

**MARKET OVERVIEW** >>

**Geary Home Sales Rose in July**

Total home sales in Geary County rose by 83.3% last month to 66 units, compared to 36 units in July 2019. Total sales volume was \$11.1 million, up 114.2% from a year earlier.

The median sale price in July was \$181,450, up from \$150,825 a year earlier. Homes that sold in July were typically on the market for 44 days and sold for 98.7% of their list prices.

**Geary Active Listings Down at End of July**

The total number of active listings in Geary County at the end of July was 140 units, down from 292 at the same point in 2019. This represents a 3.5 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$125,750.

During July, a total of 59 contracts were written up from 38 in July 2019. At the end of the month, there were 94 contracts pending, compared to 49 at the end of July 2019.

Geary County		July		
Current Month		2020	2019	Change
Summary Statistics				
Home Sales		<b>66</b>	36	83.3%
Active Listings		<b>140</b>	292	-52.1%
Months' Supply		<b>3.5</b>	9.1	-61.7%
New Listings		<b>59</b>	68	-13.2%
Contracts Written		<b>59</b>	38	55.3%
Pending Contracts		<b>94</b>	49	91.8%
Sales Volume (1,000s)		<b>11,134</b>	5,197	114.2%
Average	Sale Price	<b>168,700</b>	144,368	16.9%
	List Price of Actives	<b>147,507</b>	139,618	5.7%
	Days on Market	<b>125</b>	119	5.2%
	Percent of List	<b>97.7%</b>	96.6%	1.2%
	Percent of Original	<b>95.2%</b>	92.7%	2.7%
Median	Sale Price	<b>181,450</b>	150,825	20.3%
	List Price of Actives	<b>125,750</b>	127,700	-1.5%
	Days on Market	<b>44</b>	52	-15.5%
	Percent of List	<b>98.7%</b>	98.5%	0.3%
	Percent of Original	<b>98.2%</b>	96.1%	2.2%

**REPORT CONTENTS** >>

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- **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

## THREE-YEAR COMPARISONS

### SUMMARY >>

### BREAKDOWNS BY HOME TYPE

**GEARY COUNTY  
AS OF 8/8/2020**

July MLS Statistics By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>66</b>	<b>66</b>	<b>0</b>	36	36	0	54	54	0
Change from prior year		83.3%	83.3%	N/A	-33.3%	-33.3%	N/A	86.2%	86.2%	N/A
Active Listings		<b>140</b>	<b>138</b>	<b>2</b>	292	291	1	283	282	1
Change from prior year		-52.1%	-52.6%	100.0%	3.2%	3.2%	0.0%	53.0%	54.1%	-50.0%
Months' Supply		<b>3.5</b>	<b>3.5</b>	<b>N/A</b>	9.1	9.2	N/A	11.2	11.2	N/A
Change from prior year		-61.7%	-62.3%	N/A	-18.1%	-17.8%	N/A	-6.4%	-7.8%	N/A
New Listings		<b>59</b>	<b>59</b>	<b>0</b>	68	68	0	64	63	1
Change from prior year		-13.2%	-13.2%	N/A	6.3%	7.9%	-100.0%	56.1%	53.7%	N/A
Contracts Written		<b>59</b>	<b>57</b>	<b>2</b>	38	37	1	43	41	2
Change from prior year		55.3%	54.1%	100.0%	-11.6%	-9.8%	-50.0%	53.6%	46.4%	N/A
Pending Contracts		<b>94</b>	<b>92</b>	<b>2</b>	49	48	1	70	67	3
Change from prior year		91.8%	91.7%	100.0%	-30.0%	-28.4%	-66.7%	40.0%	36.7%	200.0%
Sales Volume (1,000s)		<b>11,134</b>	<b>11,134</b>	<b>0</b>	5,197	5,197	0	7,034	7,034	0
Change from prior year		114.2%	114.2%	N/A	-26.1%	-26.1%	N/A	68.0%	68.0%	N/A
Average	Sale Price	<b>168,700</b>	<b>168,700</b>	<b>N/A</b>	144,368	144,368	N/A	130,261	130,261	N/A
	Change from prior year	16.9%	16.9%	N/A	10.8%	10.8%	N/A	-9.8%	-9.8%	N/A
	List Price of Actives	<b>147,507</b>	<b>146,400</b>	<b>223,900</b>	139,618	139,342	219,900	148,583	148,330	219,900
	Change from prior year	5.7%	5.1%	N/A	-6.0%	-6.1%	N/A	-2.4%	-2.1%	N/A
	Days on Market	<b>125</b>	<b>125</b>	<b>N/A</b>	119	119	N/A	80	80	N/A
	Change from prior year	5.2%	5.2%	N/A	48.6%	48.6%	N/A	-18.1%	-18.1%	N/A
Median	Percent of List	<b>97.7%</b>	<b>97.7%</b>	<b>N/A</b>	96.6%	96.6%	N/A	99.1%	99.1%	N/A
	Change from prior year	1.2%	1.2%	N/A	-2.5%	-2.5%	N/A	0.4%	0.4%	N/A
	Percent of Original	<b>95.2%</b>	<b>95.2%</b>	<b>N/A</b>	92.7%	92.7%	N/A	95.3%	95.3%	N/A
	Change from prior year	2.7%	2.7%	N/A	-2.7%	-2.7%	N/A	-1.1%	-1.1%	N/A
	Sale Price	<b>181,450</b>	<b>181,450</b>	<b>N/A</b>	150,825	150,825	N/A	126,500	126,500	N/A
	Change from prior year	20.3%	20.3%	N/A	19.2%	19.2%	N/A	-12.8%	-12.8%	N/A
Median	List Price of Actives	<b>125,750</b>	<b>125,000</b>	<b>223,900</b>	127,700	127,500	219,900	132,500	131,250	219,900
	Change from prior year	-1.5%	-2.0%	N/A	-3.6%	-2.9%	N/A	-8.6%	-9.5%	N/A
	Days on Market	<b>44</b>	<b>44</b>	<b>N/A</b>	52	52	N/A	58	58	N/A
	Change from prior year	-15.5%	-15.5%	N/A	-10.4%	-10.4%	N/A	4.5%	4.5%	N/A
	Percent of List	<b>98.7%</b>	<b>98.7%</b>	<b>N/A</b>	98.5%	98.5%	N/A	99.5%	99.5%	N/A
	Change from prior year	0.3%	0.3%	N/A	-1.0%	-1.0%	N/A	1.1%	1.1%	N/A
Median	Percent of Original	<b>98.2%</b>	<b>98.2%</b>	<b>N/A</b>	96.1%	96.1%	N/A	97.6%	97.6%	N/A
	Change from prior year	2.2%	2.2%	N/A	-1.5%	-1.5%	N/A	1.2%	1.2%	N/A

# YEAR-TO-DATE STATISTICS

**SUMMARY** >>

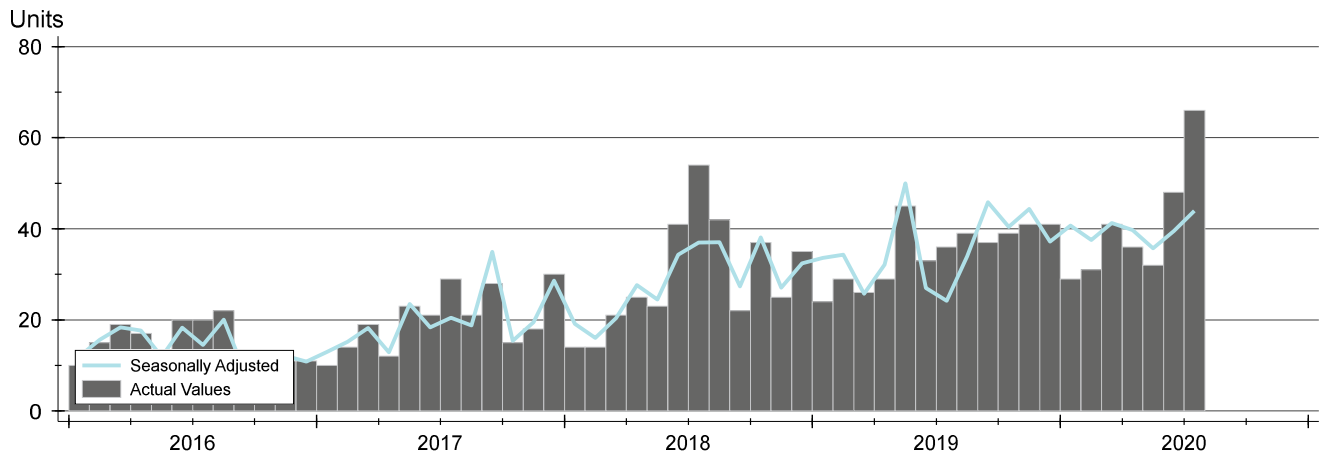
**YTD BREAKDOWNS BY HOME TYPE  
GEARY COUNTY  
AS OF 8/8/2020**

