



The City of North Kansas City Missouri

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Demographic Supply & Demand Analysis

DRAFT

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Acknowledgements | North Kansas City

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Demographic Analysis

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Demographics | Introduction

- The Demographic Analysis for the City of North Kansas City (NKC) focuses specifically on demand and supply variables that are most relevant to the housing industry, including household income and housing unit prices by tenure (owner vs. renter).
- The Demographic Analysis does not focus on population by race and ethnicity. Instead, the analysis focuses on household income by tenure, which tends to be correlated with race and ethnicity. The Demographic Analysis also excludes age cohorts and data on family composition. Instead, those variables are integrated into a study of lifestyle clusters and household segmentation data.
- Geographically, the Demographic Analysis focuses on the City of North Kansas City, with comparisons to a) the adjacent City Kansas City; b) Clay County as the primary county; and c) the State of Missouri. These comparisons are intended to provide a sense of perspective for North Kansas City, and they help demonstrate highs, lows, and trends within the market.
- The underlying data was provided by the United States Census, American Community Survey, and DemographicsNow (similar to ESRI or Nielsen). Most of the data was provided for the years 2010 through 2024. However, LandUseUSA also transposed, scrubbed, interpolated, rounded, smoothed, calculated, and forecast much of the data in-house while completing the analysis.
- In addition, estimates through the year 2030 have been developed in-house by LandUseUSA. The forecasts reflect a combination of trends over the past decade, plus recent trends since the Covid-19 health pandemic (i.e., from 2020 through 2025).
- In smoothing and forecasting the data, LandUseUSA has assumed that North Kansas City will continue supporting pro-growth planning initiatives and housing policies through 2030. In other words, the forecasts assume some growth in the number of households, incomes, home values, and rents – even if growth seemed intermittent, volatile, or slow in the historical data.
- The demographic forecasts also assume that developers will continue building new housing choices in the city, including missing middle formats. New choices and diverse building formats will effectively intercept migrating households and workers; and will continue to contribute to demographic diversity in the local market.

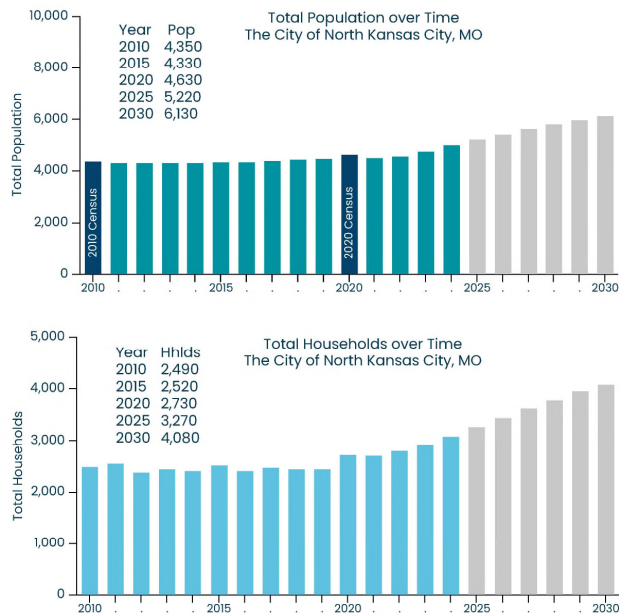


Population & Households

- The Demographic Analysis for the City of North Kansas City focuses on variables that are most essential to completing the housing study, and essential for measuring the magnitude of market potential. Population is included and used only to calculate historical trends in household size (population per household) and to help with forecasting household growth.
- North Kansas City (NKC) is a relatively small urban community north of and adjacent to the City of Kansas City. In 2026, NKC is expected to have about 5,500 residents and 3,500 households. Although population and household gains were slow through 2022, more recent gains are indicative of the city's ability to achieve and sustain faster growth in the near future. However, household sizes are declining locally, statewide, and nationwide, so gains among new households will outpace that of the total population.
- The city's existing households are divided among owners (less than 30%) and renters (over 70%), with renters representing the clear majority, and also growing the fastest. There are about 975 existing owner-occupied households and 2,525 existing renter-occupied households in 2026. Although the Census' American Community Survey (ACS) reported a small spike in owner-occupied households in 2020, it settled in subsequent years so might have been a data anomaly.

Population, Households | North Kansas City

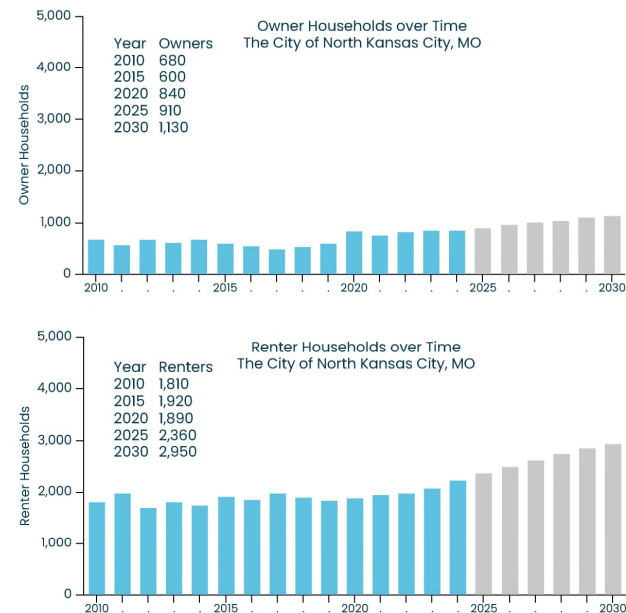
Indicates economic stability and market growth since the 2010 and 2020 Census.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Households by Tenure | North Kansas City

Indicates economic stability and market growth since the 2010 and 2020 Census.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

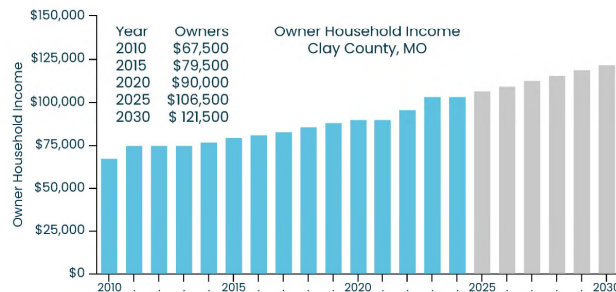
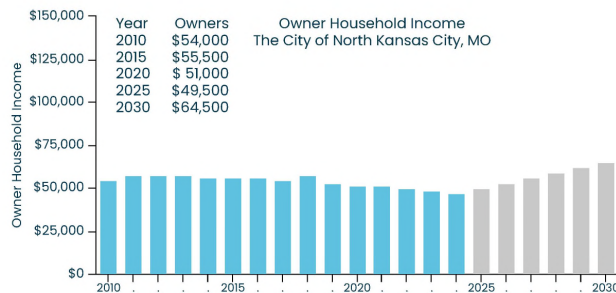


Median Household Income by Tenure

- The City of North Kansas City's housing study is customized to reflect the local market's households and median household income by tenure (i.e., owners and renters). The market potential for prices among new for-sale houses will depend on the incomes of existing and in-migrating homeowners. Similarly, the market potential for rents among new for-lease units will depend on the incomes of existing and prospective renters.
- Currently (in 2026), all existing households (owners and renters combined) living in the North Kansas City have a weighted median income that is approaching \$55,000 annually, which is significantly higher than median of \$95,000 for Clay County (these figures are not shown on this slide). The city's existing owners have median household incomes of about \$50,000, which remarkably is no higher than that of the renters (over \$55,000). Owner incomes also have been declining since 2013, which might correlate with the aging housing stock among detached, owner-occupied houses. In comparison, the addition of newly built for-lease lofts could be helping attract renters with better incomes. The newest renters include some young, upwardly mobile professionals, preferring to be untethered and able to move when a career opportunity comes along.

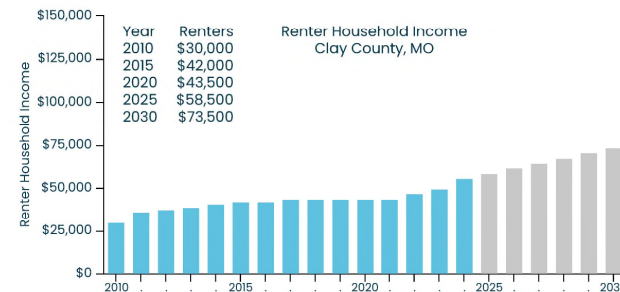
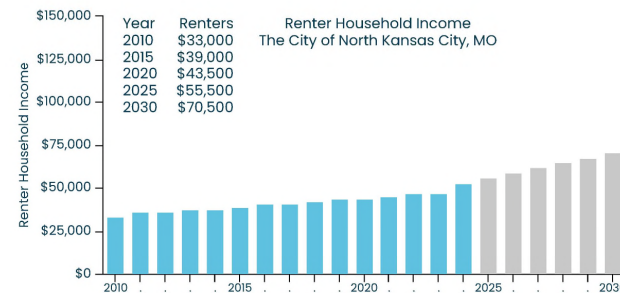
Owner Hhld Income | North KC + Clay Co

Owner household incomes are used to forecast price tolerances for home values.



Renter Hhld Income | North KC + Clay Co

Renter household incomes are used to forecast price tolerances for contract rents.

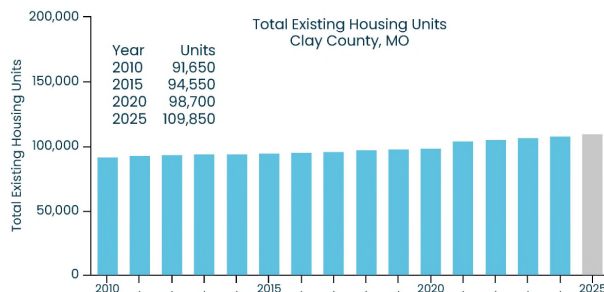
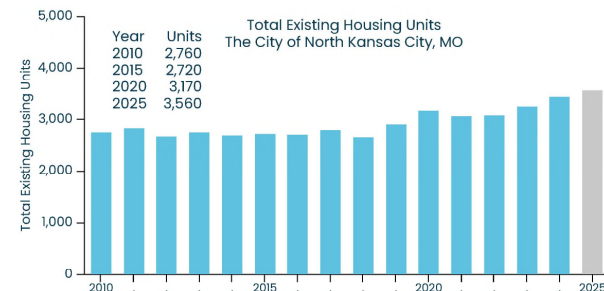


Existing Housing Units & Building Sizes

- The City of North Kansas City currently (in 2026) has about 3,200 existing housing units that either are owner-occupied, renter-occupied, or vacant for any reason (vacancies are addressed on the next page). Prior to 2019, the total number of total housing units had been slowly decreasing and was consistent with little or no gains in total households. However, housing units have achieved new gains in more recent years. Based on market observations and analytical deduction, most of these gains probably can be attributed to new developments among urban lofts and apartments.
- Among the city's owner-occupied units, over 85% are detached units (i.e., houses and cottages), the other 15% are duplex houses and townhouses (based on ACS data through 2024). Among the city's renter-occupied units, 10% are detached (i.e., houses and cottages); 13% are duplexes; 11% are in buildings with three or four units (apartment houses and small walkups, for example); 30% are in buildings with five to nineteen units each (like townhouses or small apartment buildings); and 36% are in larger buildings like urban lofts and conventional apartment complexes.

Existing Housing Units | North KC + Clay Co

Existing housing units (occupied and vacant) is one measure of market supply.

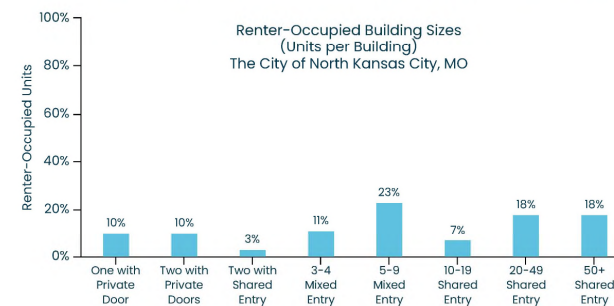
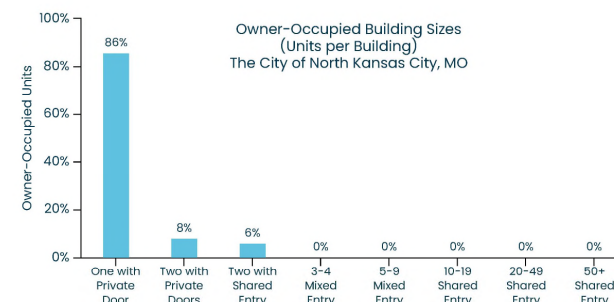


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Building Size by Tenure | North Kansas City

The share of existing, occupied units by the size of the building or structure.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2024. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.

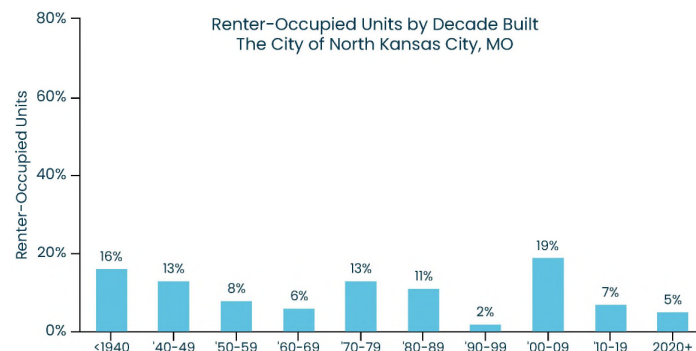
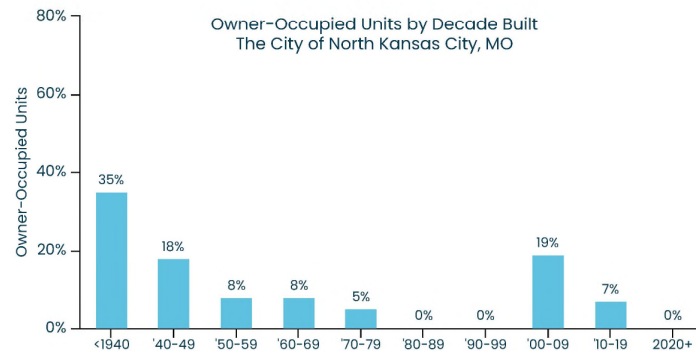


Units by Decade Built

- The Real Estate Analysis for North Kansas City (NKC) begins with a review of census data on the share of units by decade built and differentiated by tenure (owner-occupied and renter-occupied units). In general, the data demonstrates how NKC has grown over recent decades.
- Among NKC's existing owner-occupied units, 35% were built prior to 1940; and of the balance, over 25% were built since 2000. In comparison, over 30% of the owner-occupied units throughout Clay County also were built since 2000. However, only 20% of the owner-occupied units in the neighboring City of Kansas City were built in the past twenty five years.
- These geographic differences aside, the region overall has had a slowdown in new construction over the past five years. This is consistent with nationwide trends and a reflection of high construction costs, which is contributing to an overall housing shortage. High construction costs can be attributed to disruptions in supply chains; and to high inflation rates, interest rates on loans, and costs for materials and skilled contractors.

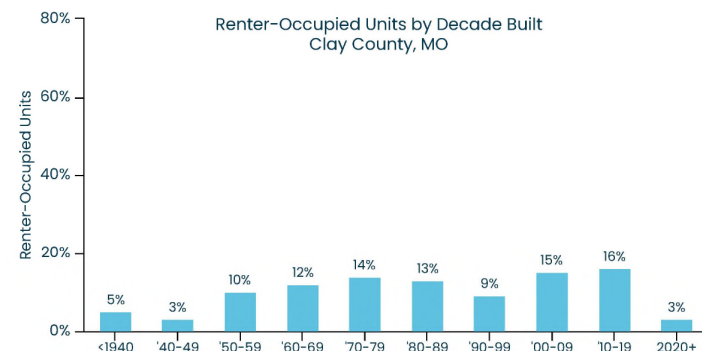
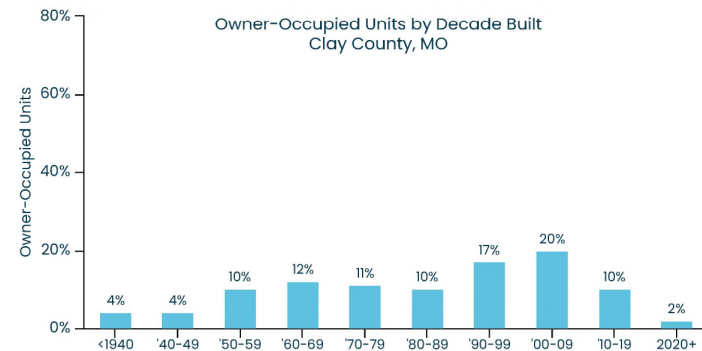
Units by Decade Built | North Kansas City

The number of existing owner-occupied units by the decade built.



Units by Decade Built | Clay County

The number of existing owner-occupied units by the decade built.

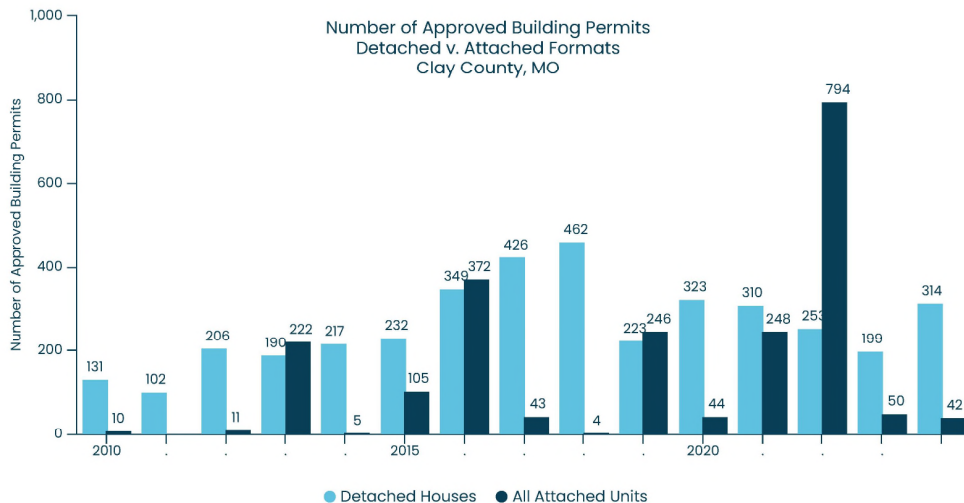


Building Permit Survey

- The Real Estate Analysis also includes a study of county-wide building permit activity and average reported investment over time for Clay County (which includes NKC), Jackson County (including the City of Kansas City), and adjacent Platte County. In general, building permit activity in Clay County had been ramping up with recovery from the Great Recession, and then slowed in subsequent years. There is one exception, with a spike in permits among attached units in 2022. Also, there have been approved permits for detached houses every year, whereas permits among attached formats tend to be more intermittent.
- The county's average reported investment into new detached housing units was approaching \$335,000 in 2023 and was steadily increasing since 2018. Although the average reported investment was lower (about \$300,000) in 2024, it could easily reach \$350,000 in the next few years. In comparison, the average reported investment into new attached formats peaked at about \$200,000 in 2023 and could easily approach \$225,000 in subsequent years. These comparisons help provide some perspective on the local market and demonstrate the potential cost savings in building attached formats as alternatives to detached houses.

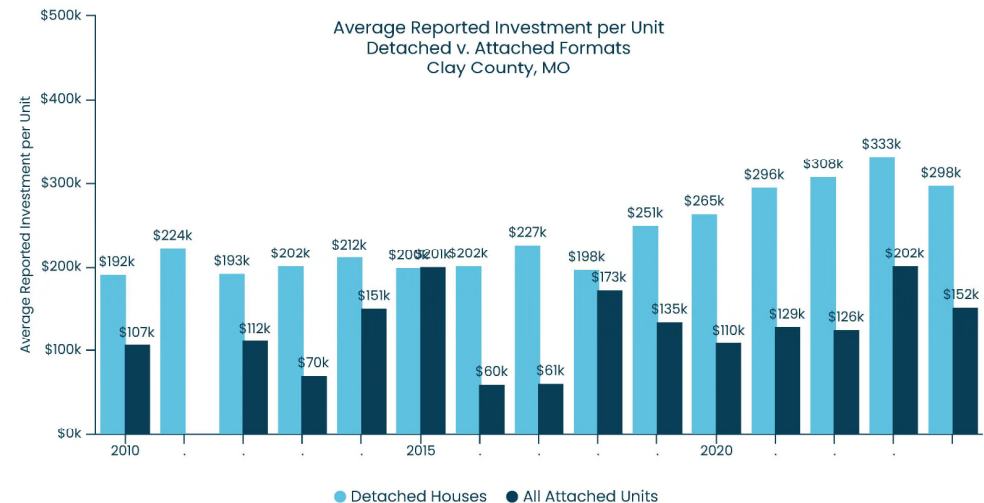
Number of Permitted Units | Clay County

An assessment of approved building permits over time by format (detached v. attached).



Reported Investment per Unit | Clay County

An assessment of average reported investment over time by format (detached v. attached).

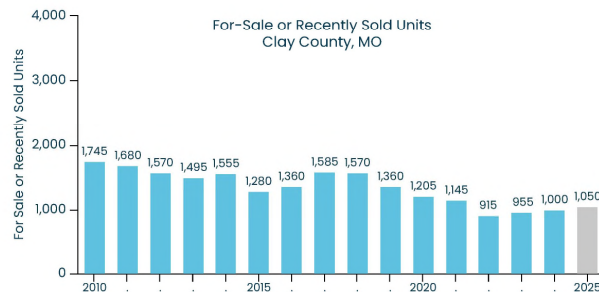
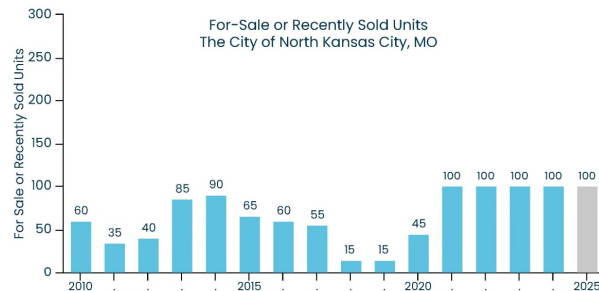


For-Sale and For-Lease Vacancies

- The Demographic Analysis also includes a study of for-sale, for-lease, and seasonal vacancies in the City of North Kansas City. In general, the number of for-sale vacancies in the city has remained relatively consistent over the past decade, and in the range of about 50 to 100 units. There also has been a more recent spike in the data, with ACS reporting 100 for-sale vacancies in the past four years. The data anomalies might originate at the local level because the ACS relies on reporting by the city. The anomalies also are inconsistent with declines among for-sale vacancies throughout Clay County overall.
- Also in the City of North Kansas City, the number of for-lease vacancies has declined from a peak of 260 units in 2013 (coming out of the Great Recession), to a low of 50 units in 2021. Vacancies have increased to about 100 units in 2024, which could reflect new construction among buildings of urban lofts that might not necessarily be 100% leased in the first year of build-out.

For-Sale Vacancies | North KC + Clay Co

Includes units that either are for sale, or recently sold and waiting to be occupied.

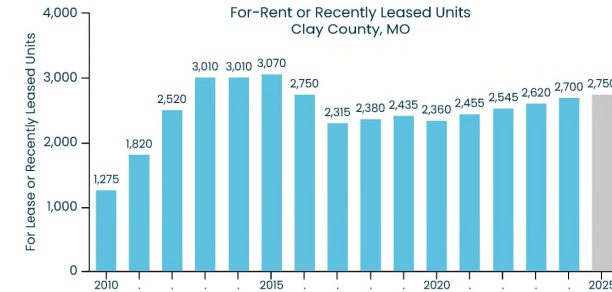
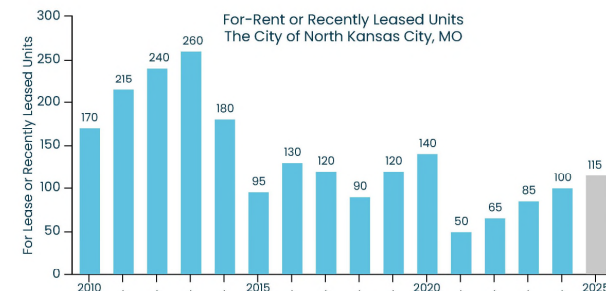


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026



For-Lease Vacancies | North KC + Clay Co

Includes units that either are for rent, or recently leased and waiting to be occupied.



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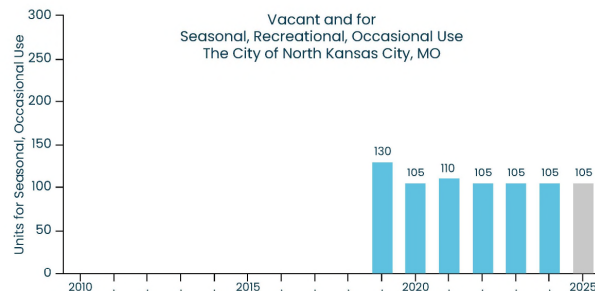


Seasonal and Other Vacancies

- The City of North Kansas City also has about 100 units that currently are reported as being vacant because they are for seasonal, recreational, or occasional use. Some of these units could be corporate extended-stay accommodations for transient workers. In addition, the city has about less than 100 units that are reported as being vacant for any number of other reasons. Examples may include units that are functionally obsolete, or vacant because the owners are being temporarily housed in assisted living or long-term care facilities.
- Collectively, the total number of vacancies in North Kansas City either are holding steady (for-sale and seasonal units) or increasing (for-lease and other reasons) in recent years. Again, this is consistent with observations of recent construction activity among for-lease units in the city, and especially urban lofts.

Seasonal Vacancies | North KC + Clay Co

Vacant units reported as being for seasonal, recreational, or occasional use.

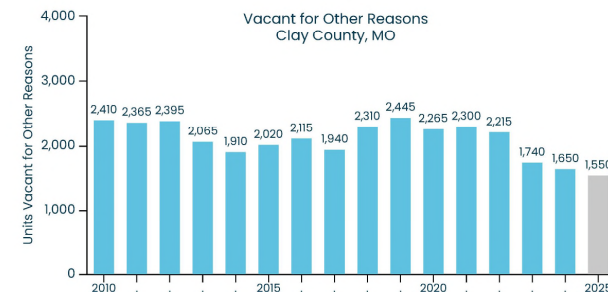
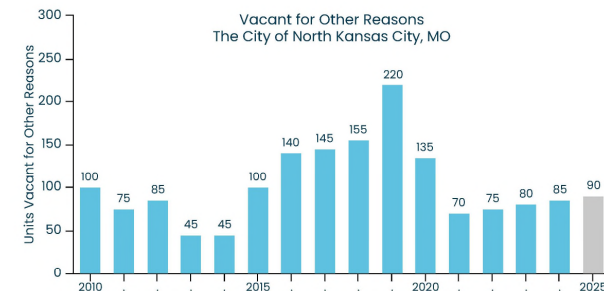


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All Other Vacancies | North KC + Clay Co

Vacant units not attributed to being for-sale, for lease, or for seasonal use.



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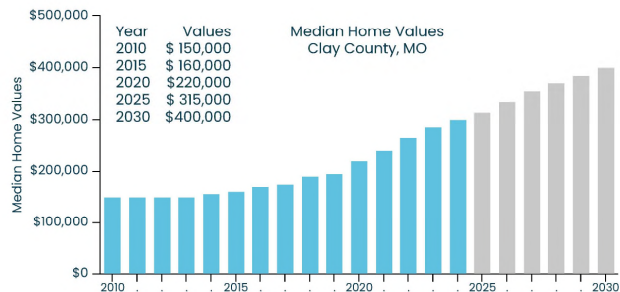
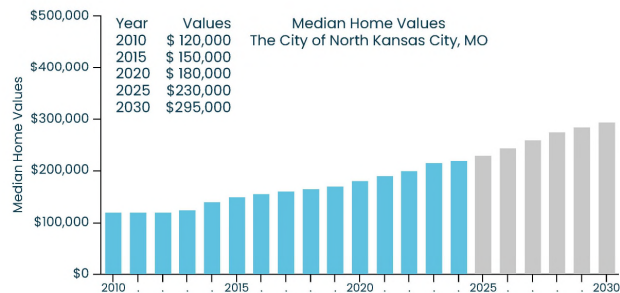


Median Home Values & Contract Rents

- Among the existing owner-occupied units throughout the City of North Kansas City, the median home value currently (in 2026) is about \$190,000 and forecast to approach \$300,000 by the year 2030. These prices include all existing and pre-owned units, regardless of when they were built or their current condition. Depending on the unit sizes (square feet), the prices of new-build houses developed in future years could be considerably higher.
- Among the existing renter-occupied units, the median contract (cash or net) rent currently is about \$1,275 per month and forecast to approach \$1,575 by 2030. Again, these prices include all existing and pre-leased units, regardless of their age or condition. Depending on the unit sizes (square feet), the rents of new-build units developed in future years could be considerably higher. Choices in downtown NKC, in vibrant mixed-use projects, or near the entertainment district could have price premiums.

Home Values | North KC + Clay Co

Home values can help demonstrate quality and affordability of housing supply.

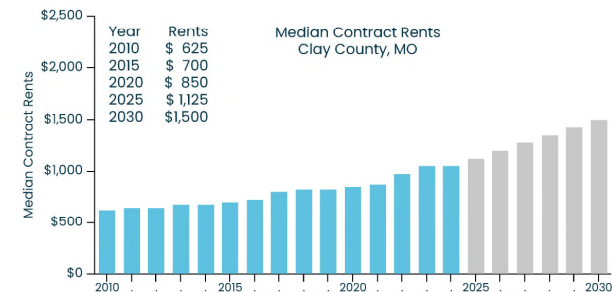
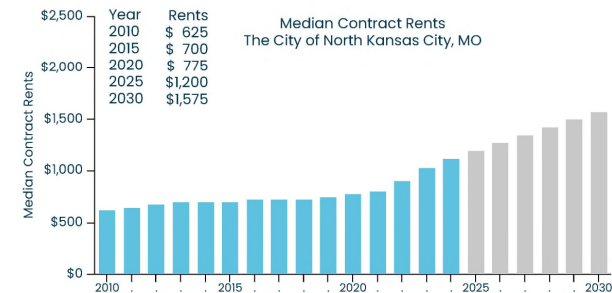


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Contract Rents | North KC + Clay Co

Contract (cash or net) rents can help gauge the quality & affordability of supply.



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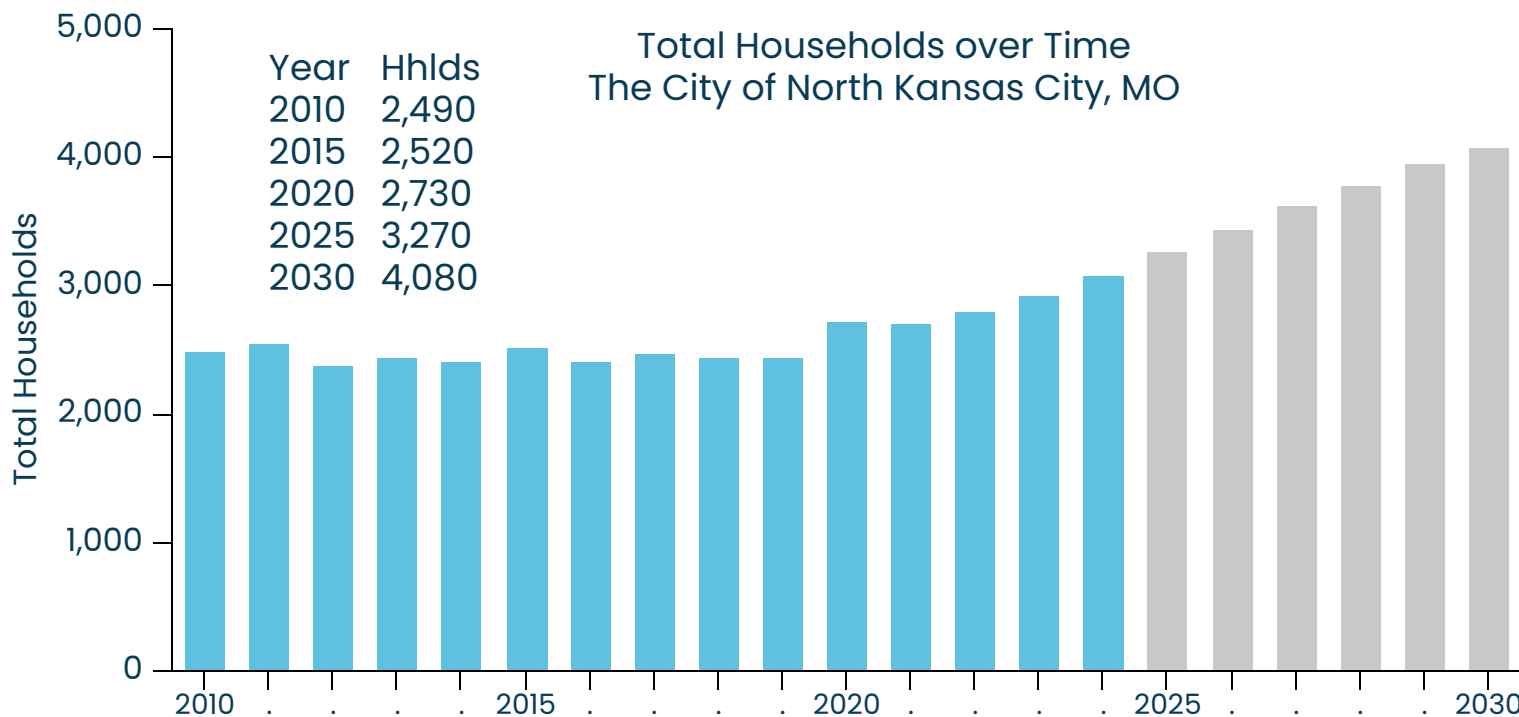
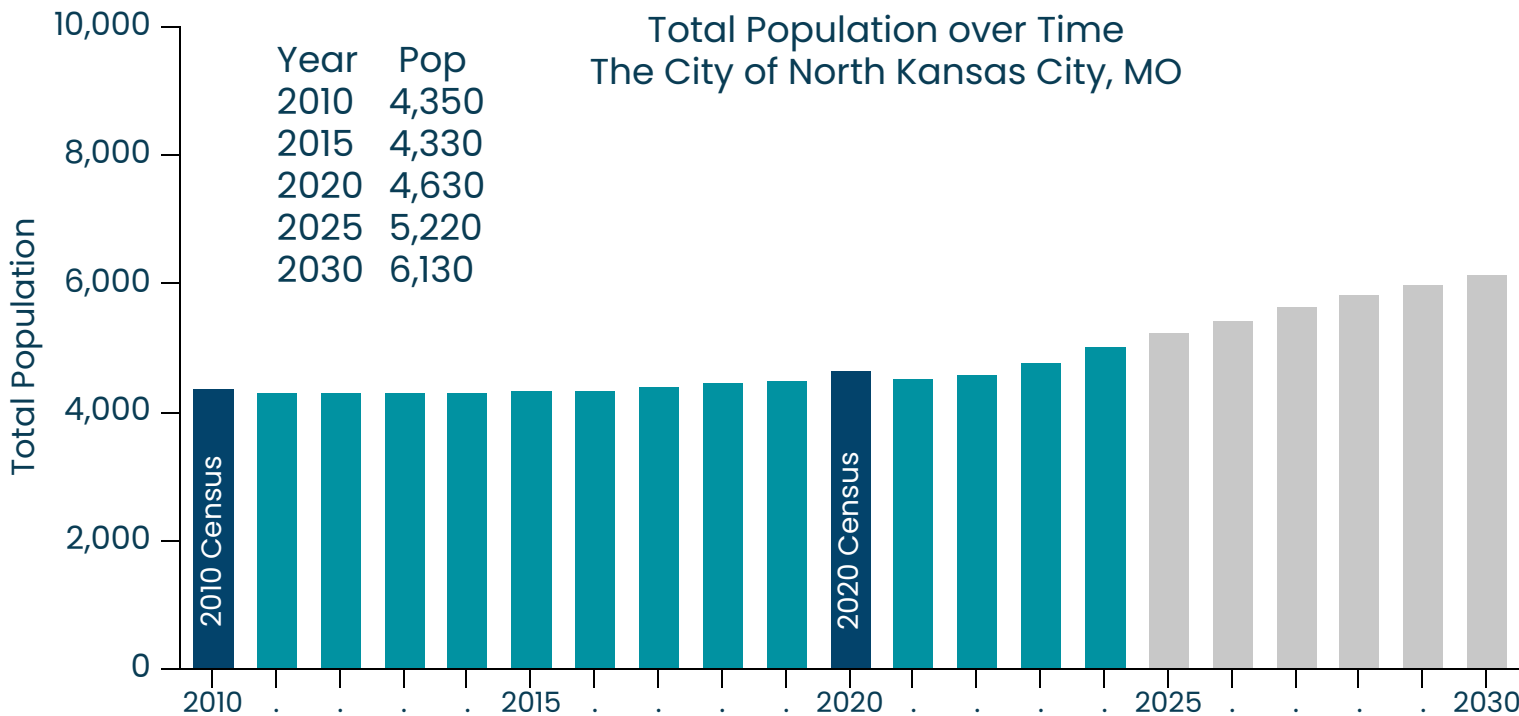
Section 4-B

DEMAND:

Population & Households

Population, Households | North Kansas City

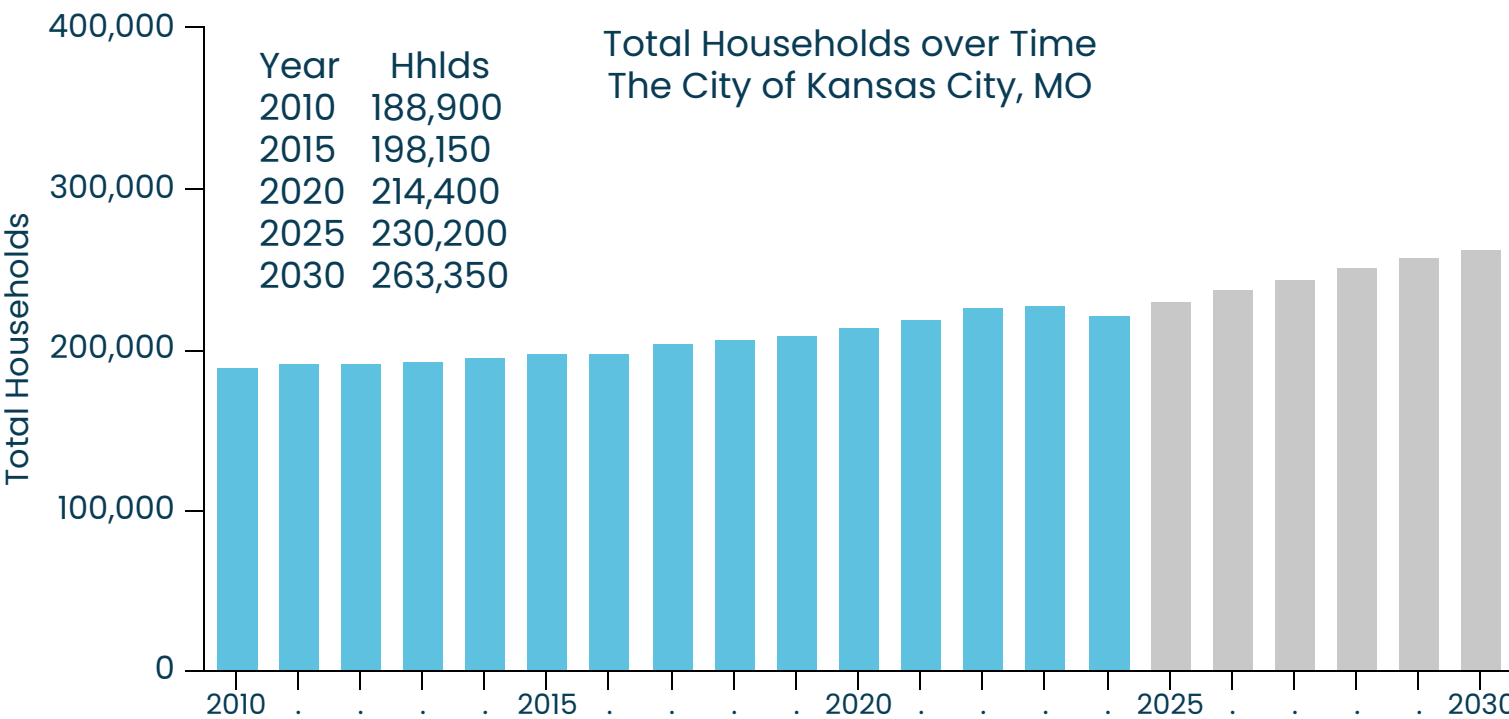
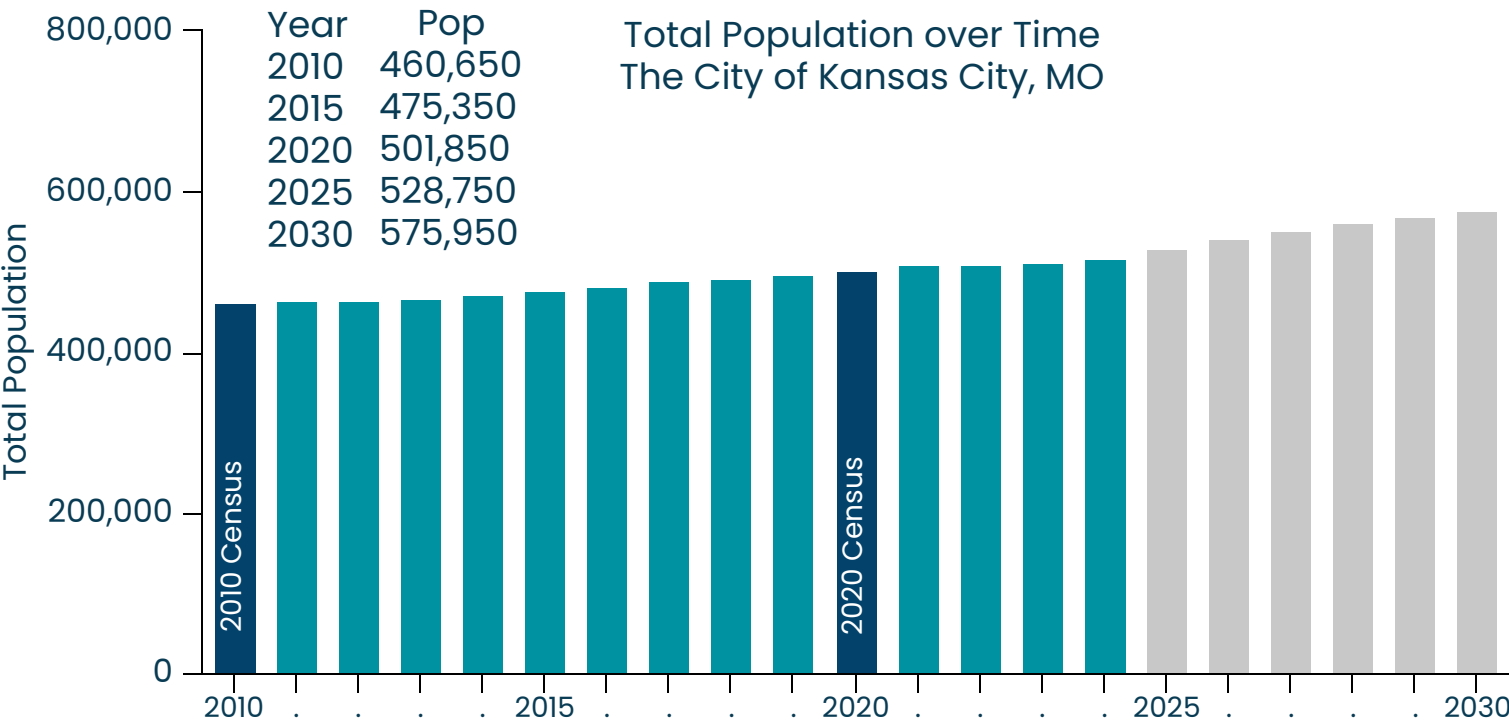
Indicates economic stability and market growth since the 2010 and 2020 Census.



