

# REAL ESTATE MARKET REPORT SHAWNEE COUNTY

Sunday, January 1, 2023

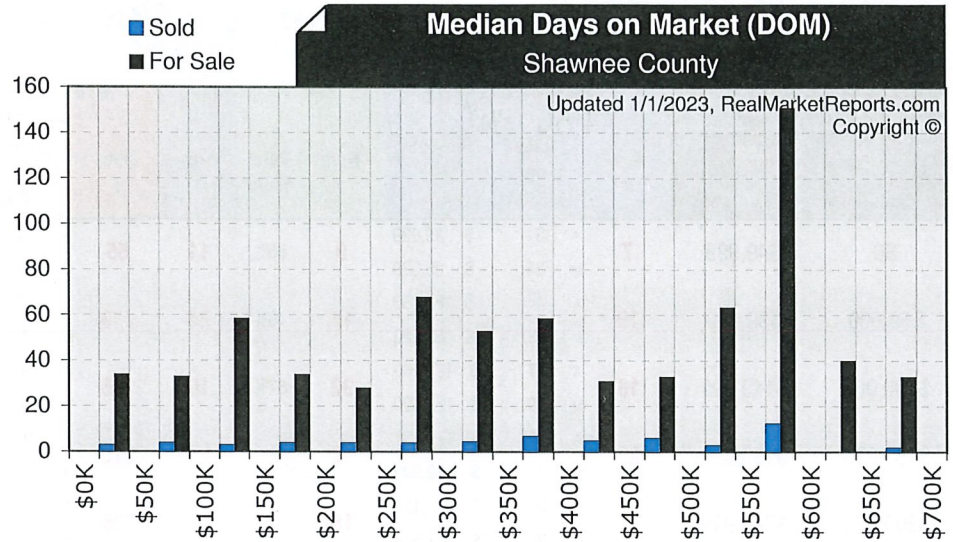
Coldwell Banker American Home  
785-267-2700

Looking at the chart to the right, you might be wondering why average days on market (DOM) is important. This is a useful measurement because it can help us to determine whether we are in a buyer's market (indicated by high DOM), or a seller's market (indicated by low DOM). Active listings (properties for sale) have been on the market for a median time of 40 days.

Analysis of sold properties for the last six months reveals a median sold price of \$175,000 and 4 days on market. Notice that properties in the \$600K - \$650K price range have sold quickest over the last six months.

The recent history of sales can be seen in the two charts below. The median sold price for the last 30 days was \$151,500 with a DOM of 7 days.

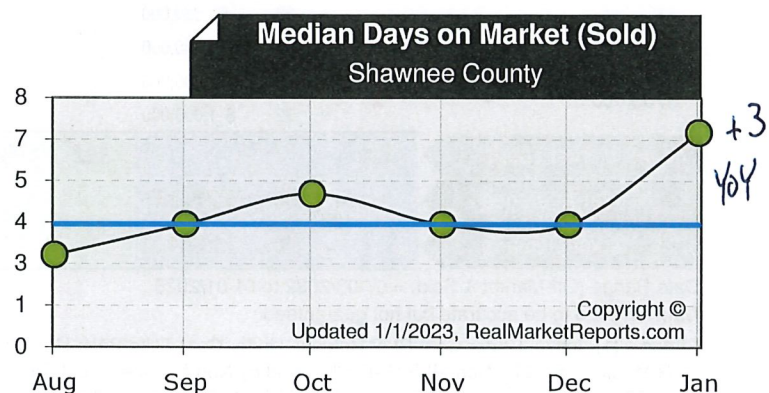
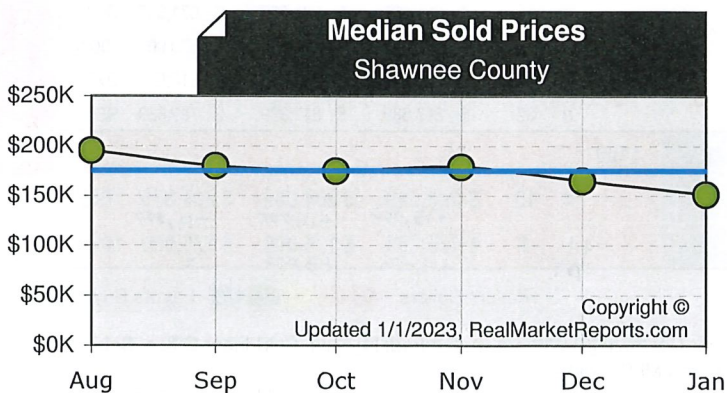
Since the recent DOM is greater than the median DOM for the last 6 months, it is a negative indicator for demand. It is always important to realize that real estate markets can fluctuate due to many factors, including shifting interest rates, the economy, or seasonal changes.



