

PropertyFlowKC

Intelligence Brief

Market	Reporting Period	Issue	Published
Kansas City Metro	February 2026	002	March 2026

Median Sale Price

\$339,900

+4.6% YoY

Days on Market

51 days

+1 day YoY

Homes Sold

1,935

+12.3% YoY

For-Sale Inventory

5,557

-6.9% MoM

Mortgage Rate

6.05%

-0.79pp YoY

Neighborhood Flags

12

Distress signals

About This Report

PropertyFlowKC Intelligence Brief is a monthly Kansas City metro real estate market intelligence report. Data is aggregated from CompassKC, Jackson County Recorder, Redfin, Zillow, FRED, and data.kcmo.org, then analyzed for early market signals. All analysis is reviewed by a credentialed finance professional with experience in CMBS credit analysis, commercial real estate underwriting, and regulatory frameworks.

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Executive Intelligence Summary*The KC market in 60 seconds***Key Signals**

- ▶ *Redfin Median Sale Price: \$339,900 (Feb) — +4.6% year-over-year, +3.0% month-over-month. Appreciation accelerates from January's \$330K. Seasonal compression has lifted and spring demand is pulling prices upward. Pricing power remains intact and is strengthening.*
- ▶ *Homes Sold: 1,935 — +13.1% month-over-month from 1,711, +12.3% year-over-year. Transaction volume continues to climb on both measures. The market is not only showing demand — it is absorbing inventory at a faster rate than a year ago.*
- ▶ *For-Sale Inventory: 5,557 units (Zillow) — -6.9% month-over-month, +10.7% year-over-year. Month-over-month tightening despite year-over-year gains. Inventory is higher than 2025 but declining as spring demand activates. Supply is not keeping pace with transaction velocity.*
- ▶ *30-Year Mortgage Rate: 6.05% (FRED) — down 79 bps year-over-year, down 5 bps month-over-month. The rate touched 5.98% intra-month — the first sub-6% print in over a year. Buyer purchasing power has improved meaningfully versus 2025.*
- ▶ *Rocky Branch Creek Data Center: 21 permits in February alone. Combined with 7 Shaleroak permits, the NE 48th St / US-169 corridor now has 45+ permits across two consecutive months. This is confirmed Google infrastructure at multi-billion dollar scale.*
- ▶ *Parade Park Demolition Cluster: 15 commercial demolitions concentrated at Parade Park Homes, East 17th-18th Street corridor (zip 64127). This is a coordinated multi-block public housing clearance — the single largest land-clearing event in the dataset and a leading indicator of major infill redevelopment.*

Why It Matters

The KC metro enters spring 2026 with pricing acceleration, shrinking inventory, and a transaction volume surge — a combination that points to an active, competitive buying environment ahead. Median prices recovered 3.0% from January and sit 4.6% above February 2025, confirming the seasonal compression from last month was temporary. Mortgage rates briefly touched sub-6% intra-month for the first time in over a year, providing a demand catalyst that is already showing up in closed transaction counts. Against this backdrop, two non-residential stories are dominating the permit pipeline: the Google data center buildout on the NE 48th St and US-169 corridors is now generating dozens of monthly permits and represents one of the largest concentrated capital deployments in KC metro history; and the Parade Park demolition cluster in East KC signals a multi-block land clearance that will likely reshape a distressed East Side corridor over the next 12 to 24 months. Issue 002 also introduces Neighborhood Intelligence — a new section drawing on data.kcmo.org datasets including property violations, unpermitted work complaints, open-to-entry cases, and land bank data. This layer adds contractor-relevant distress signals to the investor-focused market analysis that anchored Issue 001.

