



South Central Kansas MLS

South Central Kansas MLS

170 W. Dewey, Wichita, KS 67202

www.sckrealtors.com

March 10, 2021

South Central Kansas MLS Releases Home Sales Figures for February 2021

Homes sales in South Central Kansas rose by 8.3% in February compared to the prior year. Sales in February 2021 totaled 654 units, up from 604 in 2020.

Among existing homes, 599 units sold in February, an increase of 6.0% from 565 units that sold in 2020. The average sale price of existing homes was \$174,228. This represents an increase of 4.8% from the February 2020 average price of \$166,300.

For new construction, 55 sales occurred in February, up from 39 units the prior year, an increase of 41.0%. The average sale price of new homes in February was \$355,795, up 17.5% from the same period last year.

A total of 785 contracts for sale were written in February 2021, down from 852 in February 2020. This is a decrease of 7.9%. Contracts written during the month reflect, in part, sales that are set to close in the near future.

The inventory of active listings in South Central Kansas stood at 733 units at the end of February, which is down from 1,614 homes that were on the market at the end of February last year. At the current rate of sales, this figure represents 0.8 months' supply of homes on the market.

For questions and/or comments, please contact South Central Kansas MLS President Matt Sikes at matt@courtleyjacksonco.com.



MARKET OVERVIEW >>

South Central Kansas Home Sales Rose in February
Total home sales in South Central Kansas rose by 8.3% last month to 654 units, compared to 604 units in February 2020. Total sales volume was \$123.9 million, up 17.2% from a year earlier.

The median sale price in February was \$165,000, up from \$155,000 a year earlier. Homes that sold in February were typically on the market for 8 days and sold for 100.0% of their list prices.

South Central Kansas Active Listings Down at End of February

The total number of active listings in South Central Kansas at the end of February was 733 units, down from 1,614 at the same point in 2020. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$245,000.

During February, a total of 785 contracts were written down from 852 in February 2020. At the end of the month, there were 1,363 contracts pending, compared to 1,189 at the end of February 2020.

Your Association Working for You!

The South Central Kansas MLS statistical reports are one of the many benefits you receive from being a member of the REALTORS® of South Central Kansas. Through a partnership with the Kansas Association of REALTORS®, we will send you these reports each month to help you better serve your clients and promote your business.

Entire MLS System		February		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		654	604	8.3%
Active Listings		733	1,614	-54.6%
Months' Supply		0.8	1.8	-57.6%
New Listings		692	925	-25.2%
Contracts Written		785	852	-7.9%
Pending Contracts		1,363	1,189	14.6%
Sales Volume (1,000s)		123,932	105,767	17.2%
Average	Sale Price	189,498	175,110	8.2%
	List Price of Actives	306,921	258,022	19.0%
	Days on Market	34	46	-27.0%
	Percent of List	98.7%	97.6%	1.1%
	Percent of Original	97.6%	95.8%	1.9%
Median	Sale Price	165,000	155,000	6.5%
	List Price of Actives	245,000	194,200	26.2%
	Days on Market	8	17	-52.9%
	Percent of List	100.0%	99.3%	0.7%
	Percent of Original	100.0%	98.1%	1.9%

REPORT CONTENTS >>

- **Three-Year Comparisons** – Page 2
- **Year-to-Date Statistics** – Page 3
- **Closed Listings Analysis** – Page 4
- **Active Listings Analysis** – Page 8
- **Months' Supply Analysis** – Page 12
- **New Listings Analysis** – Page 13
- **Contracts Written Analysis** – Page 16
- **Pending Contracts Analysis** – Page 20



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS



South Central Kansas MLS

THREE-YEAR COMPARISONS

SUMMARY >>

BREAKDOWNS BY HOME TYPE
ENTIRE MLS SYSTEM
AS OF 3/8/2021

February MLS Statistics		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		654	599	55	604	565	39	602	562	40	
	Change from prior year	8.3%	6.0%	41.0%	0.3%	0.5%	-2.5%	0.2%	0.4%	-2.4%	
Active Listings		733	549	184	1,614	1,353	261	2,034	1,740	294	
	Change from prior year	-54.6%	-59.4%	-29.5%	-20.6%	-22.2%	-11.2%	-0.5%	-2.0%	9.7%	
Months' Supply		0.8	0.6	2.3	1.8	1.6	4.2	2.4	2.2	4.8	
	Change from prior year	-57.6%	-61.6%	-44.7%	-24.6%	-26.4%	-12.4%	1.0%	0.2%	0.7%	
New Listings		692	635	57	925	841	84	912	845	67	
	Change from prior year	-25.2%	-24.5%	-32.1%	1.4%	-0.5%	25.4%	-3.1%	-3.2%	-1.5%	
Contracts Written		785	727	58	852	779	73	804	753	51	
	Change from prior year	-7.9%	-6.7%	-20.5%	6.0%	3.5%	43.1%	3.3%	5.8%	-22.7%	
Pending Contracts		1,363	1,068	295	1,189	1,000	189	1,143	997	146	
	Change from prior year	14.6%	6.8%	56.1%	4.0%	0.3%	29.5%	-1.4%	-0.2%	-8.7%	
Sales Volume (1,000s)		123,932	104,363	19,569	105,767	93,959	11,807	96,318	82,773	13,545	
	Change from prior year	17.2%	11.1%	65.7%	9.8%	13.5%	-12.8%	5.8%	4.5%	14.9%	
Average	Sale Price	189,498	174,228	355,795	175,110	166,300	302,752	159,997	147,283	338,628	
		Change from prior year	8.2%	4.8%	17.5%	9.4%	12.9%	-10.6%	5.6%	4.1%	17.8%
	List Price of Actives	306,921	290,952	350,748	258,022	239,855	349,138	246,278	230,619	335,381	
		Change from prior year	19.0%	21.3%	0.5%	4.8%	4.0%	4.1%	9.0%	9.6%	2.7%
	Days on Market	34	32	51	46	45	67	58	57	77	
		Change from prior year	-27.1%	-28.3%	-23.5%	-21.0%	-21.6%	-13.7%	-2.3%	3.4%	-36.9%
	Percent of List	98.7%	98.5%	101.0%	97.6%	97.3%	102.7%	97.3%	96.9%	103.1%	
	Change from prior year	1.1%	1.3%	-1.6%	0.3%	0.4%	-0.4%	0.2%	0.2%	0.5%	
Median	Percent of Original	97.6%	97.2%	101.5%	95.8%	95.3%	103.6%	94.8%	94.1%	103.9%	
		Change from prior year	1.9%	2.0%	-2.0%	1.1%	1.2%	-0.3%	0.3%	0.3%	0.7%
	Sale Price	165,000	158,500	321,637	155,000	150,000	283,560	145,000	130,500	296,439	
		Change from prior year	6.5%	5.7%	13.4%	6.9%	14.9%	-4.3%	8.1%	1.5%	9.8%
	List Price of Actives	245,000	179,900	335,590	194,200	164,900	299,500	185,000	159,000	295,432	
		Change from prior year	26.2%	9.1%	12.1%	5.0%	3.7%	1.4%	6.3%	2.6%	3.1%
	Days on Market	8	9	0	17	18	0	33	34	0	
	Change from prior year	-52.9%	-50.0%	N/A	-47.7%	-47.1%	N/A	-4.4%	6.3%	-100.0%	
Percent of List	100.0%	100.0%	100.0%	99.3%	98.9%	100.7%	98.8%	98.4%	100.8%		
	Change from prior year	0.7%	1.1%	-0.7%	0.6%	0.5%	0.0%	0.3%	0.2%	0.7%	
Percent of Original	100.0%	99.1%	100.0%	98.1%	97.4%	101.1%	96.9%	96.3%	102.0%		
	Change from prior year	1.9%	1.7%	-1.1%	1.3%	1.1%	-0.8%	0.4%	0.2%	0.3%	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS



