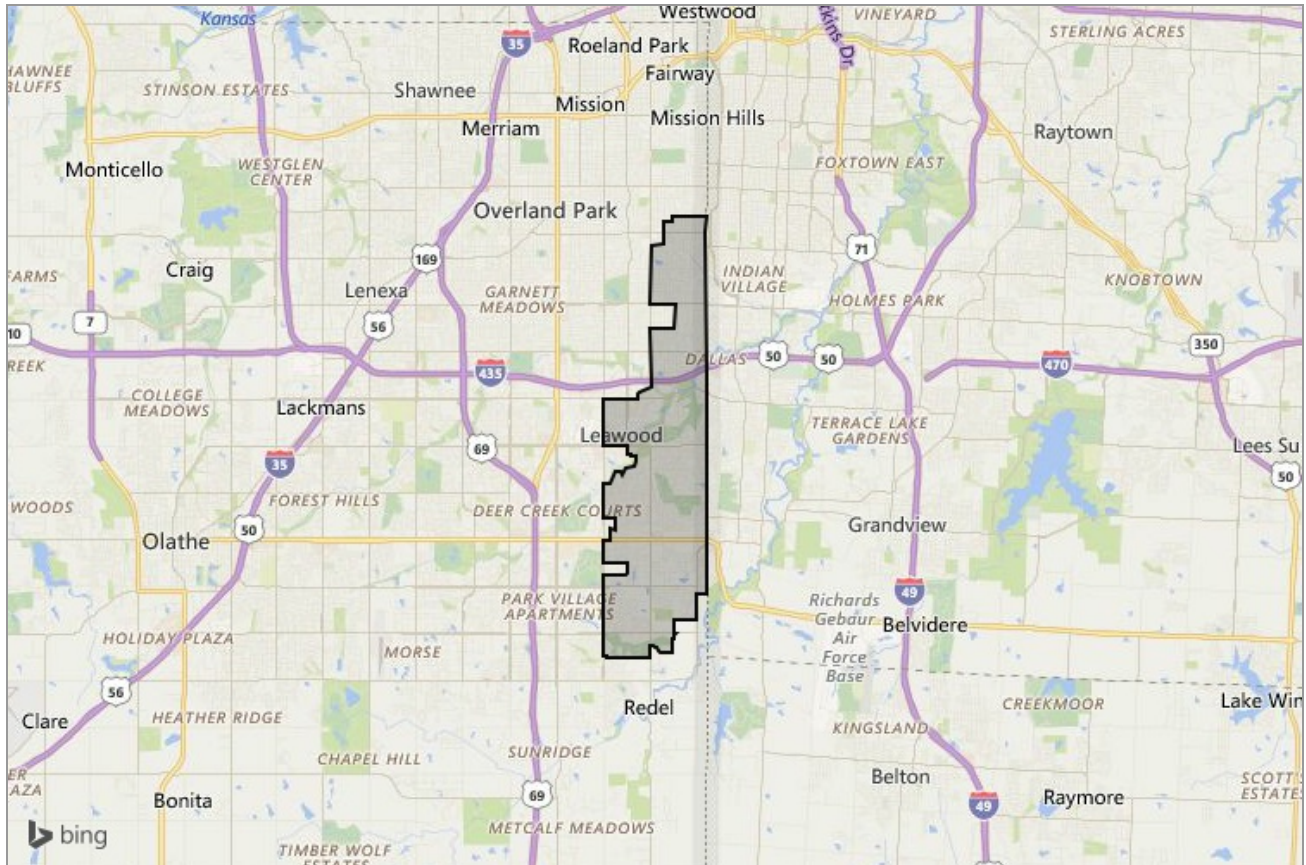




ReeceNichols
REAL ESTATE

MARKET ACTIVITY REPORT

Leawood, Kansas



Presented by

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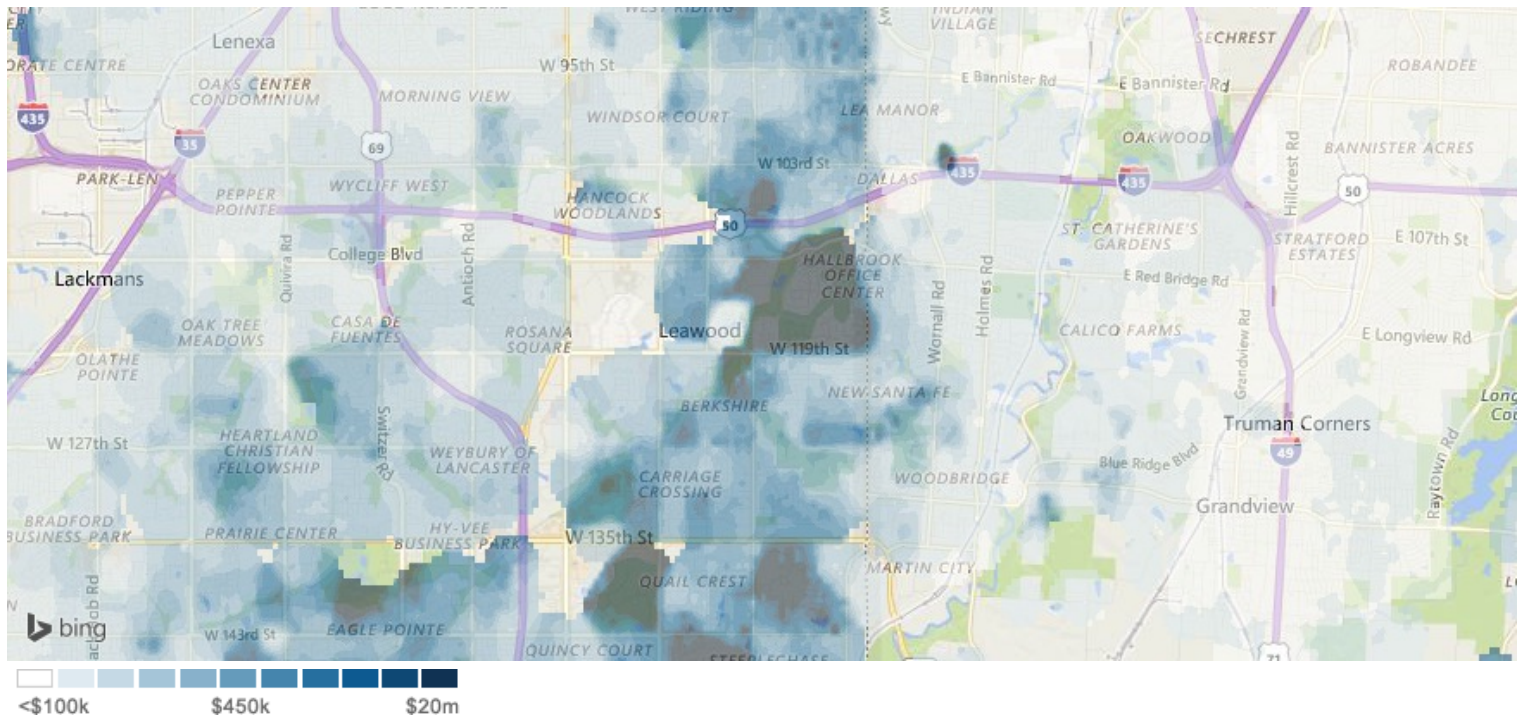
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Leawood, Kansas

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: December 29, 2015 vs. December 29, 2016

