LIVING IN KANSAS CITY

Find your place in Kansas City.

RELOCATION GUIDE | OCTOBER 2026

Compare the areas. Understand the costs. Make your first visit count.

A practical guide from Max Jones, Zac Morton and MoJo Real Estate Team.

READ THIS FIRST

A clearer move starts here.

You do not need a perfect neighborhood ranking. You need a shortlist that works for your budget, daily trips and the home you want to maintain.

Your goal by the last page

Choose two or three areas, identify the facts you still need, and turn your next trip into a useful comparison.

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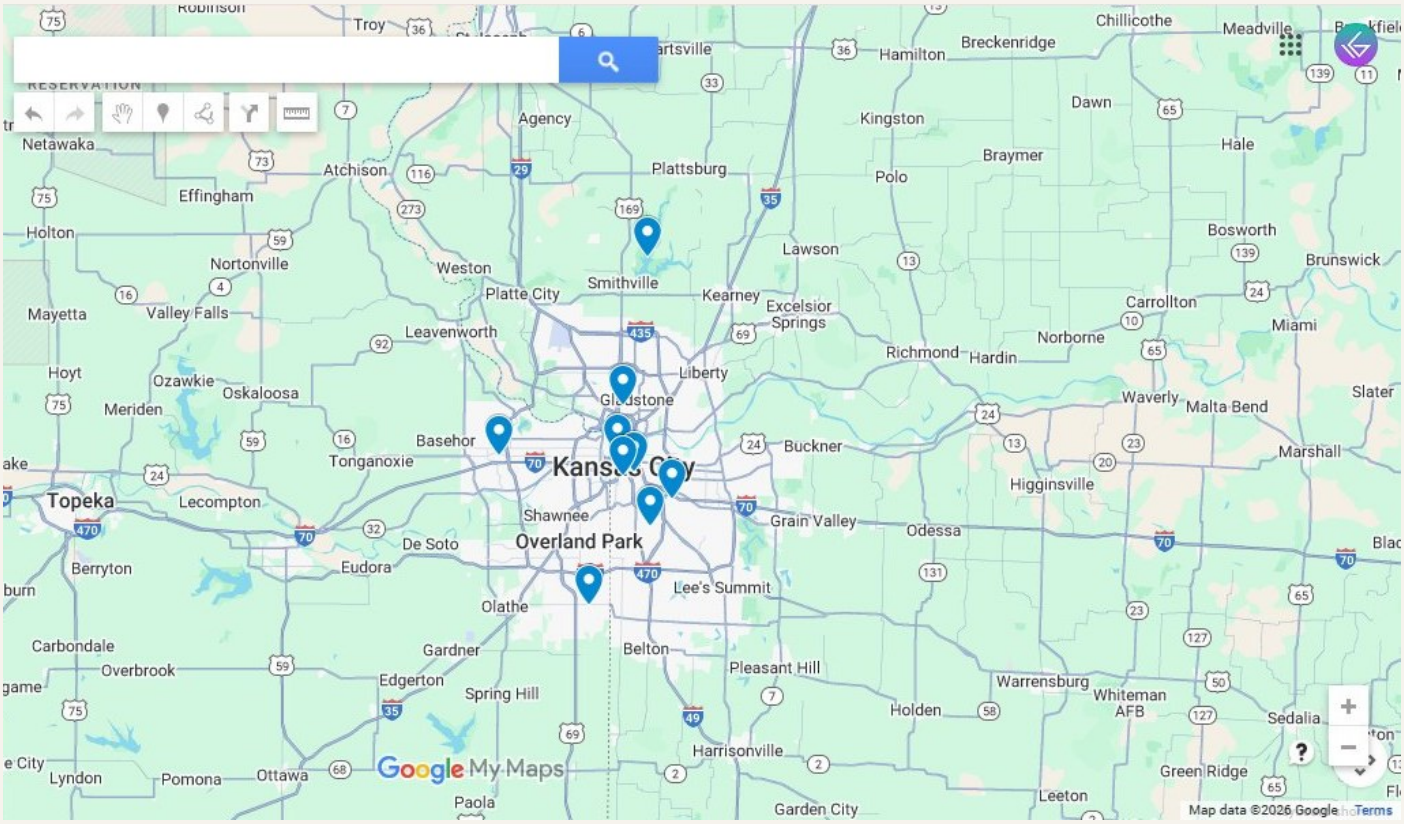
Reviewed October 24, 2026. The links provide current research starting points. Prices, services, school assignments and schedules depend on the exact property and date.

