

SUMMER EDITION | 2026

Better
Homes
and Gardens
REAL ESTATE

KANSAS CITY
HOMES

homefront

5

SUMMER DATE
NIGHTS, KC STYLE



THE ART OF
OUTDOOR LIVING

we know *kansas city*

After four decades of serving the greater Kansas City area, one thing is clear, we know Kansas City. At Better Homes and Gardens® Real Estate Kansas City Homes, our local expertise comes from living, working, and staying deeply involved in the communities we serve.



Nobody Knows Homes Better.



**KANSAS CITY
HOMES**

one brand *endless possibilities*

Locally owned since 1978, Kansas City Homes is a trusted name in the Greater Kansas City real estate market, providing exceptional service to buyers and sellers. We've got the Kansas City region covered.

Contact us to learn how we can help.

College Boulevard

913-661-8500

8300 College Blvd, Suite 100
Overland Park, KS 66210

Northland

816-436-3600

4770 N Belleview Ave, Suite 202
Kansas City, MO 64154

Mission Farms

913-345-3000

3740 W 106th Street
Leawood, KS 66206

Lee's Summit

816-272-7300

320 SE Douglas Street
Lee's Summit, MO 64063

St. Joseph

816-436-3600

2335 N Belt Highway, Suite E
St. Joseph, MO 64506





OPERATION Breakthrough

Supporting local children through **Operation Breakthrough** is at the heart of our annual Backyard Bash. Join us for an evening of food, music, games, and community, and bring a pair of new or gently used shoes to help local children start the school year on the right foot. Youth sizes 8-1 are especially needed.

July 8 | 6-8 pm | Mission Farms Office
3740 W 106th Street, Leawood, KS 66206

[Learn More](#)



UPCOMING COMMUNITY EVENTS:

Veterans Community Project - **October**

Each fall, we support Veterans Community Project by fundraising to stock their pantry and help veterans achieve stable housing and independence.

[Learn More](#)



Ring The Bell - **November**

During the holiday season, we join The Salvation Army's Red Kettle Campaign, helping raise funds to provide food, housing, and essential services for neighbors in need.

[Learn More](#)

The background of the image is a lush park scene. In the foreground, a large, ornate metal planter sits on a brick path, overflowing with a variety of colorful flowers, including purple, orange, and pink blooms. A wooden bench is visible in the middle ground, and a winding brick path leads towards a body of water in the distance. The sky is a soft, hazy blue, suggesting a late afternoon or early morning setting.

5 seasonal favorites from kansas city

— Summer Date Nights in KC —



OP Arboretum & Botanical Gardens

Sunset strolls, seasonal blooms, and peaceful trails create one of Johnson County's most romantic settings. It's an easy escape from the everyday.

[Learn More](#)

Boulevard Brewing Tour

Tour a Kansas City icon, sample craft beer, and enjoy a relaxed evening in the Crossroads. It's a laid-back date with plenty to talk about.

[Learn More](#)

KC Wheel & Pennway Putt

Skyline views, glowing lights, and playful mini golf make the KC Wheel and Pennway Putt an unforgettable summer date.

[Learn More](#)

Museum at Prairie Fire

Colorful architecture and engaging exhibits make this Overland Park destination an easy and unexpected date night.

[Learn More](#)

Rooftop Cinema Club

Classic films, skyline views, and wireless headphones create a memorable movie night beneath the stars. Arrive early, settle in, and enjoy the atmosphere.

[Learn More](#)

market *snapshot*

May 2026

existing homes

3,406	3,476	\$380K	\$330K
closed sales	pending sales	average sales price	median sales price
- 3.6%	- 5.3%	- 5.1%	+ 5.5%
98.7%	30	6,214	2.1
% of original price received	days on market	inventory	supply
+ 0.1%	0.0%	- 7.4%	- 12.5%

new homes

327	313	\$619K	\$549K
closed sales	pending sales	average sales price	median sales price
- 1.2%	+ 4.7%	+ 4.1%	+ 1.1%
100.0%	126	1,429	5.0
% of original price received	days on market	inventory	supply
- 1.1%	- 3.8%	- 4.6%	- 9.1%

All data provided from Heartland Multiple Listing Service.