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Population, Households | Kansas City

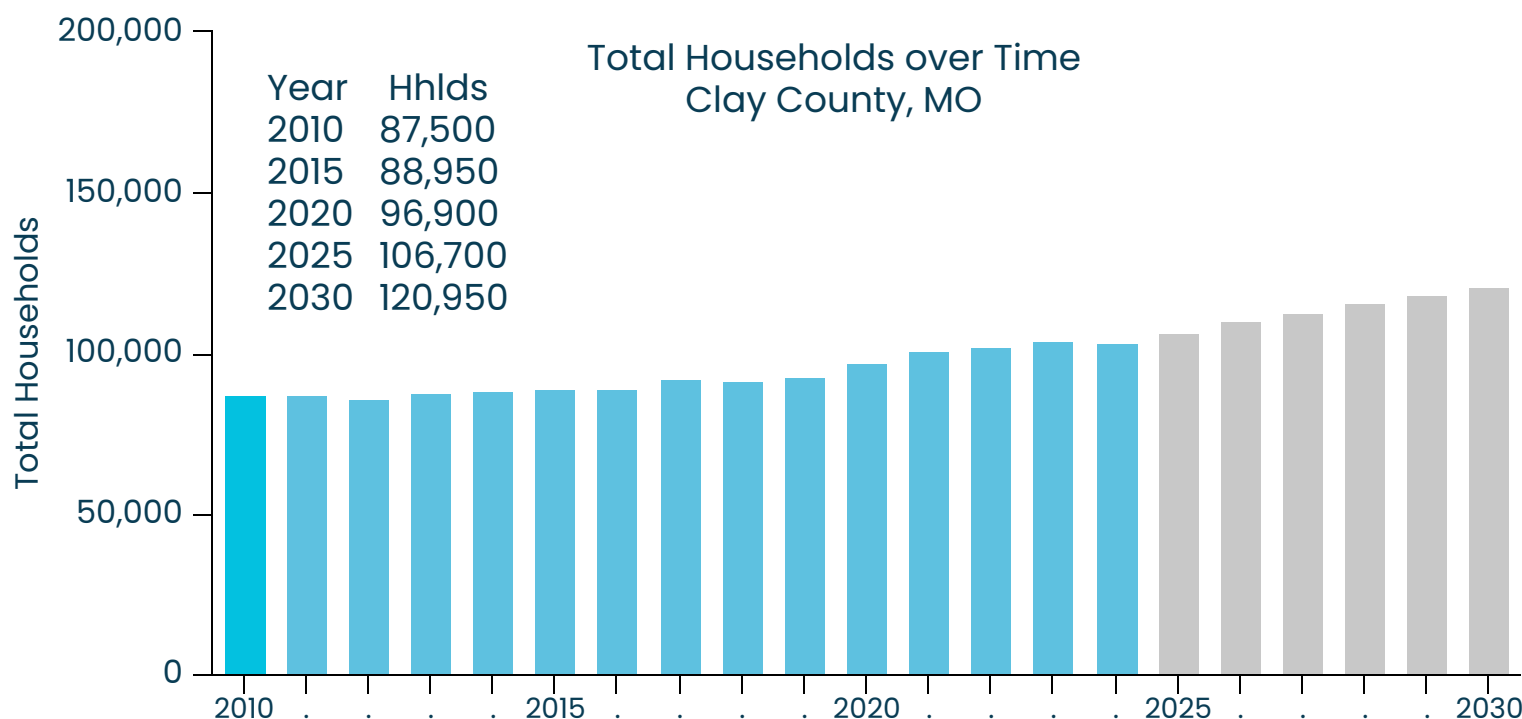
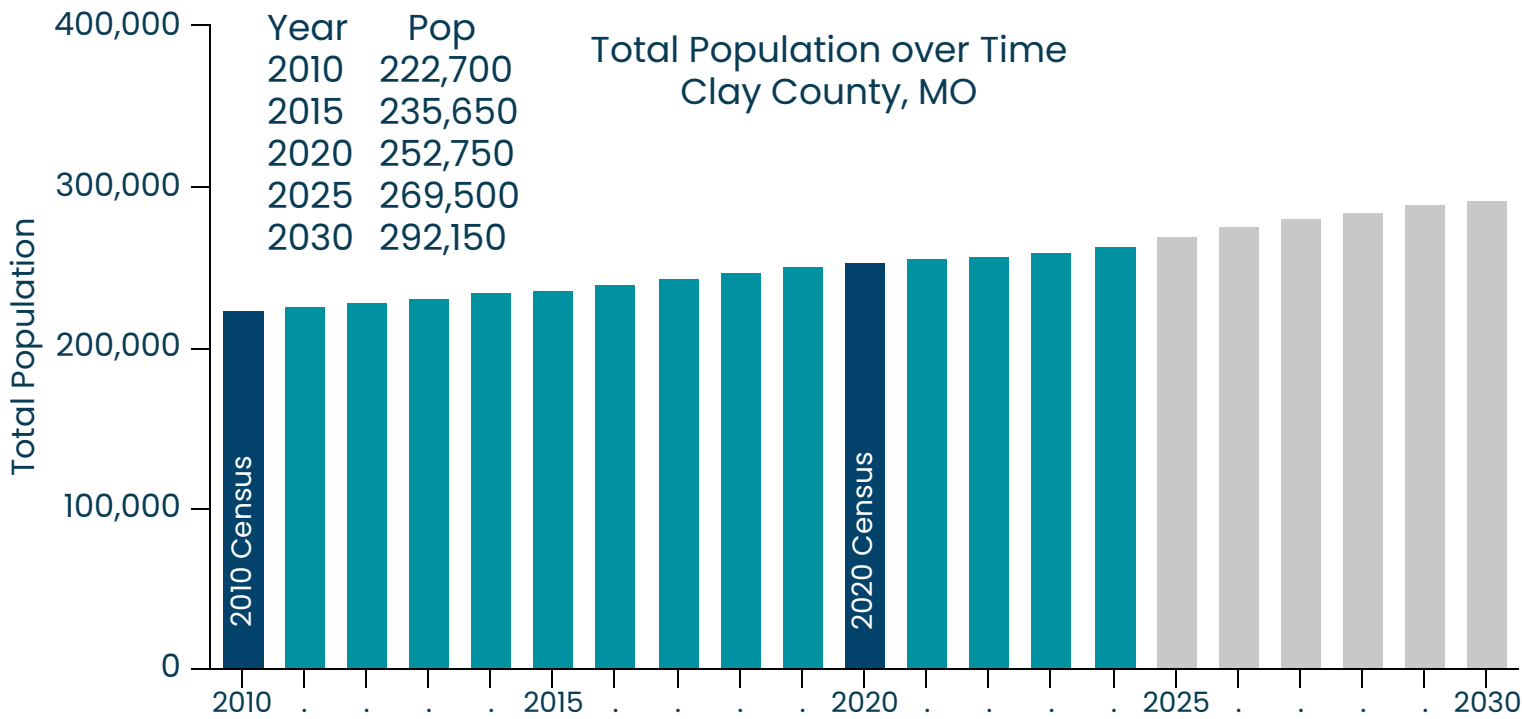
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Population, Households | Clay County

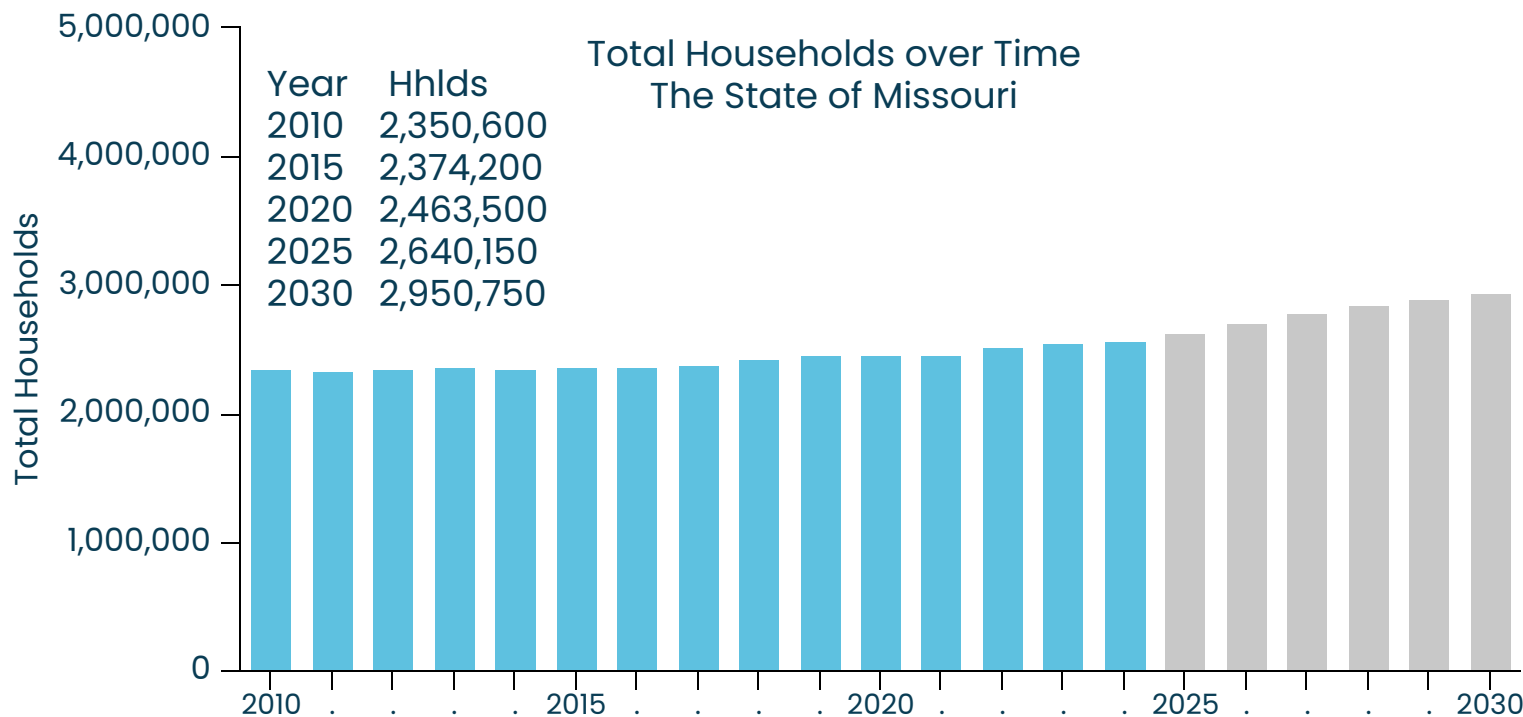
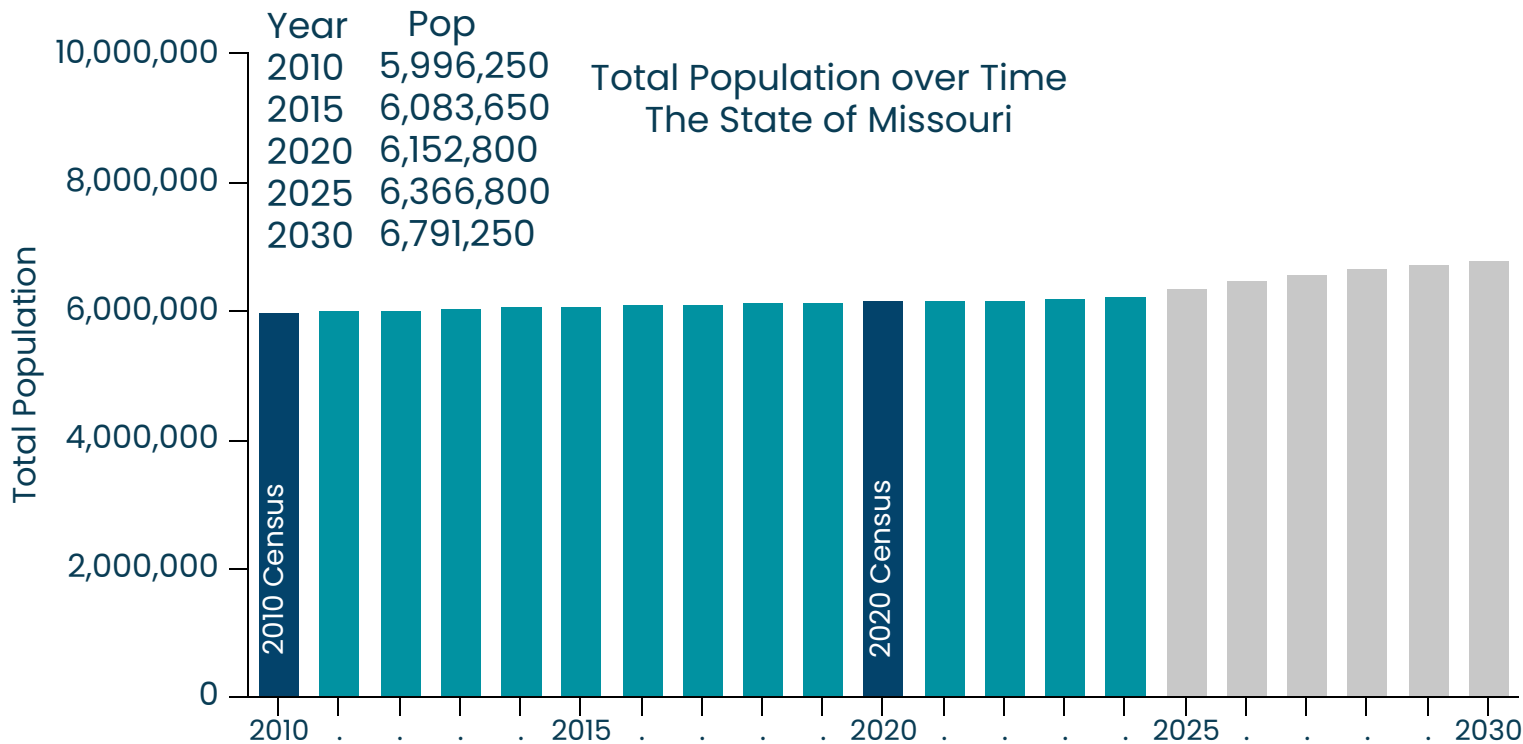
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Population, Households | Missouri State

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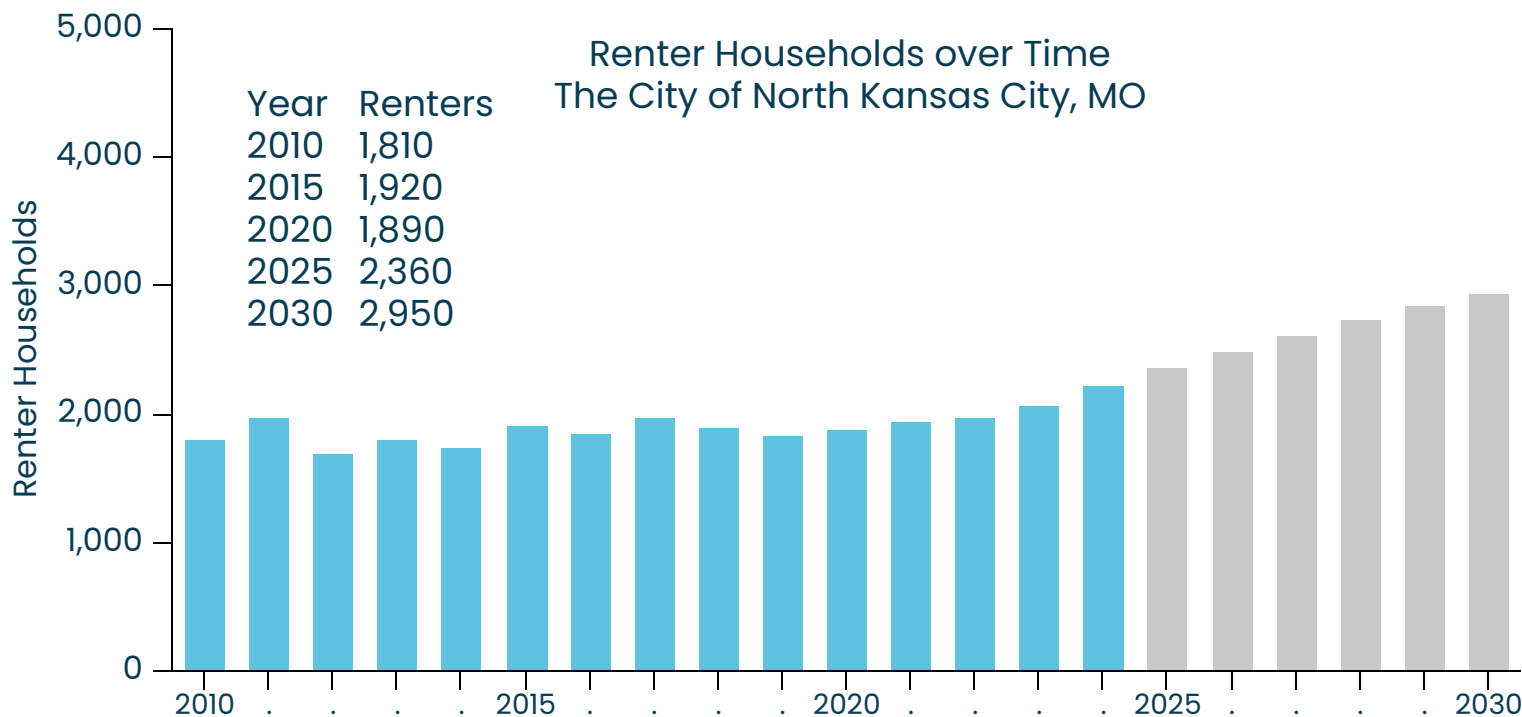
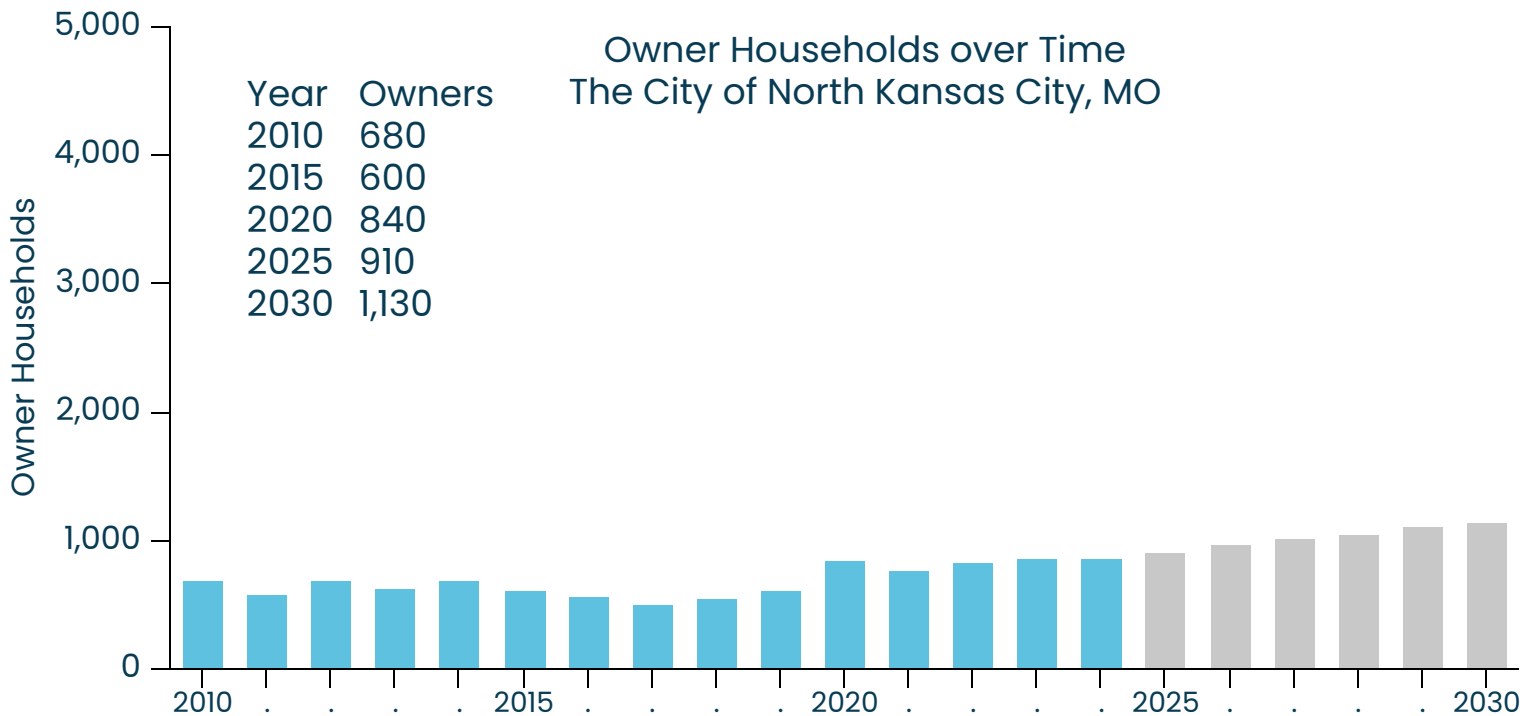
Section 4-C

DEMAND:

Households by Tenure

Households by Tenure | North Kansas City

Indicates economic stability and market growth since the 2010 and 2020 Census.

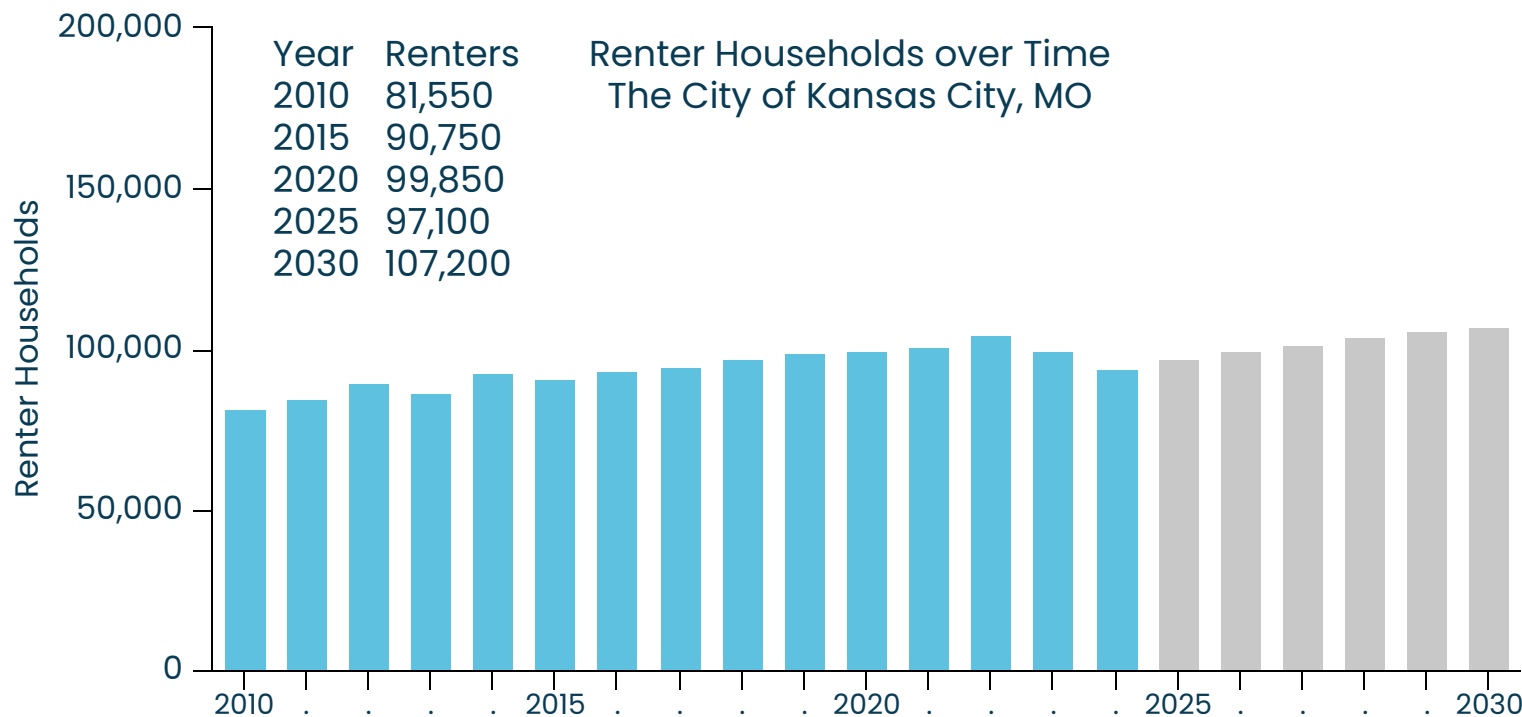
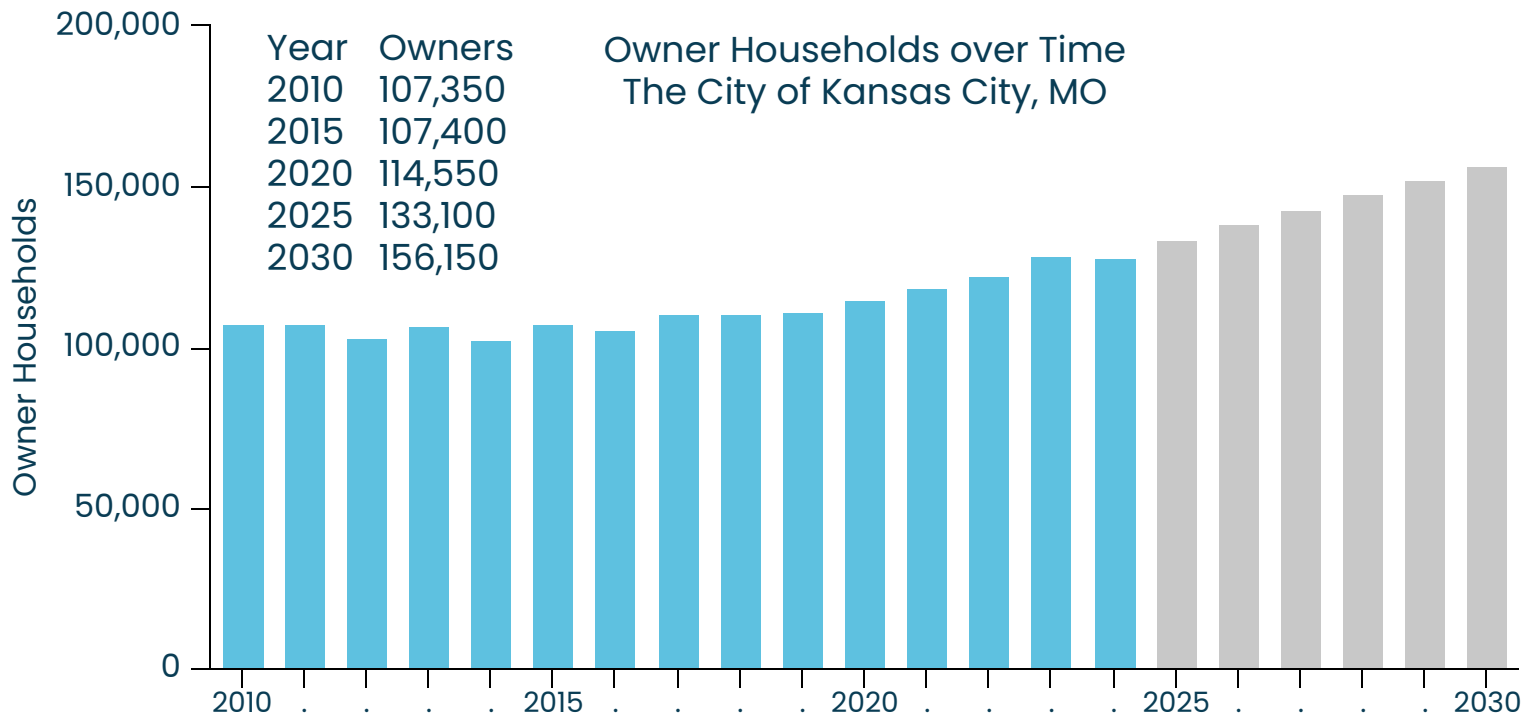


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Households by Tenure | Kansas City

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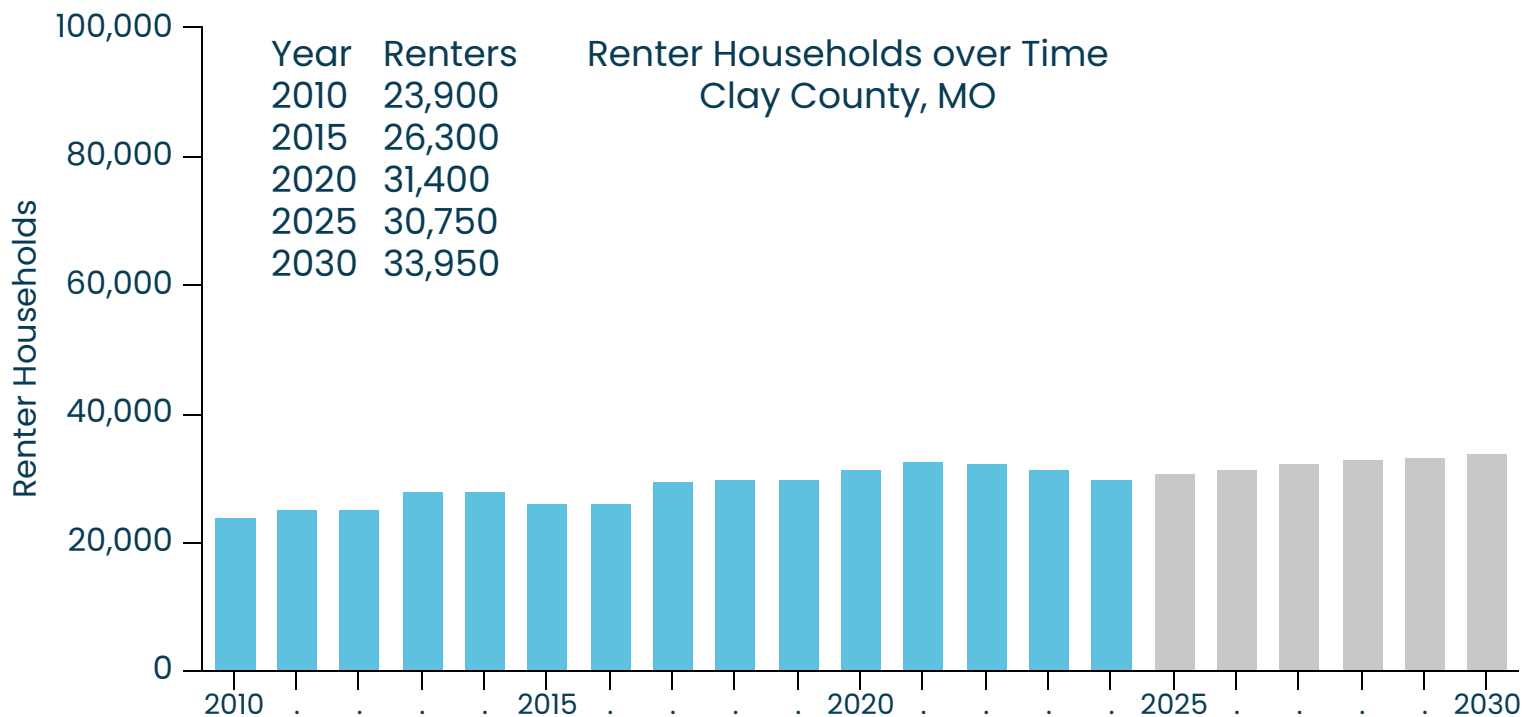
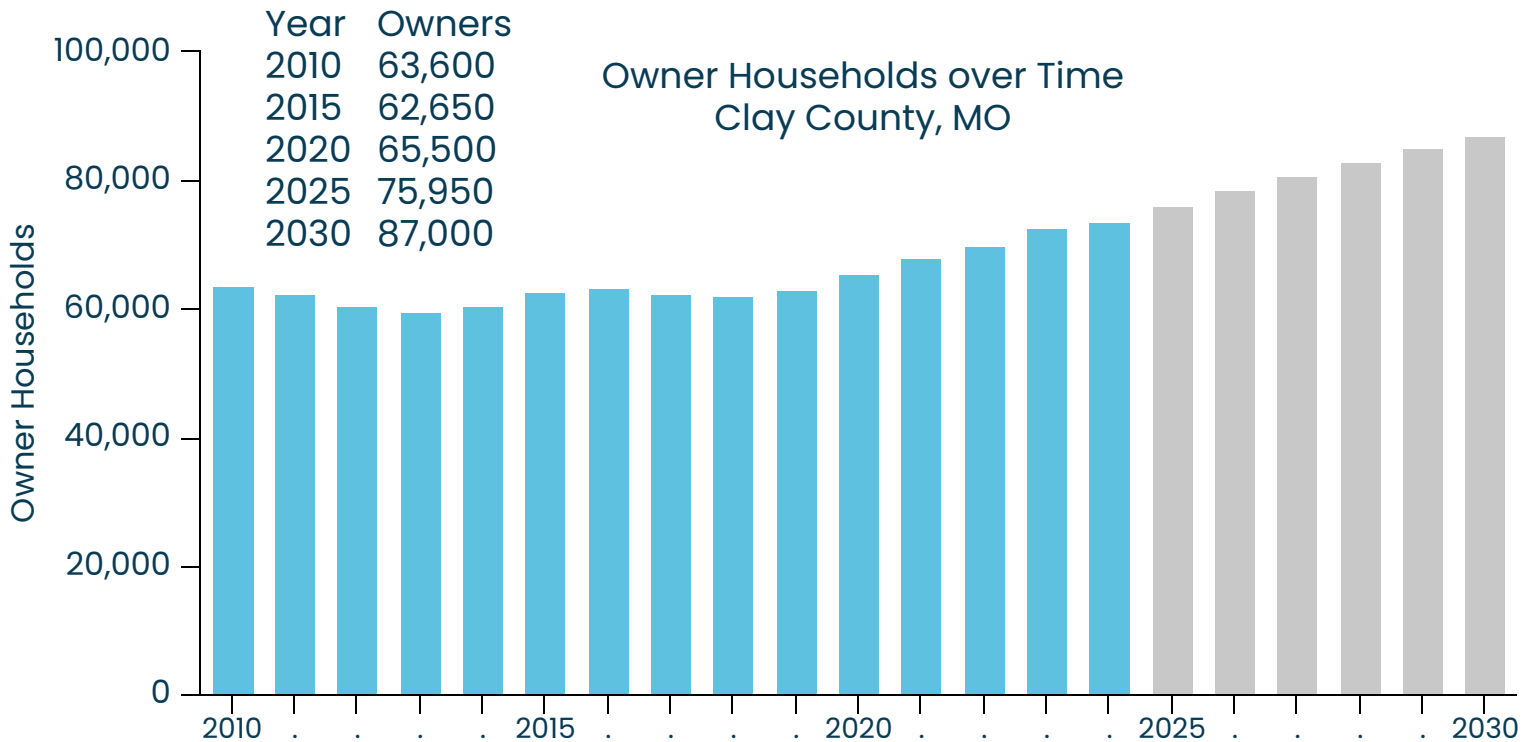


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Households by Tenure | Clay County

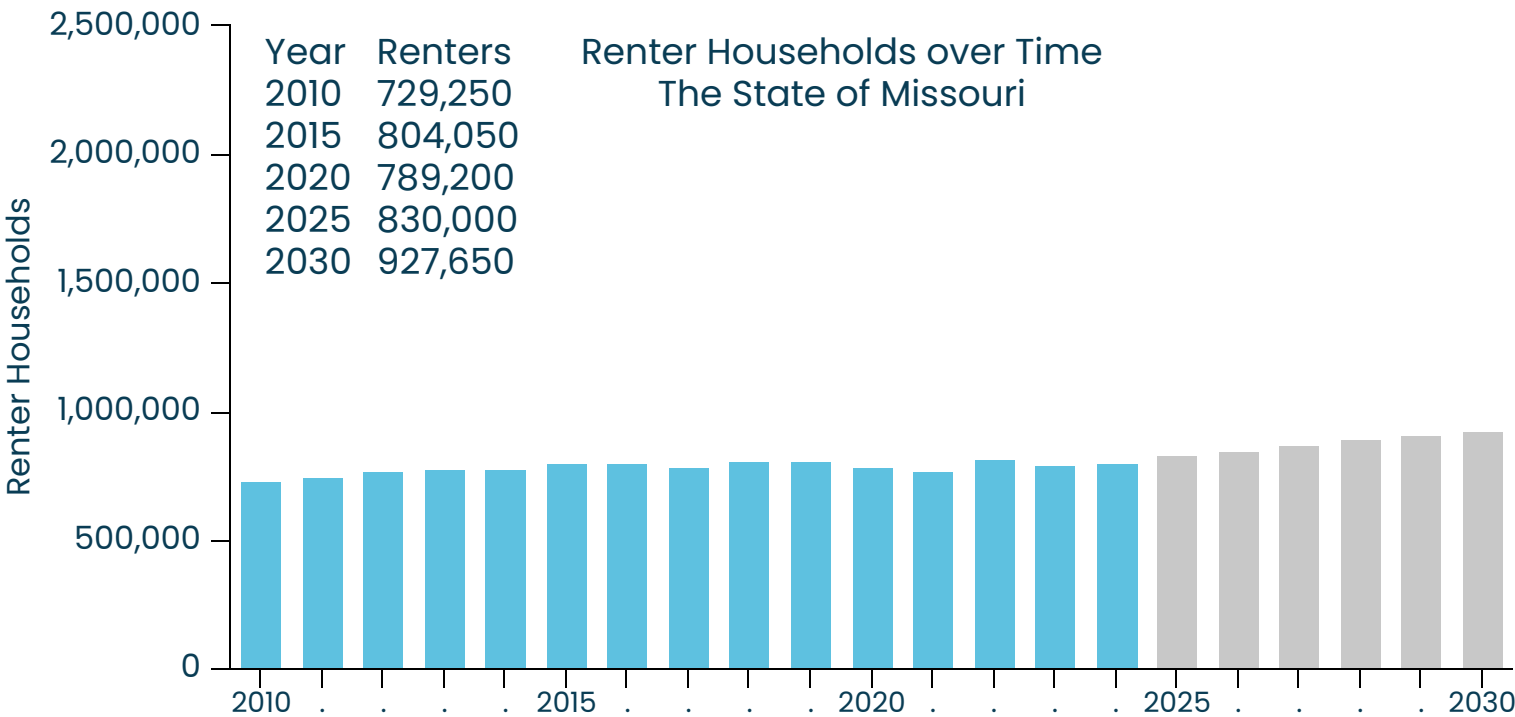
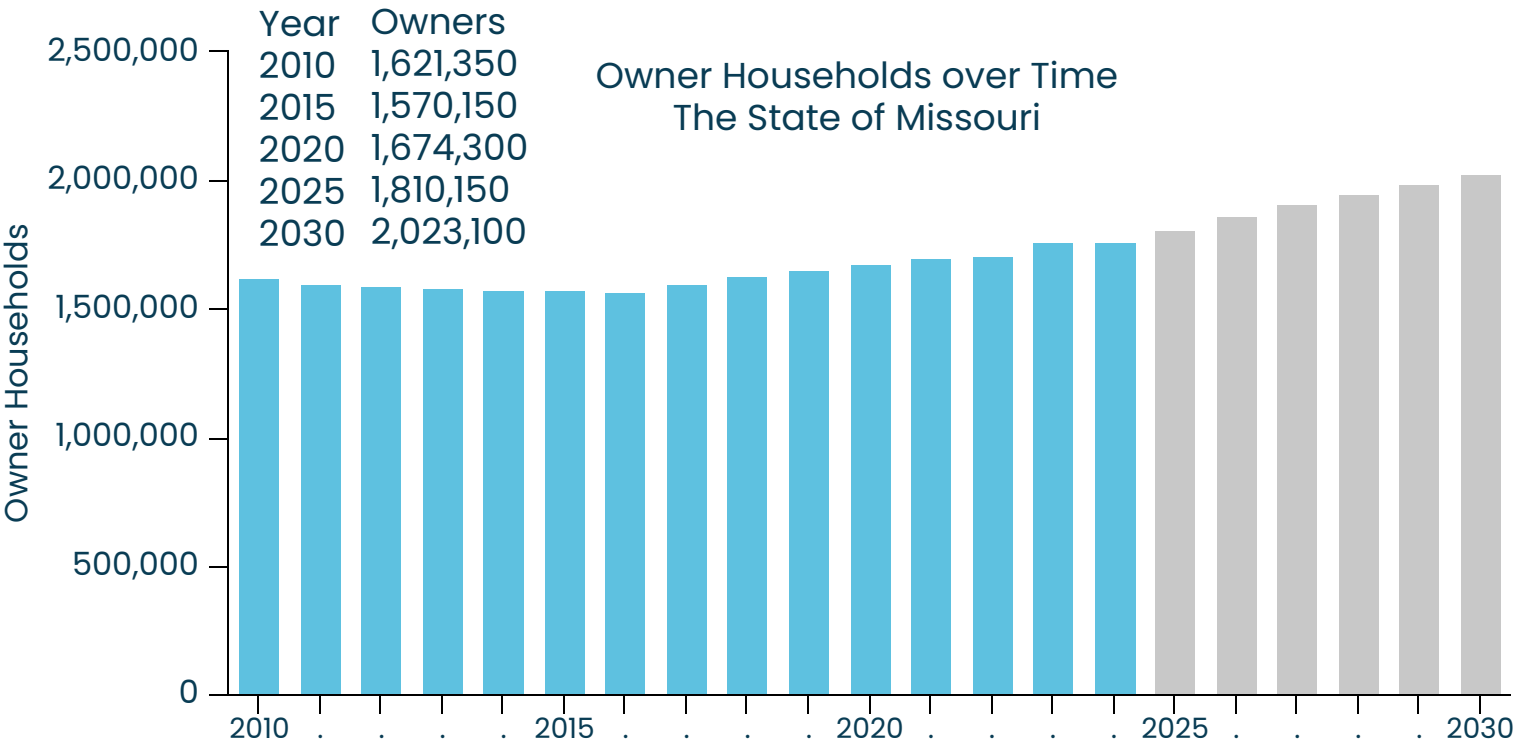
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Households by Tenure | Missouri State

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Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



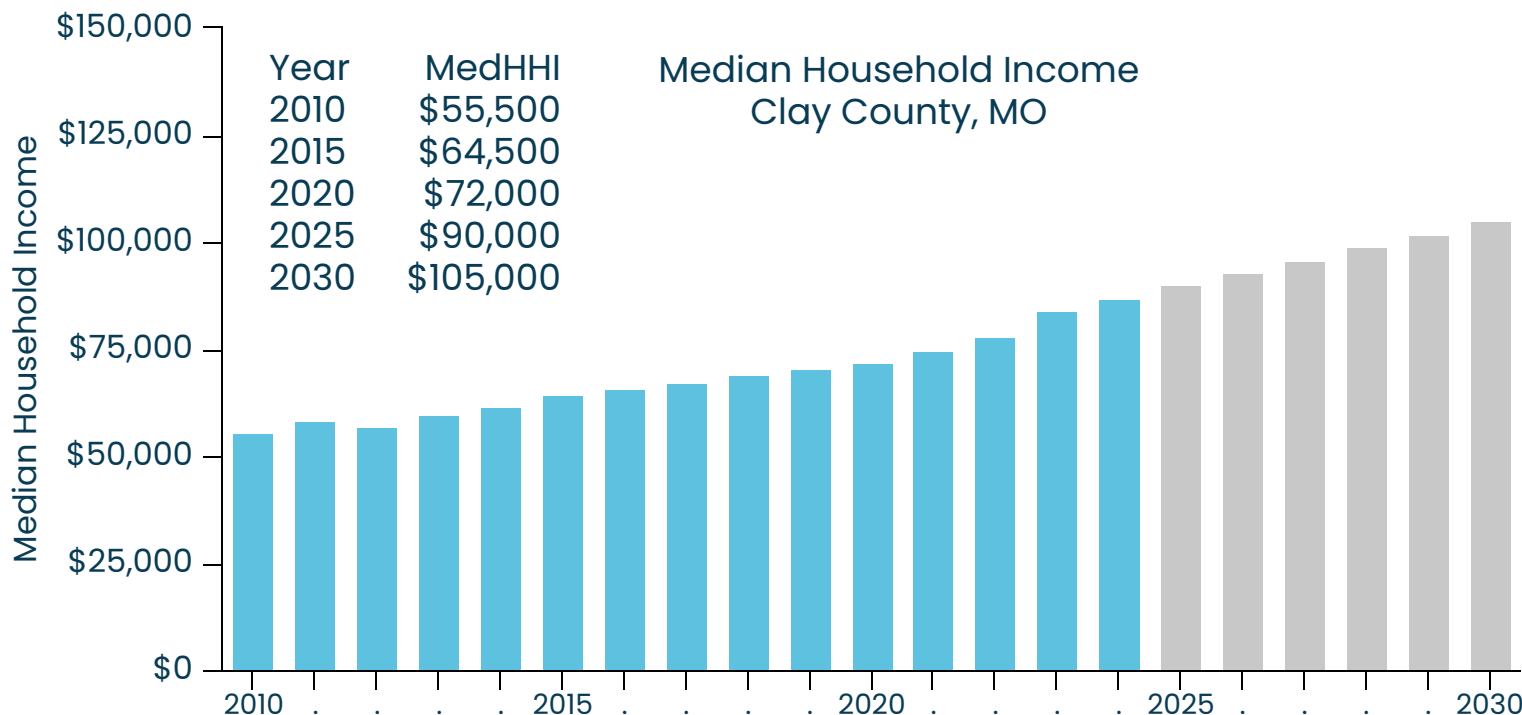
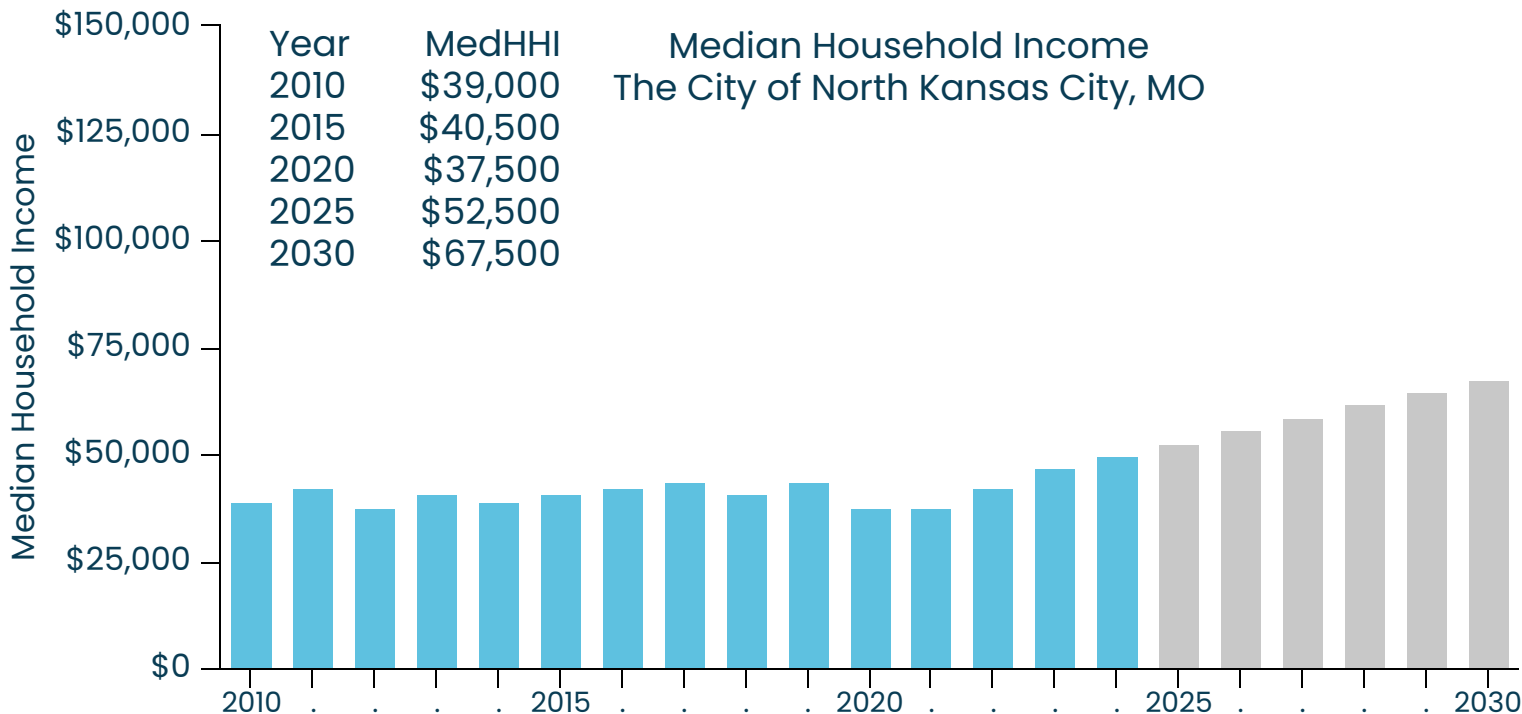
Section 4-D

DEMAND:

Median Household Income

Median Hhld Income | North KC + Clay Co

Household incomes are used to forecast price tolerances for housing units.

