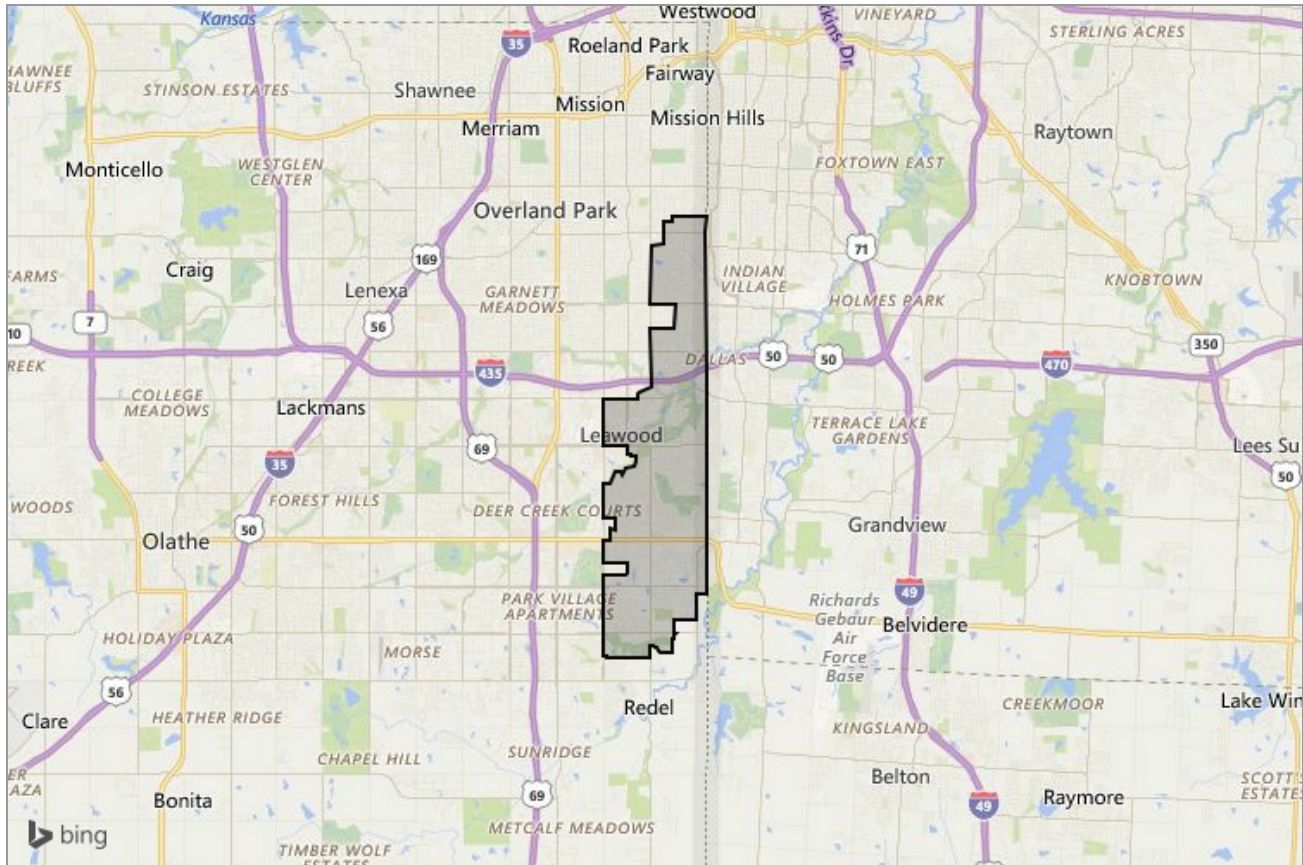




ReeceNichols
REAL ESTATE

NEIGHBORHOOD REPORT

Leawood, Kansas



Presented by

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Neighborhood: Housing Stats and Charts

	Leawood	Johnson County	Kansas	USA
Median Estimated Home Value	\$414K	\$250K	\$176K	\$214K
Estimated Home Value 12-Month Change	+6.8%	+7.4%	+4.1%	—
Median List Price	\$435K	\$348K	\$160K	\$89.9K
List Price 1-Month Change	-2.3%	+2.4%	0%	-5.3%
List Price 12-Month Change	+1.4%	+8.8%	+7%	-1.2%
Median Home Age	38	36	55	44
Own	93%	70%	67%	64%
Rent	7%	30%	33%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$257M	\$812M	\$102B
% Change in Permits for All Buildings	—	+25%	-8%	+2%
% Change in \$ Value for All Buildings	—	+14%	-8%	+7%

