

PropertyFlowKC

Intelligence Brief

Market	Reporting Period	Issue	Published
Kansas City Metro	March 2026	003	May 2026

KCMO Total Permits

1,592

+3.6% MoM

KC Metro Homes Sold

3,047

+11.1% YoY

30-Yr Mortgage Rate

6.38%

+33 bps MoM

KCMO New SFD Permits

63

+75% MoM

KCMO Property Violations

1,349

+33.7% MoM

Hyperscaler Cluster

17

Google + Meta, March

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

- ▶ *CompassKC New SFD Permits: 63 (Mar) — +75.0% MoM from 36 in February. Single-family permit issuance accelerated sharply in KCMO, driven by Northland zips 64155, 64156, and 64157 which absorbed 48 of the 67 new SFD/townhouse permits citywide. Spring construction cycle has activated.* year-over-year month-over-month
- ▶ *KCMO Property Violation Cases: 1,349 (Mar) — +33.7% MoM from 1,009 in February. Dangerous Building cases also doubled (22 → 44). Distress signal density is rising, concentrated in the East Side. The market is not only showing distress — it is opening cases at a faster rate than at any prior point in the pipeline.* month-over-month year-over-year
- ▶ *30-Year Fixed Mortgage Rate: 6.38% (Mar 26) — +33 bps MoM from 6.05% at February close. Three consecutive weekly increments (6.11% → 6.22% → 6.38%) with another +8 bps into early April. The brief sub-6% window from late February has closed.* month-over-month year-over-year
- ▶ *Hyperscaler Permit Cluster: 17 March permits across Google Project Mica (9 Shaleroock + 4 Rocky Branch Creek) and Meta KC (8 NW 128th St). Activity spans two confirmed hyperscaler campuses; KC Northland zip 64165 now hosts simultaneous active construction by both Google and Meta.* year-over-year month-over-month
- ▶ *KC Metro Homes Sold: 3,047 (Mar) — +11.1% YoY (Heartland MLS). Inventory of 6,946 (-4.6% YoY), 2.2 months of supply, and a 97.5% sale-to-list ratio confirm seller-favorable conditions are intact even as mortgage rates climbed.*
- ▶ *East Side Demolition Without Infill: zip 64127 issued 12 demolition permits and zero new SFD permits in March. Issue 002 predicted that infill construction would follow the Parade Park clearance phase. As of March, that has not materialized.*

Why It Matters

The March data describes a metro splitting into two parallel narratives. In the Northland, hyperscaler campuses (Google Project Mica, Meta KC) are anchoring a multi-billion-dollar tech infrastructure cluster, single-family construction is accelerating at a +75% monthly rate, and forward plans include a 400-acre Plaza of the Northland mixed-use redevelopment now advancing through TIF approval. In the East Side, demolition activity is concentrating in zip 64127, dangerous building case volume has doubled, absentee ownership exceeds 75% in the four highest-distress zips, and new construction is effectively absent. For investors, the signal is geographic: capital is forming around Northland tech and greenfield SFD, while institutional SFR concentration in the urban core (CSMA BLT, VineBrook, RS Rental, BSFR II) sits on absentee inventory without rebuilding it. For contractors, the spring cycle is opening a measurable demand window — but only if the project is north of the river.

90-Day Outlook

- *SFD permit volume holds above 50/month in KCMO Northland through Q2. With March at 63 (+75% MoM) and Northland zips 64155, 64156, and 64157 already absorbing 72% of activity, the March surge looks like the start of the spring cycle, not the peak.*
- *Hyperscaler corridor (zips 64161, 64165) sustains 15–25 permits per month month-over-month as Google Mica advances vertical construction and Meta finishes Buildings 5 and 6. Adjacent industrial parcels in both zips will continue to reprice on visible infrastructure progress.*
- *Mortgage rate ceiling near 6.50% caps spring affordability. Rates spiked from 6.05% to 6.46% over five weeks bridging late February to early April. Demand will moderate at this level, but with months of supply at 2.2 there is no structural basis for price softening.*

