

# Housing (2014)

## Purpose

For most people, housing is an investment. Likewise, housing is one of Overland Park's most significant resources as residential development occupies more land than any other use in the City. In Overland Park as in other communities, in addition to providing living quarters to city residents, housing is a source of revenue, a principal focus of community facilities and services, and a draw for other forms of development. Typically, in a suburban setting, housing is the first land use to develop as witnessed by the number of bedroom suburbs surrounding major cities such as Kansas City, St. Louis and Denver. Aside from the most affluent bedroom suburbs, however, suburban cities come to depend on the addition of office and commercial land uses to help finance the cost of services. A mix of land uses, therefore, becomes essential to maintain vitality and low taxes; but residential remains the dominant use.

The Housing Element describes the housing stock in Overland Park, looking at past and present development trends and their implications for the future. Included in this element is a look at the character, age, tenure, vacancy rates, and the cost of the City's housing, lot size and structure size. Some of the figures and tables below are from a survey of Johnson County parcel records, which was conducted at the end of 2013. There are other figures, however, that reflect Overland Park building permit records for the entire year of 2014.

## Character of the Housing Stock

- Several distinct neighborhood areas, each with somewhat different physical characteristics such as:
  - ◆ age of housing
  - ◆ street configuration
  - ◆ structure size
  - ◆ lot size

- The City's Neighborhood Conservation Program (NCP) was initiated to help sustain aging neighborhoods in the northern part of the City.
- In the north part of the City, the mean age of the housing is approximately 52 years:
  - ◆ Part of the postwar (after 1945) residential housing boom
  - ◆ Characterized by small homes on relatively large lots along streets laid out in a grid pattern
- In the south part of the City, the mean age of the housing is approximately 23 years:
  - ◆ Characterized by large homes on less than one-third of an acre, along curvilinear streets
- Single-family construction has rebounded from the low experienced in 2009, when only 114 units were constructed in that year (Table HO-1 and Chart HO-1). The 349 units built so far in 2014, however, represent only a portion of what was built during the boom years of the 1990's.
- Single-family housing represents about 58% of all housing in the City in 2013.
- Multi-family housing development has experienced periods of booms followed by periods of busts (Table HO-1 and Chart HO-1):
  - ◆ In 2010, only 27 multi-family units were constructed. In 2013, however, 1,178 units were constructed. By 2014, this number has dropped again to 570 (November 2014).
- The national mortgage crisis in 2008 has impacted the construction of single-family housing because of the tightening of credit, whether for construction loans or mortgages.
  - ◆ Though multi-family construction did not experience a boom, the decline in single-family construction was so significant that by the end of 2009, multi-family units accounted for almost 88 percent of all units constructed.

- The housing stock in Overland Park is dominated by single-family homes and garden apartment complexes, which in total comprises 84% of all units combined in the City (Table HO-2).
  - ◆ Duplexes, triplexes, fourplexes and townhomes account for 26% of all units in the City (Table HO-2).
  - ◆ Between 2010 and 2014, only 32 duplex units were built in the City of Overland Park (City of Overland Park building permit records).
- There have been eight assisted living / senior living facilities built since 2008, with a total construction value of \$40,295,465, along with an additional 273,650 square feet of building space. Three other assisted living / senior living facilities have been approved, but are not yet built.
- Based on the 2014 Future Development Plan, the potential ultimate composition of the housing stock would total nearly 55% single-family residential (Table HO-2&3).

## **Age of Housing**

- The age of the housing stock can be used to identify areas that might need infrastructure improvements as the age of housing usually corresponds with the age of the infrastructure in the neighborhood.
- Comparing Overland Park with other communities in Johnson County and with the Kansas City MO/KS metro area (Table HO-5):
  - ◆ Less than 4 percent of the housing in Overland Park was built prior to 1950, compared to approximately 19 percent for the metropolitan area.
  - ◆ Over 18 percent of Overland Park's housing has been built since 2000, and only 13 percent metro-wide.
- Comparing Overland Park with Olathe, Shawnee, and Lenexa (Table HO-3):
  - ◆ A clear progression outward from the older developed area is noticeable.

- ◆ Overland Park has a larger percentage of housing built during the 1950s and 1960s than do Shawnee, Olathe, and Lenexa where more housing was built during the 1970s.
- Factors in the timing and sequence of suburban development include:
  - ◆ The proximity of existing development and jobs
  - ◆ The capacity, maintenance, and expansion of existing public and semipublic facilities and services, especially sanitary sewer access
  - ◆ Attractiveness of the school district
  - ◆ The size and cost of land tracts available for development

## Tenure

Tenure refers to the manner in which a dwelling unit is occupied. In other words, tenure refers to whether a dwelling is owner-occupied or renter-occupied.

- In the past, a particular tenure was closely associated with a specific type of dwelling unit.
- Today, there are a variety of building types that are regarded by the City's zoning ordinance as multi-family units even though they may be owner-occupied.
- Generalizations can be made about tenure patterns in Overland Park.
  - ◆ Most single-family homes in Overland Park are owner occupied (90% of single-family homes according to Johnson County parcel records).
  - ◆ The decline in owner-occupied housing and accompanying increase in renter-occupied housing from 1970 through the 1990 was largely due to the large amount of multi-family housing built during the 1980s.