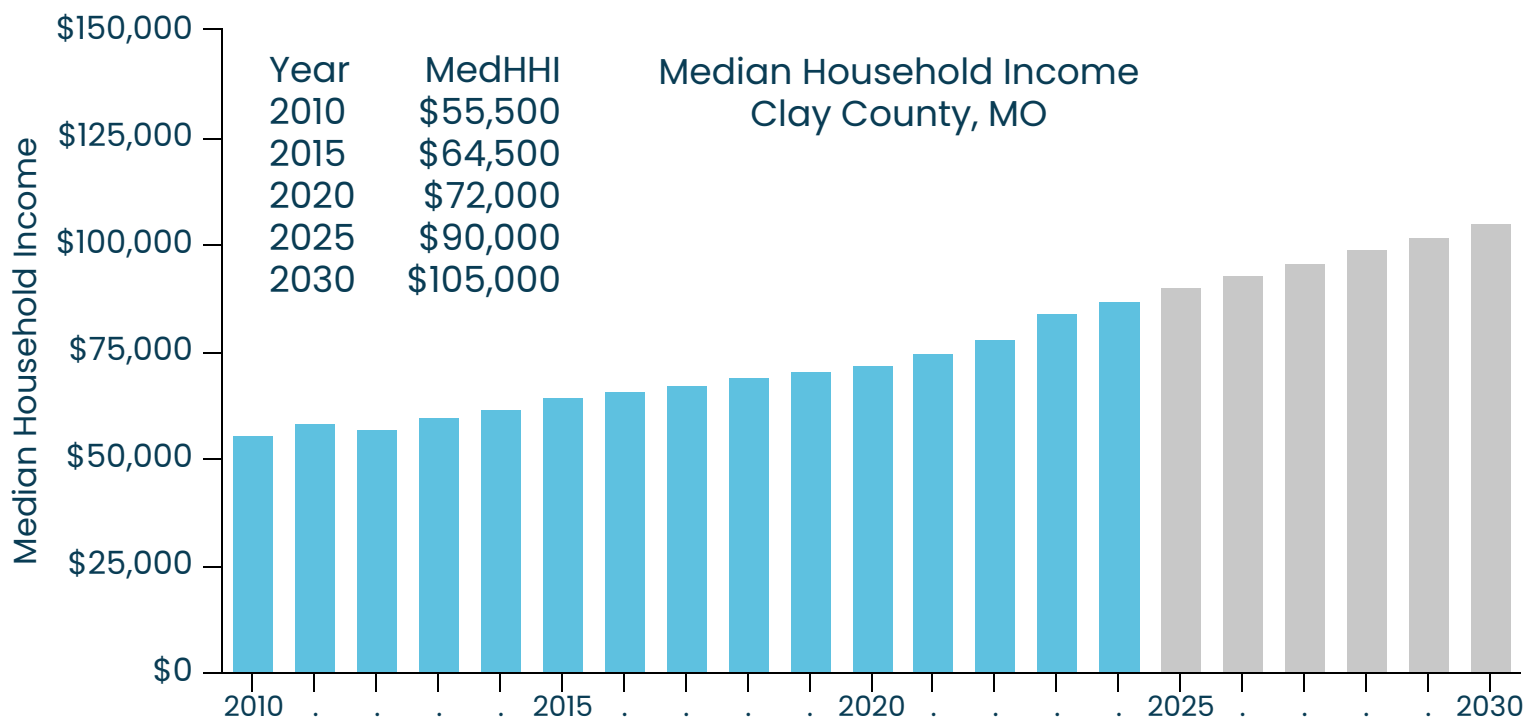
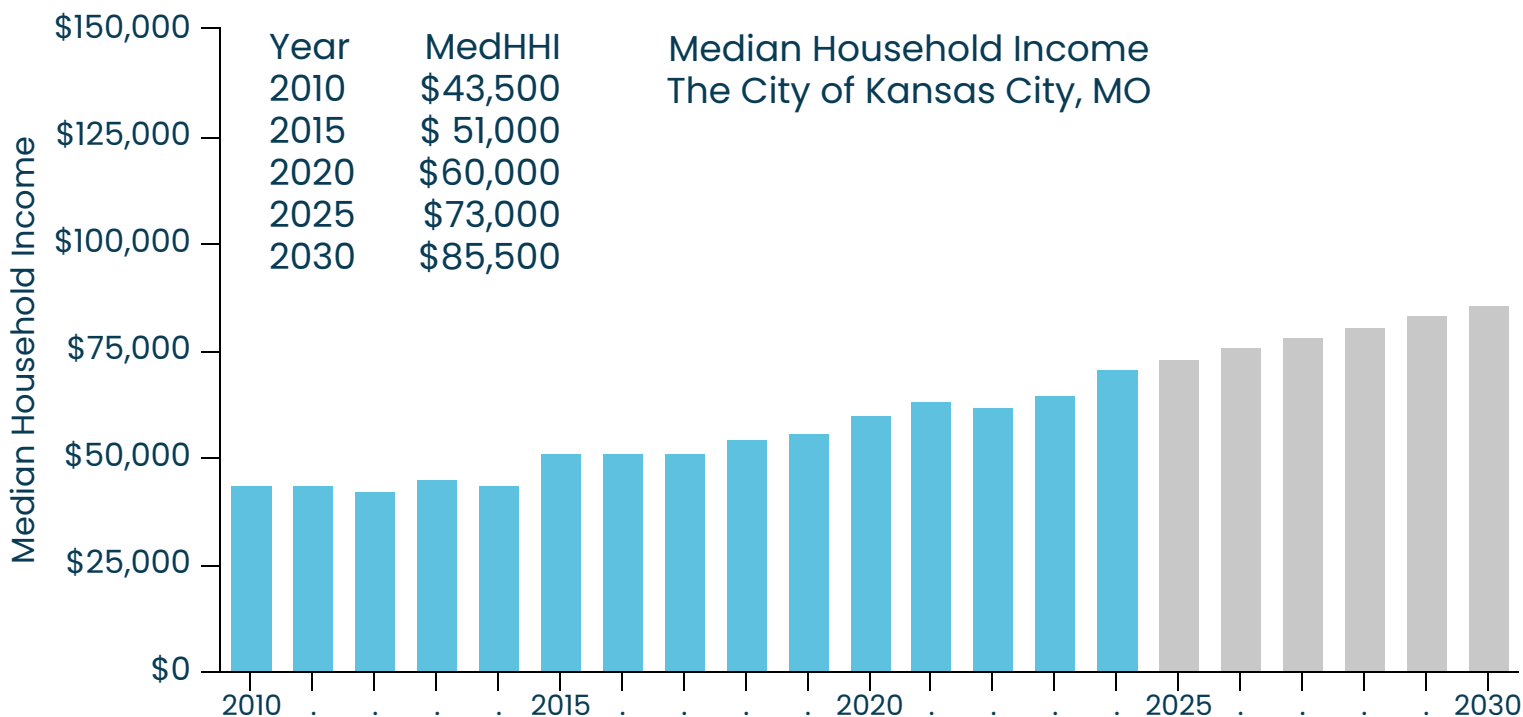


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Median Hhld Income | Kansas City + Clay Co

Household incomes are used to forecast price tolerances for housing units.

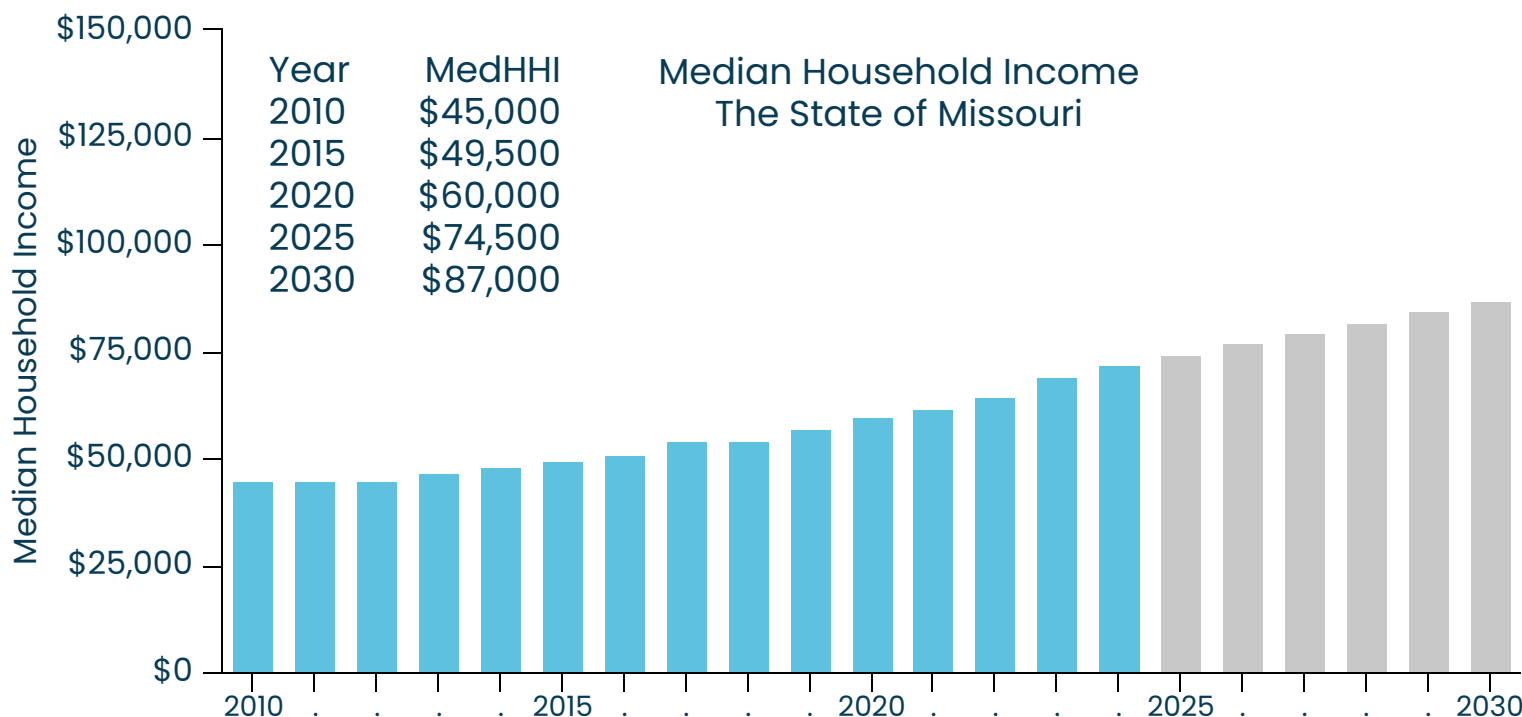
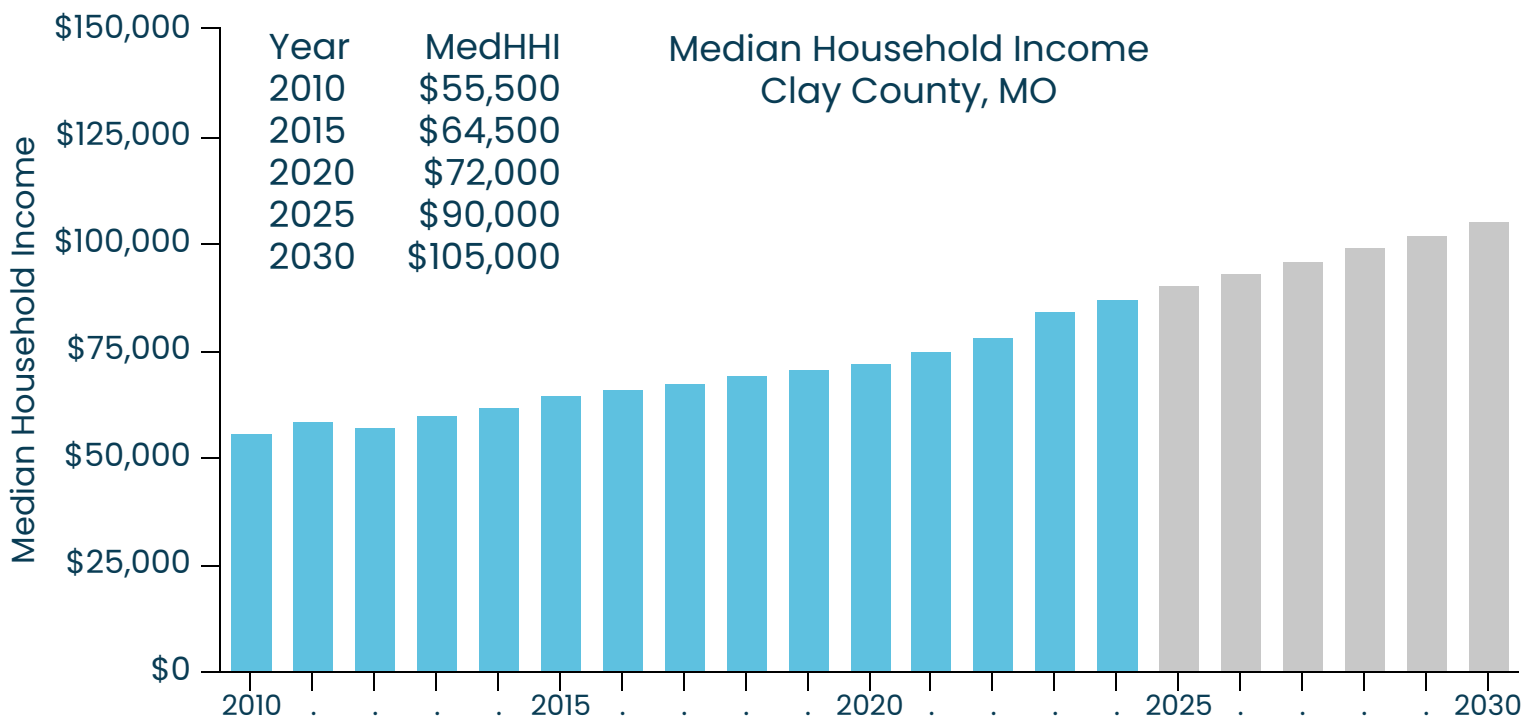


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Median Hhld Income | Clay Co + Missouri

Household incomes are used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Section 4-E

DEMAND:

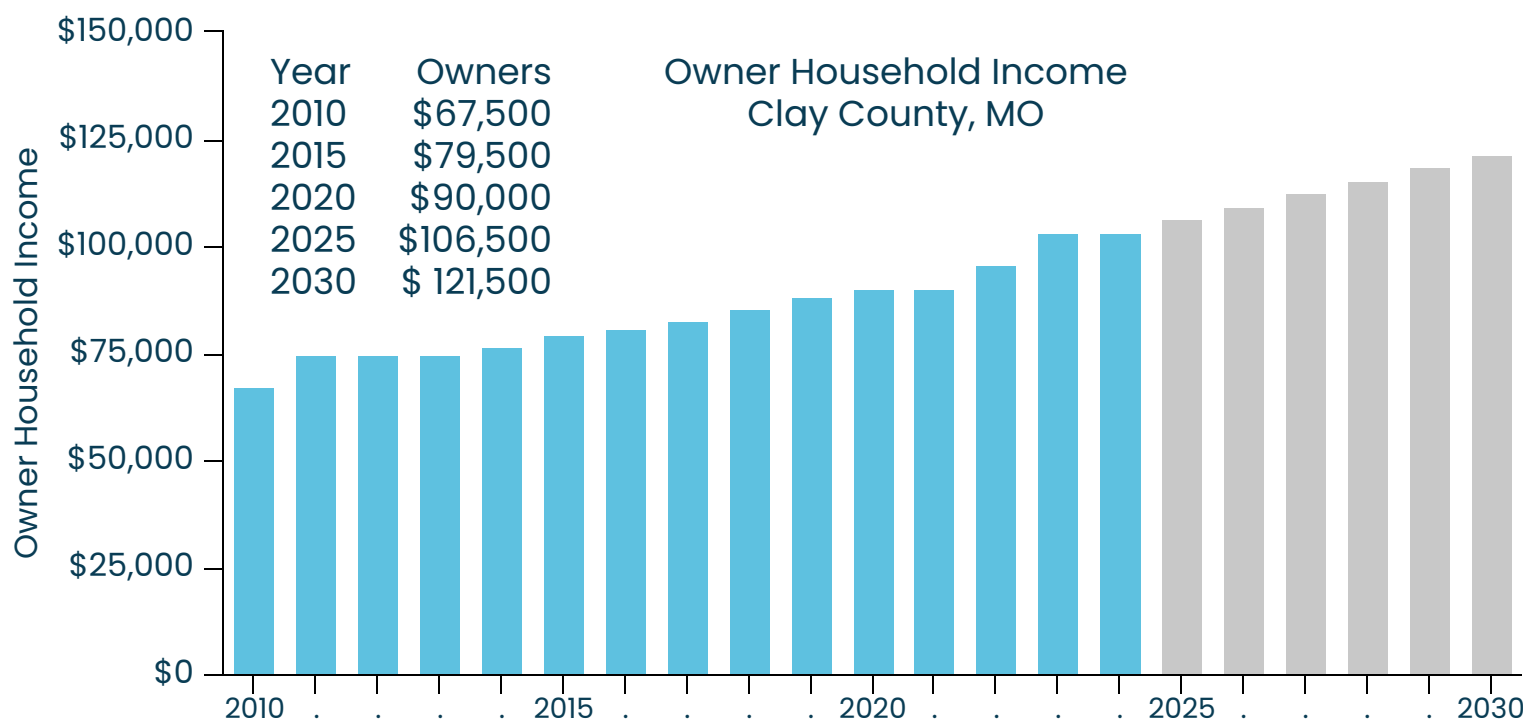
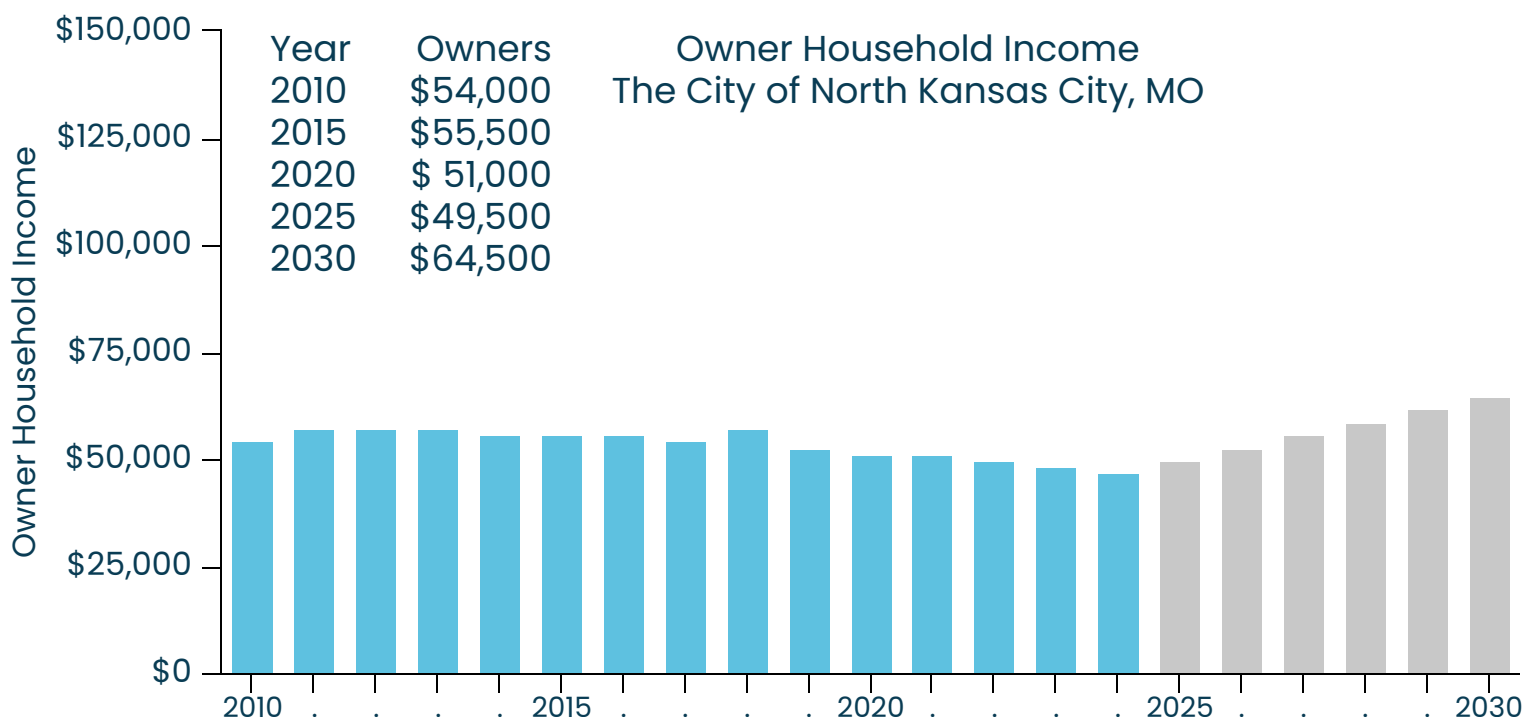
Household

Income

by Tenure

Owner Hhld Income | North KC + Clay Co

Owner household incomes are used to forecast price tolerances for home values.



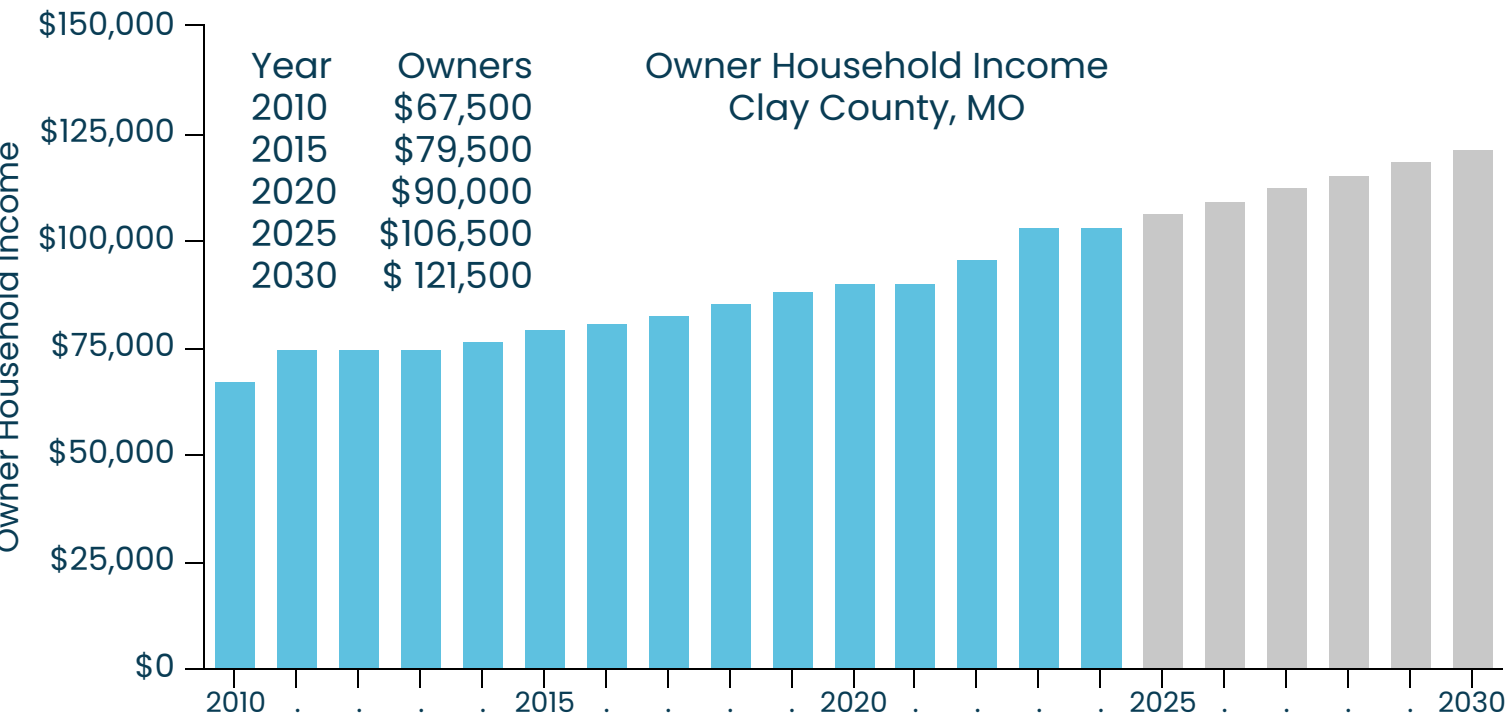
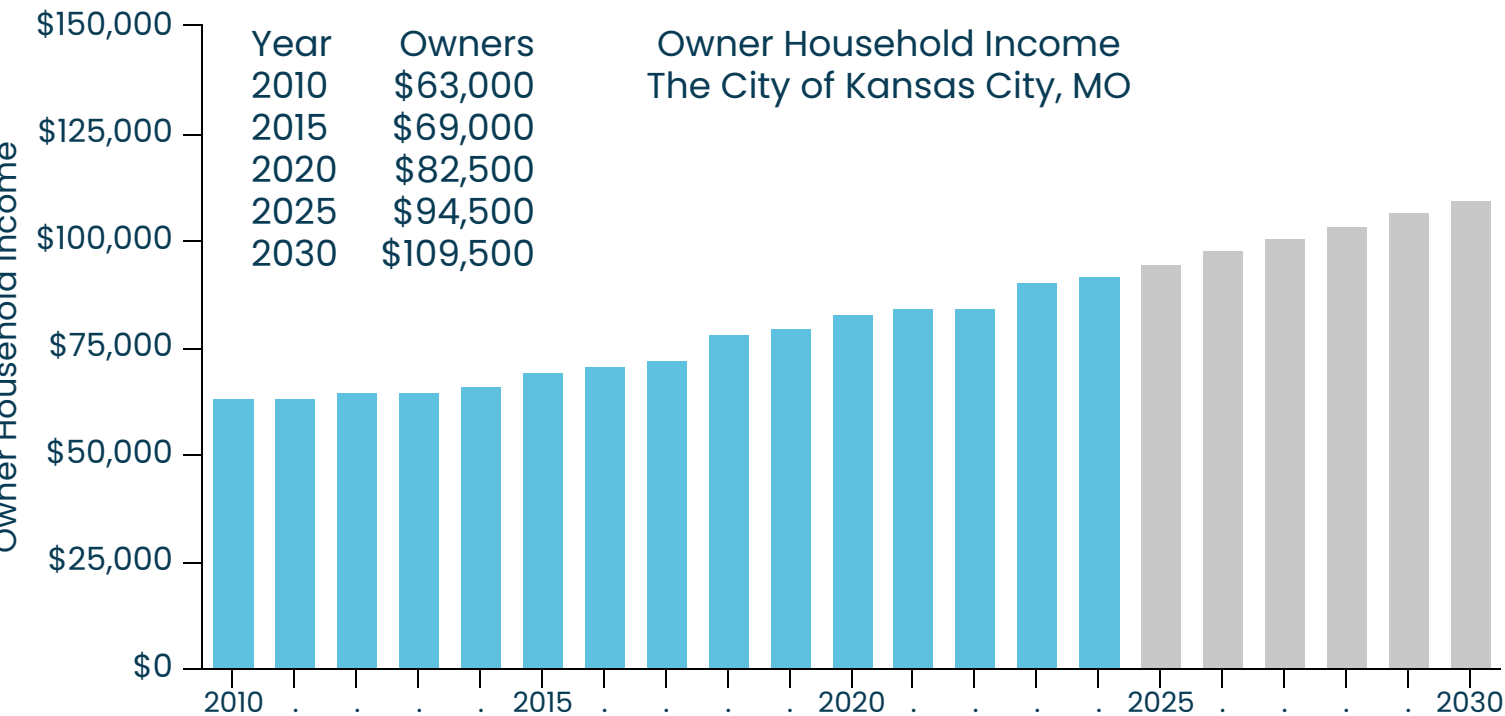
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



LandUseUSA
UrbanStrategies

Owner Hhld Income | Kansas City + Clay Co

Owner household incomes are used to forecast price tolerances for home values.

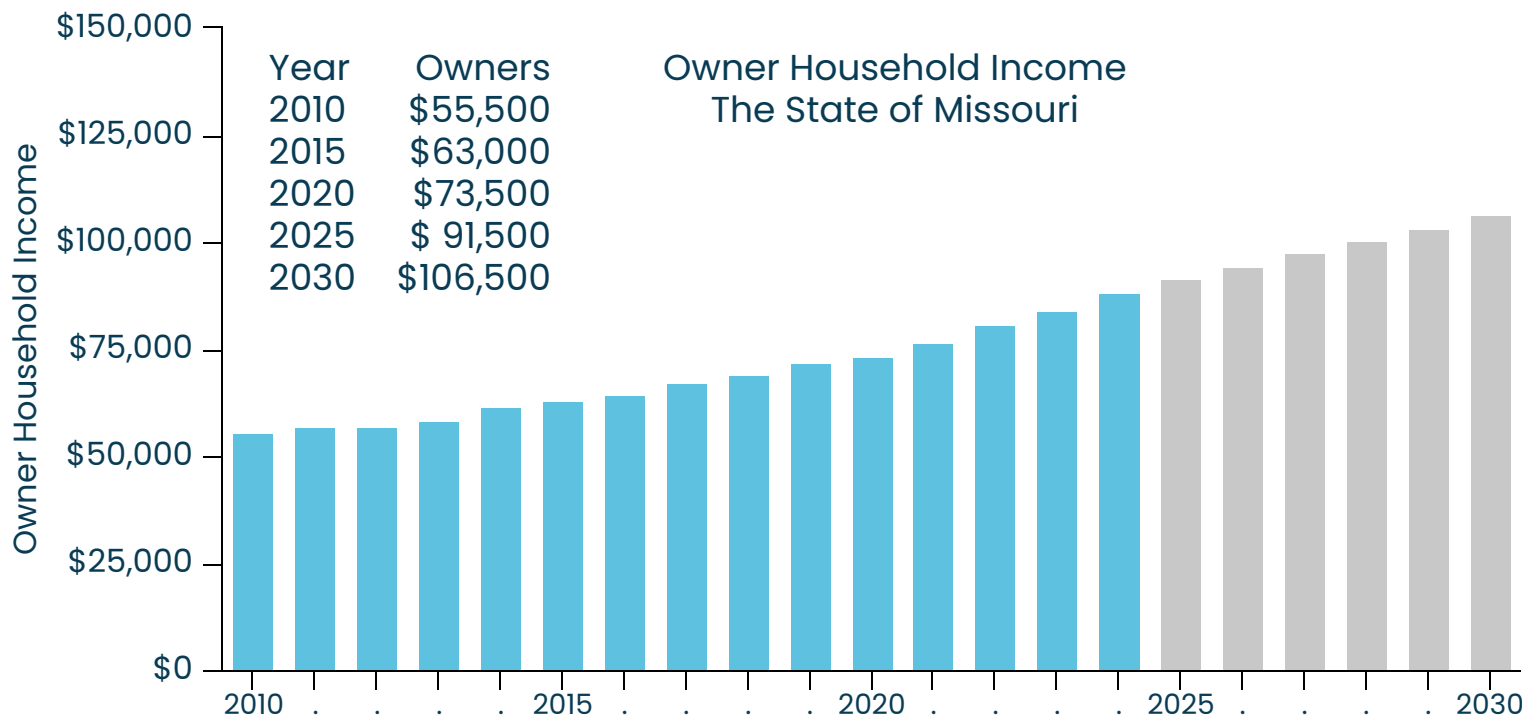
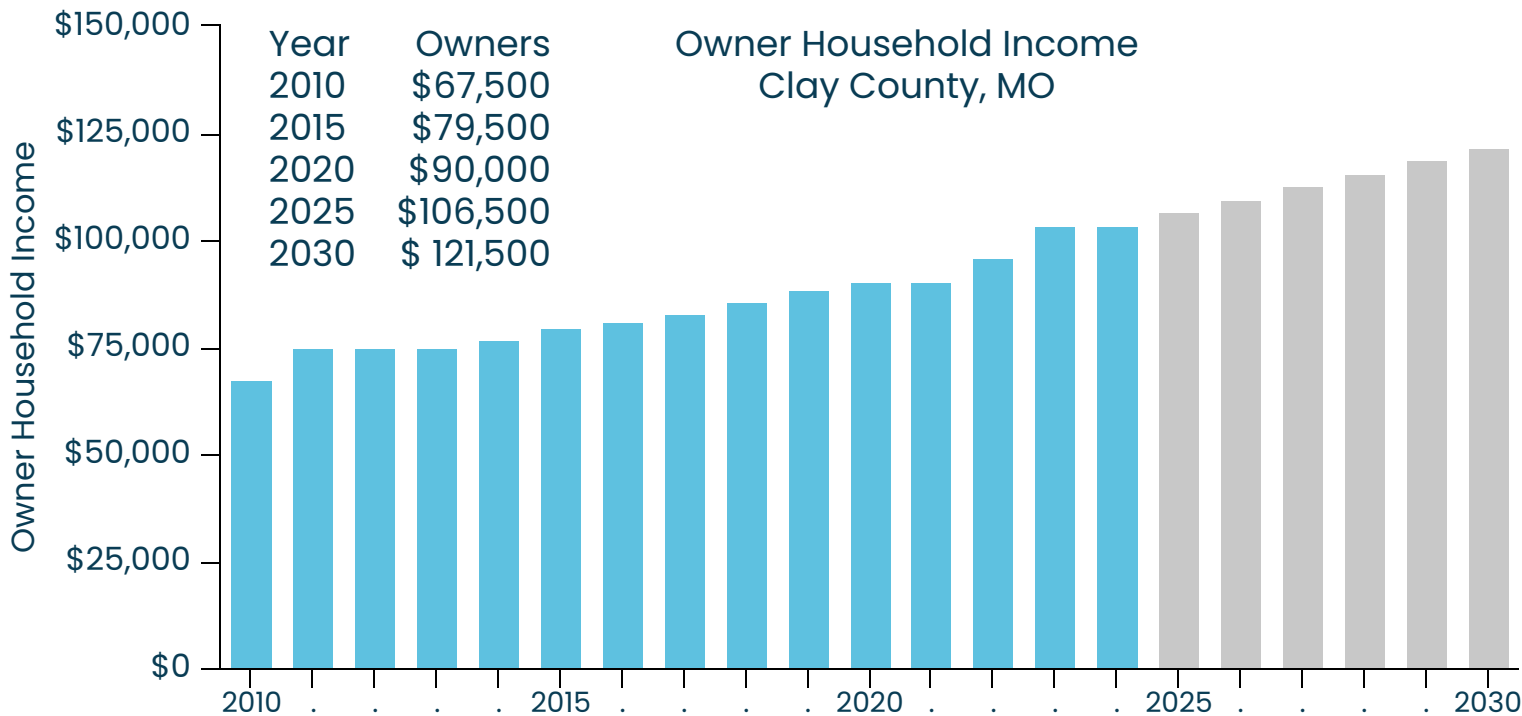


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Owner Hhld Income | Clay Co + Missouri

Owner household incomes are used to forecast price tolerances for home values.

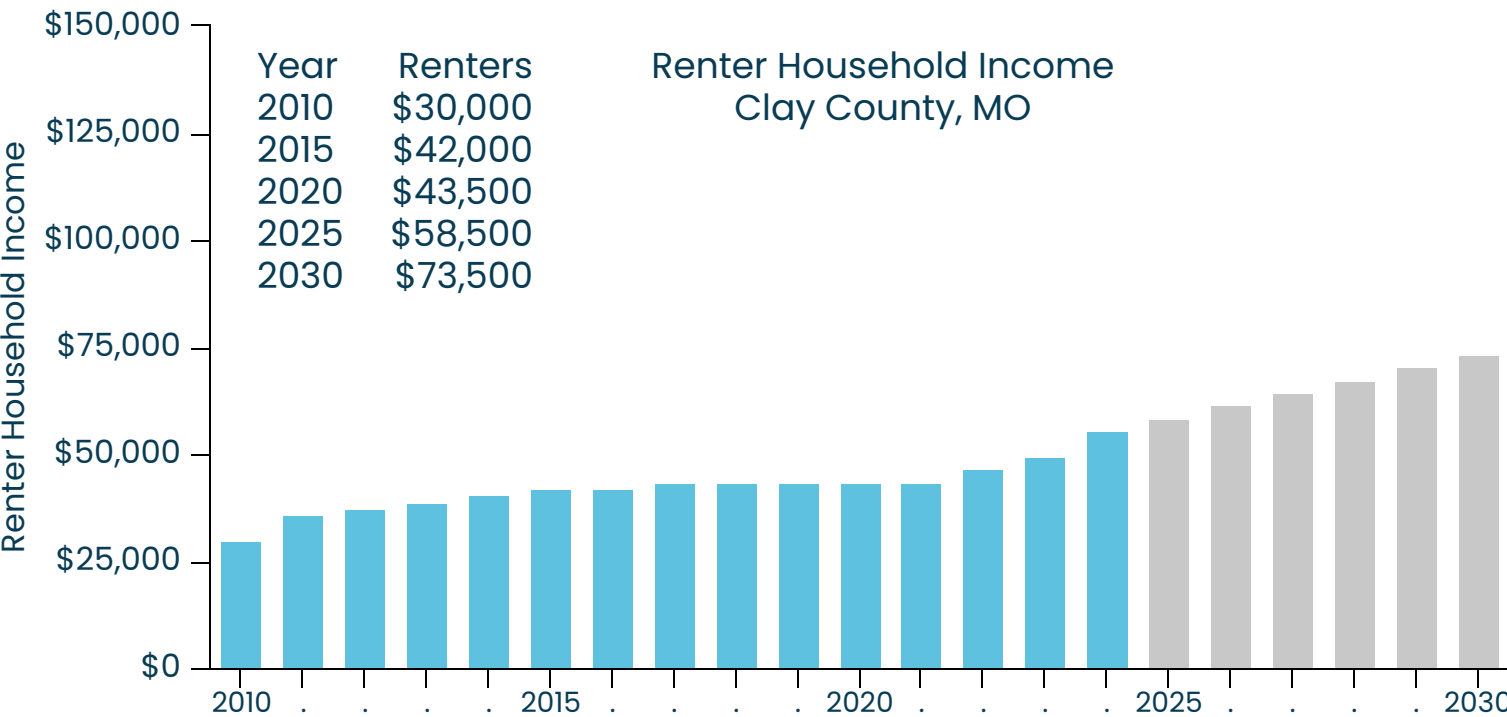
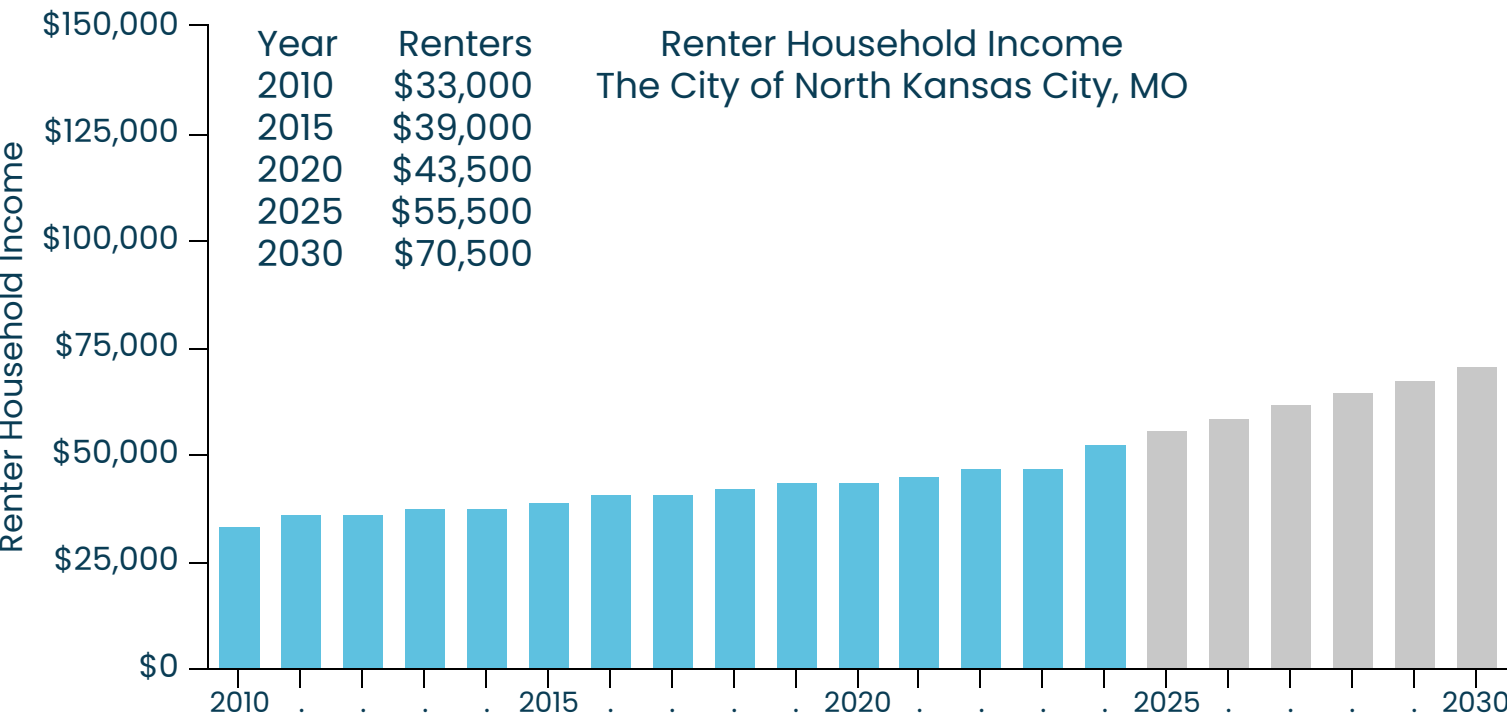


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Renter Hhld Income | North KC + Clay Co

Renter household incomes are used to forecast price tolerances for contract rents.



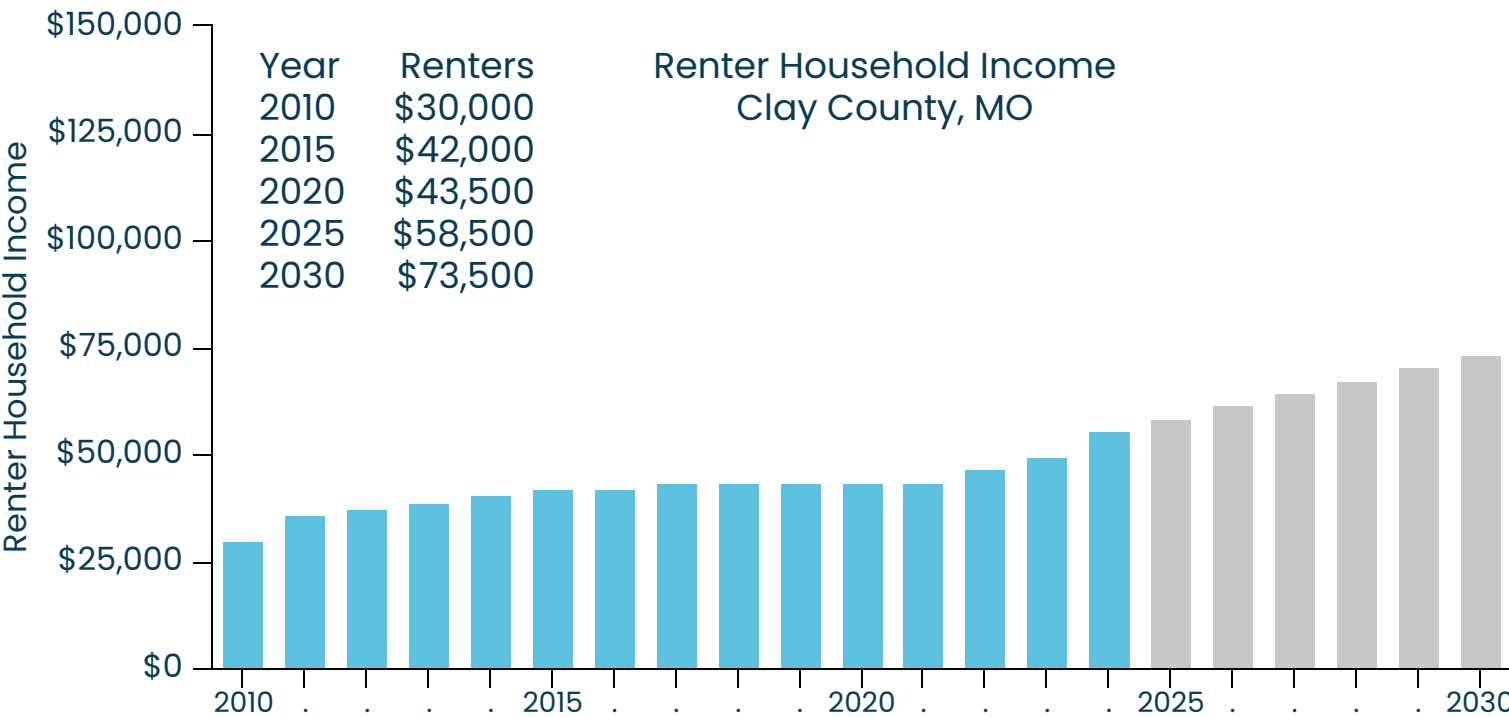
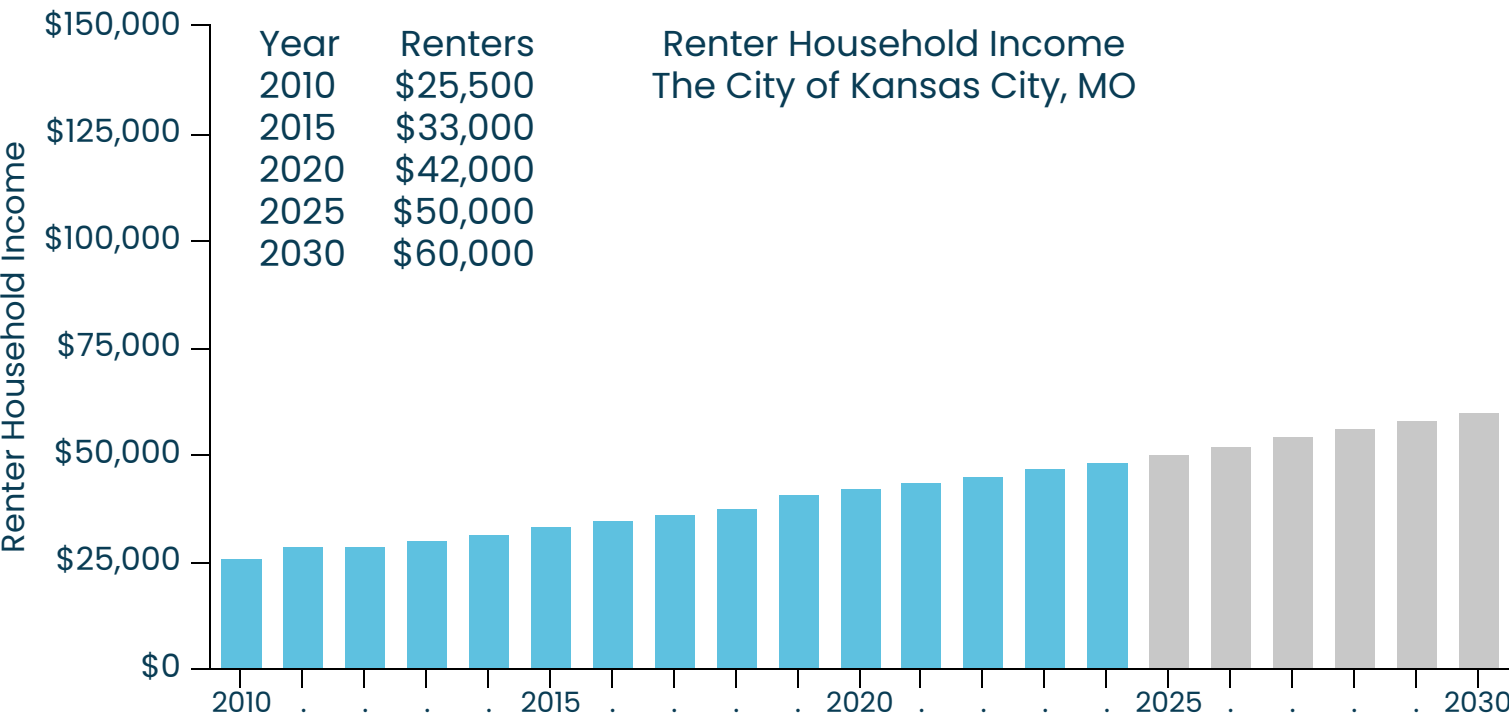
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



LandUseUSA
UrbanStrategies

Renter Hhld Income | Kansas City + Clay Co

Renter household incomes are used to forecast price tolerances for contract rents.