- *East Side infill remains unresolved through Q2. Without new SFD permits in zips 64127, 64128, or 64130, the Issue 002 thesis that demolition would lead to redevelopment shifts to a longer time horizon.*

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Development Activity

Construction momentum and pipeline depth

March 2026 Permit Summary

Signal	Mar 2026	Feb 2026	MoM %	YoY %	Status
KCMO New Residential (SFD + Townhouse)	67	—	No prior	—	No prior
KCMO Total Permits (city)	1,592	—	No prior	—	No prior
KCMO New Commercial Permits	16	—	No prior	—	No prior
KCMO Residential Reno / Addition	116	—	No prior	—	No prior
KCMO Commercial Reno / Minor Work	59	—	No prior	—	No prior
KCMO Demolition Permits (all types)	51	—	No prior	—	Rising
KCMO TCOs + COs Issued	133	—	No prior	—	No prior
KCMO Codecases (city)	3,104	—	No prior	—	No prior
Total 9-City Permits	3,216	—	No prior	—	+5.5% MoM

New Development Filings

KCMO single-family construction posted its sharpest monthly increase since the pipeline began ingesting data, with 63 new SFD permits issued in March against 36 in February (+75.0%). A separate 4 new townhouse permits brought total new residential to 67. The clustering is geographic — 23 new SFD/TH permits issued in zip 64156 (Staley Corners corridor), 17 in 64155 (Liberty/Shoal Creek), and 8 in 64157 — together accounting for 72% of KCMO new residential issuance for the month. Zips 64127, 64128, and 64130, which Issue 002 flagged as the East Side clearance zone, recorded zero new SFD or townhouse permits in March despite heavy demolition activity. Two infill SFD permits were issued at 1709 and 1707 E 41st St (zip 64110) under the project name “New S/F Master Plan,” indicating Hyde Park master-planned activity. KCMO new commercial permits totaled 16 (down from 20 in February), but commercial-side plans filings increased to 25 from 20 (+25%), suggesting forward commercial pipeline depth despite the issuance dip. Demolition activity rose 50% MoM (51 vs. 34), driven by complete residential demolitions (22 vs. 8). Across the broader 9-city pipeline, Independence MO permits sustained their January-to-March ramp (67 → 216 → 253), Blue Springs recovered sharply from a February dip (117 → 241), and Overland Park posted a +20.5% MoM increase. Lawrence KS recorded zero March permits due to a confirmed pipeline ingestion gap; adjacent months (Feb 173, Apr 258) load consistently and indicate the gap is ingestion-related, not absent activity.

Development Hotspots

Two corridors dominate March's commercial development signal, both in the Northland and both anchored by hyperscaler activity. The NW 128th Street corridor in zip 64165 is the highest-permit-count tech infrastructure address this month, with 8 March permits across project name "RDS Nightcrawler KCM Buildings 5 and 6" issued at 1001 NW 128th St (5 permits), 1101 NW 128th St BLDG 5 (2), and 1101 NW 128th St BLDG 5 E HOUSE (1) — public records identify Meta as the operator at 801 NW 128th St in this same zip. The NE 48th Street corridor in zip 64161 carries Google's Shalerock 3A and 4A campus permits (9 in March across multiple sub-addresses) plus 4 additional Rocky Branch Creek permits at 12701 N US-169 Hwy. Combined zip 64161 + 64165 March activity totaled 32 permits, sustained from February's 45. On the residential side, Northland zips 64155, 64156, and 64157 absorbed 48 new SFD/TH permits, with zip 64156 alone at 23 — the highest single-zip new-residential count citywide.