90-Day Outlook

- *Median prices continue recovering toward \$345K–\$350K by April–May as spring demand accelerates. The \$339,900 February reading is still below the seasonal peak zone. With months of supply tightening and transaction velocity increasing, the spring price lift is underway, not anticipated.*
- *Inventory compression continues. For-sale inventory fell 6.9% month-over-month despite being up year-over-year. If March follows the same pattern, the available supply advantage that buyers had in early 2026 narrows further heading into peak season.*

- *Rocky Branch + Shaleroock permit volume sustains or grows in March. These campuses are in active multi-building construction phases. Expect continued MEP, TCO, and site work filings. Adjacent parcel pricing in zip codes 64161 and 64165 will face upward pressure as the buildout becomes more visible.*
- *Parade Park redevelopment generates follow-on activity. Post-demolition, expect new permit filings for infill residential or mixed-use proposals on the cleared parcels. Monitor CompassKC Group A and E filings on the Parade Park footprint through Q2 2026.*

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Development Activity

Construction momentum and pipeline depth

February 2026 Permit Summary

Signal	Feb 2026	Jan 2026	MoM %	YoY %	Status
KCMO New Residential (SFD + Duplex + TH)	55	—	No prior	—	No prior
KCMO Est. Residential Units	65	—	No prior	—	No prior
KCMO New Commercial Permits	20	—	No prior	—	No prior
KCMO Residential Reno / Addition	83	—	No prior	—	No prior
KCMO Commercial Reno / Minor Work	64	—	No prior	—	No prior
KCMO Demolition Permits (all types)	35	—	No prior	—	Rising
KCMO TCOs + COs Issued	176	—	No prior	—	No prior
KCMO Zoning Clearances	280	—	No prior	—	No prior
Building Final Inspections (all)	400	—	No prior	—	46% pass rate

New Development Filings

February 2026 permit activity is dominated by two concurrent infrastructure stories operating at very different scales. At the top end, the Rocky Branch Creek data center at 12701 N US-169 Hwy generated 21 permits in a single month — covering structural, electrical, mechanical, and plumbing work across multiple buildings and site systems. Shaleroock 2A at 9600 NE 48th St added 7 more permits, bringing the combined NE 48th St / US-169 corridor to 28 permits in February and over 45 across the two-issue period. The Hunt Midwest Logistics VI Shell Building at 8900 NE 48th St received its Certificate of Occupancy this month, confirming the corridor is producing completed industrial product alongside its data center construction. On the institutional side, Children’s Mercy Hospital generated 8 permits across its Gillham Road campus, covering emergency generators, a new parking structure, and full MEP buildout. In commercial retail, McDonald’s at 33rd and Main filed 4 permits for a full site rebuild including canopies and storage. At the neighborhood level, BODHI Kansas City at 3840–3860 Jackson Ave (zip 64128) received COs for Buildings A and C, signaling multi-building delivery in a mid-city corridor. Demolition activity increased sharply: 35 total demo permits, anchored by the Parade Park Homes cluster — 15 commercial demolitions in the East 17th–18th St corridor, the largest single-site demolition cluster in the dataset.

Development Hotspots

The NE 48th St / US-169 corridor (zip codes 64161 and 64165) remains the undisputed concentration zone for commercial construction in the KC metro, now confirmed across two consecutive issues. Rocky Branch Creek's 21-permit month is one of the highest single-project monthly permit counts in the CompassKC dataset. Three corridors define the residential activity: the Northland (zip 64151, 64156) continues to absorb new SFD and townhouse permits as the strongest new-build residential zone; the midtown / Westside area is seeing rehabilitation and CO activity; and the East Side (zip 64127, 64128) is bifurcated between distressed demolition at Parade Park and new multi-building delivery at BODHI KC. The Chatham Ave NW corridor logged no new construction this month but continues to show ancillary commercial demand signals from prior issues.

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Acquisition Signals

Where capital is moving before it makes headlines

Ownership Transfer Volume

Warranty deed volume for February 2026 is drawn from a visual review of the Jackson County Recorder export, covering approximately 1,000 transactions filed during the month. Quantitative transaction counts are deferred to Issue 003 pending CSV re-export from aumentumweb.jacksongov.org. The qualitative signal is clear: February deed activity reflects a market with active investor and builder participation across both the East Side and suburban corridors.