South Central Kansas MLS

YEAR-TO-DATE STATISTICS

SUMMARY >>

YTD BREAKDOWNS BY HOME TYPE
ENTIRE MLS SYSTEM
AS OF 3/8/2021

Year-to-Date Activity		2021			2020			2019		
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		1,425	1,308	117	1,248	1,157	91	1,169	1,082	87
Change from prior year		14.2%	13.1%	28.6%	6.8%	6.9%	4.6%	-2.5%	-2.6%	-1.1%
New Listings		1,508	1,391	117	1,891	1,729	162	1,872	1,711	161
Change from prior year		-20.3%	-19.5%	-27.8%	1.0%	1.1%	0.6%	0.5%	-0.3%	9.5%
Contracts Written		1,639	1,509	130	1,611	1,482	129	1,547	1,438	109
Change from prior year		1.7%	1.8%	0.8%	4.1%	3.1%	18.3%	1.7%	3.2%	-14.8%
Sales Volume (1,000s)		279,962	240,458	39,504	213,065	185,419	27,646	186,652	159,075	27,577
Change from prior year		31.4%	29.7%	42.9%	14.2%	16.6%	0.2%	2.7%	2.6%	3.6%
Average	Sale Price	196,465	183,837	337,637	170,725	160,259	303,798	159,668	147,020	316,975
	Change from prior year	15.1%	14.7%	11.1%	6.9%	9.0%	-4.2%	5.3%	5.3%	4.8%
	Days on Market	31	30	44	44	42	70	56	55	69
	Change from prior year	-30.0%	-29.5%	-36.6%	-20.8%	-23.0%	1.8%	1.4%	6.5%	-31.9%
	Percent of List	98.6%	98.4%	101.4%	97.6%	97.2%	101.8%	97.3%	96.8%	102.6%
Change from prior year	1.1%	1.2%	-0.4%	0.3%	0.4%	-0.8%	0.1%	0.1%	0.4%	
Median	Percent of Original	97.2%	96.8%	101.9%	95.7%	95.1%	102.7%	94.6%	93.9%	103.7%
	Change from prior year	1.6%	1.8%	-0.8%	1.1%	1.3%	-0.9%	0.3%	0.2%	0.6%
	Sale Price	170,900	164,000	319,925	150,000	141,570	295,000	141,000	130,000	269,900
	Change from prior year	13.9%	15.8%	8.4%	6.4%	8.9%	9.3%	7.1%	4.0%	0.9%
	Days on Market	9	10	0	18	19	1	32	33	0
Change from prior year	-50.0%	-47.4%	-100.0%	-43.8%	-42.4%	N/A	3.2%	6.5%	-100.0%	
Percent of List	Change from prior year	0.6%	1.1%	0.0%	0.8%	0.7%	0.0%	-0.1%	-0.1%	0.0%
	Percent of Original	100.0%	100.0%	100.0%	99.4%	98.9%	100.0%	98.5%	98.2%	100.0%
	Change from prior year	0.6%	1.1%	0.0%	0.8%	0.7%	0.0%	-0.1%	-0.1%	0.0%
Percent of Original	Change from prior year	99.4%	98.6%	100.2%	98.0%	97.3%	100.7%	96.8%	96.2%	101.9%
	Change from prior year	1.5%	1.3%	-0.5%	1.3%	1.2%	-1.2%	0.2%	0.0%	0.6%



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

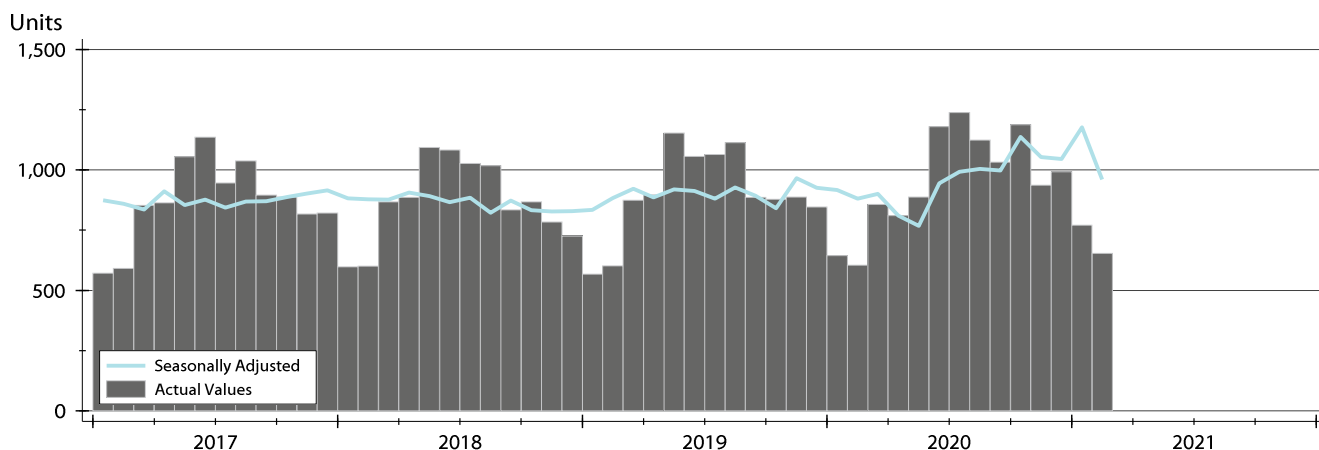


South Central Kansas MLS

CLOSED LISTINGS ANALYSIS

HISTORY >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



SUMMARY >>

Summary Statistics for Closed Listings		February			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		654	604	8.3%	1,425	1,248	14.2%
Volume (1,000s)		123,932	105,767	17.2%	279,962	213,065	31.4%
Average	Sale Price	189,498	175,110	8.2%	196,464	170,725	15.1%
	Days on Market	34	46	-27.1%	31	44	-30.0%
	Percent of List	98.7%	97.6%	1.1%	98.6%	97.6%	1.1%
	Percent of Original	97.6%	95.8%	1.9%	97.2%	95.7%	1.6%
Median	Sale Price	165,000	155,000	6.5%	170,900	150,000	13.9%
	Days on Market	8	17	-52.9%	9	18	-50.0%
	Percent of List	100.0%	99.3%	0.7%	100.0%	99.4%	0.6%
	Percent of Original	100.0%	98.1%	1.9%	99.4%	98.0%	1.5%

A total of 654 homes sold in South Central Kansas in February, up from 604 units in February 2020. Total sales volume rose to \$123.9 million compared to \$105.8 million in the previous year.

The median sales price in February was \$165,000, up 6.5% compared to the prior year. Median days on market was 8 days, down from 10 days in January, and down from 17 in February 2020.



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

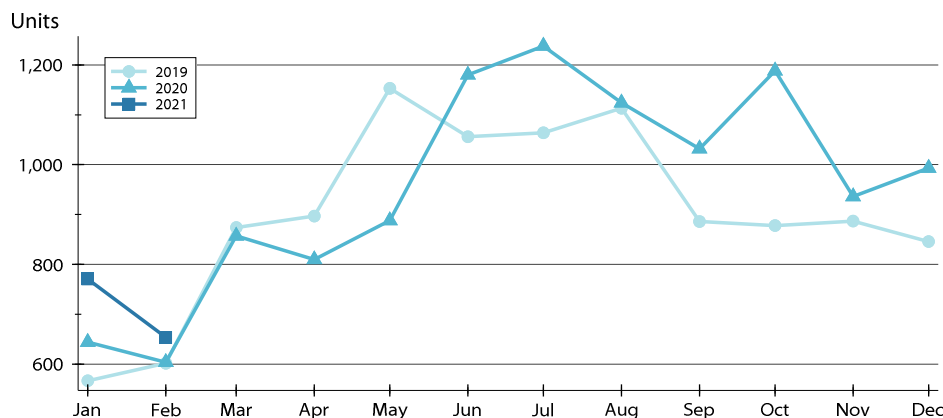


South Central Kansas MLS

CLOSED LISTINGS ANALYSIS

BY MONTH >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	567	644	771
February	602	604	654
March	874	857	
April	897	810	
May	1,153	888	
June	1,056	1,180	
July	1,064	1,238	
August	1,113	1,124	
September	886	1,032	
October	878	1,188	
November	887	936	
December	846	993	

BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	12	1.8%	231	19,212	20,750	96	39	85.6%	86.9%	79.3%	78.3%
\$25,000-\$49,999	32	4.9%	1,199	37,459	38,500	53	16	94.2%	95.1%	90.7%	91.5%
\$50,000-\$99,999	113	17.3%	8,804	77,915	78,000	33	17	98.0%	100.0%	95.0%	95.9%
\$100,000-\$124,999	58	8.9%	6,476	111,652	111,500	18	6	98.8%	100.0%	104.0%	100.0%
\$125,000-\$149,999	61	9.3%	8,272	135,611	135,000	28	6	99.4%	100.0%	97.9%	99.7%
\$150,000-\$174,999	78	11.9%	12,647	162,144	160,250	16	3	99.8%	100.0%	98.9%	100.0%
\$175,000-\$199,999	62	9.5%	11,451	184,687	184,900	24	5	99.3%	100.0%	98.0%	100.0%
\$200,000-\$249,999	86	13.1%	19,229	223,596	225,000	22	6	100.1%	100.0%	99.1%	100.0%
\$250,000-\$299,999	59	9.0%	16,039	271,842	269,900	37	14	99.5%	100.0%	98.2%	100.0%
\$300,000-\$399,999	60	9.2%	20,300	338,332	330,750	47	21	98.8%	99.1%	97.5%	98.2%
\$400,000-\$499,999	16	2.4%	7,048	440,483	427,083	48	12	100.2%	100.0%	99.7%	100.0%
\$500,000-\$749,999	11	1.7%	6,519	592,673	579,000	134	19	99.9%	100.0%	96.5%	100.0%
\$750,000-\$999,999	4	0.6%	3,201	800,250	780,000	100	45	97.0%	97.0%	97.0%	97.0%
\$1,000,000 and up	2	0.3%	2,516	1,258,000	1,258,000	160	160	97.6%	97.6%	96.3%	96.3%
All price ranges	654	100.0%	123,932	189,498	165,000	34	8	98.7%	100.0%	97.6%	100.0%