county *snapshot*

platte

\$517K

average
sales price

+15.6%

year over year
% change

leavenworth

\$379K

average
sales price

+4.9%

year over year
% change

clay

\$396K

average
sales price

+5.8%

year over year
% change

wyandotte

\$284K

average
sales price

+15.6%

year over year
% change

ray

\$316K

average
sales price

+10.4%

year over year
% change

johnson

\$562K

average
sales price

-3.9%

year over year
% change

jackson

\$343K

average
sales price

+2.2%

year over year
% change

miami

\$385K

average
sales price

+15.7%

year over year
% change

cass

\$429K

average
sales price

+12.8%

year over year
% change

Nobody Knows Homes Better.

some of our *favorite sold listings*



16612 NE 121st Terrace
Kearney, MO 64060
5 BEDS | 7.2 BATHS | 8,693 SF



15604 Pebble Trace
Basehor, KS 66007
3 BEDS | 2.1 BATHS | 2,139 SF



3600 W 84th Terrace
Prairie Village, KS 66206
3 BEDS | 3.1 BATHS | 2,862 SF



18531 W 194th Terrace
Spring Hill, KS 66083
4 BEDS | 3.1 BATHS | 2,479 SF



8920 Lochkirk Drive
Lee's Summit, MO 64064
4 BEDS | 2.1 BATHS | 2,496 SF



17270 Stillwell Road
Bonner Springs, KS 66012
6 BEDS | 3.1 BATHS | 4,032 SF



14443 S Dawson Street
Olathe, KS 66061
4 BEDS | 3 BATHS | 2,771 SF



12110 W 173rd Terrace
Overland Park, KS 66221
5 BEDS | 4.1 BATHS | 4,242 SF



1306 Downing Steet
Liberty, MO 64068
3 BEDS | 2 BATHS | 1,602 SF

FAVORITE SOLD LISTINGS



13720 W 83rd Street
Lenexa, KS 66215
3 BEDS | 3 BATHS | 1,940 SF



12706 Ashley Court
Lawrence, KS 66044
4 BEDS | 3 BATHS | 2,923 SF



12935 N Bayberry Street
Platte City, MO 64079
4 BEDS | 3 BATHS | 3,303 SF



19769 Walden Oaks
Country Club, MO 64505
4 BEDS | 3.1 BATHS | 4,410 SF



5916 Albervan Street
Shawnee, KS 66216
4 BEDS | 3 BATHS | 2,967 SF



3322 W 137th Street
Leawood, KS 66224
4 BEDS | 4 BATHS | 3,962 SF



5601 W 181st Street
Stilwell, KS 66085
5 BEDS | 3.1 BATHS | 3,983 SF



13090 Red Oak Court
Platte City, MO 64079
4 BEDS | 4.1 BATHS | 2,908 SF



9422 N Campbell Court
Kansas City, MO 64155
3 BEDS | 2.1 BATHS | 2,608 SF

local *hot spots*

Kiyoshi Omakase

— kiyoshiomakase.com

Kiyoshi Omakase is far more than a traditional sushi dinner, it's an intimate chef-led experience where every course is prepared before your eyes. Blending artistry, precision, and pure flavor, it has quickly become one of Kansas City's most elevated dining destinations.



Big Grove Brewery

— biggrove.com

New to Prairie Village, Big Grove Brewery pairs an expansive patio and lively gathering spaces with craft beer and elevated pub fare in a setting designed for summer evenings. The Midwest favorite brings a fresh mix of community, comfort, and outdoor energy to one of Johnson County's busiest corners.



District 800

— district800.com

Set to open this June, District 800 brings Miami-inspired energy to Southwest Boulevard with striking interiors, elevated American cuisine, and tableside presentations that turn dinner into an experience, complete with curated cocktails and a vibrant late-night vibe.



Atlas 9

www.atlas9.com

Atlas 9 is an immersive art experience in Kansas City's Legends District, transforming a reimagined 90s movie theater into a multi-sensory world of interactive installations, live performances, and unexpected discoveries, where storytelling, creativity, and imagination collide.



The Tattooed Hog BBQ

tattooedhogbbq.com

The Tattooed Hog BBQ brings bold, slow-smoked barbecue to North Kansas City, serving tender meats, classic sides, and a laid-back atmosphere full of local character. Set in the revitalized industrial Iron District, it's a flavorful stop where Kansas City tradition meets an energetic new hotspot.



The Residence

the-residence.com

Opening this fall in the Power & Light District, The Residence is a refined cocktail lounge designed to feel like an invitation into a private, well-appointed home. With elegant interiors, craft cocktails, and an intimate setting, it brings elevated hospitality to Kansas City nightlife.