GET ORIENTED

One metro. Many daily routines.



Map for metro orientation only. Pins show selected places, not complete services, exact routes or attendance boundaries.

Start with your recurring destinations

Mark your work location, airport trips and the places you expect to visit each week. Then compare actual addresses in the areas below, using the same travel times and parking assumptions.

North: Parkville, Liberty and the Northland. **Core:** Downtown, Crossroads, Brookside and Waldo. **Southwest:** Johnson County communities. **East and south:** Lee's Summit, Blue Springs and Cass County options.

MoJo community research →

RideKC trip planner and alerts →

Airport routes, parking and access →

THE STATE-LINE DECISION

Missouri or Kansas?

A state-line choice is also a city, county and address choice. Compare the items below for the homes you are actually considering.

COMPARE	WHAT TO RESOLVE
Work and residence	Ask how your work location and residence affect state filing and any applicable city earnings tax. Do not assume a state line eliminates a city-tax question.
Property costs	Use the actual tax record, insurance quote, dues and special assessments. A statewide average does not describe a particular home.
Schools and services	Verify the district and enrollment with the responsible authority. Confirm water, trash, emergency services and internet by address.
Your daily route	Test the complete trip, including parking and transfers. Compare the same weekday and departure window.
Moving administration	Check driver-license, vehicle-registration and address-change instructions for your new state and county.

Missouri tax information →

Kansas tax information →

KCMO earnings-tax information →

Tax questions depend on your situation. Confirm current requirements with the responsible agency and a qualified tax professional.

AREA COMPARISONS

Northland and the urban core

Parkville, Liberty and Northland areas

Compare town-center access, hills and lot layout, housing age and the route to the airport or your actual workplace. Look at the exact county, city and school assignment; a Northland label does not answer those questions.

Downtown, River Market and Crossroads

Explore different building types and street environments. For a condominium, examine association finances, assessments, parking, storage, elevator access and building rules. Visit at both ordinary weekday and event times.

Brookside and Waldo

Look closely at renovation history, drainage, foundation and roof condition, parking, and the route to everyday services. Compare the exact home and street rather than treating an area name as a condition guarantee.

Watch: Brookside homes and tradeoffs

Recorded video is an introduction. Ask which prices and property conditions have changed since filming.

AREA COMPARISONS

Explore the Kansas side

Overland Park and Lenexa

Compare older and newer housing, town-center access, lots, upkeep and your commute direction. Both cities contain different housing choices; start with the part of the city that fits your recurring destinations.

Prairie Village and Leawood

Compare the original structure with later renovations, additions or replacement construction. Review lot constraints, mature-tree maintenance, drainage, and the cost and scope of any future work.

Olathe and western Johnson County options

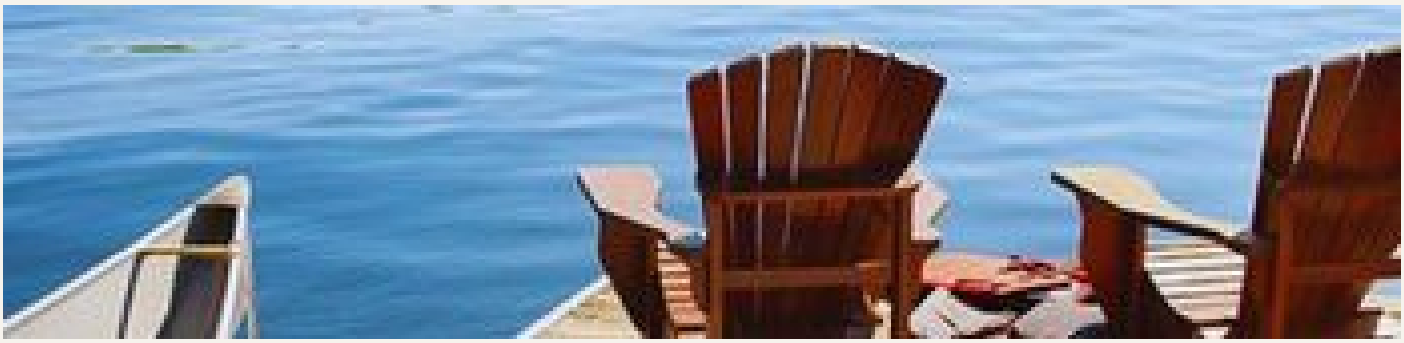
For newer construction or growing areas, check completion dates, nearby building activity, HOA obligations and planned road or commercial projects with the responsible authority. Compare the full cost of an existing home with a new-build proposal.