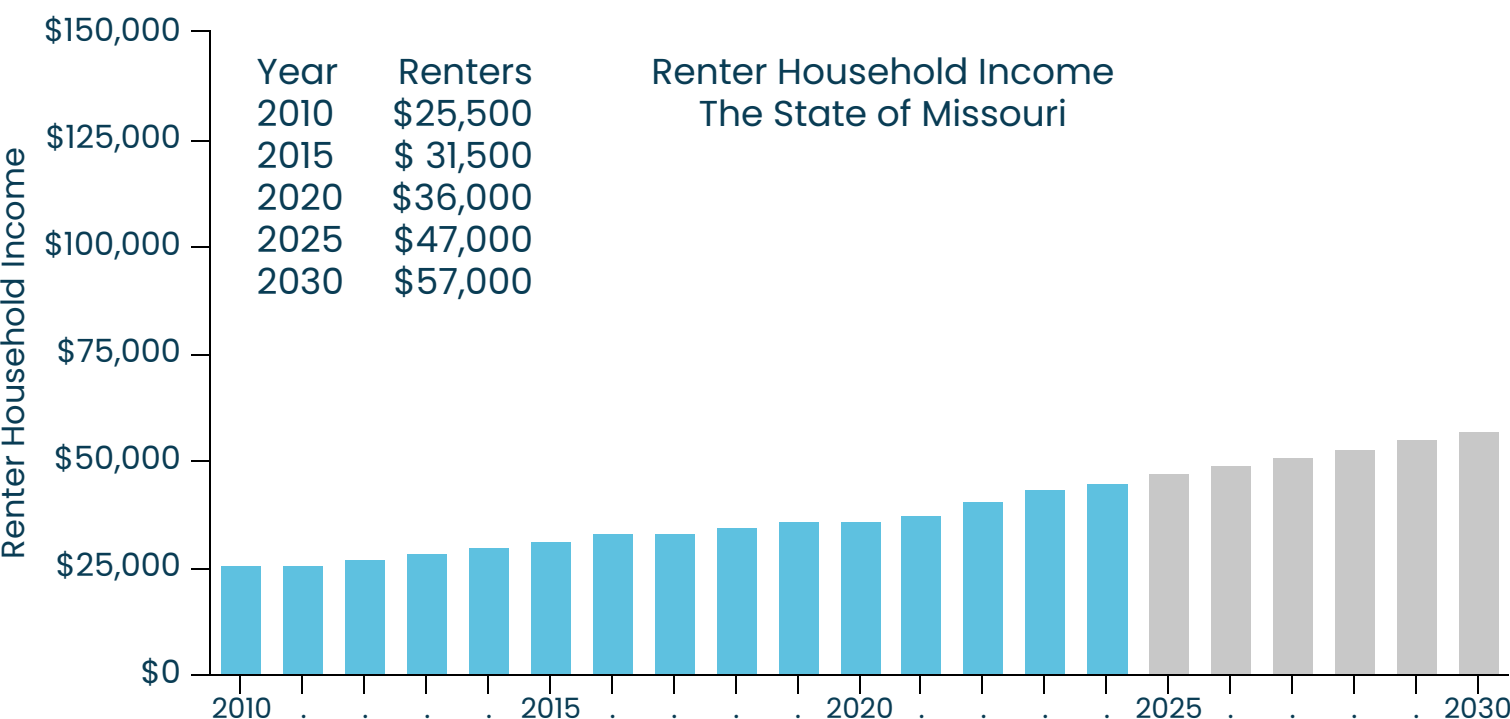
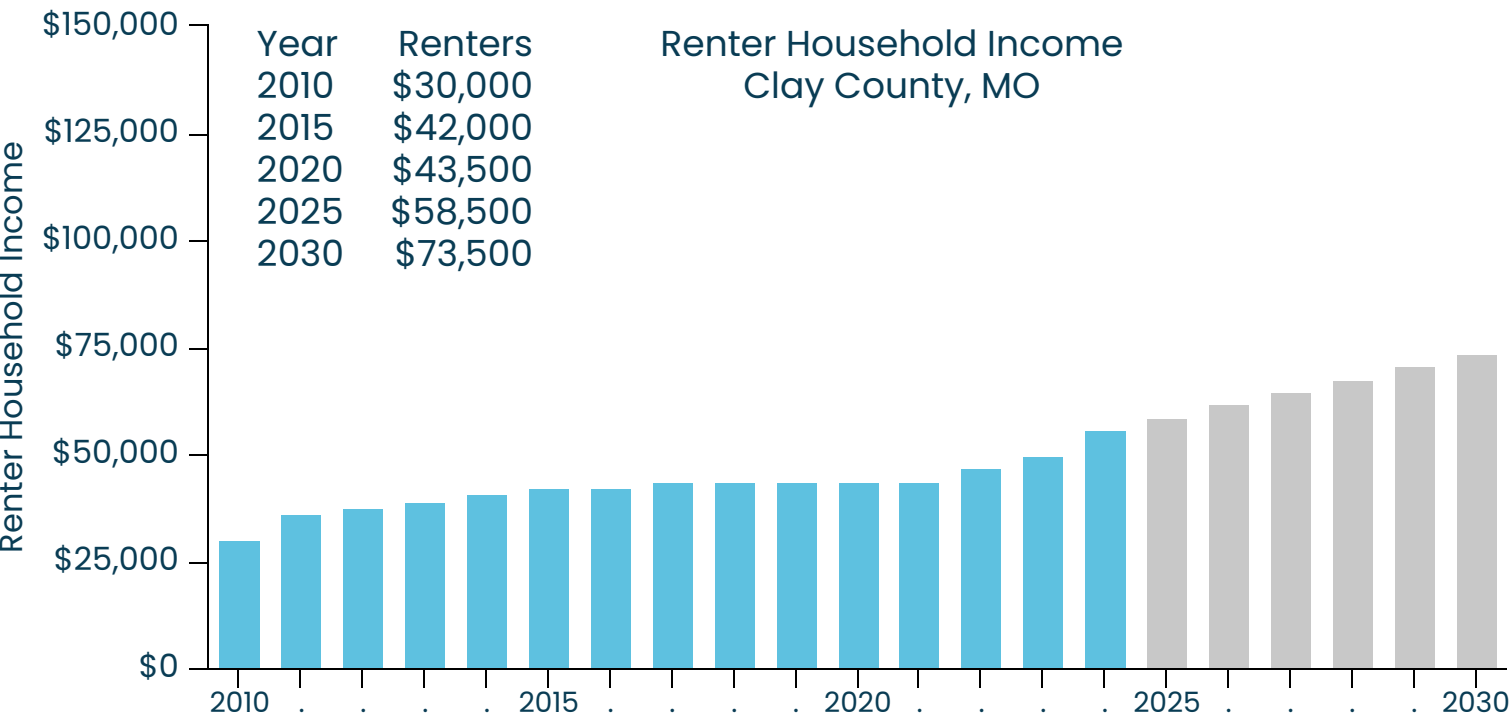


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



Renter Hhld Income | Clay Co + Missouri

Renter household incomes are used to forecast price tolerances for contract rents.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



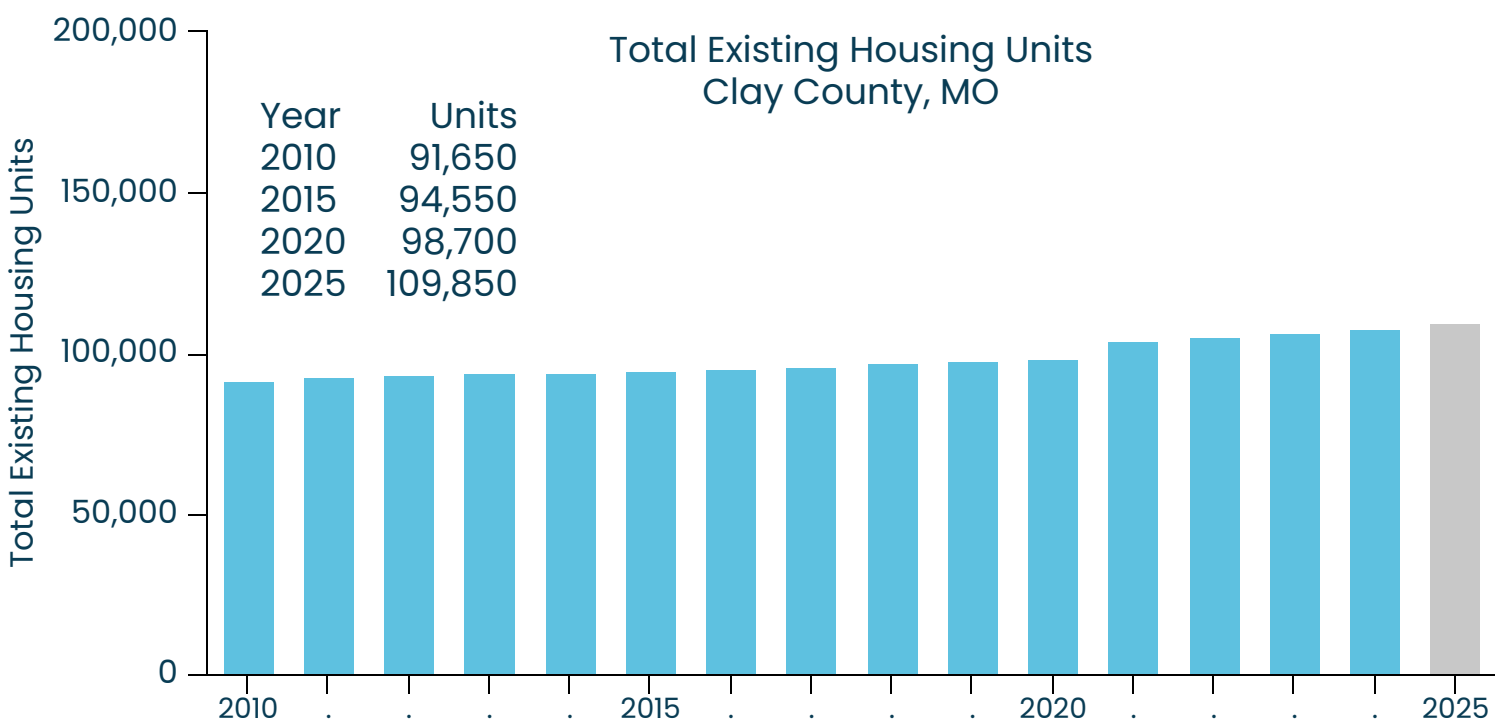
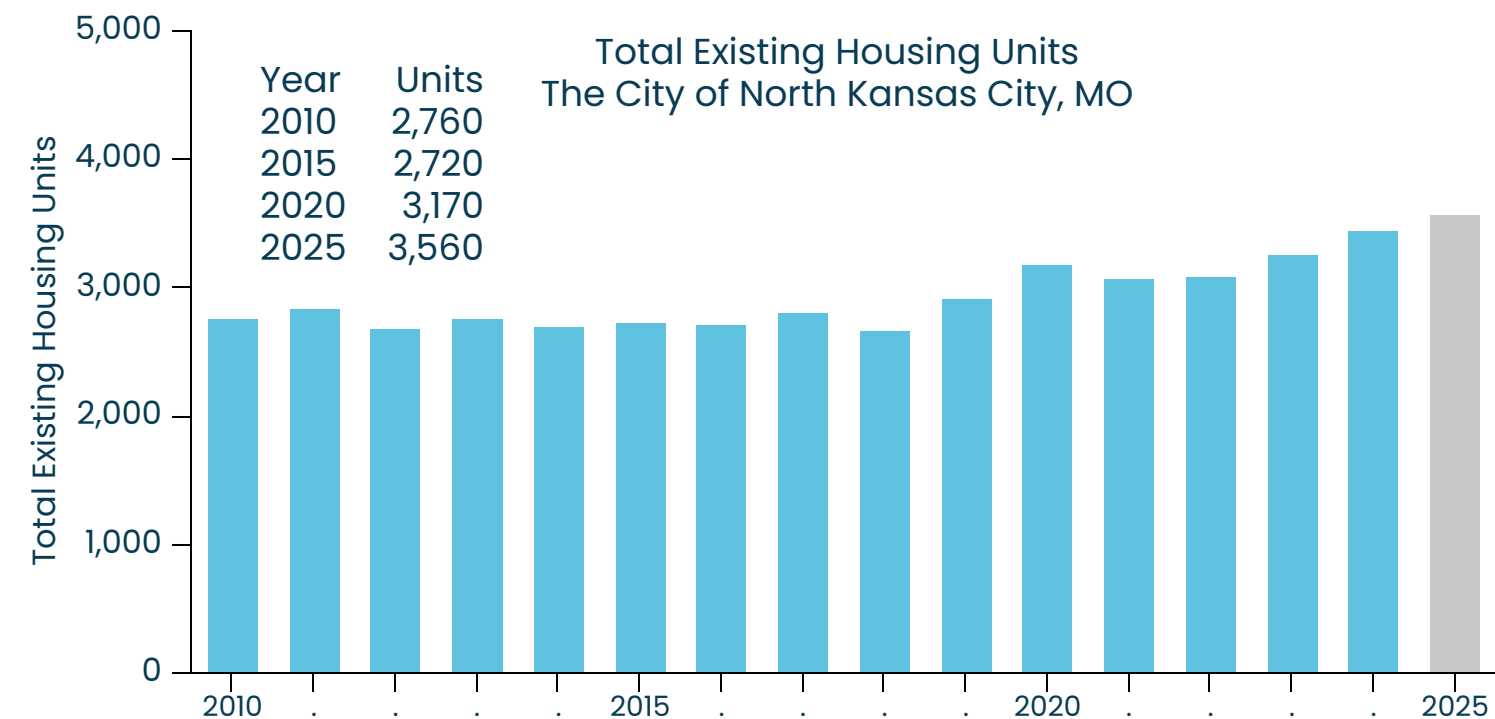
Section 4-F

SUPPLY:

Existing Housing Units

Existing Housing Units | North KC + Clay Co

Existing housing units (occupied and vacant) is one measure of market supply.

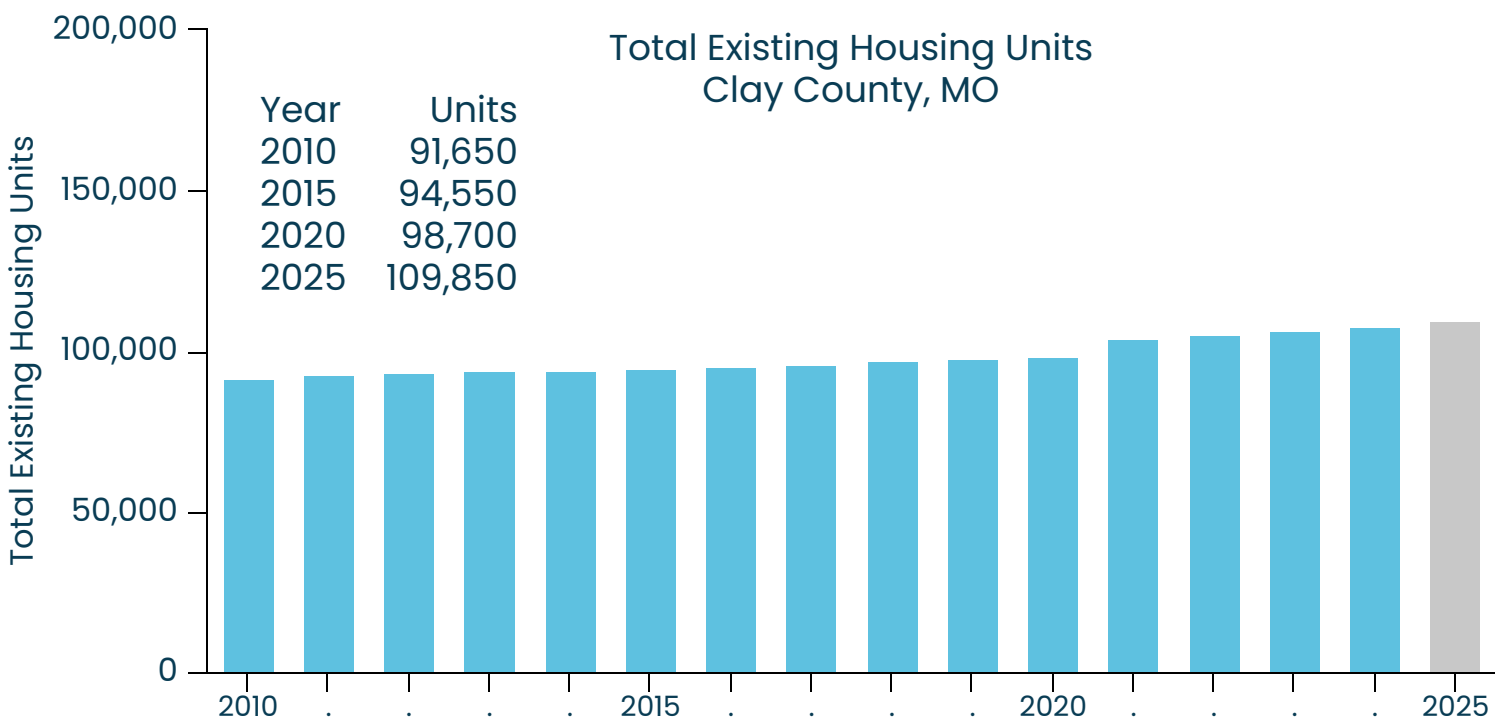
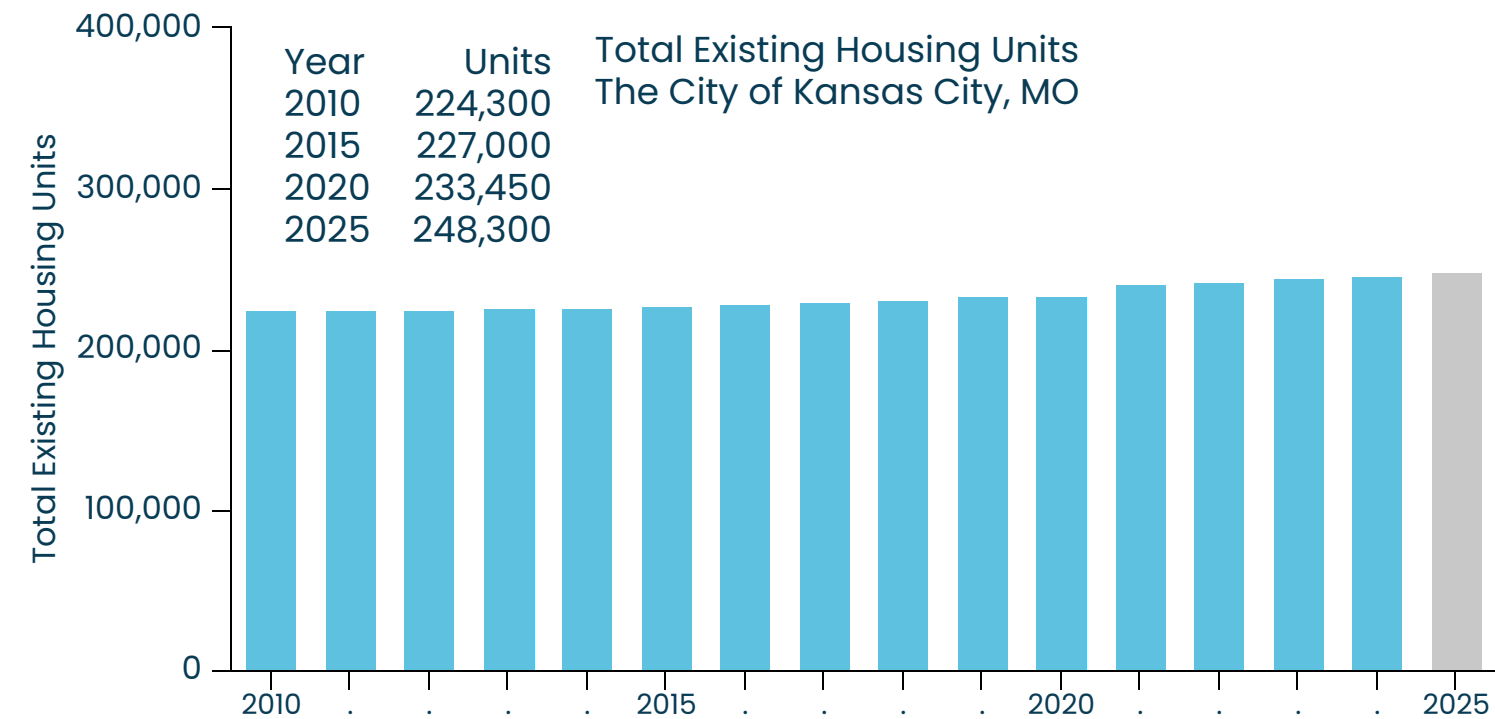


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Existing Housing Units | Kansas City + Clay Co

Existing housing units (occupied and vacant) is one measure of market supply.

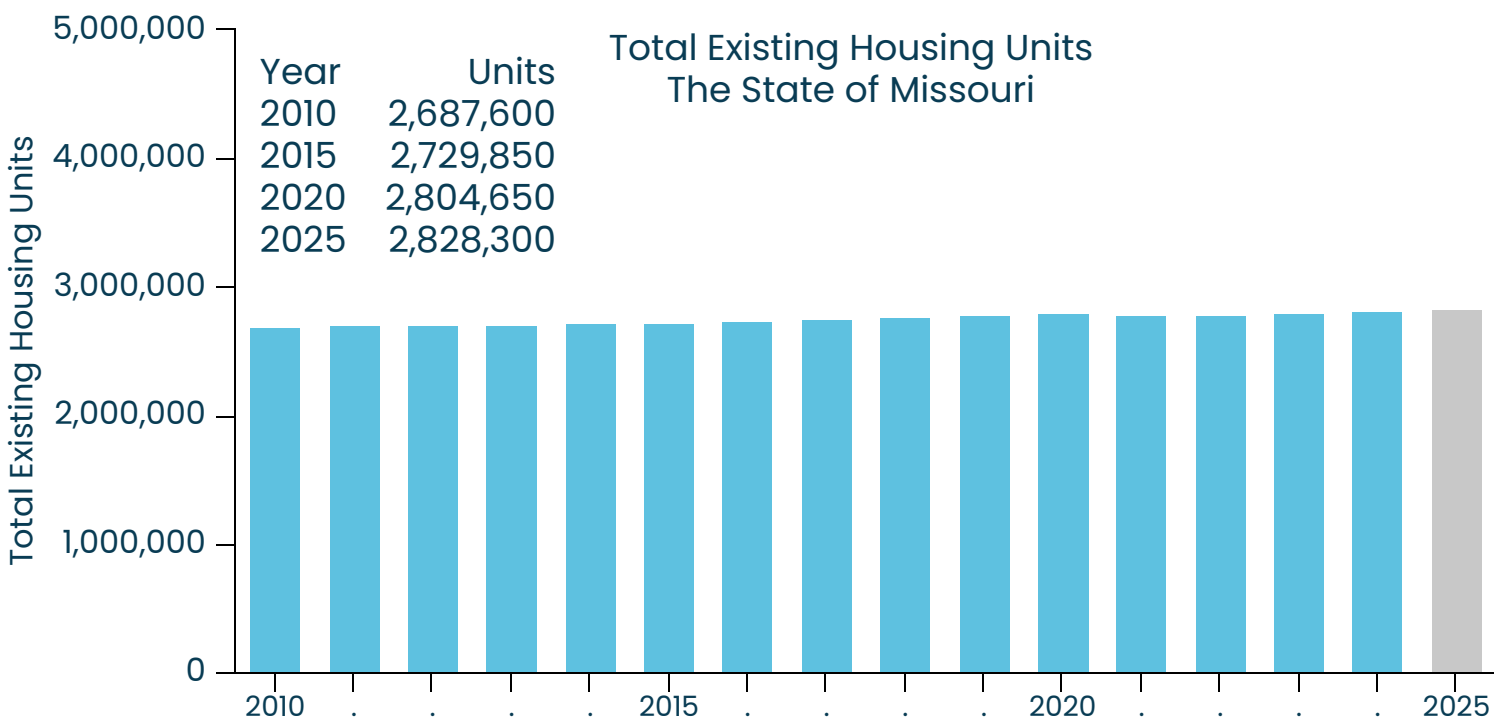
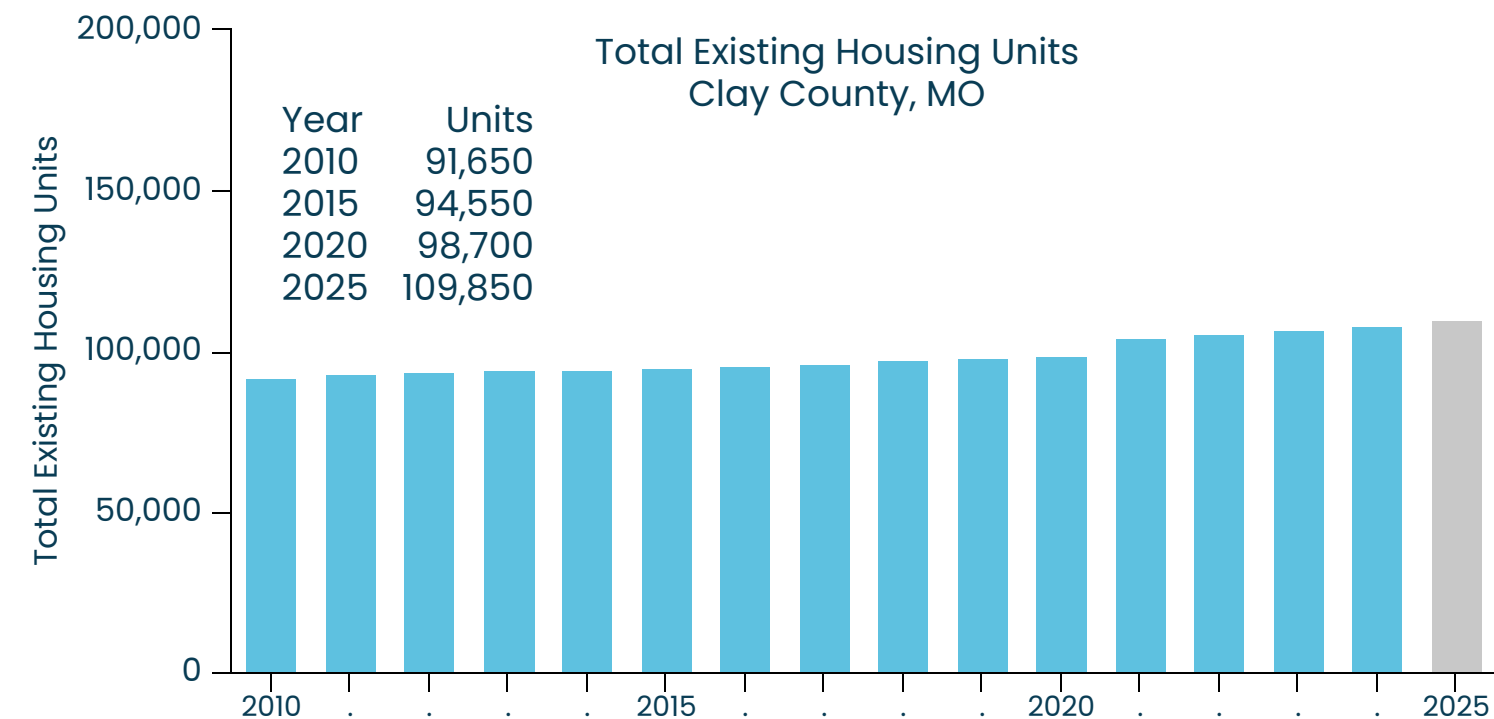


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Existing Housing Units | Clay Co + Missouri

Existing housing units (occupied and vacant) is one measure of market supply.



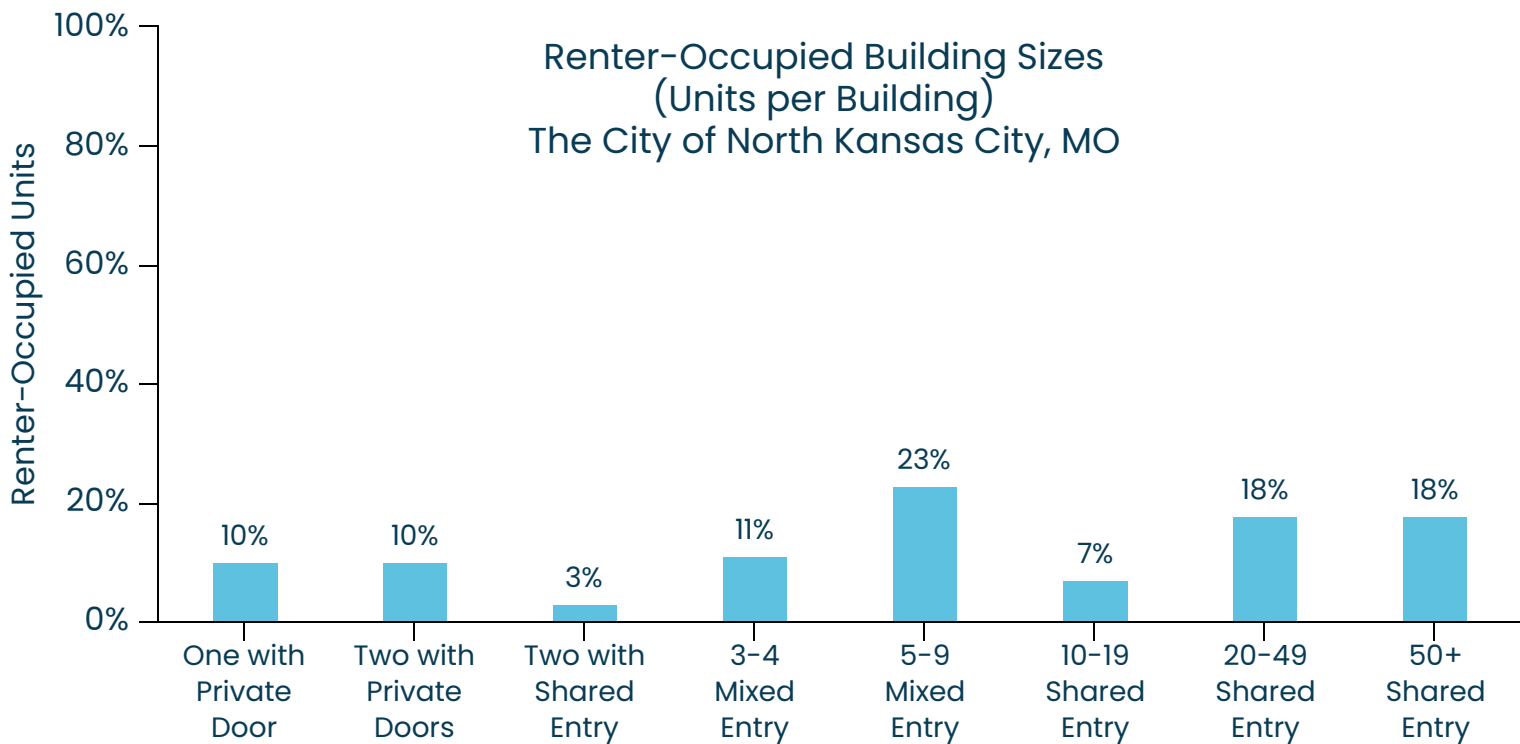
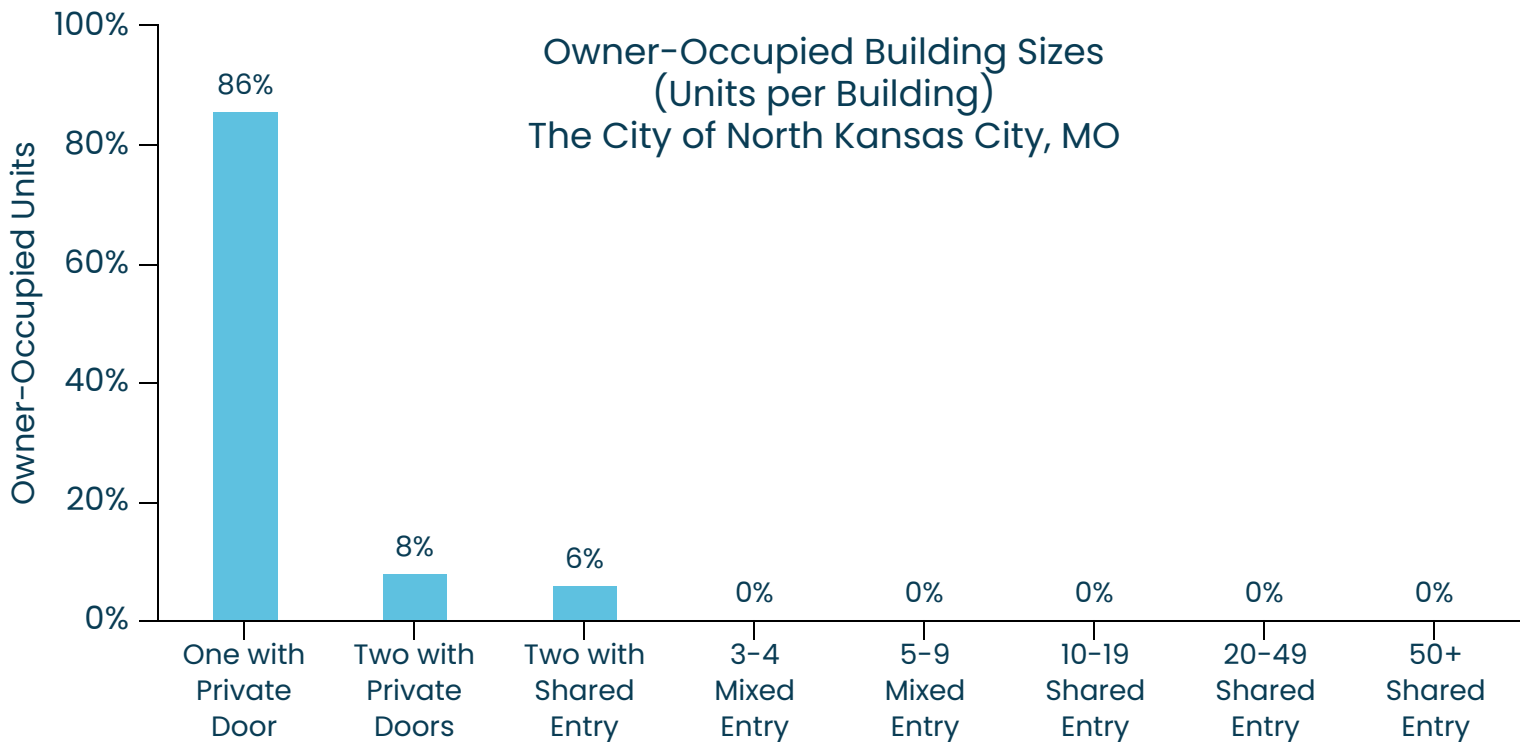
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Section 4-G SUPPLY: Building Size by Tenure

Building Size by Tenure | North Kansas City

The share of existing, occupied units by the size of the building or structure.



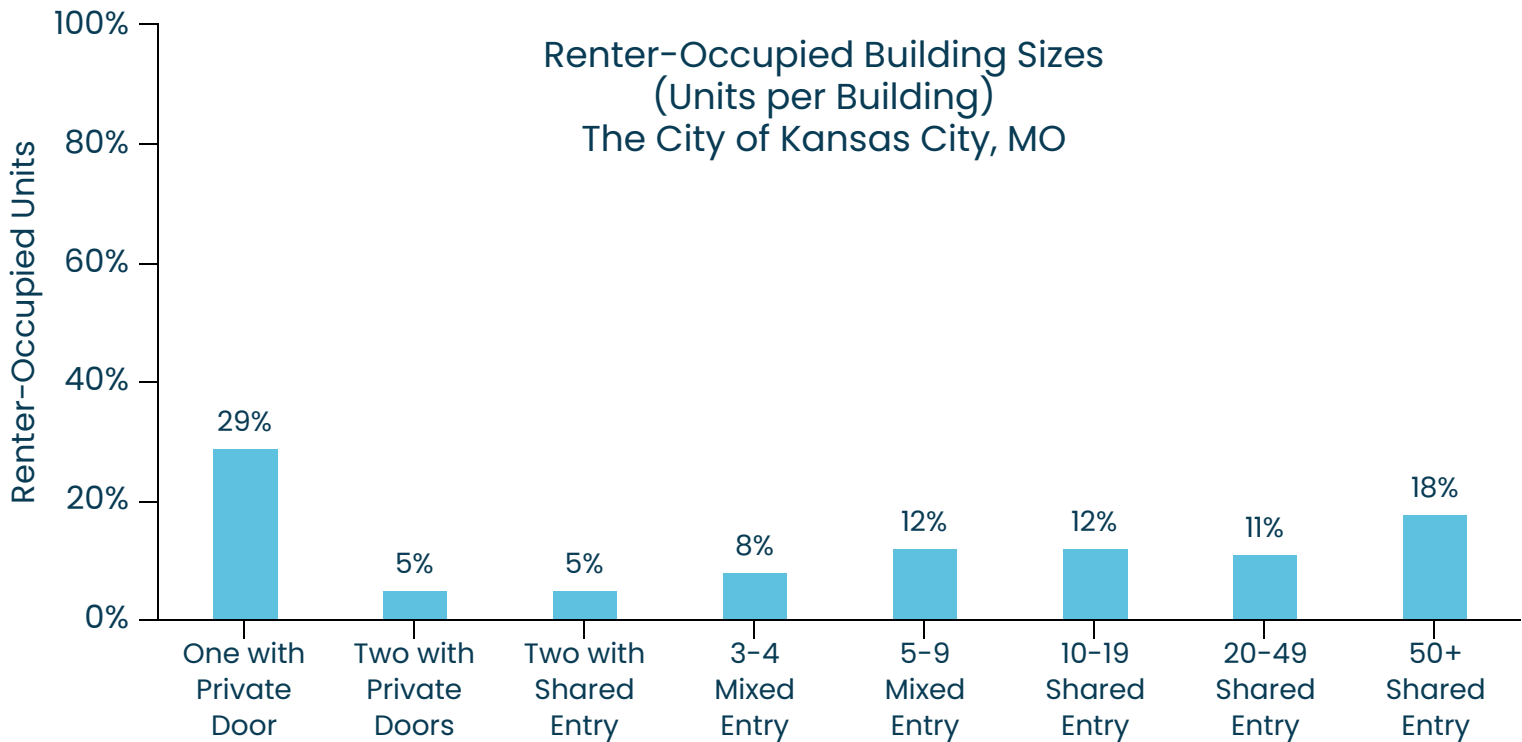
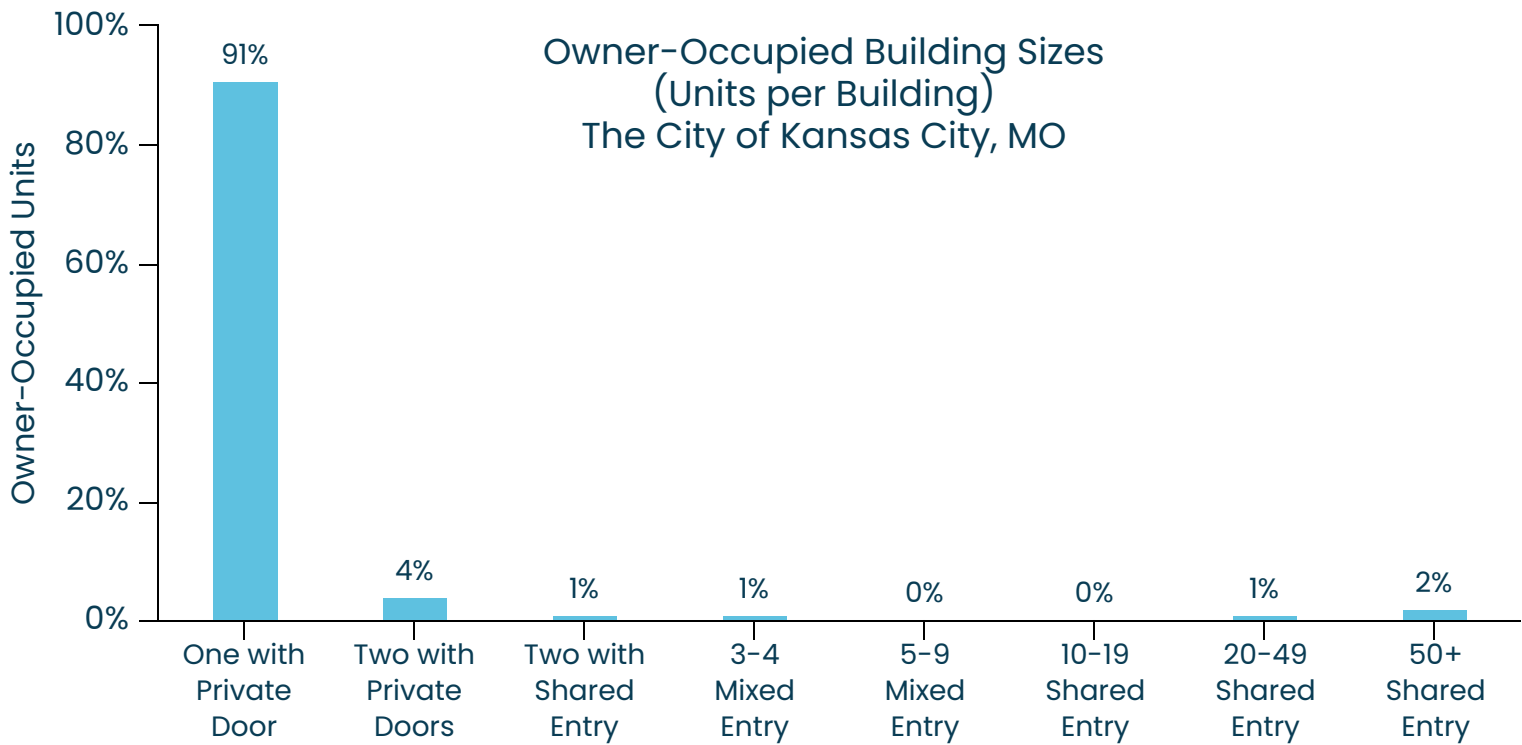
Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2024. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

Building Size by Tenure | Kansas City

The share of existing, occupied units by the size of the building or structure.