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Acquisition Signals

Where capital is moving before it makes headlines

Ownership Transfer Volume

Jackson County Recorder warranty deed CSV was not retrieved for this issue — the export remains PDF-only as of this run, consistent with the Issue 002 documented gap. In place of transaction-level deed analysis, this issue draws on the parcels ownership snapshot (637,447 metro records with owner_name, absentee_owner flag, market_value, and zip-level location data) for cross-sectional ownership concentration analysis. The methodology is disclosed in Section 10. The parcels snapshot is point-in-time and does not capture month-over-month transactions; treat the institutional ownership patterns below as standing positions, not March acquisitions.

Notable Buyers

Institutional and corporate LLC ownership across the KC metro is concentrated in a recognizable set of national single-family rental funds. The largest holder by parcel count is CSMA BLT LLC with 386 parcels across 29 zips, \$52.4 million in aggregate market value, and 100% absentee ownership — a Cerberus-managed SFR portfolio. VineBrook Homes Borrower 1 LLC and Borrower 2 LLC (NREP-managed institutional SFR) together hold 251 parcels across 22 zips with \$29.2 million in aggregate market value. RS Rental I LLC and RS Rental III-A LLC combine for 245 parcels and \$48.6 million, primarily absentee. TH Property Owner I LLC holds 153 parcels across 34 distinct zips, suggesting a diversified portfolio rather than a concentrated assemblage. BSFR II Owner I LLC (a Build-for-Rent fund vehicle) holds 111 parcels across 23 zips. Beyond institutional patterns, Stewardship Investments LLC (222 parcels, 37 zips), JC Management Group LLC (137 parcels, 38 zips), and Inspired Homes LLC (168 parcels, 5 zips) are the most diversified non-institutional LLC owners by zip footprint. Local concentrated developers visible at top-of-list include Bristol Highlands LLC (148 parcels, only 2 zips, 80% non-absentee) and Sobek LLC (131 parcels, single zip).

Pattern Insight

Cross-referencing the parcels snapshot against March permit and codecase activity surfaces a concentration pattern with operational implications. The four KCMO zips with the highest absentee ownership share — 64120 (89.8%), 64106 (80.1%), 64128 (75.9%), and 64127 (75.8%) — overlap directly with the zips carrying the highest property violation case volume (64128: 106, 64127: 97), the highest dangerous building case volume (64128: 9, 64127: 6), and the highest demolition permit volume (64127: 12 March demolitions). These same zips recorded zero new SFD or townhouse

permits in March. The pattern is consistent with national institutional SFR holders running a hold-and-rent strategy on absentee-owned East Side inventory: properties cycle through code enforcement and demolition without redevelopment. This is structurally different from the local-developer pattern in zips 64156 and 64155, where Bristol Highlands-style concentrated owners file new SFD permits in the same neighborhoods they own.

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

Signal	Mar 2026	Feb 2026	Mar 2025	MoM %	YoY %	Status
Redfin Median Sale Price	\$325,000*	\$339,900	n/a	-4.4%	n/a	▲ Rising
Redfin Homes Sold	3,047	n/a	~2,742	n/a	+11.1 %	▲ Rising
Redfin New Listings	Data pending	—	—	—	—	▲ Rising
Redfin Days on Market	51	47	50	flat	~0%	→ Stable
Zillow Metro ZHVI	Data pending	\$316,796	—	—	+2.8%	→ Stable
Zillow Jackson Co. ZHVI	Data pending	\$240,963	—	—	—	→ Stable
Zillow For-Sale Inventory	6,946	n/a	~7,280	n/a	-4.6%	→ Stable
Zillow Market Heat Index	Data pending	66	—	—	—	▲ Rising
Zillow Days to Pending	Data pending	—	—	~0%	—	→ Stable
Zillow ZORI (Rent)	Data pending	—	—	—	—	▲ Rising
Zillow 12-Mo Price Forecast	—	—	—	—	—	—
FRED 30-Yr Mortgage Rate	6.38%	6.05%	n/a	+33 bps	n/a	▼ Declining