Watch: Overland Park homes and tradeoffs

MoJo community research →

AREA COMPARISONS

Compare east, south and lake options



Lee's Summit, Blue Springs and eastern Jackson County

Compare access to your actual workplace, town centers, parks and lake recreation. Different subdivisions can have different ages, maintenance demands, dues and routes. Walk the street and review the documents for the home.

Cass County and southern metro options

Compare the distance and route to recurring destinations, municipal services, property utilities and maintenance responsibilities. For acreage or private systems, ask about the inspections and records specific to the property.

Lake communities

Water views and water access are different questions. Verify ownership and access rights, dock permissions, association rules, assessments and the costs tied to the actual property before assuming a listing includes a particular use.

A useful comparison question

What would you gain here, and what recurring cost, trip or maintenance task would you accept in return?

Watch: Blue Springs map tour (2023)

BUDGET WORKSHEET

Compare the full housing cost

Use written estimates for two actual properties. This worksheet intentionally leaves amounts blank: a dated county median or a national cost-of-living index is not a monthly payment quote.

MONTHLY COST	HOME A	HOME B
Principal and interest		
Property tax / monthly equivalent		
Homeowners insurance		
HOA / condominium dues		
Special assessments or other obligations		
Utilities and internet		
Maintenance reserve		
Parking or recurring travel costs		
TOTAL MONTHLY PLAN		

Keep cash to close separate

Ask your lender for the down payment, closing costs, prepaid items and required reserves. Confirm which taxes and insurance figures were used and whether any estimates can change.

Read the current, source-dated KC market report

Homebuyer tools / CFPB →

BEFORE MAKING AN OFFER

Questions for the exact property

Condition and water

Review inspection needs, roof and major-system ages, drainage, foundation observations and relevant repair records with the appropriate professionals.

Ownership and obligations

Read disclosures, title information, survey or boundary questions, association documents, dues, assessments and restrictions that matter to your intended use.

Insurance and financing

Obtain property-specific information early. Ask your lender and insurer which conditions, costs or documents could change eligibility, payment or timing.

Your exit questions

Ask what a future buyer would compare with this property. Do not treat historical price changes or an area label as a promise of appreciation.

SCHOOL INFORMATION

Research schools by address

Start with the exact address and the responsible district. A city name, real-estate listing or third-party rating cannot confirm enrollment, a program place or transportation.

- Ask the district to confirm attendance assignments and required enrollment documents.
- Ask about pending boundary changes, transfer policies, enrollment timing and transportation.
- Review official state information and the programs relevant to your priorities. Contact the school directly for current program availability.
- For private schools, confirm admissions, tuition, transportation and any requirements directly with the institution.

Keep the decision yours

MoJo can help locate public research resources. Choose the criteria that matter to you and verify the answers with the district or school. This guide does not rank school quality or guarantee assignments.

Missouri official map guidance →

Kansas school-district lookup →

Missouri DESE describes its maps as reference material and directs users to county authorities for official boundary information. Kansas publishes an address-based district lookup. Confirm enrollment with the district.

A TWO-DAY VISIT PLAN

Make your first visit useful

A discovery trip should help you eliminate uncertainty. Confirm touring arrangements with your agent before travel; listings, access and availability can change.

WHEN	WHAT TO DO
Before arriving	Choose two or three areas. Share budget, timing, must-haves and recurring destinations. Review financing readiness and any representation questions.
Day 1: compare areas	Drive one work route, explore the same everyday services in each area and see a small set of representative homes. Record tradeoffs while they are fresh.
Day 2: test finalists	Revisit the strongest area at a different time. Compare actual costs, condition and association documents for any property that remains a contender.
Before leaving	Write down what is decided, what remains uncertain and who will verify it. Agree on the next update and which decisions need another visit.

Bring the same questions to every stop

If you tour different areas with different criteria, you will leave with impressions rather than a usable comparison. Use the shortlist page on page 21.

Airport routes, parking and access →

RideKC trip planner and alerts →

A REMOTE-SEARCH CHECKLIST

Buying from outside Kansas City

Agree on what a video tour must show

Ask for the view beyond the main rooms: street, parking, storage, systems, exterior and any visible condition concerns. A video tour does not replace professional inspections.

Separate what is known from what is assumed

Keep an open-question list. Request source documents and professional advice where needed. Confirm which decisions require your in-person visit.

Plan deadlines and communication

Coordinate time zones, inspection access, financing, appraisal, title and closing requirements with the professionals involved. Agree on how you will receive updates.

Protect closing funds

Verify payment instructions through a trusted, independently confirmed contact method. Ask your title company and lender how changes are authenticated.