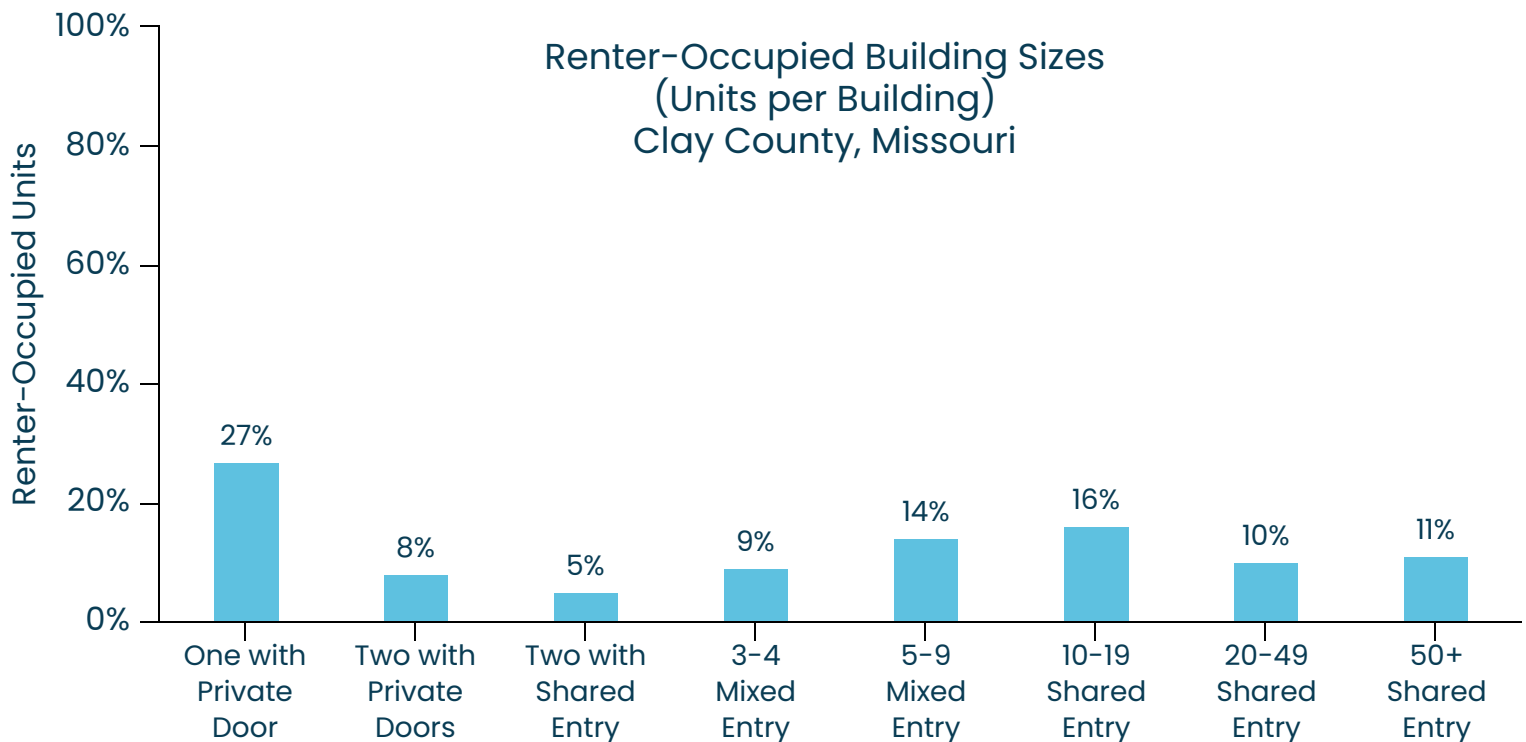
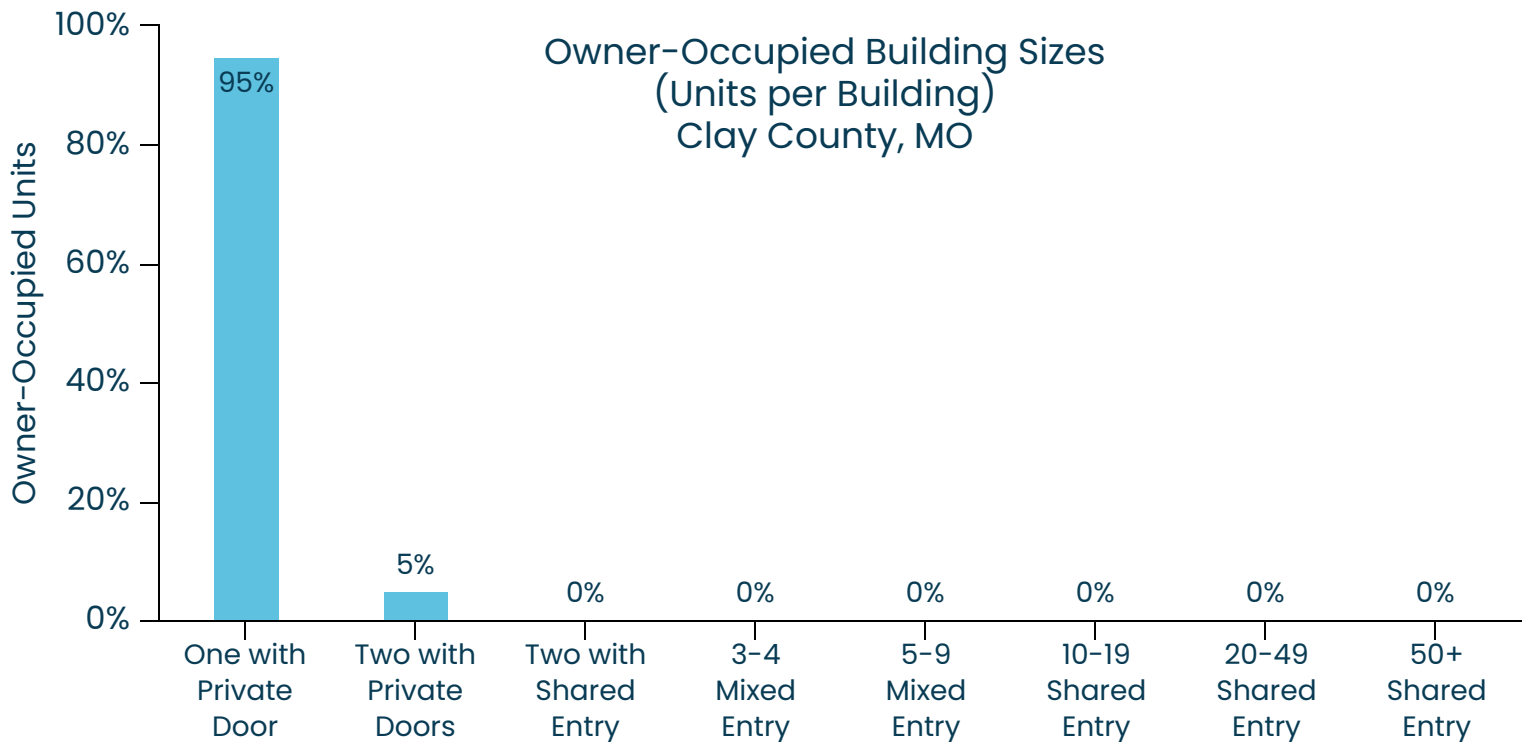
Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2024. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

Building Size by Tenure | Clay County

The share of existing, occupied units by the size of the building or structure.



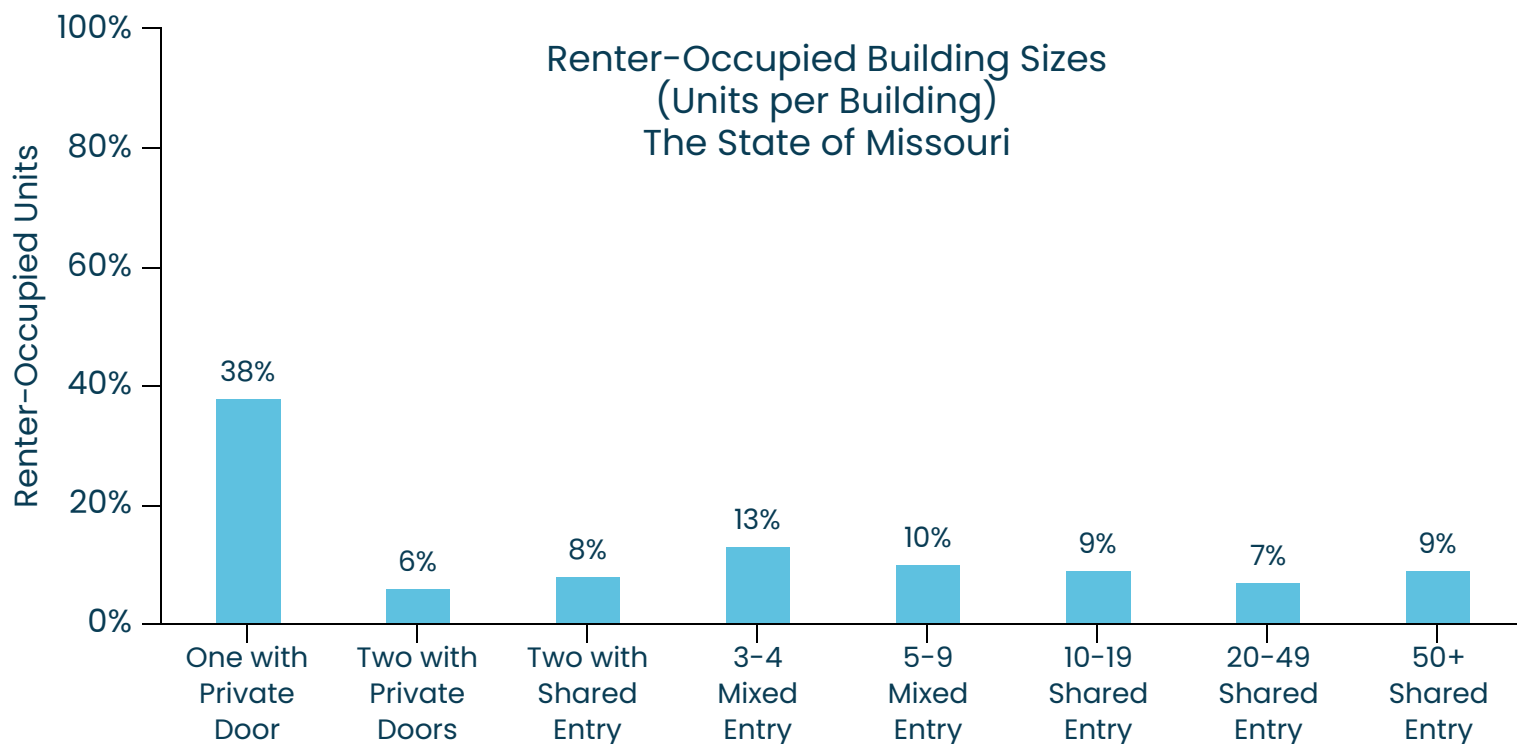
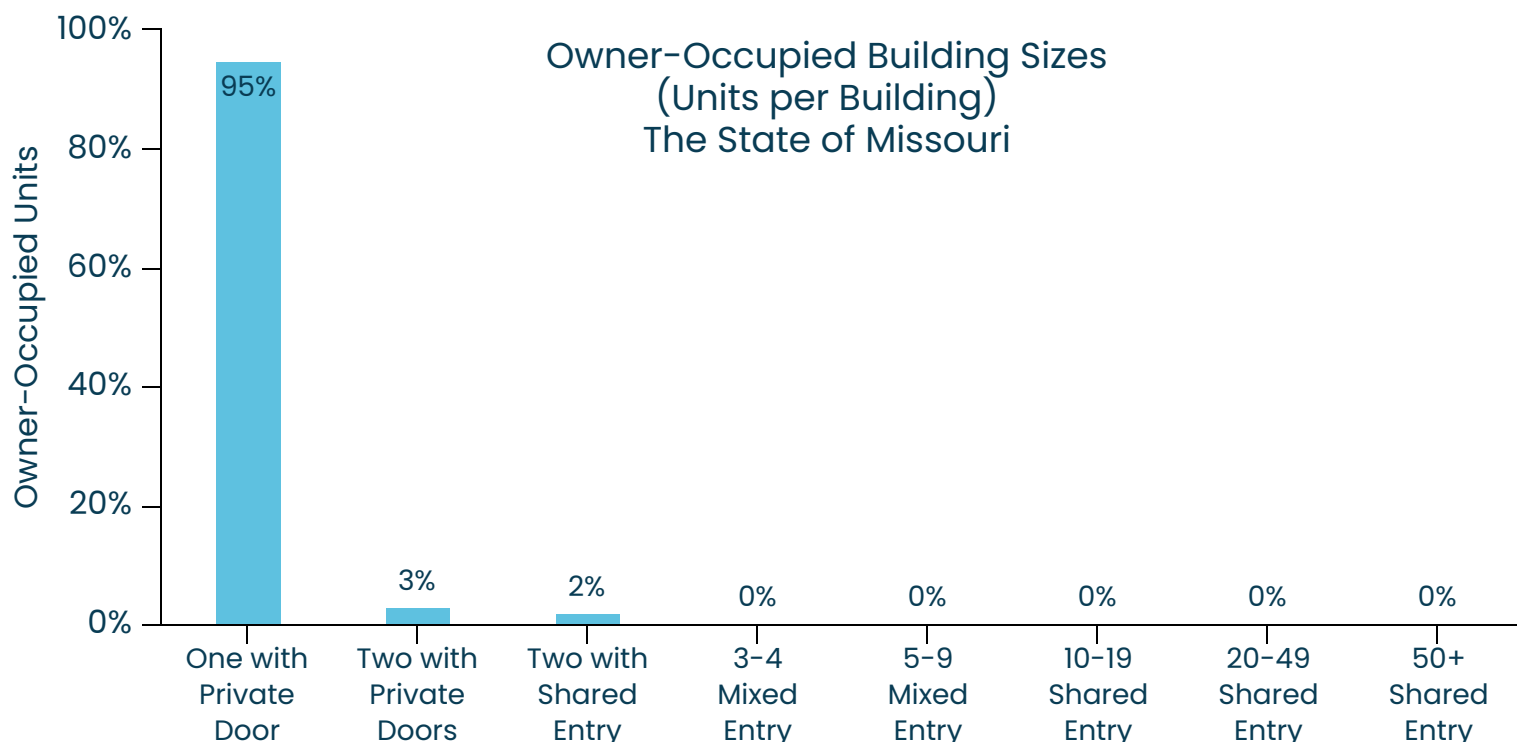
Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2024. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

Building Size by Tenure | State of Missouri

The share of existing, occupied units by the size of the building or structure.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2024. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.

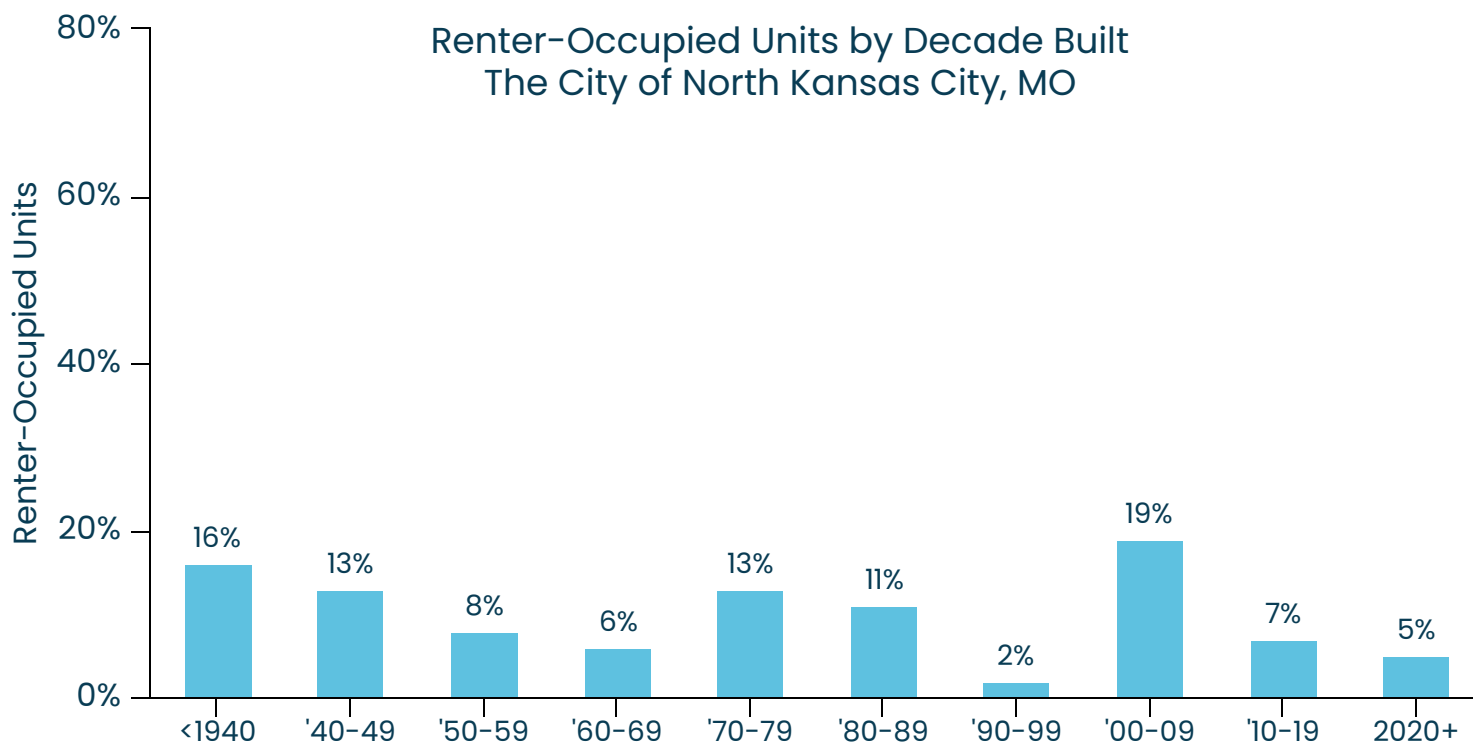
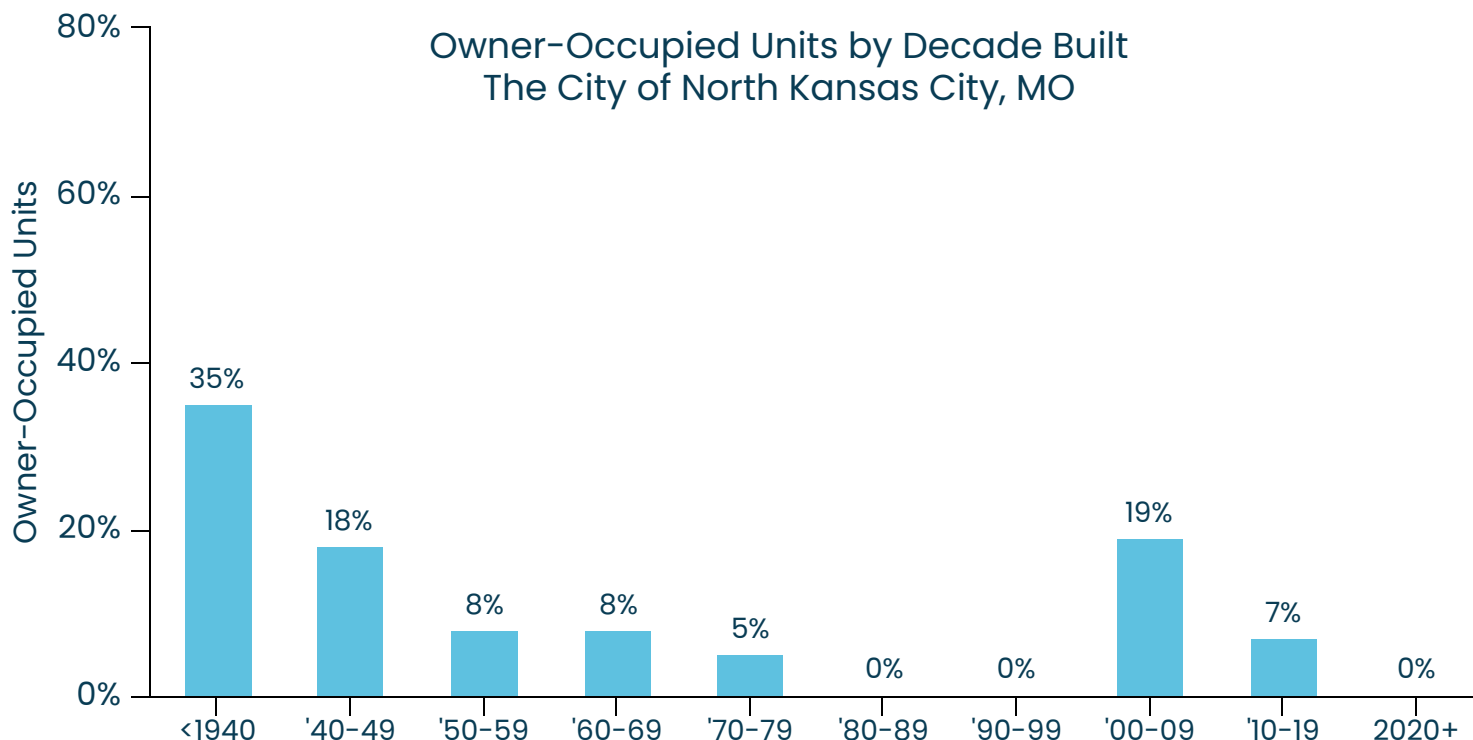


LandUseUSA
UrbanStrategies

Section 4-H
SUPPLY:
Decade Built
by Tenure

Units by Decade Built | North Kansas City

The number of existing owner-occupied units by the decade built.



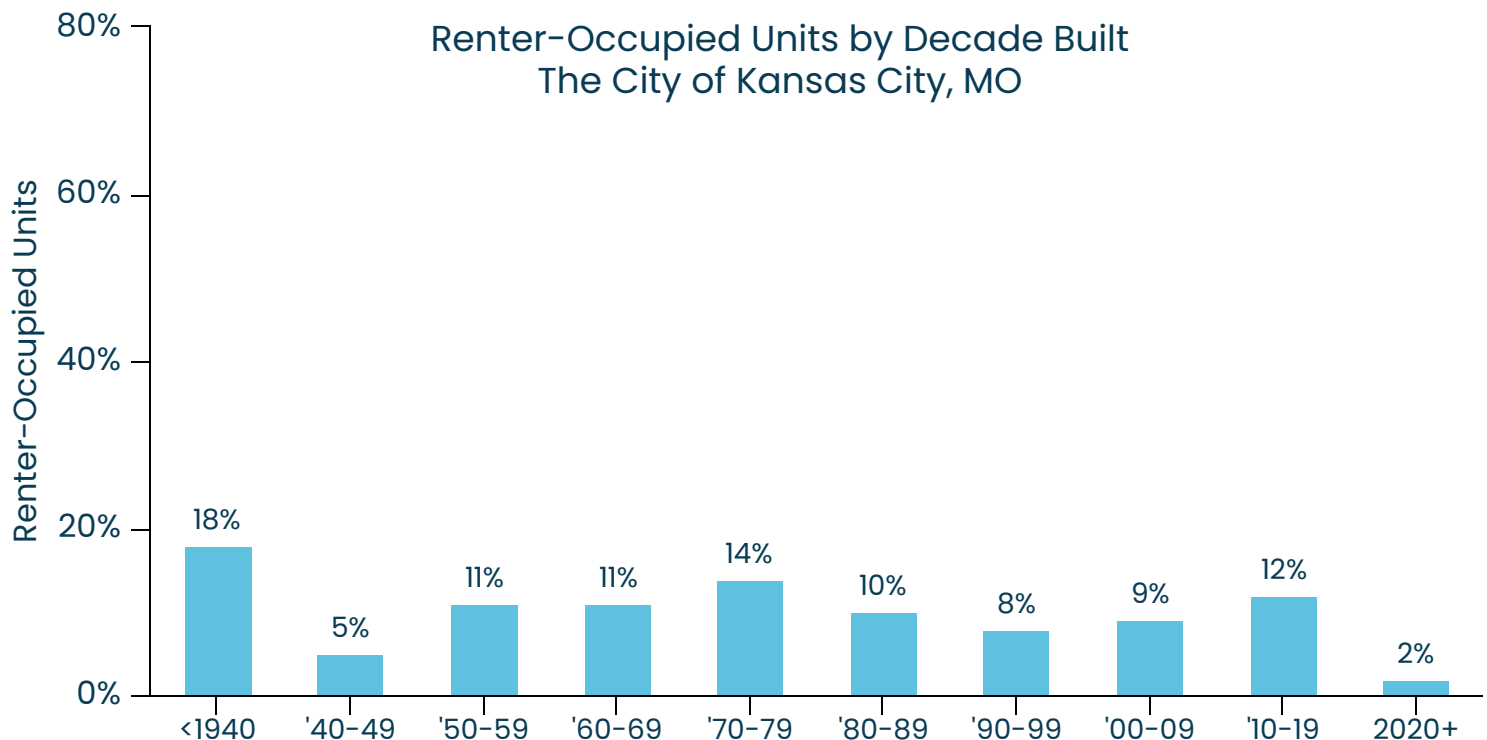
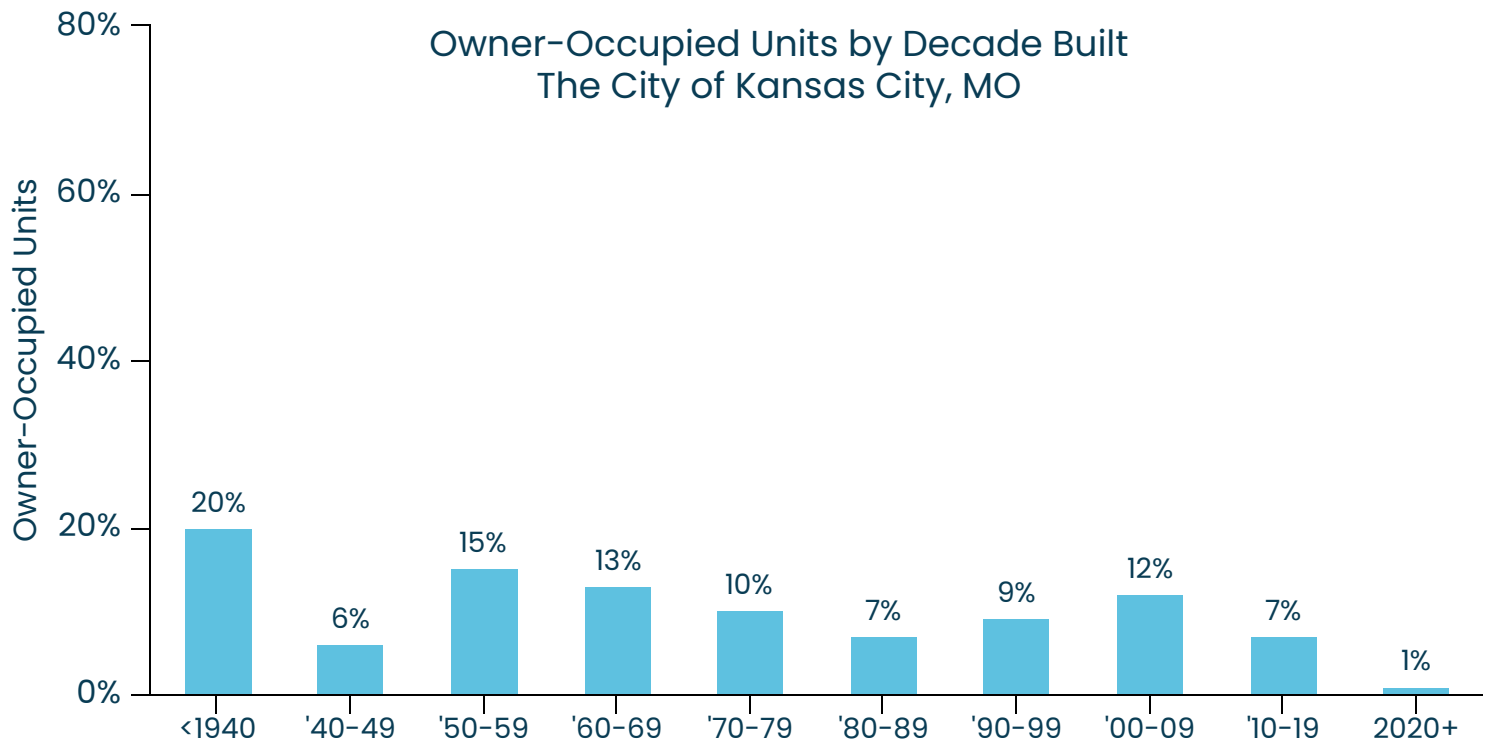
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

Units by Decade Built | Kansas City

The number of existing owner-occupied units by the decade built.



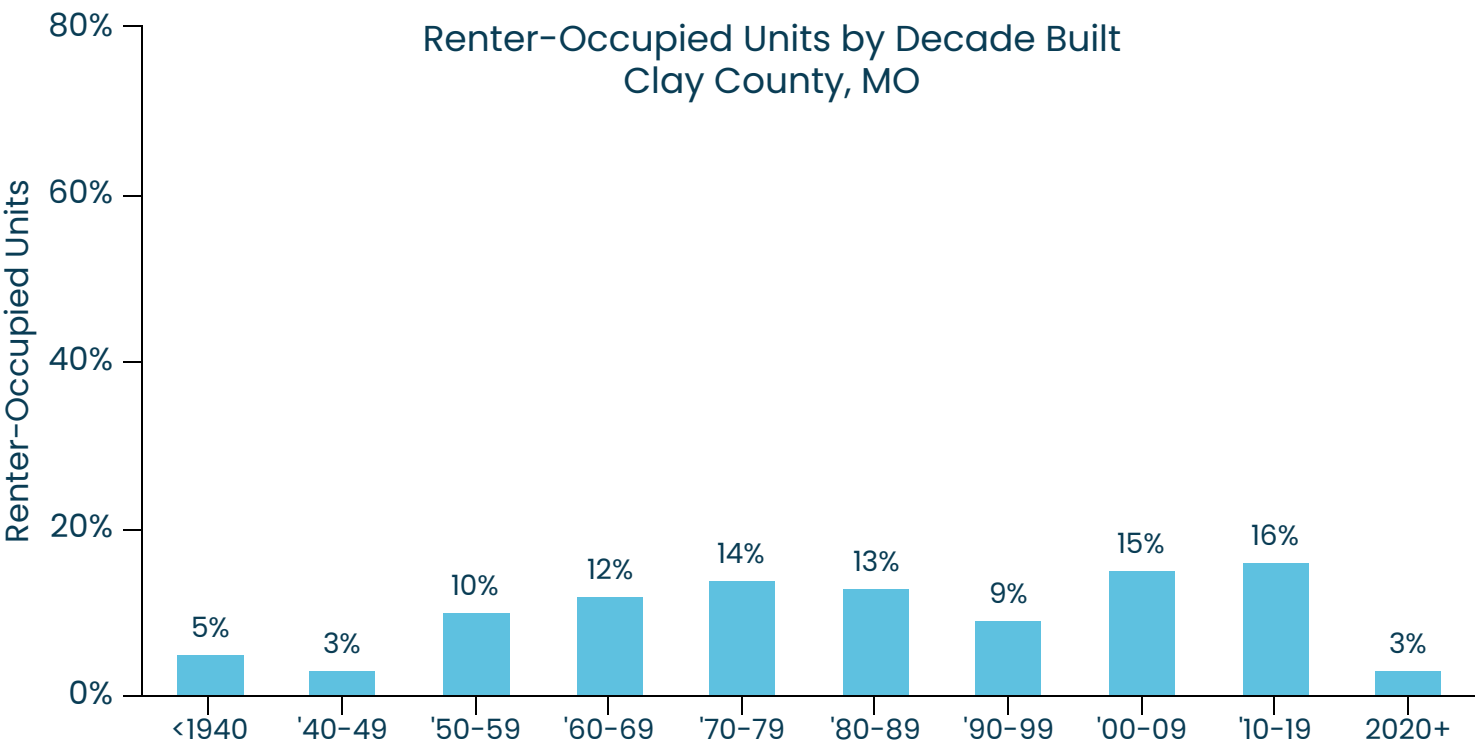
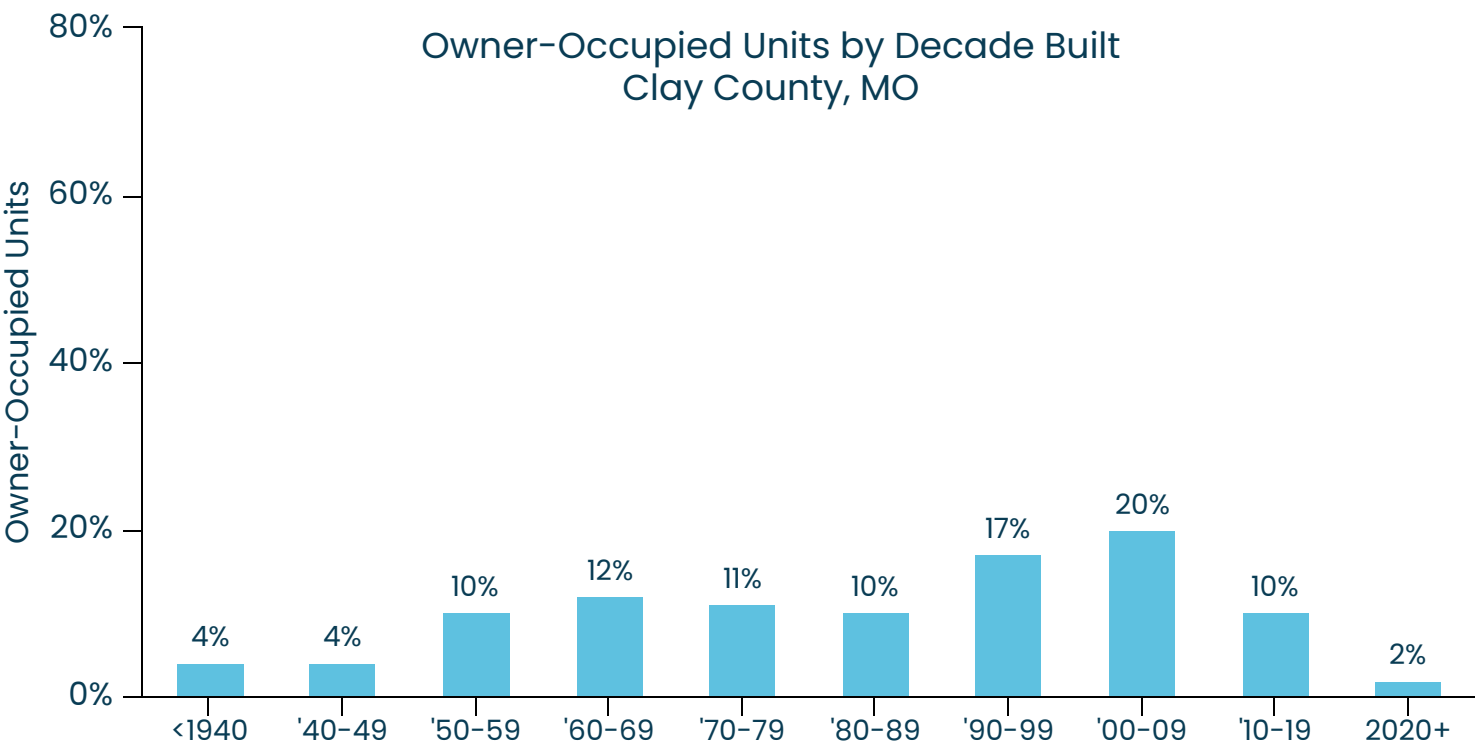
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

Units by Decade Built | Clay County

The number of existing owner-occupied units by the decade built.

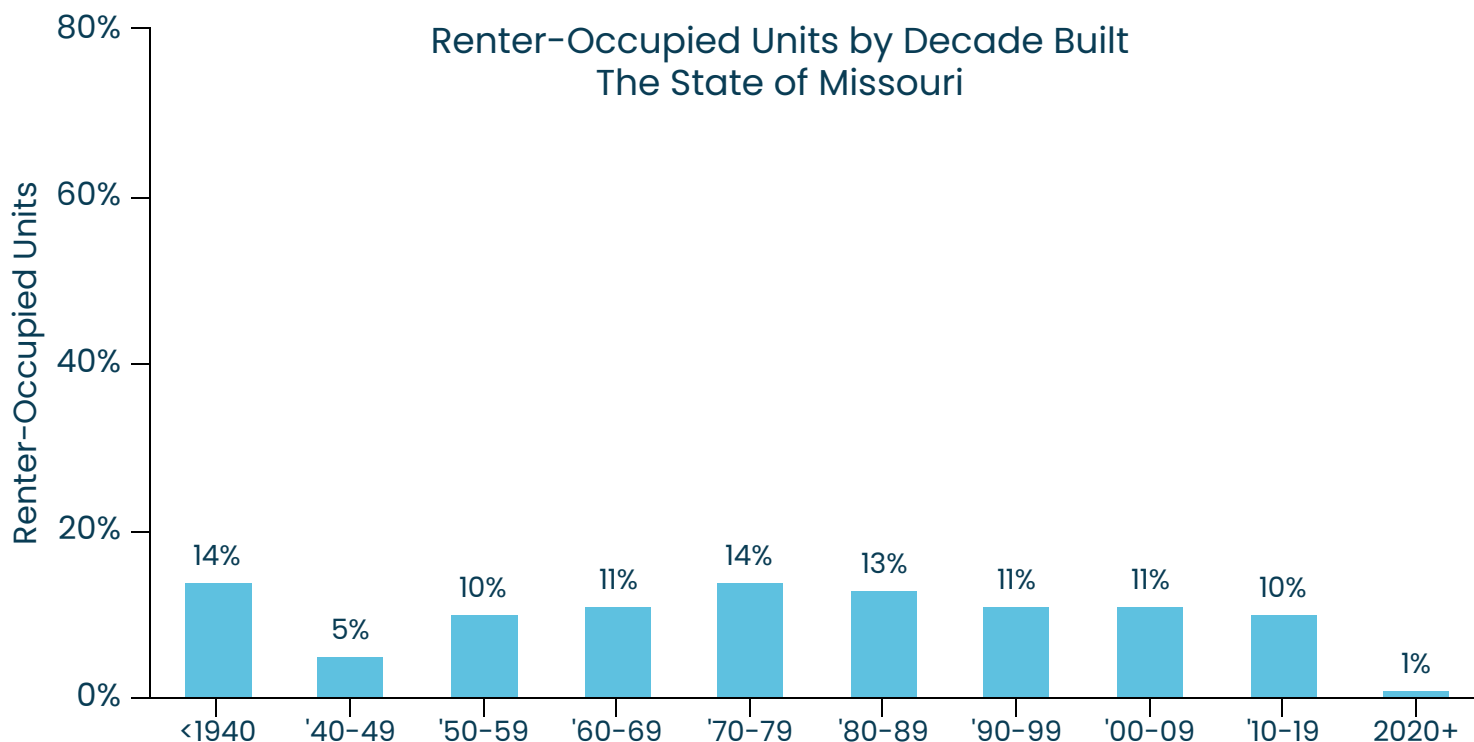
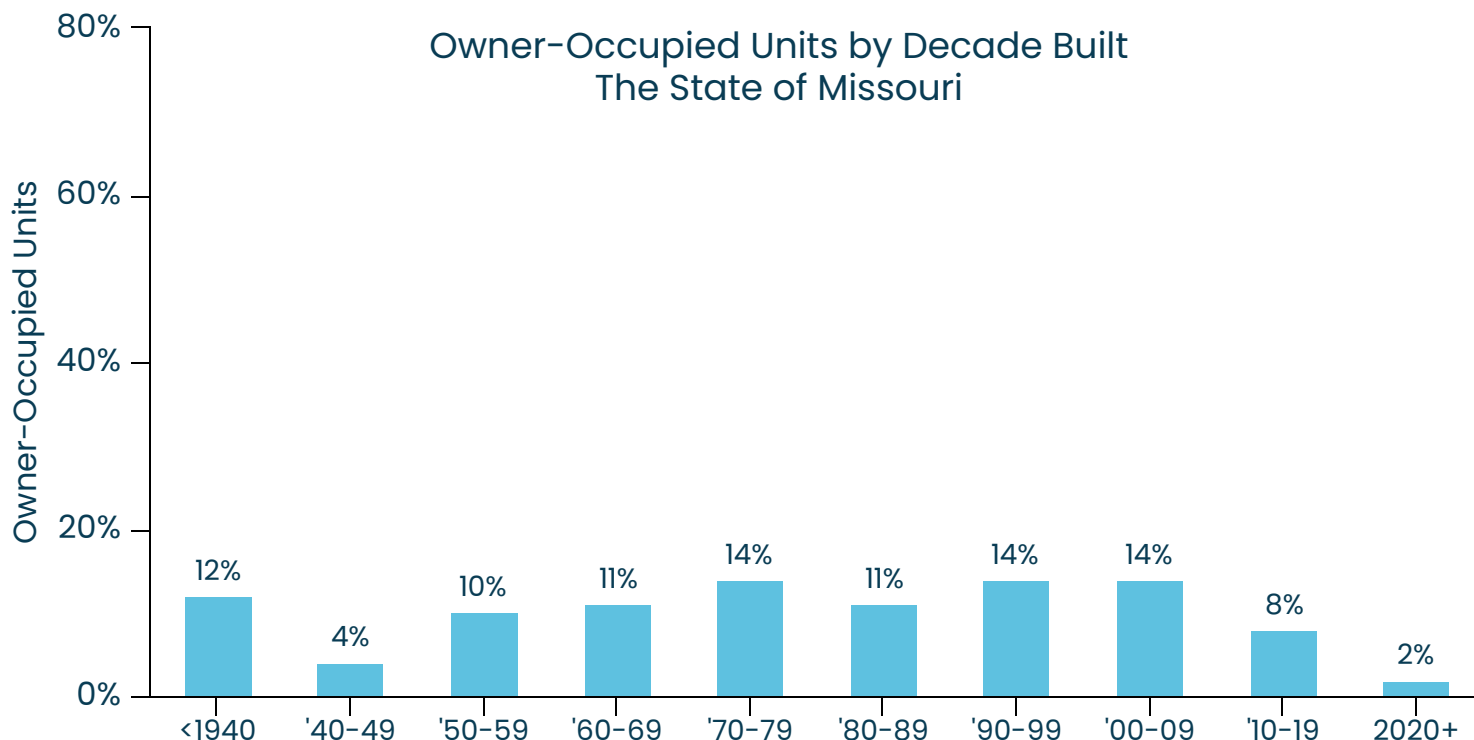


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



Units by Decade Built | Missouri State

The number of existing owner-occupied units by the decade built.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis and exhibit prepared by LandUseUSA Urban Strategies in collaboration with Olsson, 2026.



LandUseUSA
UrbanStrategies

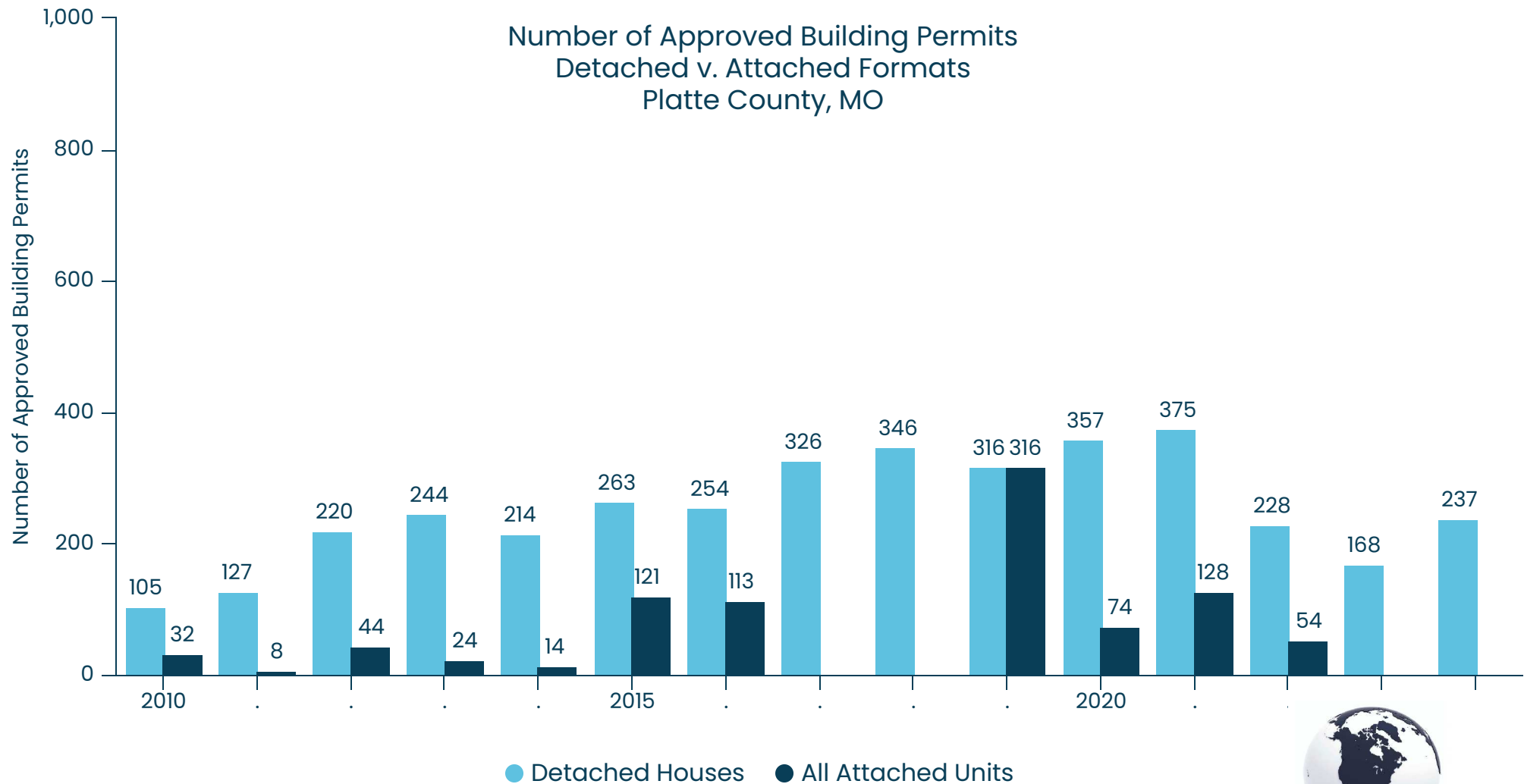
Section 4-I

SUPPLY:

Building Permit Survey

Number of Permitted Units | Platte County

An assessment of approved building permits over time by format (detached v. attached).

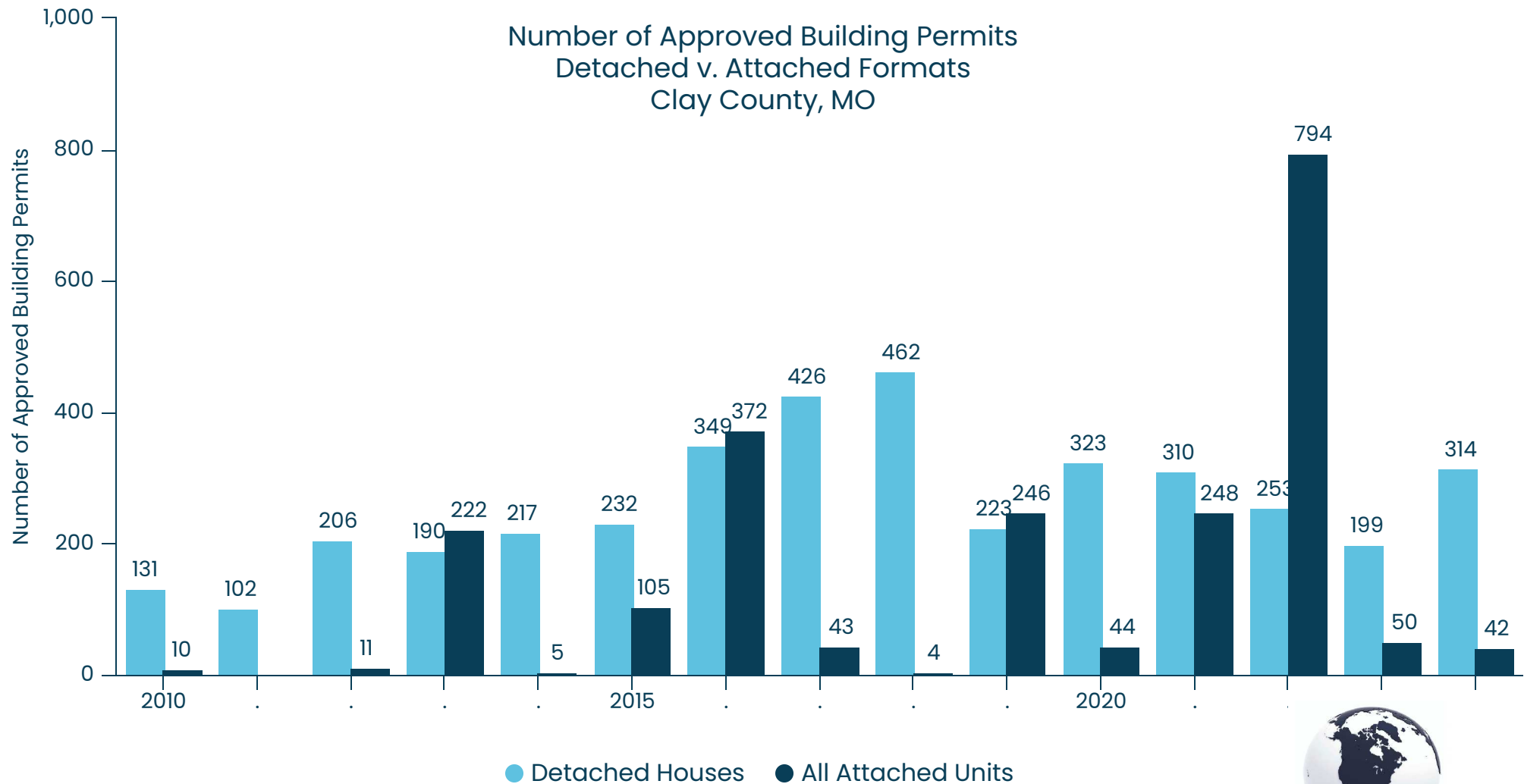


LandUseUSA
UrbanStrategies

Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Number of Permitted Units | Clay County

An assessment of approved building permits over time by format (detached v. attached).