- ◆ By the time of the **2000** Census, the percentage of all occupied housing units that were owner-occupied had increased to 68.2 percent.
- ◆ According to the **2011-2013** American Community Survey 3-Year Estimates, however, the percentage of all occupied housing units that were owner-occupied has declined to 63.8 percent (Table HO-6).
- ◆ Changes in tenure patterns may be a partial reflection of the maturing of Overland Park from a bedroom community to a full-fledged city with a variety of housing opportunities and more recently a reflection of changes in the economy and the recent growth of garden apartment complexes.

## Vacancy Rates

- Vacancy rates, derived by comparing the number of vacant units to occupied units, identify the proportion of units available to persons seeking housing (Table HO-7).
  - ◆ If the vacancy rate is small, it usually means that the housing situation is tight and that fewer dwelling choices are available.
  - ◆ A high vacancy rate can be a sign of a troubled economy.
- At the time of the **2000** Census, the overall vacancy rate was only 4.7 percent.
- According to the **2006-2008** American Community Survey 3-Year Estimates, the overall vacancy rate reached 6.9 percent.
- According to the **2011-2013** American Community Survey 3-Year Estimates, the overall vacancy rate has been steadily decreasing to 4.9 percent since 2008.

## Cost/Value of Housing Stock

- Changes in tenure patterns, noted above, are in part a reflection of what has happened to the cost of home ownership in the City over time (Table HO-8 to HO-11).
- The cost of housing noted below and in Table HO-8 excludes land costs and builder profit.
  - ◆ In 1990, the average construction cost of a new single-family home in Overland Park was \$125,228.
  - ◆ From 2005 to 2008, the average construction cost of a new single-family home in Overland Park increased substantially on a year to year basis, reaching \$477,872 by the end of 2008.
  - ◆ By 2013, however, the average construction cost of a new single-family home in Overland Park decreased to only \$349,000.
    - The column for Constant Dollars reflects the cost of inflation.
- Reasons for the escalation in the cost of a new single-family home prior to 2013 included:
  - The increased size of the homes that were built. In 2008, for example, the average square footage of a new single-family home constructed in Overland Park, including garages and finished basements, reached 6,614 square feet. By 2014, this number fell to 5,892 average square feet (Table HO-12).
  - The value of housing is slightly higher in Overland Park than the rest of Johnson County. For example, the average appraised value of owner-occupied homes in Overland Park was \$257,190 (Chart HO-5).
    - ◆ The average appraised value in Johnson County is \$248,720, which is 3.3% less. (Johnson County Parcel Records, December 2014)

- The average sales price of all single-family homes (both new and existing) in Overland Park was \$300,895 in 2014.
  - ◆ The average sales price of all single-family homes (both new and existing) in Johnson County was \$280,660 in 2014. This is 7 percent less than Overland Park. (Source: Kansas City Regional Association of Realtors, October 2014)
- The average sale price of a new home, never occupied in Overland Park was \$566,784 in 2014. (Source: Kansas City Regional Association of Realtors, October 2014)

## Summary

- Housing has always been and will continue to be one of Overland Park's most significant resources.
- Over time, the new housing has become larger and consequently more costly to build.
- Increased land costs have led to a tendency in some locations to build more house on less lot, but not necessarily at a lower price.
- The cost of housing in Overland Park is much higher than other cities in Johnson County with similar growth rates.
- Based on the present Future Development Plan, single-family homes will ultimately account for approximately 56 percent of all residential units in the City and it is anticipated that the majority of these units will be owner-occupied.
- The character of multi-family housing developments has changed, as townhome, cluster-housing, and condominiums have gained favor with the buying public and this trend will likely be reinforced as mixed-use developments increase in number and popularity.
- The City's new stream corridor requirements have changed the look, if not the actual density, of developments in southern Overland Park.

- The City's new Planned Residential Neighborhood Future Development Plan land use category will likely result in increased density in at least some areas of southern Overland Park.
- While the past two years have seen more residential construction, the combined impact of the nationwide crisis in mortgage finance and the economic recession is being felt in Overland Park as elsewhere.
  - ◆ The low number of new permits issued for single-family housing in 2009 has never been seen before.
  - ◆ Permits for single-family construction have increased since 2009, but are far below the boom years of the 1990's.
  - ◆ The 1,178 multi-family units built in 2013, were the most units built in this sector since 2001.

## **Potential Opportunities**

- ◆ The City should support the new construction of housing types that are more affordable for first-time homebuyers, as well as more preferable for elder individuals and couples without children. These types of units may include duplexes, triplexes, fourplexes, bungalow courts and mansion apartments.
- ◆ The City should look to develop ways to make assisted living facilities and nursing homes more adaptable to other long-term residential or community uses if these types of facilities go out of business.