Median Est. Home Value

\$414K

Up 6.8%

Median Est. Listing Price

\$435K

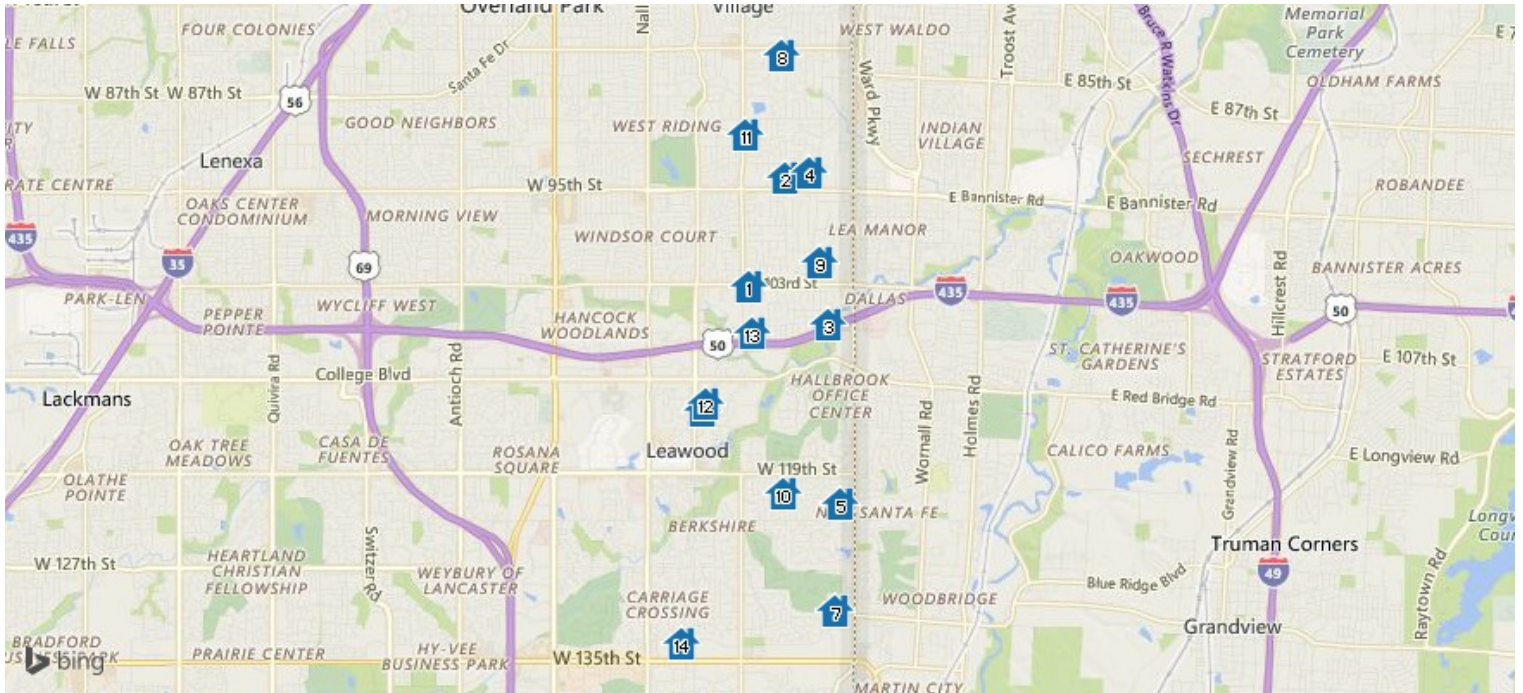
Up 1.4%

Median Days in RPR




69

Up 15%






Sales Volume





New Listings: 14

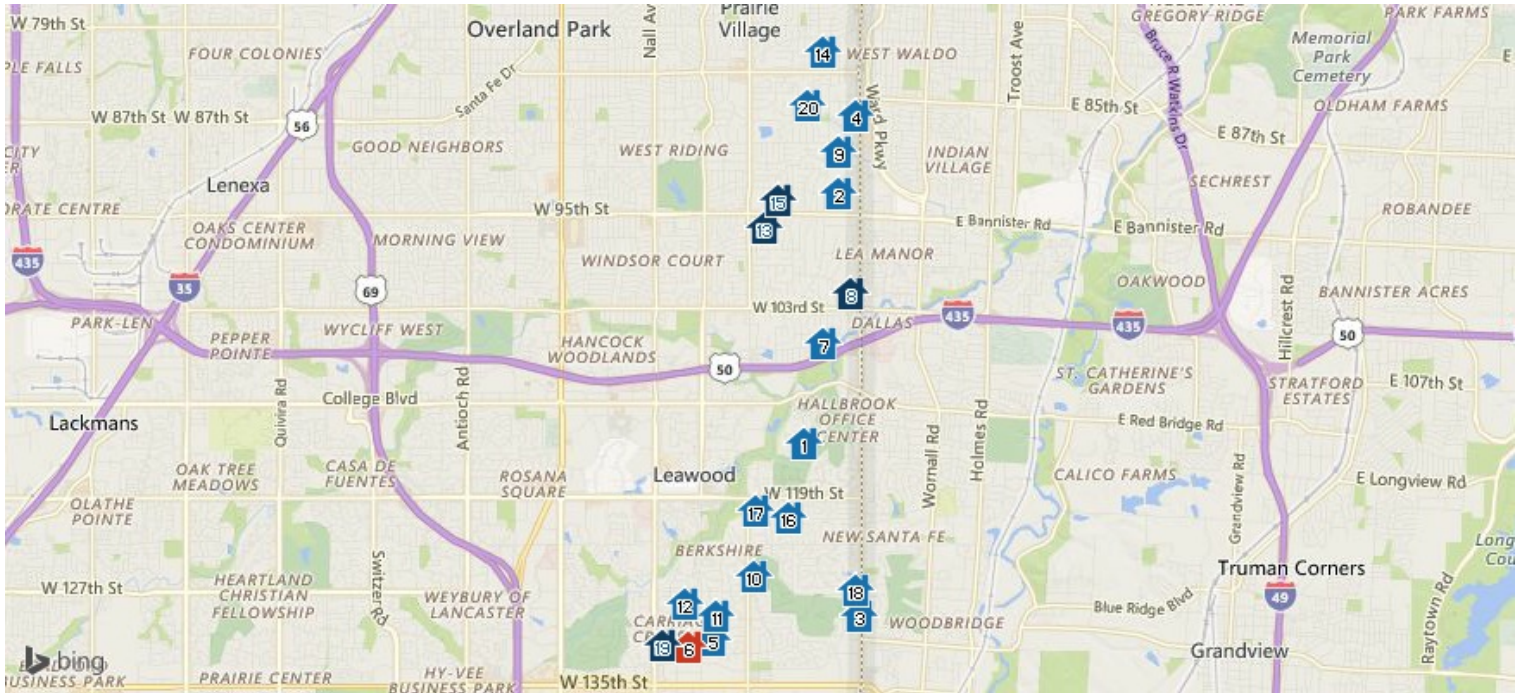
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 1 FOR SALE • New, Active: 12/26/2016 MLS ID: 2024171	Single Family	4/4	3,191 sq ft	18,613	1978	12/26/2016	\$530,000	\$166
10301 Howe Ln Beautiful one owner home maintained immaculate over the years, so many new features including 2 new decks, new steel garage doors w/ new openers, new granite epoxy system garage floor. Remodeled kitchen w/ double ovens, granite counters, indirect lighting, pantry, wet bar with extra sink, new windows and doors plus beamed ceilings. Large utility with pantry cabinets and room for extra refrigerator. Roof installed in 2007 with Arch Certainteed shingles. Plantation shutters. Extra roomy garage with tall ceilings. Sun room with Spanish ceramic tiles, skylight, door to courtyard off front and 1/2 bath. Master bath remodeled with new shower and all new tiles throughout, bath features whirlpool tub, 2 walk in closets, beautiful granite counter tops, tray ceilings in bedroom and doors walking out to newer deck <i>Listing Courtesy of John Moffitt & Associates</i>								
 2 FOR SALE • New, Active: 12/27/2016 MLS ID: 2024248	Single Family	3/2	1,804 sq ft	16,121	1956	12/27/2016	\$359,000	\$199
9400 Ensley Ln Beautifully maintained ranch in Old Leawood. The home includes hardwood floors, two fireplaces and newer windows. The eat-in kitchen has newer appliances. The master bedroom opens to a hot tub and the family room to a lovely patio surrounded by a lovely landscaped and treed backyard. The home is in a great location, close to schools, parks and shops. <i>Listing Courtesy of Bhg Kansas City Homes</i>								
 8 FOR SALE • Active: 12/8/2016 MLS ID: 2022998	Single Family	4/3	2,256 sq ft	24,494	1971	12/8/2016	\$325,000	\$144
10501 Sagamore Rd Stunning ranch home in sought after Leawood Estates with two master suites. Totally remodeled home features chef's kitchen w/ custom cabinets, beautiful upgraded granite, new back splash, ceramic tile, and a huge walk-in pantry. All baths are brand new with furniture style vanities, new tile, and all new fixtures. Additional features include new int. and ext. paint, new energy efficient windows & patio door, new driveway, sidewalk and gutters, new flooring, lights and fans, huge laundry off master and private lot! Don't miss the 3D showcase virtual tour! This home is priced WAY below a recent independent appraisal. <i>Listing Courtesy of Residential Pro Brokerage, Inc</i>								

New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>4 FOR SALE • New, Active: 12/22/2016 <i>MLS ID: 2024054</i></p> <p>9308 Meadow Ln Single Family 4/3 2,515 sq ft 15,761 1954 12/22/2016 \$699,950 \$278</p> <p>Spectacular Leawood ranch renovation down to the studs with master suite addition, all new HVAC, electric, plumbing, sheet rock, hardwoods + 3 car tandem garage! Brand new chef's kitchen with 10ft Taj Mahal granite slab island, custom cabinetry with more storage space than you will ever need. Totally open to hearth room with huge stone fireplace, walks out to back patio entertaining space. Huge master suite with marble steam shower, dual vanities, dual closets +walk in closet. Gorgeous dark hardwoods throughout. For additional information, showing instructions, showing accommodations, disclosures, please call The Vogel Team at 913-323-7269.</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>								
 <p>5 FOR SALE • New, Active: 12/23/2016 <i>MLS ID: 2024125</i></p> <p>2204 W 122nd St Single Family 4/3 2,208 sq ft 10,833 1990 12/23/2016 \$280,000 \$127</p> <p>QUAINT 2-Story on Large Lot in Fabulous Pembroke Court. Gorgeous, newly refinished hardwood floors! Living Room & Formal Dining Rooms offer large windows for natural light, beautiful crown molding & 9' ceilings. Bright, Spacious Family Room features great masonry fireplace. Crisp, Clean Kitchen features granite counters, SS appliances & pantry. Master Suite features luxurious Master Bath. 2nd Level also offers 3 add'l large bedrooms & full Bath. Exterior offers lush landscaping & HUGE backyard w/ small fenced area. Maintenance provided neighborhood is added bonus for the buyer on the go!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
 <p>6 FOR SALE • Active: 11/30/2016 <i>MLS ID: 2022375</i></p> <p>11354 Granada Ct Patio Home 3/4 2,666 sq ft 11,095 2001 11/30/2016 \$645,000 \$242</p> <p>Remarkable, rare, sprawling ranch in The Woods Villas. Twelve-foot ceilings throughout provide a perfect backdrop for any display of art, collectibles or family portraits. A one-owner, beautifully maintained home. Inspections are welcome, however, estate is selling home as is.</p> <p><i>Listing Courtesy of Reecenichols Town Center</i></p>								
 <p>7 FOR SALE • Active: 12/14/2016 <i>MLS ID: 2023472</i></p> <p>13213 Overbrook Rd Patio Home 4/3 2,827 sq ft – 2016 12/14/2016 \$549,950 \$195</p> <p>LAMBIE CUSTOM HOMES AWARD WINNING SICILY REVERSE 1 1/2 STORY PLAN. Custom cabinets, walk-in pantry*Large kitchen with huge island with granite tops, stainless steel appliances*Hardwood floors from entry to kitchen, breakfast room, great room*2 bedrooms on 1st floor*Vaulted ceilings*Covered patio*Finished lower level with full bath, rec room, 2 bedrooms and nice wet bar with granite*Egress windows in bedrooms*Only 24 Lots in this exclusive Lambie Custom Homes neighborhood...Great location with shopping nearby... Pictures are from another Sicily model but will be similar...</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>8 FOR SALE • Active: 12/2/2016 <i>MLS ID: 2022425</i></p> <p>3015 W 83rd Ter Single Family 4/5 3,124 sq ft 12,067 1974 12/2/2016 \$685,000 \$219</p> <p>Fabulous Renovation! Wonderful Style & Open Flr Plan combined w/Today's Amenities= A WINNER!! Great comfortable 1st Flr living w/Extra room up & down! Beautiful New Hdwd Flrs on 1st Flr. Kitchen gutted to the studs & re-designed for ease & efficiency. Center Island w/Granite, Stainless appls, Dbl ovens, gas cook-top, pantry + Laundry Rm w/ drop zone. Light filled Great Rm-Vaulted w/Stacked Stone FP & built-ins. Flex Rm on 1st Flr=Liv Rm/Office/Guest Rm?? Lg MBR w/New Bath+Dbl Closets. 3 beds+2 full baths up & LL RecRm!</p> <p><i>Listing Courtesy of Re/Max Premier Realty</i></p>								