Year-to-Date Activity By Property Type		2020			2019			2018		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		<b>283</b>	<b>281</b>	<b>2</b>	222	220	2	192	190	2
Change from prior year		27.5%	27.7%	0.0%	15.6%	15.8%	0.0%	50.0%	50.8%	0.0%
New Listings		<b>396</b>	<b>394</b>	<b>2</b>	460	459	1	431	429	2
Change from prior year		-13.9%	-14.2%	100.0%	6.7%	7.0%	-50.0%	38.1%	38.8%	-33.3%
Contracts Written		<b>320</b>	<b>318</b>	<b>2</b>	231	229	2	221	217	4
Change from prior year		38.5%	38.9%	0.0%	4.5%	5.5%	-50.0%	43.5%	43.7%	33.3%
Sales Volume (1,000s)		<b>43,867</b>	<b>43,253</b>	<b>614</b>	30,445	29,865	580	26,506	25,725	782
Change from prior year		44.1%	44.8%	6.0%	14.9%	16.1%	-25.8%	57.1%	56.8%	66.7%
Average	Sale Price	<b>155,008</b>	<b>153,925</b>	<b>307,228</b>	137,138	135,749	289,937	138,053	135,392	390,839
	Change from prior year	13.0%	13.4%	6.0%	-0.7%	0.3%	-25.8%	4.7%	4.0%	66.7%
	Days on Market	<b>98</b>	<b>98</b>	<b>42</b>	92	92	67	104	104	85
	Change from prior year	6.2%	6.4%	-38.1%	-11.4%	-11.3%	-21.2%	21.3%	21.3%	14.9%
Median	Percent of List	<b>97.8%</b>	<b>97.8%</b>	<b>104.5%</b>	98.3%	98.3%	99.5%	97.2%	97.1%	100.6%
	Change from prior year	-0.5%	-0.6%	5.0%	1.2%	1.2%	-1.1%	1.2%	1.2%	1.1%
	Percent of Original	<b>95.3%</b>	<b>95.2%</b>	<b>104.5%</b>	94.9%	94.9%	98.8%	93.4%	93.4%	100.6%
	Change from prior year	0.4%	0.4%	5.8%	1.6%	1.6%	-1.8%	1.2%	1.2%	3.0%
Median	Sale Price	<b>160,000</b>	<b>159,900</b>	<b>307,228</b>	135,000	134,950	289,937	137,950	137,450	390,839
	Change from prior year	18.5%	18.5%	6.0%	-2.1%	-1.8%	-25.8%	1.9%	2.0%	66.7%
	Days on Market	<b>44</b>	<b>44</b>	<b>42</b>	49	49	67	64	64	85
	Change from prior year	-9.3%	-9.3%	-38.1%	-24.2%	-24.2%	-21.2%	15.3%	16.4%	14.9%
Median	Percent of List	<b>98.6%</b>	<b>98.6%</b>	<b>104.5%</b>	98.8%	98.8%	99.5%	98.6%	98.5%	100.6%
	Change from prior year	-0.2%	-0.2%	5.0%	0.2%	0.2%	-1.1%	0.5%	0.4%	1.1%
	Percent of Original	<b>97.6%</b>	<b>97.6%</b>	<b>104.5%</b>	97.1%	97.1%	98.8%	96.8%	96.8%	100.6%
	Change from prior year	0.6%	0.5%	5.8%	0.2%	0.3%	-1.8%	1.0%	0.9%	3.0%

# CLOSED LISTINGS ANALYSIS

**HISTORY** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



**SUMMARY** >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		<b>66</b>	36	83.3%	<b>283</b>	222	27.5%
Volume (1,000s)		<b>11,134</b>	5,197	114.2%	<b>43,867</b>	30,445	44.1%
Average	Sale Price	<b>168,700</b>	144,368	16.9%	<b>155,008</b>	137,138	13.0%
	Days on Market	<b>125</b>	119	5.2%	<b>98</b>	92	6.2%
	Percent of List	<b>97.7%</b>	96.6%	1.2%	<b>97.8%</b>	98.3%	-0.5%
	Percent of Original	<b>95.2%</b>	92.7%	2.7%	<b>95.3%</b>	94.9%	0.4%
Median	Sale Price	<b>181,450</b>	150,825	20.3%	<b>160,000</b>	135,000	18.5%
	Days on Market	<b>44</b>	52	-15.5%	<b>44</b>	49	-9.3%
	Percent of List	<b>98.7%</b>	98.5%	0.3%	<b>98.6%</b>	98.8%	-0.2%
	Percent of Original	<b>98.2%</b>	96.1%	2.2%	<b>97.6%</b>	97.1%	0.6%

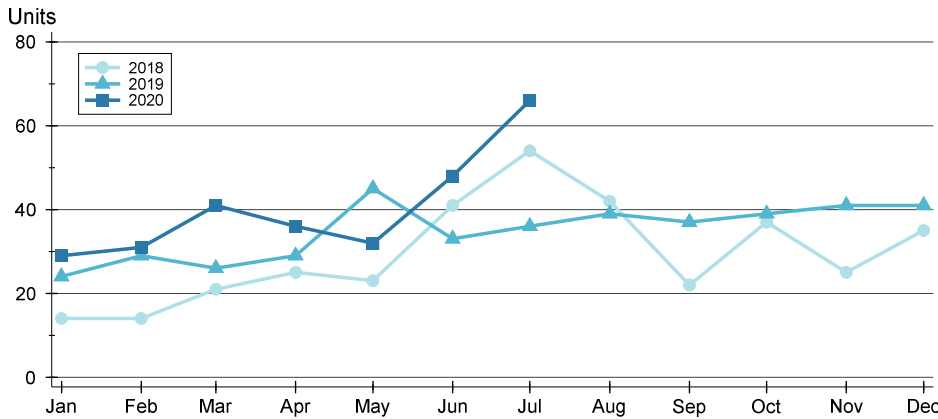
A total of 66 homes sold in Geary County in July, up from 36 units in July 2019. Total sales volume rose to \$11.1 million compared to \$5.2 million in the previous year.

The median sales price in July was \$181,450, up 20.3% compared to the prior year. Median days on market was 44 days, up from 39 days in June, but down from 52 in July 2019.