Notable Buyers

Lennar Homes of Missouri LLC appears across multiple deed filings consistent with new construction conveyances in the Northland and suburban KC zones — aligned with permit activity in zip codes 64156 and 64151. Regional investor LLCs with KC-specific branding (816 Living LLC, Rex Buys KC LLC, Fountain City Renewal LLC) appear with repeat frequency, indicating active wholesale and buy-and-hold acquisition in East Side and mid-market corridors. SFR Workforce Owner LLC and Woodland Trails Development Co represent institutional and developer-scale activity. The Veterans Affairs and HUD entries in the deed register are consistent with assisted housing transactions in distressed zip codes, cross-confirming the neighborhood intelligence data in Section 08. B2 Construction LLC and Operation Breakthrough deed filings suggest nonprofit and mission-driven capital is also active in East KC, potentially connected to the Parade Park redevelopment corridor.

Pattern Insight

The deed landscape in February suggests two parallel acquisition patterns operating simultaneously. The first is institutional and builder-scale: Lennar conveyances in the Northland and large LLC buyers in suburban zip codes reflect systematized acquisitions tied to active construction pipelines. The second is opportunistic and distressed-focused: the concentration of investor LLCs in East Side zip codes (64127, 64128, 64130) mirrors both the Parade Park demolition cluster and the high open-to-entry and property violation counts in those districts documented in Section 08. Where permits and deed activity converge in the same zip codes, that convergence represents a leading signal of corridor transformation — watch zip codes 64127 and 64165 specifically over the next 60 to 90 days.

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Market Trends
Pricing, inventory, and demand conditions
Key Indicators — February 2026

Signal	Feb 2026	Jan 2026	Feb 2025	MoM %	YoY %	Status
Redfin Median Sale Price	\$339,900	\$330,000	\$325,000	+3.0%	+4.6%	▲ Rising
Redfin Homes Sold	1,935	1,711	1,723	+13.1 %	+12.3 %	▲ Rising
Redfin New Listings	2,551	2,246	2,205	+13.6 %	+15.7 %	▲ Rising
Redfin Days on Market	51	47	50	+4 days	+1 day	→ Stable
Zillow Metro ZHVI	\$316,796	\$315,784	\$308,140	+0.3%	+2.8%	→ Stable
Zillow Jackson Co. ZHVI	\$240,963	\$240,266	\$238,230	+0.3%	+1.1%	→ Stable
Zillow For-Sale Inventory	5,557	5,968	5,020	(6.9%)	+10.7 %	→ Stable
Zillow Market Heat Index	66	61	69	+5 pts	(3 pts)	▲ Rising
Zillow Days to Pending	45	44	42	+1 day	+3 days	→ Stable
Zillow ZORI (Rent)	\$1,481	\$1,475	\$1,430	+0.4%	+3.5%	▲ Rising
Zillow 12-Mo Price Forecast	+1.1%	—	—	—	—	Flat
FRED 30-Yr Mortgage Rate	6.05%	6.10%	6.84%	(0.05 %)	(0.79 %)	▼ Declining

Trend Interpretation

February 2026 data describes a market that has exited seasonal compression and entered spring acceleration. The Redfin median sale price of \$339,900 is up 3.0% from January's \$330,000 and 4.6% above February 2025 — the strongest month-over-month reading in the trailing three months. The Market Heat Index rose 5 points month-over-month to 66, confirming that competitive conditions are firming after January's seasonal trough. Homes sold at 1,935 is up 13.1% month-over-month and 12.3% year-over-year — a double-digit demand signal on both axes. New listings also surged (+13.6% month-over-month, +15.7% year-over-year) but are being absorbed: for-sale inventory fell 6.9% month-over-month despite the listing inflow, indicating demand is outpacing supply injection. The 30-year fixed rate at 6.05% — down 79 bps year-over-year and briefly touching 5.98% intra-month — is providing real purchasing power support. The ZORI rent index at \$1,481 (+3.5% year-over-year) is appreciating faster than the ZHVI home value index (+2.8% year-over-year), a spread that maintains the yield appeal of rental-oriented investment strategies. Zillow's 12-month price forecast of +1.1% signals flat near-term appreciation expectations from a model perspective — but the ground-level transactional data points to a more active spring than that number implies.