New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>9808 High Dr</p> <p>Contemporary Craftsman. Exceptional Quality. Lush lot & views. So much to appreciate in this delightfully soothing home. Designed by Wolfgang Trost & built by Ambassador this masterpiece is impeccable. Enjoy the rich Brazillian cherry flooring, mahogany hand rails, 12' ceilings, & streaming light & 270-degree views of the private backyard. You'll love the open flow on the mainfloor, ideal for gathering & entertaining. The mainfloor master is spa-like & relaxing, with spacious master bath, & well-organized walk-in closet. 4 other bedrooms, Family Room w/ Wetbar, Library/Study, Office, Exercise Room, plus Carriage house over the garage provides ample space for family & friends. 5 Car oversized garage is also exceptional.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>	Single Family	5/8	7,569 sq ft	52,272	2001	12/9/2016	\$1,799,000	\$238
 <p>12023 Reinhardt Dr</p> <p>LEAWOOD ELEGANCE! Sitting majestically w/a circle drive leading you to a covered entry, this home welcomes you w/its Lg vaulted foyer leading to a dramatic great rm & open kitchen w/granite counters, stainless appliances, double oven & gas range! Private hall leads to 3 bedrms incl the spacious Master Suite that boasts 2 closets & updated bath. The finished Lower Level provides a 2nd family rm w/fireplace, wet bar w/wine fridge, 2 more bedrms & full bath & walks out to a relaxing covered patio. Newer HVAC/MH/W/Windows</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>	Single Family	5/4	1,912 sq ft	14,913	1977	12/4/2016	\$450,000	\$235
 <p>9005 Mission Rd</p> <p>Gorgeous renovated Leawood Ranch w/ 2 car garage & circle drive! Finished lower level w/ large family room & luxurious spa like bathroom. Cozy formal living room w/brick gas log fireplace. Large dining room w/expanded entertaining area! Lovely renovated kitchen w/stainless appls, pull out pantry & ample bar seating. Full basement w/ tons of extra storage space. Inviting deck offers many options for lounging & entertaining. Large flat backyard perfect for family play, gardening, etc. Well located near Corinth shops.</p> <p><i>Listing Courtesy of Reecenichols Cc Plaza</i></p>	Single Family	3/3	1,631 sq ft	20,824	1958	12/2/2016	\$315,000	\$193
 <p>4601 W 113th Ter</p> <p>Beautiful 1.5 story, light-filled, MAINTENANCE-PROVIDED villa! Two-story, spacious entry leads to a bay of 10ft windows with garden views and tiled serenity pool and spa. Master bedroom plus... den/second bedroom, 2.1 baths and laundry ALL ON MAIN LEVEL. The unfinished basement has tons of built-in storage. Owner selling "as is".</p> <p><i>Listing Courtesy of Reecenichols Town Center</i></p>	Patio Home	3/4	2,820 sq ft	14,160	1979	11/29/2016	\$425,000	\$151
 <p>10531 Mission Rd, Unit 306B</p> <p>South side of bldg by the lake! Gorgeous 1.5 Story unit with wonderful views and lots of natural light! You'll find designer finishes and upgrades throughout. Unit comes with 2 underground reserved parking spaces and extra storage. Enjoy the shops and restaurants of Mission Farms and all that the local area of Leawood has to offer. Easy access to interstate. Excellent Leawood location!</p> <p><i>Listing Courtesy of Re/Max Premier Realty</i></p>	Condo	2/3	1,607 sq ft	-	2010	11/30/2016	\$344,900	\$215
 <p>4901 W 133rd St, Unit 102</p> <p>Impeccable ranch with recent upgrades. All Viking appliances & Fridge, gas cook top (vents) to outdoors, new quartz counters, cabinet modifications in kit & Grt rm, LED lighting, all windows & 9' patio door incl wood plantation shutters. Master 16x16, new fixture, large closet w/California closet material, new cabinetry in water closet. All tile and solid surfaces in like new condition. Wide trim & crown, 8' solid doors, door hardware are a "10". Toto and Kohler plumbing fixtures, beautiful hardwoods & quality... finishes are impressive! This Signature Award Winning Building also incl. secure entrance, mail area, 2 story lobby, distinctive lighting & elevator, lush landscaping, water feature & fountain, 2 personal parking spaces, secure private storage, heated drive, Complete this LOCK & LEAVE EXPERIENCE!</p> <p><i>Listing Courtesy of John M Groebe Company</i></p>	Condo	2/3	-	-	2006	11/30/2016	\$619,900	-



Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 FOR SALE - Active: 7/20/2016 MLS ID: 2002947

11409 Brookwood Ave Single Family 5/6 5,567 sq ft 7/20/2016 \$1,085,000 \$1,060,000 12/27/2016 -2.3%

Country French home nestled on 1/2 acre lushly landscaped & fenced lot. Beautifully updated w/designer flare includes new kitchen countertops & SS appliances, new HVAC, newly refinished hardwoods, fresh exterior paint, newer roof & gutters, many new windows. Flexible plan w/1st & 2nd floor master bedroom suites; Welcoming grand entry w/marble floor, GR w/box beamed ceiling, fireplace, wall of windows w/Fr doors to garden; Handsome cherry den/office w/built-ins & hidden closet; Open, spacious hearth room kitchen w/large island, work desk, walk in pantry, fireplace, wet bar; Opens to inviting covered porch & patio. Front & rear staircases lead to bedrooms w/private baths & walk in closets; Daylight LL rec room; 5th bedroom w/walk in closet & bath; Mirrored exercise room; Workshop & generous built in storage.

Listing Courtesy of Bhg Kansas City Homes



2 FOR SALE - Active: 7/22/2016 MLS ID: 2003498






9260 High Dr Single Family 5/4 4,149 sq ft 7/22/2016 \$799,999 \$745,000 12/27/2016 -6.87%

A \$50k PX reduction! MUST be seen in person to fully appreciate. 5 BR, 3.1 Bath w/out RANCH. 7/8 acre. In 1996, master craftsmen tripled & transformed bringing in ceiling vigas from Taos, aromatic cedar logs, stone from Dog Creek AK... Radius corner walls, knotty pine trim/cabinets. Original oak hardwoods. Saltillo tile in Kitchen/Hearth. Massive dbl sided fireplace. 2-story entry. Master BR has balcony. Master Bath walks out to patio. FABULOUS High Dr. Lot perfect for pool. Corinth-IH-SM East. 3D TOUR - See 3D Tour and the narrative for more details. HUGE lot. West side, flat, totally private. Several quaint Outdoor Living Spaces in place. Two 2014 furnaces. Two ACs and Water Heaters. ALL new windows. 40 year roof. Finished walkout. AND MORE!











Listing Courtesy of Bhg Kansas City Homes















Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>8 FOR SALE • Active: 10/21/2016 MLS ID: 2017751</p> <p>12715 Cambridge Ln Townhouse 2/3 – 10/21/2016 \$259,950 \$245,000 12/23/2016 -5.75%</p> <p>Beautiful Leawood Villa! Spacious Open Floor Plan with vaulted ceilings. Sunlight floods the Home with large Windows and Sliding Glass doors which lead to Huge decks from both the Great Room & Master Bedroom! 3 Full Baths & 3 bedrooms make it ideal for empty nester or families! Nice size Pantry and beautiful kitchen cabinets w eat in Breakfast Nook. Kitchen opens to Great room w brick fireplace & Vaulted ceilings perfect for entertaining! Finished Lower Level w additional family room and bedroom plus full bath. Alarm system equipment stays.</p> <p><i>Listing Courtesy of Reecenichols The Village</i></p>								
 <p>4 FOR SALE • Active: 9/9/2016 MLS ID: 2011653</p> <p>2004 W 86th Ter Single Family 3/2 – 9/9/2016 \$345,000 \$319,950 12/24/2016 -7.26%</p> <p>BEST BUY IN OLD LEAWOOD! Totally updated home in prime location! Beautifully remodeled kitchen with granite, gas stove and newer cabinets opens to spacious family room w/fireplace! Upgrades include: new windows and doors, sprinklers, rare 6â black metal fence, awesome landscaping, beautiful hardwoods & remodeled bath!</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>								
 <p>5 FOR SALE • Active: 6/28/2016 MLS ID: 1999450</p> <p>2213 W 131st St Patio Home 4/3 2,921 sq ft 6/28/2016 \$498,950 \$499,500 12/24/2016 0.11%</p> <p>LAMBIE CUSTOM HOMES "REVISED TUSCAN PLAN" with 4 br 3 ba Hardwood floors from entry into great rm, kitchen and breakfast m*Granite counters tops in kitchen, all bathroom vanities, wet bar*Walk-in pantry*Awesome covered front porch and covered Patio also*Finished lower level with huge rec m plus 2 bedrooms and wet bar*Egress windows allows lots of natural light coming into lower level...3 car side entry garage...New Patio/Villa subdivision in Leawood...close to shopping and easy access to highways... Pictures are from another Tuscan Model home. This plan has a 3 car side entry garage..</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>6 FOR SALE • Preforeclosure, Private Owned, Active: 9/17/2016 MLS ID: 2012862</p> <p>4980 W 131st PI Single Family 5/7 5,171 sq ft 9/17/2016 \$685,000 \$599,000 12/23/2016 -12.55%</p> <p>Your opportunity to live in a 1.5 story home in coveted BRIDGEWOOD. Large open floor plan with loads of natural light and great space for entertaining & for a growing family. See the pride in ownership in this one owner custom built by Fred Riley. Unique features in every room include signature French doors in bedrooms, a kitchen with double Dacor ovens, two dishwashers, and tons of cabinet and storage. Large corner lot with walkout lower level...BVN High School! SO MANY REASONS TO LOVE THIS LEAWOOD BEAUTY!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
 <p>7 FOR SALE • Active: 10/29/2016 MLS ID: 2018607</p> <p>10414 High Dr Single Family 3/3 1,724 sq ft 10/29/2016 \$350,000 \$340,000 12/21/2016 -2.86%</p> <p>A wonderful opportunity to move into this lovely 3-bedroom/3-bath Leawood Estates Ranch home w/gleaming hardwood floors, Library w/beamed ceiling, Vaulted Great Room w/stone fireplace & built-in cabinets. Updated Kitchen w/granite counter tops, island & Sub-Zero refrigerator. Large Master Bedroom w/2 closets & Master Bath. Many updates include: Windows, HVAC, H2O Heaters, 24 years young Vostile Roof, wet bar in Basement w/full size refrigerator. Large treed lot w/brick patio, deck & in-ground pool w/new pump 2013 The pool is opened and closed for the season by Leslie Pools. Owner maintained during swimming season and is leaving all the supplies/equipment used. The pool was closed September 6, 2016. Seller replaced the stone retaining wall 2014 and replaced the main pool pump 2013.</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>								





Price Changes: 20 (cont.)