# CLOSED LISTINGS ANALYSIS

**BY MONTH** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



Month	2018	2019	2020
January	14	24	29
February	14	29	31
March	21	26	41
April	25	29	36
May	23	45	32
June	41	33	48
July	54	36	66
August	42	39	
September	22	37	
October	37	39	
November	25	41	
December	35	41	

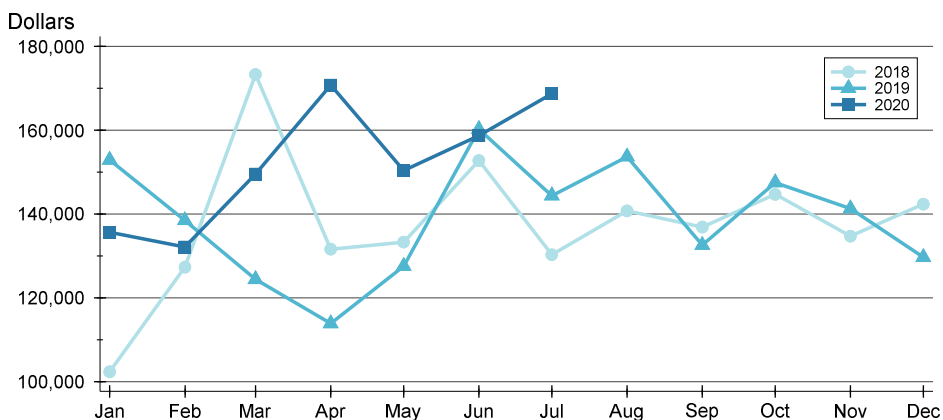
**BY PRICE RANGE** >>

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	1	1.5%	23	23,220	23,220	63	63	77.4%	77.4%	77.4%	77.4%
\$25,000-\$49,999	4	6.1%	141	35,350	35,200	526	532	89.1%	88.4%	71.4%	69.4%
\$50,000-\$99,999	5	7.6%	390	77,940	82,500	262	243	101.5%	100.0%	96.0%	92.0%
\$100,000-\$124,999	9	13.6%	982	109,139	110,000	163	125	95.8%	96.6%	92.2%	92.5%
\$125,000-\$149,999	5	7.6%	682	136,300	137,000	168	80	98.1%	98.6%	94.2%	93.7%
\$150,000-\$174,999	6	9.1%	1,001	166,808	167,000	78	53	99.3%	99.7%	98.8%	99.7%
\$175,000-\$199,999	9	13.6%	1,654	183,789	183,000	46	17	99.8%	100.0%	98.7%	100.0%
\$200,000-\$249,999	20	30.3%	4,367	218,365	215,000	65	27	99.1%	99.6%	99.0%	98.8%
\$250,000-\$299,999	7	10.6%	1,894	270,557	265,000	40	19	97.2%	98.3%	96.5%	98.3%
\$300,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	66	100.0%	11,134	168,700	181,450	125	44	97.7%	98.7%	95.2%	98.2%

# CLOSED LISTINGS ANALYSIS

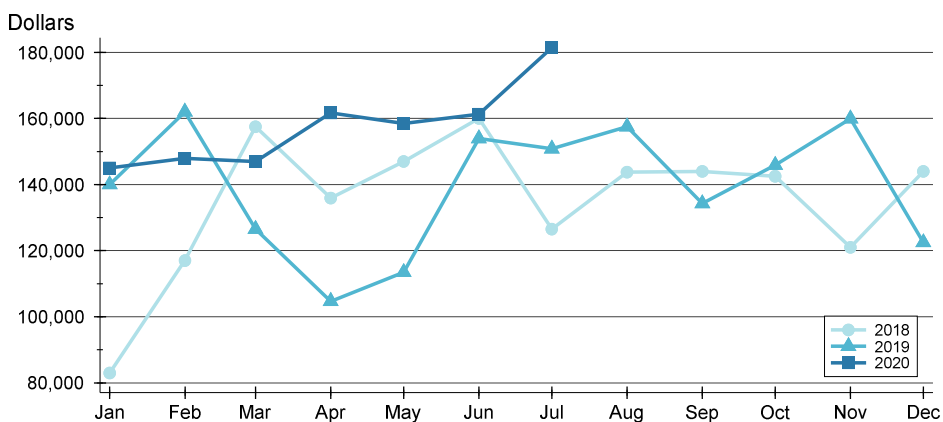
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	102,343	152,853	135,618
February	127,300	138,469	132,105
March	173,294	124,396	149,489
April	131,606	113,873	170,738
May	133,299	127,551	150,376
June	152,729	160,208	158,692
July	130,261	144,368	168,700
August	140,737	153,654	
September	136,871	132,558	
October	144,680	147,488	
November	134,686	141,251	
December	142,323	129,662	

**MEDIAN PRICE** >>

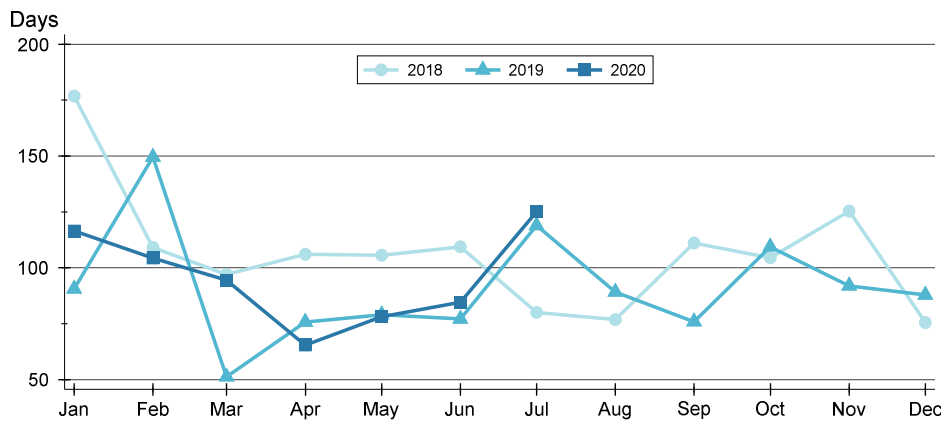


Month	2018	2019	2020
January	83,000	140,000	145,000
February	117,000	162,000	147,900
March	157,500	126,500	147,000
April	135,900	104,700	161,700
May	147,000	113,500	158,500
June	160,000	153,900	161,250
July	126,500	150,825	181,450
August	143,751	157,500	
September	144,000	134,250	
October	142,500	145,900	
November	121,000	159,900	
December	144,001	122,500	

**CLOSED LISTINGS ANALYSIS**

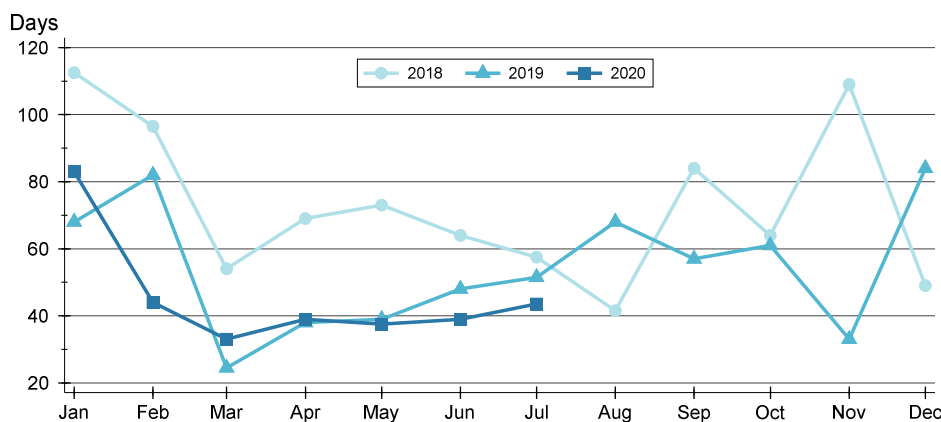
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	177	91	116
February	109	150	104
March	97	51	95
April	106	76	65
May	106	79	78
June	109	77	85
July	80	119	125
August	77	89	
September	111	76	
October	104	109	
November	125	92	
December	76	88	