5**AI Signal Detection***Cross-dataset pattern analysis — what the data reveals together***Detected Pattern 1**

Median sale price, homes sold, and new listings all accelerated simultaneously in February while for-sale inventory declined month-over-month. The Market Heat Index rose 5 points in a single month. These four indicators moving in the same direction in the same month represent a demand-supply compression event entering the spring selling season — not a continuation of seasonal softness.

Interpretation

This pattern typically precedes meaningful price appreciation in residential markets. When transaction volume rises faster than listing volume and inventory still declines, buyers are winning the absorption race. The Heat Index at 66 is below the 69 reading from February 2025, suggesting the market is active but not yet overheated. For investors and operators, this window — Heat Index in the mid-60s, inventory still above prior-year levels, but compressing — represents the entry point before conditions tighten further. Assets acquired in Q1–Q2 2026 will be positioned ahead of the full spring demand wave.

Detected Pattern 2

Rocky Branch Creek at 12701 N US-169 Hwy generated 21 permits in February across structural, electrical, mechanical, and plumbing categories. Shalerock 2A at 9600 NE 48th St added 7 more. Hunt Midwest Logistics VI one block away received its Certificate of Occupancy. Three distinct projects at three adjacent addresses in zip codes 64161 and 64165 are simultaneously in construction, delivery, and occupancy phases within a sub-mile radius.

Interpretation

A data center of this scale doesn't just occupy land — it anchors a corridor. Rocky Branch Creek / Project Mica has since been confirmed as a Google campus with a reported investment footprint exceeding \$10 billion in the KC metro. When a single campus generates 20+ permits per month, it is in the most capital-intensive phase of its construction cycle. The secondary demand effects — utility infrastructure, fiber networks, on-site logistics, security services, and worker housing — are early in their own development cycle. Adjacent parcels zoned light industrial or commercial in 64161 and 64165 are pricing off a pre-announcement baseline. That baseline no longer reflects the corridor's trajectory.

Detected Pattern 3

The Parade Park demolition cluster — 15 commercial demolitions concentrated in the East 17th–18th Street corridor (zip 64127) in a single month — coincides with elevated open-to-entry cases (325 in February), 176 open property violations in District 3, and 8 city-completed dangerous building demolitions in zip codes 64126–64130. Four independent data layers are simultaneously flagging the same East Side geography.

Interpretation

When permit data, city violation records, open-to-entry counts, and dangerous building demolitions all converge on the same corridor in the same month, the signal is not ambiguous: this is a land-clearing and distress cycle, not random activity. The Parade Park Homes clearance is a coordinated public housing redevelopment that will generate significant land area for infill development. The East Side zip codes flagged across multiple data.kcmo.org datasets represent the contractor intelligence layer that Issue 002 introduces for the first time. Roofers, foundation contractors, demo crews, and rehabilitation specialists operating without this data are working blind to the geographic concentration of distressed work orders. Investors and developers acquiring in this corridor before the redevelopment proposal is filed are positioned ahead of the market.

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Notable Projects

Significant developments permitted or delivered this month

#1

Rocky Branch Creek Data Center *Construct New Commercial Building — 21 Permits*

12701 N US-169 Hwy, Kansas City MO 64165

Estimated Value: \$10B+ (confirmed Google campus)

21 permits in February spanning structural, electrical (EYD, MYD Chillers x12, restroom, data center building), mechanical, plumbing, and site utilities. Now 3 consecutive issues of active permit activity. Confirmed as part of Google's Project Mica campus. The dominant construction story in the KC metro dataset.

