



Overland Park, Kansas.

Current market data.

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

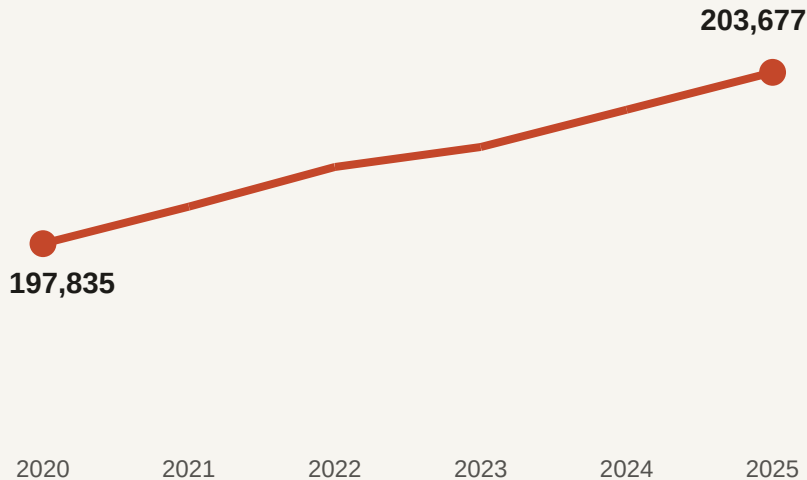


POPULATION

**Growing. Up 3.0% since
2020.**

203,677

people, the 2nd-largest of Kansas's cities and towns.



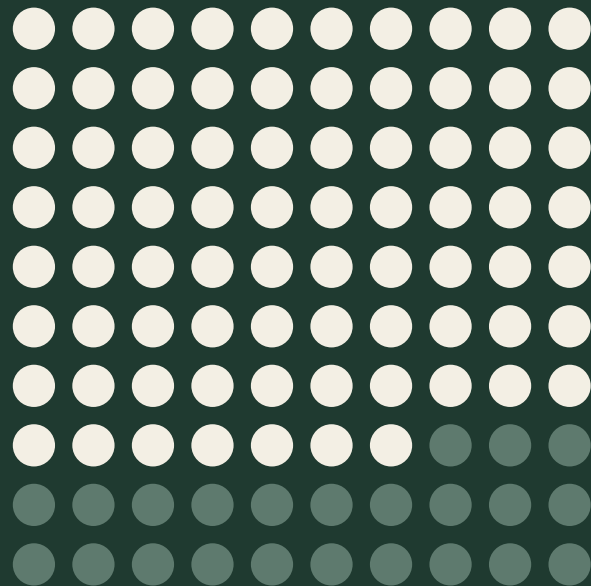
THE WORKDAY

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

76.8%

of 140,445 jobs located in Overland Park are filled by
in-commuters.

Source: Census LEHD LODES, 2023



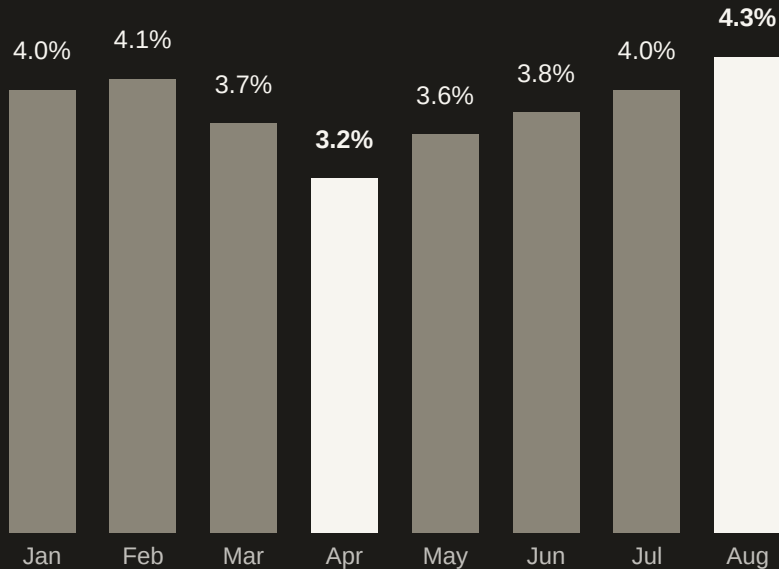
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

4.3%

in August 2026, the latest month released. A year earlier it was 3.9%.

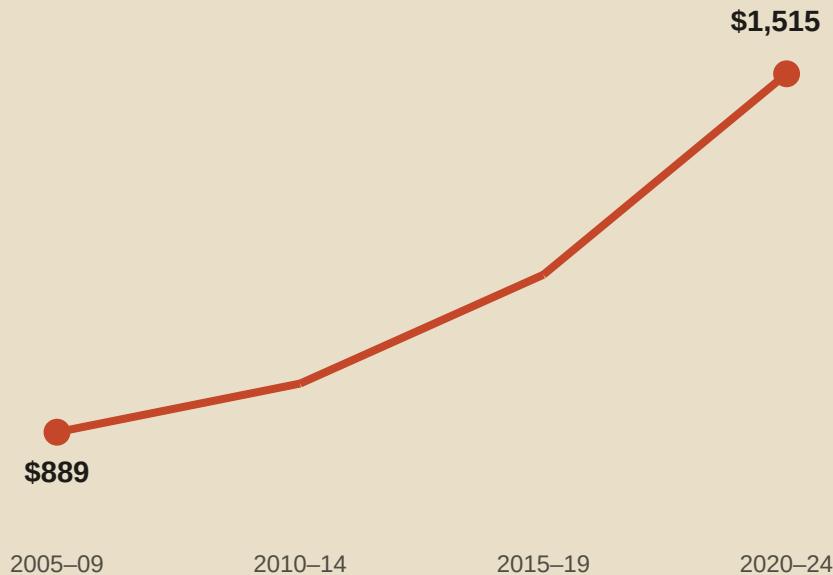


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,515

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

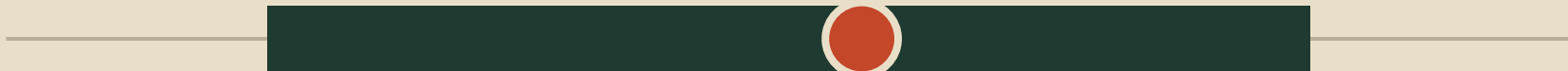
TRACT 536.03

\$3,295

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,179–\$1,768



\$1,515 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

9,253

homes permitted in ten years,
2016–2025

57%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 89,079 homes here.

333–1,404

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



HOME VALUE

A median home costs 90% more than Kansas's.

\$413,600

median home value in Overland Park.

Overland Park



\$413,600

Kansas



\$217,200

U.S.



\$332,700

THAT WAS OVERLAND PARK'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/overland-park/

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