**"The median list-to-sales ratio for this area is 100.0%."**

Ratios are simple ways to express the difference between two values such as list price and sold price. In our case, we typically use the list-to-sale ratio to determine the percentage of the final list price that the buyer ultimately paid. It is a very common method to help buyers decide how much to offer on a property.

Analysis of the absorption rate indicates an inventory of 0.7 months based on the last 6 months of sales. This estimate is often used to determine how long it would take to sell off the current inventory of properties if all conditions remained the same. It is significant to mention that this estimate does not take into consideration any additional properties that will come onto the market in the future.





# REAL ESTATE MARKET REPORT SHAWNEE COUNTY

Sunday, January 2, 2022

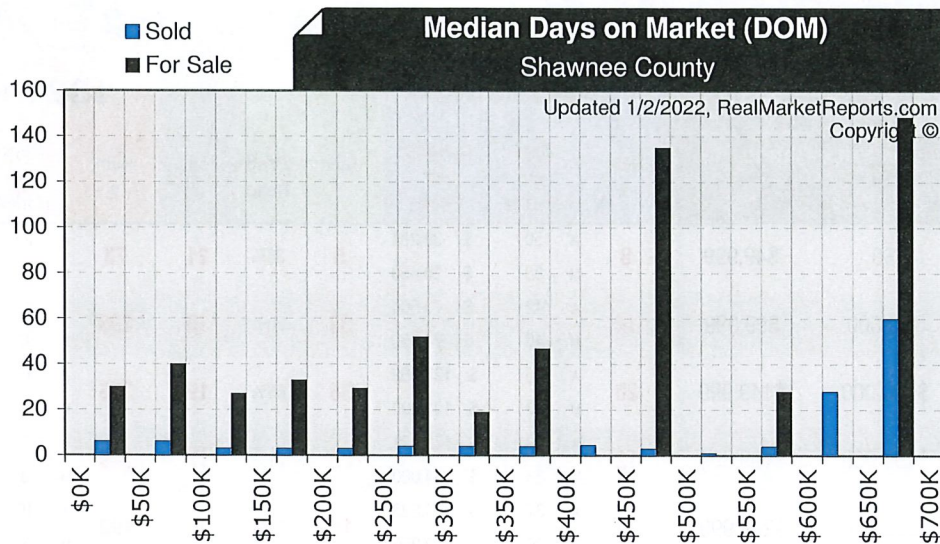
Coldwell Banker American Home  
785-267-2700

Looking at the chart to the right, you might be wondering why average days on market (DOM) is important. This is a useful measurement because it can help us to determine whether we are in a buyer's market (indicated by high DOM), or a seller's market (indicated by low DOM). Active listings (properties for sale) have been on the market for a median time of 40 days.

Analysis of sold properties for the last six months reveals a median sold price of \$175,000 and 3 days on market. Notice that properties in the \$150K - \$200K price range have sold quickest over the last six months.

The recent history of sales can be seen in the two charts below. The median sold price for the last 30 days was \$172,000 with a DOM of 4 days.

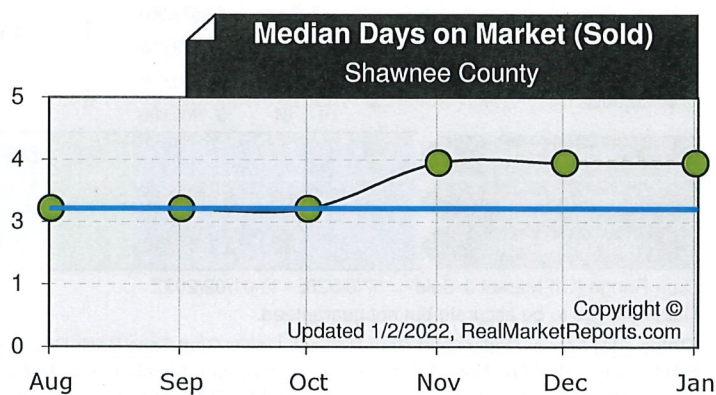
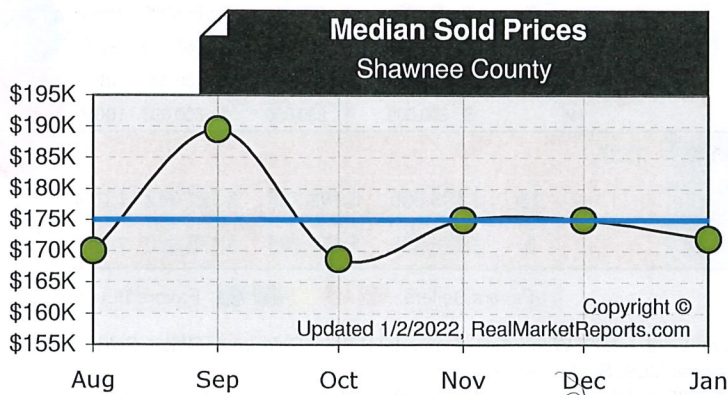
Since the recent DOM is greater than the median DOM for the last 6 months, it is a negative indicator for demand. It is always important to realize that real estate markets can fluctuate due to many factors, including shifting interest rates, the economy, or seasonal changes.