**Table HO-1**

**Number of Single and Multi-family Dwelling Units  
For Which Building Permits Were Issued  
(1945-November 2014)**

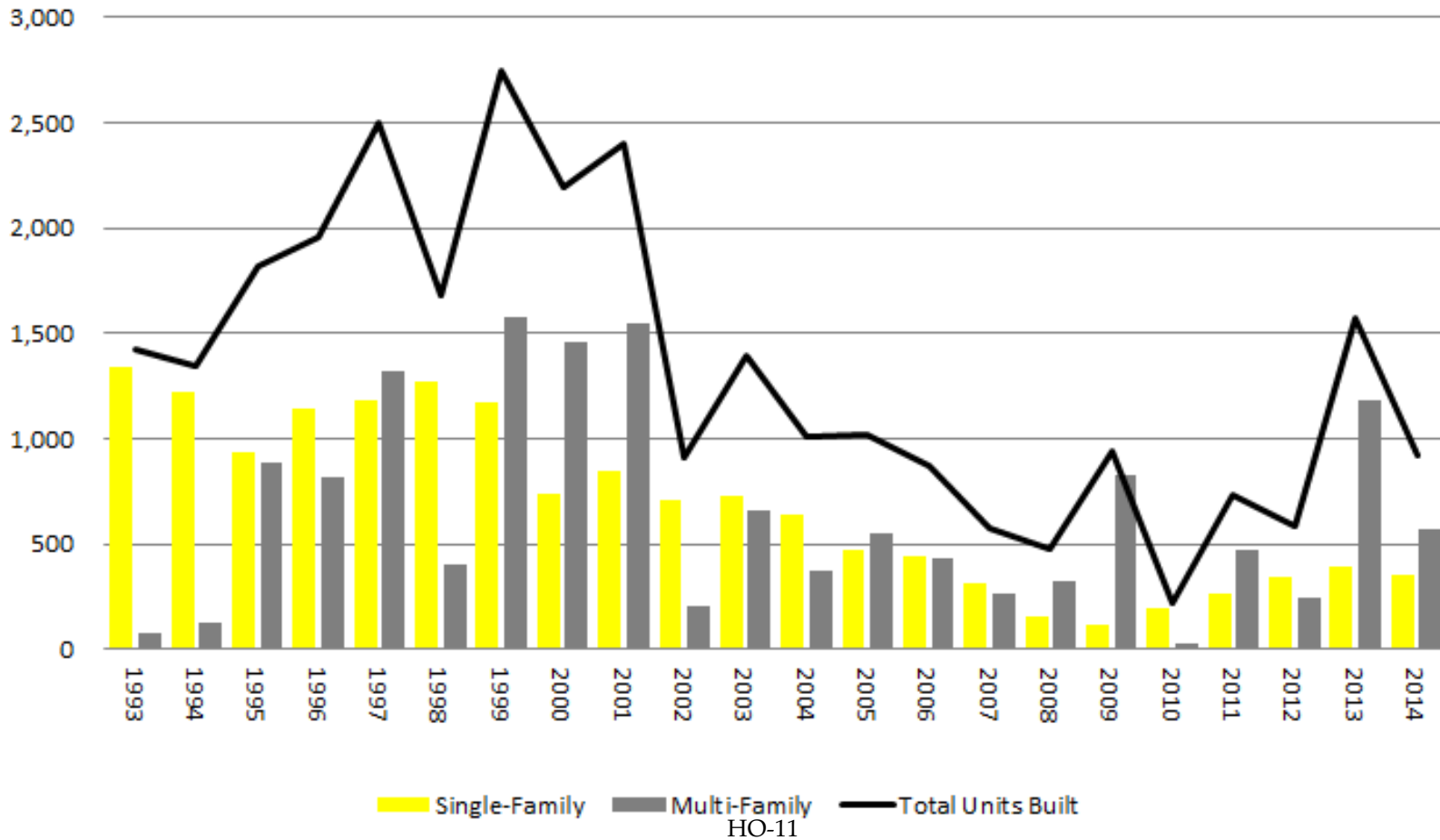
Year	Single-Family		Multi-Family		Total # of Units
	Number	Percent	Number	Percent	
1945	165	100.00%	0	0.00%	165
1946	1,023	100.00%	1,023	0.00%	1,023
1947	966	100.00%	0	0.00%	966
1948	903	100.00%	0	0.00%	903
1949	1,498	100.00%	0	0.00%	1,498
1950	2,515	100.00%	0	0.00%	2,515
1951	1,437	100.00%	0	0.00%	1,437
1952	1,262	100.00%	0	0.00%	1,262
1953	633	100.00%	0	0.00%	633
1954	1,126	100.00%	0	0.00%	1,126
1955	1,072	N/A	N/A	N/A	N/A
1956	1,010	100.00%	0	0.00%	1,010
1957	468	N/A	N/A	N/A	N/A
1958	888	N/A	N/A	N/A	N/A
1959	980	N/A	N/A	N/A	N/A
1960	648	N/A	N/A	N/A	N/A
1961	939	N/A	N/A	N/A	N/A
1962	880	N/A	N/A	N/A	N/A
1963	877	77.00%	262	23.00%	1,139
1964	823	56.80%	626	43.20%	1,449
1965	990	61.88%	610	38.13%	1,600
1966	661	52.17%	606	47.83%	1,267
1967	927	61.64%	577	38.36%	1,504
1968	756	34.44%	1,439	65.56%	2,195
1969	395	35.68%	712	64.32%	1,107
1970	268	34.01%	520	65.99%	788
1971	323	24.30%	1,006	75.70%	1,329
1972	302	32.44%	629	67.56%	931
1973	218	62.82%	129	37.18%	347
1974	214	80.15%	53	19.85%	267
1975	282	51.27%	268	48.73%	550
1976	329	61.15%	209	38.85%	538
1977	507	69.36%	224	30.64%	731
1978	491	49.90%	493	50.10%	984
1979	602	75.63%	194	24.37%	796