Trend Interpretation

The March metro picture combines clearly negative rate pressure with intact volume and inventory metrics. The 30-year mortgage rate climbed from 6.05% at the close of February to 6.38% at the close of March — a 33-basis-point move spread across three consecutive weekly increments. Over a five-week stretch through April 2 the rate added another 8 basis points to 6.46%. Despite that, transaction volume held above prior-year levels: 3,047 closings in March represents +11.1% YoY, and inventory at 6,946 units is down 4.6% YoY. Months of supply held at 2.2, a level firmly inside seller's-market territory. Days on market at 52 was flat year-over-year, and the sale-to-list ratio held at 97.5%

(Heartland MLS source), indicating sellers are not conceding price to move product. The metro median sale price of \$325,000 (Heartland MLS) is below February's \$339,900 (Redfin), but the figures come from different data sources with different metro definitions and methodologies — a clean MoM read for KC metro pricing requires the Redfin Data Center CSV, which was not retrieved this issue. National Zillow ZHVI rose 0.6% MoM in March, suggesting the underlying KC ZHVI likely continued to appreciate even if the headline median compressed. The combined picture is a market absorbing higher financing costs while maintaining volume — a more durable signal than any single price reading. The 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 March data closes the spring entry window narrative from Issue 002.

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AI Signal Detection

Cross-dataset pattern analysis — what the data reveals together

Detected Pattern 1

Three independent data sources converge on a March signal: (a) Project Mica was publicly confirmed on February 12, 2026 with a \$10 billion Port KC bond authorization for a 500-acre site at I-435 and US-169; (b) March CompassKC permit data shows simultaneous active construction at Google Rocky Branch Creek (12701 N US-169 Hwy, 4 permits) and at Meta's KC campus (1001/1101 NW 128th St, 8 permits across multiple buildings); (c) Meta separately confirmed its KC data center online status in August 2025. KC Northland zip 64165 is now hosting active construction by two of the three largest U.S. hyperscalers in the same calendar month, on parcels separated by less than five miles. month-over-month

Interpretation

This pattern typically creates a binding signal locally. Data center campuses generate 15–30 years of cumulative capital deployment per site once construction begins, and they pull adjacent demand for utility transmission, fiber, water infrastructure, security services, and last-mile logistics support. The forward-looking implication is a multi-year repricing cycle for industrial-zoned and commercial-zoned parcels in zips 64161, 64165, and the immediately adjacent 64153 and 64154, before the cluster's full build-out becomes visible to broader market participants. The Plaza of the Northland 400-acre TIF redevelopment now in approval (around NE Shoal Creek Parkway and I-435) is geographically adjacent and is unlikely to be coincidental overheated. For investors and operators, this window — Heat Index in the mid-60s, inventory. The implication is operational, not speculative.

Detected Pattern 2

Three datasets converge on a single zip code conclusion. In zip 64127: (a) the parcels snapshot shows 75.8% absentee ownership across 6,627 records; (b) March CompassKC issued 12 demolition permits (highest of any KCMO zip); and (c) March CompassKC codecases recorded 97 new property

violation cases, 6 dangerous building cases, and 20 board-up cases. Across the same March, the same zip recorded zero new single-family or townhouse construction permits. Issue 002's stated thesis was that the Parade Park demolition cycle in this corridor would be followed by Group A new construction — that prediction has not been borne out in the March data.

Interpretation

The pattern is consistent with national institutional SFR holders running a hold-and-rent strategy on absentee inventory rather than redeveloping it. Cerberus-managed CSMA BLT LLC, NREP-managed VineBrook Homes Borrowers 1 and 2, RS Rental funds, and BSFR II Owner I LLC together account for over 1,000 metro absentee parcels. Where the absentee share is highest, the code-enforcement-to-redevelopment cycle compresses the deferred-maintenance side without expanding the new-build side. For investors, this means the East Side workforce-housing infill thesis — popular in 2024–2025 — is operationally unproven through March 2026. For contractors, the demolition pipeline continues to absorb labor without the SFD pipeline opening behind it. The infill signal worth tracking 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 devs whether new SFD permits begin appearing in 64127 / 64128 / 64130 — none did in March.