**"The median list-to-sales ratio for this area is 102.9%."**

Ratios are simple ways to express the difference between two values such as list price and sold price. In our case, we typically use the list-to-sale ratio to determine the percentage of the final list price that the buyer ultimately paid. It is a very common method to help buyers decide how much to offer on a property.

Analysis of the absorption rate indicates an inventory of 0.4 months based on the last 6 months of sales. This estimate is often used to determine how long it would take to sell off the current inventory of properties if all conditions remained the same. It is significant to mention that this estimate does not take into consideration any additional properties that will come onto the market in the future.





# REAL ESTATE MARKET REPORT SHAWNEE COUNTY

Sunday, January 1, 2023

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MARKET SUMMARY TABLE		122 PENDING <sup>[2]</sup> <i>-36 YoY</i>		136 OFF-MARKET (last 6 mos) <sup>[3]</sup>		1109 SOLD/CLOSED (last 6 months) <sup>[4]</sup> <i>-218 YoY</i>		ABSORPTION RATE (months of inventory)						
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$49,999	7	A 31 M 34	\$ 25,029 \$ 28,000	8	53%	11	55	A 24 M 3	\$ 38,116 \$ 39,950	\$ 36,373 \$ 39,900	\$ 33,868 \$ 37,000	93% 93%	0.8
\$50,000	\$99,999	19	A 44 M 33	\$ 82,932 \$ 85,000	16	46%	24	159	A 17 M 4	\$ 78,418 \$ 78,999	\$ 75,831 \$ 75,000	\$ 74,975 \$ 75,000	99% 100%	0.7
\$100,000	\$149,999	16	A 77 M 59	\$ 127,100 \$ 125,000	32	67%	18	215	A 9 M 3	\$ 125,051 \$ 125,000	\$ 123,047 \$ 124,900	\$ 125,448 \$ 125,000	102% 100%	0.4
\$150,000	\$199,999	21	A 40 M 34	\$ 176,931 \$ 179,900	16	43%	16	210	A 10 M 4	\$ 174,340 \$ 170,000	\$ 171,634 \$ 169,900	\$ 172,174 \$ 172,000	100% 101%	0.6
\$200,000	\$249,999	22	A 37 M 28	\$ 231,425 \$ 231,500	16	42%	13	135	A 11 M 4	\$ 222,572 \$ 224,000	\$ 219,169 \$ 220,000	\$ 222,379 \$ 222,500	101% 101%	1
\$250,000	\$299,999	13	A 65 M 68	\$ 283,538 \$ 285,500	12	48%	12	131	A 9 M 4	\$ 273,617 \$ 273,777	\$ 270,921 \$ 269,950	\$ 272,613 \$ 271,777	101% 101%	0.6
\$300,000	\$349,999	8	A 51 M 53	\$ 326,150 \$ 322,450	7	47%	9	68	A 16 M 5	\$ 328,739 \$ 324,950	\$ 320,333 \$ 320,000	\$ 322,420 \$ 320,000	101% 100%	0.7
\$350,000	\$399,999	6	A 68 M 59	\$ 372,017 \$ 371,200	6	50%	6	45	A 24 M 7	\$ 380,149 \$ 379,900	\$ 372,238 \$ 375,000	\$ 373,864 \$ 376,000	100% 100%	0.8
\$400,000	\$449,999	4	A 35 M 31	\$ 443,225 \$ 449,000	4	50%	6	29	A 17 M 5	\$ 425,215 \$ 425,000	\$ 420,798 \$ 424,900	\$ 422,898 \$ 422,000	100% 99%	0.8
\$450,000	\$499,999	13	A 79 M 33	\$ 477,377 \$ 474,900	2	13%	7	31	A 31 M 6	\$ 484,927 \$ 480,000	\$ 475,118 \$ 475,000	\$ 470,822 \$ 472,500	99% 99%	2.5
\$500,000	\$549,999	2	A 64 M 64	\$ 521,950 \$ 521,950	1	33%	4	11	A 6 M 3	\$ 517,813 \$ 520,000	\$ 515,995 \$ 519,900	\$ 512,237 \$ 505,435	99% 97%	1.1
\$550,000	\$599,999	1	A 151 M 151	\$ 565,000 \$ 565,000	1	50%	0	8	A 23 M 13	\$ 605,588 \$ 582,500	\$ 579,713 \$ 582,500	\$ 571,875 \$ 562,500	99% 97%	0.8
\$600,000	\$649,999	1	A 40 M 40	\$ 625,000 \$ 625,000	1	50%	0	3	A 5 M	\$ 623,300 \$ 624,900	\$ 618,333 \$ 610,000	\$ 621,667 \$ 620,000	101% 102%	2
\$650,000	\$699,999	1	A 33 M 33	\$ 660,000 \$ 660,000	0		4	3	A 18 M 2	\$ 681,667 \$ 670,000	\$ 681,667 \$ 670,000	\$ 671,667 \$ 670,000	99% 100%	2
\$700,000	+	2	A 72 M 72	\$ 1,000,000 \$ 1,000,000	0		6	6	A 36 M 32	\$ 909,946 \$ 817,389	\$ 838,280 \$ 817,389	\$ 810,546 \$ 799,889	97% 98%	2
<b>Market Totals</b>		<b>136</b>			<b>122</b>	<b>47%</b>	<b>136</b>	<b>1109</b>						<b>0.7</b>
<b>Market Averages</b>		<i>+4 YoY</i>	53	\$ 249,937				= 13	\$ 208,019 <i>+13,000</i>	\$ 204,096 <i>+11,000</i>	\$ 204,875 <i>+10,000</i>	100%		
<b>Market Medians</b>		= 40		\$ 217,450				<i>+1 YoY</i>	4	\$ 178,000 <i>+14,000</i>	\$ 175,000 <i>+5,000</i>	\$ 175,000	100%	