**Table HO-1 continued**

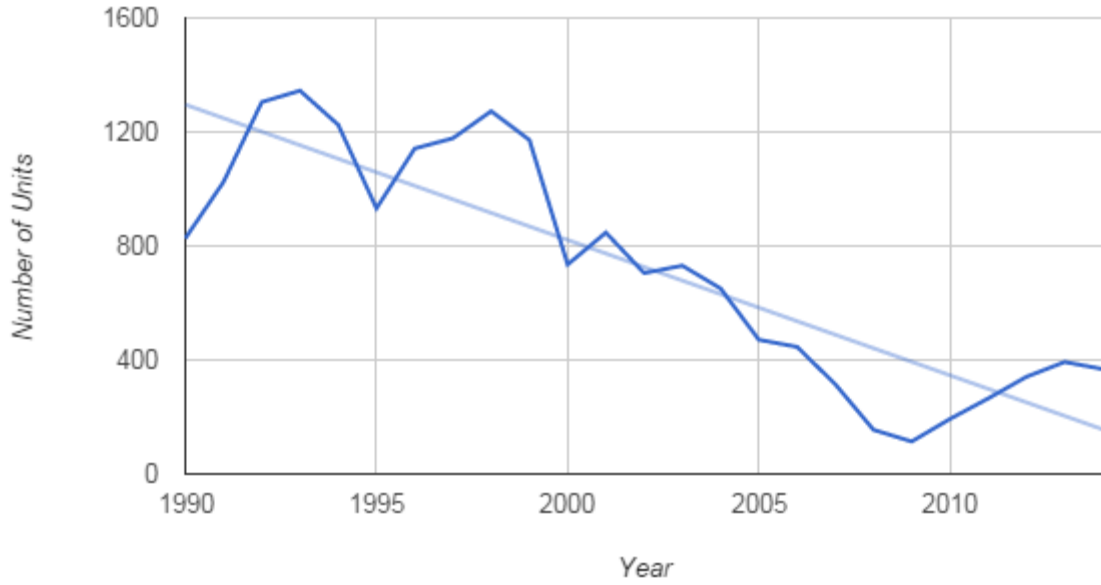
Year	Single-Family		Multi-Family		Total # of Units
	Number	Percent	Number	Percent	
1980	366	61.5%	229	38.5%	595
1981	311	55.6%	248	44.4%	559
1982	363	70.0%	155	29.9%	518
1983	810	30.8%	1,822	69.2%	2,632
1984	760	27.6%	1,992	72.3%	2,752
1985	626	22.5%	2,161	77.5%	2,787
1986	1,018	47.3%	1,131	52.6%	2,149
1987	977	36.2%	1,716	63.7%	2,693
1988	860	79.5%	221	20.4%	1,081
1989	920	94.5%	53	5.4%	973
1990	827	66.0%	425	33.9%	1,252
1991	1,025	96.6%	36	3.3%	1,061
1992	1,305	96.5%	47	3.4%	1,352
1993	1,345	94.3%	80	5.6%	1,425
1994	1,225	90.9%	122	9.0%	1,347
1995	932	51.2%	888	48.7%	1,820
1996	1,142	58.3%	816	41.6%	1,958
1997	1,178	47.1%	1,321	52.8%	2,499
1998	1,273	75.9%	404	24.0%	1,677
1999	1,172	42.6%	1,575	57.3%	2,747
2000	736	33.6%	1,454	66.3%	2,190
2001	847	35.3%	1,552	64.6%	2,399
2002	706	77.5%	205	22.5%	911
2003	728	52.3%	662	47.6%	1,390
2004	640	63.4%	368	36.5%	1,008
2005	469	46.1%	548	53.8%	1,017
2006	446	51.0%	428	48.9%	874
2007	312	53.8%	267	46.1%	579
2008	152	32.0%	322	67.9%	474
2009	114	12.1%	825	87.8%	939
2010	190	87.6%	27	12.4%	217
2011	265	36.0%	472	64.0%	737
2012	341	58.3%	244	41.7%	585
2013	393	25.0%	1,178	75.0%	1,571
2014	349	37.9%	570	62.0%	919

Note: Accuracy of this information is questionable prior to the City's incorporation in May of 1960. Source: City of Overland Park, Building Permit Records.

