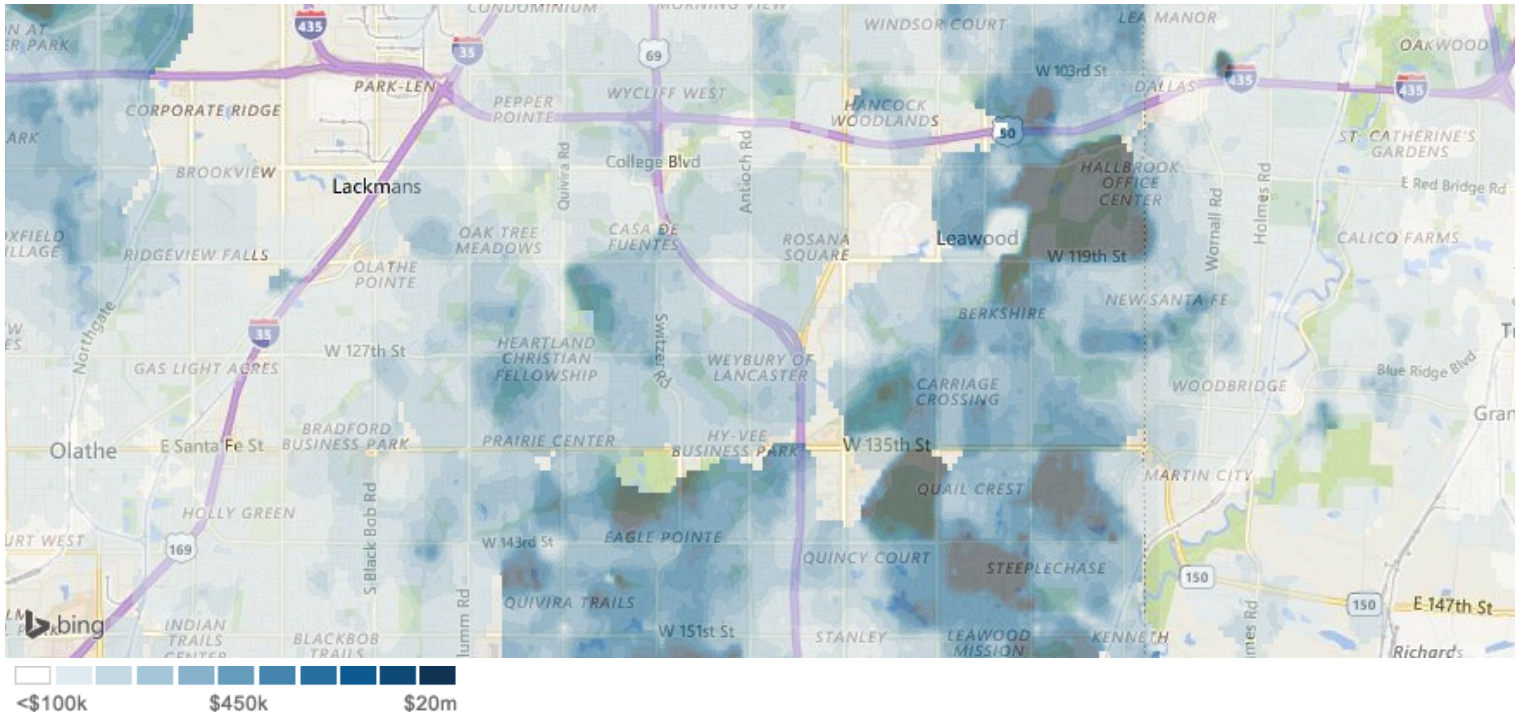


Overland Park, Kansas

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 28, 2015 vs. December 28, 2016

Median Est. Home Value

\$282K

Up 7.4%

Median Est. Listing Price

\$410K

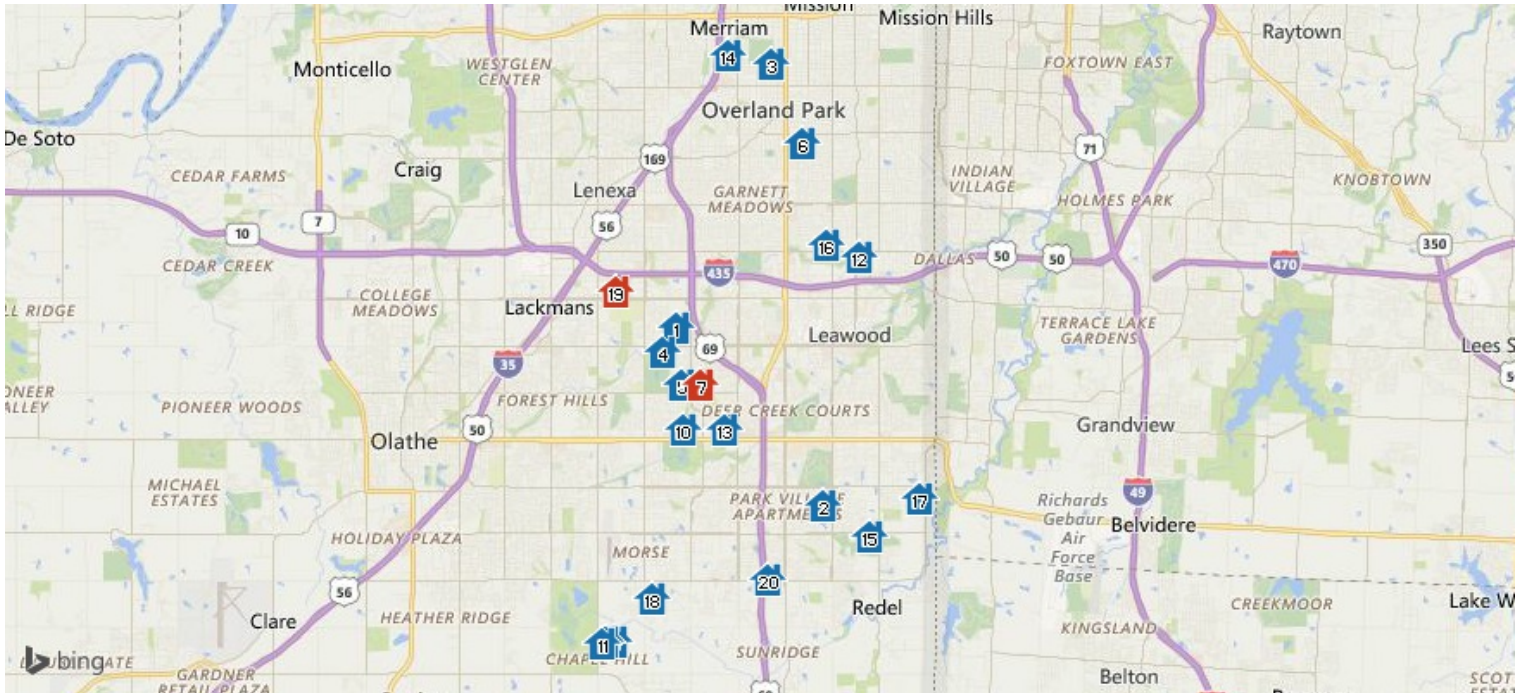
Up 17.1%

Median Days in RPR




65

Down -11%

Sales Volume



New Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 12/26/2016 <i>MLS ID: 2024173</i></p> <p>10709 W 116th St</p> <p>Townhouse 3/2 1,696 sq ft 5,083 1985 12/26/2016 \$185,000 \$109</p> <p>Beautiful home with a 1st floor master in the heart of Overland Park! Entertain in the large family room with soaring ceilings and an awesome fireplace for those chilly Kansas winter nights. Well equipped kitchen complete with granite counters and lots of cabinet space. The master bedroom has tall ceilings and a big walk in closet. Two large bedrooms upstairs along with a fantastic bathroom with double vanities! Close to shopping, restaurants, and everything Overland Park has to offer. Great highway access too!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>2 FOR SALE • Active: 12/6/2016 <i>MLS ID: 2022811</i></p> <p>14721 Reeds St</p> <p>Single Family 4/5 3,858 sq ft 13,068 1997 12/6/2016 \$429,950 \$111</p> <p>Bright kitchen with lots of natural light, hearth room, walks out to patio. Huge master has sitting room with fireplace, jacuzzi, dual vanities. Large bedroom sizes with good closet space. Office and formal dining. Finished basement with extra room/office, media room and wet bar. Corner lot, fenced in yard with patio. Best value in Lionsgate! 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>3 FOR SALE • Active: 12/9/2016 <i>MLS ID: 2023025</i></p> <p>7101 Conser St</p> <p>Single Family 2/1 988 sq ft 10,664 1953 12/9/2016 \$134,900 \$137</p> <p>HARD TO FIND 2 car garage, RANCH home in the HEART of Overland Park AT THIS PRICE. Beautiful hardwood floors, large living room w/fireplace, fenced back yard, large deck in front, newer HVAC & water heater, Gas Stove and Double Hung Windows throughout! Right across the street from the Golf Course. Formal dining room could be used as an office or turned into another bedroom. The crawlspace is taller than most & is great for storage. Both garage doors have openers & there is a small workshop in garage.</p> <p><i>Listing Courtesy of Reecenichols Cedar Tree Square</i></p>								

New Listings: 20 (cont.)





















	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>New, Active: 12/27/2016</i> <i>MLS ID: 2024201</i>						
11124 W 120th Ter	Single Family	5/5	4,000 sq ft	8,903	1987	12/27/2016	\$364,950	\$91
<p>Elegant 1.5 Story in sought-after area. Meticulously maintained & Maintenance provided for easy living! Newer "Lifetime" Tile Roof (11/03) Newer HVAC-3 yrs. Wonderful 1st Flr MBR Suite w/Huge Walk-in Closet. Great Flr Plan w/Circular flow. Great Room w/FP+Wet Bar-Lots of trim & moldings. Lg Kitchen w/Island, Pantry & Table space. 2nd Flr offers 3 bdrms, Office & Loft! Walk-out LL RecRm w/Bar & workshop. Huge deck w/Gazebo overlooks beautiful treed backyard. Good Bones-needs your decor-Ready for an offer! Come See</p> <p><i>Listing Courtesy of Re/Max Premier Realty</i></p>								
	 FOR SALE	<i>New, Active: 12/26/2016</i> <i>MLS ID: 2024176</i>						
10428 W 126th St	Single Family	4/4	3,562 sq ft	13,186	1988	12/26/2016	\$400,000	\$112
<p>Charming, Elegant Home with an Open Floor Plan! You will be amazed at the size of the rooms in this lovely home. Start the New Year off sipping coffee on your wrap around deck or work from home in your library/study off the master bedroom. Just a few of the features include: 3 car garage, granite in kitchen, all hardwood on main floor, large formal DR, Huge LL ready to finish with fireplace and stubbed for bath! Come visit this lovely home in a wonderful neighborhood close to schools, shopping and restaurants! Award winning Blue Valley Schools are just blocks away! Great Highway Access! Oversized and Heated 3 Car Garage!! Whirlpool Tub in Masterbath! Wet bar and Fireplace in Great Room!</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								
	 FOR SALE	<i>Active: 12/4/2016</i> <i>MLS ID: 2022750</i>						
8424 Walmer St	Single Family	3/2	1,050 sq ft	9,538	1970	12/4/2016	\$168,500	\$160
<p>Sellers will pay \$1,000 in Closing Costs with accepted offer by 12/31/16! LOCATION !! Raised Ranch in the heart of OP! UPDATED KITCHEN: Granite, Subway tile, fixtures, SS appl, porcelain tile floors, paint. Hardwood floors in dining, living & NEW CARPET in all bedrooms. NEW interior paint throughout. NEWLY FINISHED LL with tile floors, 2nd living area, rec room or man cave! Oversized 2 car HEATED garage + parking under deck. Newer HVAC & Water Heater, updated electrical. Nothing to do but move in! See today!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
	 FOR SALE	<i>Preforeclosure, Investor, New, Active: 12/27/2016</i> <i>MLS ID: 2024251</i>						
12553 Wedd St	Single Family	4/3	2,639 sq ft	11,893	1994	12/27/2016	\$300,000	\$114
<p>Spacious and nicely updated, this 4 bedroom 3 full bath home has new stainless steel kitchen appliances, white painted cabinets and new granite counter tops. It has a light and bright living room with a cozy fireplace and an additional family room equipped with a wet bar, built-in cabinets and a second fireplace. This home is on a cul-de-sac, has a fenced in backyard and a wonderful deck for additional entertaining space. A must see!</p> <p><i>Listing Courtesy of Reecenichols Cc Plaza</i></p>								
	 FOR SALE	<i>New, Active: 12/21/2016</i> <i>MLS ID: 2024217</i>						
13008 W 168th St	Single Family	4/3	2,730 sq ft	-	-	12/21/2016	\$472,200	\$173
<p>Home is under construction- pictures are of model. You'll never want to leave when you step foot into this stunning award winning floor plan by Bickimer Homes- The Jefferson reverse 1.5 story. The homes features an open concept kitchen and great room, with large kitchen island, breakfast area, walk in pantry, and see through fireplace. Sit on your covered deck and drink in the views this beautiful Lot has to offer. Chapel Hill is proud to be named "Community of the Year" by the prestigious KCH&G! Chapel Hill boasts over 70 acres of interior green space! Homeowners enjoy miles of trails that will connect to the Johnson Co. Trail System. The neighborhood pool, play area & pocket parks are sure to please!</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								









Photo not available



New Listings: 20 (cont.)

