

Report prepared by:

Every client, home and market demands it's own strategy. What is yours?

*Contact Chris Dowell,  
Today!*

(913) 712-9313

(913) 254-2470

[www.JohnsonCountyConnect.com](http://www.JohnsonCountyConnect.com)

[www.Google.com/+ChrisDowell](http://www.Google.com/+ChrisDowell)



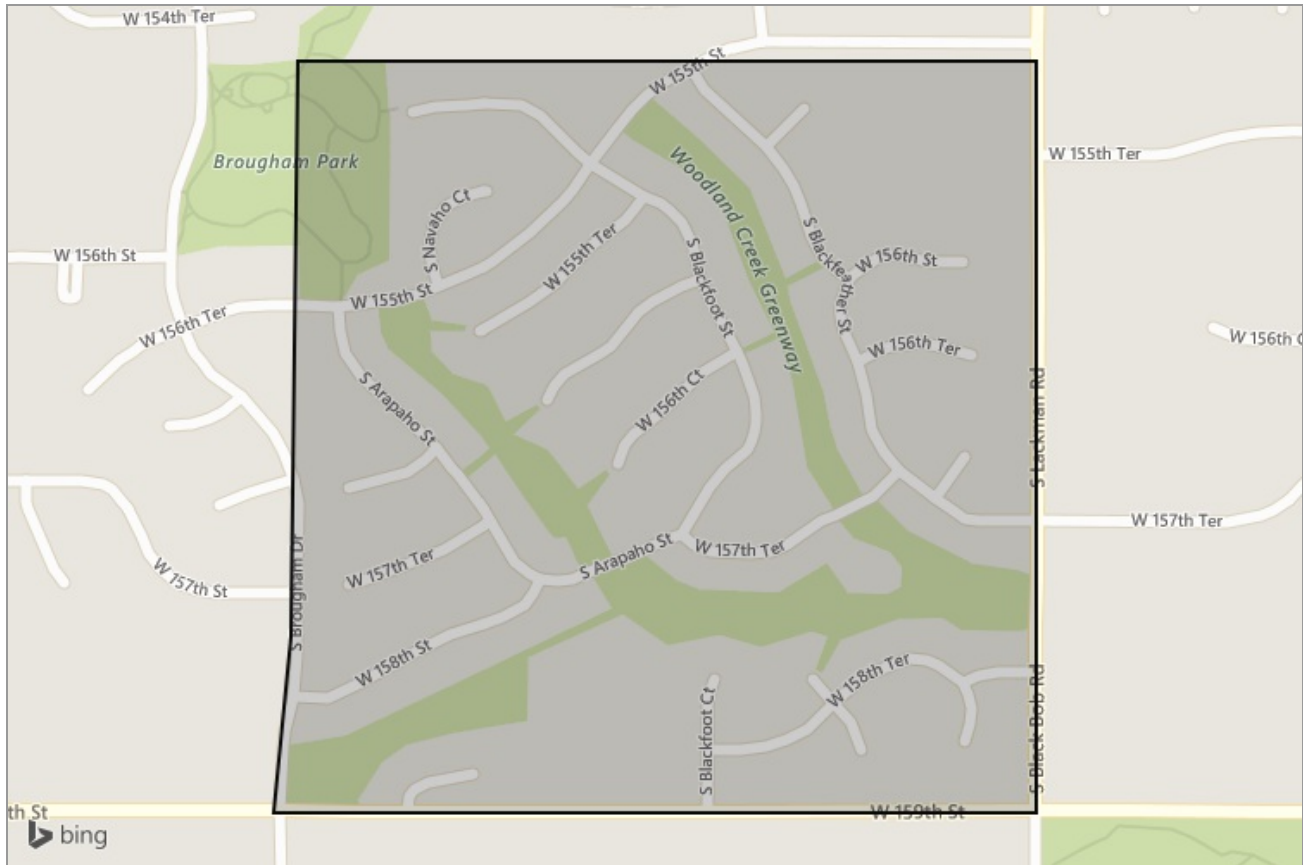
**ReeceNichols**  
REAL ESTATE



**ReeceNichols**  
REAL ESTATE

NEIGHBORHOOD REPORT

# Woodland Creek in Olathe, KS



Presented by

**Chris Dowell**

Kansas Real Estate License: SP00043224



ReeceNichols  
REAL ESTATE

Mobile: (913) 712-9313 | Office: (913) 254-2470 | Fax: (913) 905-4980

[Chris@ReeceNichols.com](mailto:Chris@ReeceNichols.com)  
<http://Chris.ReeceNichols.com>