Detected Pattern 3

KCMO total new SFD permits surged from 36 in February to 63 in March (+75.0% MoM). Cross-referenced by zip, 48 of those 67 new SFD/townhouse permits (72%) were issued in just three Northland zips: 64156 (Staley Corners, 23 permits), 64155 (Liberty / Shoal Creek, 17 permits), and 64157 (8 permits). Of the 19 remaining permits, only one was issued in any East Side zip (a single permit in 64132). Meanwhile, KCMO new commercial plans rose +25% MoM (20 → 25) and new townhouse plans rose 10x (1 → 10), but these forward-pipeline signals also concentrate in Northland filings. The headline KCMO permit total understates the geographic concentration.

Interpretation

Issue 002 framed the spring permit cycle as a citywide acceleration. The March data refines that view: the acceleration is real but spatially localized. Builders are responding to constrained Northland resale inventory and to the demand pull from hyperscaler campus jobs forming in zips 64161 / 64165. The Southland (zips 64145, 64134, 64138) is not participating in the acceleration; the East Side core is not participating in any new construction. For investors, this makes the headline KCMO permit count less useful as a metro-direction signal than the per-zip distribution, which is structurally bifurcated. The Northland absorption of 72% of new residential issuance suggests that buyers tracking spring entry windows should be evaluating Northland-specific 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 worc subdivisions, not the metro median.

6

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)
10 fire sprinkler — commercial permits issued at this single address in March, the highest single-address permit count across the entire 9-city pipeline. Multi-phase life-safety sprinkler installation pattern, consistent with a large multi-floor multifamily building approaching life-safety completion — typically a 30 to 90 day precursor to certificate-of-occupancy issuance. Located in Midtown along the Linwood corridor.

#2 Shalerock 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)
8 March permits across three sub-addresses (1001 NW 128th St, 1101 NW 128th St BLDG 5, 1101 NW 128th St BLDG 5 E HOUSE). Public records identify Meta as the operator at 801 NW 128 St in this same zip; the project name “RDS Nightcrawler KCM” appears to be the construction-phase designation. Meta confirmed online status of its Kansas City data center in August 2025; the March permits represent active expansion of Meta’s campus into Buildings 5 and 6 — a story not present in Issue 002 and a material new signal for Issue 003.

#3 Children’s Mercy Hospital — Campus Expansion *Institutional Construction — 8 Permits*
 2401 Gillham Rd, Kansas City MO 64108
Estimated Value: Not disclosed (institutional budget)
Google Project Mica continued accelerating in March with 9 permits at the Shalerock campus, up from 7 in February and 4 in January. Permits in March include both new commercial building issuance (3A-MUW Tanks) and MEP work for previously permitted buildings, indicating active vertical construction across Phase 3A. The Shalerock + Rocky Branch Creek pair anchors a 500-acre, 1.56-million-sq-ft data center build-out under Project Mica’s \$10 billion Port KC bond authorization.

#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
Volume tapered from February’s 18 permits to 4 in March at this specific address, including a new commercial building permit at “Main Entry Bldgs. #8.” The taper at the Rocky Branch Creek address combined with continued elevated activity in zip 64165 suggests transition from initial site work to vertical phase. Total since pipeline ingestion began: 30 permits across three months.

#5 BODHI Kansas City *Certificate of Occupancy — Buildings A & C*
 3840/3860 Jackson Ave, Kansas City MO 64128
Estimated Value: Not disclosed
The City of Kansas City is advancing the “435 & Soccer Drive TIF Plan” covering 400 acres owned by The Church of Jesus Christ of Latter-day Saints. The plan envisions homes, shops, restaurants, and entertainment — a Northland-sized mixed-use project geographically adjacent to the hyperscaler corridor in zips 64161 / 64165. Formal city sign-off was reported on April 23, 2026, but the TIF Commission and Land Reserve, Inc. agreement was advancing through the entitlement process during March. Largest forward-planning signal in the March 2026 reporting window for the Northland and warrants tracking through Issue 004.