Date Range (Off-Market & Sold) = 07/03/2022 to 01/01/2023  
Data believed to be accurate but not guaranteed.

Favors Sellers Favors Buyers

Status = [1] Active, Under Cont Rt of Refusal, Under Cont Take Back-Ups; [2] Under Contract; [3] Withdrawn, Expired; [4] Sold, Sold-Inner Office, Sold Co-Op by SAR Member, Sold by Non-MLS SAR Mbr, Sold by Non-Member, Sold Before Process MLS, Sold at Auction  
Zip = 66402, 66409, 66420, 66533, 66539, 66542, 66546, 66601, 66603, 66604, 66605, 66606, 66607, 66608, 66609, 66610, 66611, 66612, 66614, 66615, 66616, 66617, 66618, 66619, 66620, 66621, 66622, 66624, 66625, 66626, 66629, 66630, 66636, 66647, 66667, 66675, 66683, 66699  
Type = Single House



# REAL ESTATE MARKET REPORT SHAWNEE COUNTY

Sunday, January 2, 2022

Coldwell Banker American Home  
785-267-2700

MARKET SUMMARY TABLE		158 PENDING <sup>[2]</sup>					142 OFF-MARKET (last 6 mos) <sup>[3]</sup>					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		80 ACTIVE <sup>[1]</sup>					1327 SOLD/CLOSED (last 6 months) <sup>[4]</sup>							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$49,999	8	A 50	\$ 39,281	5	38%	21	73	A 23	\$ 40,229	\$ 38,507	\$ 35,761	93%	0.7
			M 30	\$ 38,450					M 6	\$ 42,500	\$ 40,000	\$ 39,000	98%	
\$50,000	\$99,999	14	A 42	\$ 73,504	33	70%	38	208	A 18	\$ 81,320	\$ 79,956	\$ 77,188	97%	0.4
			M 40	\$ 74,950					M 6	\$ 82,725	\$ 80,000	\$ 80,000	100%	
\$100,000	\$149,999	20	A 35	\$ 122,382	38	66%	19	256	A 10	\$ 124,610	\$ 122,910	\$ 124,855	102%	0.5
			M 27	\$ 121,000					M 3	\$ 124,900	\$ 120,000	\$ 125,000	104%	
\$150,000	\$199,999	12	A 39	\$ 173,921	30	71%	17	249	A 7	\$ 171,768	\$ 170,656	\$ 174,339	102%	0.3
			M 33	\$ 164,000					M 3	\$ 170,000	\$ 170,000	\$ 175,000	103%	
\$200,000	\$249,999	8	A 31	\$ 234,325	18	69%	9	192	A 10	\$ 222,389	\$ 220,220	\$ 223,866	102%	0.3
			M 30	\$ 239,950					M 3	\$ 222,500	\$ 219,900	\$ 224,950	102%	
\$250,000	\$299,999	2	A 52	\$ 267,400	14	88%	9	140	A 13	\$ 268,562	\$ 265,884	\$ 270,257	102%	0.1
			M 52	\$ 267,400					M 4	\$ 265,000	\$ 265,000	\$ 270,000	102%	
\$300,000	\$349,999	3	A 79	\$ 349,933	6	67%	4	77	A 11	\$ 321,467	\$ 319,194	\$ 321,874	101%	0.2
