

# A Report on Maintenance-Provided Housing

## Johnson County, Kansas—2nd Quarter 2021

### Statistics

#### Condominiums

- 2021 — 102 condos sold; median sale price \$181,550
- 2020 — 218 condos sold; median sale price \$137,500
- 2019 — 207 condos sold; median sale price \$135,000
- 2018 — 208 condos sold; median sale price \$132,500
- 2017 — 256 condos sold; median sale price \$120,000

#### Townhomes

- 2021 — 284 townhomes sold; median sale price \$257,975
- 2020 — 594 townhomes sold; median sale price \$226,550
- 2019 — 598 townhomes sold; median sale price \$205,000
- 2018 — 609 townhomes sold; median sale price \$199,000
- 2017 — 623 townhomes sold; median sale price \$180,000

#### Villas and Patio Homes

- 2021 — 306 villas sold; median sale price \$445,755
- 2020 — 551 villas sold; median sale price \$404,550
- 2019 — 499 villas sold; median sale price \$385,000
- 2018 — 450 villas sold; median sale price \$375,055
- 2017 — 468 villas sold; median sale price \$354,618

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Call, text, or e-mail Deb Staley today with your questions about the current conditions of the maintenance-free homes market in Johnson County, Kansas. Deb does not charge a fee to represent buyers and she is in the best position to help you with this type of purchase due to her experience in this market for the past dozen years.

### General Facts about JoCo KS Maintenance-Provided Homes:

- There aren't enough maintenance-free homes to choose from because Kansas City is not a typical retirement destination.
- New construction is ongoing; 46 villas/patio homes are being built, with an average list price of \$499,077. No condos are under construction and only two townhomes are being built.
- There are *very* few over-50 communities or gated communities.
- The criteria for condos and townhomes are not well defined, so you might see homes in the same subdivision listed as a condo or as a townhome.
- Heartland Multiple Listing Service (our MLS) combines Patio Homes and Villas since there are no criteria defining the difference. Our MLS classifies these as single-family homes, even though there might be two or more in one building. These are sometimes called twin villas or paired villas, but the county classifies them as duplexes.
- In the recent past, our MLS was a non-square-footage MLS; square footage was not required to be entered. Therefore, square footage information is incomplete and difficult to use for comparison.
- Expect prices to continue to rise due to lack of supply.

### Styles of Maintenance-Free Homes

- Most of the lower-priced **condominiums and townhomes** were apartment conversions. Therefore, some units do not have their own laundry rooms and are quite old.
- The newer **townhomes** have more features but start at almost \$300,000.
- To buy a *newer* (10 years or less) **villa** or **patio home**, plan to spend over \$325,000. Many of the basements are finished and have windows, but most of the time, the windows look out to a concrete window well with steps for egress. Some are even being built on slabs now to lower pricing.

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