7 Opportunity Signals
Where the data points for investors this month

NORTHLAND TECH-ADJACENT LAND PLAY

March issued 17 hyperscaler permits (Google Mica + Meta KC) concentrated in zip 64165 with corridor-level activity in 64161. Industrial- and commercial-zoned parcels within a 3 to 5 mile radius of NW 128th Street and NE 48th Street have not yet repriced in line with the visible \$11+ billion of confirmed campus investment. Plaza of the Northland's TIF approval process adds a 400-acre mixed-use anchor immediately south. Land bankers and industrial REITs evaluating Northland positions before broader market recognition have a defined window before campus build-outs become public-facing landmarks. Relevant to: developers, land bankers, industrial REIT operators, fiber and utility infrastructure providers.

NORTHLAND SFD BUILDER WINDOW

Zip 64156 issued 23 new SFD/TH permits in March against a Northland-wide MoM increase from 36 to 63 (+75%). With KC metro months of supply at 2.2 and inventory down 4.6% YoY, builders responding to constrained resale inventory in Liberty / Shoal Creek / Staley Corners are entering a market that supports volume without forcing concession. The hyperscaler campuses pulling jobs into the corridor will reinforce demand through delivery in 2027–2028. Relevant to: production homebuilders, SFD subcontractors, lot developers, infrastructure contractors.

EAST SIDE INSTITUTIONAL SFR REPRICING WATCH

The largest national SFR funds (CSMA BLT, VineBrook Borrowers 1 and 2, RS Rental I and III-A, BSFR II) collectively hold over 1,000 absentee parcels in KC metro, concentrated in zips with 70%+ absentee share and rising property violation counts. year-over-yearAs mortgage rates push back through 6.40%, funds with 2021–2023 acquisition cost bases face a compressed exit path and hold-cost escalation. year-over-yearLocalized buyers acquiring stabilized SFR or BTR product in 2026 are positioned ahead of a possible portfolio reshuffling cycle if rates stay above 6.25% through year-end. Relevant to: regional SFR operators, BTR developers, family-office portfolio buyers tracking institutional disposition signals.

SPRING ENTRY BEFORE RATE CAP HARDENS

The 30-year fixed mortgage rate climbed from 6.05% to 6.46% over five weeks bridging late February to early April. Buyers and wholesalers acting in early Q2 2026 are doing so against a pricing market still showing 2.2 months of supply, a 97.5% sale-to-list ratio, and inventory tightening. The rate ceiling near 6.50% caps purchasing power without removing demand. The window for agreed-price entry tightens after each weekly Freddie Mac PMMS reading. Relevant to: wholesalers, fix-and-flip operators, owner-occupant buyers in conforming price tiers.

DEMOLITION PIPELINE SIGNALS FOR INFILL CONTRACTORS

KCMO total demolition permits rose 50% MoM (34 → 51), with residential complete demolitions up 175% (8 → 22). Zip 64127 led with 12 demolitions and zip 64108 with 4. Demolition volume indicates land-recycling activity even where new SFD permits have not followed — contractors targeting infill construction can use March demolition addresses as a 3 to 9 month leading indicator of vacant-lot inventory entering the market. Contractors who cross-reference demolition addresses against Land Bank inventory in the same zip codes have a structured lead pipeline. Relevant to: infill SFD contractors, workforce housing operators, land acquisition targeting teams.

8
Neighborhood Intelligence
District-level distress, ownership, and code-enforcement signals
Methodology — Issue 003

Section 8 in Issue 003 is sourced from CompassKC codecase data as proxies for the data.kcmo.org datasets used in Issue 002. Property Violations, Dangerous Buildings, Board-Up Orders, and STR cases come from the codecases table; demolition counts come from the permits table. The 311 Work Without Permit, Land Bank snapshot, Open-to-Entry, Unauthorized Land Use, and Illegal Dumping data.kcmo.org datasets were not retrieved this issue and are flagged as Data pending. Issue 004 will restore the data.kcmo.org pull.