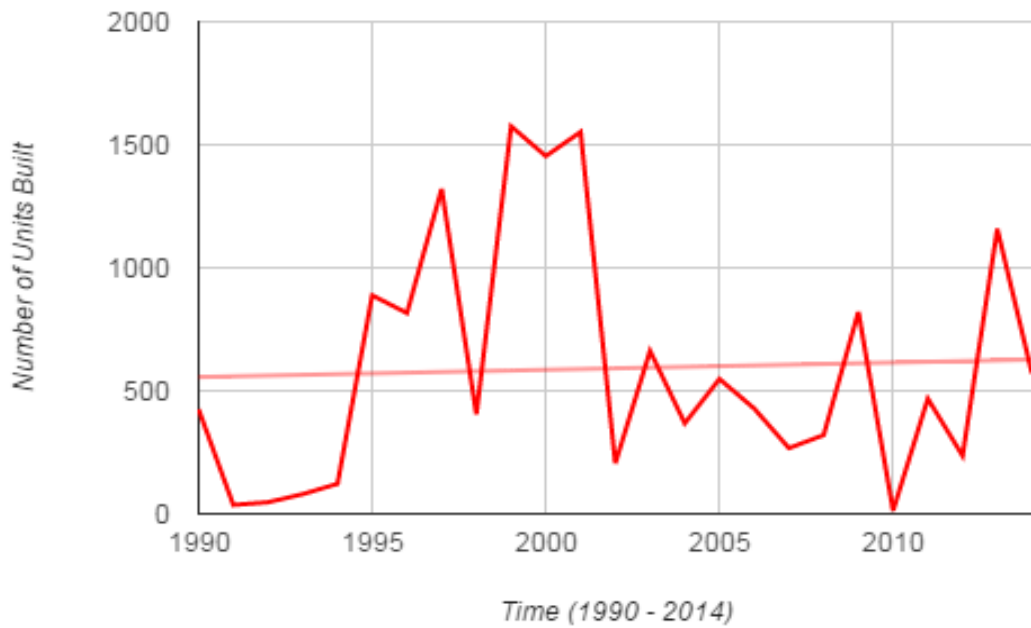
**Chart HO-1  
Residential Units Built  
1980-2014**



**Chart HO-2**  
**Single-Family Units Built**  
**1990 - 2014**



**Chart HO-3**  
**Multi-Family Units Built**  
**1990 - 2014**



**Table HO-2  
Existing Residential Units by Type (2013)**

<u>Type</u>	<u>Units</u>	<u>% Total</u>
Single-Family	45,619	57.3%
Duplex	4,729	5.9%
Triplex	632	0.8%
Fourplex	1,202	1.6%
Townhouse	1,248	1.6%
Garden Apt.	21,069	26.5%
Low-Rise Apt.	524	0.7%
Mid-Rise Apt.	777	1.0%
High-Rise Apt.	378	0.5%
Nursing Home	3,445	4.3%
<b>Total</b>	<b>79,623</b>	<b>100.0%</b>

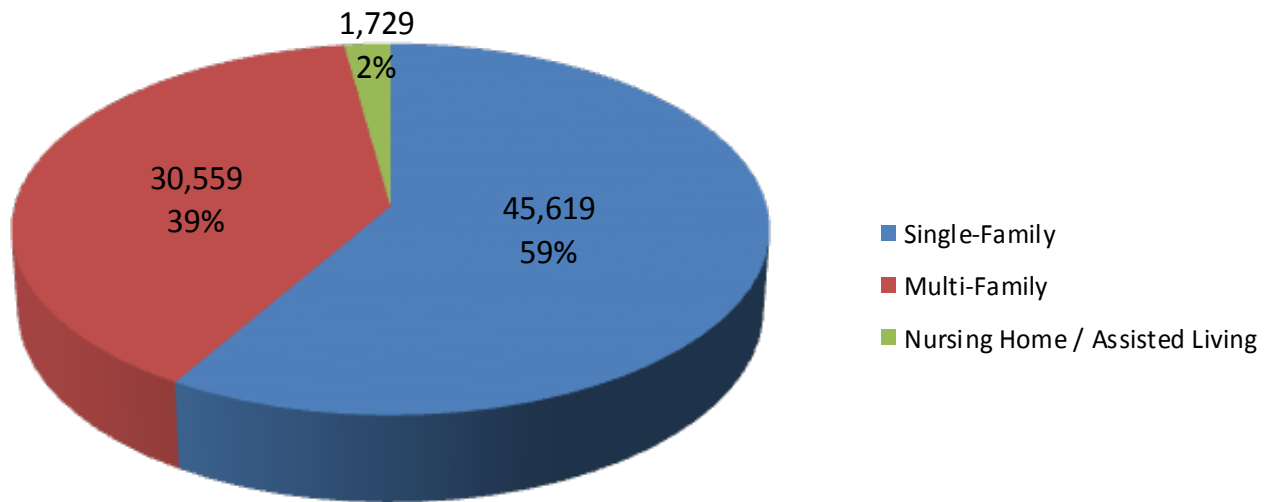
Source: City of Overland Park, Johnson County Parcel Records (2013).

**Table HO-3  
Existing Housing by Type North & South (2013)**

<u>North of I-435</u>	<u>Units</u>	<u>% of Total</u>	<u>South of I-435</u>	<u>Units</u>	<u>% of Total</u>
Single-Family	21,159	26.5%	Single-Family	24,460	30.7%
Multi-Family	14,165	17.7%	Multi-Family	16,394	20.5%
Nursing Home	1,729	2.2%	Nursing Home	1,716	2.2%
Sub-Total	37,053	46.5%	Sub-Total	42,570	53.4%
			<b>Total</b>	<b>79,623</b>	<b>100%</b>

Source: City of Overland Park, Johnson County Parcel Records (2013). Multi-family includes duplexes.