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

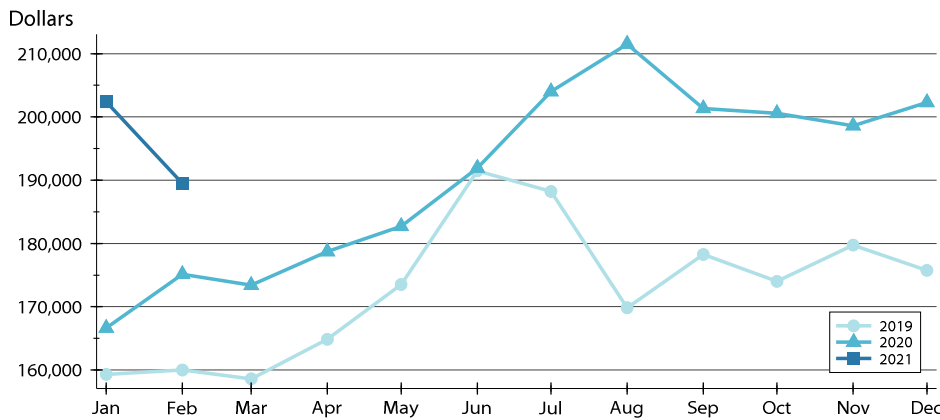


South Central Kansas MLS

CLOSED LISTINGS ANALYSIS

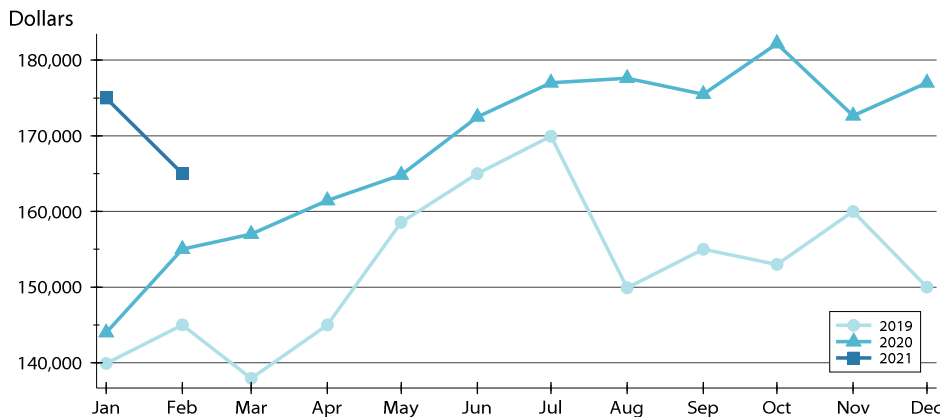
ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

AVERAGE PRICE >>



Month	2019	2020	2021
January	159,319	166,612	202,374
February	159,997	175,110	189,498
March	158,616	173,394	
April	164,845	178,721	
May	173,511	182,721	
June	191,481	191,907	
July	188,219	204,009	
August	169,849	211,524	
September	178,263	201,339	
October	174,004	200,561	
November	179,744	198,612	
December	175,747	202,285	

MEDIAN PRICE >>



Month	2019	2020	2021
January	139,900	143,983	175,000
February	145,000	155,000	165,000
March	137,950	157,000	
April	145,000	161,450	
May	158,577	164,825	
June	165,000	172,500	
July	169,950	177,000	
August	149,900	177,616	
September	155,000	175,500	
October	153,000	182,200	
November	160,000	172,650	
December	150,000	177,000	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

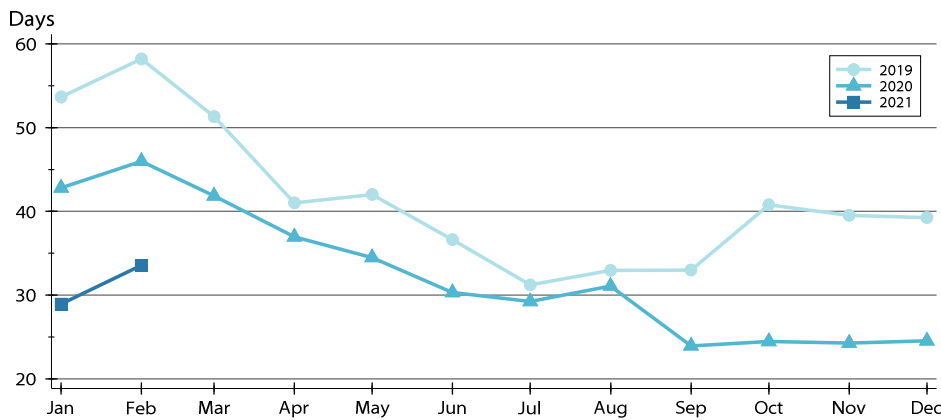


South Central Kansas MLS

CLOSED LISTINGS ANALYSIS

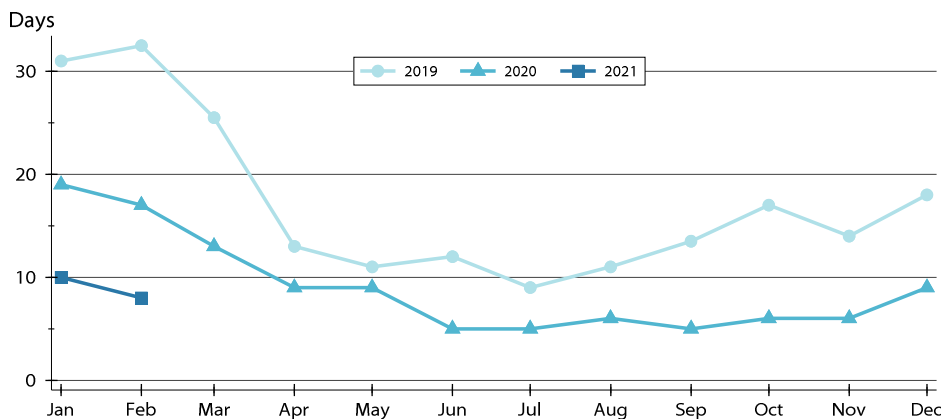
AVERAGE DOM >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	54	43	29
February	58	46	34
March	51	42	34
April	41	37	34
May	42	34	34
June	37	30	34
July	31	29	34
August	33	31	34
September	33	24	34
October	41	24	34
November	40	24	34
December	39	25	34

MEDIAN DOM >>



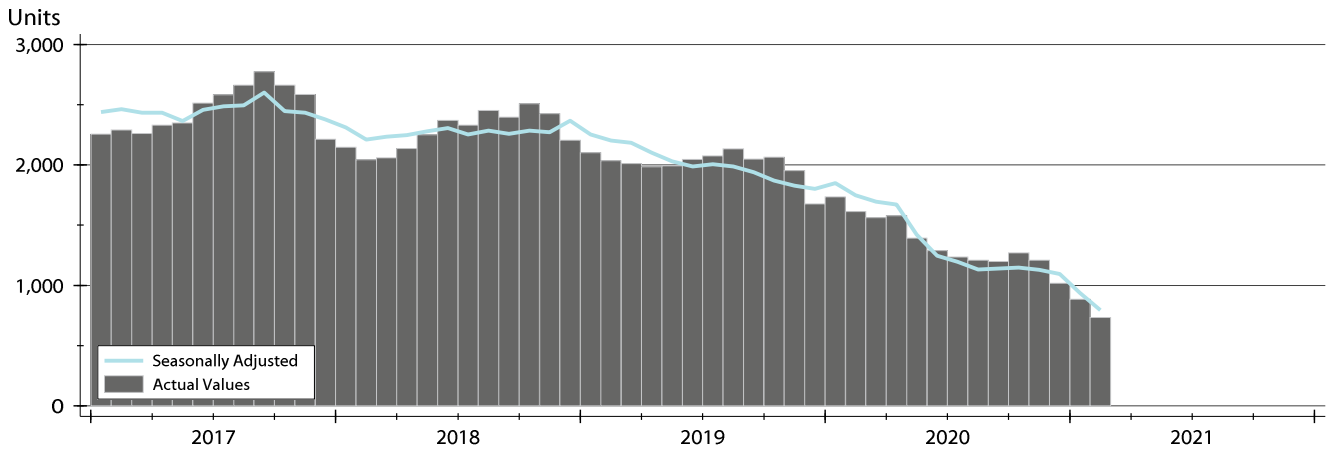
Month	2019	2020	2021
January	31	19	10
February	33	17	8
March	26	13	8
April	13	9	8
May	11	9	8
June	12	5	8
July	9	5	8
August	11	6	8
September	14	5	8
October	17	6	8
November	14	6	8
December	18	9	8



ACTIVE LISTINGS ANALYSIS

HISTORY >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



SUMMARY >>

Summary Statistics for Active Listings		End of February		
		2021	2020	Change
Active Listings		733	1,614	-54.6%
Months' Supply		0.8	1.8	-57.6%
Volume (1,000s)		224,973	416,448	-46.0%
Average	List Price	306,921	258,022	19.0%
	Days on Market	76	98	-22.3%
	Percent of Original	98.6%	97.6%	1.1%
Median	List Price	245,000	194,200	26.2%
	Days on Market	30	49	-38.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 733 homes were available for sale in South Central Kansas at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$245,000, up 26.2% from 2020. The typical time on market for active listings was 30 days, down from 49 days a year earlier.