			M 19	\$ 349,900					M 4	\$ 325,000	\$ 320,000	\$ 322,500	101%	
\$350,000	\$399,999	5	A 69	\$ 388,900	6	55%	6	65	A 21	\$ 379,153	\$ 372,631	\$ 373,391	100%	0.5
			M 47	\$ 384,900					M 4	\$ 372,900	\$ 370,000	\$ 375,000	101%	
\$400,000	\$449,999	0			0		5	34	A 14	\$ 437,326	\$ 422,904	\$ 419,494	99%	N/A
									M 5	\$ 425,000	\$ 425,000	\$ 422,500	99%	
\$450,000	\$499,999	3	A 114	\$ 468,233	4	57%	3	14	A 10	\$ 479,027	\$ 476,118	\$ 472,796	99%	1.3
			M 135	\$ 459,900					M 3	\$ 477,500	\$ 477,500	\$ 472,500	99%	
\$500,000	\$549,999	0			1	N/A	1	7	A 8	\$ 511,071	\$ 518,214	\$ 523,286	101%	N/A
									M 1	\$ 515,000	\$ 515,000	\$ 520,000	101%	
\$550,000	\$599,999	1	A 28	\$ 565,000	2	67%	3	4	A 19	\$ 583,113	\$ 572,488	\$ 576,250	101%	1.5
			M 28	\$ 565,000					M 4	\$ 575,000	\$ 575,000	\$ 577,500	100%	
\$600,000	\$649,999	0			0		0	2	A 28	\$ 710,500	\$ 655,500	\$ 630,500	96%	N/A
									M 28	\$ 710,500	\$ 655,500	\$ 630,500	96%	
\$650,000	\$699,999	2	A 149	\$ 679,000	1	33%	0	1	A 60	\$ 760,000	\$ 695,000	\$ 665,000	96%	12
			M 149	\$ 679,000					M 60	\$ 760,000	\$ 695,000	\$ 665,000	96%	
\$700,000	+	2	A 94	\$ 900,000	0		7	5	A 23	\$ 1,209,980	\$ 1,149,980	\$ 1,130,980	98%	2.4
			M 94	\$ 900,000					M	\$ 800,000	\$ 800,000	\$ 800,000	100%	
Market Totals		80			158	66%	142	1327						0.4
Market Averages			49	\$ 205,117					13	\$ 195,880	\$ 193,235	\$ 194,682	101%	
Market Medians			40	\$ 145,750					3	\$ 174,000	\$ 170,000	\$ 175,000	103%	

Date Range (Off-Market & Sold) = 07/04/2021 to 01/02/2022

Data believed to be accurate but not guaranteed.

Favors Sellers Favors Buyers

Status = [1] Active, Under Cont Rt of Refusal, Under Cont Take Back-Ups; [2] Under Contract; [3] Withdrawn, Expired; [4] Sold, Sold-Inner Office, Sold Co-Op by SAR Member, Sold by Non-MLS SAR Mbr, Sold by Non-Member, Sold Before Process MLS, Sold at Auction

Zip = 66402, 66409, 66420, 66533, 66539, 66542, 66546, 66601, 66603, 66604, 66605, 66606, 66607, 66608, 66609, 66610, 66611, 66612, 66614, 66615, 66616, 66617, 66618, 66619, 66620, 66621, 66622, 66624, 66625, 66626, 66629, 66630, 66636, 66647, 66667, 66675, 66683, 66699

Type = Single House