**Chart HO-4  
Existing Housing Types City-wide (2013)**



Source: City of Overland Park, Johnson County Parcel Records (2013). Multi-family includes duplexes.

**Table HO-4  
Potential New Housing Development**

Residential Category	Potential New Development by Acres*	Estimated Units Per Acre	Total Number of Units
Single-Family			
North of I-435	23	2.5	58
South of I-435	4,264	2.5	10,660
<b>Subtotal</b>	<b>4,287</b>		<b>10,718</b>
Multi-family**			
North of I-435	1	12.5	13
South of I-435	456	12.5	5,700
<b>Subtotal</b>	<b>457</b>		<b>5,713</b>
Planned Residential Neighborhood South of I- 435	945	7.0	6,615
<b>Total</b>	<b>5,689</b>		<b>23,046</b>
<b>Total (sum of potential and existing from Table HO-2)</b>			<b>102,669</b>

Source: City of Overland Park, Kansas, 2013 Existing Land Use Survey and 2014 Future Development Plan

\*This figure represents vacant land planned for residential land uses, minus the area dedicated for right-of-way.

\*\*Includes Duplex and Elderly developments

**Table HO-5**

**Number of Housing Units Built by Decade  
Overland Park, Selected Cities, Johnson County and  
The Kansas City MO/KS Metro Area**

<b>Metro Area</b>			<b>Johnson County</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	104,003	13.5%	1939 or earlier	6,913	3.0%
1940 to 1949	41,904	5.1%	1940 to 1949	7,142	3.1%
1950 to 1959	109,245	12.9%	1950 to 1959	23,932	10.5%
1960 to 1969	109,732	12.2%	1960 to 1969	23,354	10.2%
1970 to 1979	137,718	16.1%	1970 to 1979	35,883	15.7%
1980 to 1989	108,500	12.8%	1980 to 1989	39,621	17.3%
1990 to 1999	126,251	14.4%	1990 to 1999	45,090	19.7%
2000 to 2009	132,079	13.0%	2000 to 2009	44,655	19.5%
2010 or later	5,248	0.6%	2010 or later	2,027	0.9%
<b>Total</b>	<b>874,680</b>		<b>Total</b>	<b>228,617</b>	

<b>Overland Park</b>			<b>Olathe</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	1,498	1.9%	1939 or earlier	1,029	2.1%
1940 to 1949	1,280	1.6%	1940 to 1949	642	1.3%
1950 to 1959	7,193	9.2%	1950 to 1959	1,445	3.0%
1960 to 1969	11,249	14.5%	1960 to 1969	2,428	5.1%
1970 to 1979	10,232	13.2%	1970 to 1979	7,921	16.5%
1980 to 1989	14,282	18.4%	1980 to 1989	9,132	19.0%
1990 to 1999	17,643	22.7%	1990 to 1999	11,561	24.1%
2000 to 2009	13,522	17.4%	2000 to 2009	13,321	27.7%
2010 or later	764	1.0%	2010 or later	532	1.1%
<b>Total</b>	<b>77,609</b>		<b>Total</b>	<b>48,011</b>	

<b>Shawnee</b>			<b>Lenexa</b>		
<b>Decade</b>	<b>Number</b>	<b>Percent</b>	<b>Decade</b>	<b>Number</b>	<b>Percent</b>
1939 or earlier	975	4.0%	1939 or earlier	181	0.9%
1940 to 1949	531	2.2%	1940 to 1949	182	0.9%
1950 to 1959	1,904	10.5%	1950 to 1959	529	2.5%
1960 to 1969	2,594	10.5%	1960 to 1969	1,313	6.3%
1970 to 1979	5,220	21.2%	1970 to 1979	5,084	24.3%
1980 to 1989	3,506	14.2%	1980 to 1989	5,444	26.1%
1990 to 1999	5,009	20.3%	1990 to 1999	3,708	17.8%
2000 to 2009	4,811	19.5%	2000 to 2009	4,312	20.6%
2010 or later	96	0.4%	2010 or later	134	0.6%
<b>Total</b>	<b>24,696</b>		<b>Total</b>	<b>20,887</b>	

Source: U.S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates



**Table HO-6**

**Housing Tenure in Overland Park**

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Owner-Occupied Units</b>	<b>Percentage of Occupied Units</b>
1970	23,082	22,136	16,168	73.0%
1980	31,237	29,646	20,718	69.9%
1990	48,043	44,936	28,962	64.5%
2000	62,686	59,744	40,732	68.2%
2008	72,598	67,610	45,031	66.6%
2012	76,794	72,431	47,834	66.0%
2013	77,609	73,829	47,087	63.8%

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Renter-Occupied Units</b>	<b>Percentage of Occupied Units</b>
1970	23,082	22,136	5,968	27.0%
1980	31,237	29,646	8,928	30.1%
1990	48,043	44,936	15,974	35.5%
2000	62,686	59,744	19,012	31.8%
2008	72,598	67,610	22,579	33.4%
2012	76,794	72,431	24,597	34.0%
2013	77,609	73,829	26,742	36.2%

Source: U.S. Department of Commerce, Bureau of the Census  
1970, 1980, 1990, & 2000 Census, 2006-2008 American Community Survey, 2010-2012  
American Community Survey, 2011-2013 American Community Survey.