Homebuyer tools / CFPB →

YOUR RELOCATION TIMELINE

A move plan you can adapt

Work backward from the date that matters most. A home sale, lease, financing, job start or possession agreement can change the sequence.

60 to 90 days before your target move

Set a working budget and timing range. Compare areas, discuss financing, and plan any current-home sale or lease notice. Begin collecting school and property questions.

30 to 60 days before

Test finalist routes and homes. Obtain property-specific estimates and review the documents before committing. Confirm moving arrangements without assuming a closing date is guaranteed.

Under contract

Track inspection, financing, appraisal, title and other deadlines. Confirm insurance, utilities, walkthrough, closing figures and possession details.

The final week and first month

Verify closing instructions, identification and funds with your providers. Transfer services, update addresses and follow the new state/county instructions for vehicles and other records.

Make dependencies visible

For each deadline, record the person responsible, the required document and what happens if the date changes.

WEATHER AND HOME UPKEEP

Plan for four seasons

When you visit

Check the local forecast before driving or touring. Heat, heavy rain, winter conditions and severe weather can affect both travel and what you can observe about a property.

When you compare homes

Ask how the property handles drainage, heating and cooling, roof condition, insulation and winter maintenance. Review relevant inspection findings and insurance terms rather than assuming a newer home or neighborhood removes those questions.

When you settle in

Learn the local alert options and where to find official forecasts. Plan routine maintenance around the actual home and follow local guidance during hazardous weather.

National Weather Service / Kansas City →

A seasonal overview is not a forecast. Use the National Weather Service for current conditions, watches, warnings and local guidance.

EMPLOYERS AND COMMUTING

Start with where you actually work

A regional employer name is not a work address

Kansas City has corporate, engineering, healthcare, logistics and other employment activity across the metro. Organizations listed by the regional development council include Garmin, Burns & McDonnell, Hallmark and H&R; Block. Confirm your assigned location and schedule before using a headquarters address in a housing search.

Build a door-to-door comparison

For each finalist, use the same departure window. Include parking, walking, transfers and any recurring destination after work. Test the trip when practical and recheck construction or service alerts.

Hybrid work still creates a routine

Count the trips you will actually make, including airport visits, meetings and other regular commitments. Discuss work/residence tax questions with a qualified professional.

Regional employers / KCADC →

RideKC trip planner and alerts →

Airport routes, parking and access →

HEALTHCARE ACCESS

Make healthcare part of the move plan

Before you choose an address, identify the care locations you expect to use and confirm coverage directly with your insurer and providers. A hospital name or ranking does not establish in-network access or appointment availability.

Start with provider directories

The University of Kansas Health System and Children's Mercy provide online resources for finding care, providers and locations. Other systems and independent practices also serve the region; select based on your actual needs and coverage.

- Confirm the specific clinician, facility, insurance plan and referral requirements.
- Arrange records, prescriptions and any transition appointments with your current and new providers.
- Check the route and hours for routine care, and learn the relevant emergency information for your new address.

The University of Kansas Health System →

Children's Mercy →

Provider links are research starting points, not medical advice, a ranking or a complete list of available care.

FOOD AND NEIGHBORHOOD LIFE

Build an ordinary week in KC

Start with barbecue, then explore

Joe's Kansas City Bar-B-Que, Jack Stack and Q39 are places to explore through their current menus and location pages. Pick a stop that fits your trip, dietary needs and schedule rather than planning around an old list of opening hours.

Use meals as part of your area comparison

Have a meal or coffee near each finalist and try an everyday errand. Notice the practical things: parking, walking routes, hours and the trip home. A weekend visit and a normal weekday can feel different.

Keep discovering after you arrive

Use Visit KC's current calendar and food coverage to explore markets, restaurants and events. Availability, menus and event dates change.

Joe's Kansas City Bar-B-Que →

Jack Stack Barbecue →

Q39 →

Events and regional places / Visit KC →

ARTS AND CULTURE

Art, history and a night out

Nelson-Atkins Museum of Art

Explore the museum's visitor information, collections and outdoor spaces. Check the current visit plan and any exhibition-specific requirements before going.

Kauffman Center for the Performing Arts

Use the current calendar to plan a performance. Confirm the venue, ticket terms, parking and accessibility details for the particular event.

National WWI Museum and Memorial

Explore the institution's current exhibits and visit information. Leave enough time to experience the surrounding setting as part of a trip through the urban core.