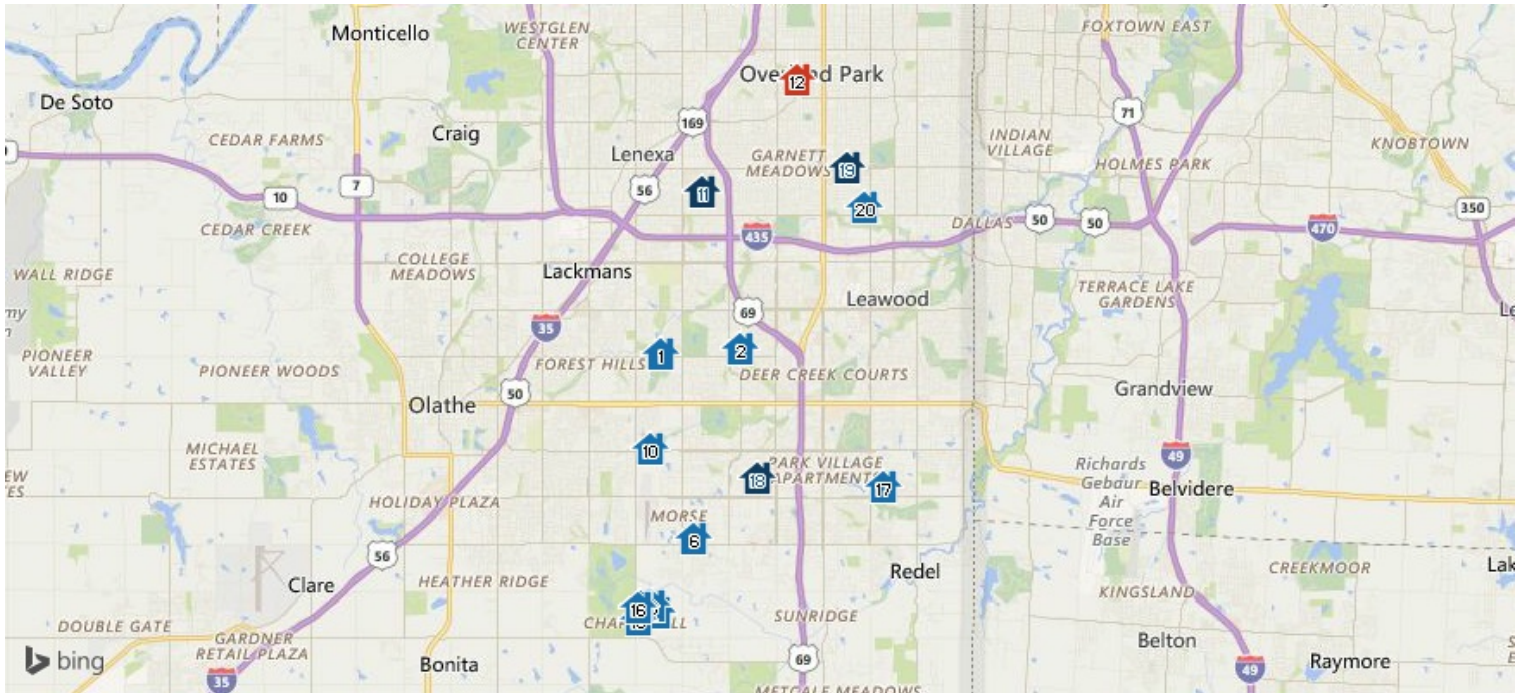
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 FOR SALE	<i>New, Active: 12/27/2016</i> <i>MLS ID: 2024229</i>							
16713 Hauser St	Single Family	4/3	2,730 sq ft	—	—	12/27/2016	\$469,750	\$172	
<p>Home is under construction- pictures are of model. You'll never want to leave when you step foot into this stunning award winning floor plan by Bickmer Homes- The Jefferson reverse 1.5 story. The homes features an open concept kitchen and great room, with large kitchen island, breakfast area, walk in pantry, and see through fireplace. Sit on your covered deck with see through fireplace and overlook the beautiful tree preserve this lot backs to. Chapel Hill is proud to be named "Community of the Year" by the prestigious KCH&G! Chapel Hill boasts over 70 acres of interior green space! Homeowners enjoy miles of trails that will connect to the Johnson Co. Trail System. The neighborhood pool, play area & pocket parks are sure to please!</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
	 FOR SALE	<i>New, Active: 12/27/2016</i> <i>MLS ID: 2024239</i>							
10612 W 132nd Pl	Single Family	4/3	3,090 sq ft	—	—	12/27/2016	\$509,875	\$165	
<p>DISTINCTIVE PLAN PARADE 1ST PLACE AWARD WINNING "CARMEL" REV 1.5STY BY JSROBINSON. CUSTOM DETAILED FINISHES ABOUND THIS OPEN FLOORPLAN. UNIQUE IN DESIGN & OFFERS ALL THE SPACE TO "RIGHT-SIZE." GRANITE COUNTERTOPS W/ SS APPLIANCES IN LARGE OPEN KITCHEN. RELAX ON COVERED PATIO W/ PRIVATE SETTING. ENERGY EFFICIENT! SPACIOUS MASTER SUITE WTH SPA LIKE PRIVATE BATH. MODERN TOUCHES OFFER ELEGANCE IN DESIGN. FIN. LOWER LEVEL WITH REC ROOM, CARD ROOM, LARGE BEDROOM SUITE AND EXERCISE/GUEST. ESTIMATED COMPLETION JUNE 2017 **PICTURES ARE OF A FORMAL MODEL**"We are grateful to be creating beautiful things and amazing experiences!"- JSRobinson Fine Homes. For more info call Teresa Acklin 913-461-4618 or Cathy Drake 913-708-2155. www.melrosreserve.com email: melrosreservevillas@gmail.com</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
	 FOR SALE	<i>Active: 12/9/2016</i> <i>MLS ID: 2023143</i>							
16720 Hauser St	Single Family	4/3	2,594 sq ft	—	—	12/9/2016	\$455,130	\$175	
<p>Chapel Hill is proud to introduce "The Varese" by Comerio Corporation. This stunning 1.5 Story home is complete with two bedrooms on the main level, hardwoods throughout Great Room, Kitchen & Dining. The open Kitchen/Dining are an entertainer's dream with no wasted space. Upgrades include, granite in all baths & Kitchen, carpet, trim, tiles, plumbing upgrades & much more! The Kitchen is well designed with a large island & pantry. The convenient drop zone off the Garage has lockers for all your storage needs. The second level Bedrooms each enjoy a walk in closet and a Jack & Jill Bath. The Covered Patio will be loved for outdoor living. Homes sits beautifully on a large home-site!</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
	 FOR SALE	<i>Active: 12/2/2016</i> <i>MLS ID: 2022501</i>							
22 Wycklow St	Single Family	5/6	3,912 sq ft	30,492	1963	12/2/2016	\$565,000	\$144	
<p>One of a kind 1.5 story all brick home in sought after charming Wycklow. Fabulous Location near 103rd and Roe. Estate sized heavily treed lot with professional landscaping, terraced patios, and fire pit. Heated driveway+sidewalk+gutters, Home has 5 Bedrooms and 4 full baths ad 2 half baths. Hardwood Floors and Built-ins throughout. Elevator (main floor to basement), Finished lower level with bedroom space, movie theater, play/game room, full kitchen, family room with fireplace. Come on in with your imagination! Easy access to Roe and 435, right in the middle of town convenience's. Parks and bike trail steps away. Downtown and Plaza 15 minute commute. Trader Joes 10 minutes. Short drive or bike ride to Town Center shops, movies and dining.</p> <p><i>Listing Courtesy of Reecenichols Southgate</i></p>									
	 FOR SALE	<i>New, Active: 12/26/2016</i> <i>MLS ID: 2024172</i>							
9128 W 132nd Ter	Single Family	4/5	2,700 sq ft	9,420	1999	12/26/2016	\$372,500	\$138	
<p>Rare 3 car garage in Bretton! Close to Antioch and 135th Street! Many updates including granite, stainless steel appliances including convection oven, and new carpet upstairs. Finished basement has entertaining wet bar, family room and hidden office. Secondary bedrooms are large with walk in closets! Deck overlooks treed private yard. Wiring for sound in many rooms plus outside. Close to trail, park, schools and shopping. Pride of ownership shines through in this home. Hurry, won't last long!</p> <p><i>Listing Courtesy of Keller Williams Legacy Partner</i></p>									

New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	New, Active: 12/23/2016	MLS ID: 2024153					
6915 Eby Ave	Single Family	3/3	1,060 sq ft	8,752	1960	12/23/2016	\$180,000	\$170
<p>Raised Ranch with 3 bedrooms, 2.5 bath in Shawnee Mission School District. Situated on a large lot with mature trees. This home has new paint, carpet, and hardwoods throughout. The kitchen has a custom tile back splash and granite counter tops and custom cabinets. There is also custom tile work in the master shower. The finished walkout basement has laundry hookups. The huge backyard has a patio, is partially fenced and has a storage shed.</p> <p><i>Listing Courtesy of Baron Realty</i></p>								
	FOR SALE	New, Active: 12/20/2016	MLS ID: 2024042					
15143 Catalina	Patio Home	4/5	4,283 sq ft	10,890	2007	12/20/2016	\$849,000	\$198
<p>The wait for something extraordinary is over! Spectacular views from every window in the house. Feel like you are on vacation everyday of the year! Outdoor living space overlooks a cascading water fountain and lush golf greens. Beautiful architectural elegance at every turn. High ceilings with floor-to-ceiling windows, open floor plan & a gorgeous stone fireplace. No expense was spared when customizing this remarkable 4 bedroom/4.5 bath home. Lower Level offers abundant windows for natural lighting, stone fireplace, media area, add'l bedrooms, wet bar & unique "wine cage". Home has rear views of lake and golf from covered patio and covered Timber Tech deck w/ stone fireplace. Ext painted 2 years ago. Luxurious maintenance free living!!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>								
	FOR SALE	Active: 12/13/2016	MLS ID: 2023385					
10141 Reeds Dr	Single Family	3/2	1,232 sq ft	9,650	1957	12/13/2016	\$189,900	\$154
<p>Located just 2 minutes from I-435, check out this 3 bedroom, 2 bath ranch in desirable Nall Hills subdivision. New roof, fresh paint and hardwood floors throughout. Huge finished basement with rec room and ample storage. Fenced backyard with paverstone patio off deck. Move-in ready ... Won't last long..!</p> <p><i>Listing Courtesy of Kansas City Real Estate, Inc.</i></p>								
	FOR SALE	New, Active: 12/23/2016	MLS ID: 2024061					
2604 W 145th St	Single Family	5/4	2,765 sq ft	11,489	2013	12/23/2016	\$500,000	\$181
<p>Fabulous open floor plan with beautiful hardwoods! Main floor features kitchen island, stainless appliances and walk in pantry, great room w/fireplace, formal dining room, 5th bedroom/office/playroom and full bath! Master suite offers walk in closet, granite vanities, tile floor, whirlpool and walk in shower. Master connects to laundry room w/coffee bar. All baths with granite vanities and tile floors. Enjoy covered patio, turf play space and fenced backyard plus 3 car garage! Beautiful clubhouse overlooking pool, lake, park, tennis and basketball. Adjacent to 45 acre Leawood City Park!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>								
	FOR SALE	Active: 12/1/2016	MLS ID: 2022296					
16200 Lucille St	Single Family	7/7	6,675 sq ft	23,260	2013	12/1/2016	\$1,550,000	\$232
<p>Magnificent Estes Custom built home. Great curb appeal. 7 Bedrooms, 6.5 bathrooms, superb kitchen with wolf and sub zero appliances, two refrigerators. Inviting master bedroom with fireplace and grand bathroom. Second bedroom or an office on the first level. Approx. 2300 feet of amazing finished basement with bedroom, theatre, great bar plus additional finished space to accommodate your life style. Two laundry rooms, hardwood throughout first level. Four Car garage with epoxy floors. Spacious secondary bedrooms. Fantastic 1/2 acre private lot backs to trees and lake. One of a kind backyard with fabulous plants and abundance of trees. Large covered Lanai with fireplace. This is a great, impressive must see home.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>								
	FOR SALE	Foreclosure, REO / Bank Owned Property, New, Active: 12/22/2016	MLS ID: 2024113					
10999 Bradshaw St	Single Family	3/3	1,432 sq ft	6,000	1974	12/22/2016	\$136,900	\$96
<p>Great stand-alone Ranch plan with 2 car garage. Property has had some recent work (inclusive of new roof). Selling As Is - priced accordingly. Customize to your taste - Reap Rewards - the value is there!!! Contact Lister before writing - Seller Addenda to accompany all offers. Seller providing \$500 home warranty allowance on owner-occupied sale.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>								

New Listings: 20 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
								
 FOR SALE New, Active: 12/22/2016 MLS ID: 2024051								
7675 W 158th Ter	Townhouse	3/4	1,764 sq ft	1,223	2003	12/22/2016	\$210,000	\$119
<p>2 STORY MAINTENANCE PROVIDED TOWNHOME WITH THREE BEDROOMS, 3.5 BATHROOMS, A FINISHED DAYLIGHT LOWER LEVEL, TWO CAR GARAGE AND NEARLY 1,800 SQUARE FEET OF FINISHED LIVING SPACE! Great room, breakfast room & dining room. Refrigerator, washer and dryer stay. Maintenance provided including lawn, landscaping, snow removal & exterior maintenance. Amenities include pool, trash removal, water included & walking trails. Hardwoods in entry, kitchen & breakfast room. Blue Valley School District and 1 minute to 69 highway. Finished L/L has 3rd BR & bath. All window treatments stay. Kitchen has stained cabinets, corian, peninsula island, hardwoods & refrigerator stays. Breakfast room has hardwoods, desk & ceiling fan. Master has W/I closet & ceiling fan. Garage door opener, knock down ceilings & 2nd floor laundry.</p> <p style="text-align: right; font-size: small;"><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								













Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<p>Active: 8/27/2016 MLS ID: 2009990</p>	Single Family	4/5	-	8/27/2016	\$389,950	\$349,979	12/27/2016	-10.25%
<p>Great house for the money, with fresh neutral decor, this home has tons of extras. Awesome OP location, with JOCO & KU Edwards campus just around the corner. Ready to entertain your guest on this spacious new deck wired for TV & equipped with leaf guard. Neighborhood pool & club house just steps away from your back door. Spacious office with 17 network drops. Home automation system. Newer high impact roof. Main floor utilities & 1st floor Master!</p> <p><i>Listing Courtesy of Tom Jones Real Estate Co</i></p>								
<p>Active: 9/9/2016 MLS ID: 2011569</p>	Single Family	4/3	2,321 sq ft	9/9/2016	\$300,000	\$290,000	12/27/2016	-3.33%
<p>3-car garage & cul-de-sac location await! Open floor plan with huge Great Room. Newer Roof (2013). Large kitchen with great prep space. Flexible Living and Dining spaces. Master suite is luxurious and bright- whirlpool corner tub & a surprising walk-in closet that is 17' x 8' with built ins & room for everything! Wonderful landscaping. Deck backs east for your evening BBQ in shade. Fenced yard with room to run! Close in location. Award winning Blue Valley Schools close by. Easy Access to shopping and highways.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>								
<p>Active: 6/15/2016 MLS ID: 1997460</p>	Single Family	4/3	2,900 sq ft	6/15/2016	\$493,300	\$524,290	12/27/2016	6.28%
<p>EMERY REVERSE IS HERE! 2 BR's main Level. See Thru Fireplace to Deck Custom Kitchen with Gorgeous Island and Large Pantry. Entertaining is a dream! 2 Additional Bedrooms in the Lower Level and Spacious Rec Room invites a perfect social gathering. Home is under construction. Sales Center is open daily, M-S 11-5 and Sun 12-5. Located at 17053 Steams St. Taxes and square footage are approximate & photos are of previous model. Coop Friendly!</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</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.
	 FOR SALE	<i>Active: 6/15/2016 MLS ID: 1997453</i>						
10312 W 170th Pl	Single Family	4/4	3,370 sq ft	6/15/2016	\$557,900	\$580,266	12/27/2016	4.01%
<p>Another Stunning Engle Home. The Catalina offers a 1st Floor Office/Study plus a Masters Retreat. Laundry enters into Master Closet. Entertaining Areas of the Home are bright and spacious and Master BR is nicely hidden away! Upstairs Hall towers above the Great Room for spectacular effect. New touches and designs are abundant in this redesigned plan sitting in Julian*Rodrocks new community...TERRYBROOK FARMS. Home is under construction. Sales Center is open daily, M-S 11-5 and Sun 12-5. Located at 17053 Steams St. Taxes and square footage are approximate & photos are of previous model. Coop Friendly!</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								
	 FOR SALE	<i>Active: 6/15/2016 MLS ID: 1997457</i>						
10421 W 170th Pl	Single Family	4/4	2,790 sq ft	6/15/2016	\$479,950	\$494,851	12/27/2016	3.1%
<p>Emery Expanded arrives in TERRYBROOK FARMS. Engles Award winning plan features everything a family could need. 1st Floor Master with Separate 1st Floor Office. Spacious Entertaining spaces are open and inviting. Large Island showcases the beautiful kitchen and large pantry. 3 BR's up with separate loft for childrens activities. This one has everything covered. Photos are not of Actual Home. Photos are of a similar Model.</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								
	 FOR SALE	<i>Active: 5/2/2016 MLS ID: 1989472</i>						
11624 W 158th St	Single Family	4/4	2,850 sq ft	5/2/2016	\$517,198	\$554,273	12/20/2016	7.17%
<p>IN THE TRADITION OF WILSHIRE FARMS, ASHNER DEVELOPMENT'S WILSHIRE BY THE LAKE: CLUBHOUSE, POOL W/SLIDE, LAKE, WALKING PATHS, GREEN SPACES, PLAY AREA, BASKETBALL. JAMES ENGLE'S LAUREL 1.5 STORY W/SEE-THRU FPLC FROM GR TO COV PATIO.FEATUREING PREP KITCHEN & WALK-IN PANTRY. PLUS 1ST FLOOR MASTER SUITE + DEN/STUDY, KITCHEN AND SPACIOUS DINING AREA. 2ND FLR 3 BR/2 BA AND LOFT. DECOR UPGRADES! WILSHIRE BY THE LAKE: CLUBHOUSE, POOL W/SLIDE, PLAY AREA, BASKETBALL, LAKE, WALKING PATHS. THIS HOME IS UNDER CONSTRUCTION. PHOTOS SHOW CURRENT STAGE AND SIMILAR MODEL FINISHES.</p> <p><i>Listing Courtesy of Reecenichols Wilshire</i></p>								
	 FOR SALE	<i>New, Active: 12/21/2016 MLS ID: 2024217</i>						
13008 W 168th St	Single Family	4/3	2,730 sq ft	12/21/2016	\$469,750	\$472,200	12/27/2016	0.52%
<p>Home is under construction- pictures are of model. You'll never want to leave when you step foot into this stunning award winning floor plan by Bickmer Homes- The Jefferson reverse 1.5 story. The homes features an open concept kitchen and great room, with large kitchen island, breakfast area, walk in pantry, and see through fireplace. Sit on your covered deck and drink in the views this beautiful Lot has to offer. Chapel Hill is proud to be named "Community of the Year" by the prestigious KCH&G! Chapel Hill boasts over 70 acres of interior green space! Homeowners enjoy miles of trails that will connect to the Johnson Co. Trail System. The neighborhood pool, play area & pocket parks are sure to please!</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								
	 FOR SALE	<i>Active: 6/24/2016 MLS ID: 1999001</i>						
16901 Bradshaw St	Single Family	4/3	2,896 sq ft	6/24/2016	\$479,860	\$501,630	11/28/2016	4.54%
<p>Award winning Emery Reverse 1.5 Story by James Engle Custom Homes with no step entry built on an amazing walk-out home-site that backs to the East! Enjoy your coffee on the covered deck watching the sunrise! The Great Room enjoys a see-thru fireplace to the deck The Kitchen is packed with WOW Large granite island, stainless appliances, walk in pantry with planning desk & gorgeous custom cabinets. A main floor Master Suite has a door to the deck, spa-like bath & generous closet that connects to the Laundry. The walk-out finished lower level features a wet bar, generous Rec Room along with 2 bedrooms w/ walk-in closets. Relax in the Master Bath which features a free-standing tub! This home is built on a dream lot with miles of views. Pictures are of completed model not actual home & may contain options.</p> <p><i>Listing Courtesy of Weichert Realtors GrahamWelch</i></p>								





Price Changes: 20 (cont.)