March 2026 — Neighborhood Signal Summary

Signal	Mar 2026	Notes
311 Work Without Permit Complaints	68 (proxy: CPIN — Permit Compliance)	Shadow construction not in permit pipeline
311 Unauthorized Land Use Complaints	Data pending	Zoning pressure across Districts 3, 4, 5
Open Property Violations (new)	1,349	+33.7% MoM. Zip-level concentration in Section 8 narrative.
City Dangerous Demolitions Completed	51 (proxy: KCMO total demo permits)	Zip 64127 led with 12; data.kcmo.org city-completed dataset not pulled.
Land Bank Properties (total snapshot)	Data pending	data.kcmo.org Land Bank dataset not pulled this issue.
Open-to-Entry Cases (new Feb)	Data pending	Abandoned property pipeline
STR 311 Complaints	3 (proxy: CompassKC NSD - STR)	Down sharply from Feb (9 cases).
Illegal Dumping / Graffiti (CIDs)	Data pending	data.kcmo.org Illegal Dumping/Graffiti CIDs dataset not pulled.

District 3 — East Side Concentration

The East Side concentration of distress signals visible in February intensified in March. Three zips dominate KCMO codecase volume: 64130 (Marlborough / Swope Park East, 332 cases), 64128 (Parade Park / East 24th–31st, 239 cases), and 64127 (East 9th–23rd / historic East Side, 223 cases). Zip 64128 specifically posted the highest dangerous building case count in the city (9 in March), the second-highest board-up volume (24), and the second-highest property violation count (106). Zip 64127 followed with 6 dangerous buildings, 20 board-ups, and 12 demolition permits — the highest demolition count of any KCMO zip. The parcels snapshot shows 75.8% absentee ownership across 6,627 records in zip 64127 and 75.9% across 4,758 in zip 64128 — among the highest in the metro. None of these three zips recorded any new SFD or townhouse permits in March. The cycle is operating as an ownership-distress-clearance flow without a redevelopment-construction outlet, concentrated in the same census tracts where institutional SFR ownership is densest.

Unpermitted Work Signals

CPIN Permit Compliance cases reached 68 KCMO openings in March, up from 53 in February (+28.3%). Direct 311 Work Without Permit complaint counts from data.kcmo.org were not retrieved this issue, but the CompassKC code enforcement substitute indicates rising shadow-construction activity in step with the broader codecase volume increase. CPIN Fire Damage cases (40 in March) held nearly flat versus February (43), suggesting the increase is driven by code-enforcement openings rather than incident-response openings. The combined CPIN volume signals that code-enforcement workload is expanding at a faster rate than permit issuance.

Land Bank and Open-to-Entry

data.kcmo.org Land Bank totals and Open-to-Entry case counts were not retrieved for this issue. These metrics will be pulled directly from the Socrata API for Issue 004 to reestablish the Issue 002 reporting baseline. The structural East Side distress pattern visible in CompassKC codecase data is consistent with sustained Land Bank and Open-to-Entry inventory pressure, but the direct counts are deferred to the next issue.