**MEDIAN DOM** >>

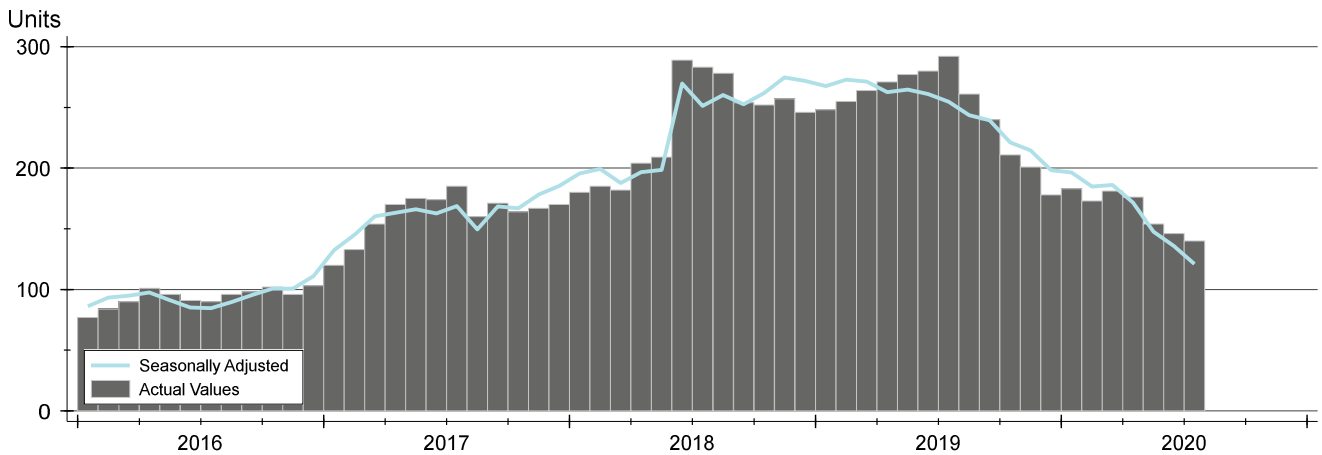


Month	2018	2019	2020
January	113	68	83
February	97	82	44
March	54	25	33
April	69	38	39
May	73	39	38
June	64	48	39
July	58	52	44
August	42	68	
September	84	57	
October	64	61	
November	109	33	
December	49	84	

# ACTIVE LISTINGS ANALYSIS

**HISTORY** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



**SUMMARY** >>

Summary Statistics for Active Listings		End of July		
		2020	2019	Change
Active Listings		<b>140</b>	292	-52.1%
Months' Supply		<b>3.5</b>	9.1	-61.7%
Volume (1,000s)		<b>20,651</b>	40,768	-49.3%
Average	List Price	<b>147,507</b>	139,618	5.7%
	Days on Market	<b>121</b>	130	-6.9%
	Percent of Original	<b>97.8%</b>	96.0%	1.9%
Median	List Price	<b>125,750</b>	127,700	-1.5%
	Days on Market	<b>68</b>	90	-24.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 140 homes were available for sale in Geary County at the end of July. This represents a 3.5 months' supply of active listings.

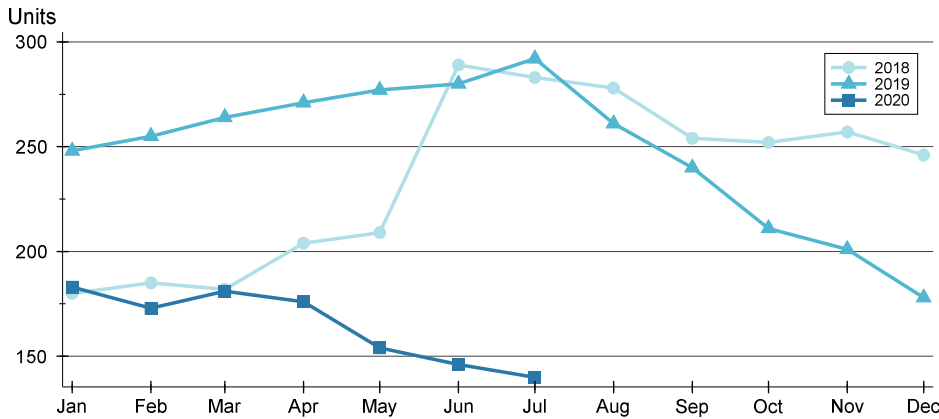
The median list price of homes on the market at the end of July was \$125,750, down 1.5% from 2019. The typical time on market for active listings was 68 days, down from 90 days a year earlier.



**ACTIVE LISTINGS ANALYSIS**

**BY MONTH** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



Month	2018	2019	2020
January	180	248	183
February	185	255	173
March	182	264	181
April	204	271	176
May	209	277	154
June	289	280	146
July	283	292	140
August	278	261	
September	254	240	
October	252	211	
November	257	201	
December	246	178	

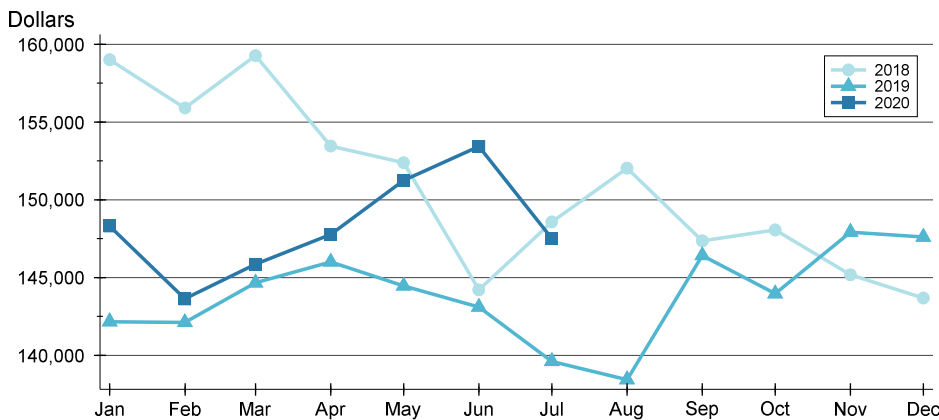
**BY PRICE RANGE** >>

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	4	2.9%	85	4.0	21,350	20,950	241	86	89.5%	95.8%
\$25,000-\$49,999	10	7.1%	373	2.5	37,290	35,400	103	64	97.9%	100.0%
\$50,000-\$99,999	35	25.0%	2,742	7.0	78,350	79,000	141	134	95.7%	100.0%
\$100,000-\$124,999	20	14.3%	2,275	2.2	113,770	112,500	107	61	98.9%	100.0%
\$125,000-\$149,999	24	17.1%	3,295	4.8	137,300	135,000	148	74	98.4%	100.0%
\$150,000-\$174,999	12	8.6%	1,948	2.0	162,333	159,950	118	63	99.0%	100.0%
\$175,000-\$199,999	6	4.3%	1,147	0.7	191,117	191,500	111	66	98.9%	100.0%
\$200,000-\$249,999	21	15.0%	4,626	1.1	220,295	219,900	75	37	99.7%	100.0%
\$250,000-\$299,999	2	1.4%	536	0.3	267,950	267,950	39	39	98.7%	98.7%
\$300,000-\$399,999	4	2.9%	1,399	N/A	349,750	340,000	59	42	99.6%	100.0%
\$400,000-\$499,999	1	0.7%	449	N/A	449,000	449,000	35	35	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.7%	1,775	N/A	1,775,000	1,775,000	335	335	100.0%	100.0%
All price ranges	140	100.0%	20,651	2.1	147,507	125,750	121	68	97.8%	100.0%

# ACTIVE LISTINGS ANALYSIS

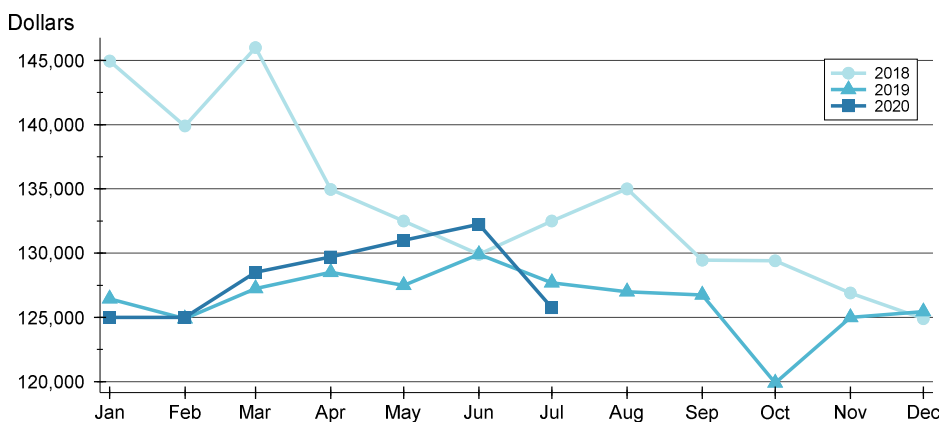
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	159,006	142,171	148,318
February	155,909	142,122	143,632
March	159,269	144,672	145,870
April	153,463	146,010	147,781
May	152,394	144,469	151,246
June	144,214	143,113	153,440
July	148,583	139,618	147,507
August	152,040	138,444	
September	147,365	146,424	
October	148,066	143,965	
November	145,181	147,929	
December	143,689	147,607	