Median Sales Price vs. Sales Volume

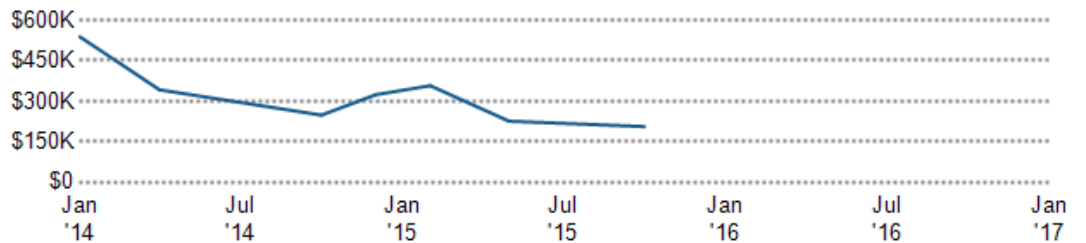
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

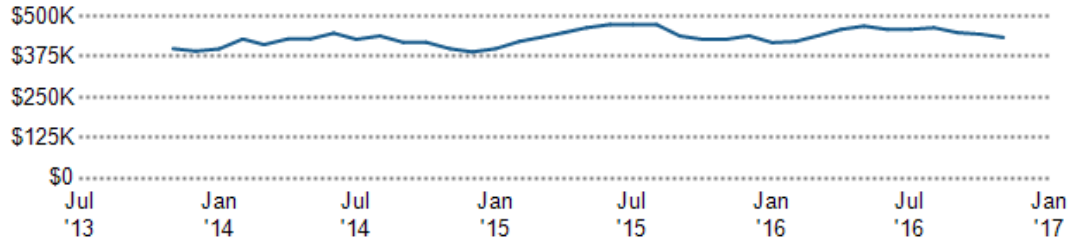
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

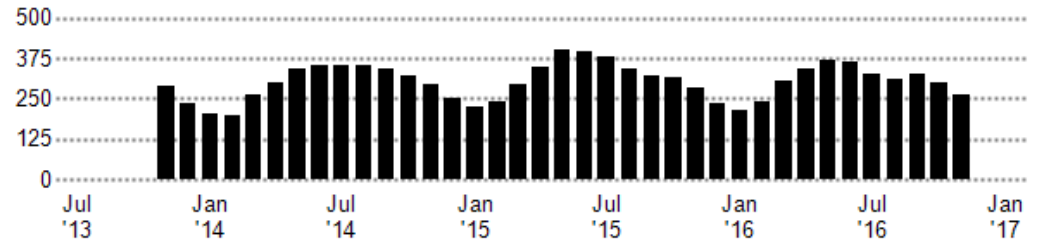
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

- Sales Count By Price Range



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- Sales Count By Price Per Sq Ft



Size of Homes Sold

1600 - 1800 sq. ft. **1**

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area

Age Range of Homes Sold

40 - 50 **1**

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Age of House

Number of Bedrooms in Homes Sold

4 **1**

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	Leawood	Johnson County	Kansas	USA
Population	32.8K	560K	2.88M	314M
Population Density per Sq Mi	2.18K	1.18K	35.3	—
Population Change since 2000	+17.8%	+24.2%	+7.2%	+11.6%
Median Age	44	37	36	37
Male / Female Ratio	50%	49%	50%	49%
High School Graduate	7%	15%	27%	28%
2-Year Degree	18%	28%	32%	29%
Bachelor Degree	42%	33%	20%	18%
Post-graduate Degree	33%	19%	11%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Leawood



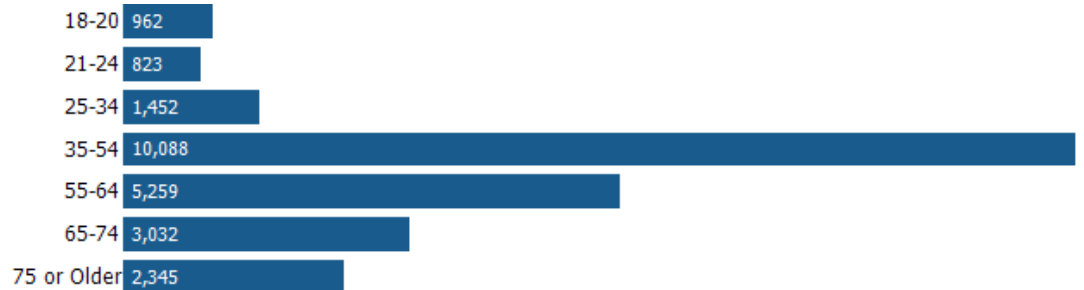
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Leawood



