

A Report on Maintenance-Provided Housing Johnson County, Kansas—1st Quarter 2022

Statistics



Condominiums

Year	No. Sold	Median Sales Price
2022 Q1	42	\$177,500
2021	161	\$160,000
2020	218	\$137,500
2019	207	\$135,000
2018	208	\$132,500
2017	256	\$120,000

Townhomes

Year	No. Sold	Median Sales Price
2022 Q1	107	\$235,000
2021	393	\$250,000
2020	594	\$226,500
2019	598	\$205,000
2018	609	\$199,000
2017	623	\$180,000

Villas and Patio Homes

Year	No. Sold	Median Sales Price
2022 Q1	81	\$470,000
2021	608	\$450,000
2020	551	\$404,550
2019	499	\$385,000
2018	450	\$375,055
2017	468	\$354,618

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 14 years.

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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; 70 villas/patio homes are being built, with an average list price of \$607,360. 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 in one building. These are sometimes called attached villas, twin villas, or paired villas; 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 not always useful 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.
- The newer **townhomes** have more features but start at over \$400,000.
- To buy a *newer* (10 years or less) **villa** or **patio home**, plan to spend over \$565,000. 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.



Deb Staley
Deb Dot House

JOHNSON COUNTY, KS MAINTENANCE PROVIDED NEW HOMES RANCH HOMES ABOUT DEB AND TIPS

Maintenance-Provided Homes in Johnson County, Kansas

Today there are 136 villas, patio homes, condos, and townhouses for sale in [JoCo KS](#) (Johnson County, KS). Use the links directly below to view all maintenance-free homes for sale in JoCo KS.

[Condominiums](#)

[Townhomes](#)

[Villas and Patio Homes](#)

[Age Restricted -- Over-50 Communities](#)

[Gated Communities](#)



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