A photograph of a modern outdoor patio at dusk. A wicker sofa with blue cushions and a patterned throw pillow is the central focus. Above the sofa, a string of warm-toned globe lights is strung across the frame. To the right, a tall floor lamp with a pleated shade glows. In the foreground, a wicker lantern with a lit candle sits on the left, and a patterned rug is on the right. The background shows a building with large windows and some foliage.

living beyond *four walls*

Thoughtful upgrades that blur
the line between indoors and out.

Kansas City's summer season brings longer days, warm nights, and countless reasons to gather outside. Whether your space is large or small, simple enhancements can transform it into an inviting extension of your home.

Gather in Comfort

Comfortable seating, layered textiles, and a few accent pieces can transform a patio into a true outdoor living space.

Frame the Space

A pergola adds architectural character while creating a sense of structure and intimacy throughout your outdoor space.

Illuminate the Evening

String lights, lanterns, and pathway lighting create warmth and extend outdoor living well beyond sunset.

Blur the Boundaries

Outdoor rugs, pillows, and decorative accents help create a seamless transition between indoor and outdoor living.

Set the Table Outside

A dedicated dining area encourages everything from casual family meals to summer entertaining.

Welcome the Sound of Water

A fountain or small water feature adds movement, tranquility, and a relaxing soundtrack to your space.

Stay Cool in the Shade

Umbrellas, shade sails, and covered patios make outdoor spaces more comfortable on warm summer days.



Layer in Seasonal Greenery

Colorful planters add texture, personality, and seasonal beauty without requiring a major landscaping project.

Gather Around the Glow

Fire pits and conversation areas naturally bring people together and extend evenings outdoors well into the night.

Connect with Nature

Native plants and natural landscaping create a seamless transition between your home and its surroundings.

local *events*

july

The Neil Diamond Story: A Beautiful Noise

Where: Starlight

When: July 7-12

[Learn More](#)

Luke Bryan

Where: Morton Amphitheater

When: July 9

[Learn More](#)

Amelia Earhart Festival

Where: Atchison Riverfront

When: July 16-18

[Learn More](#)

Festival of Butterflies

Where: Powell Gardens

When: July 16-August 2

[Learn More](#)



august

Lindsey Stirling

Where: Starlight Theatre

When: August 10

[Learn More](#)

Wicked

Where: Music Hall

When: August 12-30

[Learn More](#)



september

Josh Groban

Where: Starlight Theatre

When: September 1

[Learn More](#)

Kansas City Irish Fest

Where: Crown Center

When: September 4-6

[Learn More](#)

Santa-Cali-Gon Days

Where: Historic Independence Square

When: September 4-7

[Learn More](#)

Ethnic Enrichment Festival

Where: Swope Park

When: August 21-23

[Learn More](#)

Chicago & Styx

Where: Morton Amphitheater

When: August 25

[Learn More](#)