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

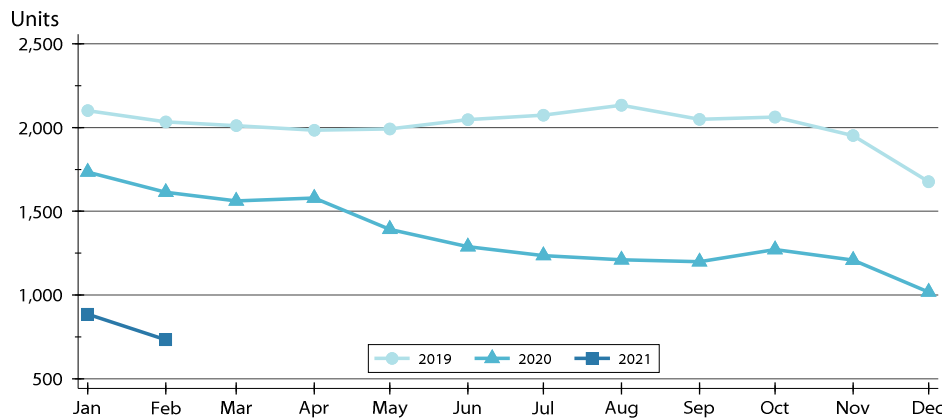


South Central Kansas MLS

ACTIVE LISTINGS ANALYSIS

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

BY MONTH >>



Month	2019	2020	2021
January	2,102	1,735	885
February	2,034	1,614	733
March	2,012	1,562	
April	1,984	1,579	
May	1,992	1,393	
June	2,047	1,288	
July	2,074	1,236	
August	2,134	1,210	
September	2,049	1,198	
October	2,063	1,271	
November	1,953	1,208	
December	1,677	1,018	

BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	23	3.1%	120	1.9	5,212	1,850	80	53	96.5%	100.0%
\$25,000-\$49,999	39	5.3%	1,473	1.2	37,763	36,000	222	93	93.4%	100.0%
\$50,000-\$99,999	107	14.6%	8,042	0.9	75,158	75,000	68	41	96.4%	100.0%
\$100,000-\$124,999	42	5.7%	4,727	0.7	112,548	114,150	64	30	97.9%	100.0%
\$125,000-\$149,999	23	3.1%	3,186	0.4	138,500	139,900	29	20	98.3%	100.0%
\$150,000-\$174,999	22	3.0%	3,550	0.3	161,368	160,000	79	56	97.6%	100.0%
\$175,000-\$199,999	37	5.0%	6,916	0.6	186,929	185,000	79	36	97.9%	100.0%
\$200,000-\$249,999	59	8.0%	13,440	0.7	227,803	226,099	65	34	100.7%	100.0%
\$250,000-\$299,999	66	9.0%	18,170	1.1	275,299	274,950	50	13	100.7%	100.0%
\$300,000-\$399,999	120	16.4%	41,843	2.0	348,694	349,350	54	13	100.7%	100.0%
\$400,000-\$499,999	73	10.0%	32,989	4.6	451,906	444,900	49	11	100.0%	100.0%
\$500,000-\$749,999	42	5.7%	25,174	3.8	599,385	589,500	104	43	98.2%	100.0%
\$750,000-\$999,999	16	2.2%	13,821	4.0	863,840	847,500	126	90	98.2%	100.0%
\$1,000,000 and up	20	2.7%	38,017	10.0	1,900,845	1,699,000	265	130	97.0%	100.0%
All price ranges	733	100.0%	224,973	1.1	306,921	245,000	76	30	98.6%	100.0%



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

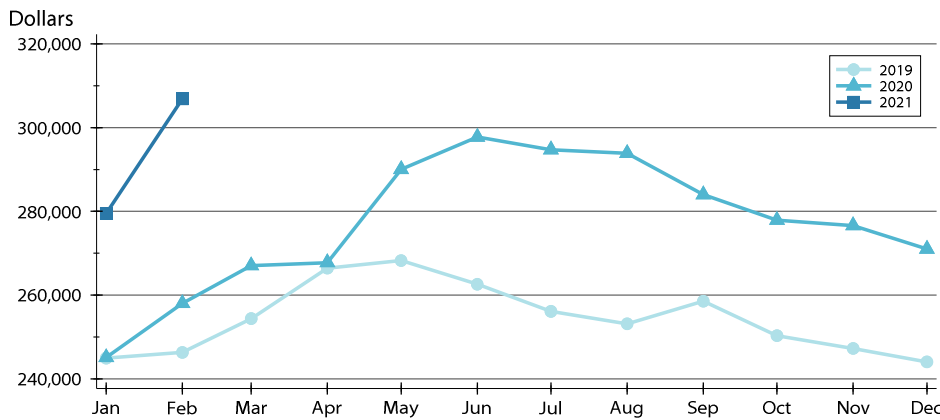


South Central Kansas MLS

ACTIVE LISTINGS ANALYSIS

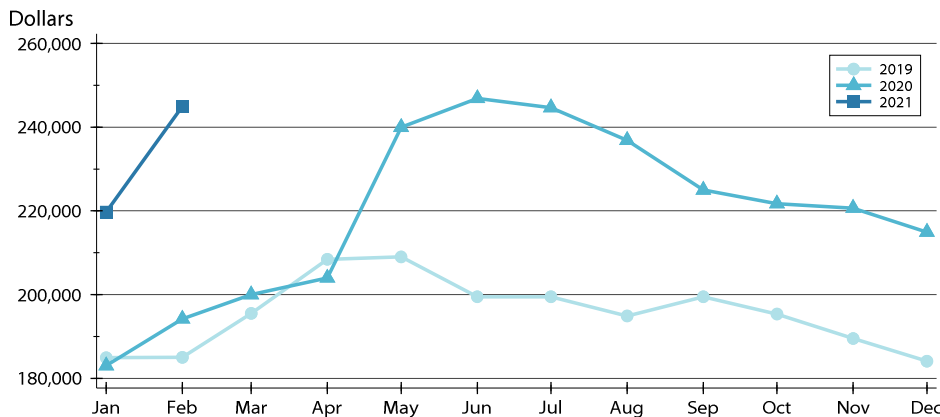
AVERAGE PRICE >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	244,933	245,096	279,536
February	246,278	258,022	306,921
March	254,379	267,055	
April	266,443	267,767	
May	268,251	290,053	
June	262,572	297,758	
July	256,102	294,752	
August	253,144	293,894	
September	258,524	283,984	
October	250,301	277,908	
November	247,242	276,630	
December	244,028	270,975	

MEDIAN PRICE >>



Month	2019	2020	2021
January	184,900	183,000	219,700
February	185,000	194,200	245,000
March	195,500	200,000	
April	208,443	204,000	
May	209,000	240,000	
June	199,500	246,900	
July	199,500	244,700	
August	194,900	236,900	
September	199,500	225,000	
October	195,370	221,750	
November	189,500	220,675	
December	184,080	214,950	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

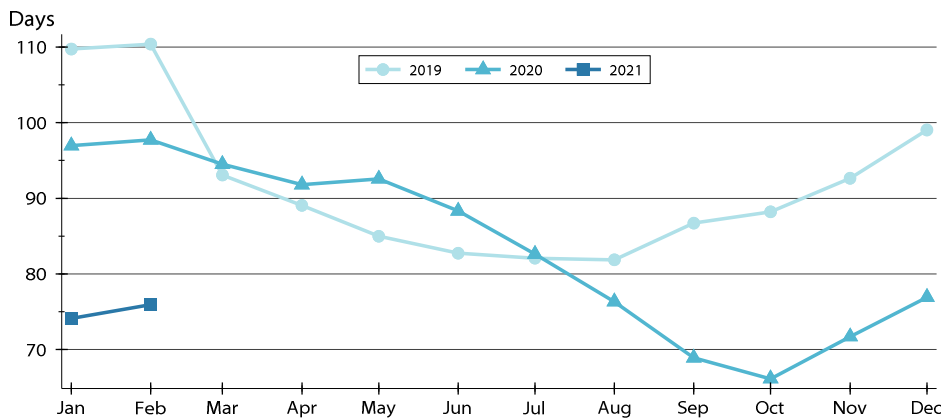


South Central Kansas MLS

ACTIVE LISTINGS ANALYSIS

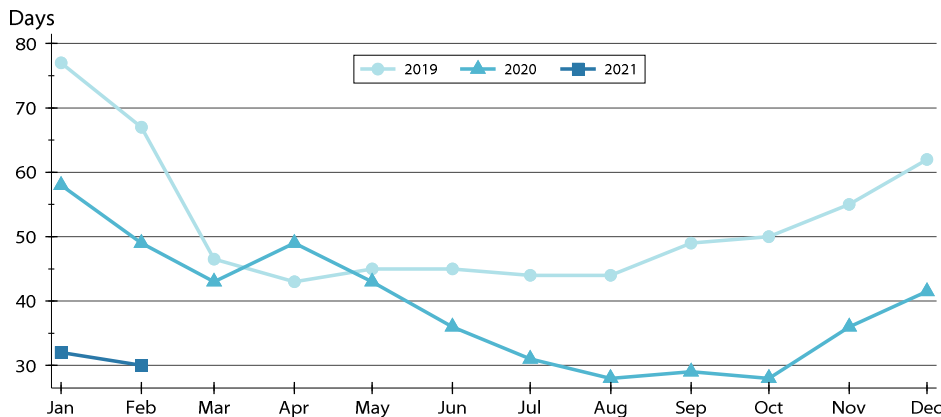
AVERAGE DOM >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	110	97	74
February	110	98	76
March	93	94	
April	89	92	
May	85	93	
June	83	88	
July	82	83	
August	82	76	
September	87	69	
October	88	66	
November	93	72	
December	99	77	

MEDIAN DOM >>



Month	2019	2020	2021
January	77	58	32
February	67	49	30
March	47	43	
April	43	49	
May	45	43	
June	45	36	
July	44	31	
August	44	28	
September	49	29	
October	50	28	
November	55	36	
December	62	42	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