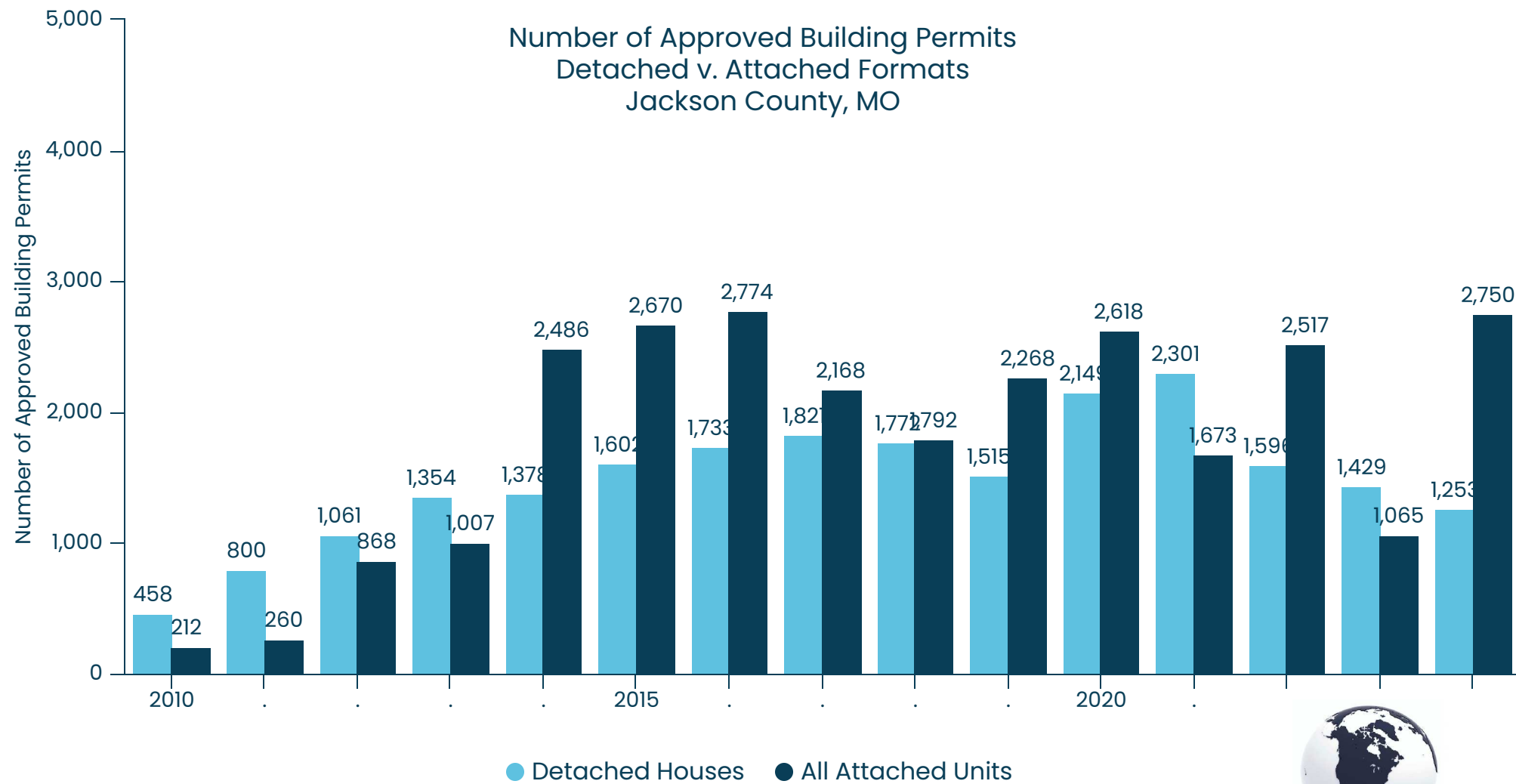


LandUseUSA
UrbanStrategies

Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Number of Permitted Units | Jackson County

An assessment of approved building permits over time by format (detached v. attached).



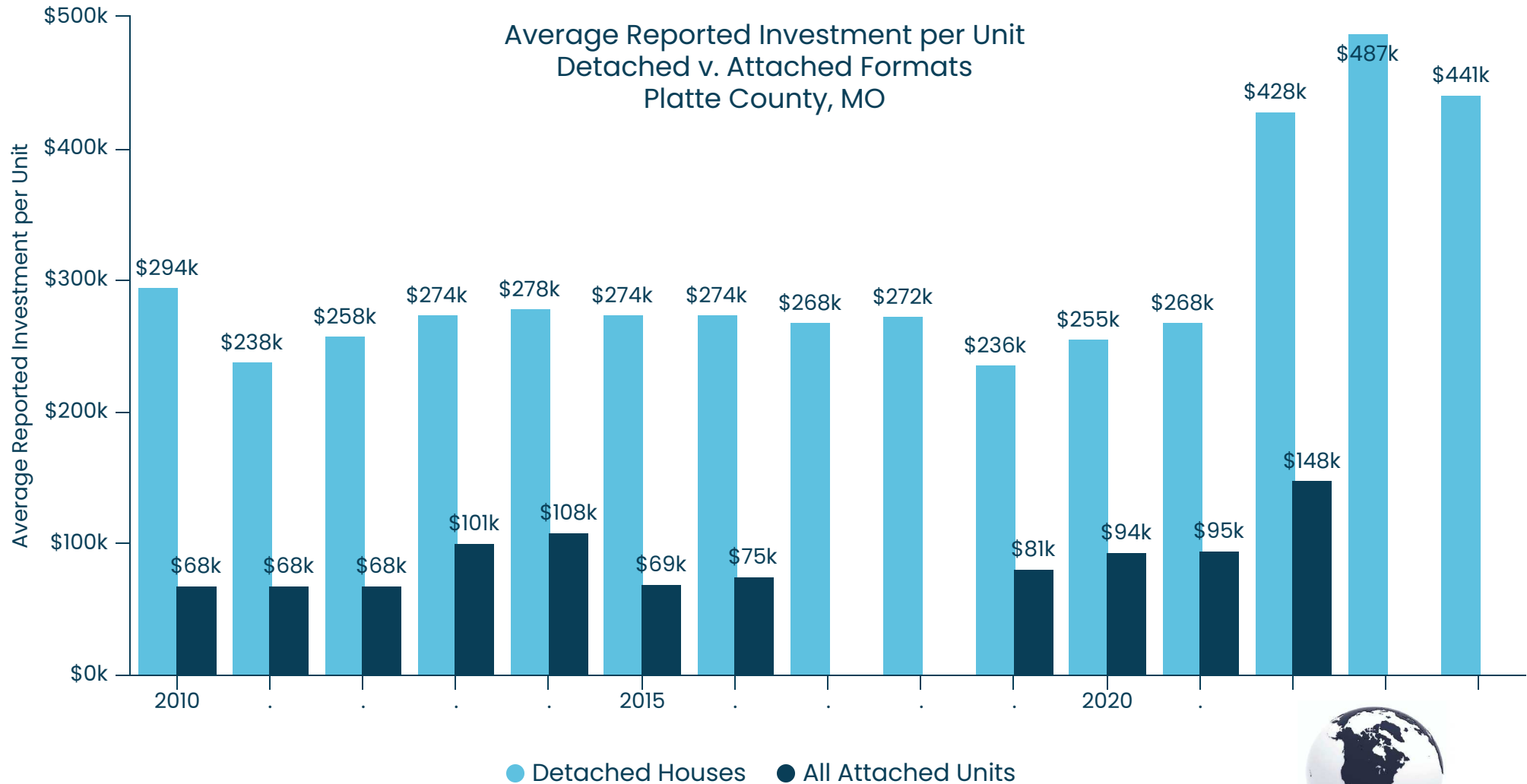
Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



LandUseUSA
UrbanStrategies

Reported Investment per Unit | Platte County

An assessment of average reported investment over time by format (detached v. attached).



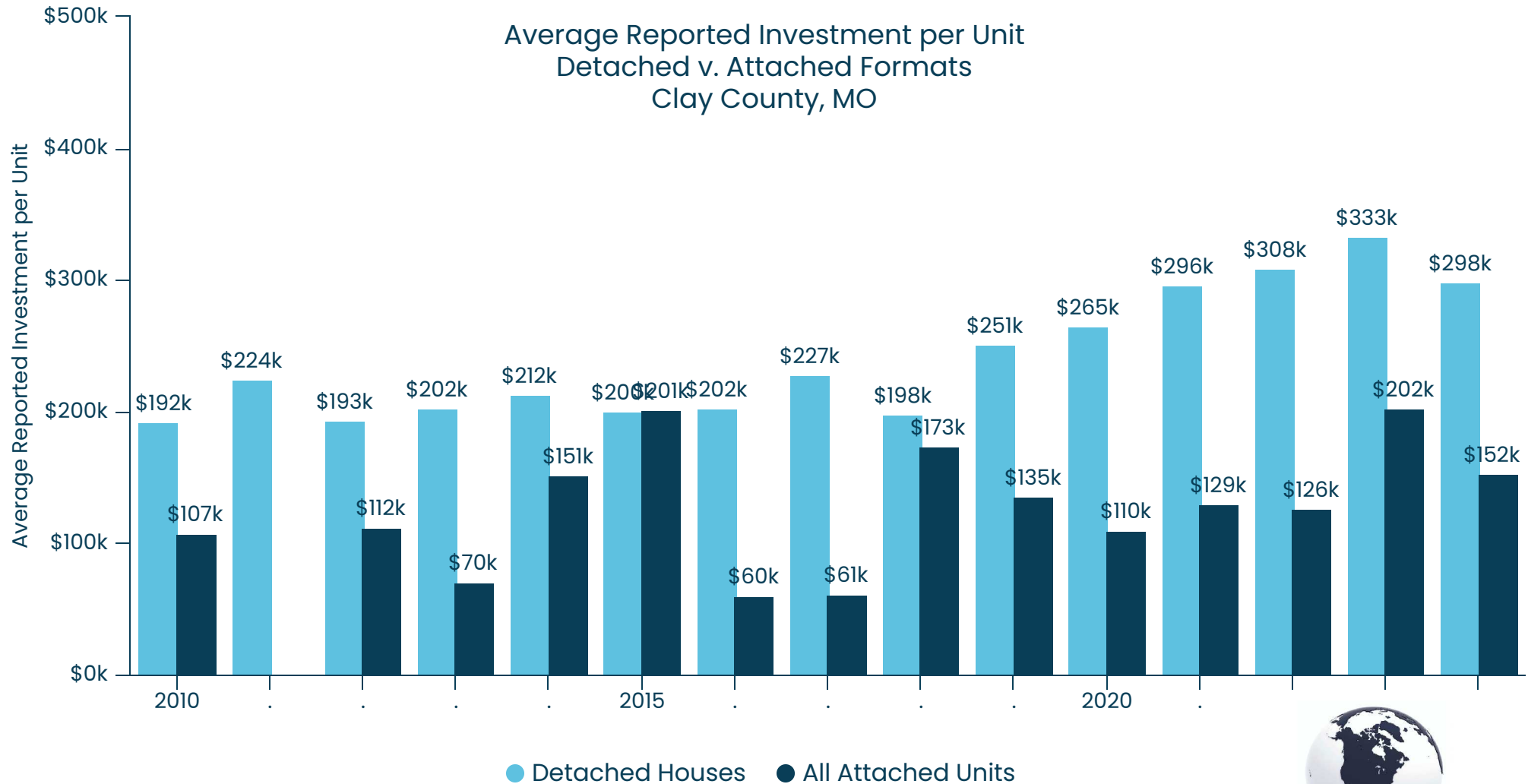
Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.



LandUseUSA
UrbanStrategies

Reported Investment per Unit | Clay County

An assessment of average reported investment over time by format (detached v. attached).

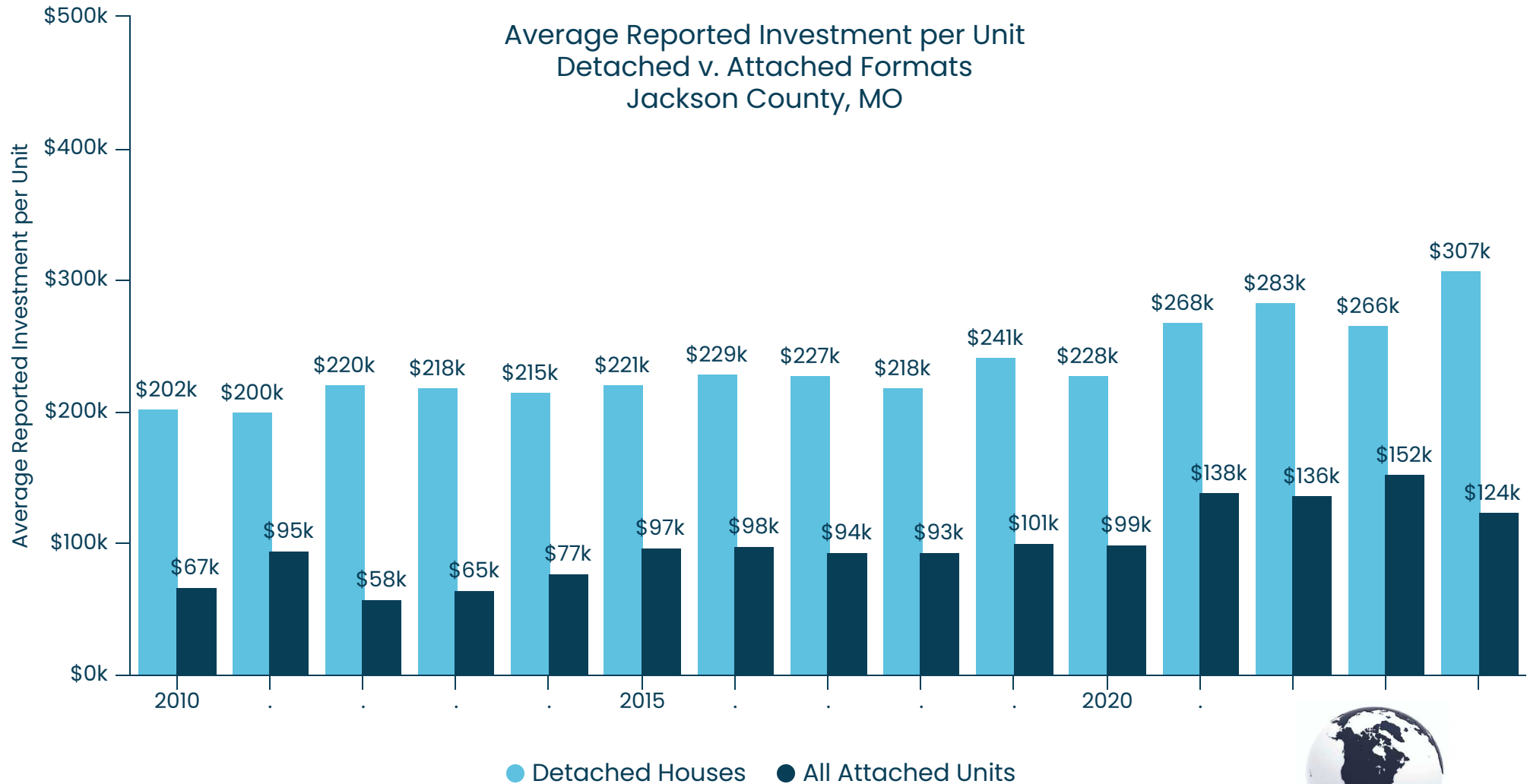


LandUseUSA
UrbanStrategies

Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Reported Investment per Unit | Jackson County

An assessment of average reported investment over time by format (detached v. attached).



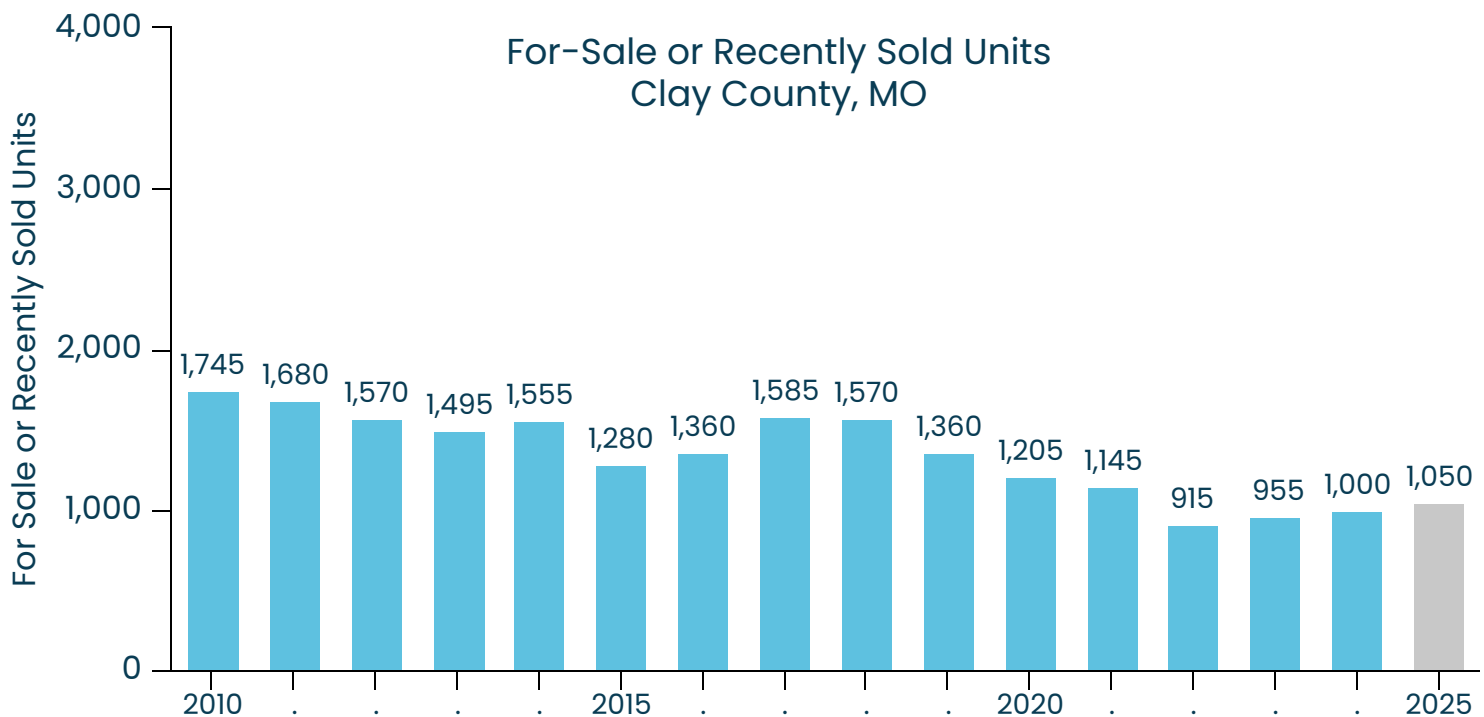
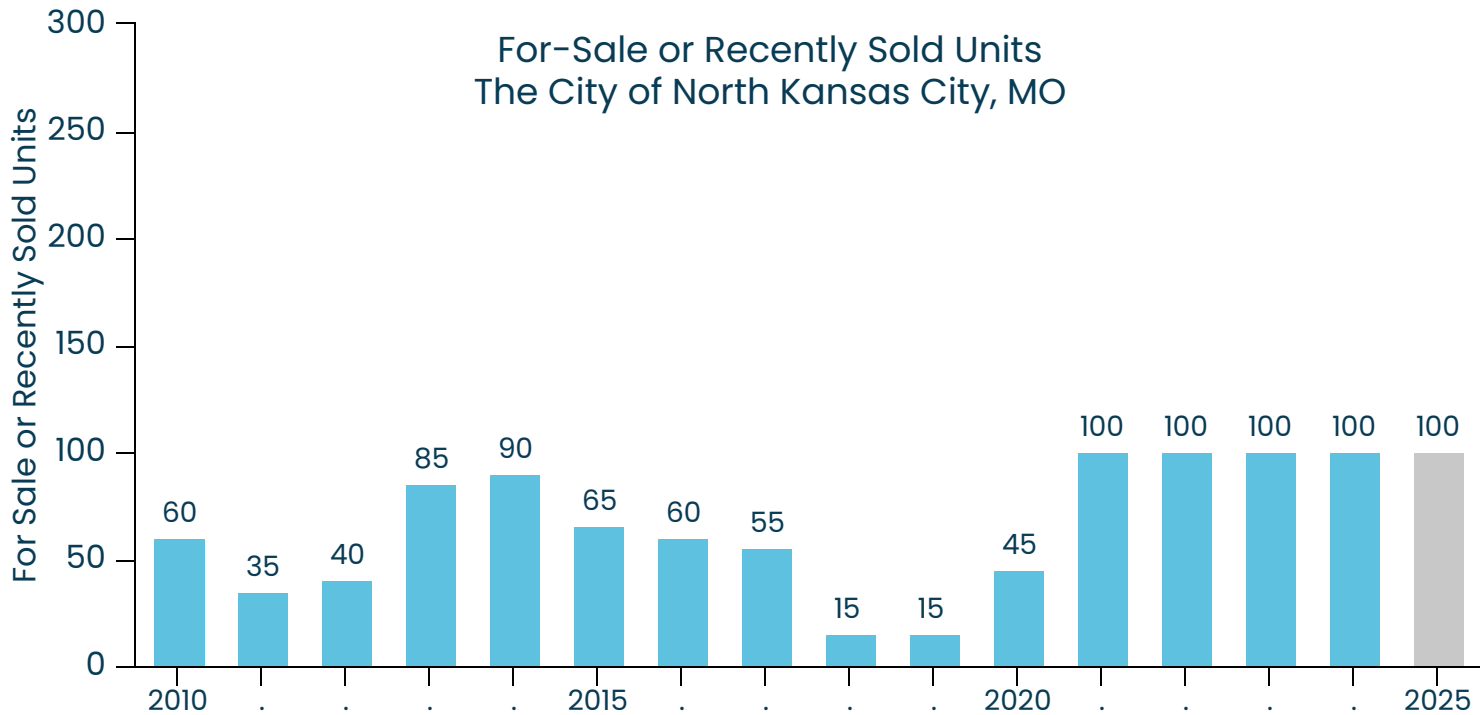
LandUseUSA
UrbanStrategies

Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2024.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Section 4-J SUPPLY: Reasons for Vacancies

For-Sale Vacancies | North KC + Clay Co

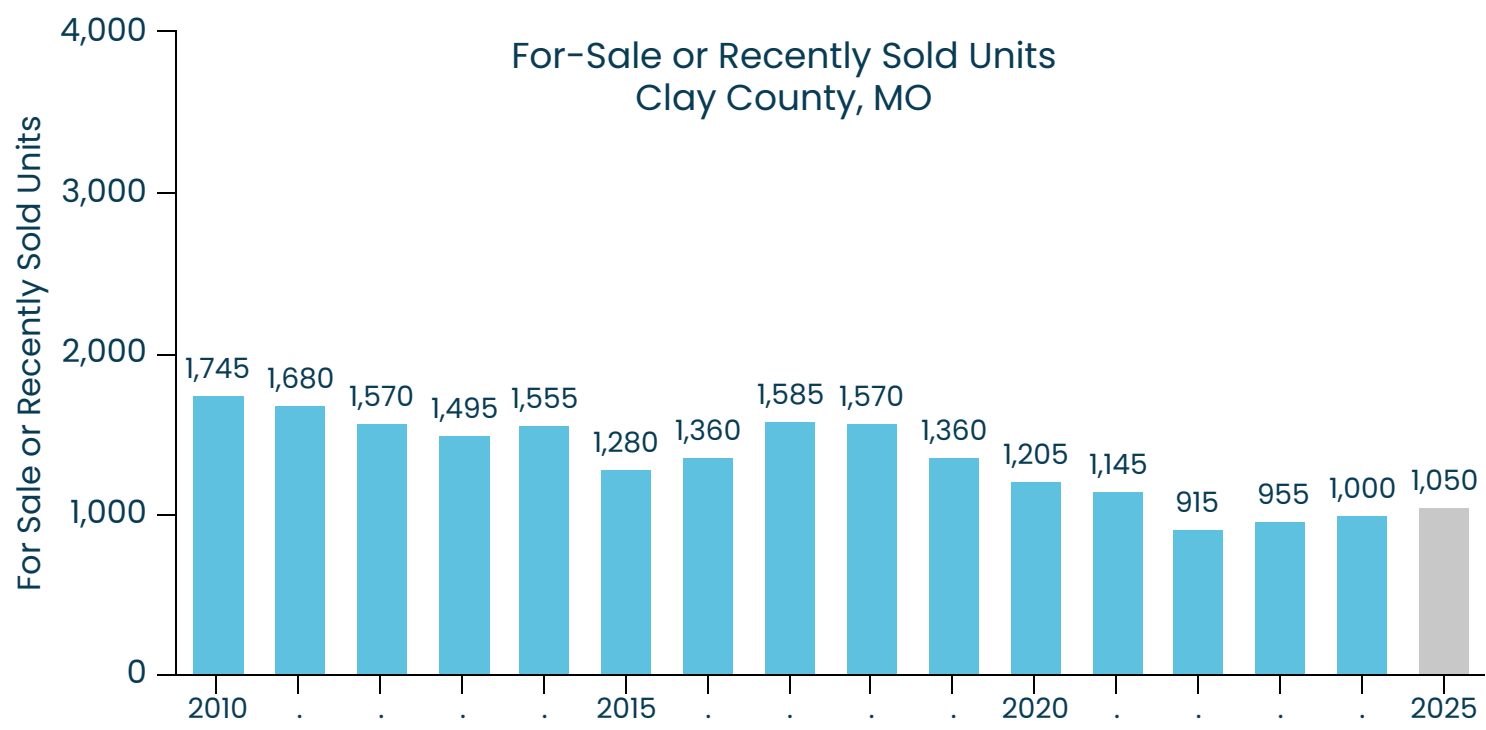
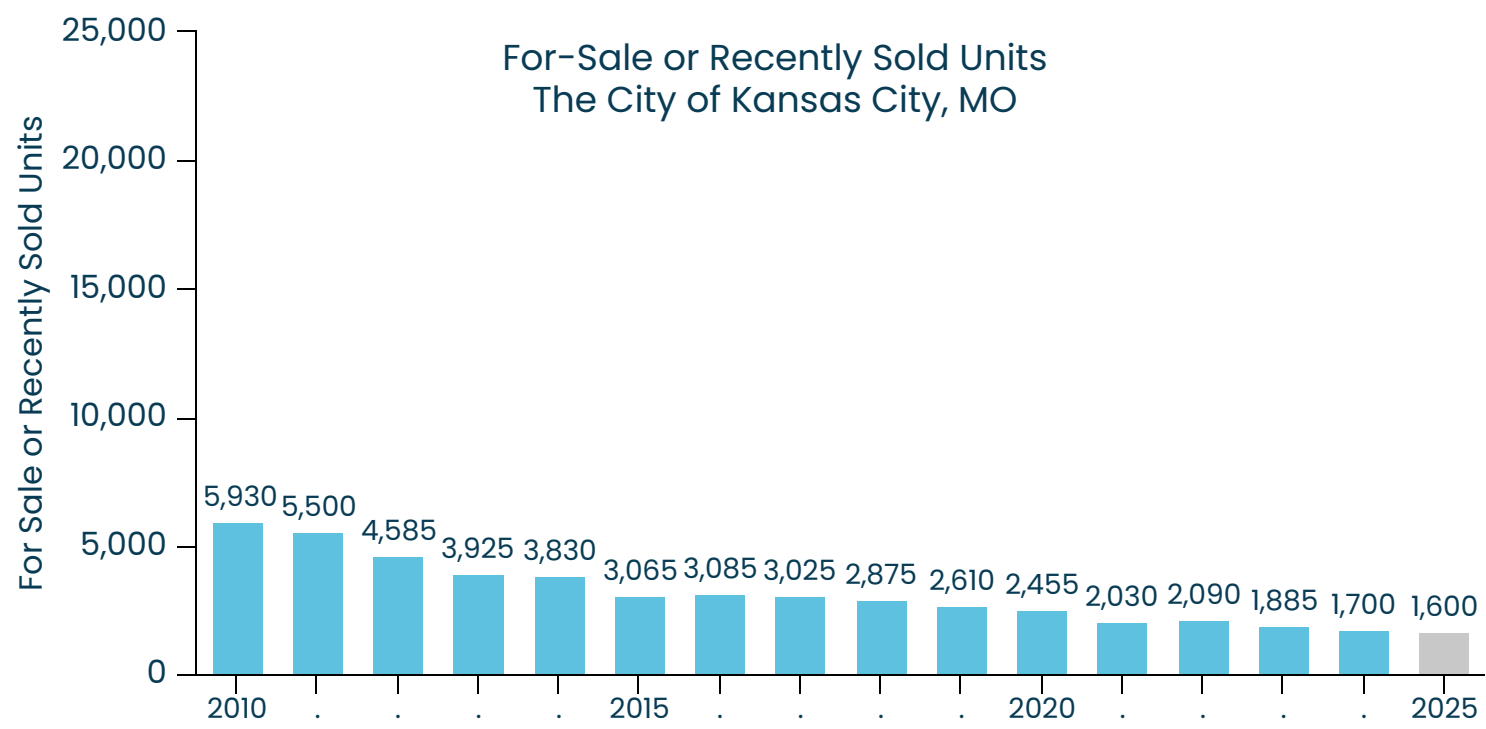
Includes units that either are for sale, or recently sold and waiting to be occupied.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026

For-Sale Vacancies | Kansas City + Clay Co

Includes units that either are for sale, or recently sold and waiting to be occupied.

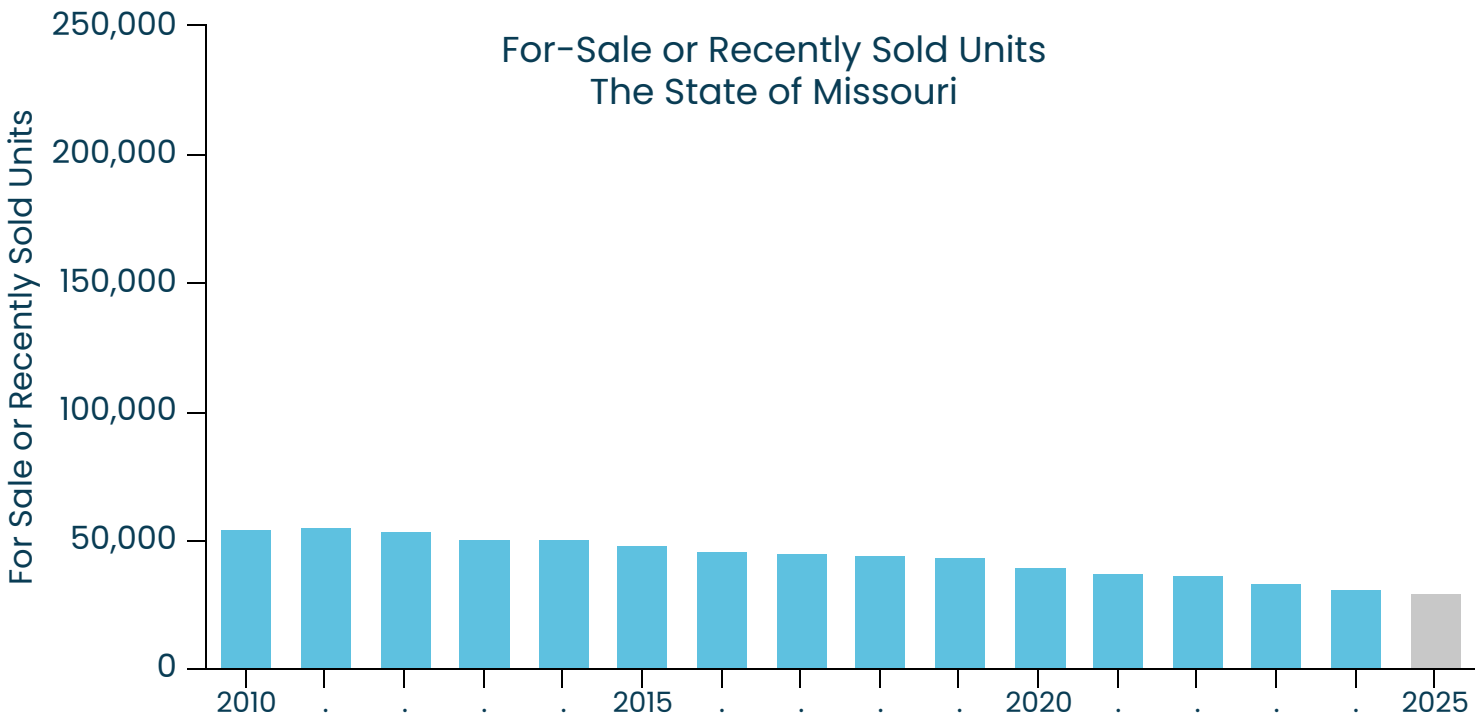
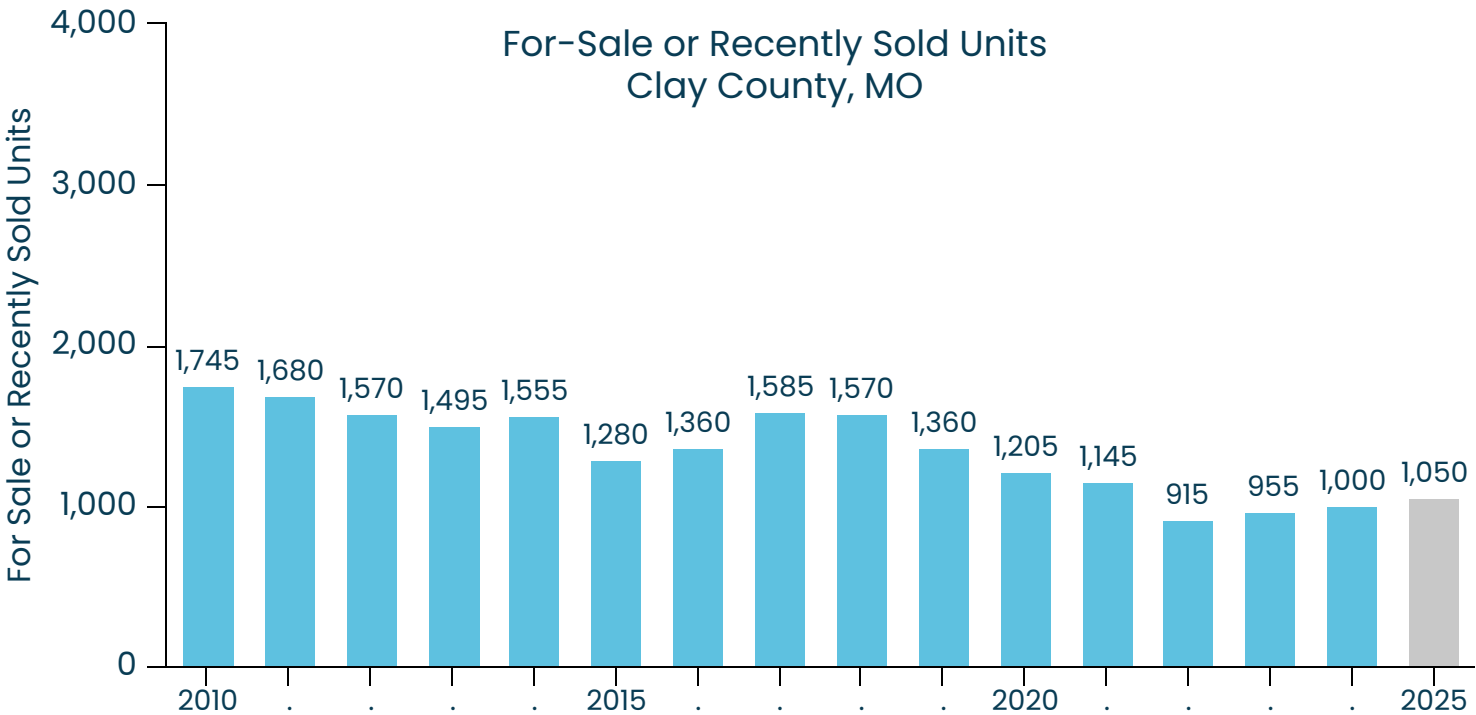


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026



For-Sale Vacancies | Clay Co + Missouri

Includes units that either are for sale, or recently sold and waiting to be occupied.



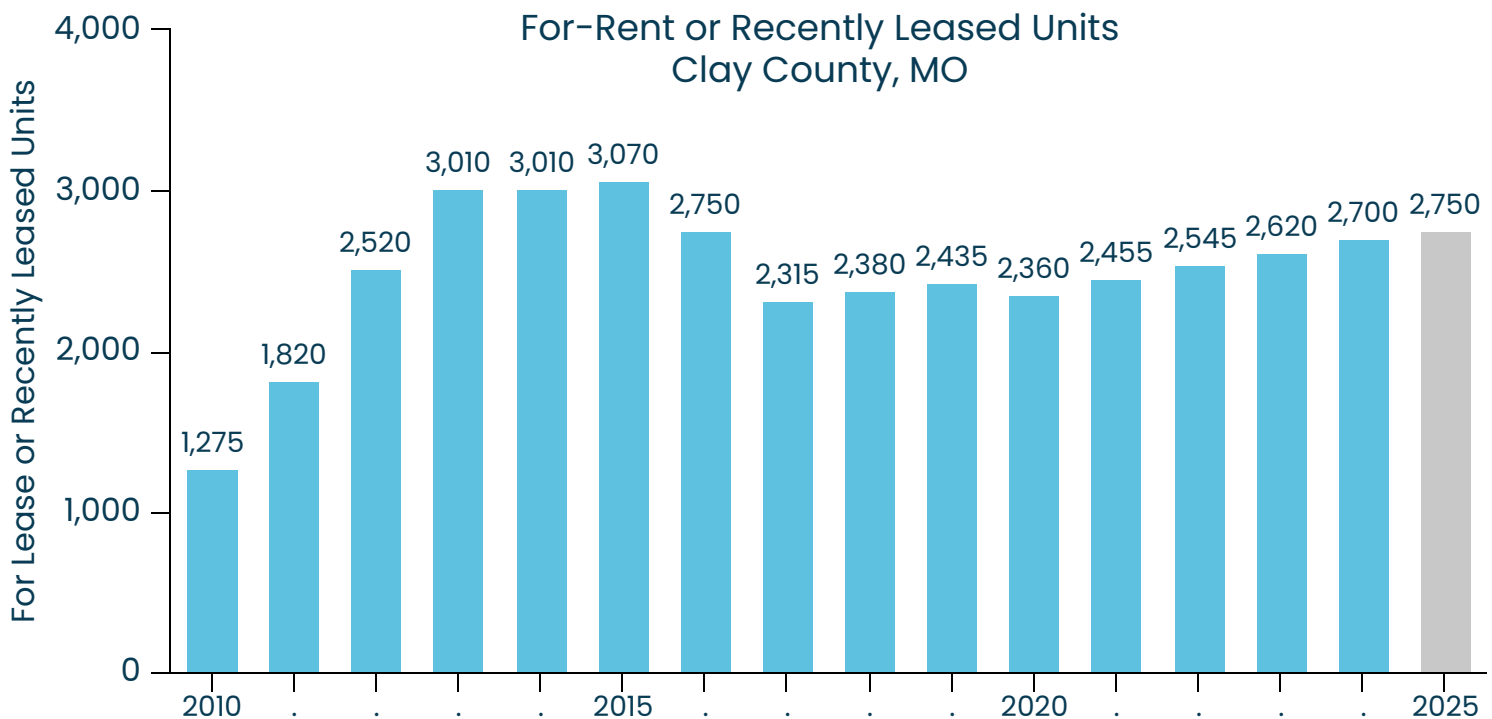
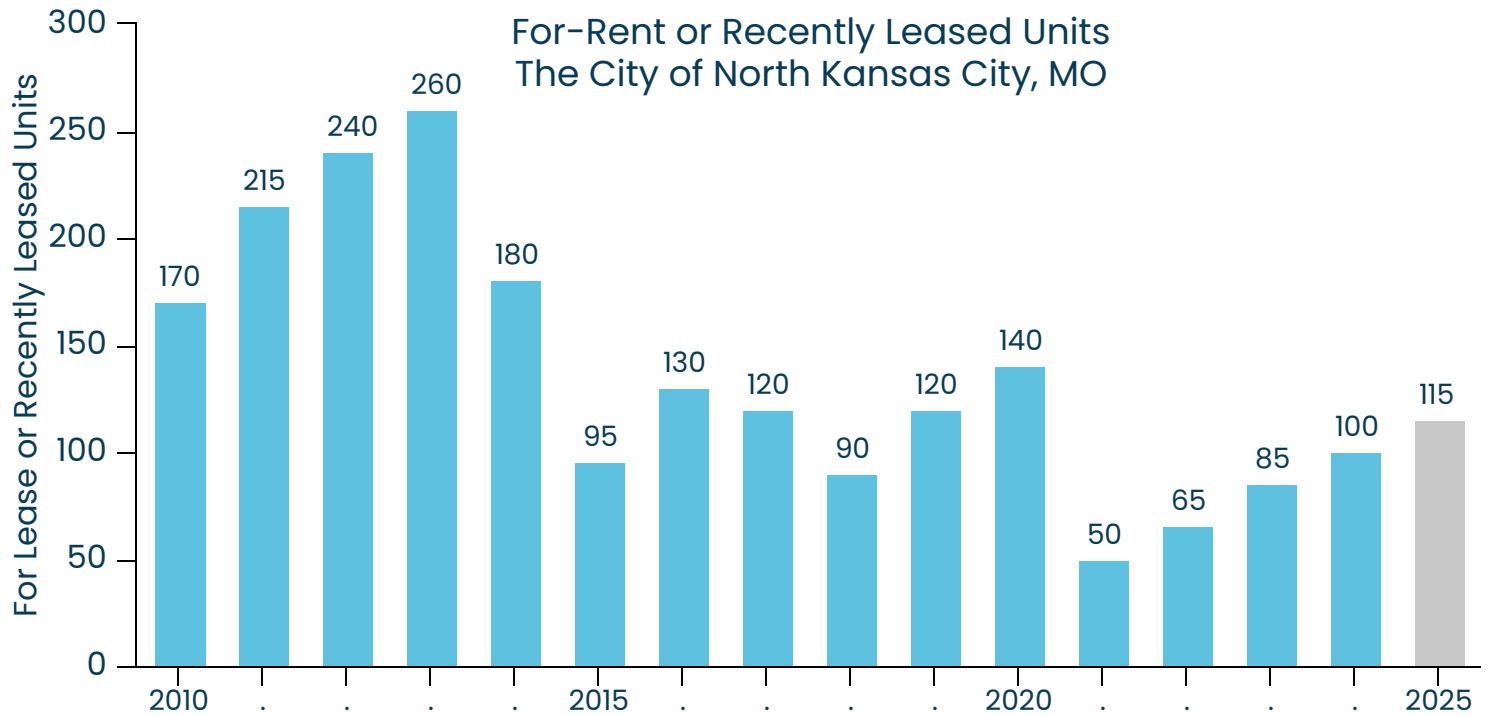
Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026



LandUseUSA
UrbanStrategies

For-Lease Vacancies | North KC + Clay Co

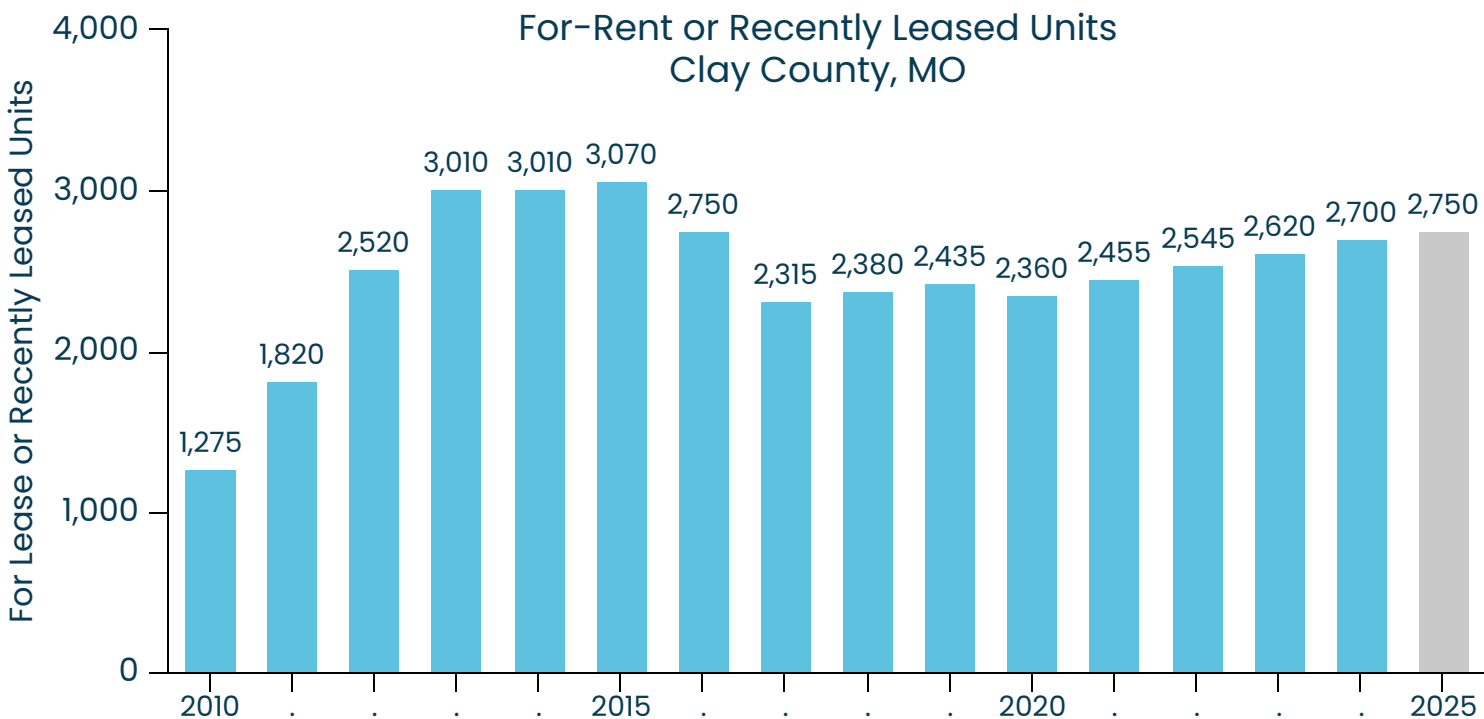
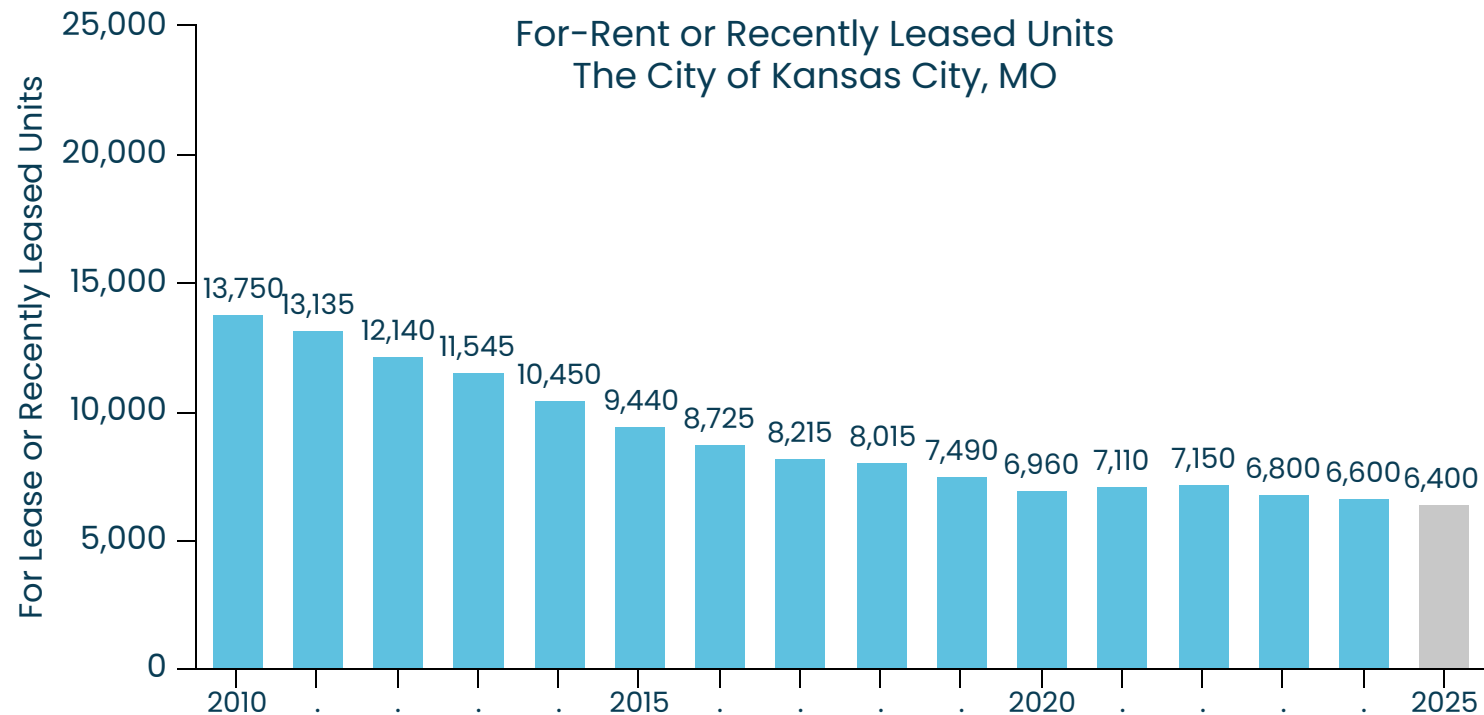
Includes units that either are for rent, or recently leased and waiting to be occupied.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.