ReeceNichols Real Estate  
2140 E. Santa Fe Street  
Olathe, KS 66062

# Neighborhood: Housing Stats and Charts

	Woodland Creek	Olathe	Johnson County	Kansas	USA
Median Estimated Home Value	\$238K	\$230K	\$251K	\$178K	\$222K
Estimated Home Value 12-Month Change	—	+7.7%	+7.5%	+5%	—
Median List Price	\$240K	\$320K	\$350K	\$158K	\$85.9K
List Price 1-Month Change	0%	+3.6%	+1%	-1.2%	-4.6%
List Price 12-Month Change	—	+7.7%	+7.7%	+9%	+1.2%
Median Home Age	16	29	37	56	45
Own	98%	72%	70%	67%	64%
Rent	2%	28%	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 Listing Price vs. Listing Volume

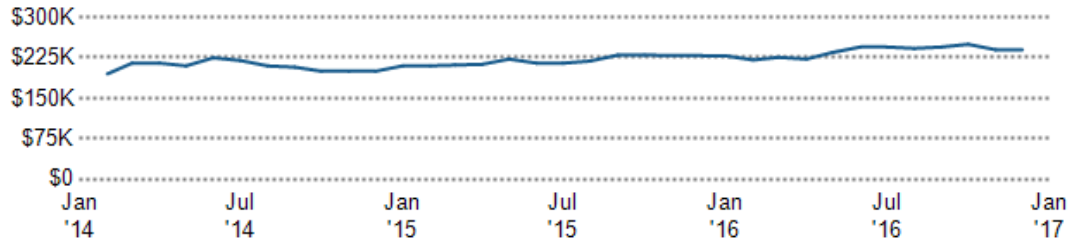
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

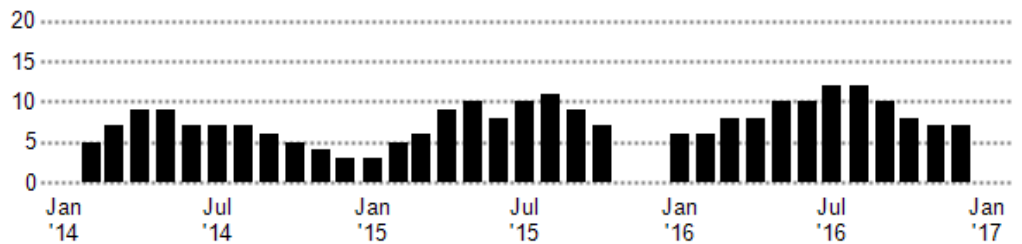
Update Frequency: Monthly

■ Median List Price  
 ■ Listing Volume

### Median List Price



### Listing Volume



# Neighborhood: People Stats and Charts

	Woodland Creek	Olathe	Johnson County	Kansas	USA
Population	1.22K	132K	567K	2.89M	317M
Population Density per Sq Mi	5.37K	2.2K	1.2K	35.4	—
Population Change since 2000	+503.9%	+41.4%	+25.7%	+7.6%	+12.5%
Median Age	35	34	37	36	38
Male / Female Ratio	52%	49%	49%	50%	49%
High School Graduate	9%	18%	15%	27%	28%
2-Year Degree	31%	30%	28%	32%	29%
Bachelor Degree	33%	31%	34%	20%	19%
Post-graduate Degree	26%	15%	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

Woodland Creek



## 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

Woodland Creek



## 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

Woodland Creek



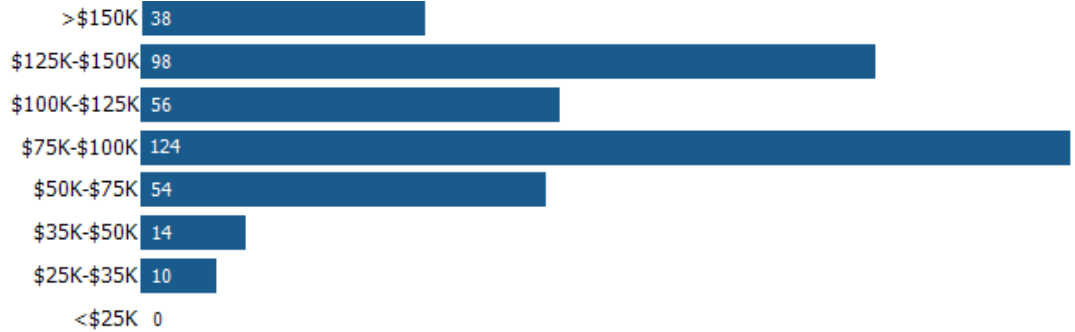
### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Woodland Creek



### 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

	Woodland Creek	Olathe	Johnson County	Kansas	USA
Income Per Capita	\$34,120	\$32,741	\$40,331	\$27,706	\$28,930
Median Household Income	\$96,111	\$77,335	\$76,113	\$52,205	\$53,889
Unemployment Rate	–	2.9%	3.1%	3.8%	4.6%
Unemployment Number	–	2.2K	10.2K	56.4K	7.4M
Employment Number	–	73.4K	314K	1.43M	152M
Labor Force Number	–	75.6K	325K	1.49M	159M