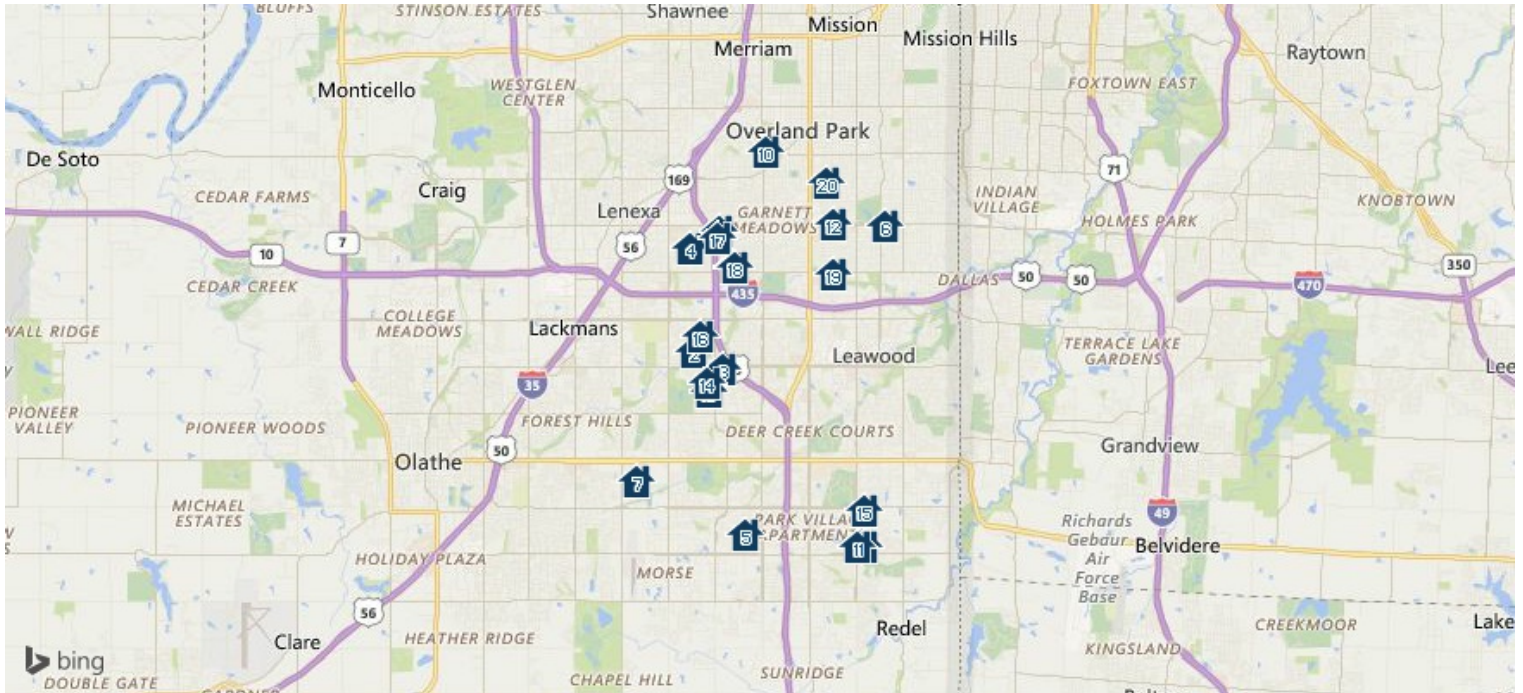
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	<i>Active: 6/24/2016 MLS ID: 1998932</i>						
12917 W 168th St	Single Family	4/4	2,865 sq ft	6/24/2016	\$458,250	\$467,900	12/9/2016	2.11%
<p>James Engle brings his popular 1.5 Story, the Laurel, to Chapel Hill with all the attention to detail you have come to expect! A spacious Great Room features a see thru fireplace to covered porch. The Kitchen enjoys custom cabinets, a large granite island & walk-in pantry. A Prep Kitchen includes a beverage refrigerator & stainless appliances. The main floor Master Suite features door to patio, Granite tops, Walk-in Shower with 3 heads, popular free standing tub & Closet that adjoins Laundry. Pics are of a model. Three large secondary bedrooms upstairs all have generous closets. The Kitchen has so much WOW! The Powder Bath showcases a mirrored glass vanity. Home is under construction & pictures are of a furnished model & may contain upgrades.</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>								
	 FOR SALE	<i>Active: 10/25/2016 MLS ID: 2018070</i>						
16809 Bradshaw St	Single Family	4/3	-	10/25/2016	\$475,000	\$475,000	12/19/2016	-
<p>Home is under construction- pictures are of model. You'll never want to leave when you step foot into this stunning award winning floor plan by Bickmer Homes- The Jefferson reverse 1.5 story. The homes features an open concept kitchen and great room, with large kitchen island, breakfast area, walk in pantry, and see through fireplace. Drink in the views from your covered deck with see through fireplace overlooking this premium lot. The Master suite has access to the covered deck and boasts a stunning master bathroom with separate laundry room and walk in closet. The lower level has two bedrooms, one full bathroom, separate laundry area, and walks out to patio. Many upgrades throughout.</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>								
	 PENDING	<i>Show For Backups: 12/23/2016 MLS ID: 2022606</i>						
11203 W 99th St	Single Family	4/3	2,062 sq ft	12/4/2016	\$199,000	\$189,000	12/9/2016	-5.03%
<p>Nice Oak Park Split Needs TLC. Neat Layout W/4 Bdrms on One Level. Eat-In Kitchen Walks Out To Deck. Large Family Room W/FP and 1/2 Bath Walks out to Patio and 16X32 ft. Inground Swimming Pool. Upstairs Dormer is Large Storage Area! House Has Newer Replacement Windows With Transferable Warranty. Woodburning FP/Stove Installed 2011 W/Liner "Will Heat the Entire House." Insulated Garage Ceiling. Large Laundry Rm. House Needs New Carpet. House To Be Sold "As-Is." Call Listing Agent With Questions!</p> <p><i>Listing Courtesy of Reecenichols The Village</i></p>								
	 FOR SALE	<i>Foreclosure, REO / Bank Owned Property, Active: 7/29/2016 MLS ID: 2004658</i>						
7906 W 80th St	Single Family	3/2	1,176 sq ft	7/29/2016	\$119,000	\$118,000	12/12/2016	-0.84%
<p>3 bed, 1 & a half bath, Ranch style home on a crawl space. Double wide driveway for extra car parking. Has living room plus a family room (converted from garage). (Garage door on front of house is just for looks.) Master bedroom has double closets. Large laundry/storage room off kitchen. Fenced backyard. Ramp to front door is good if handicapped or can't do steps. Good opportunity for someone looking to put their repair/remodel skills to work. Seller must comply with HUD Guidelines 24 CFR 206.125. Selling As-Is. No Sellers Disclosure.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
	 FOR SALE	<i>Active: 10/13/2016 MLS ID: 2016537</i>						
17232 Haskins St	Single Family	4/3	3,453 sq ft	10/13/2016	\$490,000	\$475,000	12/18/2016	-3.06%
<p>Priced below reproduction! One owner w/so many special features & upgrades. Plantation shutters, stunning gleaming hardwoods, upgraded lighting package, gas cooktop, extensive trim package, tomoado shelter, covered deck 13x14, fenced yard, designer carpet, huge master w/wood ceiling, true master spa, enormous master closet, stunning cabinets, LL w/ Rec m, family, 2nd mini kitchen w/ dishwasher, microwave, mini refridg, wine refried, easy access to I35 which is only 6 minutes from the home & Hwy 69 is 4 minutes room sizes are approx., \$8000 patio doors, wired for pool table lights and hot tub, fabulous sunken hidden patio for privacy, 2 bdrms main level & 2 bedm LL walkout</p> <p><i>Listing Courtesy of Reecenichols Leawood</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.	
  Active: 6/11/2016 MLS ID: 1999119	 16708 Haskins St	Single Family	4/4	3,150 sq ft	6/11/2016	\$431,000	\$485,000	12/14/2016	12.53%
<p>MODEL NOW FOR SALE! The Dillon Reverse by Rodrock Homes is a popular plan with so much to offer. The open floor plan features a lavish great room with boxed beams & stone fireplace. Gather around the center island in the Kitchen with large walk in pantry & beautiful granite counters. Main level Master Suite has a spa-like bath, large walk in closet that connects to the Laundry. A full bath for each Bedroom in this plan. Walk behind wet bar in lower level family room. Relax on the Covered Deck see thru fireplace. The Lower Level is perfect for entertaining with wet bar, Rec Room, 2 bedrooms & 2 baths. Enjoy the fabulous views from the covered deck or the covered patio in the walk-up/walk-out.</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
  Active: 6/27/2016 MLS ID: 1999287	 16712 Haskins St	Single Family	3/3	2,920 sq ft	6/27/2016	\$421,000	\$481,552	11/28/2016	14.38%
<p>AWARD WINNING MODEL HOME NOW FOR SALE. James Engle brand new Rev plan to Chapel Hill "The Jameson". A zero entry (no step) with a Main Level Master Suite featuring a luxurious bath w/free standing tub, Euro Shower. Study/Den off the entry. Grtm w/ beautiful fireplace & wall of windows. The Kit features walk-in pantry w/microwave for added convenience. A "drop zone" w/individual locker type coat storage & 1/2 bath. Covered deck, Covered Patio w/Walkup/out bsm't. Price includes Model upgrades/window coverings/etc. CALL FOR OCCUPANCY/CLOSING AVAILABILITY. The finished lower level enjoys 2 generous bedrooms with walk in closets that share a bath. The wet bar is the center piece of the Rec Room. Sunsets will be enjoyed from the Covered Deck. Extensive trim work throughout in this stylish & functional reverse.</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
  Active: 7/8/2014 MLS ID: 1893189	 16809 Haskins St	Single Family	4/3	3,149 sq ft	7/8/2014	\$436,000	\$468,750	12/9/2016	7.51%
<p>WINTER PRICE DROP! REDUCED \$10K! TRUE RANCH WITH 3 BEDROOMS ON MAIN LEVEL & 4 CAR GARAGE! You have found it- The Augusta by Rodrock Homes nestled in a cul-de-sac on a large lot! Gorgeous Rustic Oak Hardwoods in the Kitchen, Great Room, Dining & Bedroom 2. The Granite Kitchen boasts a butler's pantry with wine refrigerator, large island, & walk in pantry. An extra bit Dining with room for a Buffet. Attention to detail & trim work throughout. The Great Room enjoys a see thru stone fireplace to the covered patio. The finished lower level holds a large rec room with wet bar, bathroom & bedroom #4 with plenty of space for a 5th & still loads of storage! Upgrades included in price are: granite & plumbing upgrades in master bath & main floor guest bath, wainscot trim in 2nd bedroom, irrigation system & more.</p> <p><i>Listing Courtesy of Weichert Realtors Graham Welch</i></p>									
  Active: 7/16/2016 MLS ID: 2002462	 5006 W 150th St	Single Family	5/5	5,293 sq ft	7/16/2016	\$625,000	\$579,500	12/5/2016	-7.28%
<p>*OVER 5000 SQ FT!* Hidden wine cellar, putting green in backyard, 6th non-conforming bedroom, designer upgrades throughout, Blue Valley Schools, new paint, new carpet, refinished wood floors, travertine tile, refinished cabinets, Granite, newly finished basement, new roof, all new windows, new garage doors, new front door, extensive landscaping! This home is a MUST SEE!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>									
  Show For Backups: 12/24/2016 MLS ID: 2021325	 14702 England St	Single Family	5/5	4,084 sq ft	11/18/2016	\$427,900	\$419,000	12/6/2016	-2.08%
<p>Spacious & stylish. All you could ask for in this awesome Wellington Park 2 story. Recently updated kit w/ granite, S/S appl, tile backsplash. Cozy hearth w/ brick FP flanked by built-ins. Brand new finish in fab walkout LL w/modern full bath, rec room & 5th br. Massive master w/ vaulted ceiling & sitting room. New tile in mstr bath w/ a huge wk in closet.. All bedrooms spacious w/ one offering sitting room & built in desk/bookshelves. Enjoy the serene, treed backyard from the comfort of the screened in porch.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</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 * Show For Backups: 12/22/2016 <i>MLS ID: 2018042</i>	Single Family	3/3	-	10/25/2016	\$239,900	\$219,950	12/14/2016	-8.32%
<p>True Ranch, Beautifully Updated with new flooring, Granite/Stone counters, paint, & fixtures. Living/Dining is lite & brite with new carpet. Kitchen has wood look tile floors & granite countertops, most appliances stay. Hallway with wood look tile leads to 2 bedrooms 2 full Baths on Main floor. Baths with new tile bath/showers plus stone counters. Walkout basement with huge Rec room with tall ceilings, laundry room, bedroom with walk-in closet and full bath with new tiled shower & new counters. New deck off Kit</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	 FOR SALE * Active: 12/13/2016 <i>MLS ID: 2023385</i>	Single Family	3/2	1,232 sq ft	12/13/2016	\$199,900	\$189,900	12/23/2016	-5%
<p>Located just 2 minutes from I-435, check out this 3 bedroom, 2 bath ranch in desirable Nall Hills subdivision. New roof, fresh paint and hardwood floors throughout. Huge finished basement with rec room and ample storage. Fenced backyard with pavestone patio off deck. Move-in ready ...Won't last long..!</p> <p><i>Listing Courtesy of Kansas City Real Estate, Inc.</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.
 <p>1 PENDING • Show For Backups: 12/24/2016 MLS ID: 2022345</p> <p>5268 W 150th Ter</p> <p>Patio Home 3/3 2,374 sq ft 6,988 12/3/2016 \$475,000 12/24/2016 \$200</p> <p>A Must See Spectacular One Owner 1.5 Story Villa in Coveted Villas of Whitehorse. Beautiful and Well Maintained. Top of the Line and High End Upgrades Throughout this Former Model Home. Window Treatments, Stainless Appliances, Hardware, Wrought Iron, Stunning Custom Finish on Cabinets, Granite, Faux, Tile, Hardwoods, Vaulted Ceilings, Low-E Clad Windows, Side Entry Garage, Tile Roof, Full Stucco. Large Pantry, Private Deck Backing North.</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>								
 <p>2 PENDING • Show For Backups: 12/26/2016 MLS ID: 2023842</p> <p>10945 W 116th Ter</p> <p>Townhouse 2/3 1,489 sq ft 2,380 12/19/2016 \$149,950 12/26/2016 \$101</p> <p>Wonderful opportunity to live in Blue Valley School District under \$150,000! Spacious 2-story townhome with tall entrance, dining room and cozy family room with masonry fireplace! Pass through bar from kitchen to family room, main level laundry room off kitchen! Enjoy the balcony/loft space upstairs (great for computer or sitting area) 2 spacious bedroom with private full bathrooms! Walk in closet in master bedroom. Enjoy the patio overlooking small creek and treed area!</p> <p><i>Listing Courtesy of Re/Max Realty Suburban Inc</i></p>								
 <p>3 PENDING • Pending: 12/25/2016 MLS ID: 2024086</p> <p>11935 Mastin St</p> <p>Single Family 5/4 3,900 sq ft 15,400 12/22/2016 \$399,500 12/25/2016 \$102</p> <p>Don't miss out on this move in ready stunning home. Oversized yard & 2 tiered deck perfect for family & entertaining. Main level w/beautiful hardwoods granite counters, open plan- must see half bath. 4 large BRs upstairs w/updated baths. Master Suite boasts sitting room w/fireplace, large bath w/jacuzzi tub & huge shower. Walk out lower level features large family room, bonus area, bedroom & full bath. Convenient access to highways & amenities.</p> <p><i>Listing Courtesy of New World Realty Llc</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: 12/23/2016</i> <i>MLS ID: 2022606</i>						
11203 W 99th St	Single Family	4/3	2,062 sq ft	11,791	12/4/2016	\$189,000	12/23/2016	\$92
<p>Nice Oak Park Split Needs TLC. Neat Layout W/4 Bdms on One Level. Eat-In Kitchen Walks Out To Deck. Large Family Room W/WFP and 1/2 Bath Walks out to Patio and 16X32 ft. Inground Swimming Pool. Upstairs Dormer is Large Storage Area! House Has Newer Replacement Windows W/th Transferable Warranty. Woodburning FP/Stove Installed 2011 W/Liner "Will Heat the Entire House." Insulated Garage Ceiling. Large Laundry Rm. House Needs New Carpet. House To Be Sold "As-Is." Call Listing Agent W/th Questions!</p> <p><i>Listing Courtesy of Receenichols The Village</i></p>								
	 PENDING	<i>Show For Backups: 12/24/2016</i> <i>MLS ID: 2021325</i>						
14702 England St	Single Family	5/5	4,084 sq ft	14,593	11/18/2016	\$419,000	12/24/2016	\$103
<p>Spacious & stylish. All you could ask for in this awesome Wellington Park 2 story. Recently updated kit w/ granite, S/S appl, tile backsplash. Cozy hearth w/ brick FP flanked by built-ins. Brand new finish in fab walkout LL w/modern full bath, rec room & 5th bdr. Massive master w/ vaulted ceiling & sitting room. New tile in mstr bath w/ a huge wk in closet.. All bedrooms spacious w/ one offering sitting room & built in desk/bookshelves. Enjoy the serene, treed backyard from the comfort of the screened in porch.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>								
	 PENDING	<i>Show For Backups: 12/23/2016</i> <i>MLS ID: 1996695</i>						
4421 W 95th St	Single Family	3/3	1,906 sq ft	20,962	6/11/2016	\$279,900	12/23/2016	\$147
<p>FABULOUSLY REDONE Home with almost EVERYTHING NEW! Looking for a BIG and WONDERFUL backyard...LARGE ROOMS and a PHENOMENAL KITCHEN? Then put this on your MUST SEE list! You will be WOWED the moment you step inside this beautifully updated property. Complete with hearth room w/fireplace, formal living room, formal dining AND Breakfast Nook Upgraded details are everywhere. The 3 large bedrooms allow plenty of room for furniture and more. The gorgeous Master features large walk-in closet and lovely tiled full bath. Wonderful central location w/ease of access to major highway and school, shopping and parks. The Overland Park area is a highly sought after location for those seeking a lifestyle with access to all of the amenities offered in KC, such as highly rated schools, spectacular shopping & an active life!</p> <p><i>Listing Courtesy of Keller Williams Key Partners</i></p>								
	 PENDING	<i>Show For Backups: 12/23/2016</i> <i>MLS ID: 2013030</i>						
13824 Bradshaw St	Single Family	4/4	3,914 sq ft	11,821	9/21/2016	\$375,000	12/23/2016	\$96
<p>Perfectly updated large open floor-plan home on a fenced corner lot in Forest Glen By the Lake. Hard to Find 4 Car Tandem Garage perfect for a boat, Golf Cart, Jet Ski or extra storage. Large freshly painted kitchen w/ over-sized walk-in pantry, under cabinet lighting, darker cabinets and hardwood floors & huge center island opens to a New Wood Deck perfect for entertaining & BBQ's. Large master suite w/ sitting area & large walk-in closet, over-sized soaking tub & contemporaneity open glass shower. Freshly painted finished Daylight lower level w/ brand-new carpet w/ family media room, separate office & framed for 5th Bedroom & stubbed for additional 5th bathroom, tons of storage. Home is very well maintained & Move-in ready w/ great neighborhood amenities - pool, trails, lakes, clubhouse!</p> <p><i>Listing Courtesy of Receenichols Overland Park</i></p>								
	 PENDING	<i>Show For Backups: 12/24/2016</i> <i>MLS ID: 2018757</i>						
10250 W 96th St, Apt B	Condo	1/1	1,209 sq ft	21,420	10/31/2016	\$72,500	12/24/2016	\$60
<p>TRULY NO Fault of the Seller, this terrific condo is back on the market. VERY CLEAN! GREAT LOCATION! Location! Great loft condo with large living area and master bedroom. Laundry room on the main floor. Gramercy Place has loads of amenities and great access to schools, shopping and highways. There is building maintenance provided, lawn, landscaping, and snow removal plus more. Carport is available.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								





Pending Listings: 20 (cont.)