**MEDIAN PRICE** >>

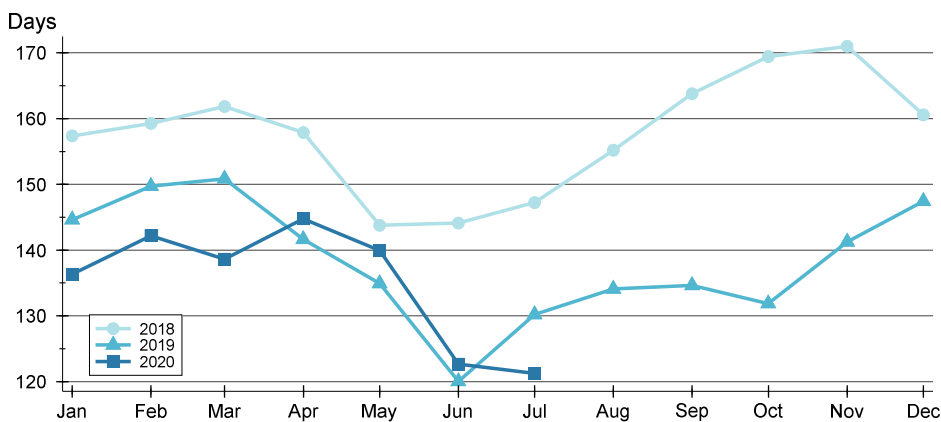


Month	2018	2019	2020
January	144,950	126,450	125,000
February	139,900	124,900	124,999
March	146,000	127,250	128,500
April	134,950	128,500	129,700
May	132,500	127,500	131,000
June	129,900	129,900	132,250
July	132,500	127,700	125,750
August	135,000	127,000	
September	129,450	126,750	
October	129,400	119,900	
November	126,900	124,999	
December	124,900	125,450	

**ACTIVE LISTINGS ANALYSIS**

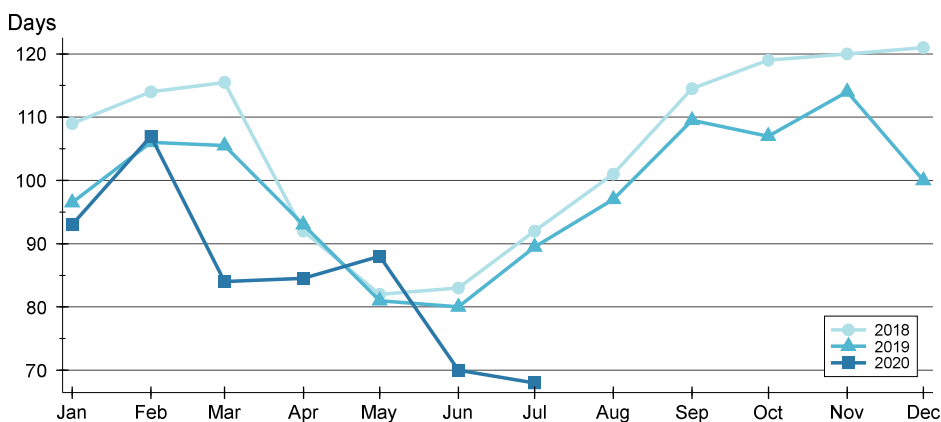
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	157	145	136
February	159	150	142
March	162	151	139
April	158	142	145
May	144	135	140
June	144	120	123
July	147	130	121
August	155	134	
September	164	135	
October	169	132	
November	171	141	
December	161	147	

**MEDIAN DOM** >>

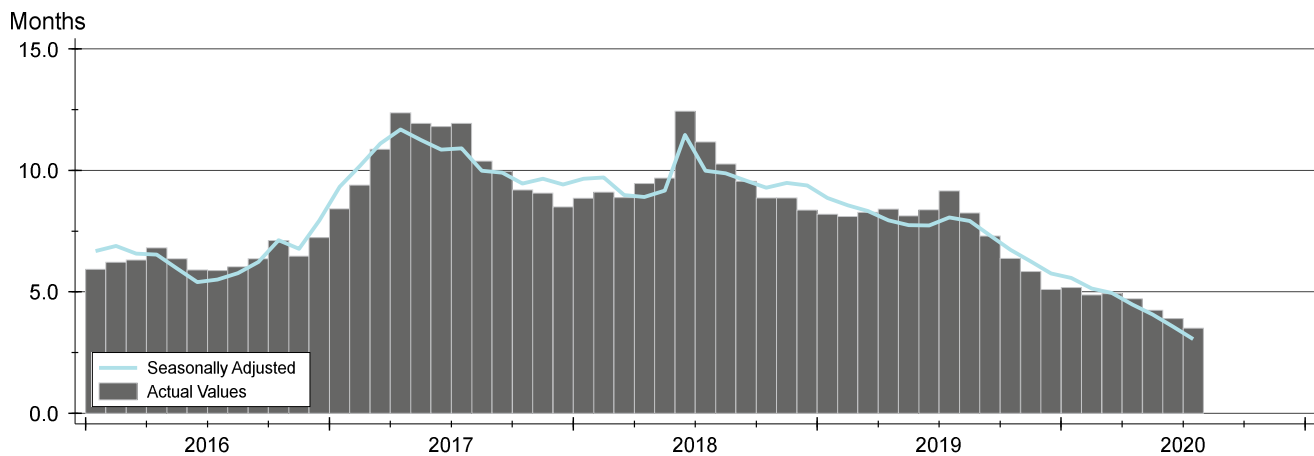


Month	2018	2019	2020
January	109	97	93
February	114	106	107
March	116	106	84
April	92	93	85
May	82	81	88
June	83	80	70
July	92	90	68
August	101	97	
September	115	110	
October	119	107	
November	120	114	
December	121	100	

