

FREE LOCAL PLANNING GUIDE

2026 Overland Park Neighborhood Guide

A major Johnson County hub with corporate corridors, established neighborhoods, luxury pockets, newer southern inventory, and broad retail access.

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

\$468,200

YEAR-OVER-YEAR CHANGE

+3.6% year-over-year

MEDIAN DAYS ON MARKET

37 days

MONTHS OF SUPPLY

1.9 months

LOCAL REVIEW

**MoJo KC
verified**

What this means

Buyers often compare Overland Park when they want Johnson County access, a large inventory pool, neighborhood variety, and resale depth.

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 JohnsonKS; fallback Redfin Housing Market
- <https://kcrar.stats.showingtime.com/docs/lmu/x/JohnsonKS?src=map>; <https://www.redfin.com/city/13896/KS/Overland-Park/housing-market>
- Monthly MoJoKC market updater

Overland Park in Plain English

Who tends to compare it

Buyers often compare Overland Park when they want Johnson County access, a large inventory pool, neighborhood variety, and resale depth.

Local positioning

A major Johnson County hub with corporate corridors, established neighborhoods, luxury pockets, newer southern inventory, and broad retail access.

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.

- Downtown Overland Park
- Corporate Woods and central Overland Park corridors
- South Overland Park new-construction and move-up pockets
- Blue Valley-area subdivisions by address
- Established mid-century and split-level neighborhoods closer to the core

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Real estate search pages can be wrong or outdated.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 Overland Park

- School district and attendance boundaries must be verified by property address.
- Johnson County boundary tools and district resources should be checked before making school-based assumptions.

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.

Overland Park buyer tips

- Compare older central inventory against newer southern options by total monthly cost.
- Watch for multiple-offer pressure on updated homes in desirable price bands.
- Study HOA fees, special assessments, and city/subdivision rules.

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.

- Updated kitchens, baths, and mechanicals can separate a listing from similar nearby homes.
- Use neighborhood-level comps because Overland Park is too large for one broad average.
- Stage and photograph outdoor living areas when the home has a strong yard, deck, or patio.

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

- Deep inventory and strong resale recognition
- Major employment, shopping, and highway access
- Broad range from starter condos to luxury homes

Tradeoffs to understand

- Premium pockets can command aggressive pricing
- Traffic and commute patterns vary by corridor
- Older homes may need updates to compete with newer inventory

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 "OVERLAND_PARK". 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.