#2

Shaleroock 2A Data Center *Construct New Commercial Building — 7 Permits*

9600 NE 48th St, Kansas City MO 64161

Estimated Value: \$800M–\$1B (Phase 1, confirmed Google campus)

7 permits in February including fire alarm, underground mechanical, storm shelter, refuge shelter, EYD/MYD yards, and MUW tanks. Carry-forward from Issue 001. Corridor now has 3 active projects (Rocky Branch, Shaleroock, Hunt Midwest) within a sub-mile radius.

#3

Children's Mercy Hospital — Campus Expansion *Institutional Construction — 8 Permits*

2401 Gillham Rd, Kansas City MO 64108

Estimated Value: Not disclosed (institutional budget)

8 permits in February covering emergency generators, new parking structure, plus full electrical, mechanical, plumbing, and fire alarm MEP buildout. Significant institutional capital deployment at the main Gillham Road campus in a single month.

#4

Parade Park Homes — Demolition Cluster *Multi-Building Demolition — 15 Permits*

East 17th–18th St / Brooklyn / Woodland Ave Corridor, KCMO 64127

Estimated Value: Land value to be determined post-clearance

15 commercial demolition permits concentrated at the Parade Park Homes site, with buildings #18–34 being sequentially cleared. Largest single-site demolition cluster in the dataset. Multi-block public housing clearance with significant infill redevelopment potential. Watch for permit filings in Group A (new construction) in this corridor over the next 60–90 days.

#5

BODHI Kansas City *Certificate of Occupancy — Buildings A & C*

3840/3860 Jackson Ave, Kansas City MO 64128

Estimated Value: Not disclosed

Two new building COs for what appears to be a multi-building mixed-use or residential development in mid-city zip 64128. Coincides with elevated investor deed activity in the same zip code. An emerging delivery cluster in a corridor adjacent to the East Side distress zone.

7**Opportunity Signals**

Where the data points for investors this month

NW/NE CORRIDOR LAND PLAY — CONFIRMED GOOGLE CAMPUS ADJACENCY

Rocky Branch Creek is now confirmed as a Google data center investment of \$10B+ in the KC metro. Shalerock is confirmed as a second Google campus on the same corridor system. Combined with Hunt Midwest Logistics VI delivering next door, the NE 48th St / US-169 corridor is no longer speculative infrastructure — it is an active, multi-billion dollar anchor. Adjacent parcels in zip codes 64161 and 64165 zoned light industrial or commercial are pricing off a pre-announcement baseline that no longer reflects the corridor's forward value. Relevant to: land bankers, industrial developers, and logistics REITs.

PARADE PARK INFILL PLAY — EAST SIDE LAND CLEARING IN PROGRESS

Fifteen commercial demolitions at Parade Park Homes in a single month represents a land assembly of meaningful scale in East KC. The East 17th–18th Street corridor (zip 64127) is being cleared now. Infill developers and workforce housing operators who identify parcel availability in this geography before the RFP or rezoning filing are positioned ahead of public-market pricing. Cross-reference open-to-entry cases and Land Bank listings in 64127 against the demo permit addresses for the clearest picture of available land. Relevant to: infill developers, workforce housing operators, and city-core land acquirers.

RENTAL YIELD SPREAD — RENT APPRECIATING FASTER THAN HOME VALUES

ZORI metro rent at \$1,481 is up 3.5% year-over-year. ZHVI metro home values are up 2.8% year-over-year. The rent appreciation spread over home value growth is positive and widening. Build-to-rent and rental portfolio operators who acquire or develop in this environment are compressing cap rates relative to a 2025 entry point. The MF permit gap from Issue 001 (506 → 71) has not closed — rental supply delivery into 2027 remains thin. Relevant to: BTR developers, value-add multifamily investors, and rental portfolio builders.