**Table HO-7**

**Vacancy Rates in Overland Park**

<b>Year</b>	<b>No. of Units</b>	<b>Number of Occupied Units</b>	<b>Number of Vacant Units</b>	<b>Vacancy Rate</b>
1970	23,082	22,136	946	4.1%
1980	31,237	29,646	1,591	5.1%
1990	48,043	44,936	3,107	6.5%
2000	62,686	59,744	2,942	4.7%
2008	72,598	67,610	4,988	6.9%
2012	76,794	72,431	4,066	5.3%
2013	77,609	73,829	3,780	4.9%

<b>Year</b>	<b>Homeowner Vacancy Rate</b>	<b>Rental Vacancy Rate</b>
1970	1.1%	10.0%
1980	3.5%	6.0%
1990	2.4%	9.3%
2000	1.0%	8.1%
2008	1.5%	9.1%
2012	1.5%	4.8%
2013	0.9%	4.1%

Source: U.S. Department of Commerce, Bureau of the Census  
1970, 1980, 1990, 2000 Census, 2006-2008 American Community Survey, 2010-  
2012 American Community Survey, 2011-2013 American Community Survey.

## Table HO-8

### Average Construction Cost of a New Single-Family Home

Year	Current Dollars*	Constant Dollars**
1984	\$87,692	\$83,916
1985	\$89,316	\$82,930
1986	\$95,354	\$87,722
1987	\$114,407	\$101,156
1988	\$135,242	\$115,198
1989	\$136,236	\$112,036
1990	\$125,228	\$99,387
1991	\$113,146	\$86,239
1992	\$114,008	\$84,891
1993	\$124,060	\$89,833
1994	\$136,628	\$95,278
1995	\$145,206	\$99,935
1996	\$151,072	\$99,652
1997	\$164,271	\$105,437
1998	\$165,592	\$104,938
1999	\$186,838	\$116,701
2000	\$226,562	\$135,992
2001	\$243,473	\$141,390
2002	\$255,922	\$147,082
2003	\$268,972	\$151,962
2004	\$283,884	\$157,102
2005	\$309,900	\$167,242
2006	\$347,602	\$182,852
2007	\$397,217	\$204,225
2008	\$477,872	\$237,511
2009	\$301,580	\$150,040
2010	\$313,700	\$138,826
2011	\$329,600	\$141,400
2012	\$357,482	\$150,252
2013	\$349,893	\$144,939
2014	\$347,958	\$121,420

\* Not including land and builder profit

\*\* Constant dollar figure arrived at by using the annual average Consumer Price Index, Kansas City Missouri- Kansas for all urban consumers with 1982 as the base year.

Source: City of Overland Park building permit records and U.S. Department of Labor, Bureau of Labor Statistics

**Table HO-9**

**Value of Owner-Occupied Units in Overland Park**

<b>Value</b>	<b>Number of Units</b>	<b>Percentage of All Owner-Occupied Units</b>
Less than \$50,000	1,064	2.3%
\$50,000 to \$99,999	1,552	3.3%
\$100,000 to \$149,999	6,755	14.3%
\$150,000 to \$199,999	10,234	21.7%
\$200,000 to \$299,999	15,775	33.5%
\$300,000 to \$499,999	9,073	19.3%
\$500,000 to \$999,999	2,327	4.9%
\$1,000,000 or more	307	0.7%
Total	47,834	100.0%
Median (dollars)	\$222,800	

Source: U. S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates

**Table HO-10**

**Value of Owner-Occupied Units in Johnson County**

<b>Value</b>	<b>Number of Units</b>	<b>Percentage of All Owner-Occupied Units</b>
Less than \$50,000	3,459	2.3%
\$50,000 to \$99,999	5,511	3.6%
\$100,000 to \$149,999	22,305	14.7%
\$150,000 to \$199,999	39,094	25.8%
\$200,000 to \$299,999	44,966	29.7%
\$300,000 to \$499,999	25,734	17.0%
\$500,000 to \$999,999	8,506	5.6%
\$1,000,000 or more	2,077	1.4%
Total	151,652	100.0%
Median (dollars)	\$210,200	

Source: U. S. Census Bureau's 2011-2013 American Community Survey 3-Year Estimates