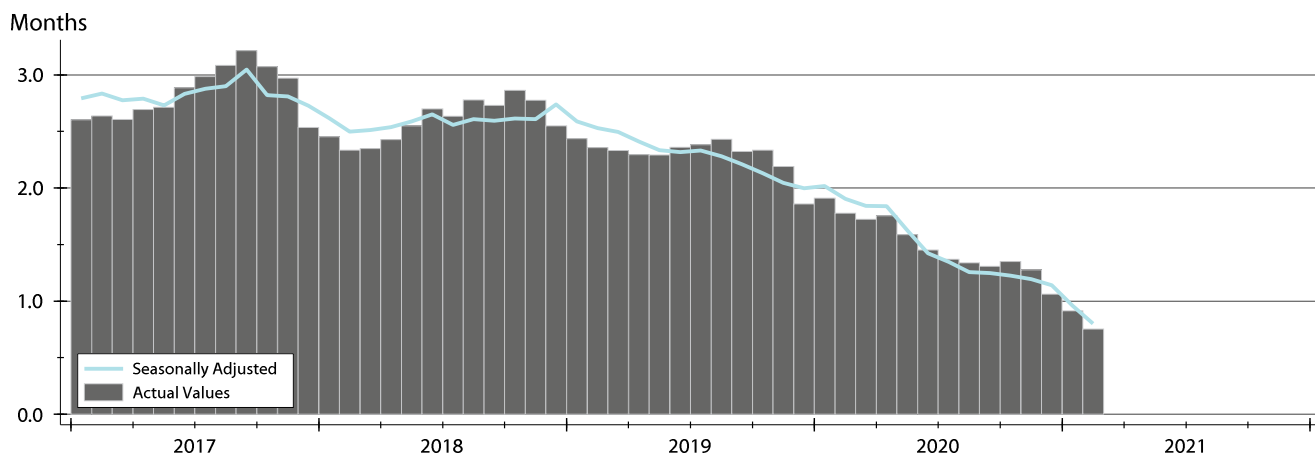


South Central Kansas MLS

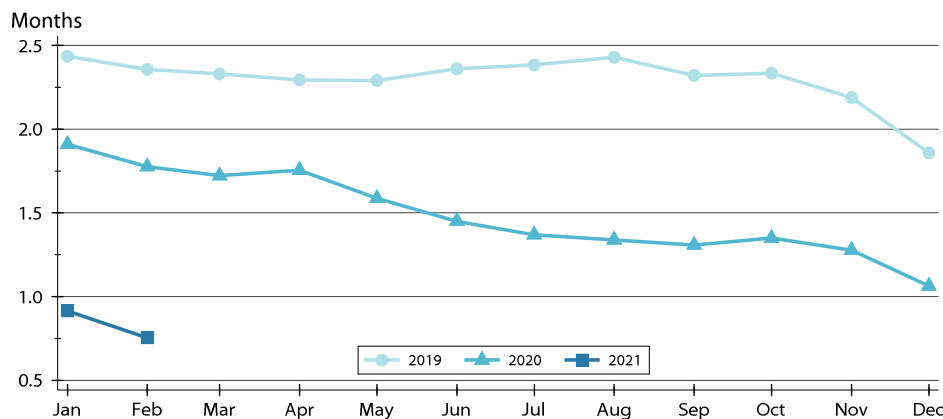
MONTHS' SUPPLY ANALYSIS

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

HISTORY >>



BY MONTH >>



Month	2019	2020	2021
January	2.4	1.9	0.9
February	2.4	1.8	0.8
March	2.3	1.7	
April	2.3	1.8	
May	2.3	1.6	
June	2.4	1.5	
July	2.4	1.4	
August	2.4	1.3	
September	2.3	1.3	
October	2.3	1.3	
November	2.2	1.3	
December	1.9	1.1	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

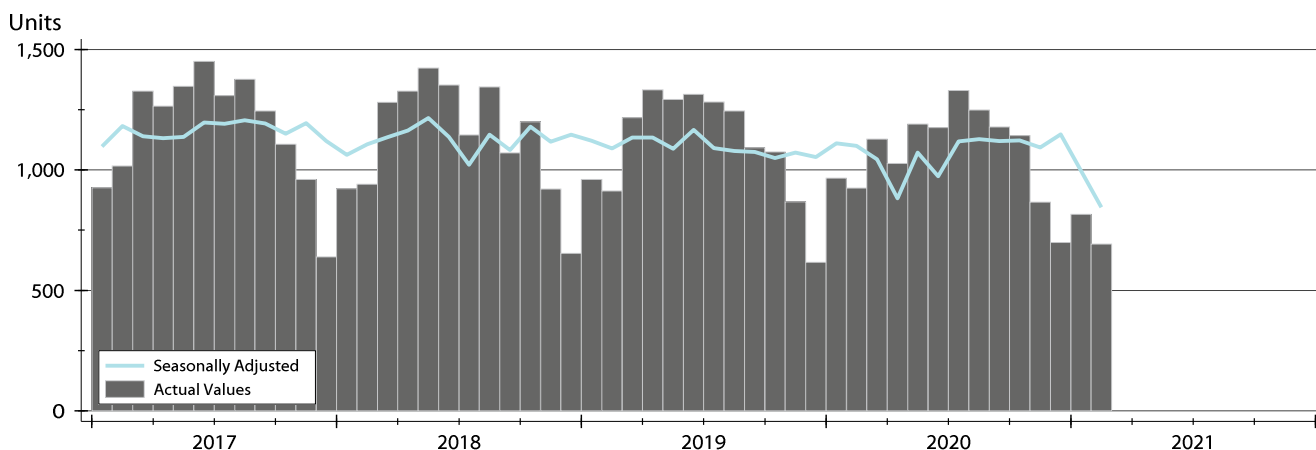


South Central Kansas MLS

NEW LISTINGS ANALYSIS

HISTORY >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



SUMMARY >>

Summary Statistics for New Listings		February		
		2021	2020	Change
Current Month	New Listings	692	925	-25.2%
	Volume (1,000s)	147,519	188,997	-21.9%
	Average List Price	213,178	204,321	4.3%
	Median List Price	179,900	168,750	6.6%
YTD	New Listings	1,508	1,891	-20.3%
	Volume (1,000s)	305,698	365,508	-16.4%
	Average List Price	202,717	193,288	4.9%
	Median List Price	169,900	159,900	6.3%

A total of 692 new listings were added in South Central Kansas during February, down 25.2% from the same month in 2020. Year-to-date South Central Kansas has seen 1,508 new listings.

The median list price of these homes was \$179,900 up from \$168,750 in 2020.



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

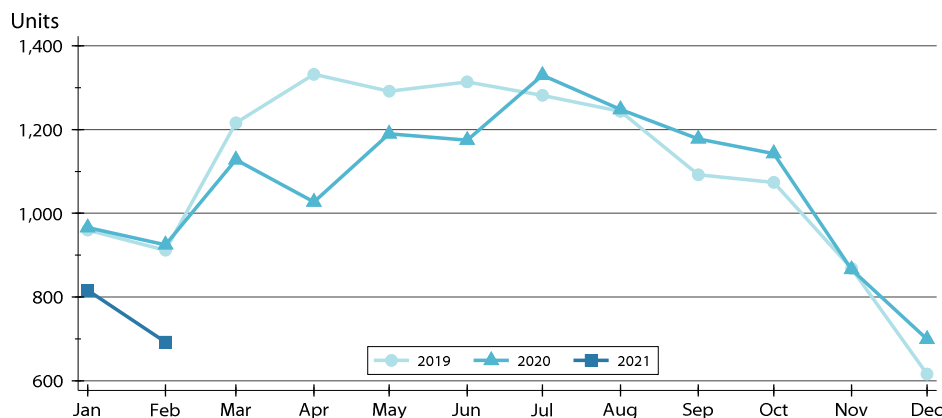


South Central Kansas MLS

NEW LISTINGS ANALYSIS

BY MONTH >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	960	966	816
February	912	925	692
March	1,216	1,128	
April	1,332	1,027	
May	1,292	1,190	
June	1,314	1,175	
July	1,282	1,330	
August	1,244	1,248	
September	1,092	1,178	
October	1,074	1,143	
November	868	866	
December	616	699	

BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	16	2.3%	91	5,660	1,548
\$25,000-\$49,999	24	3.5%	948	39,512	42,000
\$50,000-\$99,999	113	16.3%	8,809	77,954	79,900
\$100,000-\$124,999	56	8.1%	6,313	112,723	113,000
\$125,000-\$149,999	63	9.1%	8,601	136,525	136,500
\$150,000-\$174,999	42	6.1%	6,783	161,495	159,950
\$175,000-\$199,999	64	9.2%	12,029	187,959	186,750
\$200,000-\$249,999	61	8.8%	13,604	223,021	220,000
\$250,000-\$299,999	76	11.0%	20,833	274,117	269,900
\$300,000-\$399,999	74	10.7%	25,938	350,508	348,750
\$400,000-\$499,999	32	4.6%	14,386	449,548	443,432
\$500,000-\$749,999	21	3.0%	12,464	593,532	580,000
\$750,000-\$999,999	5	0.7%	4,360	871,911	845,000
\$1,000,000 and up	2	0.3%	3,195	1,597,500	1,597,500
All price ranges	692	100.0%	147,519	213,178	179,900