La bohème

Where: Kauffman Center

When: September 19, 25, 27

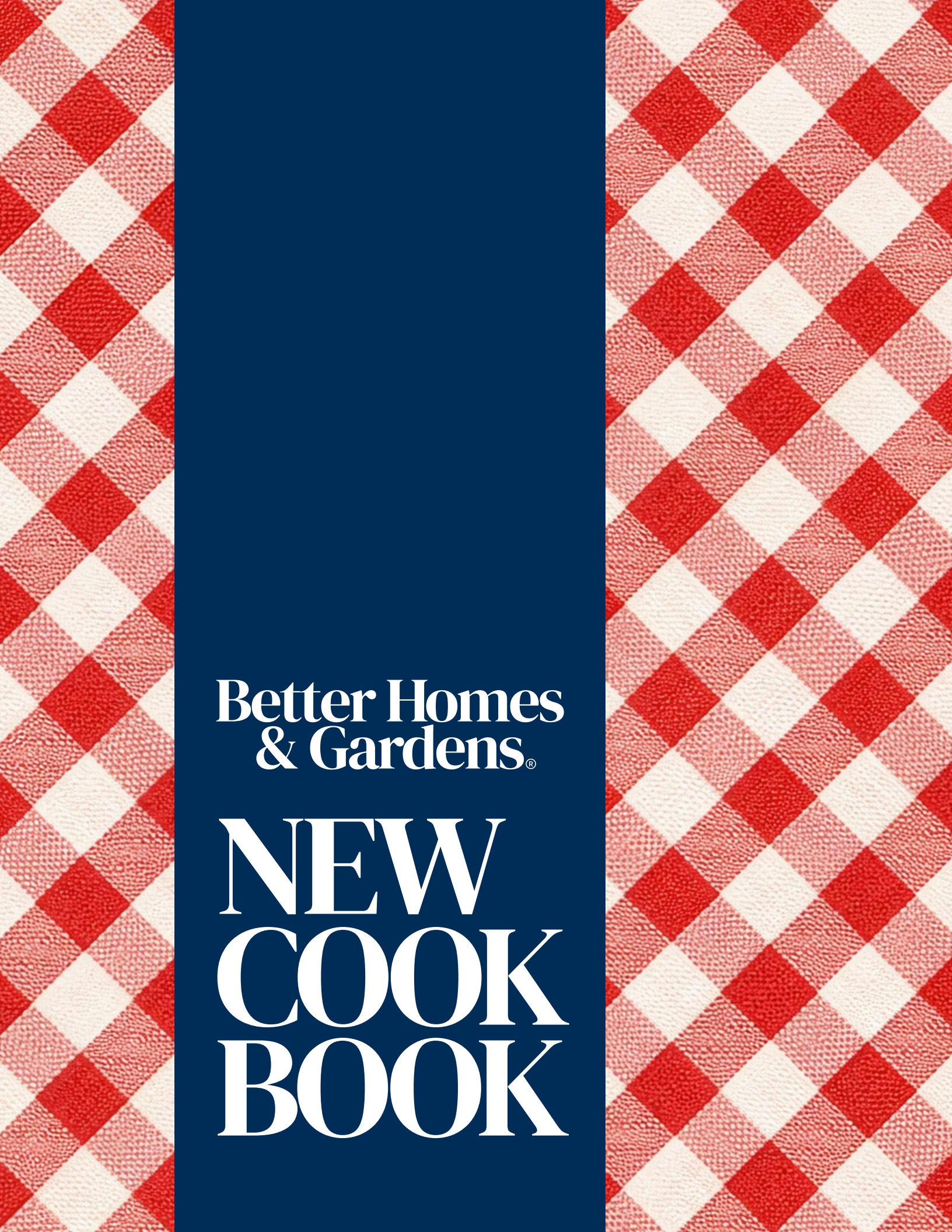
[Learn More](#)

Plaza Art Fair

Where: Country Club Plaza

When: September 25-27

[Learn More](#)

The background of the image is a red and white checkered pattern, resembling a quilt or a picnic blanket. The pattern is composed of small squares, with the red squares having a fine, dotted texture. The pattern is oriented diagonally, creating a dynamic visual effect. A solid dark blue vertical band runs down the center of the image, serving as a background for the text.

Better Homes
& Gardens®

NEW
COOK
BOOK



Credit: Photo: Kelsey Hansen / Food Styling: Annie Probst

watermelon relish

Total Time: 15 minutes | Servings: 8

Ingredients:

- 1 1/2 cups diced seedless watermelon
- 1 diced bell pepper
- 2/3 cup diced cucumber
- 2 Tbsp. finely chopped shallot
- 2 Tbsp. chopped fresh mint
- 2 Tbsp. sherry vinegar
- 1 tsp. aleppo pepper
- Grilled crostini
- Burrata cheese (optional)

Directions:

- In a medium bowl combine watermelon, bell pepper, cucumber, shallot, and mint. Drizzle with vinegar and 2 Tbsp. olive oil. Sprinkle with Aleppo pepper and 1 tsp. salt. Toss to combine. If you like, serve with crostini and burrata.
- We love eating this refreshing condiment as a toast topper with some creamy burrata cheese. It would be great for snacking with tortilla chips or on a charcuterie board. You can also try making it a part of your main meal and enjoying with grilled chicken or fish tacos.

LET THE *games begin*

Get a first look at what's coming up in one of America's premier sports cities and surrounding areas.

SPORTS SCHEDULES

Kansas City Royals MLB Baseball

[Schedule](#)

Kansas City Monarchs AAPB Baseball

[Schedule](#)

Kansas City Current NWSL Soccer

[Schedule](#)

Sporting Kansas City MLS Soccer

[Schedule](#)

KC Diamonds PSL Softball

[Schedule](#)

Kansas City Chiefs NFL Football

[Schedule](#)

College - BIG 12 NCAA Football

[Schedule](#)





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