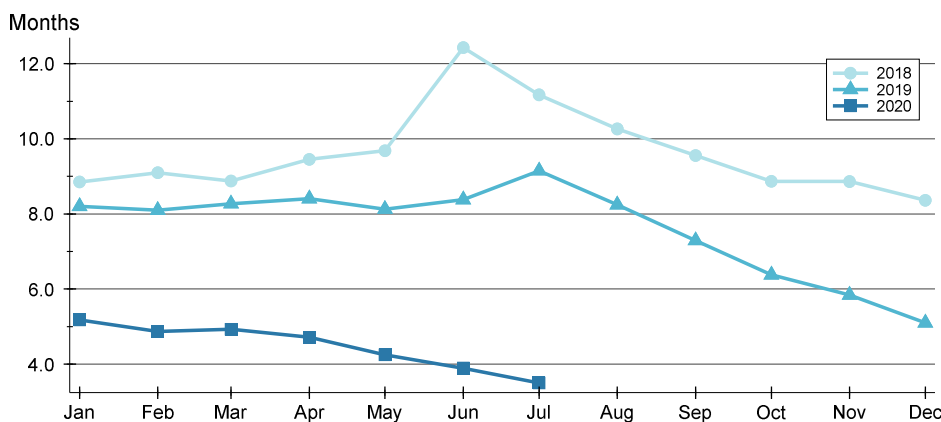
# MONTHS' SUPPLY ANALYSIS

**HISTORY** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



**BY MONTH** >>

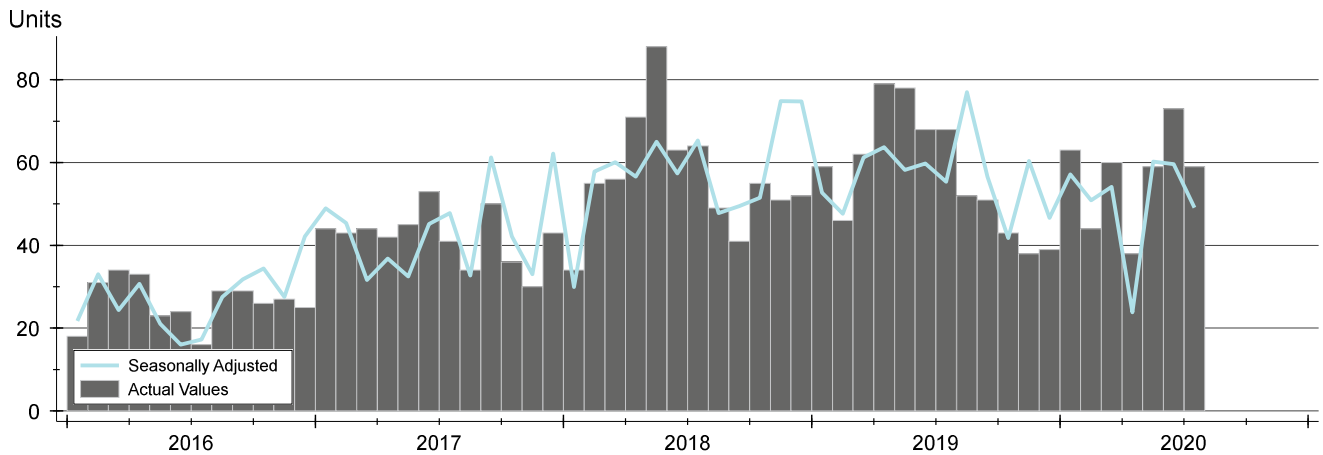


Month	2018	2019	2020
January	8.9	8.2	5.2
February	9.1	8.1	4.9
March	8.9	8.3	4.9
April	9.5	8.4	4.7
May	9.7	8.1	4.2
June	12.4	8.4	3.9
July	11.2	9.1	3.5
August	10.3	8.2	
September	9.6	7.3	
October	8.9	6.4	
November	8.9	5.8	
December	8.4	5.1	

# NEW LISTINGS ANALYSIS

**HISTORY** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



**SUMMARY** >>

Summary Statistics for New Listings		2020	July 2019	Change
Current Month	New Listings	<b>59</b>	68	-13.2%
	Volume (1,000s)	<b>9,042</b>	10,103	-10.5%
	Average List Price	<b>153,260</b>	148,578	3.2%
	Median List Price	<b>159,000</b>	134,950	17.8%
YTD	New Listings	<b>396</b>	460	-13.9%
	Volume (1,000s)	<b>60,595</b>	66,066	-8.3%
	Average List Price	<b>153,017</b>	143,622	6.5%
	Median List Price	<b>149,900</b>	137,200	9.3%

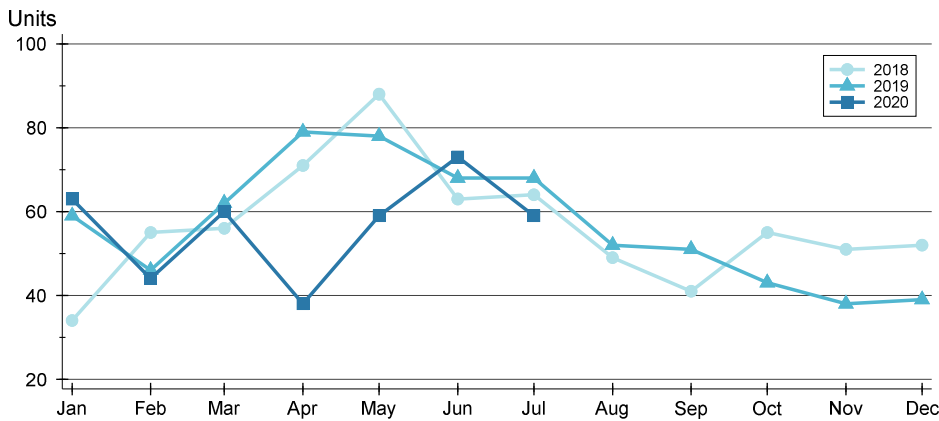
A total of 59 new listings were added in Geary County during July, down 13.2% from the same month in 2019. Year-to-date Geary County has seen 396 new listings.

The median list price of these homes was \$159,000 up from \$134,950 in 2019.

## NEW LISTINGS ANALYSIS

**BY MONTH** >>

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**



Month	2018	2019	2020
January	34	59	63
February	55	46	44
March	56	62	60
April	71	79	38
May	88	78	59
June	63	68	73
July	64	68	59
August	49	52	
September	41	51	
October	55	43	
November	51	38	
December	52	39	

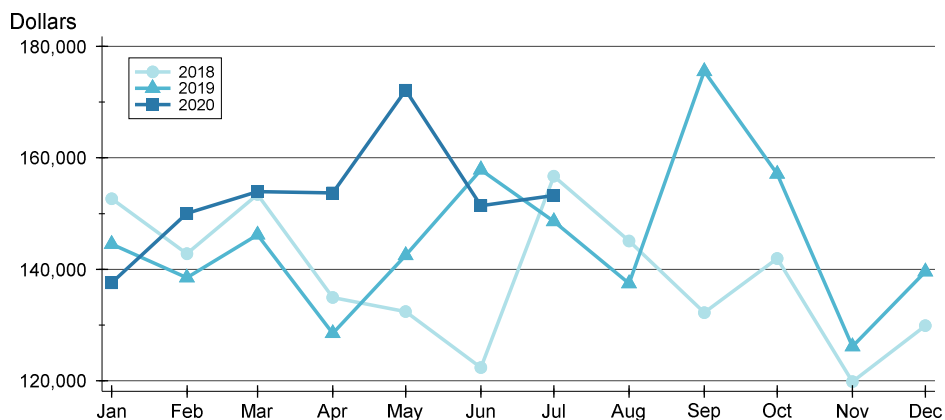
**BY PRICE RANGE** >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	2	3.4%	44	21,750	21,750
\$25,000-\$49,999	4	6.8%	140	34,925	32,400
\$50,000-\$99,999	10	16.9%	829	82,870	89,950
\$100,000-\$124,999	4	6.8%	455	113,725	117,450
\$125,000-\$149,999	7	11.9%	986	140,900	144,900
\$150,000-\$174,999	9	15.3%	1,467	162,956	159,900
\$175,000-\$199,999	6	10.2%	1,105	184,133	179,950
\$200,000-\$249,999	14	23.7%	3,119	222,782	224,900
\$250,000-\$299,999	2	3.4%	575	287,450	287,450
\$300,000-\$399,999	1	1.7%	324	324,000	324,000
\$400,000-\$499,999	0	0.0%	0	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	59	100.0%	9,042	153,260	159,000

**NEW LISTINGS ANALYSIS**

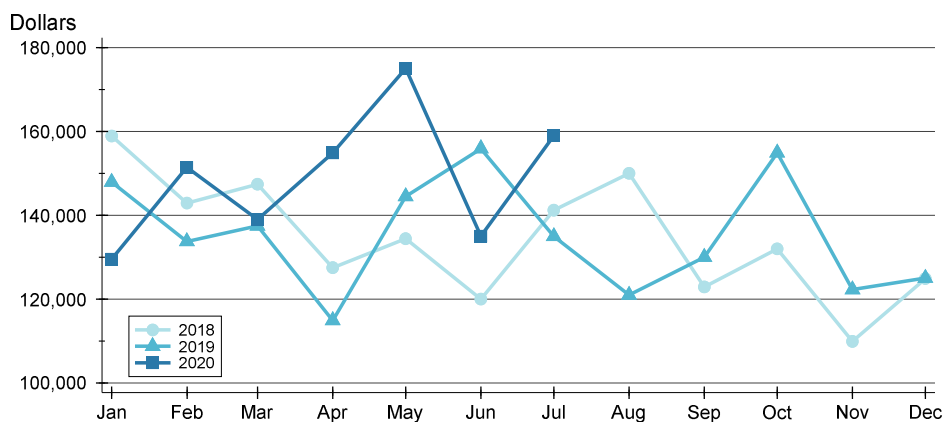
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	152,656	144,503	137,567
February	142,805	138,504	150,041
March	153,435	146,200	153,908
April	134,957	128,519	153,679
May	132,423	142,486	172,126
June	122,384	157,863	151,425
July	156,712	148,578	153,260
August	145,073	137,436	-
September	132,223	175,501	-
October	141,937	157,101	-
November	119,863	126,157	-
December	129,911	139,577	-