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Leawood



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Leawood



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

	Leawood	Johnson County	Kansas	USA
Income Per Capita	\$76,304	\$39,447	\$27,367	\$28,555
Median Household Income	\$133,702	\$75,017	\$51,872	\$53,482
Unemployment Rate	3.2%	3.3%	4%	4.9%
Unemployment Number	561	10.8K	59.6K	7.79M
Employment Number	16.8K	315K	1.43M	152M
Labor Force Number	17.4K	326K	1.49M	160M

Median Sales Price vs. Unemployment

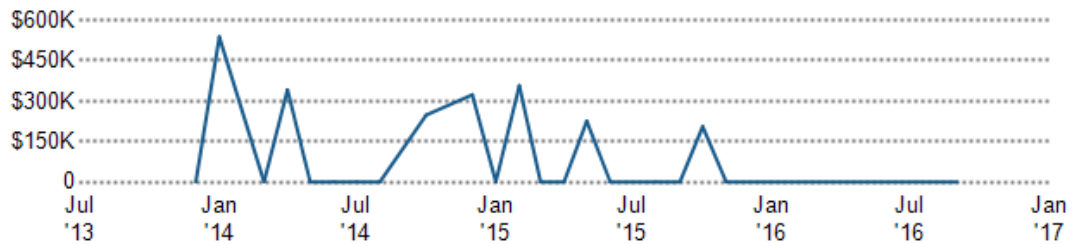
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics
economy.com

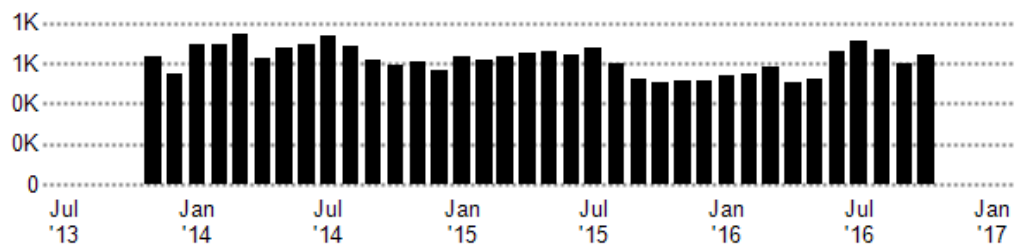
Update Frequency: Monthly

- Median Sales Price
- Unemployment

Median Sales Price



Unemployment



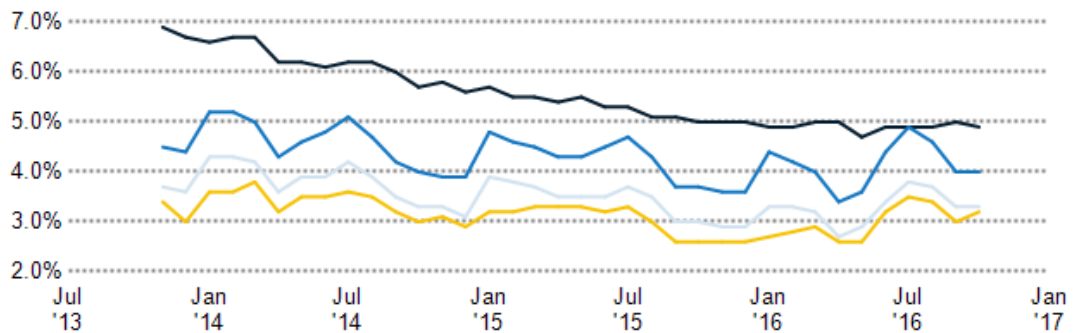
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Leawood
- Johnson County
- Kansas
- USA



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Leawood



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 66206

	Leawood	Johnson County	Kansas	USA
Elevation (in feet)	995	996	1,906	–
Annual Rainfall (in inches)	35.01	35.01	27.93	–
Annual Snowfall (in inches)	18.05	18.05	18.62	–
Days of Full Sun (per year)	113	113	125	–
Travel Time to Work (in minutes)	21	21	19	26
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	4	26	2,315
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



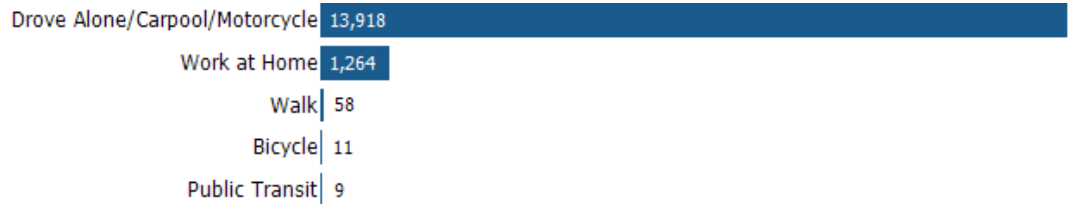
■ Leawood

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



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