

FREE LOCAL PLANNING GUIDE

2026 Lee's Summit Neighborhood Guide

A polished southeast metro community with established subdivisions, newer construction pockets, lake access, and commuter routes toward downtown Kansas City and Johnson County.

850+ reviews and 4,000+ families helped since 2004

MoJo KC Real Estate Team | 816-656-3147 | <https://mojokc.com>

2026 Market Snapshot

DATA PERIOD

April 2026

MEDIAN SALE PRICE

\$287,034

YEAR-OVER-YEAR CHANGE

+9.8% year-over-year

MEDIAN DAYS ON MARKET

48 days

MONTHS OF SUPPLY

2.3 months

LOCAL REVIEW

**MoJo KC
verified**

What this means

Buyers often compare Lee's Summit when they want suburban space, neighborhood amenities, and a mix of move-up homes, acreage-adjacent pockets, and newer construction options.

Use these numbers as a planning baseline. For pricing, offer strategy, or timing, compare the exact subdivision, condition, lot, updates, and recent pending sales.

Sources to refresh monthly

- KCRAR ShowingTime LMU JacksonMO; fallback Redfin Housing Market
- <https://kcrar.stats.showingtime.com/docs/lmu/x/JacksonMO?src=map>; <https://www.redfin.com/city/10535/MO/Lee-s-Summit/housing-market>
- Monthly MoJoKC market updater

Lee's Summit in Plain English

Who tends to compare it

Buyers often compare Lee's Summit when they want suburban space, neighborhood amenities, and a mix of move-up homes, acreage-adjacent pockets, and newer construction options.

Local positioning

A polished southeast metro community with established subdivisions, newer construction pockets, lake access, and commuter routes toward downtown Kansas City and Johnson County.

Planning angle

Start with lifestyle, commute, monthly payment, and property condition. Then narrow to the pockets where recent comparable sales actually support your plan.

Areas Buyers Ask About

Use this section as a conversation starter. It is not a steering recommendation; it is a practical map of areas and corridors buyers commonly compare.

- Lakewood and nearby lake-oriented neighborhoods
- Downtown Lee's Summit and walkable local business corridors
- Raintree Lake area
- Legacy Park area
- Newer construction corridors near major arterials

How to use the area list

- Compare commute time at real drive times, not map averages.
- Check HOA rules, dues, amenities, and resale patterns before choosing a subdivision.
- Review property condition, lot, and improvement history before comparing prices.

School and Boundary Notes

Real estate search pages can be wrong or outdated. Always verify school district and attendance boundaries with the district, county, or state resource by exact property address.

Neutral notes for Lee's Summit

- Most buyers will verify Lee's Summit R-7 or nearby district boundaries by property address.
- Always confirm attendance boundaries with the district or county before relying on a listing description.

Questions to ask

- What district and attendance area does this exact address map to today?
- Are there boundary, enrollment, or transportation changes already announced?
- Do district resources, county records, and listing data agree?

MoJo KC does not rank schools or steer buyers based on protected characteristics. We help clients verify official information and choose based on their own priorities.

Buyer Strategy

Before touring

- Confirm your payment comfort zone.
- Pick your top commute anchors.
- Separate must-haves from nice-to-haves.
- Know your inspection and appraisal risk tolerance.

Lee's Summit buyer tips

- Compare commute patterns at the exact time of day you will travel.
- Ask for HOA documents early when considering lake, pool, or amenity neighborhoods.
- Review roof, HVAC, and foundation history carefully on established move-up homes.

Seller Strategy

Even if this guide is used by buyers, seller intent should be captured. A current homeowner may download it to understand timing, pricing, and neighborhood demand.

- Premium presentation matters because buyers compare updated homes against new construction.
- Pre-listing repairs and sharp photography can help older homes compete with newer inventory.
- Price against the most recent subdivision-level comps, not only broad city averages.

Seller prep checklist

- Pull hyperlocal comparable sales from the same subdivision or closest competing area.
- Prepare a repair and improvement summary before photos.
- Use professional photos, clean copy, and a launch plan.
- Measure performance by showings, saves, inquiries, and feedback in the first 7 days.

Pros and Tradeoffs

Potential strengths

- Strong mix of established and newer neighborhoods
- Good access to local shopping, parks, lakes, and major highways
- Broad range of price points compared with many Johnson County alternatives

Tradeoffs to understand

- Commute times can vary sharply by route and time of day
- HOA costs and rules vary widely across subdivisions
- Popular price bands can still move quickly when homes are well-prepared

No community is perfect for every buyer. The best decision is the one that fits your budget, commute, property needs, and long-term plans.

Touring Checklist

Inside the home

- Roof, HVAC, water heater, windows, electrical, and plumbing age
- Basement moisture, foundation movement, and drainage history
- Kitchen, bath, flooring, and paint condition
- Floor plan fit and future resale considerations

Outside the home

- Lot slope, driveway, deck, fence, and exterior drainage
- HOA rules, dues, amenities, and rental restrictions
- Commute route, noise, nearby construction, and traffic pattern
- County, city, tax, utility, and insurance considerations

Next Step Plan

1. Tell us your target area, budget, timeline, and must-haves.
2. We will compare real-time listings, recent pending sales, and neighborhood-level trends.
3. We will help you decide whether to tour, wait, adjust price range, or focus on a tighter pocket.
4. If you own a home, we will also map the buy/sell sequence so the timing makes sense.

Want the custom version?

Text or call 816-656-3147 and mention "LEES_SUMMIT". We will help you turn this guide into a specific search, offer, or selling plan.

Keller Williams Realty Partners, Inc.. Market data changes quickly. Confirm current pricing, inventory, school boundaries, taxes, HOA details, and property availability with your real estate advisor before making a decision.