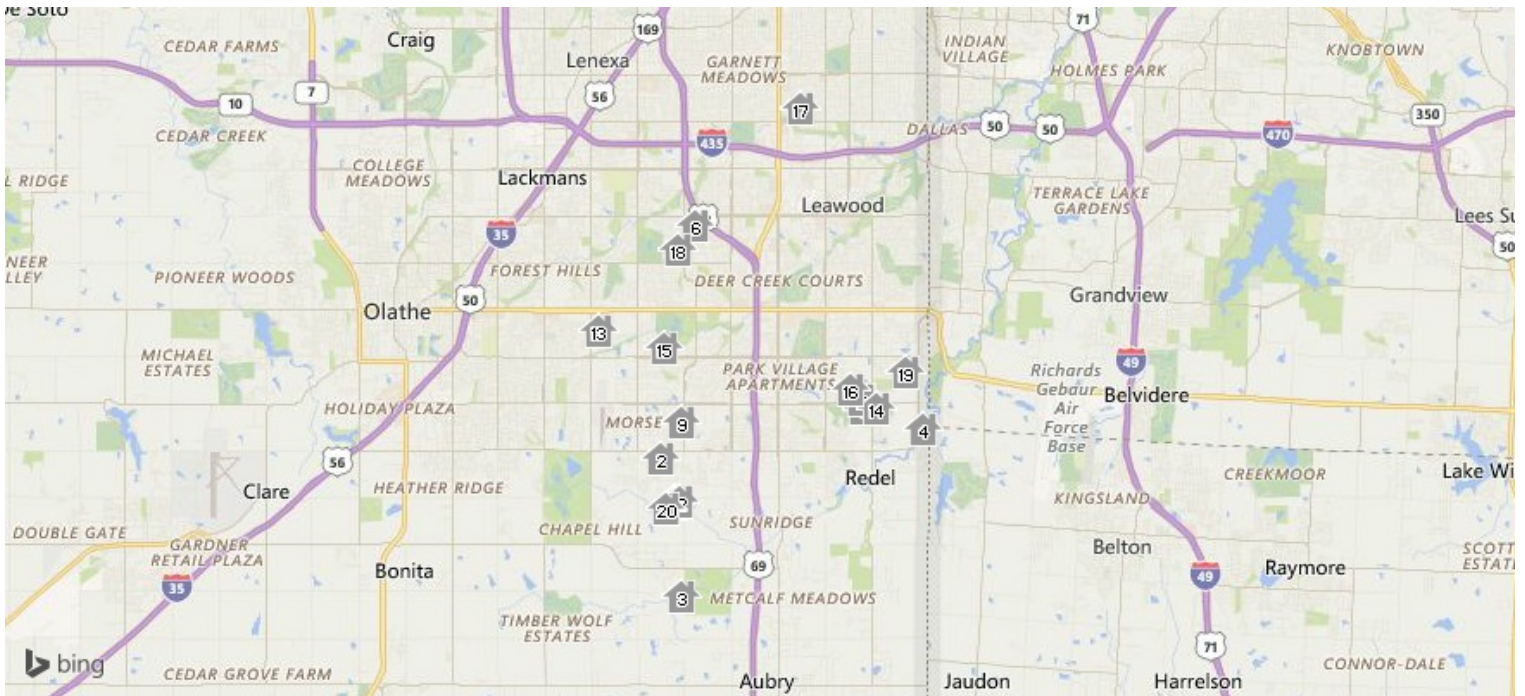
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING <i>• Preforeclosure, Private Owned, Show For Backups: 12/23/2016</i> <i>MLS ID: 2014624</i>	Single Family	4/4	2,638 sq ft	9,264	10/1/2016	\$269,900	12/23/2016	\$102
<p>Spacious Remodel in Great Location. New hardwoods on main level. Upgraded kitchen with granite, stainless steel appliances, opens up to family room with vaulted ceiling and fireplace. All new windows and exterior paint. Large bedrooms with new carpet. Bathrooms feature new tile and vanities. Large finished basement. Fenced backyard with patio. Location is close to highway access, shopping, restaurants, great schools. All offers considered.</p> <p><i>Listing Courtesy of Milestone Realty Llc</i></p>									
	 PENDING <i>• Show For Backups: 12/23/2016</i> <i>MLS ID: 2000758</i>	Single Family	3/1	1,070 sq ft	11,325	7/7/2016	\$117,500	12/23/2016	\$110
<p>Ranch buyers, take a look! If great location plus equity potential are on your list, this home is a must see! Features include hardwood flooring in the living room and two bedrooms; ceramic tile flooring in the bathroom and kitchen; main level utility/mud room; and 1/4 acre lot. The spacious third bedroom is converted garage space. Great commuting location, close to old OP shops, restaurants, and Farmer's Market. Great value!</p> <p><i>Listing Courtesy of Re/Max Realty Suburban Inc</i></p>									
	 PENDING <i>• Pending: 12/23/2016</i> <i>MLS ID: 1997621</i>	Single Family	4/4	3,332 sq ft	20,473	6/17/2016	\$435,000	12/23/2016	\$131
<p>Beautiful home! Rare steel construction on fantastic lot! Quality abounds in this gorgeous home. This home has it all! Beautiful kitchen with see-thru fireplace & hearth area. Spacious breakfast room. Huge screened porch. Full bath off kitchen to accommodate 4th bedroom/office. Lge master with see-thru fireplace to fabulous bath with walk-in closet. Large laundry room & mud room area, walk-in pantry. Stunning staircase to walk-out finished bsmt. Tons of storage with separate room for wine cellar or storm cellar. 2.6 steel construction, 4 sided stucco. Large patio. Granite kitchen with tons of cabinet space. Main level living. Cul-de-sac lot, high efficiency HVAC, whole house audio. Iron fence. Fireplace switches and remote control blinds! This house glistens!</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	 PENDING <i>• Show For Backups: 12/22/2016</i> <i>MLS ID: 2018042</i>	Single Family	3/3	-	12,919	10/25/2016	\$219,950	12/22/2016	-
<p>True Ranch, Beautifully Updated with new flooring, Granite/Stone counters, paint, & fixtures. Living/Dining is lite & brite with new carpet. Kitchen has wood look tile floors & granite countertops, most appliances stay. Hallway with wood look tile leads to 2 bedrooms 2 full Baths on Main floor. Baths with new tile bath/showers plus stone counters. Walkout basement with huge Rec room with tall ceilings, laundry room, bedroom with walk-in closet and full bath with new tiled shower & new counters. New deck off Kit</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	 PENDING <i>• Pending: 12/23/2016</i> <i>MLS ID: 2024024</i>	Single Family	4/5	3,264 sq ft	13,624	12/22/2016	\$415,000	12/23/2016	\$127
<p>Stately classic brick colonial perfectly positioned in coveted Nottingham Forest! Cul-de-sac location, side entry garage, large level treed lot adjacent to school/greenspace, ideal for play! Updated to todays standards with rich wood floors, enameled white woodwork, granite, box beam ceilings, french doors, loads of architectural detailing. 3 woodburning masonry fireplaces! Awesome screened porch and deck perfect for entertaining! Basement finished with bar. Generous sized bedrooms & walk-in closets in each room! Fireplaces located in family room, breakfast room and master bedroom. Bonus room adjacent to master bath, could be used as home office, sewing room, home gym or modified for even more closet space! Main floor library offers built-ins and wet bar. New designer stair carpet with iron spindles.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</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.
 <p>12121 Goddard Ave</p> <p>Reduced to \$425,000, True 5 bedroom up w front & rear staircase, 4 1/2 bath, ALL New carpet, New updated hardware, New paint Plantation blinds! Gleaming hardwood floors, ALL brick exterior, Walk to schools. Private cul de sac, front circle drive w OVERSIZED bedrms. RENOVATED master bath w heated floor. All bedrooms walk in closets. Bonus loft area. Huge FLL w Fireplace, media area, billiard area & large craft room, full bath & storm shelter. This is a true family home with quality and elegance. MATURE TREED LOT Plantation blinds, All NEW CARPET for the entire home, NEW door knobs throughout, New pulls and high cabinets in the kitchen. Neighborhood pool. Tall kitchen cabinets. Enjoy the spacious family room to accommodate large family gatherings or entertaining guests with the wet bar.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>	Single Family	5/5	4,324 sq ft	16,682	9/16/2016	\$425,000	12/5/2016	\$98
 <p>14306 Juniper St</p> <p>Light, open & spacious custom built home. Newly fin LL w/ beautiful bar w/ granite, frig, dishwasher, microwave, media room and 5th bedroom. Every BR has private full bath w/ tile floor. Amazing outdoor living & covered patio walks out from hearth/kitchen with hardwoods and large center island. Upgraded landscape. Must see.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>	Single Family	5/6	5,499 sq ft	17,747	10/27/2016	\$739,900	11/30/2016	\$135
 <p>10740 W 115th St</p> <p>Freshly Painted and Carpeted duplex in Blue Valley School District. 2 BR plus loft (possible third bedroom) 2.5 bath Two Story Plan in great location. Eat In Kitchen with tile flooring (all appliances stay) Warm and inviting living Room features brick front fireplace & vaulted ceiling. Main floor laundry, formal DR & half bathroom complete first level. Two generous bedrooms, both with W closet, fresh paint and carpet. Full basement ready to be finished. NO HOA's. Close to schools, shopping & more. HURRY! Outdoor deck, fenced yard and mature trees. Tenants gone so immediate occupancy on this one. Most of interior has fresh paint and seller had new carpeting installed throughout the home.</p> <p><i>Listing Courtesy of Berkshire Hathaway Kc Realty</i></p>	1/2 Duplex	2/3	-	4,906	11/11/2016	\$155,000	12/21/2016	-
 <p>10233 W 96th Pl</p> <p>Beautiful, clean, move-in ready 3 Bed Unit! New HVAC, New HWH, New Sliding Door, Gorgeous Harwood floors on the first floor! Kitchen has Detailed Tile Backsplash with stylish black accents, Rain Glass in Cabinets, SS Sink & Gooseneck Faucet! New Carpet in the Bedrooms, High End Finishes throughout! Open Floor Plan, Large Pantry, Spacious Master w/ 2 Large Closets & Private MB, Second Full Bath for your convenience Half Bath on main floor allows for entertaining without viewing the upstairs. Huge LL Rec Room! HOA includes trash, recycling, lawn, snow removal the pool & a lovely Clubhouse. Great location w/ nearby restaurants, shopping, parks, trails & libraries! Wonderful Highway Access!</p> <p><i>Listing Courtesy of Berkshire Hathaway Kc Realty</i></p>	Single Family	3/3	2,199 sq ft	1,932	11/29/2016	\$144,000	12/21/2016	\$65
 <p>9736 W 101st Ter</p> <p>TALK ABOUT CUTE! Feel right at home as you enter this true 2 story with soaring cathedral ceilings & 2nd floor balcony. The spacious family room is anchored by a fireplace, built ins and wet bar! You'll love the huge kitchen w/ granite, double oven & pantry. Step outside to an oversized, private backyard & large deck that's perfect for outdoor dining or entertaining. The large master is separated from the other bedrooms & offers a double vanity & walk in closet. Newer kitchen appls, roof, gutters & upstairs windows. Convenient access to 69 & 435 plus shops & restaurants at 95th & Antioch.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>	Single Family	4/3	2,210 sq ft	15,261	11/18/2016	\$230,000	12/22/2016	\$104

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: 12/20/2016</i> <i>MLS ID: 2023849</i>							
10318 Lamar Ave	Single Family	3/2	1,328 sq ft	8,919	12/19/2016	\$165,000	12/20/2016	\$124
<p>Opportunity awaits in desirable Nall Hills. Newer vinyl windows, Nice newer tile surround and shower fixtures in hall bath. Natural stone entry way, wide staircase & lots of hardwood flooring. LL family room offers brick fireplace and walks out to back patio. Master bedroom has private full bath that needs some tlc. Kitchen w/ eat in area that could be used to expand. Partially finished basement makes for great extra space!</p> <p style="text-align: right;"><i>Listing Courtesy of Re/Max State Line</i></p>								
	 PENDING • <i>Show For Backups: 12/19/2016</i> <i>MLS ID: 2014636</i>							
8730 Walmer St	Townhouse	2/4	2,020 sq ft	12,320	9/29/2016	\$159,000	12/19/2016	\$79
<p>Back on market no fault of seller! Check out this Amazing 2 Story Beautiful French Style Condo in Lovely Bordeaux Community! This is a Must sell Bring all offers! Exquisite natural Lighting, 2 car garage, Full finished basement, Office Space, Tons of Storage and Closet Space! 1.5 yr old AC & Furnace!! 2 Large Master Bedrooms with their own private full baths, 3rd- Room in finished basement non conforming! Tons of Huge Walk-in-Closets! Beautiful patio, hardwoods, excellent marble tile floors! Nice private community. Everything has been taken care of and Loved in this home!! Will give a \$500 carpet credit! 2 Large Beautiful Fireplaces! Master Suite with a Patio! Wet-bar Great for Entertaining! This is a Must See! Inspections completed & Radon test at request of buyer! All improvements made sold as is!</p> <p style="text-align: right;"><i>Listing Courtesy of Re/Max Realty Suburban Inc</i></p>								








Expired Listings: 20

	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 1998419, 6/22/2016 MLS ID: 1998419								
15151 Catalina	Patio Home	4/5	4,760 sq ft	12,778	2006	\$898,000	-	\$189	
<p>WONDERFULLY PRICED LARGE VILLA in gorgeous south Leawood. One of the largest homes in Mission Reserve with views of the water and the golf course. Main floor master bedroom, hearth room, great room, gourmet kitchen and office. Fantastic walls and plantation shutters. Entertain with the upper open floor plan or downstairs in the finished lower level with wine room, bar and exercise area. Wonderful patio area off the office. This is the perfect maintenance home in Leawood.</p> <p><i>Listing Courtesy of The Realty Dot Inc</i></p>									
	2 RECENTLY EXPIRED • Expired, MLS Listing 2006698, 8/12/2016 MLS ID: 2006698								
16001 Barton St	Single Family	5/7	7,850 sq ft	32,670	2009	\$1,299,000	12/17/2016	\$165	
<p>Mills Fam Majestic Estate Home offers a lifetime of luxurious living by featuring the finest craftsmanship throughout. Dramatic entry sets the stage with lead glass double doors, cherry wide plank floor & staircase w/ wrought iron spindles. Quality built-ins, crown moldings, 9'baseboards & high ceilings all exhibit special attention to detail. Kleweno designer gourmet kitchen w/ LaComue ComuFe 5 burner gas range, exquisite cabinetry, granite countertops. Oversized master suite w/ sitting room & spa bath. All other bedrooms w/ walk-in closets & private baths. Finished walk-out LL w/ beautifully shrubbed & landscaped grounds are fitting to the superb interior. The inviting covered lanai w/ stone fireplace is located just off the kitchen. The secluded backyard completes this special estate home.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									