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Forward Outlook

Next 90 Days — April through June 2026

- ▶ **Permit & Development Activity:** *KCMO new SFD permit volume holds above 50 per month through Q2 driven by Northland zips 64155, 64156, and 64157. The Northland concentration (72% of March issuance) is structural, not seasonal — it reflects where lot inventory is available and where buyer demand is reinforced by hyperscaler-anchored job formation. Hyperscaler corridor permits at zips 64161 and 64165 sustain 15–25 monthly issuances as Google Project Mica progresses through vertical phase and Meta completes Buildings 5 and 6. East Side new construction remains absent from the pipeline through April; the first new SFD permit in zip 64127 or 64128 will be a meaningful signal worth tracking through May.*
- ▶ **Acquisition & Land Market:** *Plaza of the Northland's TIF approval cycle advances toward formal Land Reserve Inc. agreement. Adjacent parcel pricing in the I-435 / NE Shoal Creek / Highway 152 corridor faces upward pressure as the 400-acre redevelopment becomes specifically located. Institutional SFR holders (CSMA BLT, VineBrook, RS Rental, BSFR II) will face hold-cost escalation if mortgage rates remain above 6.25% through Q2 — disposition activity from these portfolios is the leading indicator to watch in April–May. Jackson County warranty deed CSV will be re-targeted for Issue 004 to convert the parcels-snapshot acquisition narrative into transaction-level evidence.*
- ▶ **Pricing & Demand:** *The mortgage rate path from 6.05% to 6.46% over five weeks is the dominant Q2 variable. With months of supply at 2.2 and a 97.5% sale-to-list ratio, the metro can absorb the rate move without forced price softening, but transaction volume is the metric most sensitive to the next two PMMS readings. Expect KC metro homes-sold counts to remain at or above prior-year levels through April and to moderate slightly in May–June if rates hold above 6.40%. The KC metro median sale price source-method discrepancy (\$325K Heartland MLS vs \$339,900 Redfin) will be resolved by direct Redfin Data Center CSV retrieval for Issue 004. month-over-month compression at -4.6% YoY supports continued seller leverage.*
- ▶ **Risk / Wildcard Signal:** *The +33.7% month-over-month rise in KCMO Property Violation cases (1,009 → 1,349) and the doubling of Dangerous Building cases (22 → 44) is the unresolved Issue 003 signal. Two consecutive months of rising distress without a corresponding rise in new SFD permits in the same zips would suggest the East Side is entering a deeper hold cycle rather than a redevelopment cycle. April–May Property Violations and Dangerous Buildings counts will determine whether March represents a seasonal opening (post-winter inspection flow) or a structural shift in code-enforcement pressure.*

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Methodology & Data Sources
How PropertyFlowKC builds its signal framework
Data Sources

Source	Data Pulled	Coverage
CompassKC	Permits by case_type / work_class, codecases by case_type, plans by case_type, full_address, project_name, source_city	Kansas City, MO
Jackson Co. Recorder	Warranty deeds (PDF-only). Replaced this issue by parcels snapshot ownership analysis.	Jackson County, MO (PDF-only this issue; parcels snapshot used as substitute)
Redfin Data Center	Heartland MLS via Rost Group (March pricing); Redfin Data Center metro CSV not retrieved this issue.	KC metro
Zillow Research	National ZHVI / ZORI captured as context. KC metro and Jackson County CSVs not retrieved this issue.	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 003

- *Lawrence KS permit data for March 2026: confirmed pipeline ingestion miss (0 rows for March; adjacent months load fine). Documented as ingestion gap, not absent activity. Backfill planned.*
- *Estimated cost / construction valuation: permits table has no estimated_cost column. YoY for Supabase signals: pipeline began Jan 2026, no 2025 data — Section 2 / Section 8 rows show — No prior for YoY.*
- *Redfin Data Center metro CSV: not retrieved this issue; metro median sale price reported from Heartland MLS / KCRAR via Rost Group. Zillow Research metro CSVs (ZHVI, Jackson Co. ZHVI, ZORI, Heat Index, Inventory, Days to Pending, ZHVF) flagged as Data pending.*
- *data.kcmo.org datasets (Land Bank, Dangerous Buildings, 311 Work Without Permit, Unauthorized Land Use, Open-to-Entry, Illegal Dumping/CIDs): not retrieved. CompassKC codecases used as proxies in Section 8. Jackson County warranty deed CSV: same gap as Issue 002; parcels ownership snapshot used in Section 3 with methodology disclosed.*

Disclaimer

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