For-Lease Vacancies | Kansas City + Clay Co

Includes units that either are for rent, or recently leased and waiting to be occupied.

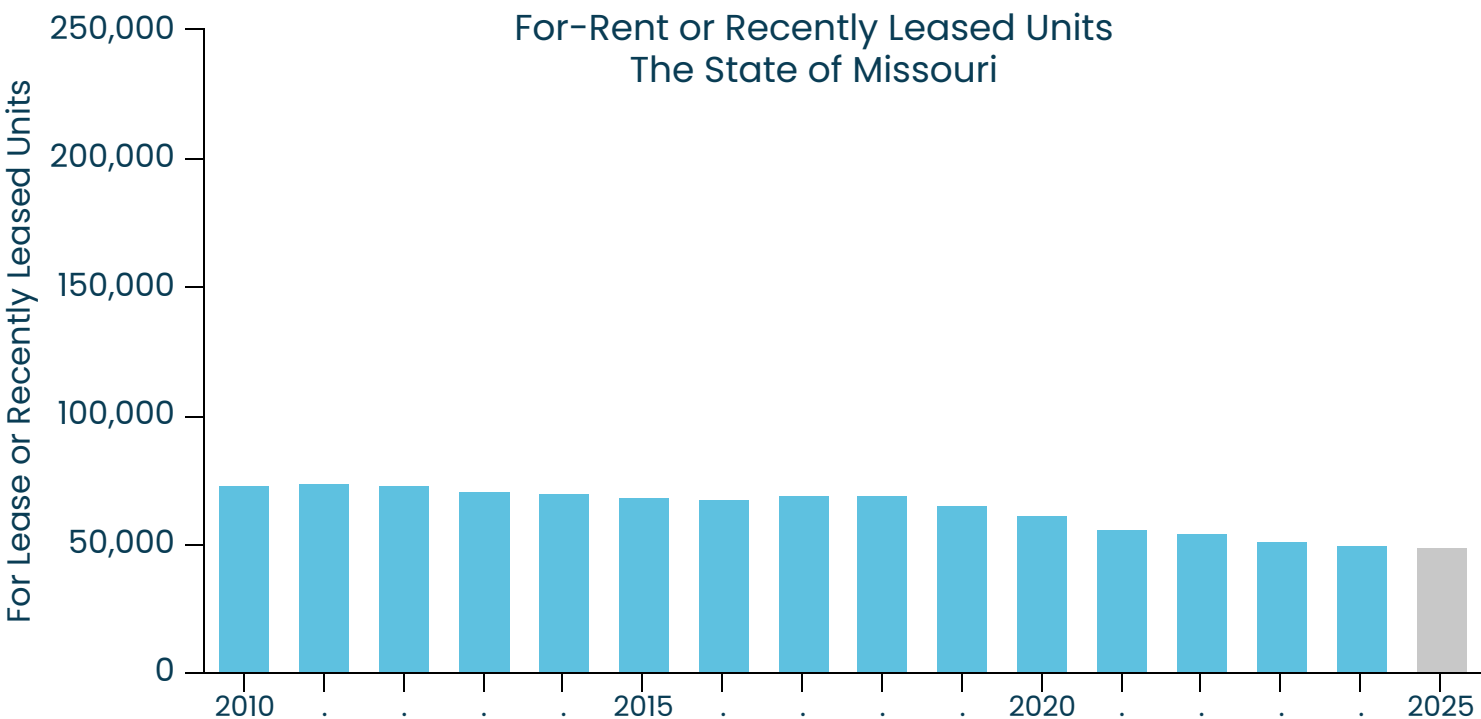
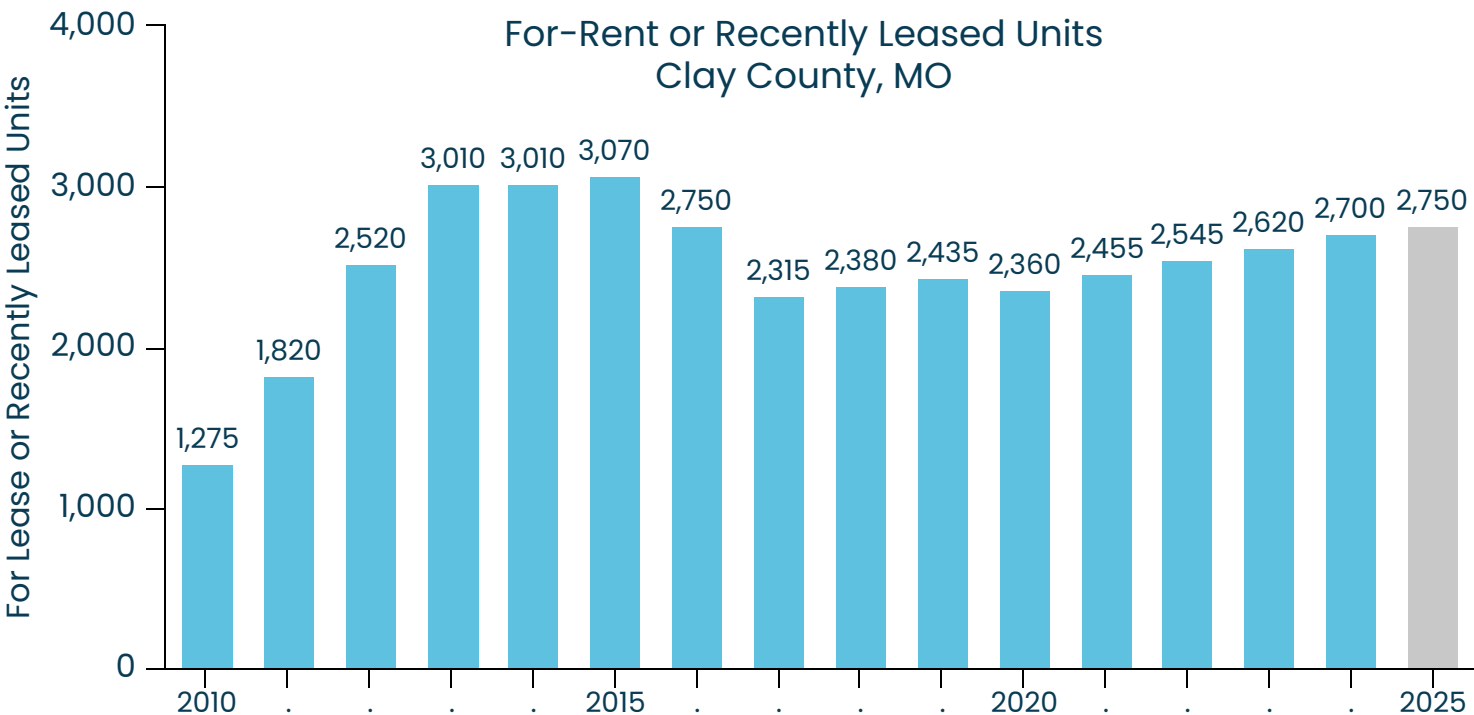


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



For-Lease Vacancies | Clay Co + Missouri

Includes units that either are for rent, or recently leased and waiting to be occupied.

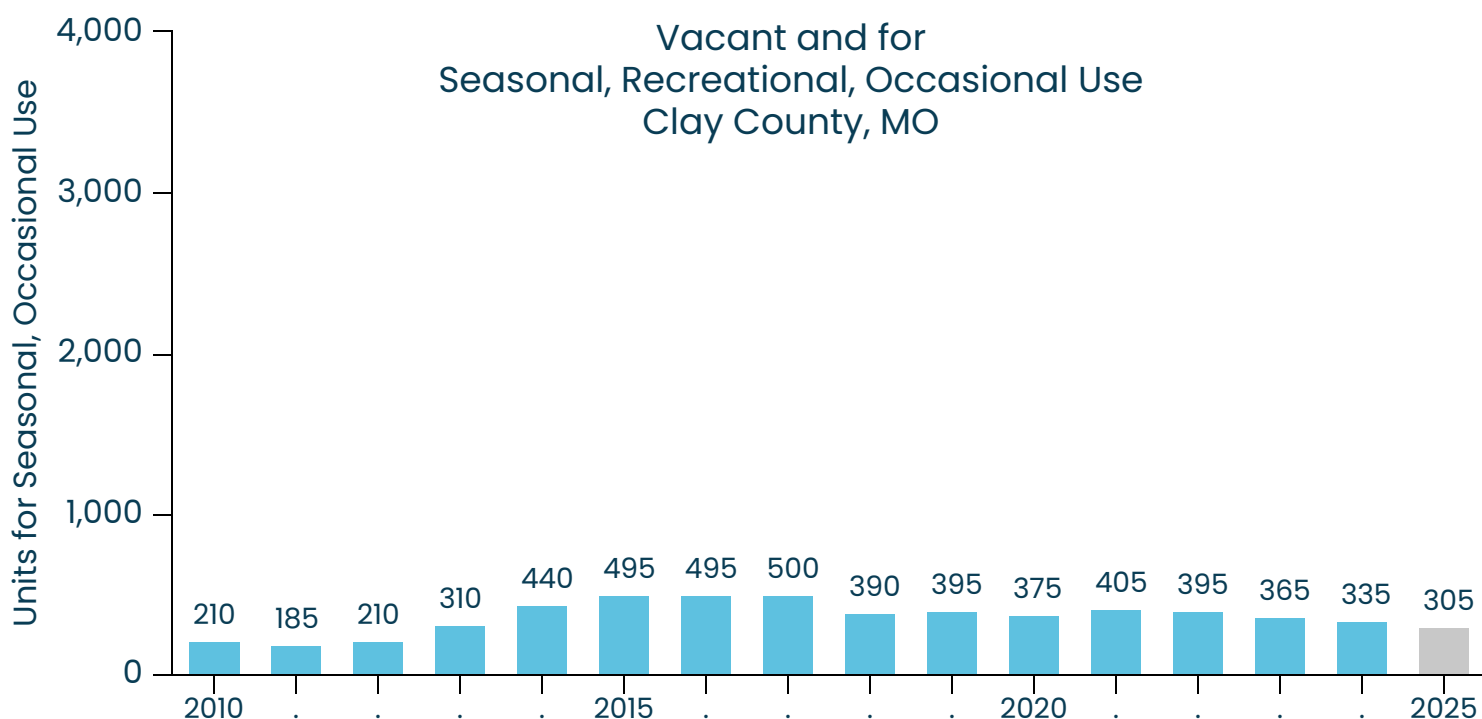
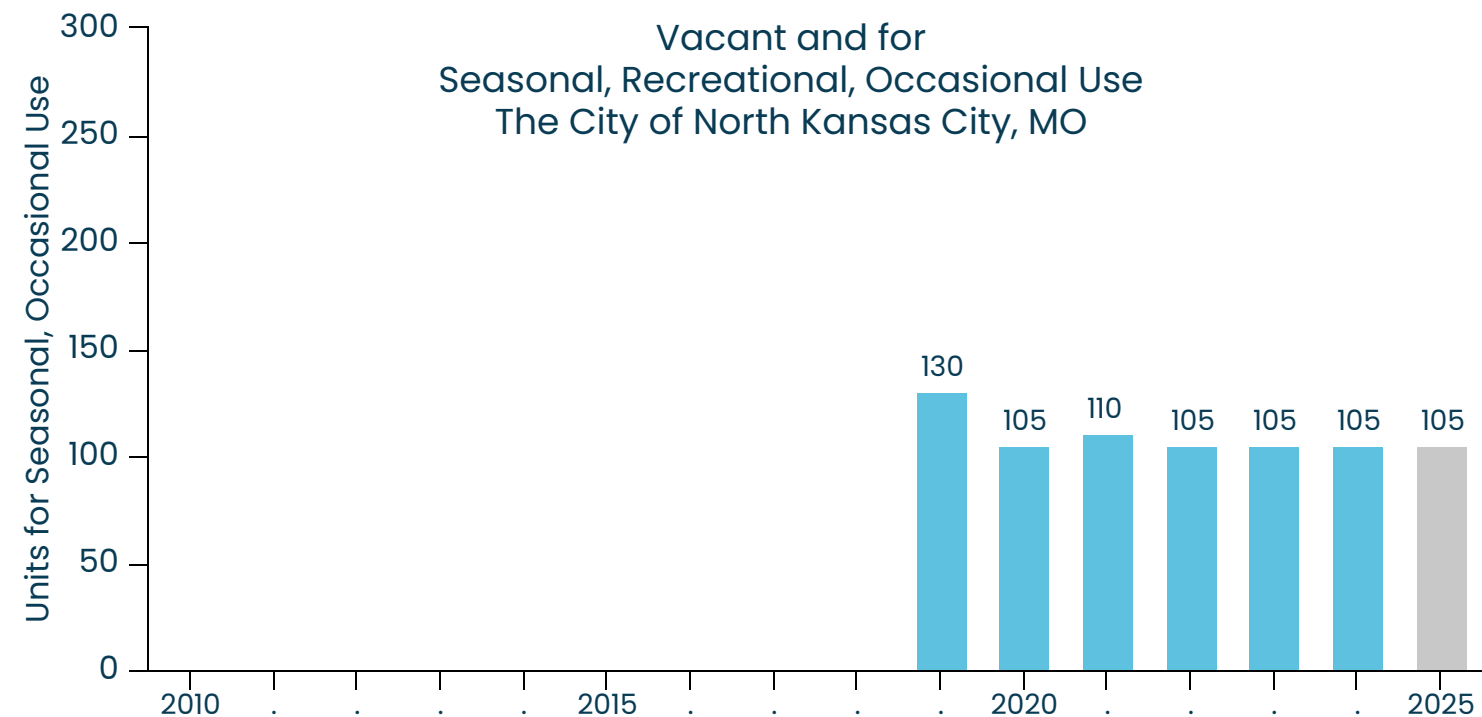


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Seasonal Vacancies | North KC + Clay Co

Vacant units reported as being for seasonal, recreational, or occasional use.

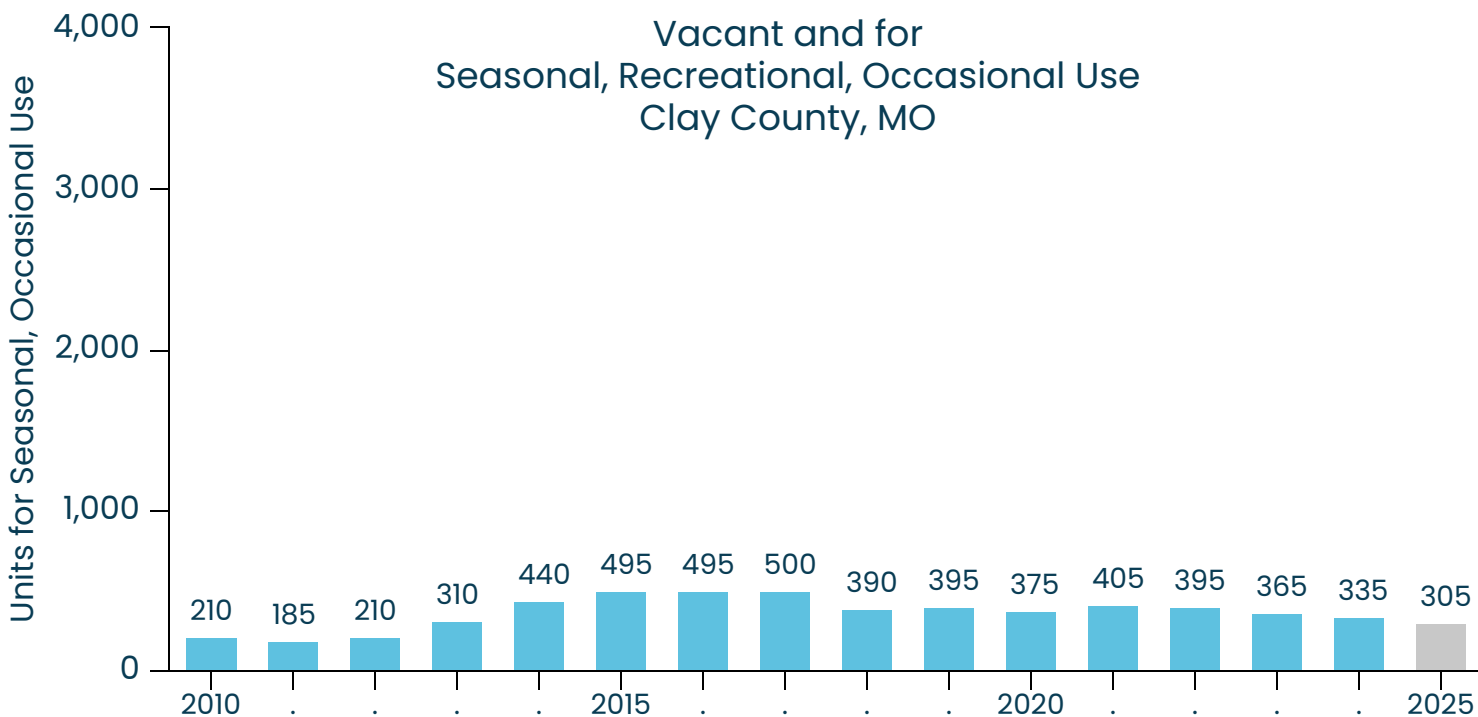
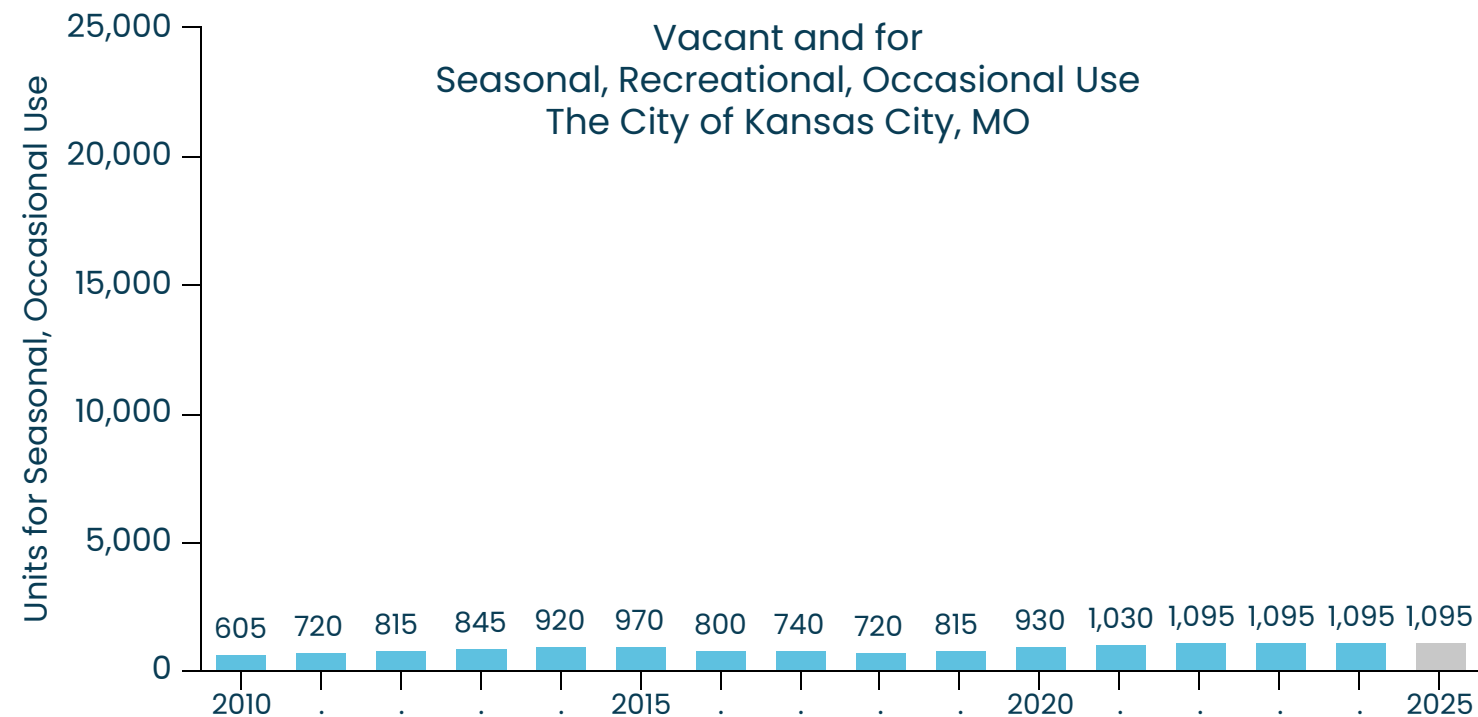


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Seasonal Vacancies | Kansas City + Clay Co

Vacant units reported as being for seasonal, recreational, or occasional use.

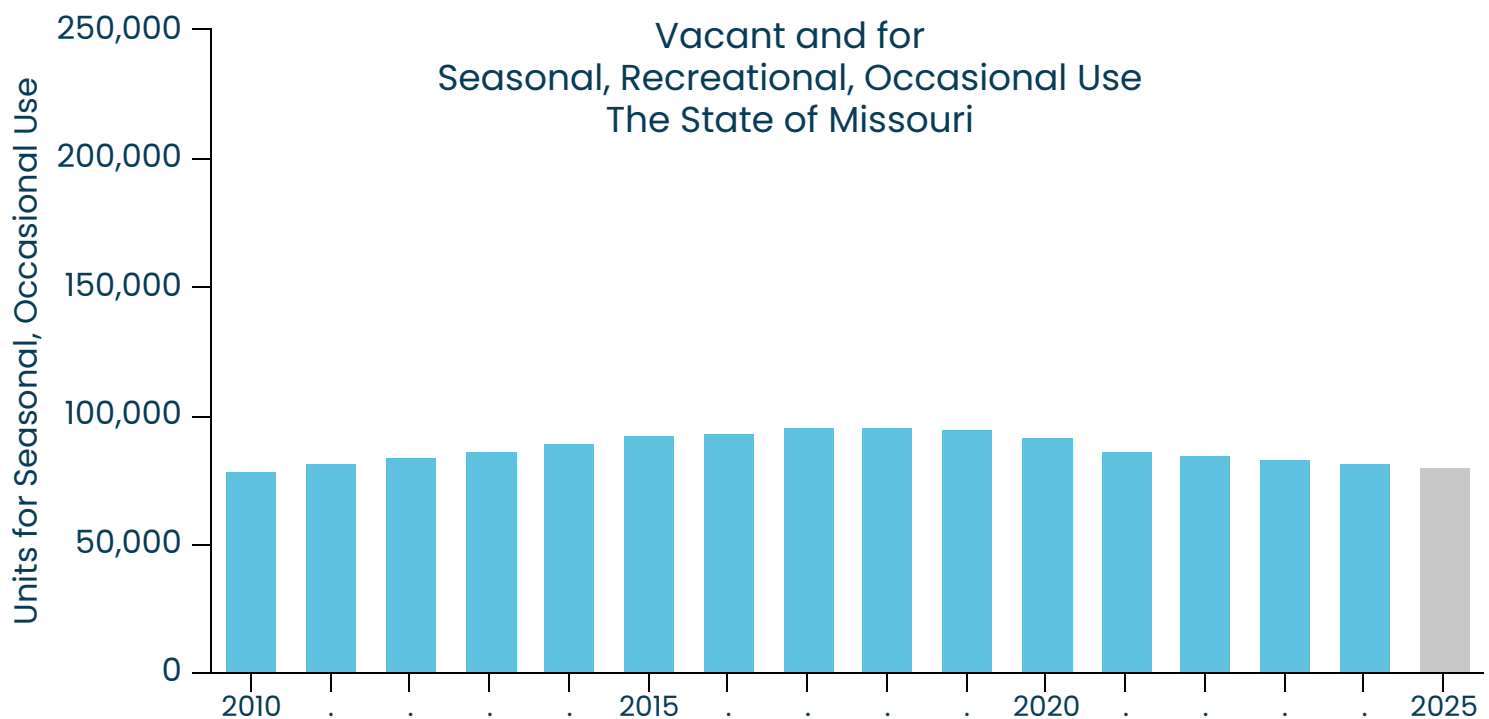
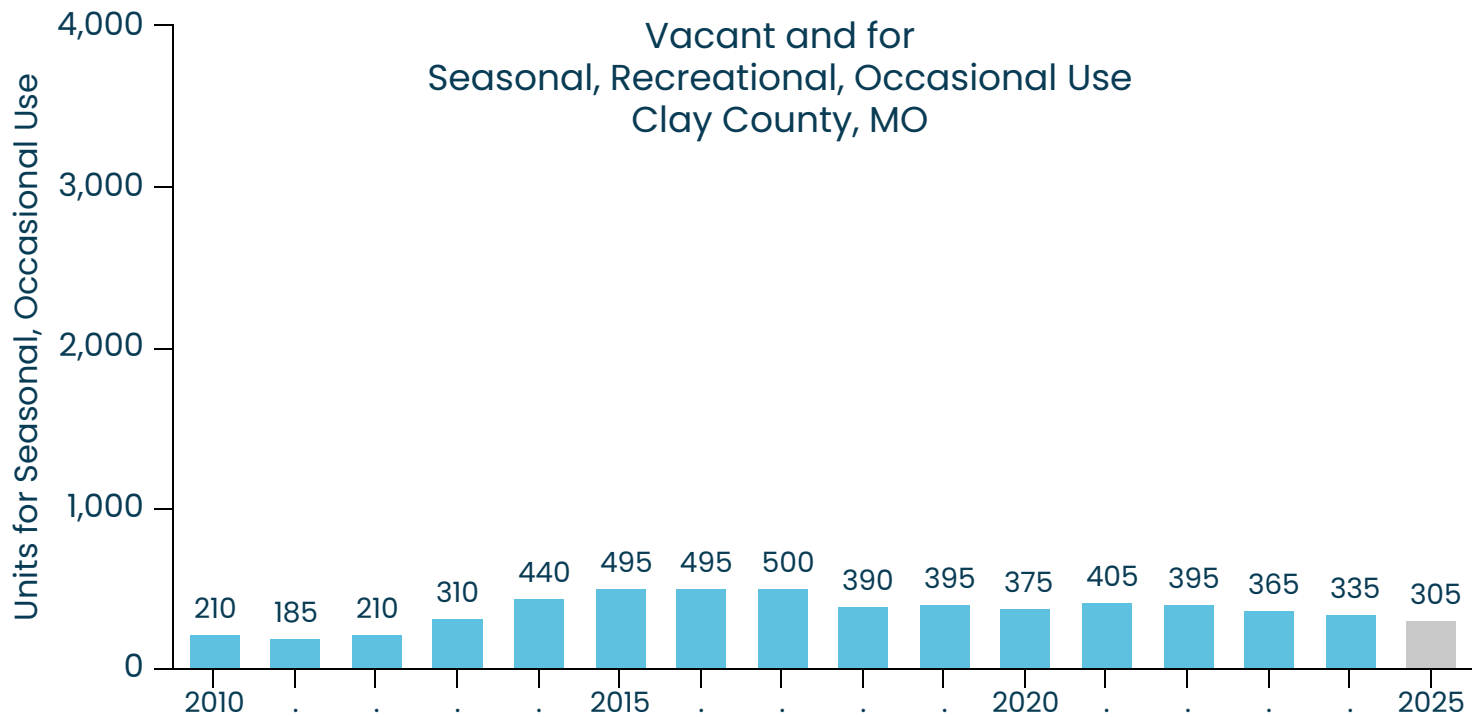


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Seasonal Vacancies | Clay Co + Missouri

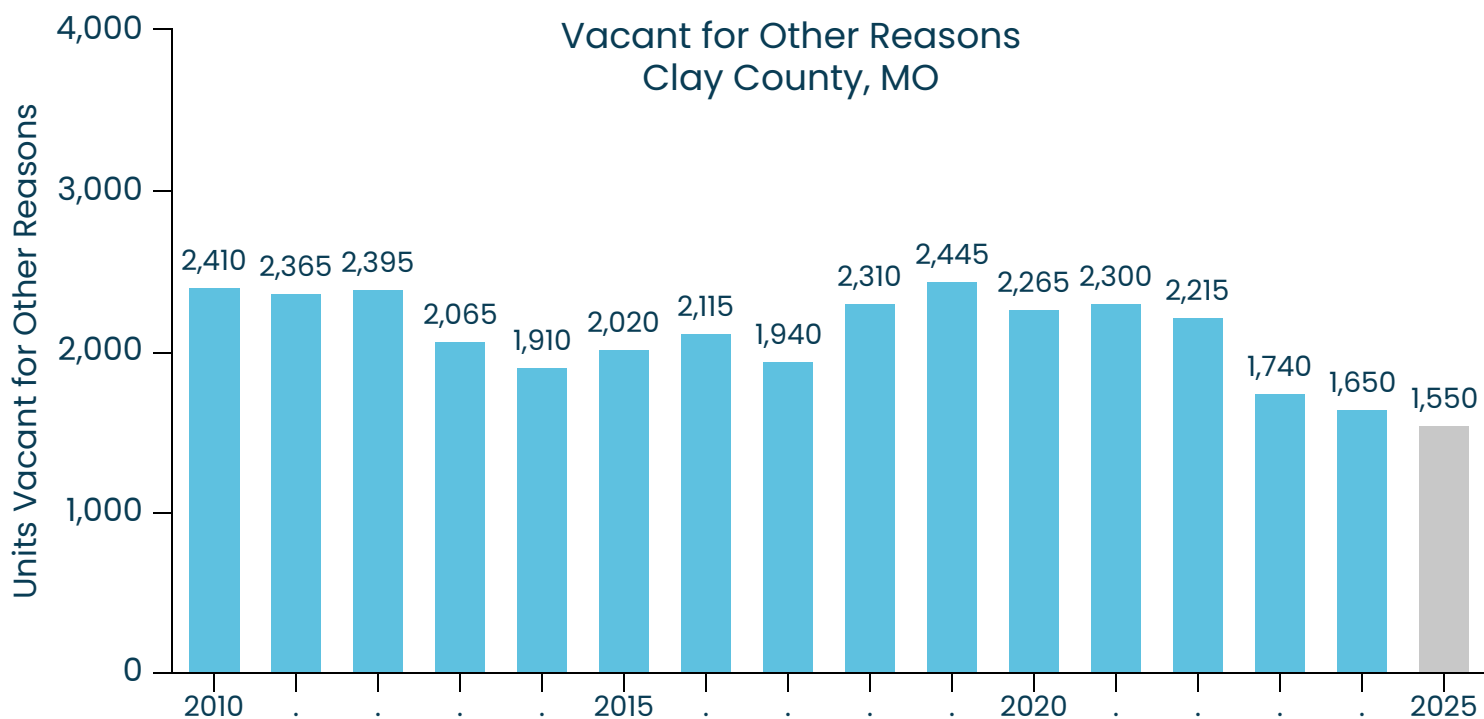
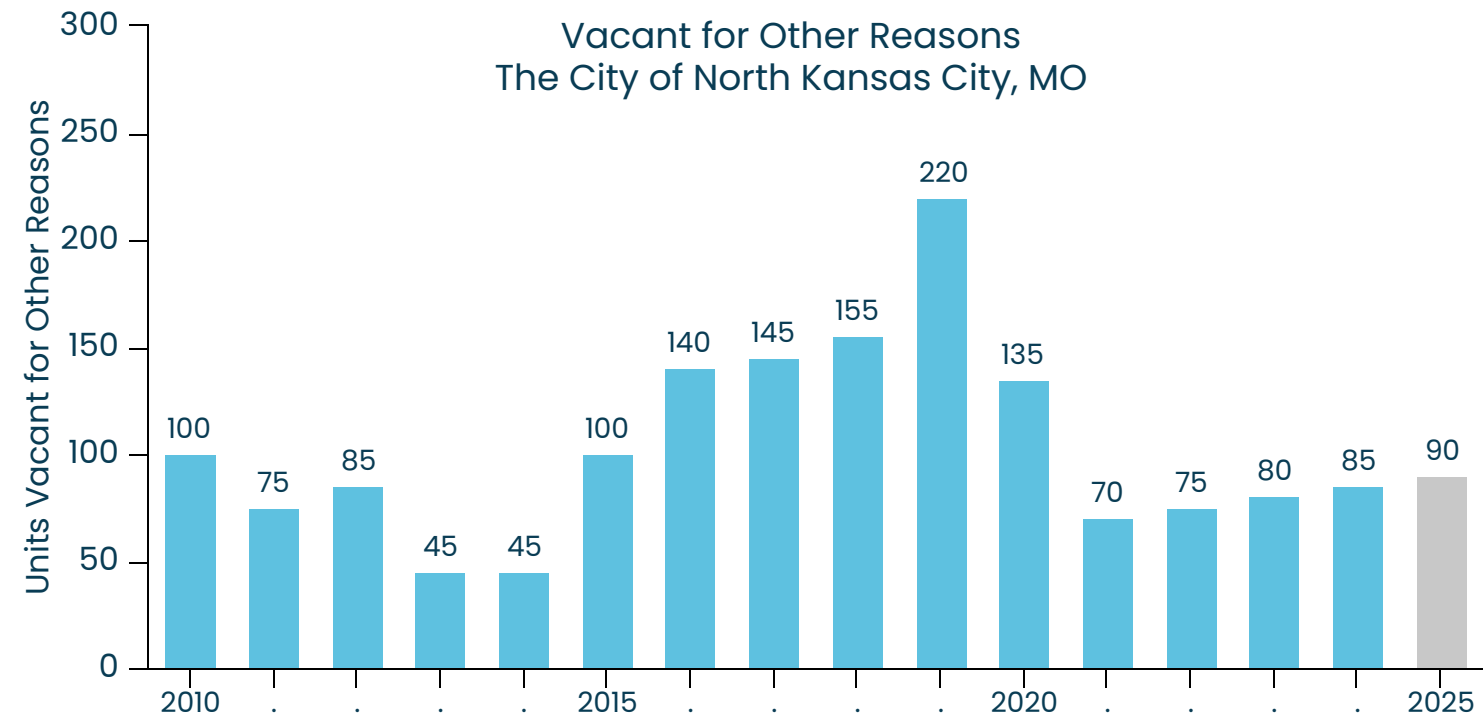
Vacant units reported as being for seasonal, recreational, or occasional use.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.

All Other Vacancies | North KC + Clay Co

Vacant units not attributed to being for-sale, for lease, or for seasonal use.

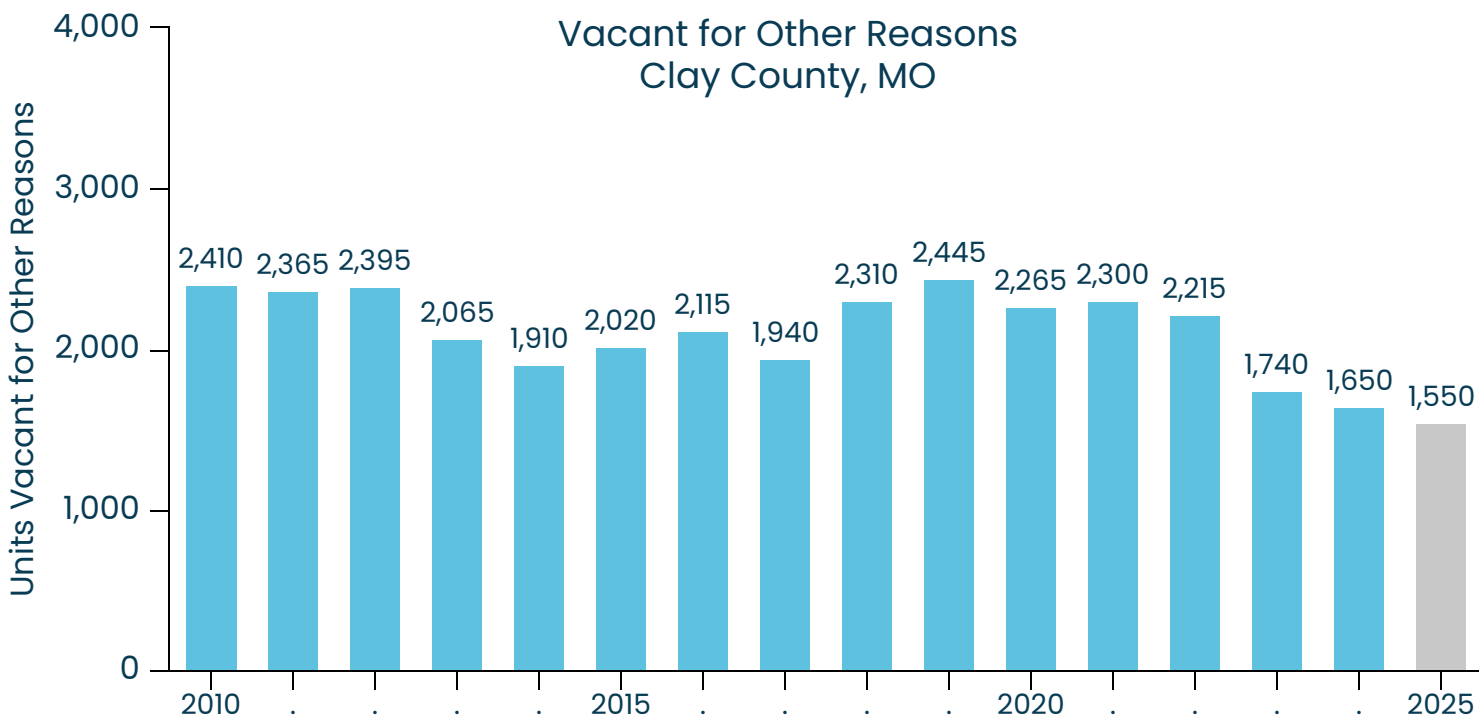
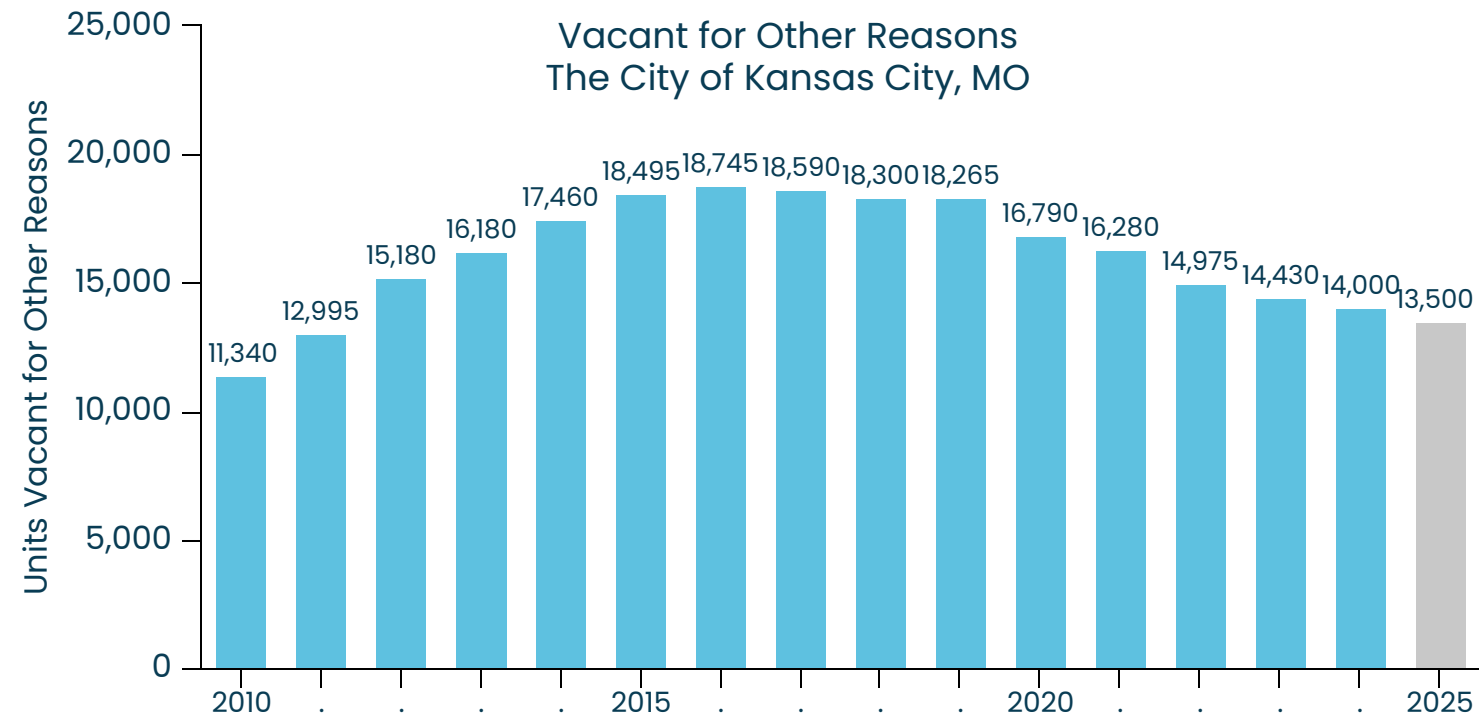


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All Other Vacancies | Kansas City + Clay Co

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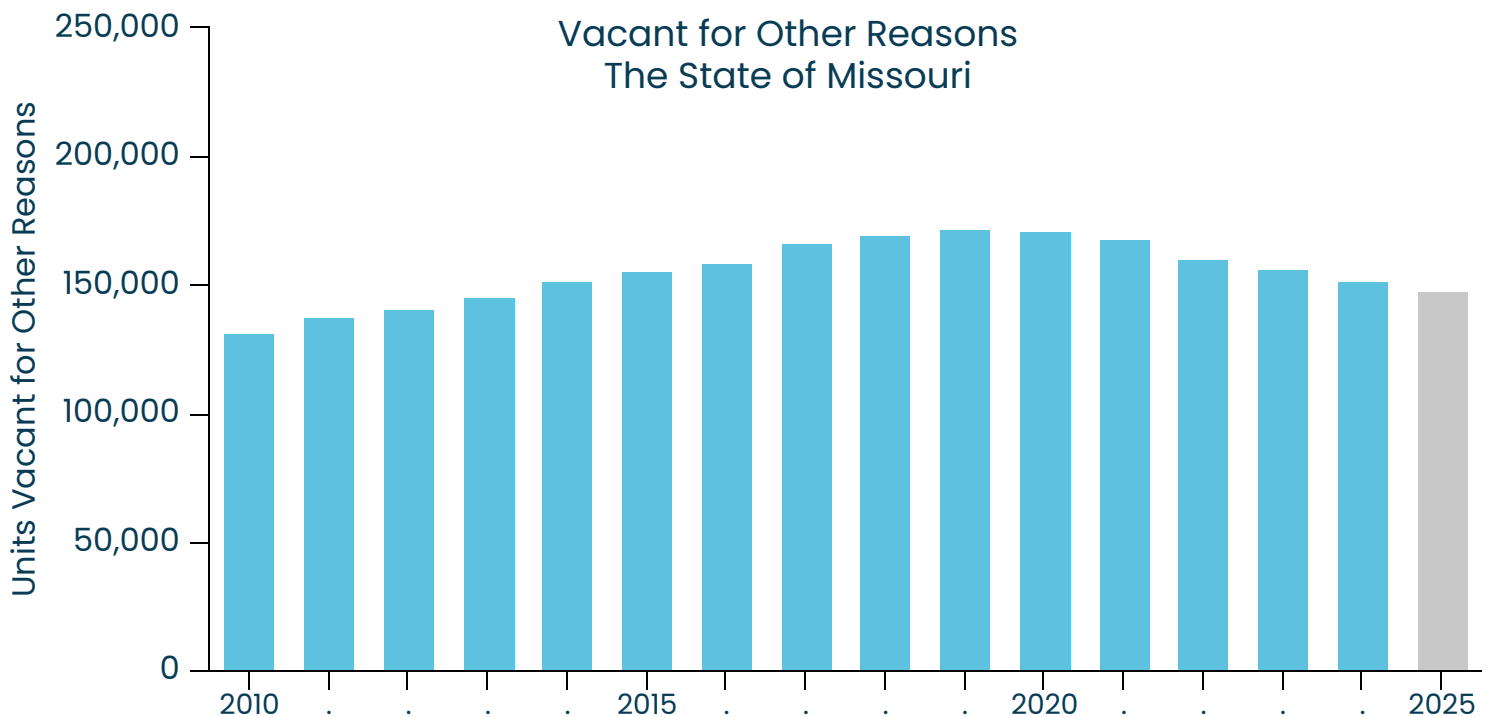
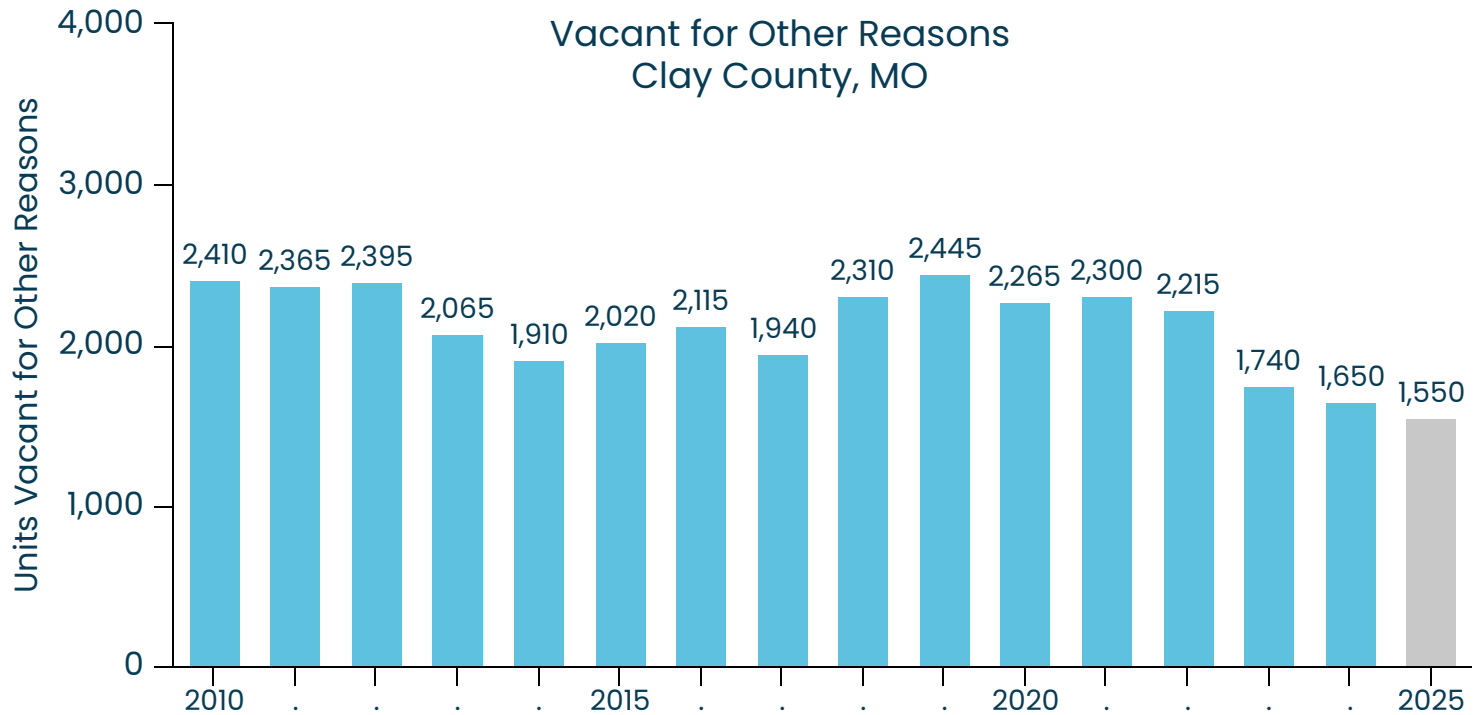


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All Other Vacancies | Clay Co + Missouri

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Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.