**MEDIAN PRICE** >>

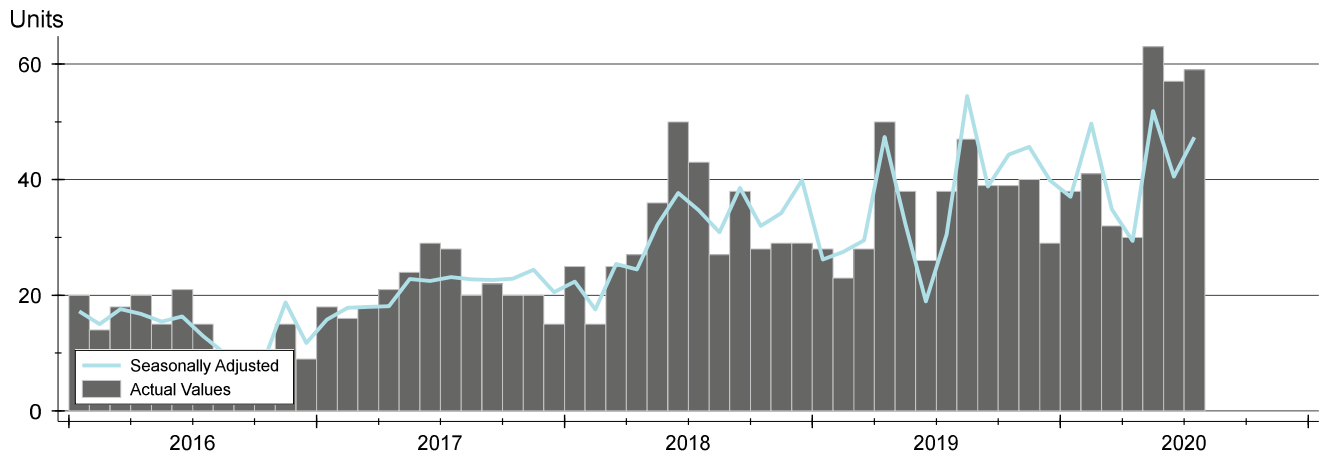


Month	2018	2019	2020
January	158,900	147,900	129,500
February	142,900	133,750	151,400
March	147,400	137,450	138,950
April	127,500	114,900	154,900
May	134,400	144,450	175,000
June	120,000	155,900	135,000
July	141,200	134,950	159,000
August	150,000	120,950	-
September	122,900	130,000	-
October	132,000	154,900	-
November	109,900	122,250	-
December	124,900	125,000	-

# CONTRACTS WRITTEN ANALYSIS

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Contracts Written		July			Year-to-Date		
		2020	2019	Change	2020	2019	Change
Closed Listings		<b>59</b>	38	55.3%	<b>320</b>	231	38.5%
Volume (1,000s)		<b>9,511</b>	5,839	62.9%	<b>50,674</b>	32,507	55.9%
Average	Sale Price	<b>161,208</b>	153,670	4.9%	<b>158,355</b>	140,724	12.5%
	Days on Market	<b>87</b>	83	4.7%	<b>87</b>	90	-3.0%
	Percent of Original	<b>97.3%</b>	93.9%	3.7%	<b>95.7%</b>	94.8%	0.9%
Median	Sale Price	<b>164,900</b>	161,450	2.1%	<b>159,900</b>	139,900	14.3%
	Days on Market	<b>44</b>	69	-36.2%	<b>38</b>	47	-20.2%
	Percent of Original	<b>100.0%</b>	97.5%	2.5%	<b>98.0%</b>	97.5%	0.5%

A total of 59 contracts for sale were written in Geary County during the month of July, up from 38 in 2019. The median list price of these homes was \$164,900, up from \$161,450 the prior year.

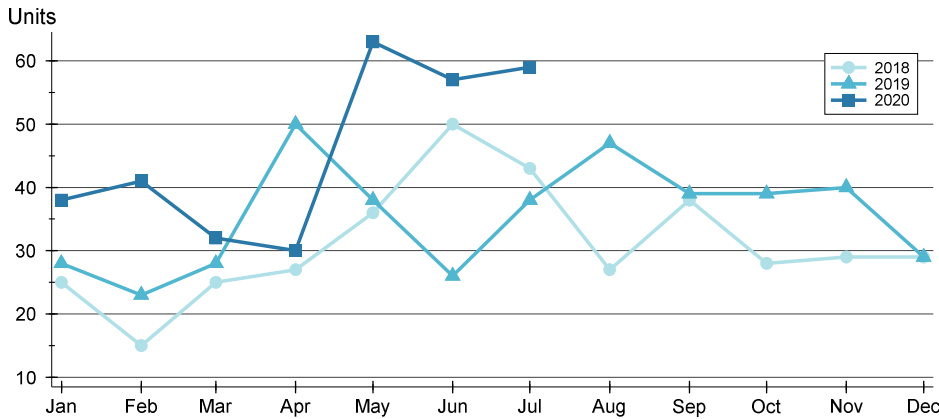
Half of the homes that went under contract in July were on the market less than 44 days, compared to 69 days in July 2019.



**CONTRACTS WRITTEN ANALYSIS**

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	25	28	38
February	15	23	41
March	25	28	32
April	27	50	30
May	36	38	63
June	50	26	57
July	43	38	59
August	27	47	
September	38	39	
October	28	39	
November	29	40	
December	29	29	

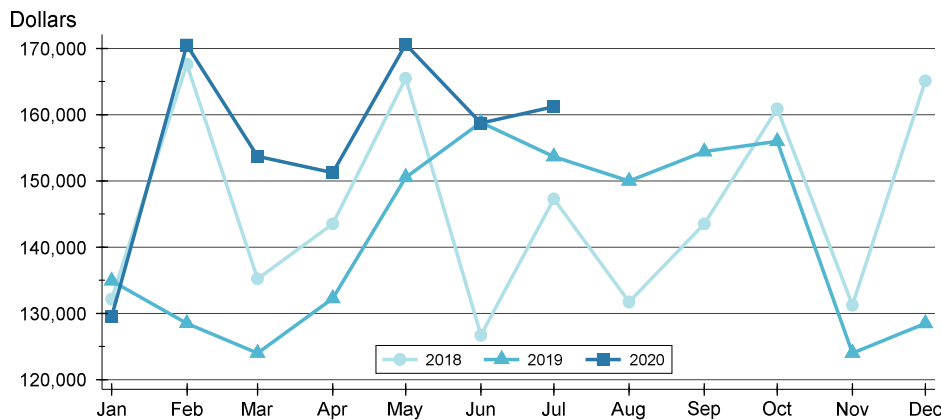
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	5.1%	99	33,000	35,000	342	141	84.7%	91.2%
\$50,000-\$99,999	9	15.3%	709	78,733	89,900	150	65	93.0%	94.3%
\$100,000-\$124,999	6	10.2%	675	112,450	111,950	93	64	98.6%	100.0%
\$125,000-\$149,999	8	13.6%	1,108	138,500	138,950	54	48	97.4%	98.7%
\$150,000-\$174,999	11	18.6%	1,825	165,927	164,900	49	32	98.9%	100.0%
\$175,000-\$199,999	5	8.5%	920	183,980	179,900	38	24	98.0%	100.0%
\$200,000-\$249,999	12	20.3%	2,637	219,771	222,400	41	40	98.9%	100.0%
\$250,000-\$299,999	2	3.4%	559	279,450	279,450	13	13	98.1%	98.1%
\$300,000-\$399,999	3	5.1%	980	326,567	324,900	178	71	106.7%	107.9%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	59	100.0%	9,511	161,208	164,900	87	44	97.3%	100.0%