Nelson-Atkins visitor information →

Kauffman Center calendar →

National WWI Museum and Memorial →

Try a regular evening

During your visit, travel from a finalist area to an event you might actually attend. Include the return trip and parking in your comparison.

SPORTS IN KANSAS CITY

Find your game-day routine

Follow the Chiefs, Royals, Sporting Kansas City and Kansas City Current through their official calendars. Confirm the actual event location, entry rules, tickets and parking before making a plan.

FOLLOW	PLAN THE VISIT
Chiefs	Football: use the team's official schedule and game-day information.
Royals	Baseball: use the current schedule and ballpark visitor information.
Sporting KC	Soccer: check the match calendar and match-day guidance.
KC Current	Soccer: confirm the venue for the specific match and its visitor instructions.

Kansas City Chiefs →

Kansas City Royals →

Sporting Kansas City →

Kansas City Current →

Use the official event information to confirm the venue, date and visitor requirements before traveling.

THINGS TO DO

Explore beyond the house tour

Union Station and Science City

Use Science City's current visitor information for exhibits, tickets and accessibility. Combine the stop with a practical look at how you would reach the area from a finalist home.

Kansas City Zoo & Aquarium

Check the official hours, tickets, map and accessibility information before visiting. Give the outing enough time instead of fitting it between rushed property appointments.

Parks, markets and local events

Visit KC's current regional guide can help you choose an outing. Explore the local parks department and event calendar for the city you are considering, and confirm current access, rules and schedules.

Science City at Union Station →

Kansas City Zoo & Aquarium →

Explore things to do / Visit KC →

Choose one thing you would repeat

A place you enjoy visiting once is useful. An activity that fits your ordinary week is better evidence for a location decision.

FILL, SAVE AND DISCUSS

Your two-area shortlist

Type into the fields in a compatible PDF reader, save a copy, then reopen it to check your notes. You can also print this page. Keep entries brief so notes remain readable when printed.

AREA A

AREA B

MOVE TIMING / IMPORTANT DATES

Daily trips and recurring destinations

Home needs and maintenance

Costs and documents to obtain

Address, services and school checks

What is still uncertain?

WHAT WOULD YOU LIKE MOJO TO HELP YOU COMPARE?

Discuss my Kansas City shortlist

MEET MOJO

A local team. A clear process.

Max Jones and Zac Morton co-founded MoJo Real Estate Team in 2004. MoJo is a real estate team brokered by Keller Williams Kansas City North.

Start with the decision

Bring your timing, two or three areas, budget framework and open questions. Ask how the search, representation, tours and communication would work for your situation.

Keep the evidence visible

Compare actual property documents, written estimates and professional findings. Ask which information is confirmed, which is an estimate and which needs another source.

Agree on the next step

Before you commit to a plan, clarify responsibilities, deadlines, costs and how changes will be communicated. All broker fees are fully negotiable.

Read the MoJo Method

LIVING IN KANSAS CITY

Watch with a question in mind

Use the channel to explore an area before you visit. Videos show conditions when they were recorded; prices, availability and public information can change afterward.

Brookside: homes and tradeoffs →

A neighborhood introduction, originally published in 2023.

Overland Park: 9 neighborhoods →

Housing and area tradeoffs from a 2025 video.

Blue Springs map tour →

A 2023 introduction to the area and local routes.

Parkville map tour →

A 2023 orientation to the Parkville area.

North Kansas City: pros and cons →

A 2023 area introduction, separate from the broader Northland.

Browse the latest Living in Kansas City videos

Ask what has changed

Use a video to develop questions, then check the current property, route, public record and market information before deciding.

YOUR NEXT STEP

Which two areas are you comparing?

Tell us your move timing, the areas on your shortlist and the question you most want help answering. Ask MoJo to help you compare the tradeoffs before planning your next tour.

Discuss my Kansas City shortlist

Call LIKC: 816-656-3147
livinginkansascity816@gmail.com

Scan to open the existing relocation conversation form.

Keller Williams Kansas City North
816-452-4200
310 NW Englewood Rd, Kansas City, MO 64118

Keep these resources together

MoJo relocation research page
Separate one-page fillable comparison worksheet
Current, source-dated KC market report

SOURCE AND VERSION NOTE
Reviewed October 24, 2026. Official source and venue links appear beside the relevant sections. Market prices, availability, taxes and program details change. Use the linked sources and confirm questions for the exact address and date.

General planning information, not legal, tax, lending, medical or school-placement advice. Verify facts for the exact address and date with the responsible source. Information deemed reliable but not guaranteed. Equal Housing Opportunity. All broker fees are fully negotiable.