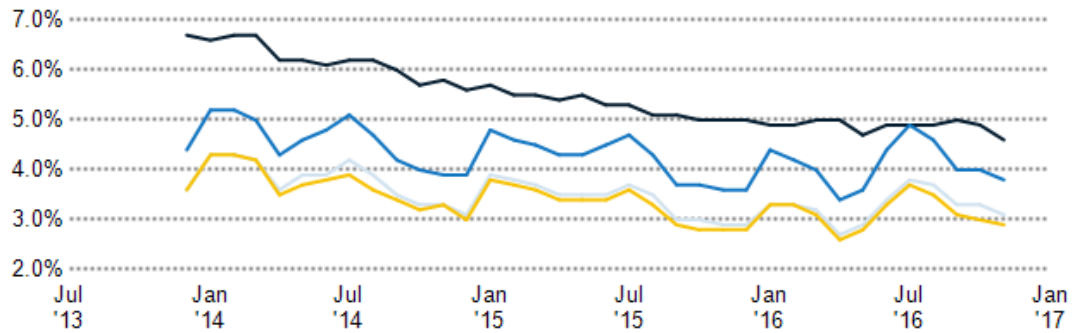
## Unemployment Rate

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

- Olathe
- Johnson County
- Kansas
- USA



## Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

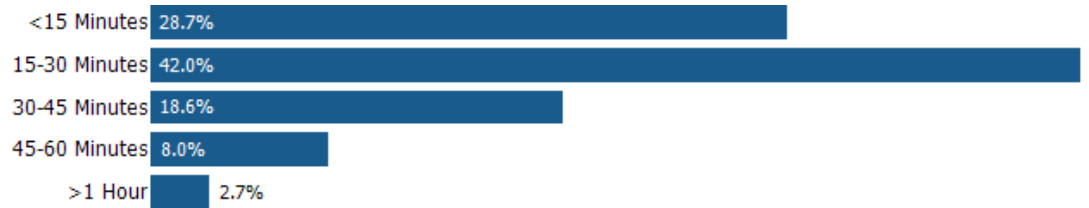
	Woodland Creek	Olathe	Johnson County	Kansas	USA
Elevation (in feet)	996	996	996	1,906	–
Annual Rainfall (in inches)	35.01	35.01	35.01	27.93	–
Annual Snowfall (in inches)	18.05	18.05	18.05	18.62	–
Days of Full Sun (per year)	113	113	113	125	–
Travel Time to Work (in minutes)	23	21	21	19	26
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	1	4	26	2,315
Brownfield Sites	No	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



Woodland Creek

### 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

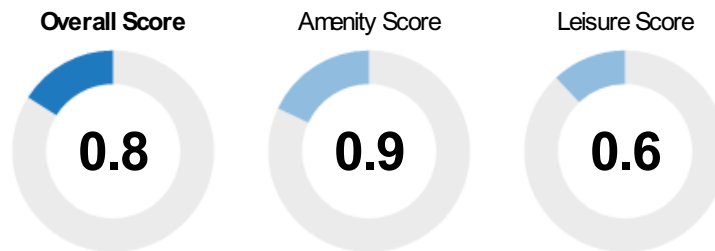


### Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly



## Kansas City Title

**KANSAS CITY TITLE**

Office: (913) 345-4500  
Fax: (913) 345-0216

**Kansas Closing Center**  
6600 College Blvd  
Suite 200  
Overland Park, KS 66211

[www.kansascitytitle.com](http://www.kansascitytitle.com)

*Kansas City Title's focus is providing quality, service, and value to its customers.*

## HomeServices Lending

**HomeServices Lending<sup>LLC</sup>**

**Contact:**  
**Michelle Rusnak**  
[micheller@hslkc.com](mailto:micheller@hslkc.com)  
Office: (913) 663-2999  
Fax: (844) 253-3674

**NMLS# 1307319**  
**2140 E. Santa Fe Street**  
**Olathe, KS 66062**  
[www.MichelleRusnak.com](http://www.MichelleRusnak.com)

## Reece &amp; Nichols Insurance

**REECE & NICHOLS** Insurance

**Contact:**  
**Troy Jefferson**  
[Troy.Jefferson@ReeceNichols.com](mailto:Troy.Jefferson@ReeceNichols.com)  
Office: (913) 266-5636

**11601 Granada**  
**Leawood, KS 66211**

[www.reecenichols.com/pages/services/home-insurance](http://www.reecenichols.com/pages/services/home-insurance)

*Reece & Nichols Insurance, LLC is an independent insurance agency that is committed to helping you find the best possible insurance policy for your new home.*

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.