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

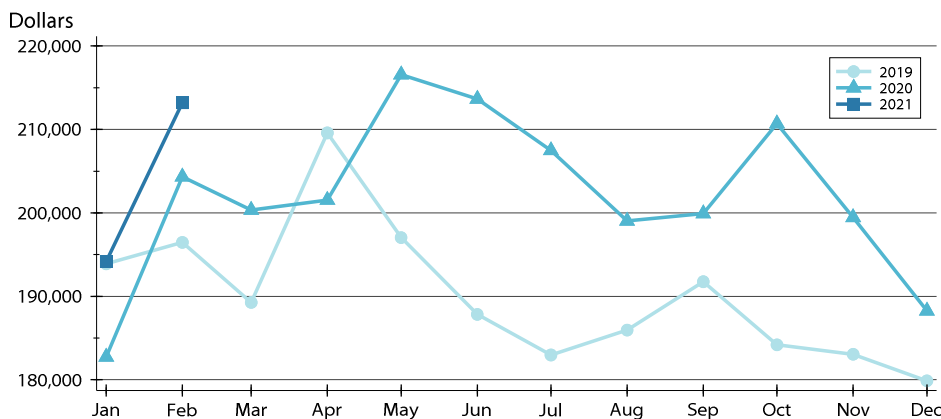


South Central Kansas MLS

NEW LISTINGS ANALYSIS

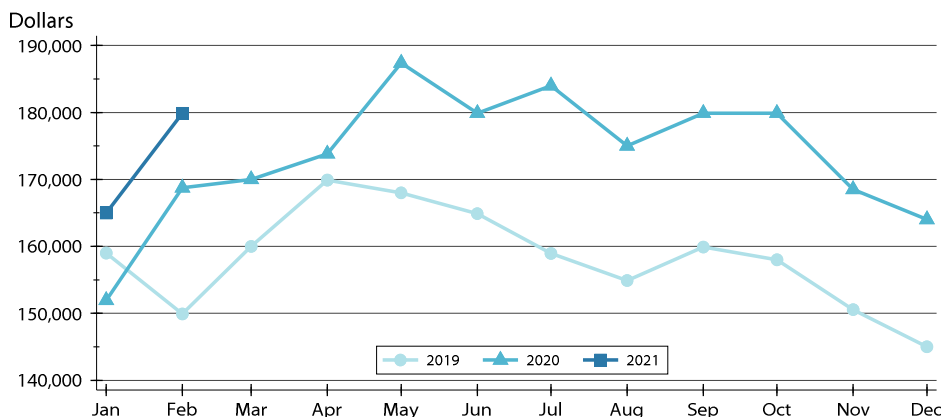
AVERAGE PRICE >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	193,894	182,731	194,167
February	196,464	204,321	213,178
March	189,261	200,340	200,340
April	209,589	201,539	201,539
May	197,040	216,565	216,565
June	187,832	213,651	213,651
July	182,966	207,484	207,484
August	185,946	199,033	199,033
September	191,748	199,912	199,912
October	184,179	210,691	210,691
November	183,052	199,442	199,442
December	179,876	188,240	188,240

MEDIAN PRICE >>



Month	2019	2020	2021
January	159,000	151,950	165,000
February	149,900	168,750	179,900
March	160,000	170,000	170,000
April	169,900	173,823	173,823
May	168,000	187,388	187,388
June	164,900	179,900	179,900
July	158,950	184,000	184,000
August	154,900	175,000	175,000
September	159,900	179,900	179,900
October	158,000	179,900	179,900
November	150,565	168,500	168,500
December	145,000	164,000	164,000



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

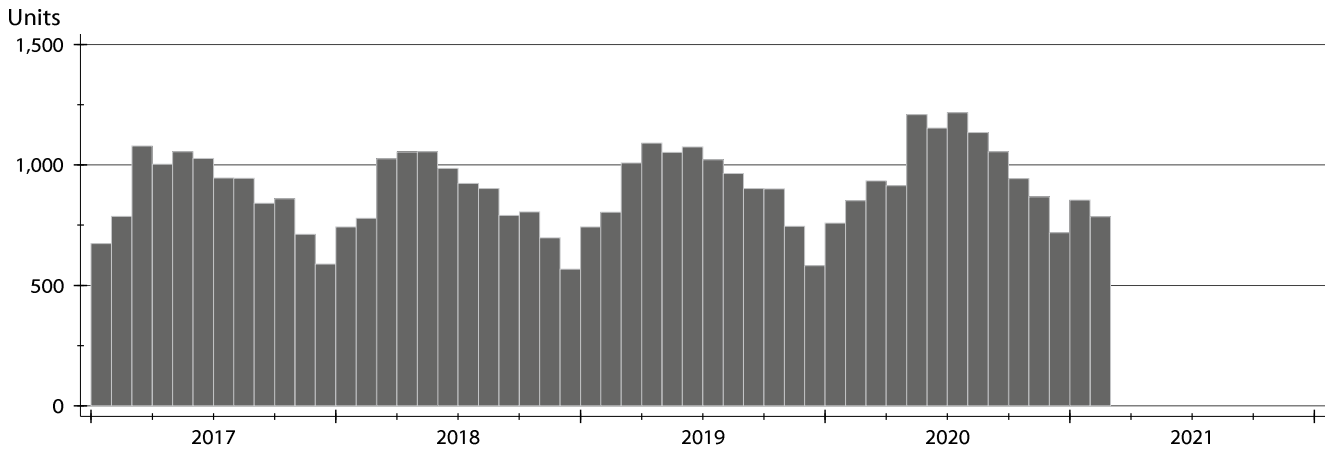


South Central Kansas MLS

CONTRACTS WRITTEN ANALYSIS

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		February			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		785	852	-7.9%	1,639	1,611	1.7%
Volume (1,000s)		158,248	154,752	2.3%	323,147	292,323	10.5%
Average	Sale Price	201,590	181,634	11.0%	197,161	181,455	8.7%
	Days on Market	30	42	-28.7%	31	43	-26.8%
	Percent of Original	98.5%	96.3%	2.3%	98.2%	96.1%	2.2%
Median	Sale Price	170,000	159,900	6.3%	170,000	159,900	6.3%
	Days on Market	5	15	-66.7%	6	15	-60.0%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	98.5%	1.6%

A total of 785 contracts for sale were written in South Central Kansas during the month of February, down from 852 in 2020. The median list price of these homes was \$170,000, up from \$159,900 the prior year.

Half of the homes that went under contract in February were on the market less than 5 days, compared to 15 days in February 2020.



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

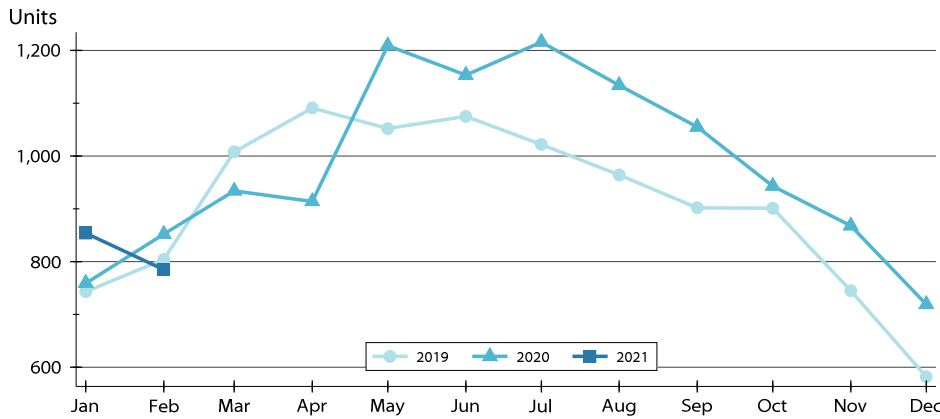


South Central Kansas MLS

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021



Month	2019	2020	2021
January	743	759	854
February	804	852	785
March	1,008	934	934
April	1,091	914	914
May	1,052	1,209	1,209
June	1,075	1,153	1,153
July	1,022	1,216	1,216
August	964	1,134	1,134
September	902	1,055	1,055
October	901	943	943
November	745	868	868
December	582	719	719

BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	9	1.1%	151	16,740	16,960	77	18	92.2%	100.0%
\$25,000-\$49,999	31	3.9%	1,176	37,922	40,500	43	16	93.1%	100.0%
\$50,000-\$99,999	135	17.2%	10,592	78,460	79,900	26	9	97.4%	100.0%
\$100,000-\$124,999	75	9.6%	8,456	112,751	112,000	23	5	98.3%	100.0%
\$125,000-\$149,999	78	9.9%	10,624	136,206	135,000	20	4	98.8%	100.0%
\$150,000-\$174,999	60	7.6%	9,716	161,928	162,200	22	4	99.3%	100.0%
\$175,000-\$199,999	77	9.8%	14,373	186,662	185,000	21	3	99.1%	100.0%
\$200,000-\$249,999	81	10.3%	18,194	224,614	225,000	20	3	99.6%	100.0%
\$250,000-\$299,999	94	12.0%	25,789	274,348	271,450	32	7	99.2%	100.0%
\$300,000-\$399,999	83	10.6%	28,993	349,310	349,900	53	4	99.7%	100.0%
\$400,000-\$499,999	23	2.9%	10,320	448,713	442,000	40	12	99.5%	100.0%
\$500,000-\$749,999	16	2.0%	9,368	585,510	580,000	44	4	99.1%	100.0%
\$750,000-\$999,999	5	0.6%	4,280	855,960	824,900	99	61	95.5%	100.0%
\$1,000,000 and up	1	0.1%	2,790	2,790,000	2,790,000	234	234	96.2%	96.2%
All price ranges	785	100.0%	158,248	201,590	170,000	30	5	98.5%	100.0%