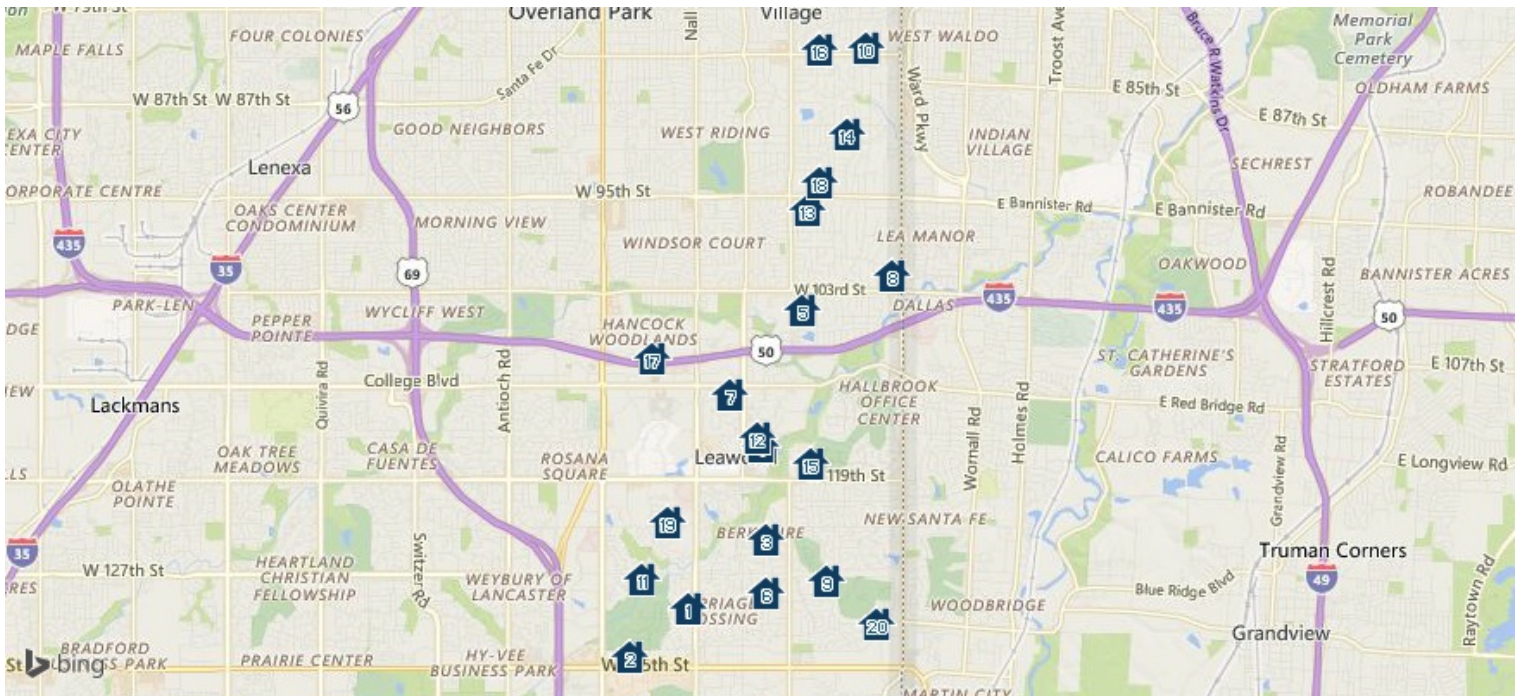
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 PENDING	* Pending: 12/19/2016 MLS ID: 2012175							
	9818 Overbrook Ct	Single Family	4/4	1,604 sq ft	9/13/2016	\$325,000	\$299,000	12/15/2016 -8%
	This is your opportunity to own and put your personal touches on a Mid Century home in desirable Leawood Estates. Cul-de-sac lot with brick driveway that wraps around the back. The home's interior has been demoed to the studs with architectural plans prepared for the addition of 961 Sq. Feet on the first floor and 1070 sq. ft. of finished basement with egress for additional bedroom. (Plans available upon request). This is a unique opportunity for you to put your own personal style in your new home. <i>Listing Courtesy of Gaslight Commercial Real Est</i>							
 FOR SALE	* Active: 11/4/2016 MLS ID: 2018710							
	8927 High Dr	Single Family	4/3	2,785 sq ft	11/4/2016	\$495,000	\$465,000	12/17/2016 -6.06%
	10K Below Appraisal! Updated Mid Century Ranch! Perfect for your growing family or downsizing! Beautiful Home in sought after Old Leawood! Open floorplan. 4bed 3bath w/ a fantastic master suite & 1st fl laundry. Stunning all white Kitchen w/2 eat in areas opens to DR/LR w vaulted ceiling and fireplace. Family rm, 2nd bdrm and bath complete the 1st floor. 2 spacious bdrms and a separate family room with fireplace and full bath in the walk out basement. Home Warranty Included! Must see home in the SM East Dist. This is a highly sought after area for tear down/new home construction. Add the old Leawood Country Club development (houses to start at 850K) and you have the opportunity to own a like new updated home for far less than new construction. <i>Listing Courtesy of Reecenichols Leawood</i>							
 FOR SALE	* Active: 11/17/2016 MLS ID: 2020935							
	12603 Mohawk Ln	Single Family	4/5	4,789 sq ft	11/17/2016	\$739,000	\$699,900	12/14/2016 -5.29%
	Rare opportunity on Leawood South Golf course. This Distinctive home was professionally designed & is simply one of a kind! Backing to 14th hole-you will be in AWE of the COMPLETE Renovation- Truly ahead of its time in color & design choices. All open kitchen hearth- Stunning all quartz island w/waterfall sides-walk in butler's pantry w/oven. Screened in porch, Magnificent Master & bath- Oversized shower-walk in w/laundry-2 laundry areas, loft plus HUGE bonus rm, Fin bsmt w/wet bar-media area, 5th bdrm- Absolutely Stunning! Kitchen detail is on point!!Hearth room fireplace w/ceiling to floor natural stone-Vaulted ceilings with thick beams & amazing upgrade on all the sheek modern lighting & chandeliers!Half bath w/granite back wall tile, Master bath w/ all the luxurious touches & finishes! Cul-de-sac lot- Perfection! <i>Listing Courtesy of Re/Max State Line</i>							
 FOR SALE	* Active: 11/18/2016 MLS ID: 2021164							
	12823 Granada Rd	Single Family	4/5	3,437 sq ft	11/18/2016	\$415,000	\$400,000	12/14/2016 -3.61%
	KIT boasts New GRANITE, tile backsplash, Stainless Appl, center island; Fresh neutral decor, beautiful flooring, updated lighting, James Hardie cement siding, Two-tier Trex deck faces East! Great design features: curved staircase to BR level, 1st floor library w/built-ins, LG FR w/FP, bayed formal DR, sitting area off MSTR; FIN walkout bsmt w/plenty of storage space; exceptional setting! Over \$50,000 of high quality upgrades you'll enjoy for years: doors, windows & siding; Large lot w/mature trees, in-ground sprinkler <i>Listing Courtesy of Re/Max State Line</i>							
 FOR SALE	* Active: 11/22/2016 MLS ID: 2021549							
	12720 Briar St	Single Family	6/5	4,421 sq ft	11/22/2016	\$435,000	\$409,950	12/13/2016 -5.76%
	Great floor plan & location in the Highlands of Leawood! New carpet, + newer driveway, garage doors, & roof. Hardwoods on main, updated kitchen, 2 living areas, office dining, laundry, & office with built ins. Master bath updated & huge closet. Flat yard & stamped patio backs to trails & common play area. Basement bedrooms are true egress. Radiant heat & storage. Wet bar with custom cabinets & granite. <i>Listing Courtesy of Reecenichols Leawood</i>							

Price Changes: 20 (cont.)










	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 PENDING	* Show For Backups: 12/14/2016 <i>MLS ID: 2019527</i>						
3600 W 96th St	Single Family	4/3	1,560 sq ft	11/5/2016	\$315,000	\$285,000	12/5/2016	-9.52%
<p>NEWPRICE. All offers will be considered. Approx. 2400 sq. ft. plus lots of storage. 4 bdms - 4th bdrm could be an office, 2.5 baths. Gorgeous hardwoods throughout. NEW carpet. Eat-in kitchen w/granite and a walk-in pantry. 3-living rooms. Updated master bathroom. Main level laundry w/washer/dryer. Relax by the fire in the F/R. Fire pit and fenced backyard. NEW 50-gallon high eff. water heater, garage door openers & int/ext paint. Walking distance to Ranchmart shops and easy highway access.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
	 FOR SALE	* Active: 11/15/2016 <i>MLS ID: 2020732</i>						
8029 Manor Rd	Single Family	4/5	3,284 sq ft	11/15/2016	\$765,000	\$750,000	12/9/2016	-1.96%
<p>Charming Old Leawood home on picturesque tree lined street. Beautiful hardwoods through-out, fabulous light and airy Kitchen that spills into Vaulted Hearth Rm. Master on the first floor with walk out to deck and private backyard. Screened in Porch and an additional den/office that walks out to flagstone patio/Fire pit. 3 bedrooms/2.5 baths up, hardwoods under carpet. Finished basement and additional storage. Main level mud room/laundry. The perfect setting!</p> <p><i>Listing Courtesy of Reecenichols The Village</i></p>								
	 PENDING	* Contingent: 12/7/2016 <i>MLS ID: 2020260</i>						
9400 Cherokee Pl	Single Family	3/3	1,940 sq ft	11/10/2016	\$414,900	\$390,000	12/3/2016	-6%
<p>Beautifully updated ranch with great curb appeal in the coveted Leawood neighborhood on a quiet street. The house was fully renovated with 3 large bedrooms and 2 amazing baths. Open floor plan with massive fireplace, new kitchen with granite, large island and seating at bar, gas stove top, stainless steel appliances with oven/microwave combination. Large Master bedroom and bathroom with large shower and vanity area, and huge walk-in closet. All plumbing and electrical has been updated. 50 year cement roof with warranty</p> <p><i>Listing Courtesy of Kansas City Realty Svcs Llc</i></p>								
	 FOR SALE	* Active: 12/4/2016 <i>MLS ID: 2022600</i>						
12023 Reinhardt Dr	Single Family	5/4	1,912 sq ft	12/4/2016	\$459,900	\$450,000	12/8/2016	-2.15%
<p>LEAWOOD ELEGANCE! Sitting majestically w/a circle drive leading you to a covered entry, this home welcomes you w/its Lg vaulted foyer leading to a dramatic great m & open kitchen w/granite counters, stainless appliances, double oven & gas range! Private hall leads to 3 bdms incl the spacious Master Suite that boasts 2 closets & updated bath. The finished Lower Level provides a 2nd family rm w/fireplace, wet bar w/wine fridge, 2 more bdms & full bath & walks out to a relaxing covered patio. Newer HVAC/WH/Windows</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
	 FOR SALE	* Active: 10/29/2016 <i>MLS ID: 2018635</i>						
11909 Mohawk Rd	Single Family	5/5	5,190 sq ft	10/29/2016	\$629,900	\$599,000	12/1/2016	-4.91%
<p>Brand-new remodel in Leawood- blocks from Town Center Plaza! 5 bed, 4.5 bath, truly luxurious masterpiece! All brick home tucked away on quite cul-de-sac! Entertain in style with custom cabinets, gas range, stainless appliances, granite tops, mini-bar, large pantry; mud room, 3 car garage, two fireplaces, large sun room with deck, second deck off master bath and living room. Master suite includes a large sitting area, heated floors in bathroom, HUGE two person walk-in shower, skylight, and large walk-in closet.</p> <p><i>Listing Courtesy of Century 21 Gold Team</i></p>								
	 FOR SALE	* Active: 4/21/2016 <i>MLS ID: 1987473</i>						
2001 W 127th St	Single Family	4/5	4,162 sq ft	4/21/2016	\$575,000	\$469,000	12/6/2016	-18.43%
<p>Seller is offering a \$10K decorating allowance at closing. Lowest Priced Royse home offers 4 bedrooms and 4.5 baths. Concrete Roof. Stone and Stucco Exterior. Plenty of living area. 3 fireplaces, wet bar, central vaccum, sprinkler system, front accent lighting, 12 yr. landscape mulch installed 2015. Over 3/4 of an acre. Pride of ownership, well maintained home. Rare walnut cabinetry in hearth room, kitchen and card room. Walk to Leawood elementary and middle school.</p> <p><i>Listing Courtesy of 395 Realty Llc</i></p>								

Price Changes: 20 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 PENDING · Pending: 12/2/2016 MLS ID: 2019921							
5419 W 131st Ter	Single Family	4/4	3,800 sq ft	11/8/2016	\$395,000	\$389,000	11/30/2016	-1.52%
<p>Fabulous Two Story Colonial in South Overland Park This unique 2 story has amazing curb appeal. Wonderful floor plan, w/ large kitchen & eat in sun room w/ floor to ceiling windows, hardwood floors, lots of cabinets & counter space. Kitchen opens up to large family room w/ brick front gas fireplace. Hardwood floors in charming formal living room & elegant dining room. The kitchen also overlooks the deck w/ recently replaced flooring & stain, large patio w/ electrical & large, fenced, beautifully landscaped backyard The fun finished basement provides built in entertainment center w/ surround sound, built in bar w/ sink, garbage disposal & 1/2 bath. Additionally, there is another room w/ built in storage. Furnace & 2 hot water heaters replaced in 2014. Transferable home warranty that also covers all the appliances</p> <p style="text-align: right;"><i>Listing Courtesy of The Realty Dot Inc</i></p>								
	 FOR SALE · Active: 9/19/2016 MLS ID: 2013054							
8525 Cherokee Ln	Single Family	3/3	2,416 sq ft	9/19/2016	\$495,000	\$475,000	12/2/2016	-4.04%
<p>Welcome to this classic Old Leawood ranch home on a large corner lot with extensive landscape. The home features large rooms, designed for entertaining and living in style and comfort. The kitchen and bathrooms feature the original tile, etc., ready for your updates. Shake shingle roof needs replaced and Owner will allow up to \$20,000 towards the cost of a new roof. Selected garden statuary, urns and ornaments are not included in the sale of the home.</p> <p style="text-align: right;"><i>Listing Courtesy of Reecenichols Southgate</i></p>								













Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  Pending: 12/24/2016 MLS ID: 2000943								
 12917 Maple St	Single Family	4/5	-	18,199	7/7/2016	\$499,850	12/24/2016	-
Harwyck Corner lot, 1.5 story on cul de sac with views of pond & fountain from front yard! Large, tiled patio on treed lot w/perennials galore. Armstrong Kitchens remodel of kitchen & huge laundry/mud room for all your stuff. California Closets in first floor master w/jetted tub too. Wonderful office off of great room for working at home or to keep an eye on your children's computers. Meticulously maintained with newer roof, gutters, HVAC & windows! Lower level w/fireplace perfect for watching fall football! <i>Listing Courtesy of Bhg Kansas City Homes</i>								
  Show For Backups: 12/24/2016 MLS ID: 2022511								
 6531 W 133rd Ter	Patio Home	2/2	1,433 sq ft	2,640	12/2/2016	\$283,000	12/24/2016	\$197
Leisurely living in sought after Village of Deer Creek! Great light & airy Ranch floorplan w/hardwoods in Kitchen, Breakfast Room, Master Bedroom & Bath. Corian kitchen counters & white cabinets compliment white appliances, Fridge & Washer/Dryer stay, too! Don't miss the covered deck overlooking the greenway for relaxation or entertainment. Daylight, unfinished basement is stubbed for a bath and ready for your finish or provides ample storage. Community is quiet, yet convenient to shopping, golf, schools, Prairie Fire Museum, Movie theatres, grocery, medical, restaurants and easy Highway access. For more info on the HOA visit: www.eneighbors.com/p/villageatdeer creek <i>Listing Courtesy of Coldwell Banker Goodlife</i>								
  Show For Backups: 12/22/2016 MLS ID: 2006685								
 12408 Catalina St	Single Family	4/6	4,134 sq ft	15,567	8/11/2016	\$675,000	12/22/2016	\$163
BEAUTIFUL/COMPLETELY Remodeled 2-Story on Great/Private Cul-de-Sac Lot! Remarkable finishes throughout ENTIRE HOME! Including: CUSTOM BUILT CABINETS and VANITIES in Closets, Kitchen, and Baths. Truly MAGNIFICENT and LARGE MASTER Bed/Bath/Closet. ALL NEW FLOORS - Hardwoods, Marble, Carpet, Tile. PLANTATION SHUTTERS on Majority of Windows. NEW PAINT on INTERIOR/EXTERIOR-Entirely. ADDED 3RD-CAR GARAGE, Entirely Refinished with Professionally Installed EPOXY FLOORS. The List is Endless - THIS HOME IS IMMACULATE! Please direct all inquiries to LA1 Michael Armentrout - MTrou@BHHSKCR Realty.com / 913.620.4846 Please contact LA1 for additional information regarding the home, construction/renovations/improvements. <i>Listing Courtesy of Berkshire Hathaways Kc Realty</i>								













Pending Listings: 20 (cont.)

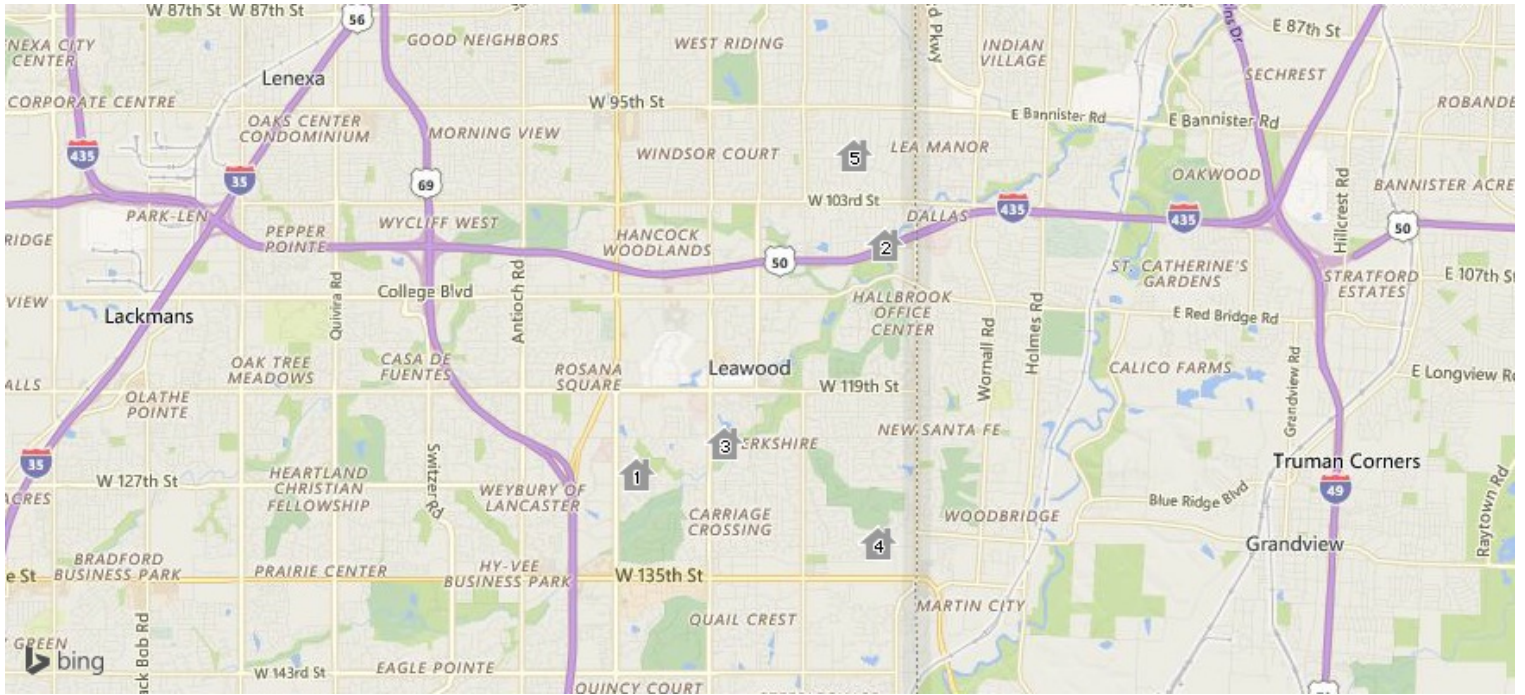
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
		Show For Backups: 12/23/2016 MLS ID: 1999947						
11620 Tomahawk Creek Pkwy, Apt K	Condo	2/2	1,192 sq ft	—	6/30/2016	\$167,500	12/23/2016	\$141
<p>Welcome home to this great condo updated w/so much new! Start w/the stacked stone fireplace, upgraded granite, rare dbl vanity in mstr ba, fresh, warm, neutral paint & new flooring throughout. Baths & kitchen are tiled & have ORB hardware, new vanities/sinks. Big ticket items: new windows, HVAC, thermostat, SS appliances, extra directional lighting on stairs & kitchen. Enjoy your morning coffee on the roomy deck. Tennis or basketball your sport? You got it! Exercise rm, pool, trails, shopping! Rm sizes approx. This is a show stopper - don't miss out!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
		Pending: 12/20/2016 MLS ID: 2024076						
10405 Howe Ln	Single Family	5/8	4,555 sq ft	79,671	12/19/2016	\$1,637,000	12/20/2016	\$359
<p>Photo not available</p> <p style="text-align: right;"><i>Listing Courtesy of Re/Max Revolution</i></p>								
		Pending: 12/20/2016 MLS ID: 2020026						
12820 Delmar St	Single Family	4/4	3,020 sq ft	12,854	11/10/2016	\$420,000	12/20/2016	\$139
<p>Original owner selling impressive Center Hall 2 story w/stone accented front + 3 car gar priced for your decorating ideas. Lge Fam Rm w/ fireplace, lge KIT w/lovely Hdwd flrs + lots of windows walks out to lovely treed lot. Master Suite has huge w/i closet, sit m or home offc w/gas fp + lge MBA w/dbl Jacuzzi + shower, Jack & Jill Ba between 2nd & 3rd BR + 4th BR w/in suite BA. New C/A + low E wndws. Close to award winning schools, grocery store, shopping, parks & subdivision pool. No pets lived here.</p> <p style="text-align: right;"><i>Listing Courtesy of Reecenichols Leawood</i></p>								
		Show For Backups: 12/18/2016 MLS ID: 2005258						
4911 W 111th Ter	Single Family	5/8	9,800 sq ft	156,816	8/3/2016	\$2,750,000	12/18/2016	\$281
<p>Rare opportunity to own this exceptional estate property on nearly 4 acres of parklike grounds in the heart of Leawood. Extremely private, but the location to shopping, dining & highway access is unmatched. The 1.5 story home is absolutely captivating from the moment you drive through the stone & wrought iron gates. The 5+ bedroom & 8 bath home has been completely renovated by R.L. Stein & CO at a cost of over \$2.2M, while maintaining the original Morton Payne design. Attention to detail & quality is unsurpassed. Additional features: Gourmet kitchen, 3+ heated over sized garage, multiple outdoor patios, 400 amp electrical service, backup gas generator & so much more. A full list of the home's specifics & highlights can be found on MLS under the supplements. ALL ROOM & LOT SIZES & TAXES ARE ESTIMATED.</p> <p style="text-align: right;"><i>Listing Courtesy of Reecenichols College Blvd</i></p>								
		Pending: 12/19/2016 MLS ID: 2012175						
9818 Overbrook Ct	Single Family	4/4	1,604 sq ft	23,958	9/13/2016	\$299,000	12/19/2016	\$186
<p>Photo not available</p> <p>This is your opportunity to own and put your personal touches on a Mid Century home in desirable Leawood Estates. Cul-de-sac lot with brick driveway that wraps around the back. The home's interior has been demoed to the studs with architectural plans prepared for the addition of 961 Sq. Feet on the first floor and 1070 sq. ft. of finished basement with egress for additional bedroom. (Plans available upon request). This is a unique opportunity for you to put your own personal style in your new home.</p> <p style="text-align: right;"><i>Listing Courtesy of Gaslight Commercial Real Est</i></p>								
		Show For Backups: 12/2/2016 MLS ID: 2013517						
12704 Wenonga Ln	Single Family	4/4	4,669 sq ft	12,635	9/22/2016	\$469,900	12/2/2016	\$101
<p>Check out the best value in Leawood South w/nearly 5,000 sq ft of beautifully finished living space. You'll love the amazing sun room, over-sized bedrooms, formal dining room, study, and walk-up finished basement (w/workout room & full bathroom). Entirely updated with granite, marble, hardwood floors, new roof, the latest in colors, a fenced-in backyard, and maintenance-free Hardie-board siding. Within walking distance to Country Club of Leawood & in the coveted Blue Valley School District. Don't miss 3D walkthru. Be sure to check out the 3D virtual tour!</p> <p style="text-align: right;"><i>Listing Courtesy of Residential Pro Brokerage, Inc</i></p>								