Expired Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>3 RECENTLY EXPIRED • Expired, MLS Listing 1974237, 2/5/2016 MLS ID: 1974237</p> <p>18283 Melrose Dr Single Family 7/8 4,564 sq ft 544,500 1999 \$3,000,000 - \$657</p> <p>Privacy abounds this stately built custom equestrian 7000+ estate home on 12.5 +/- acres w/private spectacular panoramic views throughout the spring fed pond, enjoy both sunrises & sunsets, Professional Chef's Kit, scenic views from every room, Custom finishes, attention to detail, elaborate moldings, designer touches, lanai w/waterfall, 2 stall barn w/private carriage house. Too many details to mention! Conveniently located minutes of shopping & restaurants. situated at head waters of Blue River & many trails Carriage House provides full apartment, w/kitchenette, full bth & bedrm. Rm sizes + land are approx per Joco. Hearth rm, kitchen & breakfast rms with barrel ceilings, 2 separate his/her master baths, Dramatic entry, front porch, mud room, 2 laundry rooms, loft, custom cabinets, 2 hidden rooms,</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
 <p>4 RECENTLY EXPIRED • Expired, MLS Listing 2009684, 8/26/2016 MLS ID: 2009684</p> <p>15429 Overbrook Ln Single Family 5/4 3,692 sq ft 21,526 1979 \$365,000 - \$99</p> <p>Come Home to this SECLUDED WOODED SANCTUARY - Convenient yet WORLDS AWAY from the stress of daily life! Open and Versatile plan Tucked among Mature Trees! Generous Kitchen and AMAZING 1st Floor Laundry. Lg Bedroom w/Adj Bath could be office/BR/Media Room-2nd Floor Master Suite w/Treetop Deck! 3BRs, Full Bath, and Loft w/Built ins complete 2nd Floor! Walkout LL features 4th Bath, 5th BR, Office/WorkOut Rm & Family Rm with Fireplace! AMAZING VIEWS OF NATURE FROM NEARLY EVERY ROOM! RELAX in the HOT TUB-TRANQUILITY! Many Updates include: HARDIE SIDING+NEW WINDOWS-2007/GUTTERS w/Leaf Guards/Front Yard Irrigation System/NEW CA-2016/1 year OLD REPUBLIC HOME WARRANTY - \$100/Trade Call. Minor Decor Updates will perfect this amazing Custom Home....Pampered & meticulously maintained by Original Owner!</p> <p><i>Listing Courtesy of Keller Williams Key Partners</i></p>								
 <p>5 RECENTLY EXPIRED • Expired, MLS Listing 2019264, 11/4/2016 MLS ID: 2019264</p> <p>4205 W 150th St Single Family 6/5 5,042 sq ft 12,246 1995 \$650,000 - \$129</p> <p>WOW! Gorgeous home that has been completely remodeled! This home is a rare find featuring hardwood floors in all of the bedrooms, a private, walkout, treed, fenced-in lot, huge master closet with 3 rooms, first floor office and hearth room and an open layout. Huge chef's kitchen has a giant island, stainless steel appliances, pantry & breakfast nook with picture windows overlooking greenspace. Finished basement boasts space for a gym, wet bar, tons of storage and access to a great patio. Call today!</p> <p><i>Listing Courtesy of Your Future Address, Llc</i></p>								
 <p>6 RECENTLY EXPIRED • Expired, MLS Listing 2014546, 9/29/2016 MLS ID: 2014546</p> <p>12059 Wedd St Single Family 5/4 1,785 sq ft 18,131 1981 \$399,900 - \$224</p> <p>Beautifully updated 1.5 story home in desired Nottingham Forest located on a cul-de-sac. Dark hardwoods on first floor and vaulted ceiling with fireplace and skylights in main living area. The kitchen is a chef's dream with huge gas range, granite counter tops and stainless steel appliances. East facing deck and walk out finished basement lead to peaceful fenced backyard surrounded by trees and nature's glory!</p> <p><i>Listing Courtesy of Keller Williams PlatinumPrtr</i></p>								
 <p>7 RECENTLY EXPIRED • Expired, MLS Listing 1961339, 10/6/2015 MLS ID: 1961339</p> <p>10551 W 168th Ter Single Family 4/3 - - 2016 \$659,900 - -</p> <p>Award-winning reverse plan from prestigious C&M Builders on coveted green space lot!! Spacious, open, main floor living w 2 full baths & extra bedroom. Dramatic vaulted great room w/ stone fireplace & beautiful hardwoods. Gourmet kitchen w/ granite tops, stainless steel appliances, custom cabinets & large pantry. Large LL w/ wonderful rec room perfect for entertaining & 2 large secondary bedrooms. Spacious master w/ granite tops, grotto shower, jacuzzi & huge walkin. Covered lanai on walkout lot! Come see this new home in another quality Simpson-Ellis development featuring zero entry pool with slide, tot lot, community soccer park, walking trails, picnic areas, over 50 acres of green & common space along creek! Attend brand new Timber Creek, Aubry Bend, & BV Southwest.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								




Expired Listings: 20 (cont.)

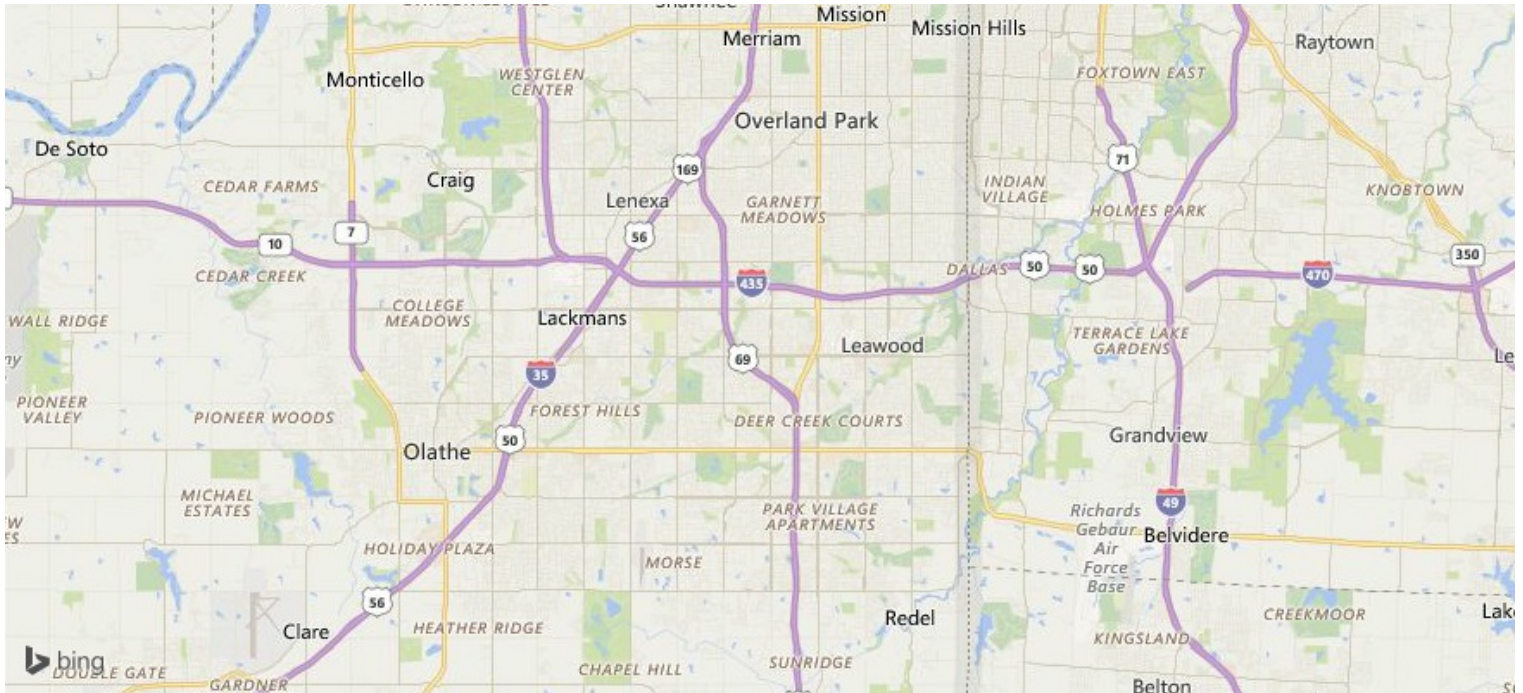
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>8 RECENTLY EXPIRED • Expired, MLS Listing 1981359, 3/17/2016 MLS ID: 1981359</p> <p>10563 W 168th Ter Single Family 5/4 – – 2016 \$564,860 – –</p> <p>Award-winning 1.5 story from prestigious C&M Builders! Spacious, open, main floor living w/ many upgrades throughout!! Gourmet kitchen w/granite, SS appliances, custom cabinets & large pantry. Spacious master w/ granite tops, his/hers sinks, walk-in shower, huge walk-in closet. Energy Star rated! Come see our Brand NEW Models/Specs in this Stunning Development with a Gorgeous Water Fountain, Zero Entry Pool, Community Soccer Park, Walking Trails, Picnic Areas, Over 50 Acres of Green & Common Space Along Creek! Blue Valley Schools</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>9 RECENTLY EXPIRED • Expired, MLS Listing 1990451, 5/6/2016 MLS ID: 1990451</p> <p>16700 Stearns St Single Family 4/4 – – 2016 \$699,950 – –</p> <p>Exciting new 1.5 plan by Riffe Custom Builders! Custom designed floor plan w/ dramatic great room, gourmet kitchen, wonderful large master suite, and expansive second level. Professionally selected tile, granite, hardwoods, paint, plumbing, custom cabinets, lighting, and much more! Come see this new home in another quality Simpson-Ellis development featuring zero entry pool with slide, tot lot, community soccer park, walking trails, picnic areas, over 50 acres of green & common space along creek! Attend brand new Timber Creek, Aubry Bend, & BV Southwest.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>10 RECENTLY EXPIRED • Expired, MLS Listing 1968774, 12/10/2015 MLS ID: 1968774</p> <p>10550 W 168th Ter Single Family 4/5 – – 2016 \$628,500 – –</p> <p>Amazing award-winning reverse plan w/ open vaulted ceilings, gourmet kitchen w/ wood beams, custom cabinets, SS appliances, huge island, granite, & huge pantry. Tranquil master suite w/ his/hers vanities, walk-in shower, & large walk-in closet. Secondary main level flex room perfect for home office or bedroom. Enormous finished LL w/ wonderful bar area, huge rec room, 2 secondary bedrooms w/ own bath & half bath for guests. Lovely walkout lot w/ enormous covered lanai. Come see this new home in another quality Simpson-Ellis development featuring zero entry pool with slide, tot lot, community soccer park, walking trails, picnic areas, over 50 acres of green & common space along creek! Attend brand new Timber Creek, Aubry Bend, & BV Southwest.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>11 RECENTLY EXPIRED • Expired, MLS Listing 1968773, 12/9/2015 MLS ID: 1968773</p> <p>10538 W 168th Ter Single Family 4/5 – – 2016 \$685,000 – –</p> <p>Amazing 1.5 Story plan from Starr Homes! Large open plan w/ beamed great room open to gorgeous kitchen w/ huge island, granite tops, custom cabinets, huge walk-in pantry & SS appliance open to large covered lanai. Wonderful office space w/ access to lanai. Large master suite w/ sitting area, luxurious bath area w/ his/hers vanities, walk-in shower, & large walk-in closet and direct access to large laundry room! Large second level w/ spacious bedrooms w/ own baths & walk-in closets and loft area. Come see this new home in another quality Simpson-Ellis development featuring zero entry pool with slide, tot lot, community soccer park, walking trails, picnic areas, over 50 acres of green & common space along creek! Attend brand new Timber Creek, Aubry Bend, & BV Southwest.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								
 <p>12 RECENTLY EXPIRED • Expired, MLS Listing 1973827, 2/1/2016 MLS ID: 1973827</p> <p>16805 Stearns St Single Family 4/4 – – 2016 \$575,000 – –</p> <p>Stunning 1.5 story Antiqua plan from Glen Mock Homes. Come see this new home in another quality Simpson-Ellis development featuring zero entry pool with slide, tot lot, community soccer park, walking trails, picnic areas, over 50 acres of green & common space along creek! Attend new Timber Creek, Aubry Bend, & BV Southwest.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>								

Expired Listings: 20 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	13 RECENTLY EXPIRED • Expired, MLS Listing 2018300, 10/26/2016 <i>MLS ID: 2018300</i>	Single Family	4/5	3,900 sq ft	9,401	2001	\$409,000	–	\$105
<p>\$5000 PRICE REDUCTION on this beautiful home in coveted Forest Glen by the Lake. Over 3800 sq.ft. lovingly maintained by the original owner/agent. This home has been updated from top to bottom with granite in the kitchen, hardwoods floors on main level, custom window treatments, finished daylight lower level with a media rm, 1/2 bath, hobby room, bar and rec. rm. You will love the huge master bedroom retreat featuring heated tile floor in bath, huge closet and sitting rm. with fireplace. This home is a must see. SELLER IS PROVIDING WARRANTY FOR BUYER THROUGH ABMAY. Upgrades: New carpet, paint throughout, roof in 2015, media rm, hand painting in dining rm, wall of mirrors and lighting. Trellis in the back is a must see! Close to shopping, restaurants, recreation and schools. All measurements are estimated.</p> <p><i>Listing Courtesy of Kansas City Regional Homes Inc</i></p>									
	14 RECENTLY EXPIRED • Expired, MLS Listing 2012552, 9/15/2016 <i>MLS ID: 2012552</i>	Single Family	5/6	5,080 sq ft	21,542	2001	\$599,000	–	\$118
<p>Tranquil golf course lot & newly updated kitchen are exceptional features of this 1.5 story, 5 bedroom home. Newly updated kitchen w stainless steel appliances, new granite counter tops, painted cabinets & new back-splash. Breakfast area leads to screened in porch & deck backing to golf. Main level master suite w updated bath. Spacious first floor office w 1 of the many fireplaces. All bedrooms have private bath & walk in closet. Walk out lower level has full bar, spacious family room & 5th bedroom.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>									
	15 RECENTLY EXPIRED • Expired, MLS Listing 1995280, 6/3/2016 <i>MLS ID: 1995280</i>	Single Family	4/4	3,979 sq ft	24,247	2003	\$885,000	–	\$222
<p>Beautiful 1.5 story home on 1/2 acre lot in premier Overland Park neighborhood of Gleneagles. Gate access to walking and biking trail from Reeder. Main floor office, kitchen with hearth room, formal living and dining, large spacious bedrooms and upstairs loft. Large master suite. Blue Valley School</p> <p><i>Listing Courtesy of The Realty Dot Inc</i></p>									
	16 RECENTLY EXPIRED • Expired, MLS Listing 1981844, 3/22/2016 <i>MLS ID: 1981844</i>	Single Family	5/6	6,524 sq ft	16,476	2002	\$649,900	–	\$100
<p>IMPRESSIVE, Spacious Pavilions 2-story on cul-de-sac lot!! Breathtaking grand entryway w soaring ceilings & curved staircase! Open floor plan with hardwoods throughout. Kitchen features granite, pantry, island & abundance of cabinets; adjoins Breakfast & Hearth Rooms. Formal Dining Room & Office featuring Library wall w ladder. Amazing Master Suite w sitting room, fireplace, cathedral ceiling & private spa-like Bath featuring his/her vanities, whirlpool tub, multi-head shower and HUGE walk in closet!! Large, Finished walkout Lower Level can serve as Rec or Media Room, offers 5th Bed & full Bath & features gorgeous wet bar with hidden wine cellar! Perfect Home for entertaining family & friends! Largest lot on the block!! You don't want to miss this absolutely stunning home!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>									
	17 RECENTLY EXPIRED • Expired, MLS Listing 2016966, 10/16/2016 <i>MLS ID: 2016966</i>	Single Family	3/2	–	9,837	1966	\$254,950	–	–
<p>This home is ready to move in. Immaculate care given to this home. New HVAC system. Newly finished hardwoods and carpet. Newer windows. Newer exterior paint and thermal windows. Granite counters in kitchen and bar in family room. Beautiful cabinets and tiled back splash. Enjoy the peaceful backyard on your patio or Azek deck. Yard is beautifully landscaped. You won't find anything needed to complete this home in great sought out Nall Hills neighborhood. Excellent schools</p> <p><i>Listing Courtesy of Innovative Realty</i></p>									