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

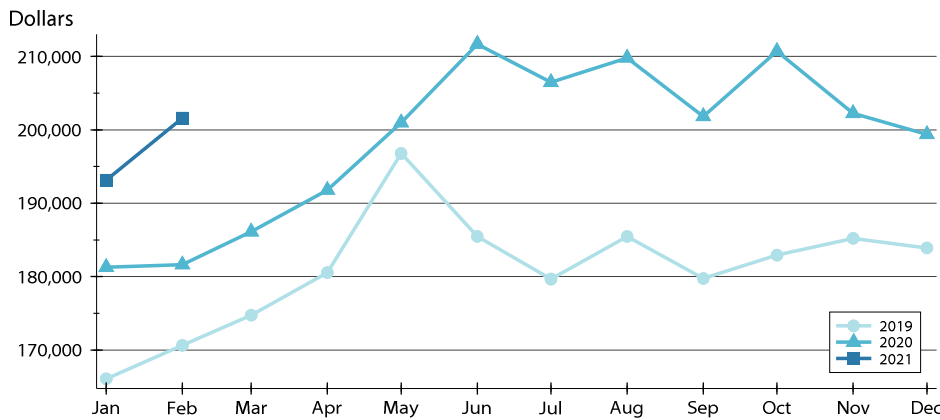


South Central Kansas MLS

CONTRACTS WRITTEN ANALYSIS

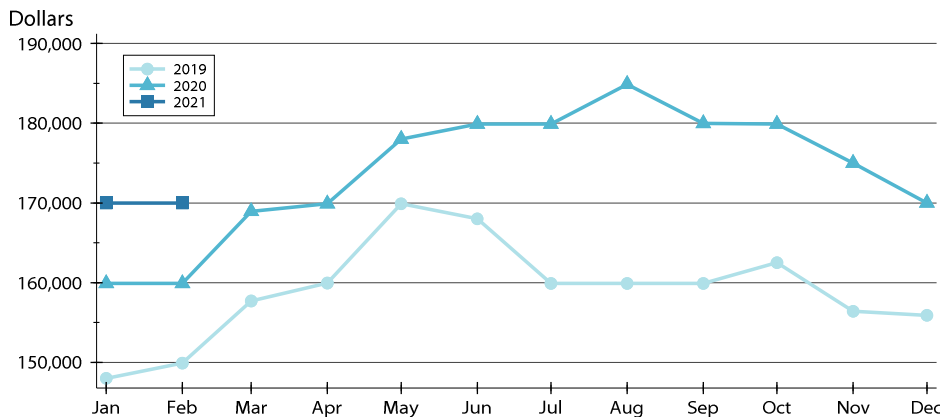
ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

AVERAGE PRICE >>



Month	2019	2020	2021
January	166,076	181,260	193,146
February	170,621	181,634	201,590
March	174,748	186,104	
April	180,553	191,789	
May	196,781	200,976	
June	185,478	211,697	
July	179,663	206,481	
August	185,471	209,809	
September	179,735	201,834	
October	182,918	210,711	
November	185,221	202,235	
December	183,912	199,390	

MEDIAN PRICE >>



Month	2019	2020	2021
January	148,000	159,900	170,000
February	149,900	159,900	170,000
March	157,700	168,950	
April	159,950	169,900	
May	169,900	178,000	
June	168,000	179,900	
July	159,900	179,900	
August	159,900	184,900	
September	159,900	179,970	
October	162,500	179,900	
November	156,400	175,000	
December	155,900	170,000	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

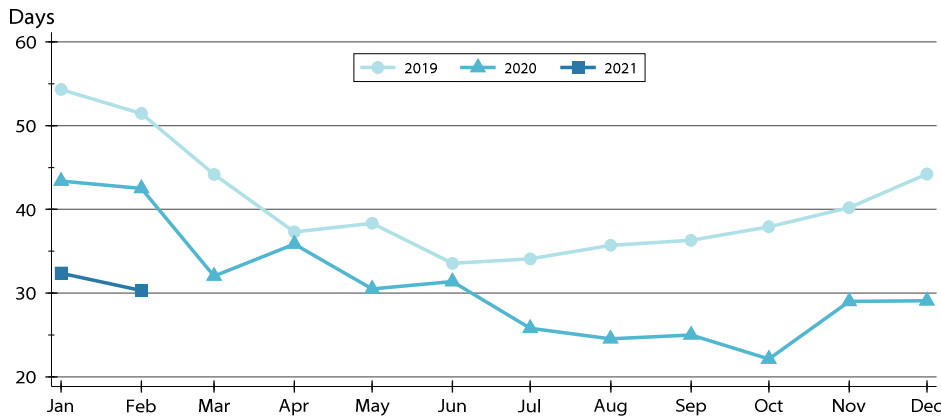


South Central Kansas MLS

CONTRACTS WRITTEN ANALYSIS

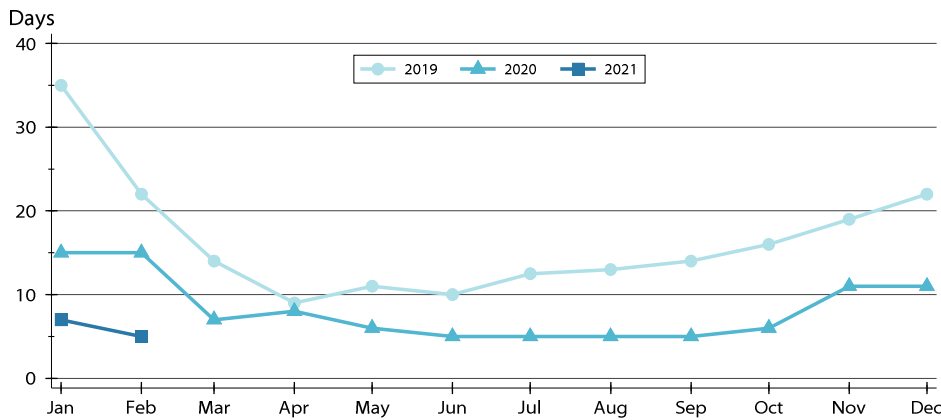
ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

AVERAGE DOM >>



Month	2019	2020	2021
January	54	43	32
February	51	42	30
March	44	32	32
April	37	36	36
May	38	30	31
June	34	31	31
July	34	26	31
August	36	25	31
September	36	25	31
October	38	22	31
November	40	29	31
December	44	29	31

MEDIAN DOM >>



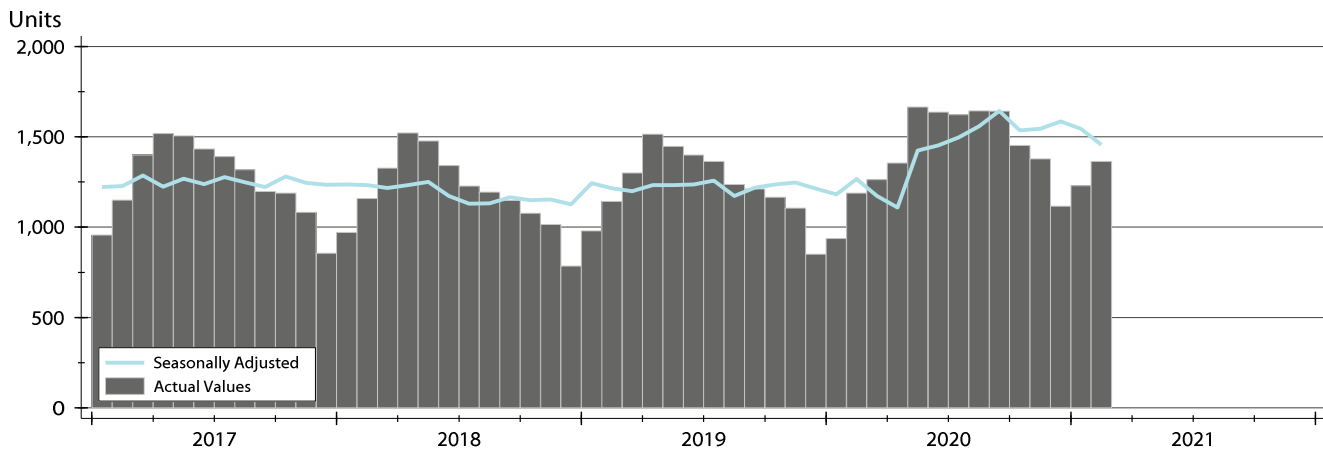
Month	2019	2020	2021
January	35	15	7
February	22	15	5
March	14	7	5
April	9	8	5
May	11	6	5
June	10	5	5
July	12	5	5
August	13	5	5
September	14	5	5
October	16	6	5
November	19	11	5
December	22	11	5



PENDING CONTRACTS ANALYSIS

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of February		
		2021	2020	Change
Active Listings		1,363	1,189	14.6%
Volume (1,000s)		305,013	231,325	31.9%
Average	List Price	223,781	194,555	15.0%
	Days on Market	29	44	-32.6%
	Percent of Original	99.2%	98.5%	0.8%
Median	List Price	195,000	169,900	14.8%
	Days on Market	4	13	-69.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 1,363 listings in South Central Kansas had contracts pending at the end of February, up from 1,189 contracts pending at the end of February 2020.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