Pending Listings: 20 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.		
	 PENDING <i>Pending: 12/2/2016</i> MLS ID: 2016651	8121 Meadow Ln	Single Family	3/4	2,863 sq ft	18,730	10/14/2016	\$500,000	12/2/2016	\$175
<p>Hereâs the deal youâve waited for...\$60k UNDER appraisal in Old Leawoodâs Historic 1st District just 1 block off Lee Blvd on almost 1/2 ACRE * Originally designed by an artist with unique yet traditional features * Renovated kitchen w limestone counters, new cabinets, 6 burner gas Viking cooktop & other high-end SS appliances, double oven & two pantries * Gorgeous hwdws * TWO living areas, Master Suite & laundry on main level * Finished bsmt w full bath, wet bar & cozy fireplace * New roof & high-eff windows 2015</p> <p><i>Listing Courtesy of Re/Max State Line</i></p>										
	 PENDING <i>Pending: 12/17/2016</i> MLS ID: 2019333	6209 W 127th Ter	Patio Home	3/4	1,757 sq ft	7,988	11/4/2016	\$315,000	12/17/2016	\$179
<p>HUGE PRICE REDUCTION! RARE OPPORTUNITY in popular Deer Creek Villas-friendly, maintenance provided community of only 34 homes. Main floor master with private deck. Loft & 2 additional bedrooms upstairs. Take the elevator down to the large, finished walk out lower level with bar, 2nd fireplace, huge laundry room & storage area. This spacious 1.5 story is wheelchair accessible & has a ramp in the garage for your convenience if needed. Super sized rooms. Needs updating. Bring your decorating ideas & AN OFFER! HOA provides access to Deer Creek pool and tennis courts at 133rd & Lamar.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>										
	 PENDING <i>Show For Backups: 12/17/2016</i> MLS ID: 2023184	11617 Tomahawk Creek Pkwy	Condo	1/1	945 sq ft	—	12/9/2016	\$113,500	12/17/2016	\$120
<p>Location location location...and low maintenance! Nice secluded condo with nothing left to do! Kitchen has white cabinets ceramic tile floors. all appliances stay. Utility room off kitchen with washer and dryer. Spacious bedroom with laminate flooring and TWO large walk in closets with shelving. Bathroom with gorgeous ceramic tile (almost everywhere) and shower-over-tub. Balcony off kitchen is very spacious, great for entertaining! Amenities are endless! Shopping, dining, biking and walking trails right at your Fingertips! HoA includes insurance = lower payment! Plus enjoy a beautiful pool, tennis courts, clubhouse, exercise room, what else could you need?? Come see today!</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>										
	 PENDING <i>Show For Backups: 12/14/2016</i> MLS ID: 2019527	3600 W 96th St	Single Family	4/3	1,560 sq ft	13,716	11/5/2016	\$285,000	12/14/2016	\$183
<p>NEW PRICE. All offers will be considered. Approx. 2400 sq. ft. plus lots of storage. 4 bdms - 4th bdm could be an office, 2.5 baths. Gorgeous hardwoods throughout. NEW carpet. Eat-in kitchen w/granite and a walk-in pantry. 3-living rooms. Updated master bathroom. Main level laundry w/washer/dryer. Relax by the fire in the F/R. Fire pit and fenced backyard. NEW 50-gallon high eff. water heater, garage door openers & int/ext paint. Walking distance to Ranchmart shops and easy highway access.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>										
	 PENDING <i>Show For Backups: 12/10/2016</i> MLS ID: 1991778	9008 Meadow Ln	Single Family	5/5	—	10,763	5/14/2016	\$725,000	12/10/2016	—
<p>Gorgeous Mack Colt 1.5 Story in Desired Leawood!! Great Room w/ Vaulted Ceiling & Masonry Fireplace, Chef's Kitchen w/ Granite Tops, Stainless Appliances, Wine Cooler & Pantry. French Doors Lead Off Kitchen to Den/Office. Spacious 1st Floor Master Suite w/ huge walk in closet. Laundry Rm with Sink & Cabinets. Spacious Finished Daylight Basement w/ 9' Ceilings! Workshop and Storage Rm that Doubles as Storm Shelter. Large Deck Over Looks Treed Backyard, Raised Bed Garden with Irrigation, Darling Play House! Covered Front Porch, 1st Floor Den & 2nd Floor Bonus Room (5th Bedroom). Low "E" glass Window, Silent Floor System, Zoned Damper System on HVAC,, Great Mudroom w/Built-in Storage and Cubbies.</p> <p><i>Listing Courtesy of Reecenichols Southgate</i></p>										

Pending Listings: 20 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	<i>Show For Backups: 12/13/2016</i> <i>MLS ID: 2017812</i>						
11705 Wenonga Cir	Single Family	4/5	4,285 sq ft	27,464	10/22/2016	\$1,000,000	12/13/2016	\$233
<p>Transitional Craftsman in one of Johnson County's most sought after neighborhoods. This stunning home sits tucked away on a private wooded lot in the heart of Leawood. Home boasts oak wood and slate flooring throughout main level. Stacked stone fireplaces invite you throughout the house. A wall of windows allows you to experience nature from any room. Main level master wing, alder wood cabinets and detailing. Large theatre with private office, guest rooms and bar make up the lower level for gatherings of any kind. The wooded lot has no neighbors in sight, backs up to private creek. Located near the Town Center corridor.</p> <p><i>Listing Courtesy of ReeceNichols Leawood</i></p>								
	 PENDING	<i>Show For Backups: 12/12/2016</i> <i>MLS ID: 2023381</i>						
3211 W 82nd Ter	Single Family	3/2	1,608 sq ft	15,063	12/12/2016	\$269,900	12/12/2016	\$168
<p>Photo not available</p> <p><i>Listing Courtesy of ReeceNichols Leawood</i></p>								
	 PENDING	<i>Show For Backups: 12/11/2016</i> <i>MLS ID: 2022952</i>						
10816 Horton St	Single Family	4/3	2,386 sq ft	11,516	12/7/2016	\$295,900	12/11/2016	\$124
<p>FANTASTIC WELL MAINTAINED 2 STORY on BIG FENCED-IN CUL-DE-SAC LOT! 40 YEAR LAMINATED FIBERGLASS ROOF INSTALLED IN '99, ANDERSEN WINDOWS IN '02! In the last 6 years: HVAC, NEW AZEK DECK, MAINTENANCE-FREE VINYL SIDING! ALL NEW PAINT, CARPET & TILE THROUGHOUT! LARGE EAT-IN KITCHEN has GRANITE, GLEAMING HARDWOODS, LOTS OF COUNTERSPACE! BIG Master suite inclu. FIREPLACE, VAULTED CEILING, DBL VANITY, SEPARATE TUB & WALK-IN! Great room sized! Unfinished bsmt. SPORT COURT IN BACK YARD! YOU MUST SEE IT!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
	 PENDING	<i>Contingent: 12/7/2016</i> <i>MLS ID: 2020260</i>						
9400 Cherokee Pl	Single Family	3/3	1,940 sq ft	15,595	11/10/2016	\$390,000	12/7/2016	\$201
<p>Beautifully updated ranch with great curb appeal in the coveted Leawood neighborhood on a quiet street. The house was fully renovated with 3 large bedrooms and 2 amazing baths. Open floor plan with massive fireplace, new kitchen with granite, large island seating at bar, gas stove top, stainless steel appliances with oven/microwave combination. Large Master bedroom and bathroom with large shower and vanity area, and huge walk-in closet. All plumbing and electrical has been updated. 50 year cement roof with warranty</p> <p><i>Listing Courtesy of Kansas City Realty Svcs Llc</i></p>								
	 PENDING	<i>Pending: 12/8/2016</i> <i>MLS ID: 2022798</i>						
12218 Beverly St	Single Family	4/3	2,264 sq ft	9,004	12/6/2016	\$320,000	12/8/2016	\$141
<p>Major WOW! This home is located in an established treed neighborhood but the house is like brand new construction. Newer roof, HVAC, Kitchen, lighting, appliances, carpet, paint., plus! This is a hard to get into area because nobody moves out! The house has ADA compliant features + master suite, kitchen, laundry, garage on 1 floor. Owner spent way more on upgrades that we can pull back out so his good taste is your gain! Everything was for the owner, this is not a Flip, it was love! See what house love looks like! Considered one of the most desirable areas in the Jo Co close to EVERYTHING. Walking distance to BVN VHS & Valley Park grade school. Minutes to Menorah Hospital, Park Place, Town Center, Sprint Campus, restaurants, specialty stores, Prairie Fire museum & only 7.1 miles to The Country Club Plaza.</p> <p><i>Listing Courtesy of Platinum Realty Llc</i></p>								
	 PENDING	<i>Show For Backups: 12/7/2016</i> <i>MLS ID: 2022587</i>						
13012 Pembroke Ln	Single Family	5/5	2,638 sq ft	18,346	12/4/2016	\$429,900	12/7/2016	\$163
<p>Fantastic 1.5 Story on an incredible large fenced lot in Leawood!! Redone White Kitchen with SS appliances, New Granite and Backsplash, redone hardwoods, some new carpet, Walkout finished basement with double door access to garage/shop type in lower level (equivalent to a 3rd car garage). Newer Hvac, Air, Hot Water Heater, Roof, 3 Bdrms Up W 2 Full Bths. Additional Bed, Bath, Living Space. Home Also Includes 3 Decks. Close To Award-Winning Schools, Shops, & Easy Highway Access.</p> <p><i>Listing Courtesy of Realty Executives</i></p>								