Expired Listings: 20 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>18 RECENTLY EXPIRED · Expired, MLS Listing 2001614, 7/12/2016 MLS ID: 2001614</p> <p>11000 W 125th St</p> <p>Single Family 4/5 4,557 sq ft 13,484 1987 \$425,000 - \$93</p> <p>Freshly painted, recently updated 1.5 story in Nottingham Forest. New AC, newer carpet, updated light fixtures, new kitchen appliances, refinished hardwood floors. This home has a lifetime roof. Formal living/dining rooms, great room has vaulted ceiling, hearth room kitchen, huge walkout basement with fireplace plus plenty of storage. Second floor sitting room, don't miss the gigantic upstairs walk in closet, possible 5th bedroom. All of this plus 3 car garage on large cul-de-sac lot that adjoins greenspace. Seller will pay \$5000 in closing costs or \$5000 towards a master bath update.</p> <p><i>Listing Courtesy of Reecenichols Town Center</i></p>								
 <p>19 RECENTLY EXPIRED · Expired, MLS Listing 2002516, 7/16/2016 MLS ID: 2002516</p> <p>2705 W 145th St</p> <p>Single Family 4/5 4,630 sq ft 11,721 2007 \$575,000 - \$124</p> <p>Home is in immaculate condition and feels brand new! Perfect for entertaining, with open hearth room, kitchen, front/back stairs. Sprinkler system, security system and black iron fence. Pool & tennis in subdivision. Finished lower level. 2 non conforming bedrooms. Open and airy. Close to shopping, dining, and entertainment.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
 <p>20 RECENTLY EXPIRED · Expired, MLS Listing 2014695, 9/29/2016 MLS ID: 2014695</p> <p>16813 Bluejacket St</p> <p>Single Family 5/5 - 13,939 2013 \$575,000 - -</p> <p>Exceptional 'Bailey' 2-story plan by Roeser Homes! Impressive 2-story entry, arched formal DR, & main floor study. The focal point of this plan includes a stunning split center staircase & 2-story Hearth Room w/wall of windows. True entertainers kitchen w/oversized island & open design. Master Suite features a unique circular rotunda entry & offers a separate sitting area, elegant master bath w/large walk-in shower, & adjacent upstairs laundry. The secondary bedrooms feature vaulted ceilings & walk-in closets. This home also features a finished basement with wet bar and accent lighting & fantastic outdoor living space!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</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: 12/22/2016, MLS Listing 2017255, 10/14/2016 MLS ID: 2017255</p> <p>9219 Outlook Dr</p> <p>Opportunity awaits in highly sought after Bel Air Heights. Room to roam in this 4 bdrm, 3.5 bath 1.5 story floor plan w/over 2800 sqft of fin liv area. Formal living, dining, den and full finished basement. Located on stately, estate size lot in OP. Hardwoods under carpeting, granite counters & newer appliances. Fresh exterior paint in & out, roof only 3 years young, side car entry garage and large treed lot. Huge recreation room w/wet bar & tons of storage. Excellent location close to shopping & restaurants. <i>Courtesy of Reecenichols Overland Park</i></p>	Single Family	4/4	2,817 sq ft	15,494	1962	12/22/2016	\$231,000	\$82
 <p>2 RECENTLY SOLD • Sold Date: 12/27/2016, MLS Listing 2016534, 10/13/2016 MLS ID: 2016534</p> <p>10020 Juniper Ln</p> <p>LOADS OF CURB APPEAL and a lush, treed yard w/ a stream running along the back will sure entice you! Meticulously maintained and move in ready. Formal living and dining room features stunning hardwood floors & leads to updated kitchen w/ views overlooking your backyard. COMPLETE bathroom(s) remodel. Cozy family room features a beautiful brick fireplace & leads to a HUGE laundry room which can be used as a workshop/craft room. Generous sized bedrooms. HUGE finished lower level walkout! GREAT PRICE (CHECK COMPS). SEE ATTACHED UPDATES SHEET. Let us know what we can do to be #1! <i>Courtesy of Keller Williams Realty Partner</i></p>	Single Family	5/3	2,814 sq ft	11,650	1964	12/27/2016	\$290,000	\$103
 <p>3 RECENTLY SOLD • Sold Date: 12/13/2016, MLS Listing 2012806, 9/13/2016 MLS ID: 2012806</p> <p>8609 W 155th Ter</p> <p>BANK OWNED, selling "AS IS" no disclosures available, center cul de sac location. Front to back split with finished walk out family room plus additional sub basement for storage <i>Courtesy of PlatinumRealty Llc</i></p>	Single Family	4/3	2,127 sq ft	14,724	2000	12/13/2016	\$240,000	\$113
















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: 12/21/2016, MLS Listing 2016652, 10/14/2016 MLS ID: 2016652</p> <p>12409 W 139th St</p> <p>Single Family 5/5 3,661 sq ft 12,663 2001 12/21/2016 \$360,000 \$98</p> <p>Priced to sell! Location Location Location!!! AMAZING home with TONS of recent updates! All new paint throughout open concept main floor, new carpet & completely updated kitchen w/ white cabinets, granite countertops & center island. Tons of windows fill the main floor with natural light & show off your treed backyard! Fully finished walkout basement offers additional living space, entertainment area & full bath! HUGE master bedroom includes a sitting area & en-suite with all NEW floor tile. Bedroom level laundry! Let us know what we can do to be #1!</p> <p><i>Courtesy of Keller Williams Realty Partner</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 12/22/2016, MLS Listing 2016032, 10/11/2016 MLS ID: 2016032</p> <p>10915 W 120th Ter</p> <p>Single Family 4/4 4,115 sq ft 12,394 1980 12/22/2016 \$439,500 \$107</p> <p>PRETTY Home in award winning school district! Beautifully updated w/ quality finishes and tasteful crisp transitional feel. Everything done - over \$100,000 since 2010. New Roof, HVAC, int/ext paint, scraped hickory floors on main level, remodeled baths. Bright, warm, newly updated eat-in kitchen w/ SS appliances and tasteful granite - opens to charming private patio w/ vine-covered pergola and large well-landscaped yard. Oversized master with custom high-end bath. Handsome Finished Lower Level w/ custom . . . cabinetry, surround sound, wet bar, full bath and flexible exercise-play-office bonus rm. Good Flow for Family Living and Entertaining. See supplements for complete list of updates. Tons of storage in this pet-free home, ready for immediate possession. Pre-Inspected, Seller-Paid Warranty up to \$500.</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 2011651, 9/9/2016 MLS ID: 2011651</p> <p>10824 W 105th St</p> <p>Single Family 4/4 - 16,512 1987 12/21/2016 \$295,000 -</p> <p>Leaves are falling it is time to BUY! Be in this great home before the holidays. Can you imagine hosting dinner in this fantastic open concept kitchen & family room or snuggling on the couch looking at the beautiful stone fireplace framed by custom built in bookshelves? HUGE backyard with stamped concrete patio & attached shed. Master suite is grand w/ sitting area, big closet & walk in shower. Finished basement great for additional living space & hobbies! Great location close to schools, shopping & highways!</p> <p><i>Courtesy of Your Future Address, Llc</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing 2008192, 8/23/2016 MLS ID: 2008192</p> <p>15209 Linden St</p> <p>Patio Home 4/5 4,324 sq ft 13,072 2000 12/19/2016 \$545,000 \$126</p> <p>EXQUISITE VILLA with OVER 4300 SF in sought after Village of Iron Horse! Large Hearth Kitchen for all your Entertaining needs. Great Room with 11' ceilings, Wall of Windows & Fireplace. Formal Dining Room. Master Bedroom Suite on Main Lvl. 2nd Bedroom Suite on Main Lvl. Walkout Lower Level with Oversized Family Room with Beautiful Bar. 3rd Bedroom Suite on LL with Private Bath & Walk-in, 4th Bedroom on LL with Private Bath & Walk-in. Exercise Room with Private Bath, could be Office. 24'x12' Deck & 24'x13' Patio. Master Suite has Oversized Whirlpool Tub, Shower, Double Vanity with Custom Cabinets, Walk-in Closet and Door to Large Deck. 2nd Bedroom Suite on Main Level would be great for an easy access Guest Suite or Parent's Suite or a Main Floor Office. New Carpet. New Main Level Air Conditioner.</p> <p><i>Courtesy of Re/Max Best Associates</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 2021577, 11/22/2016 MLS ID: 2021577</p> <p>5701 W 84th Ter</p> <p>Single Family 3/3 1,814 sq ft 12,622 1961 12/21/2016 \$285,000 \$157</p> <p>One owner home last 49 years! Don't miss the chance to purchase this very well maintained spacious ranch home. Complete with master bathroom, wood floors, mature trees, private backyard, covered porch! Newer driveway and 5 yr young roof! Partial finished bsmt with 3rd bath, plenty of storage/shop space. No foundation issues here, no surprises!</p> <p><i>Courtesy of Reecenichols Liberty</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>Photo not available</p>	1/2 Duplex	3/3	1,464 sq ft	7,663	1983	12/21/2016	\$168,500	\$115
<p>9 RECENTLY SOLD • Sold Date: 12/21/2016, MLS Listing 2023967, 11/21/2016 MLS ID: 2023967</p> <p>11414 W 112th Ter</p> <p>Sold before processed.</p> <p><i>Courtesy of Bhg Kansas City Homes</i></p>								
	Townhouse	3/3	2,203 sq ft	2,773	2002	12/20/2016	\$280,000	\$127
<p>10 RECENTLY SOLD • Sold Date: 12/20/2016, MLS Listing 2007237, 8/16/2016 MLS ID: 2007237</p> <p>7218 W 144th Ter</p> <p>Beautiful Tom French maintenance provided 1.5 story. Former model loaded w/bells & whistles-plantation shutters & hardwood floors. Open floorplan w/formal dining & living rm w/fireplace. Lg kitchen w/center island, Corian counters & hardwood floors lead to cozy hearth rm w/second fireplace. Master suite features jetted tub, shower & walk-in closet. Second floor has 2 additional bedrooms, full bathroom & huge additional closet. Unfinished daylight LL provides great storage & stubbed for future bath finish. HOA fee covers sprinklers, all building maintenance, lawn care, snow removal & trash.</p> <p><i>Courtesy of Reecenichols Overland Park</i></p>								
	Single Family	3/4	2,507 sq ft	11,761	1998	12/19/2016	\$349,950	\$140
<p>11 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing 2020242, 11/11/2016 MLS ID: 2020242</p> <p>8123 W 154th St</p> <p>Smart home! Turn on lights, open/close garages, change temperature, cameras all from your phone, etc!! PLUS Location, updated kitchen & updated master bath w/super shower & tile floor. PLUS an awesome open floor plan - on main level you will find kitchen, breakfast & hearth rm, master bedrm, formal dining and flex room. Upstairs are two bedrooms each with their own private baths and loft area! 3 car garage, fenced yard, culdesac, corner lot, security system, sprinkler system. Close to hwy & shopping. WOW!!</p> <p><i>Courtesy of Reecenichols Overland Park</i></p>								
	Single Family	4/5	4,763 sq ft	20,406	2001	12/19/2016	\$465,000	\$98
<p>12 RECENTLY SOLD • Sold Date: 12/19/2016, MLS Listing 2002424, 7/15/2016 MLS ID: 2002424</p> <p>12006 W 139th Ter</p> <p>PRICE REDUCED \$10,000 on 10/16 Large 2 Story, built by JS Robinson, w/ finished w/o L/L. Fresh interior paint. Updated kitch w/ island, granite, tile back splash, tons of cabinets and counter tops, lrg hearth rm, breakfast rm. Study w/ French doors, lrg d/R, great room w/ fireplace, laundry rm w/ cabinets, folding & hanging space, cabinets, sink, window. All bedrooms w/ WIn closets, Killer Master Suite w/ sitting rm w/ fireplace, exotic bath, massive walk-in closet. Fin. W/O LL w/ great bar, back bar, sink & fridg Large level back yard w/ wrought iron fence. Blue Valley Schools with the best of the best. Harmony Elem., Harmony Middle, BV NW. Subdivision has community pool and two tennis courts. Wonderful floor plan w/ "Open Switch Back Stairs" w/ wrought iron spindles</p> <p><i>Courtesy of Blue Valley Realty</i></p>								
	Single Family	3/2	1,429 sq ft	9,001	1965	12/5/2016	\$245,000	\$171
<p>13 RECENTLY SOLD • Sold Date: 12/5/2016, MLS Listing 1997106, 6/14/2016 MLS ID: 1997106</p> <p>9610 Walmer St</p> <p>One-of-a kind find in Nall Hills. Open family room/kitchen floor plan, vaulted ceilings, exposed beams, skylights. Remodeled kitchen, custom cabinets, granite counters, tile back splash. Refinished hardwood floors throughout. Rec room in basement. Beautiful yard, mature trees, brick patio.</p> <p><i>Courtesy of The Realty Dot Inc</i></p>								
	Single Family	5/6	5,043 sq ft	12,293	2002	12/20/2016	\$510,000	\$101
<p>14 RECENTLY SOLD • Sold Date: 12/20/2016, MLS Listing 2011739, 9/9/2016 MLS ID: 2011739</p> <p>14309 Outlook St</p> <p>STUNNING, WELL MAINTAINED 2 STORY IN SOUGHT AFTER LIONSGATE SUBDIVISION! BIG OPEN EAT-IN KITCHEN has ISLAND, GRANITE COUNTERS, LARGE PANTRY, STAINLESS STEEL APPLIANCES & GLEAMING HARDWOODS! Formal dining and sitting rooms. SOARING CEILINGS! Main level OFFICE perfect for HOBBY or GUEST SPACE! Master suite PACKED w/ VAULTED CEILINGS, BUILT-INS, WI CLOSET, JETTED TUB & HUGE SHOWER! Great room sizes! FINISHED W/O LL w/ FULL BAR PERFECT FOR ENTERTAINING GUESTS! TONS OF STORAGE! Big FENCED BACKYARD! A MUST SEE!</p> <p><i>Courtesy of Keller Williams Realty Partner</i></p>								