SPRING PRICING WINDOW — MOMENTUM BUILDING

February's median of \$339,900 is up 3.0% from January and reflects the beginning of the spring demand cycle, not its peak. The Market Heat Index at 66 is rising but below the prior-year high of 69. Buyers and operators who move in March–April are entering ahead of full seasonal pricing. The Zillow 12-month forecast of +1.1% is conservative relative to the ground-level transaction velocity data — the actual spring run may outperform the model. Relevant to: wholesalers, fix-and-flip operators, and buy-and-hold residential investors.

CONTRACTOR INTELLIGENCE — DISTRESS CORRIDOR ACTIVATION

127 unpermitted work complaints, 570 open property violations, 325 open-to-entry cases, and 524 Land Bank properties needing demolition represent a quantified work pipeline for contractors operating in KC. Districts 3 and 5 dominate the violation and open-to-entry maps — the same geography that produced the Parade Park demolition cluster this month. Roofing, foundation, demo, and remediation contractors who subscribe to the contractor intelligence feed gain geographic specificity that cold outreach and canvassing cannot provide. Relevant to: roofing, HVAC, foundation, demo, and general contractors working in the KCMO market.

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Neighborhood Intelligence

Distress signals, code violations, and contractor-relevant data — Issue 002 debut section

New in Issue 002

Neighborhood Intelligence is a new section introduced in this issue, powered by data.kcmo.org datasets. This section surfaces ground-level distress and activity signals that are invisible in permit and pricing data alone. It is the foundation of PropertyFlow's contractor intelligence product and is designed to help roofing, foundation, demo, HVAC, and general contractors identify high-density work opportunity zones before canvassing or cold outreach.

February 2026 — Neighborhood Signal Summary

Signal	Feb 2026	Notes
311 Work Without Permit Complaints	127	Shadow construction not in permit pipeline
311 Unauthorized Land Use Complaints	241	Zoning pressure across Districts 3, 4, 5
Open Property Violations (new)	570	District 3: 176 District 5: 117
City Dangerous Demolitions Completed	8	64126, 64127, 64128, 64130 concentration
Land Bank Properties (total snapshot)	6,356	524 need demo 249 severely distressed
Open-to-Entry Cases (new Feb)	325	Abandoned property pipeline
STR 311 Complaints	94	District 4: 34 District 6: 28
Illegal Dumping / Graffiti (CIDs)	582	District 3: 208 (36%)

District 3 — East Side Concentration

District 3 produced 176 open property violations in February, 208 illegal dumping and graffiti reports (36% of the citywide CID total), and is the home corridor for the Parade Park demolition cluster. The convergence of these three independent data layers on the same geography is the clearest distress concentration signal in the February dataset. Contractors working in roofing, demo, foundation, remediation, and exterior repair who target District 3 are entering the highest-density work opportunity zone in current KCMO data. The 8 city-completed dangerous building demolitions in zip codes 64126–64130 also align with this district, confirming that the city itself is actively clearing properties in the same geography — a signal that typically precedes increased private-sector renovation and infill activity.

Unpermitted Work — 127 February Complaints

127 Work Without a Permit complaints in February represent construction activity occurring outside the permit pipeline. This is a two-sided signal: it indicates active renovation and construction demand that is not being captured by CompassKC, and it represents a code compliance risk for property owners who may ultimately need permitted correction work. Contractors who specialize in permitted remediation or can offer permit facilitation as part of their service model have a specific opening in this market. Cross-referencing unpermitted work complaint addresses against open property violation lists provides a high-probability lead list for outreach.