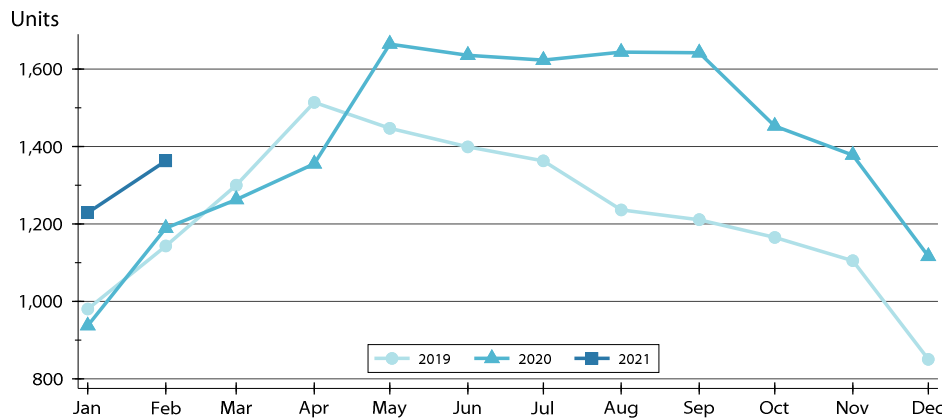


South Central Kansas MLS

PENDING CONTRACTS ANALYSIS

ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

BY MONTH >>



Month	2019	2020	2021
January	980	937	1,229
February	1,143	1,189	1,363
March	1,300	1,263	
April	1,514	1,355	
May	1,447	1,665	
June	1,399	1,636	
July	1,363	1,623	
August	1,236	1,644	
September	1,211	1,642	
October	1,165	1,453	
November	1,105	1,378	
December	850	1,116	

BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	7	0.5%	108	15,451	15,000	72	6	97.2%	100.0%
\$25,000-\$49,999	32	2.3%	1,266	39,562	43,600	34	14	97.8%	100.0%
\$50,000-\$99,999	189	13.9%	14,980	79,260	80,000	44	12	97.8%	100.0%
\$100,000-\$124,999	130	9.5%	14,743	113,410	114,900	28	6	98.3%	100.0%
\$125,000-\$149,999	117	8.6%	15,896	135,860	135,000	19	4	99.3%	100.0%
\$150,000-\$174,999	97	7.1%	15,756	162,437	162,400	24	3	99.9%	100.0%
\$175,000-\$199,999	127	9.3%	23,766	187,133	185,900	15	2	99.3%	100.0%
\$200,000-\$249,999	192	14.1%	43,099	224,473	224,900	21	3	99.6%	100.0%
\$250,000-\$299,999	163	12.0%	44,764	274,629	274,575	29	4	99.5%	100.0%
\$300,000-\$399,999	190	13.9%	66,008	347,408	349,328	30	1	100.3%	100.0%
\$400,000-\$499,999	59	4.3%	26,541	449,844	449,408	45	3	99.8%	100.0%
\$500,000-\$749,999	36	2.6%	21,036	584,333	576,733	29	3	99.5%	100.0%
\$750,000-\$999,999	8	0.6%	6,738	842,234	803,647	114	9	96.7%	100.0%
\$1,000,000 and up	4	0.3%	7,627	1,906,750	1,724,000	119	120	99.1%	100.0%
All price ranges	1,363	100.0%	305,013	223,781	195,000	29	4	99.2%	100.0%



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

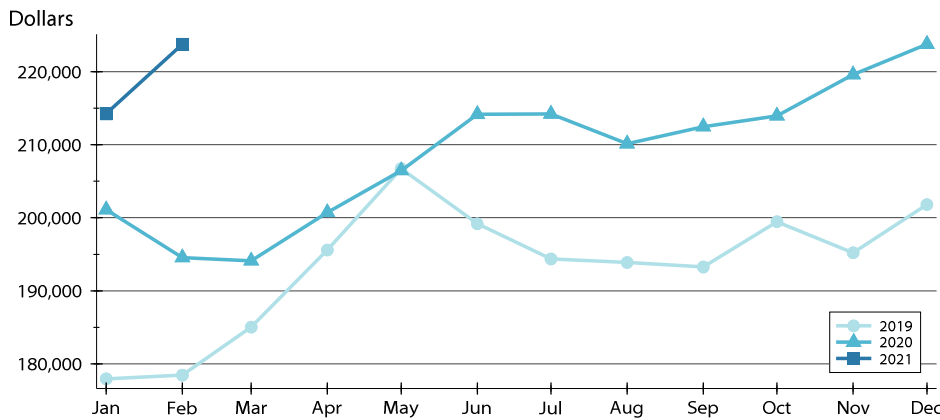


South Central Kansas MLS

PENDING CONTRACTS ANALYSIS

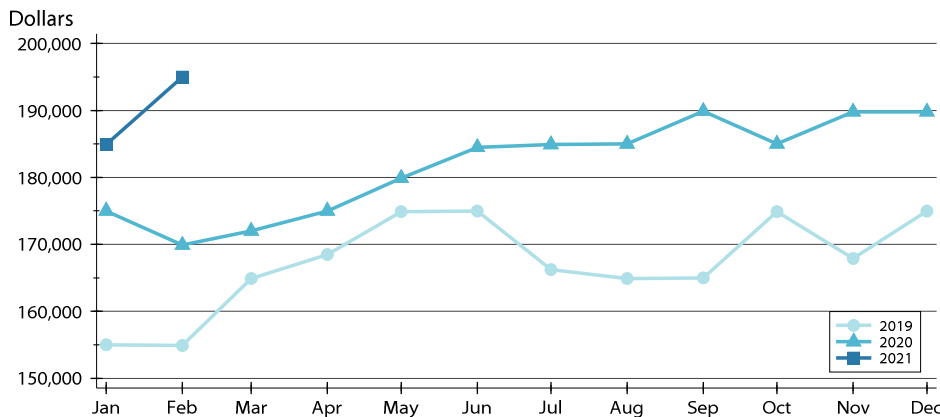
ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

AVERAGE PRICE >>



Month	2019	2020	2021
January	177,966	201,113	214,232
February	178,468	194,555	223,781
March	185,022	194,112	
April	195,583	200,722	
May	206,721	206,461	
June	199,174	214,154	
July	194,369	214,195	
August	193,882	210,126	
September	193,256	212,480	
October	199,471	213,958	
November	195,210	219,592	
December	201,795	223,753	

MEDIAN PRICE >>



Month	2019	2020	2021
January	155,000	175,000	184,900
February	154,900	169,900	195,000
March	164,900	172,000	
April	168,500	175,000	
May	174,900	179,900	
June	175,000	184,500	
July	166,250	184,900	
August	164,900	185,000	
September	165,000	189,900	
October	174,900	185,000	
November	167,900	189,800	
December	174,975	189,800	



FEBRUARY 2021 >>

SOUTH CENTRAL KANSAS MLS STATISTICS

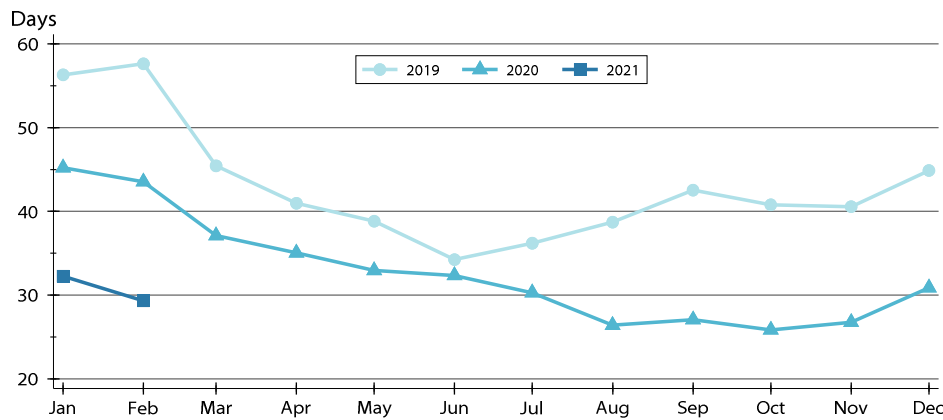


South Central Kansas MLS

PENDING CONTRACTS ANALYSIS

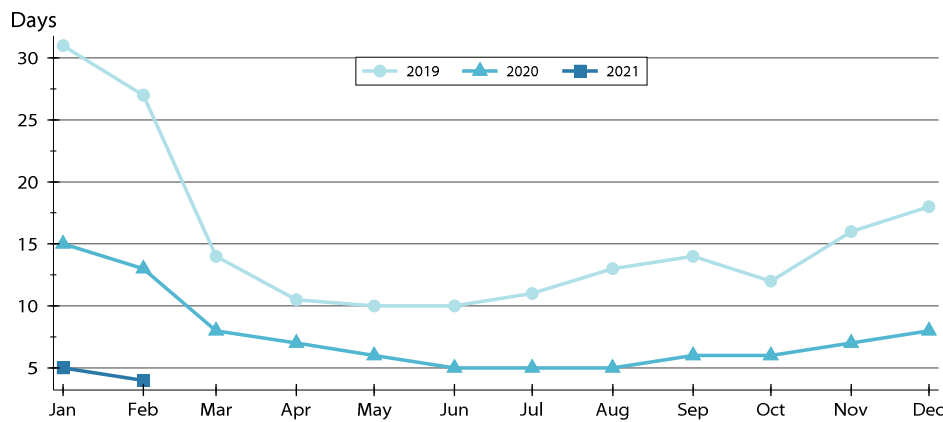
ENTIRE MLS SYSTEM
ALL HOMES (NEW & EXISTING)
AS OF 3/8/2021

AVERAGE DOM >>



Month	2019	2020	2021
January	56	45	32
February	58	44	29
March	45	37	
April	41	35	
May	39	33	
June	34	32	
July	36	30	
August	39	26	
September	43	27	
October	41	26	
November	41	27	
December	45	31	

MEDIAN DOM >>



Month	2019	2020	2021
January	31	15	5
February	27	13	4
March	14	8	
April	11	7	
May	10	6	
June	10	5	
July	11	5	
August	13	5	
September	14	6	
October	12	6	
November	16	7	
December	18	8	