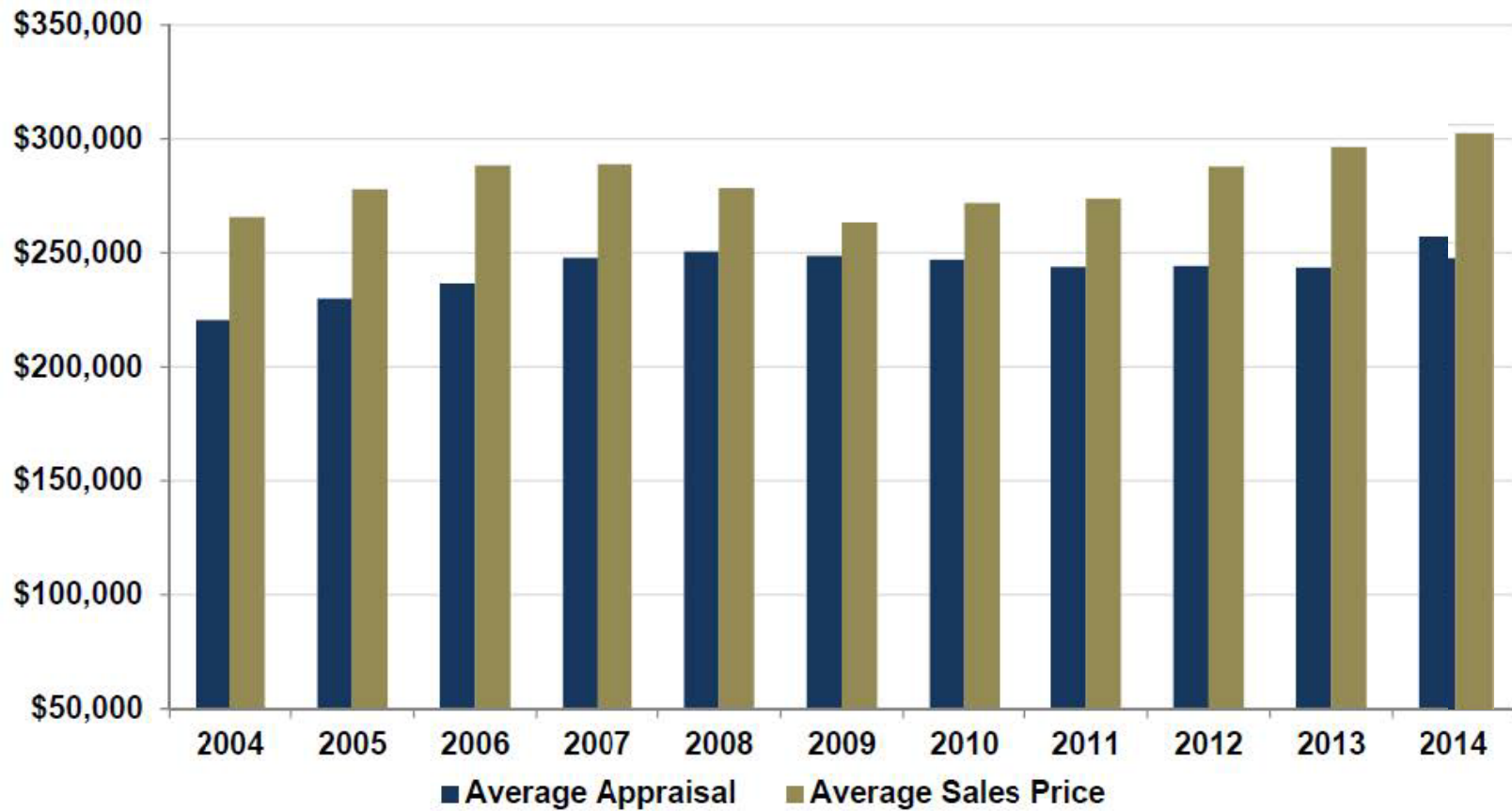
## Table HO-11

### Average Appraised Value of a Single-Family Home

Year	Appraised Value
1991	\$108,573
1992	\$110,382
1993	\$112,938
1994	\$117,478
1995	\$127,314
1996	\$129,625
1997	\$135,753
1998	\$149,325
1999	\$160,101
2000	\$176,673
2001	\$195,103
2002	\$202,863
2003	\$215,074
2004	\$220,507
2005	\$230,095
2006	\$236,426
2007	\$247,827
2008	\$250,653
2009	\$248,682
2010	\$247,015
2011	\$243,951
2012	\$244,212
2013	\$243,584
2014	\$257,190

Source: Johnson County Appraiser's  
Office

**Chart HO-5**  
**Average Appraised Value vs.**  
**Average Sales Price**



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Average Appraisal</b>	\$220,507	\$230,095	\$236,426	\$247,827	\$250,653	\$248,682	\$247,015	\$243,951	\$244,212	\$243,584	\$257,190
<b>Average Sales Price</b>	\$265,646	\$277,908	\$288,365	\$288,968	\$278,403	\$263,270	\$271,822	\$273,761	\$287,919	\$296,377	\$300,895

Source: Kansas City Association of Realtors, 2014

## Table HO-12

### Average Square Feet of a Single-Family Home

<b>Year</b>	<b>Size</b>
1990	4,336 sq. ft.
1991	4,320 sq. ft.
1992	4,342 sq. ft.
1993	4,417 sq. ft.
1994	4,482 sq. ft.
1995	4,575 sq. ft.
1996	4,595 sq. ft.
1997	4,656 sq. ft.
1998	4,535 sq. ft.
1999	4,685 sq. ft.
2000	5,006 sq. ft.
2001	5,140 sq. ft.
2002	5,488 sq. ft.
2003	5,493 sq. ft.
2004	5,618 sq. ft.
2005	5,745 sq. ft.
2006	5,772 sq. ft.
2007	6,136 sq. ft.
2008	6,614 sq. ft.
2009	5,544 sq. ft.
2010	5,749 sq.ft.
2011	5,770 sq.ft.
2012	5,800 sq.ft.
2013	5,959 sq.ft.
2014	5,892 sq.ft.

\* Including garages and  
finished basements

Source: City building permit  
records

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