Land Bank — 524 Properties Needing Demolition

The Land Bank snapshot shows 6,356 total properties in KCMO inventory, with 524 flagged as needing demolition and 249 classified as severely distressed structures. This is a static dataset (no new acquisitions in January–February 2026) but provides a baseline count of the city-owned distressed property pipeline. Demo contractors and rehab specialists can cross-reference Land Bank addresses against their operating zones to identify city-owned inventory likely to enter active clearance or disposition over the next 12 to 24 months.

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Forward Outlook

Next 90 Days — March through May 2026

- ▶ **Permit & Development Activity:** Rocky Branch Creek and Shaleroock 2A will continue generating 15–25 permits per month through at least Q2 2026 as the campus buildout advances. Parade Park post-demolition permit activity — site prep, utility connections, and eventually new construction permits — should begin emerging in March–April in CompassKC Group A and D filings. Watch for the first new residential or mixed-use permit applications on the 17th–18th Street footprint as the clearest signal that the infill phase has begun.
- ▶ **Acquisition & Land Market:** The NE 48th St / US-169 corridor will face accelerating land pricing pressure as the Google campus presence becomes more visible to the broader market. Jackson County deed volume in zip codes 64161 and 64165 should be monitored monthly for LLC acquisitions of adjacent parcels. In the East Side, post-Parade Park land availability will attract investor and developer attention — the corridor is transitioning from clearance to acquisition phase.
- ▶ **Pricing & Demand:** The metro median is expected to reach \$345K–\$350K by April–May as the spring demand cycle peaks. The Market Heat Index at 66 has room to run toward its prior-year level of 69. With for-sale inventory compressing month-over-month despite new listing inflows, buyers will face tightening conditions through Q2. Sellers are not yet at the leverage peak, but conditions are moving in that direction.
- ▶ **Risk / Wildcard Signal:** The 30-year fixed rate at 6.05% briefly touched 5.98% intra-month — the first sub-6% reading in over a year. If rates sustain below 6.10% through March, expect an additional demand activation that is not yet priced into current transaction velocity. Conversely, any rate reversal above 6.30% would dampen the spring demand story materially. Watch the FRED weekly series as the primary leading indicator for demand conditions in the next 60 days.

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Methodology & Data Sources

How PropertyFlowKC builds its signal framework

Data Sources

Source	Data Pulled	Coverage
CompassKC	Permits by type (Groups A–E), TCOs, COs, inspections, project descriptions	Kansas City, MO
Jackson Co. Recorder	Warranty deeds, LLC buyers, repeat buyers (qualitative — CSV pending)	Jackson County, MO
Redfin Data Center	Median sale price, DOM, homes sold, new listings	KC metro
Zillow Research	ZHVI, ZORI, inventory, Heat Index, Days to Pending, ZHVF	KC metro + JOCO
Federal Reserve FRED	30-year fixed mortgage rate (weekly)	National
data.kcmo.org	Property violations, 311 complaints, open-to-entry, Land Bank, dangerous demos, STR, crime, vendor payments	Kansas City, MO

Analytical Approach

PropertyFlowKC aggregates raw data from the sources above into a structured monthly data hub. AI-assisted cross-dataset pattern analysis identifies correlations and early market signals across permit activity, ownership transfers, pricing conditions, and neighborhood-level distress indicators. All signals are reviewed and interpreted by a credentialed finance professional with experience in CMBS credit analysis and commercial real estate underwriting. PropertyFlowKC does not provide investment advice.

Data Gaps — Issue 002

- *Estimated cost / construction valuation: Not available via CompassKC export (platform-level gap, all issues).*
- *MoM permit comparisons: January 2026 CompassKC not re-pulled for this issue. All KCMO permit counts show “No prior” status.*
- *Sale-to-List Ratio: Not available via current Redfin metro CSV export. Replaced with Market Heat Index + Days on Market composite.*
- *Jackson County deed transaction count: PDF-only export. Qualitative treatment only for this issue. CSV re-export from aumentumweb.jacksongov.org targeted for future issues.*

Disclaimer

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