



Leawood, Kansas.

Current market data.

11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

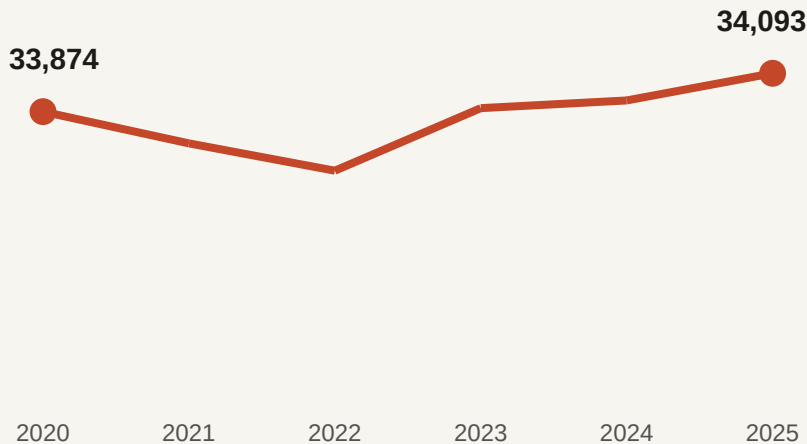


POPULATION

**Steady. Within 1% of 2020,
every year since.**

34,093

people, the 13th-largest of Kansas's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

92.8%

of 19,543 jobs located in Leawood are filled by in-commuters.



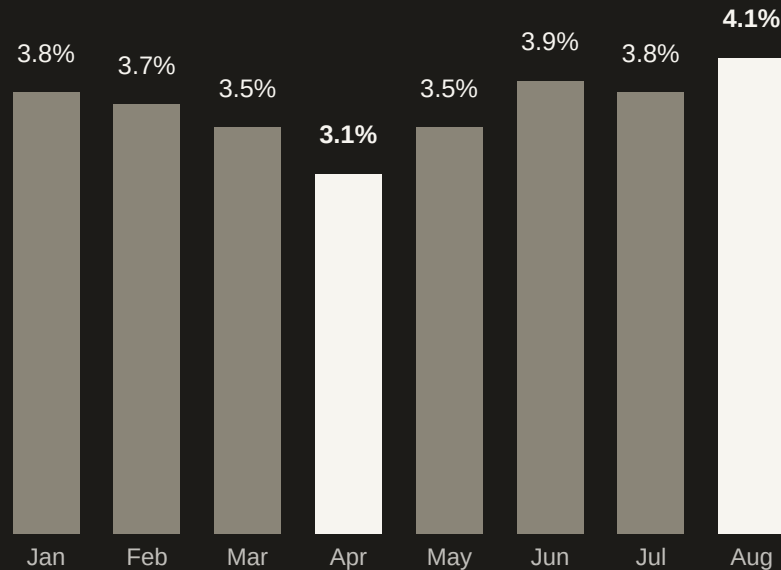
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.0%.



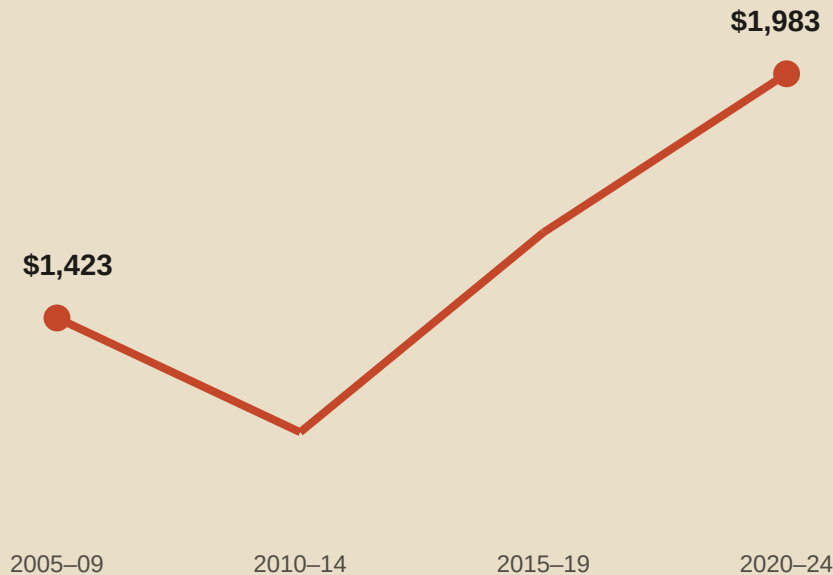


RENT

**Median rent is up 39%
since the 2005–2009
survey, before inflation.**

\$1,983

a month. Kansas's median is \$1,060.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,307 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 535.57

\$988

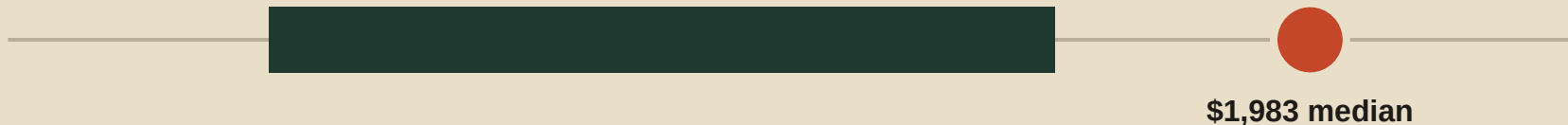
TRACT 536.03

\$3,295

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,192–\$1,789



is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

816

homes permitted in ten years,
2016–2025

36%

of those were in multifamily
buildings

71%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.4% to the 13,845 homes here.

13–195

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
203% more than Kansas's.

\$658,800

median home value in Leawood.

Leawood



\$658,800

Kansas



\$217,200

U.S.



\$332,700

THAT WAS LEAWOOD'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ks/leawood/

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