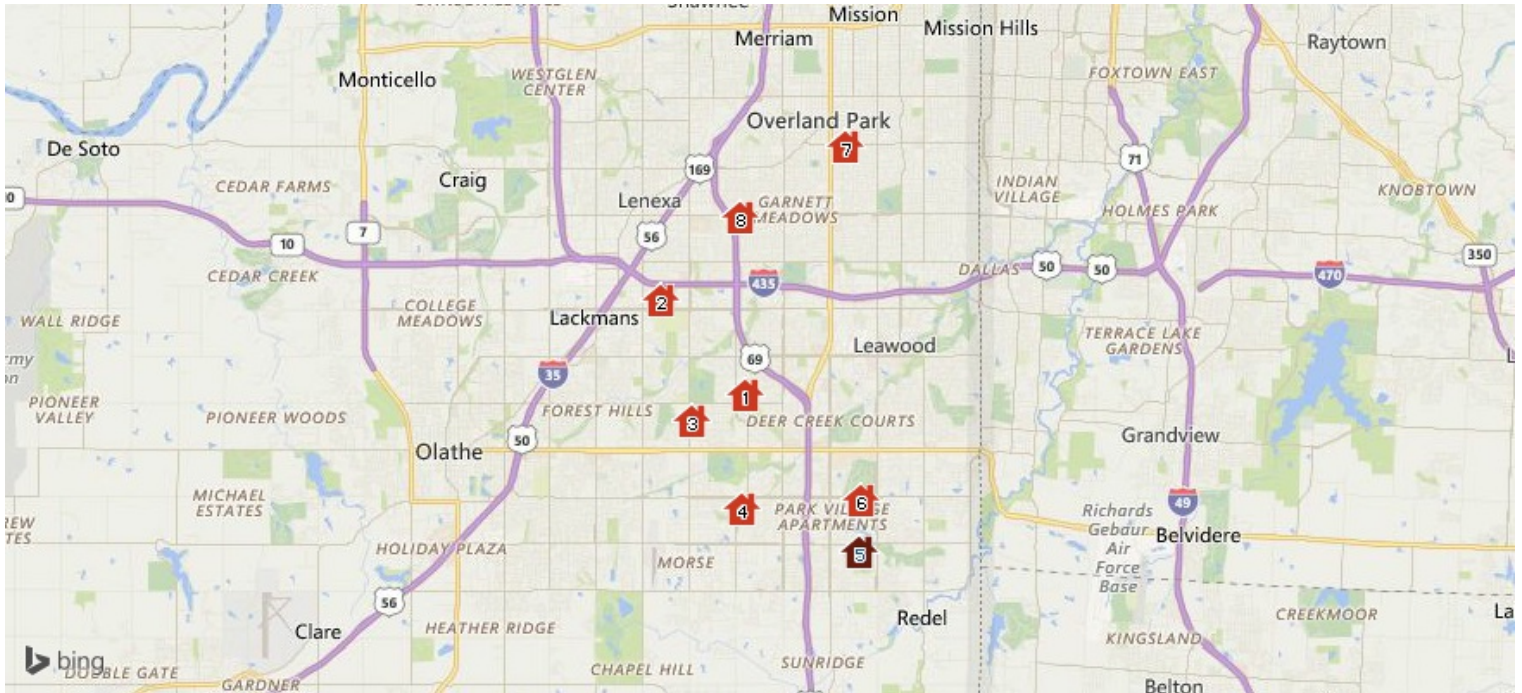
Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
  Sold Date: 12/15/2016, MLS Listing 2015365, 10/6/2016 MLS ID: 2015365 	Single Family	4/5	4,398 sq ft	11,771	1984	12/15/2016	\$424,000	\$96
<p>EXCEPTIONAL QUALITY & VALUE in this charming Tudor 1.5 story with bedroom suites on main & upper floors. METICULOUSLY CARED FOR - \$325K+ of updates & improvements! CHEF'S KITCHEN COMPLETELY UPDATED & EXPANDED, high-end SS appliances, custom cabinets, granite, hardwood floors, main floor laundry. BIG TICKET ITEMS DONE - newer windows*roof*driveway*sidewalk*deck*patio. Finished, walkout lower level, outdoor area w/gas fire pit. Low-maintenance landscaping, abundant storage, walk to schools, the list goes ON & ON! Second floor bedroom suite can be used as a second master and also has a 12x12 room built off of the walk-in closet. Multiple living areas with plenty of room to spread out. Finished lower level has a room that could be a 5th non-conforming bedroom. AB May Gold Warranty Transfers to Buyer.</p> <p><i>Courtesy of PlatinumRealty Llc</i></p>								
  Sold Date: 12/15/2016, MLS Listing 2019679, 11/8/2016 MLS ID: 2019679 	Single Family	3/2	1,526 sq ft	9,800	1950	12/15/2016	\$154,600	\$101
<p>Lovely Ranch Nestled on Lg & Lv Lot Situated in Old Overland Park w/Trendy Shops, Restaurants & Well-Known Farmers Market! Gleaming HW Floors, Formal DR & Spacious Liv Rm w/Lg Picture Window, Pottery Barn Kit w/Brushed Nichol Accents, UPDATES in 2009: Siding, Double Pane Tilt-in Windows, 95% Energy Efficiency Furnace, A/C, Dishwasher, Stove, Lg Microwave & Fridge, Sump Pump 2015 & Battery Back-up 2013, 2016 Linoleum in Kit, 2 Baths & Entry. ***Basement Ready for Finishing Touches, however 2 Newly carpeted Rooms & 3/4 Bath add more Space for Your Family.</p> <p><i>Courtesy of Reecenichols Leawood</i></p>								
  Sold Date: 12/15/2016, MLS Listing 2000669, 7/6/2016 MLS ID: 2000669 	Single Family	4/4	-	11,680	2002	12/15/2016	\$380,000	-
<p>Price dramatically reduced on beautifully maintained home with fantastic open floor plan & lots of space. Formal Living Room w/ fireplace, Office w/ built-ins, spacious Kitchen open to Hearth Room w/ fireplace & family dining area. Huge Master Suite features large walk-in closet & bath with double sinks, walk-in shower, whirlpool tub. Additional Bedrooms have walk-in closets. Finished Basement with space for Recreation/Workout Area & lots of storage. Stamped concrete patio & large beautiful landscaped yard</p> <p><i>Courtesy of Re/Max State Line</i></p>								
  Sold Date: 12/15/2016, MLS Listing 2017700, 10/21/2016 MLS ID: 2017700 	Townhouse	2/2	-	1,738	1972	12/15/2016	\$97,000	-
<p>2-story End Unit w/ great potential! Open Floor Plan, wide plank Laminate Flooring on main floor, bedrooms feature extraordinary square footage & ample closet space, Half Bath on the main floor for convenience. Home has Garage Access through the fenced in patio & is Steps away from the Community Private Pool/Club House. HOA includes trash, recycling, lawn, snow removal the pool & a lovely Clubhouse. Great location w/ nearby restaurants, shopping, parks, trails & libraries! Quiet Community! Wonderful Highway Access!</p> <p><i>Courtesy of Berkshire Hathawayhs Kc Realty</i></p>								
  Sold Date: 12/16/2016, MLS Listing 2021050, 11/18/2016 MLS ID: 2021050 	1/2 Duplex	3/3	1,552 sq ft	8,581	1983	12/16/2016	\$164,000	\$106
<p>Welcome to this charming 2 story duplex. You'll love the great room with its high ceilings and wall of windows ~ which is sure to make every day, light and bright. Space abounds in this 3 bedroom, 2 1/2 bath home with a convenient main floor laundry and a clean, unfinished basement, perfect for storage. The home offers newer AC and furnace and a brand new water heater. All appliances stay including a front load washer and dryer. This duplex will make a great rental property ~ as JCCC is just down the street.</p> <p><i>Courtesy of Reecenichols The Village</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.
	 RECENTLY SOLD • Sold Date: 12/16/2016, MLS Listing 2017328, 10/19/2016 <i>MLS ID: 2017328</i>							
14727 Hardy St	Single Family	3/3	1,784 sq ft	11,074	1991	12/16/2016	\$201,000	\$113
<p>A gem of a house. This is a hidden treasure waiting to be found. Spacious split sitting on a large corner lot. Door opens to an impressive great room with dramatic high ceilings. All new interior paint makes it move in ready. Cozy kitchen w/high ceilings, wonderful windows, new stove, microwave and freshly finished cabinets. Walks out to a deck overlooking the treed yard. 3 nice sized bedrooms up. Nice master w/bath. LL is finished w/fireplace & built ins, walks out to flat yard. LL also has 3rd full bath. Sub basement also finished. So much space! Seller providing AB May Home Warranty!</p>								











Courtesy of Keller Williams Realty Partner



Distressed Activity: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p>1 FOR SALE • Preforeclosure, Investor, New, Active: 12/27/2016 MLS ID: 2024251</p> <p>12553 Wedd St</p> <p>Spacious and nicely updated, this 4 bedroom 3 full bath home has new stainless steel kitchen appliances, white painted cabinets and new granite counter tops. It has a light and bright living room with a cozy fireplace and an additional family room equipped with a wet bar, built-in cabinets and a second fireplace. This home is on a cul-de-sac, has a fenced in backyard and a wonderful deck for additional entertaining space. A must see!</p> <p><i>Listing Courtesy of Reecenichols Cc Plaza</i></p>	Single Family	4/3	2,639 sq ft	11,893	\$300,000	12/27/2016	12/27/2016	Preforeclosure
 <p>2 FOR SALE • Foreclosure, REO / Bank Owned Property, New, Active: 12/22/2016 MLS ID: 2024113</p> <p>10999 Bradshaw St</p> <p>Great stand-alone Ranch plan with 2 car garage. Property has had some recent work (inclusive of new roof). Selling As Is - priced accordingly. Customize to your taste - Reap Rewards - the value is there!!! Contact Lister before writing - Seller Addenda to accompany all offers. Seller providing \$500 home warranty allowance on owner-occupied sale.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>	Single Family	3/3	1,432 sq ft	6,000	\$136,900	12/22/2016	12/22/2016	Foreclosure
 <p>8 FOR SALE • Foreclosure, REO / Bank Owned Property, Active: 12/1/2016 MLS ID: 2022396</p> <p>12910 Garnett Ln</p> <p>Selling "As Is" -No Disclosures - Seller will make no additional repairs - Great opportunity to get into this neighborhood at a great price. Close to schools, shopping and highways. Priced to sell quickly. NO CONCESSIONS OR PRICE ADJUSTMENT AFTER PURCHASE TERMS ARE AGREED TO. House needs a lot of work and is priced accordingly. Great opportunity. Will probably have to be CASH PURCHASE or rehab loan. Needs a roof and extensive work inside and out. To report any concerns with a listing broker/agent or to report any property condition or other concern needing escalation, including concerns related to a previously submitted offer or information on how to place an offer, please call: 1-877-617-5274</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>	Single Family	4/3	2,360 sq ft	12,004	\$215,000	12/1/2016	12/1/2016	Foreclosure

Distressed Activity: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 FOR SALE	Single Family	4/4	3,217 sq ft	10,890	\$397,500	12/16/2016	12/16/2016 Foreclosure
<p>14412 Perry St * Foreclosure, REO / Bank Owned Property, New, Auction: 12/16/2016 <i>MLS ID: 2023675</i></p> <p>Listing Broker and Seller assume no responsibility and make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained herein.</p> <p><i>Listing Courtesy of Owners.Com</i></p>								
	 PENDING	Single Family	4/3	2,822 sq ft	10,018	\$275,000	12/1/2016	12/1/2016 Foreclosure
<p>15204 Dearborn St * Foreclosure, Private Owned, Show For Backups: 12/2/2016 <i>MLS ID: 2022276</i></p> <p>CHARMING LARGE COLONIAL in Blue Valley Schools! This Real Nice Home has lots to offer: NEWER Roof, no-maintenance siding, YOUNGER carpet, NEWER windows, NEWER garage doors, hardwoods. LARGE GRANITE Kitchen with corner sink & OPEN to eat-in. Nearly QUARTER-ACRE Treed & Fenced Backyard w/comfortable deck & FINISHED lower level. MASTER BEDROOM has GREAT Private Office/Den Space plus HUGE WALK-IN. MASTER Bath has DOUBLE-VANITY ALL-TILED FLOORS with Splash-Wall tiles, too.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>								
	 OFF MARKET	Single Family	5/5	3,164 sq ft	11,060	–	–	11/30/2016 Preforeclosure
<p>5840 W 145th St * Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: –</i></p> <p>Photo not available</p>								
	 OFF MARKET	Single Family	3/2	–	5,999	–	–	12/1/2016 Preforeclosure
<p>8325 Riggs St * Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: –</i></p> <p>Photo not available</p>								
	 OFF MARKET	Townhouse	2/2	–	1,309	–	–	11/30/2016 Preforeclosure
<p>9525 Perry Ln * Preforeclosure, Notice of Sale/NF updated with NOS Information <i>MLS ID: –</i></p> <p>Photo not available</p>								

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