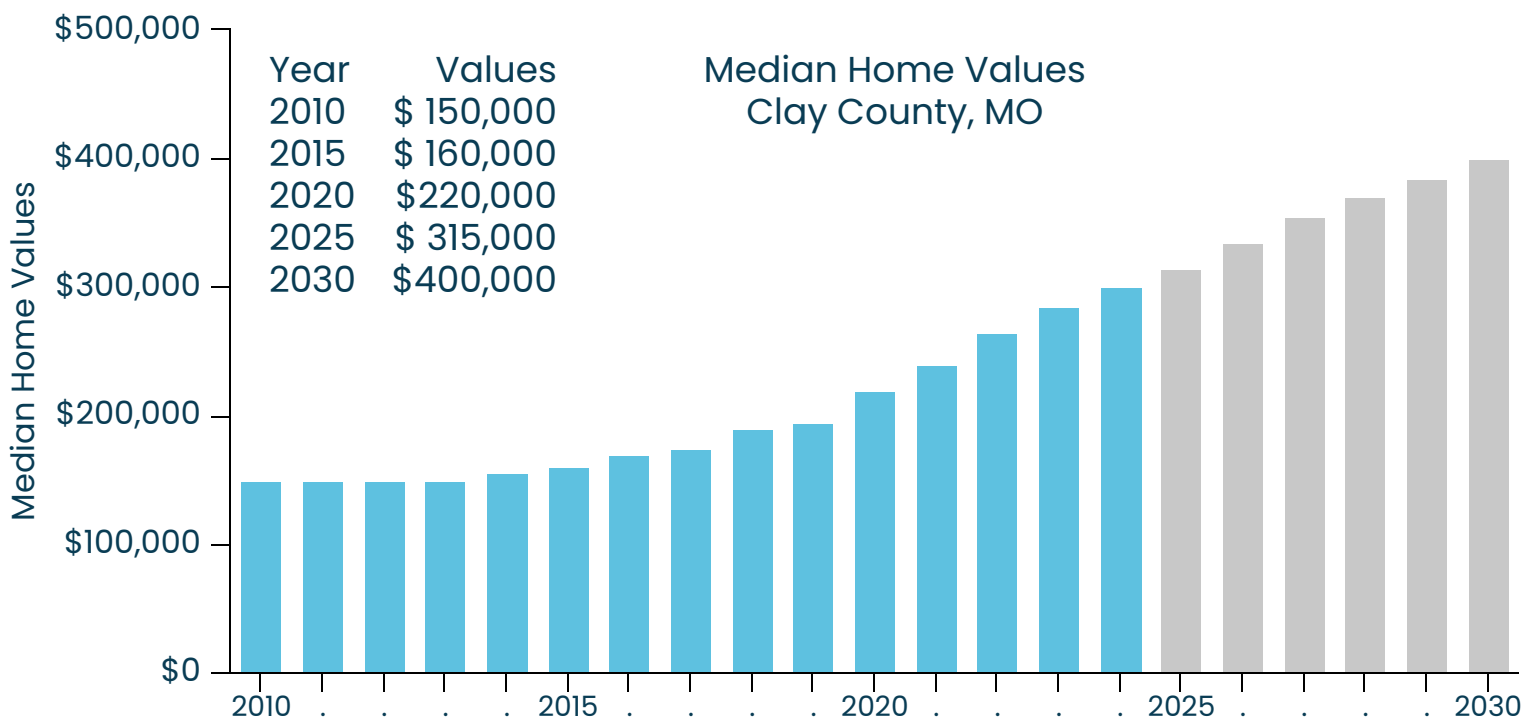
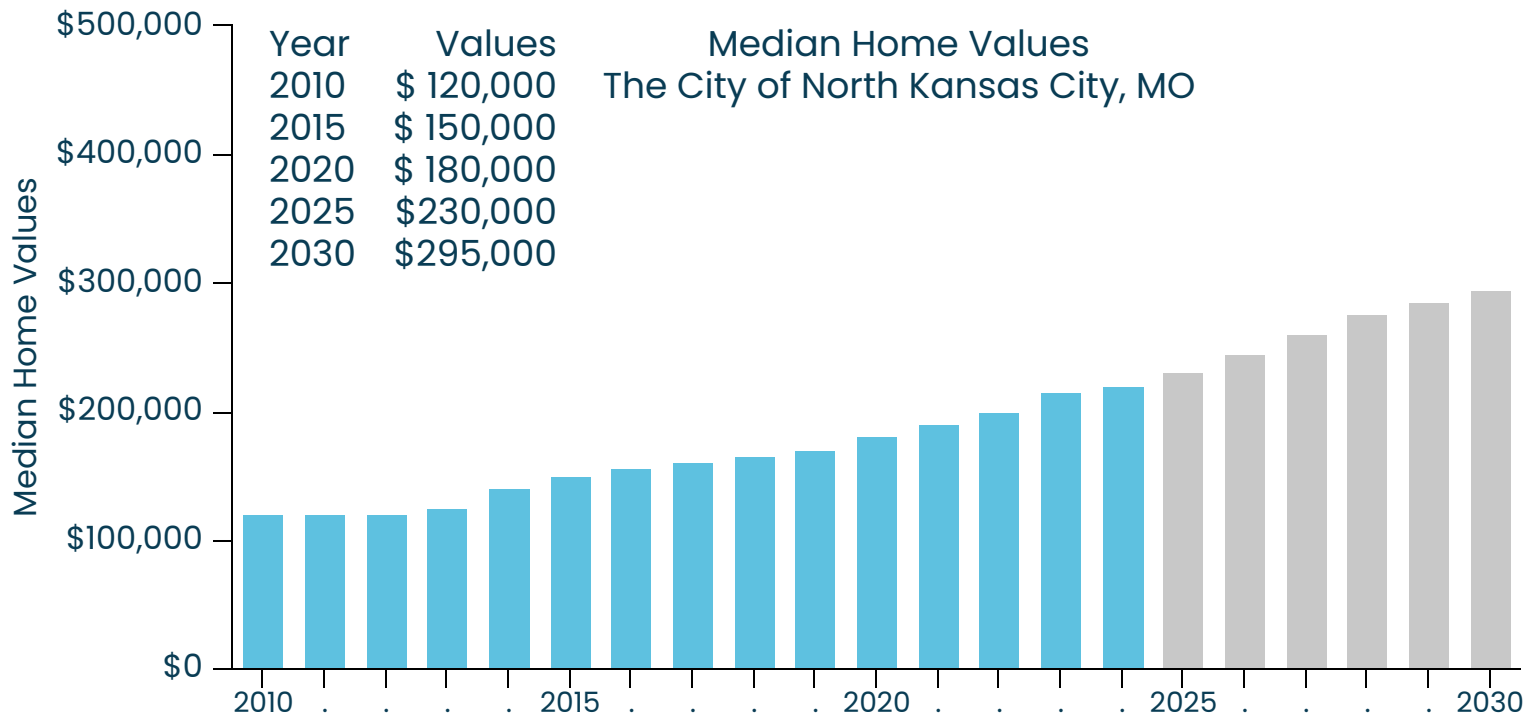
Section 4-K

SUPPLY:

Home Values & Rents

Home Values | North KC + Clay Co

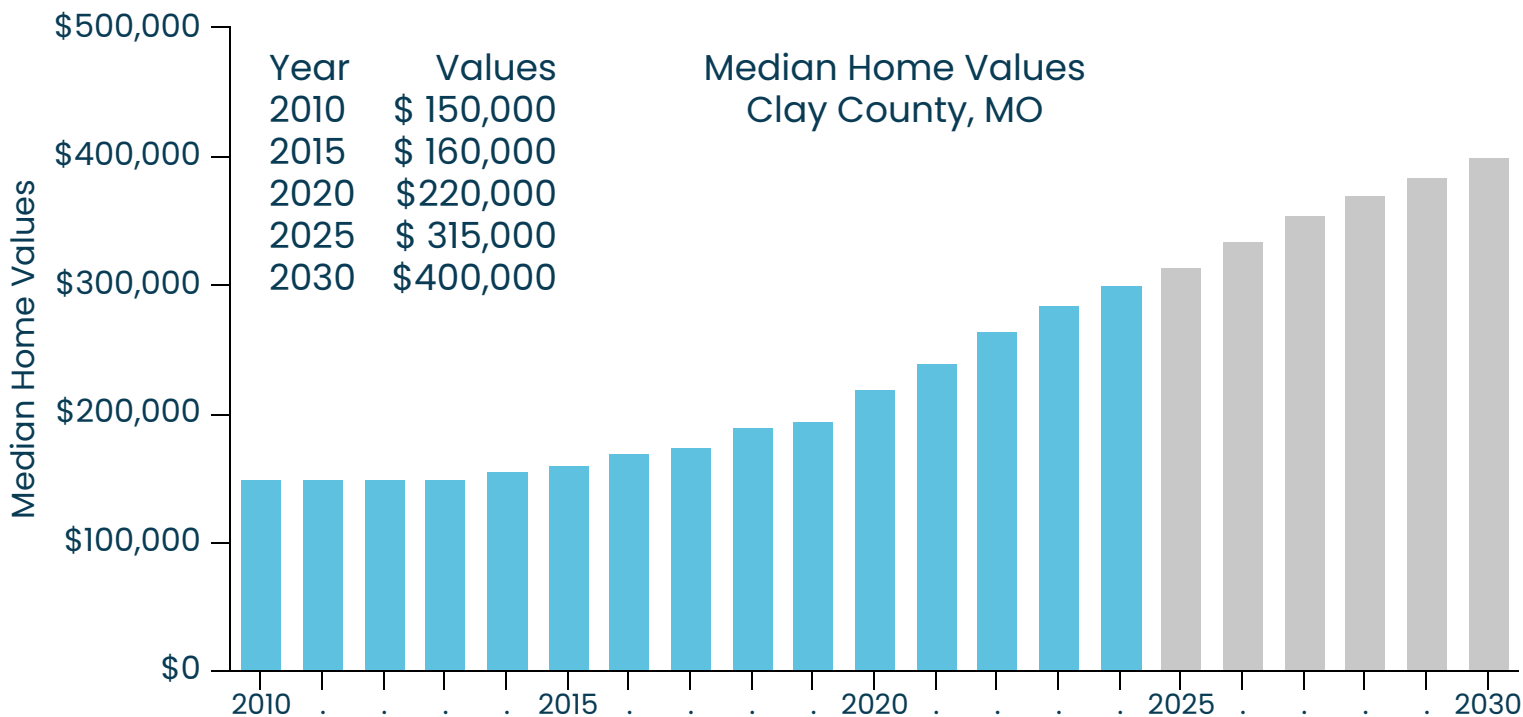
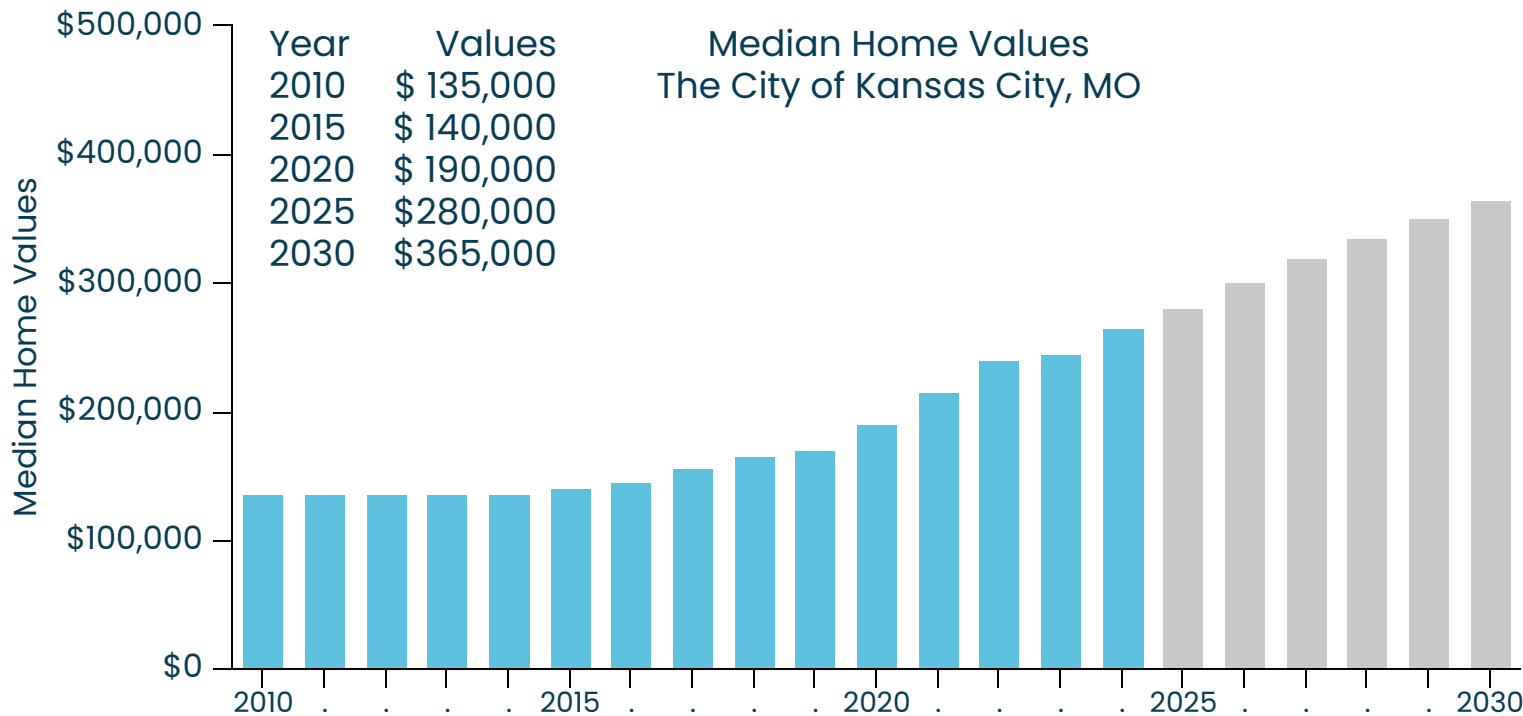
Home values can help demonstrate quality and affordability of housing supply.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.

Home Values | Kansas City + Clay Co

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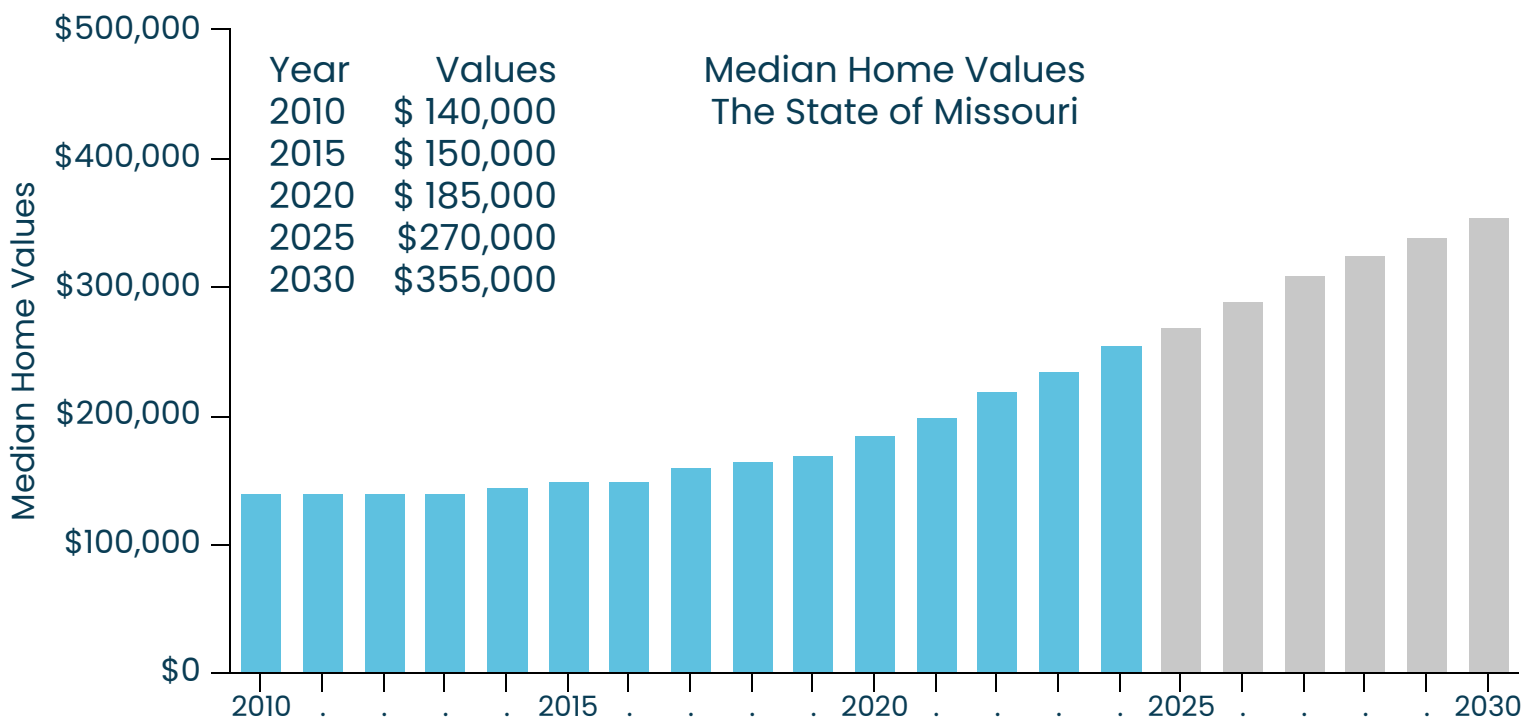
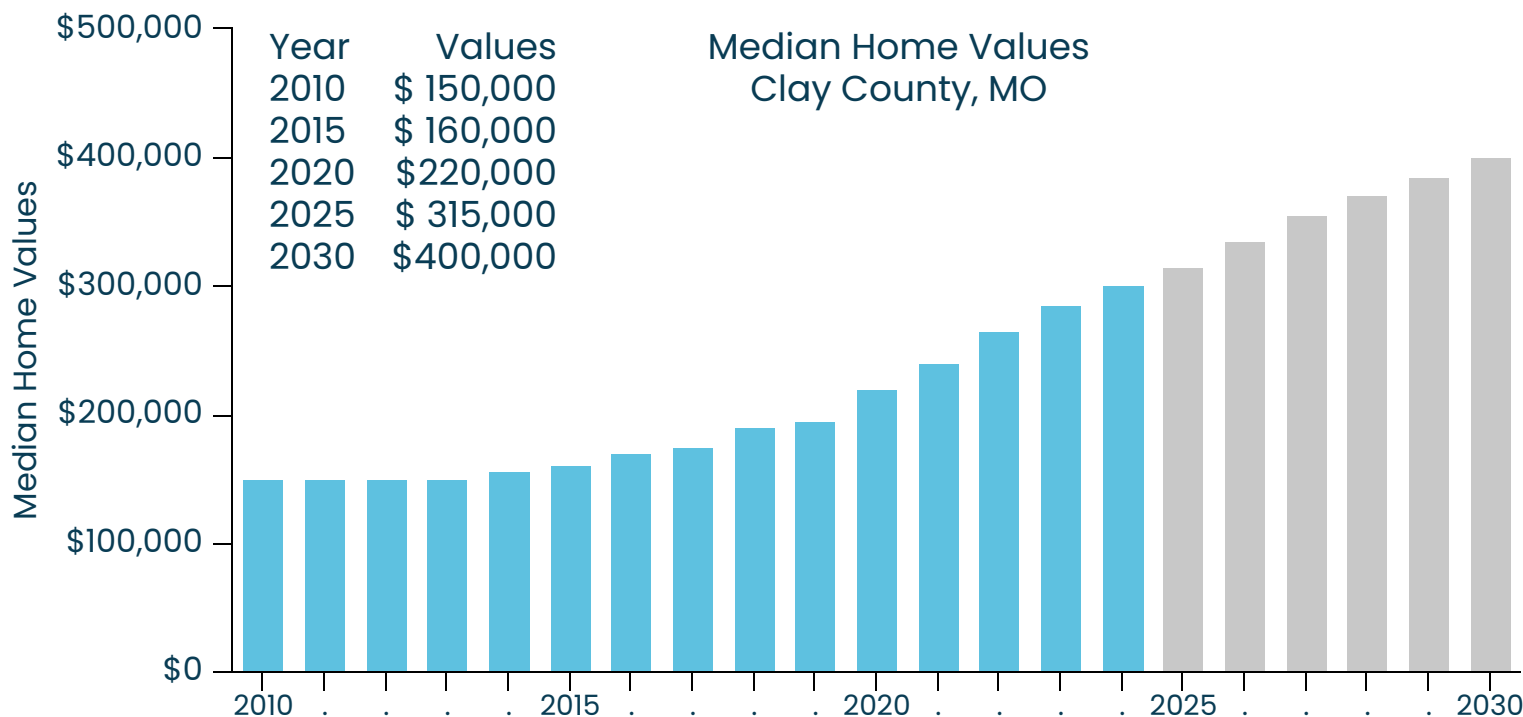


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Home Values | Clay Co + Missouri

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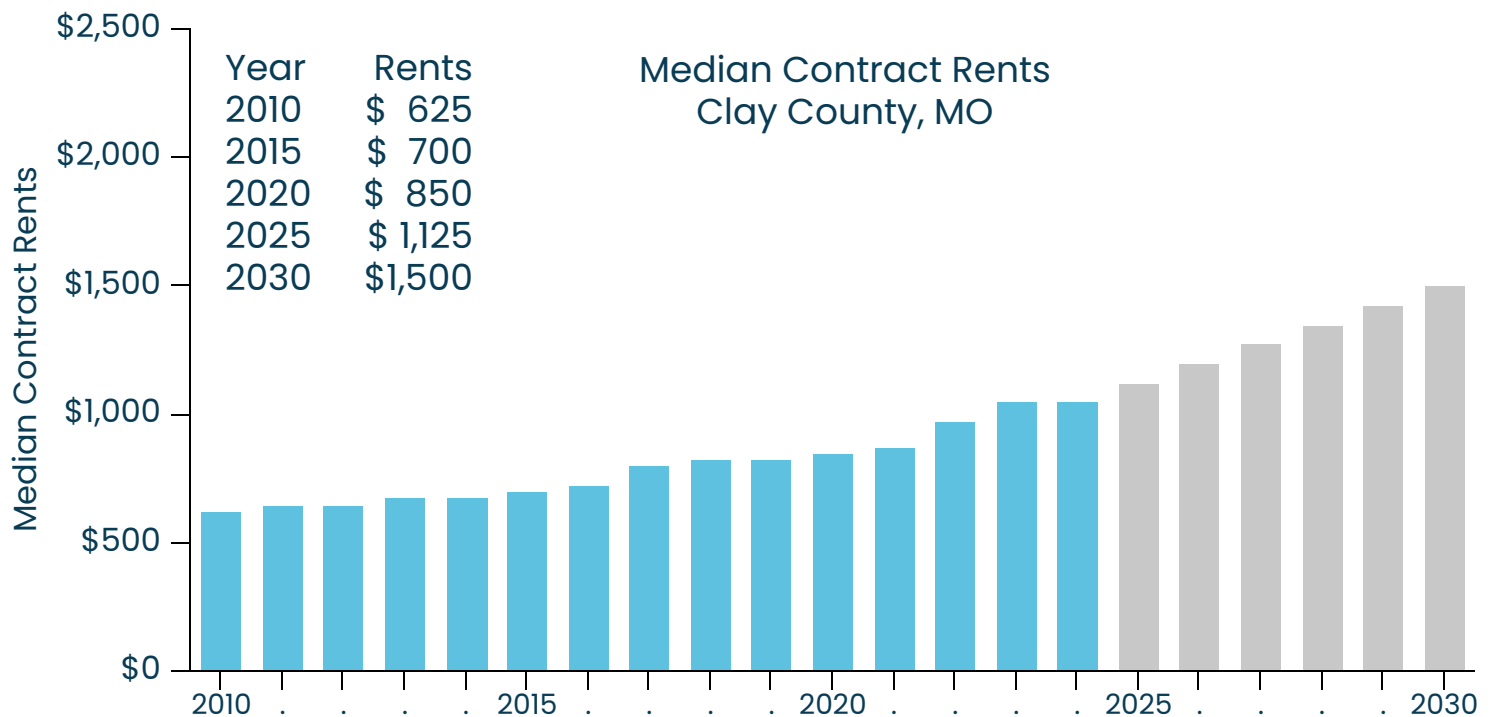
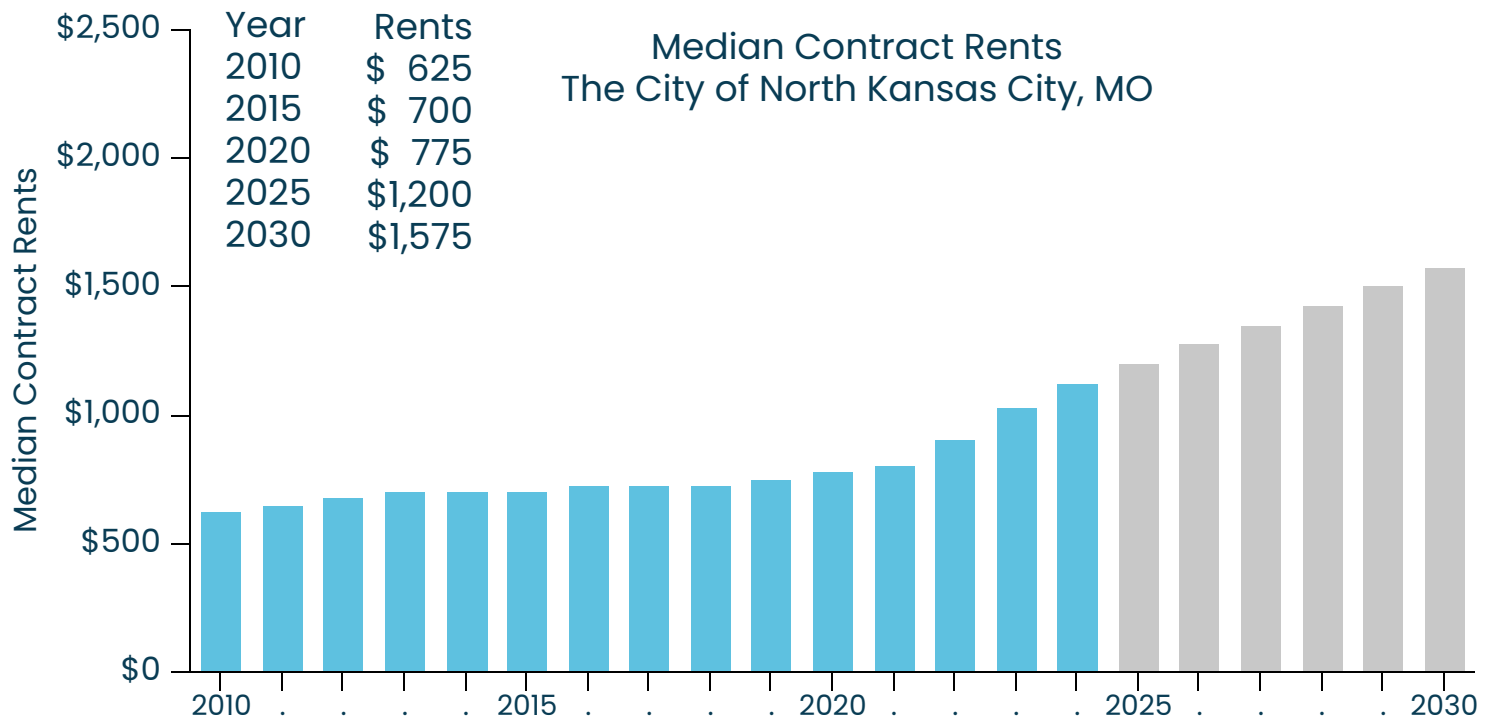


Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson, 2026.



Contract Rents | North KC + Clay Co

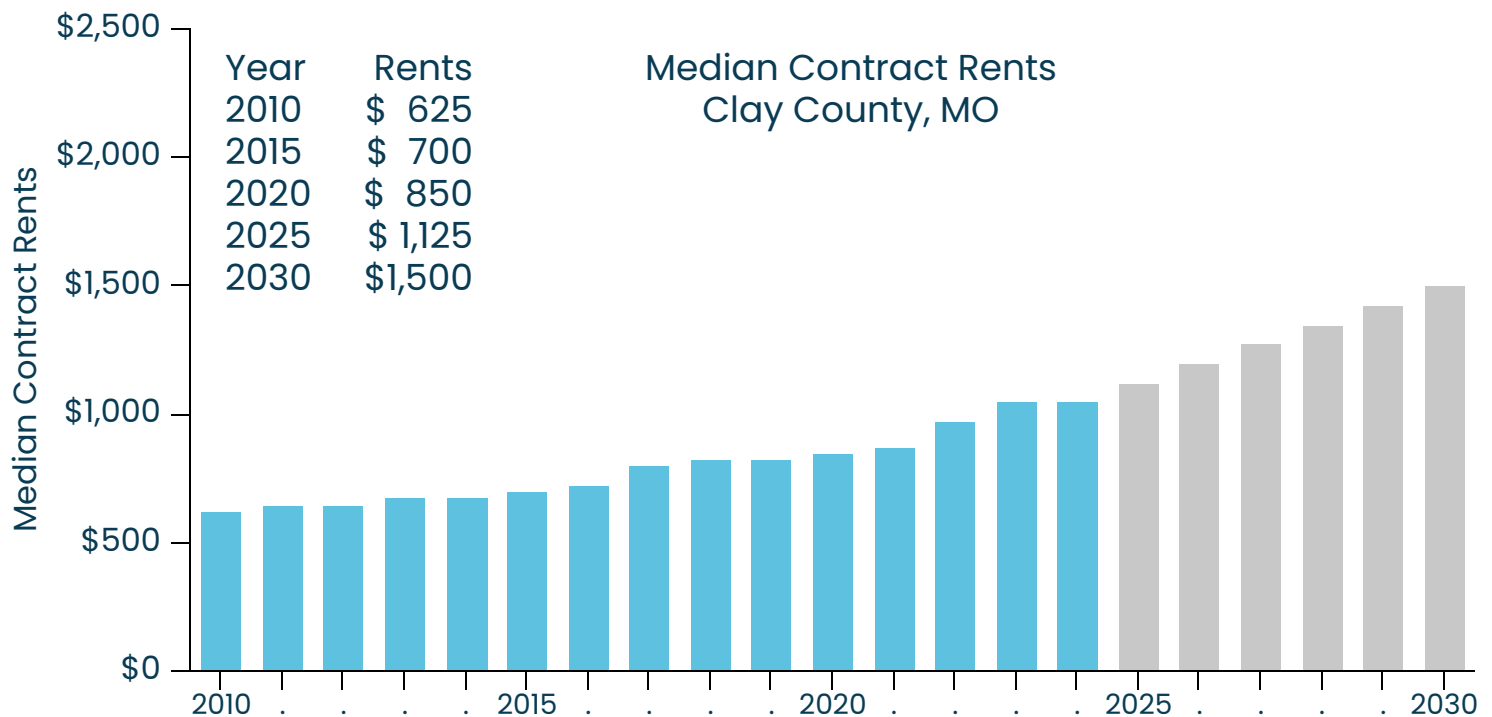
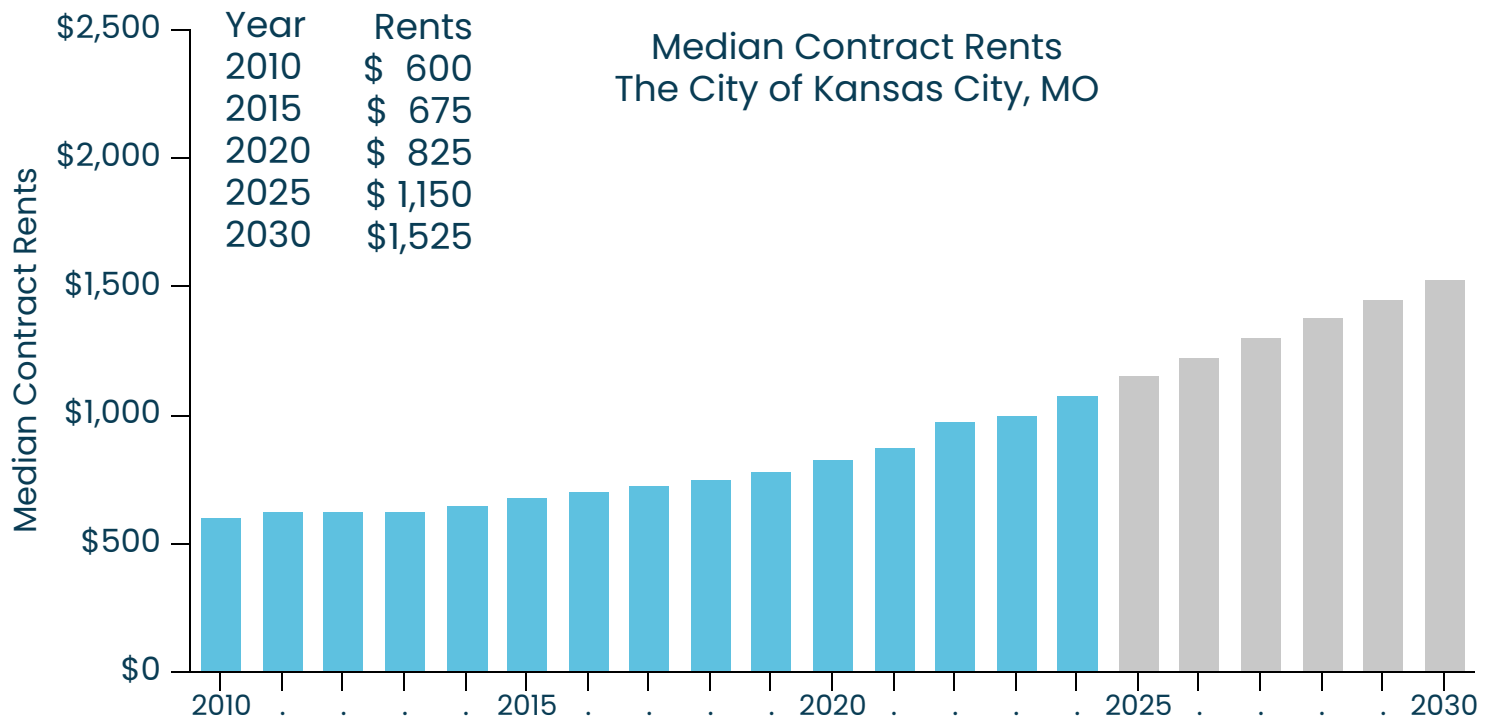
Contract (cash or net) rents can help gauge the quality & affordability of supply.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2024. Analysis & exhibit prepared by LandUseUSA | Urban Strategies in collaboration with Olsson; 2026.

Contract Rents | Kansas City + Clay Co

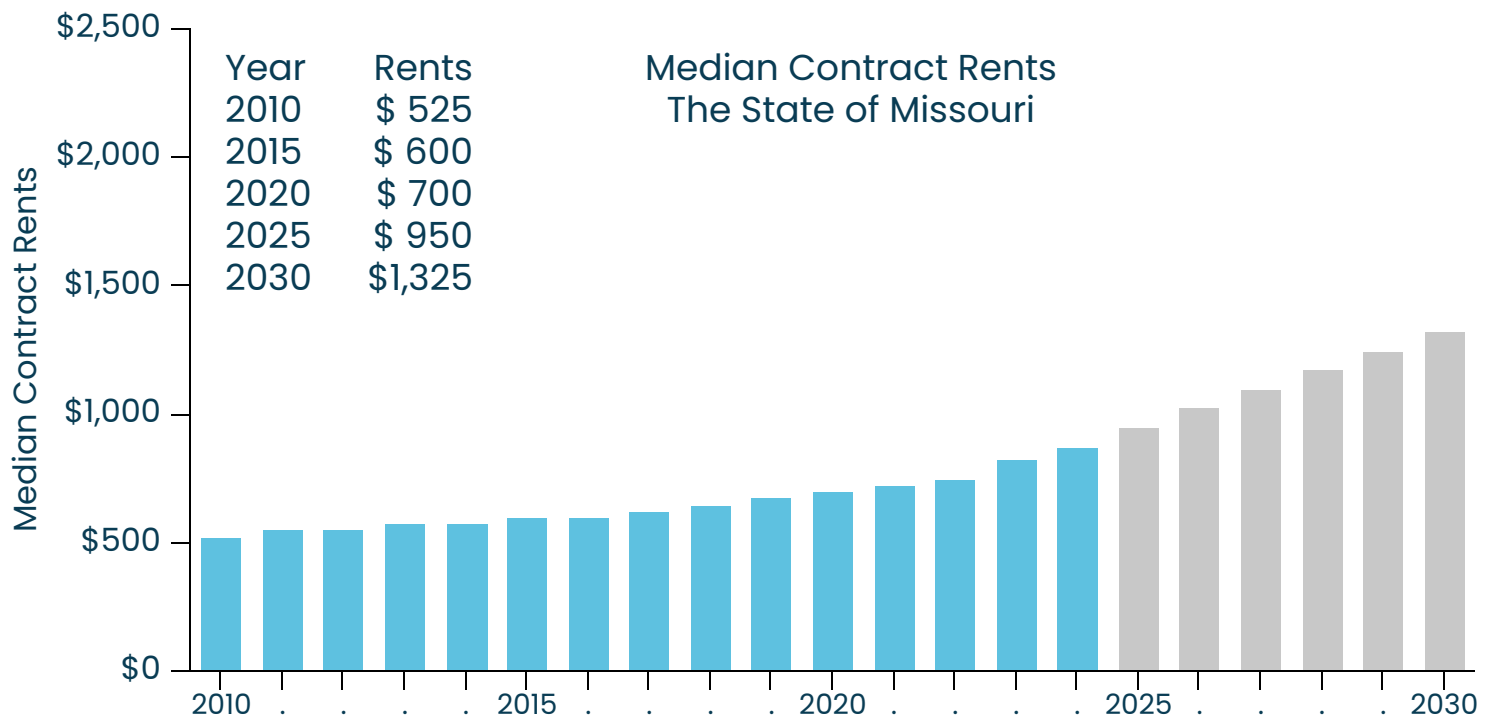
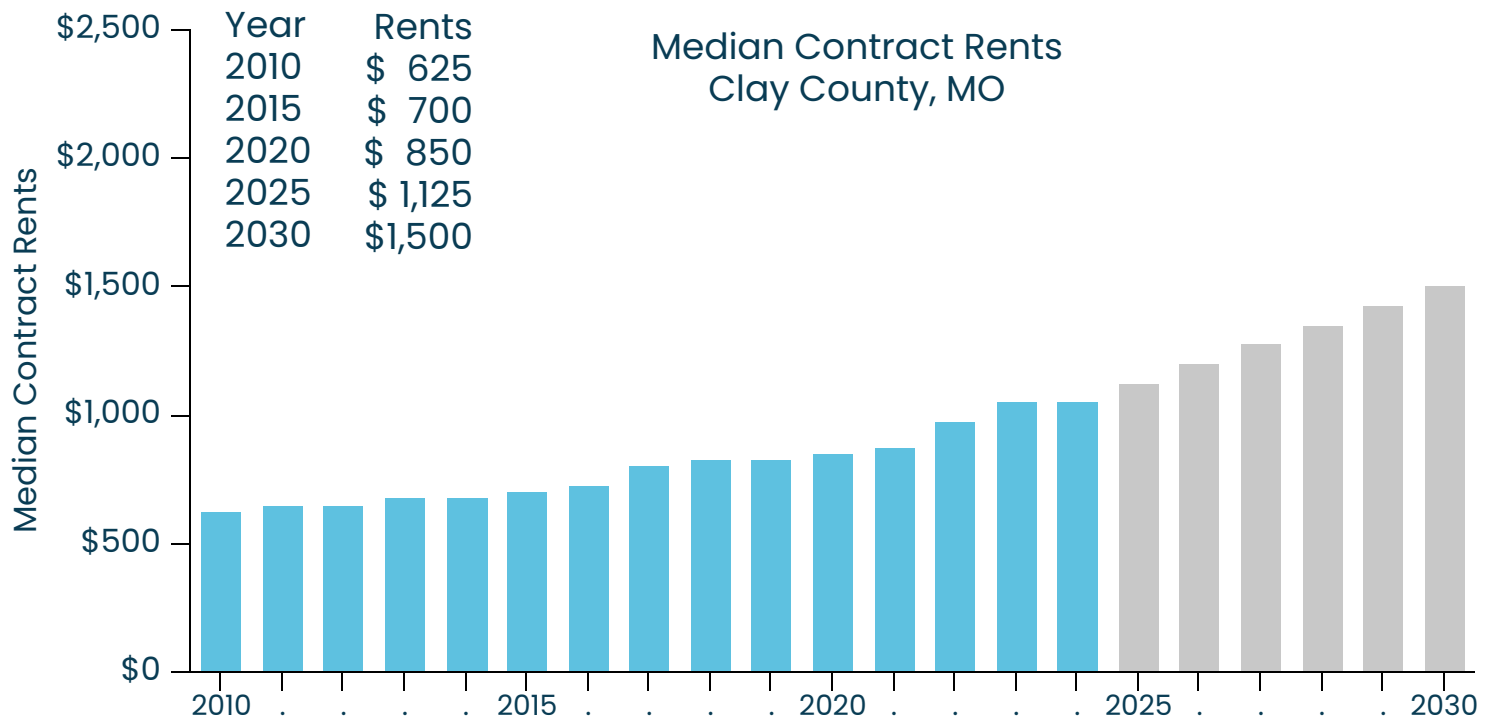
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Contract Rents | Clay Co + Missouri

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