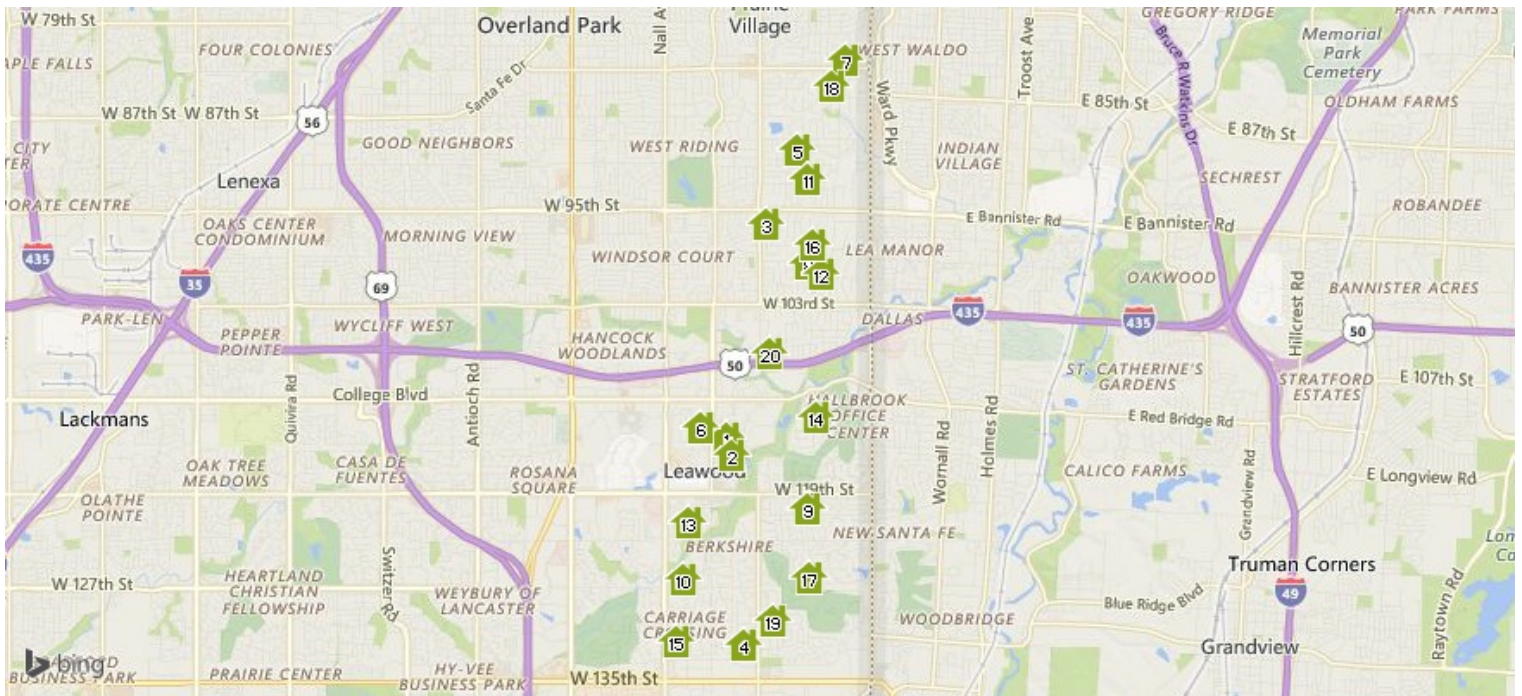


Expired Listings: 5




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	1 RECENTLY EXPIRED	Expired, MLS Listing 2014029, 9/24/2016 MLS ID: 2014029							
	12624 Glenwood St	Townhouse	2/3	1,417 sq ft	3,524	1988	\$183,000	-	\$129
SELLER SAYS BRING OFFERS! Very nice 2 bdrm Townhouse in a very desirable neighborhood-Granite counters-Newer paint & newer carpet-maintenance free living-Soaring elegant ceilings-gas fireplace-main floor laundry-large daylight basement-deck with privacy fence-great home in the heart of Overland Park. Selling "As Is"									
<i>Listing Courtesy of Reecenichols Lees Summit</i>									
	2 RECENTLY EXPIRED	Expired, MLS Listing 1997530, 6/17/2016 MLS ID: 1997530							
	10515 Sagamore Rd	Single Family	3/3	2,241 sq ft	16,486	1971	\$233,500	-	\$104
True Ranch...Old Leawood Charm in this 3-Bedroom! New Int and Ext Paint. New Furnace in 2015! New 50-Year Composition Roof installed end of June 2016! Nest Thermostat, Fin LL has Beautiful Wood Plank Tiles, a Gorgeous Wet Bar and a Non-Conforming 4th Bedroom for your Office Space and/or Hobby/Play Room! Third Full Bath in LL. You'll enjoy the newly stained Large Deck in Backyard with Tons of Gorgeous Trees! Easy access to surrounding entertainment, restaurants and shopping....Low Price...Great neighborhood!!									
<i>Listing Courtesy of Bhg Kansas City Homes</i>									
	3 RECENTLY EXPIRED	Expired, MLS Listing 1969241, 12/16/2015 MLS ID: 1969241							
	12308 Rosewood Dr	Single Family	4/5	3,403 sq ft	10,549	1992	\$347,000	-	\$102
Original model home with 2 sided brick wood burning fireplace between Hearth room & Kitchen. Jenn-air on center island & large pantry. Vaulted entry with hardwood flooring. New deck, new fence & new interior paint. Sitting room off of Master Bedroom. Finished basement with non-conforming 5th bedroom & large walk in closet. Plenty of storage in this basement or craft area. Great location close to shopping & schools. Sprinkler system. Square footage per county records.									
<i>Listing Courtesy of Crown Realty</i>									

Expired Listings: 5 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	 RECENTLY EXPIRED • Expired, MLS Listing 2005679, 8/4/2016 <i>MLS ID: 2005679</i>	Single Family	4/5	3,542 sq ft	16,200	1988	\$357,500	–	\$101
<p>Lovely Brick Front 2-Story Colonial in sought after The Greenbrier of Leawood. Side Entry Garage. Large Cul-de-sac Treed Lot. Totally Shaded Deck Plus Patio off w/o Finished Lower Level. Box Beams in Cozy 1st Floor Family Room w/ Large Box Bay Window & Brick Fireplace. Lovely Master Bedroom w/ His/Hers Walkin Closets. Nicely Finished Lower Level Family Room complete with Wet Bar. Also has 3/4 Bath, Office Area (or perhaps BR), and Work-Out Room. Convenient to Schools, Shops, and Highway Access. You'll Love It!</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>									
	 RECENTLY EXPIRED • Expired, MLS Listing 2011005, 9/3/2016 <i>MLS ID: 2011005</i>	Single Family	3/5	3,944 sq ft	20,669	1956	\$595,000	–	\$151
<p>REMODELED LEAWOOD RANCH-An oasis of privacy awaits you in this beautiful ranch tucked at the back of one of Leawood's premier cul-de-sacs. This heavily-treed .47 acre lot offers quiet solitude and when you're ready to entertain, your options abound. The open floor plan features a stunning kitchen opening up to the vaulted great room. Long slabs of granite grace the countertops and center island. Stainless steel appliances top it all off with class. This house has 3 living areas on the main floor and 2 fireplace. Gleaming hardwood floors, and beautiful woodwork on the main floor. The finished basement has built in hi-fi recessed speakers, custom bar with under counter wine cooler and refrigerator. The house has 4 full baths and one half bath with a steam room in the basement bathroom. Move in Ready!</p> <p><i>Listing Courtesy of PlatinumRealty Llc</i></p>									








Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 2022265, 12/1/2016 MLS ID: 2022265</p> <p>11408 El Monte Ct Patio Home 3/3 5,050 sq ft 11,494 2005 12/21/2016 \$665,000 \$132</p> <p>Exquisite villa w/fabulous location and no neighbor view. Perfect size to meet the needs of any buyer. Gorgeous sunroom overlooking the trees and beautiful custom kitchen of high end appliances. 2nd kitchen in lower level w/3rd bedroom & possibility for 4th. Built-ins everywhere and huge walk-in pantry. Surround sound in every room. Huge walk-in closets & waterfall tub in master. Countless upgrades</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 12/15/2016, MLS Listing 2019395, 11/4/2016 MLS ID: 2019395</p> <p>11615 Tomahawk Creek Pkwy, Apt C Condo 2/1 1,026 sq ft - 1996 12/15/2016 \$138,000 \$135</p> <p>Gorgeous Updated & Move-In Ready Condo! Custom Designed Built-in Entertainment Center & Lighted Wine Bar. Upper Cabinetry Added in Granite/Tiled Kitchen! Updated BA with New Granite Topped Vanity & Light Fixtures. New Paint & Newer Carpet. XL MBR w/Huge Walk-In Closet. Attached Garage Boasts Large Storage Area. New Windows, New Tiled Roof & Hardy Board Siding, Newer HVAC. HOA Dues Include EVERYTHING - Pool, Tennis, Exer RM, Clubhouse Plus Water & Insurance! Enjoy 1st Class Amenities in Perfect Location-Walk to Shops, Restaurants, Movies & Trails!</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								
 <p>3 RECENTLY SOLD • Sold Date: 12/20/2016, MLS Listing 2016618, 10/14/2016 MLS ID: 2016618</p> <p>3718 W 96th St Single Family 3/3 2,172 sq ft 14,781 1958 12/20/2016 \$287,500 \$132</p> <p>Updated 3+ bedroom, 3 bath ranch in premier location near Ranch Mart! Landscaper's own home, loaded with thousands of \$ in beautiful landscaping! Open floor plan with beautifully finished lower level, theater room, oversized garage & patio off master! Upgrades include: professionally refinished hardwoods, heavy new carpet, remodeled baths, whirlpool tub, most windows replaced, electrical, iron spindles & knock don textured ceilings! *10/31 - Seller is having kitchen cabinets spray enameled, so we're taking the house off the market for three days*</p> <p><i>Courtesy of Reecenichols College Blvd</i></p>								







Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>4 RECENTLY SOLD • Sold Date: 12/27/2016, MLS Listing 2021088, 11/17/2016 MLS ID: 2021088</p> <p>4181 W 131st PI Single Family 5/5 4,142 sq ft 14,301 1992 12/27/2016 \$450,000 \$109</p> <p>SPECTACULAR 1.5 STORY located in sought after W/shire of Leawood! Looking for a pool and tennis court w/out the maintenance? Walk across the street and there it is! Inside has been refreshed w/ newly painted rooms AND LOADS OF UPDATES. Stunning hardwood floors and soaring ceilings run throughout the main level! Family room features look through fireplace to hearth room and makes way to a beautiful kitchen with granite and SS appliances! GREAT FLOWING FLOORPLAN! BASEMENT TRUE WALKOUT AND 5TH BEDROOM</p> <p><i>Courtesy of Keller Williams Realty Partner</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 12/20/2016, MLS Listing 2020331, 11/10/2016 MLS ID: 2020331</p> <p>8915 Ensley Ln Single Family 6/3 3,318 sq ft 19,602 1955 12/20/2016 \$505,000 \$152</p> <p>This Fabulous Ranch Offers One Level Living with Additional Bedrooms in the Basement and Room For 2nd Floor Expansion in Coveted Old Leawood! This amazing home is updated & move-in ready. Kitchen features new SS appliances, granite counters and an island that opens to a spacious hearth room. The beautiful stacked stone fireplace serves as a centerpiece for entertaining. Tastefully finished lower level with 3 bedrooms, a large rec room & full bath. Close to Corinth Shops and Award Winning Schools! â€ This is a MUST SEE!</p> <p><i>Courtesy of Reecenichols The Village</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 1996638, 6/10/2016 MLS ID: 1996638</p> <p>4905 W 112th Ter Single Family 4/4 3,872 sq ft 13,979 1985 12/21/2016 \$450,860 \$116</p> <p>BRING OFFER WE CANT REFUSE! DESIGNER HOME MAKEOVER IS READY FOR IMMEDIATE SALE! The NEW CHEF'S KITCHEN with granite countertops, stainless steel appliances, hardwood floors, newest colors will delight the pickiest Buyer in this spacious and gracious, brick home. The huge Master Ste has sitting room/study, room-sized walk in closet; ALL bedrooms are spacious & fun! Special features: awesome SCREENED PORCH, OVERSIZED GARAGE with 3rd tandem "sportscar bay." Discover one of Leawood's favorite, close-in neighborhoods. DO NOT MISS PLAYHOUSE IN HUGE BASEMENT (future finish). Beautiful parklike fenced yard. Community pool, stocked pond, active HOA. Neighborhood children attend the award-winning Blue Valley schools. You'll be minutes away from I-435 access, College Blvd Corridor and Town Center shopping & dining.</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 12/22/2016, MLS Listing 2020333, 11/11/2016 MLS ID: 2020333</p> <p>8115 Lee Blvd Single Family 3/2 1,721 sq ft 15,914 1938 12/22/2016 \$340,000 \$198</p> <p>Welcome home to this charming 1.5 story on desirable Lee Blvd! Home features a remodeled kitchen, new HVAC, newer roof, new panel, new paint & so much more. Huge room addition & finished basement provide lots of extra living space. This low maintenance brick home is perfect for a young buyer or anyone looking to downsize but stay in Leawood. Don't like the home but love the area? No problem, the huge lot would be perfect for a tear down & rebuild! Hurry, homes at this price in this amazing location don't last long! Home will be sold "AS-IS"</p> <p><i>Courtesy of Berkshire Hathawayhs Kc Realty</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing 2015003, 9/22/2016 MLS ID: 2015003</p> <p>9724 Belinder Rd Single Family 3/3 - 15,802 1955 12/19/2016 \$258,000 -</p> <p>Price slashed \$19000 for decorating! This fantastic cul-de-sac location, in sought after Leawood Estates, will only increase in value. It has been well cared for and maintained with numerous mechanical and structural updates. Newer roof, gutters, 200amp electrical, plumbing & sprinklers. It also comes with a home warranty. Take a second look</p> <p><i>Courtesy of Realty Executives</i></p>								



Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>9 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 2012553, 9/15/2016 MLS ID: 2012553</p> <p>3009 W 120th Ter Single Family 4/4 – 26,983 1977 12/21/2016 \$420,000 –</p> <p>Pristine Colonial Brick Front Two Story with an Estate Size Lot. The minute you drive up the Charm of this Home shouts out WELCOME! Traditional Floor plan w/oversize Rooms Throughout. Gleaming Hardwoods thru-out the entire 1st & 2nd floors. Family Room features Beautiful Library Paneling, Crown Mouldings, Omate Marble Fireplace Mantle, Library Nook for Quieter Times & more! Spacious Living Room adjoins the Family Room making this home great for entertaining. The Formal Dining Room is Gracious & Spacious. The Finished Lower Level features a whole other space for kids & entertaining. Highlights of this floor include Daylight Windows, Fireplace, Office, Half Bath & so much more. Tons of Space for 2nd Family Room, Game Tables +Tons of Storage. All this + a 3/4 acre lot that will take your breath away!</p> <p><i>Courtesy of Re/Max State Line</i></p>								
 <p>10 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing 2006445, 8/10/2016 MLS ID: 2006445</p> <p>12613 Sherwood St Single Family 4/6 – – 1987 12/19/2016 \$740,000 –</p> <p>A MUST SEE gem in the exclusive Leawood Forest Estate gated community. Located in the heart of Leawood and in the award winning Blue Valley North School District. Corner lot and perfectly located between the 119th and 135th shopping and restaurant corridor. 2004 Concrete coated steel roof. Beautiful double iron front doors frame in a new slate front porch. New landscape, sprinkler system with rain sensors and Brazilian hardwood deck w/gazebo. Includes security and intercom system. Copper island sink with instant hot tap, full size stainless steel refrigerator and freezer, butlers pantry with wine refrigerator and ice maker. Ceiling speaker system, central vac system. Designer lower level remodel completed in 2016, full home exterior paint completed in August 2016.</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								
 <p>11 RECENTLY SOLD • Sold Date: 12/15/2016, MLS Listing 2016413, 10/12/2016 MLS ID: 2016413</p> <p>2919 W 92nd Pl Single Family 3/3 2,523 sq ft 20,037 1974 12/15/2016 \$385,000 \$153</p> <p>All Brick Ranch on Sprawling Lot in a Private Cul-de-Sac. Home boasts generous living, dining, kitchen opens to family/hearth room w/wet bar. Original woodwork details, vaulted ceilings, gorgeous hardwoods and newer double hung windows throughout! Updated Kitchen offers Corian countertops, island, stainless steel appliances and pantry. Newer remodeled bathrooms. Finished lower level media/rec room with full bath, office or potential 4th bedroom space. Entertaining wood stained deck. Beautiful .46 acre lot. Plenty of storage/workspace, walkup ramp/egress.</p> <p><i>Courtesy of Reecenichols Southgate</i></p>								
 <p>12 RECENTLY SOLD • Sold Date: 12/15/2016, MLS Listing 2015002, 10/3/2016 MLS ID: 2015002</p> <p>2601 W 98th St Single Family 3/4 – 18,910 1955 12/15/2016 \$515,000 –</p> <p>Gorgeous home w/sunny open floor plan. Wonderful architectural details & quality updates thru out. The home was completely redone from the foundation up. From the vaulted living room walk thru a special atrium into a very private, beautifully landscaped backyard w/brick patio. Master suite has spacious walk-in closets, oversized shower, heated floors & laundry. Each bedroom hosts its own private bath. Two fireplaces. High end kitchen appliances. Beautiful hardwoods. This is a very special home! Don't miss this one!</p> <p><i>Courtesy of Reecenichols The Village</i></p>								
 <p>13 RECENTLY SOLD • Sold Date: 12/16/2016, MLS Listing 1998658, 6/24/2016 MLS ID: 1998658</p> <p>5204 W 121st St Patio Home 3/3 2,490 sq ft 5,344 1987 12/16/2016 \$352,000 \$141</p> <p>TOTALLY UPDATED VILLA in one of the most popular subdivisions in Johnson County! Open floor plan with Master & 2nd bed & bath on main level. Third bedroom & full bath on LL with WALKOUT. All new SS appliances, new paint (inside and out), new HARDWOOD floors on main level & new CARPET on stairs & LL. New plumbing and electrical fixtures. Master bath has HUGE shower with dual shower heads, river rock & tile - plus his & her closets! All new GRANITE counter tops on bar in kitchen & all baths. Bonus room on LL! Sprinklers are run by HOA and HOA pays for water for them. Seller has never lived in home.</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	14	RECENTLY SOLD	* Sold Date: 12/15/2016, MLS Listing 2016227, 10/11/2016 MLS ID: 2016227						
11205 Brookwood St	Single Family	6/5	3,226 sq ft	—	1996	12/15/2016	\$1,062,500	\$329	
<p>The IDEAL floorplan!! Beautiful 1.5 story home—Gorgeous 2stry entrance, 11ft ceilings in GR w/light infused wall of windows. Wonderful kitchen large hearth w/plenty of space for family entertaining. This Holthaus home exudes quality w/unique architectural features including ADI stone fireplace, newer concrete tile roof, many updates including many new windows. Walk-out lower level was finished for entertaining & FUN-complete with full movie theater, wine room, exercise room, family room—</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>									
	15	RECENTLY SOLD	* Sold Date: 12/15/2016, MLS Listing 2013342, 9/22/2016 MLS ID: 2013342						
13132 Birch St	Single Family	5/4	4,605 sq ft	12,690	1992	12/15/2016	\$395,000	\$86	
<p>Wynewood spacious beauty—4000+ sq ft plus 3 car garage. All new interior paint, refinished hardwood floors, brushed nickel hardware, New Lighting throughout the home. Newer carpet & finished LL! Awesome kitchen with Gas range, Advantium microwave/double oven & refrigerator stays! Hearth room is gorgeous! 2 sty great room—warm & inviting! Private office or BR 5 on main floor. Master suite with romantic soaker tub, new shower doors & HUGE walk in closet! Exercise room in finished lower level. BV North High School Room sizes are estimates</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>									
	16	RECENTLY SOLD	* Sold Date: 12/14/2016, MLS Listing 2018272, 10/26/2016 MLS ID: 2018272						
9640 Manor Rd	Single Family	3/2	1,309 sq ft	15,219	1954	12/14/2016	\$295,000	\$225	
<p>Darling move-in ready Dollhouse in coveted Leawood area! Come discover cottage charm with updates and character. This well-maintained ranch features 3 bedrooms & 2 full baths with beautiful hardwoods thru out, thermal windows, gas fireplace and all on a large treed & fenced lot with a 2-car garage & circle drive. Updated kitchen has stainless steel appliances, Granite countertops plus a cozy breakfast nook. Don't miss this GEM!</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>									
	17	RECENTLY SOLD	* Sold Date: 12/16/2016, MLS Listing 2017111, 10/18/2016 MLS ID: 2017111						
12601 Aberdeen Rd	Single Family	4/5	5,100 sq ft	15,315	1994	12/16/2016	\$509,500	\$100	
<p>AMAZING 2 story home with 4 bed 4.5 baths all with walk in closets. 6 car garage! 3 car side entry and 3 car lower level entry off basement. New granite counter in large open kitchen, new paint, 2 gas fireplaces, plantation shutters, new roof, just to name a few of the pluses of this home! Don't miss this house! Won't last long!!!</p> <p><i>Courtesy of Reecenichols Leawood</i></p>									
	18	RECENTLY SOLD	* Sold Date: 12/15/2016, MLS Listing 2016181, 10/11/2016 MLS ID: 2016181						
8411 Meadow Ln	Single Family	4/5	2,967 sq ft	23,311	1999	12/15/2016	\$863,000	\$291	
<p>Endless curb appeal, high-end finishes, open floor plan & large private lot, this home was built for modern living & entertaining. On one of Old Leawood's most charming streets, it offers formal liv & din rooms, laundry off kitchen that opens to great family room w/ stone fireplace & picture windows. First floor Mstr has vaulted ceilings & awesome bath drenched in natural light. Stone patio w/ multiple sitting spaces overlooks park-like backyard.</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>									
	19	RECENTLY SOLD	* Sold Date: 12/14/2016, MLS Listing 2017928, 10/24/2016 MLS ID: 2017928						
12904 Glenfield Rd	Single Family	4/5	4,750 sq ft	17,500	1989	12/14/2016	\$496,000	\$104	
<p>Classic Waterford home meticulously maintained with love. Stunning front staircase in the 2 story entry with a 10+ floor plan. Kitchen hosts Bosch dishwasher, a Wolf microwave and gas cooktop with retractable vent as well as granite counters and back staircase. Incredible master suite with oversized bedroom, sitting room and fireplace, adjoins a recently renovated unbelievable master bath. Newer roof, windows and HVAC systems. Finished LL with wet bar area, fireplace, media and game areas & full bath. Special features include: circle drive, side entry garage, built-ins throughout home, 4 fireplaces 4 full baths, two wet bars, sconce lighting on staircase, bay windows in front, large bedrooms with walk in closets, clothes shut to laundry, double ovens, newer kitchen faucet & blinds throughout.</p> <p><i>Courtesy of Reecenichols Leawood</i></p>									

Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
		<i>Sold Date: 12/14/2016, MLS Listing 2000282, 7/2/2016 MLS ID: 2000282</i>						
10531 Mission Rd, Unit 310B	Condo	2/3	1,838 sq ft	—	2007	12/14/2016	\$350,000	\$190
<p>Lots of Natural Light with this Open Floor Plan and Vaulted Ceilings. Top floor with Southern Exposure. The loft space overlooks the great room. Two assigned, underground, secured parking spots with elevator access. Shops and restaurants within walking distance. Minutes from I-435.</p> <p><i>Courtesy of Re/Max Premier Realty</i></p>								

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