**CONTRACTS WRITTEN ANALYSIS**

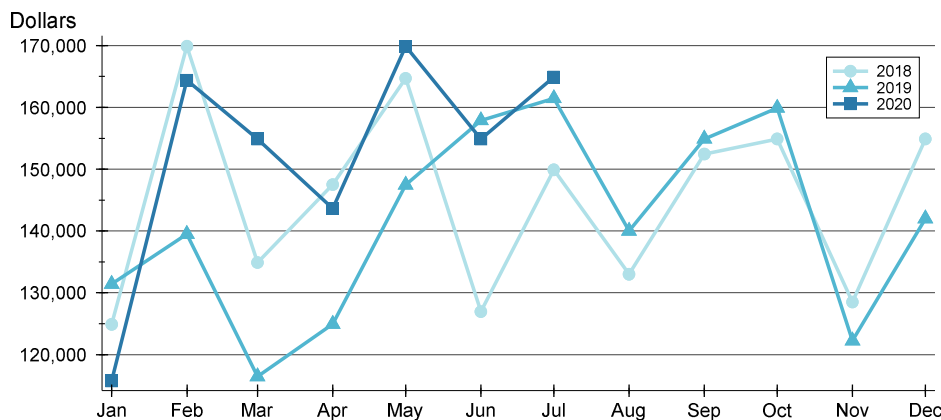
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	132,152	134,921	129,505
February	167,613	128,496	170,499
March	135,218	124,014	153,692
April	143,522	132,248	151,227
May	165,491	150,539	170,621
June	126,697	158,816	158,715
July	147,290	153,670	161,208
August	131,726	149,990	-
September	143,516	154,424	-
October	160,890	155,967	-
November	131,245	124,020	-
December	165,110	128,479	-

**MEDIAN PRICE** >>

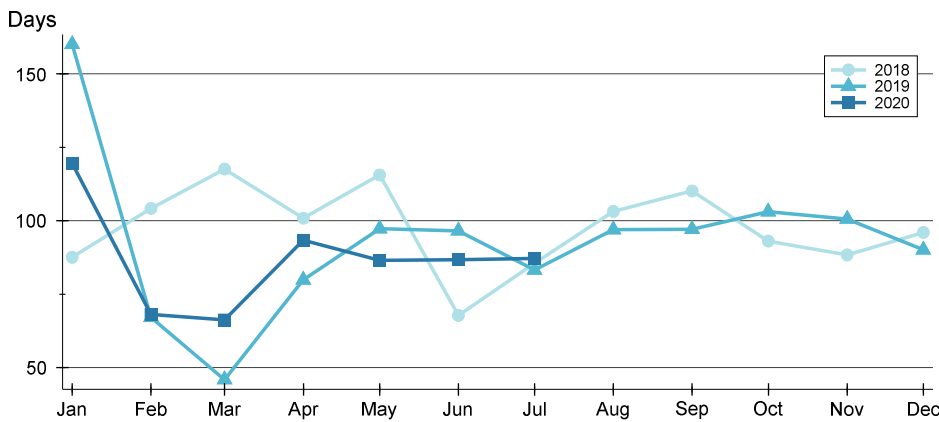


Month	2018	2019	2020
January	124,900	131,400	115,750
February	169,900	139,500	164,400
March	134,900	116,450	154,900
April	147,500	124,950	143,650
May	164,700	147,450	169,900
June	126,950	157,888	154,900
July	149,900	161,450	164,900
August	133,000	140,000	-
September	152,450	154,900	-
October	154,900	159,900	-
November	128,500	122,250	-
December	154,900	142,000	-

**CONTRACTS WRITTEN ANALYSIS**

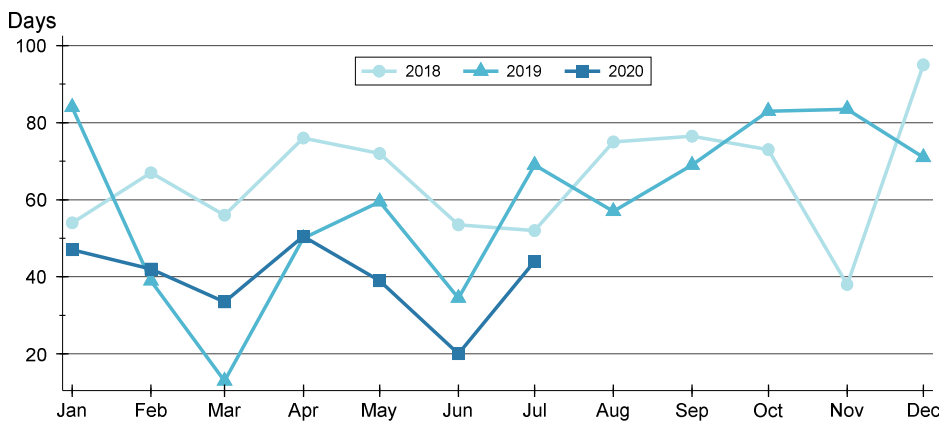
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	88	160	120
February	104	67	68
March	118	46	66
April	101	80	93
May	116	97	87
June	68	97	87
July	86	83	87
August	103	97	
September	110	97	
October	93	103	
November	88	101	
December	96	90	

**MEDIAN DOM** >>

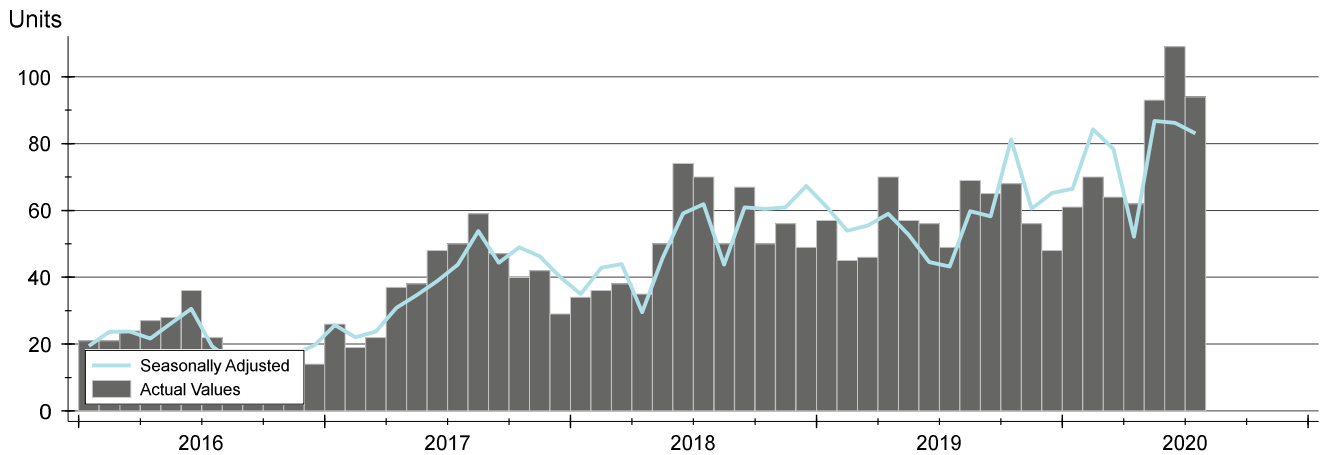


Month	2018	2019	2020
January	54	84	47
February	67	39	42
March	56	13	34
April	76	50	51
May	72	60	39
June	54	35	20
July	52	69	44
August	75	57	
September	77	69	
October	73	83	
November	38	84	
December	95	71	

# PENDING CONTRACTS ANALYSIS

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**HISTORY** >>



**SUMMARY** >>

Summary Statistics for Active Listings		End of July		
		2020	2019	Change
Active Listings		<b>94</b>	49	91.8%
Volume (1,000s)		<b>14,694</b>	9,025	62.8%
Average	List Price	<b>156,318</b>	184,189	-15.1%
	Days on Market	<b>55</b>	91	-39.9%
	Percent of Original	<b>98.2%</b>	97.3%	0.9%
Median	List Price	<b>156,950</b>	160,000	-1.9%
	Days on Market	<b>31</b>	49	-36.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

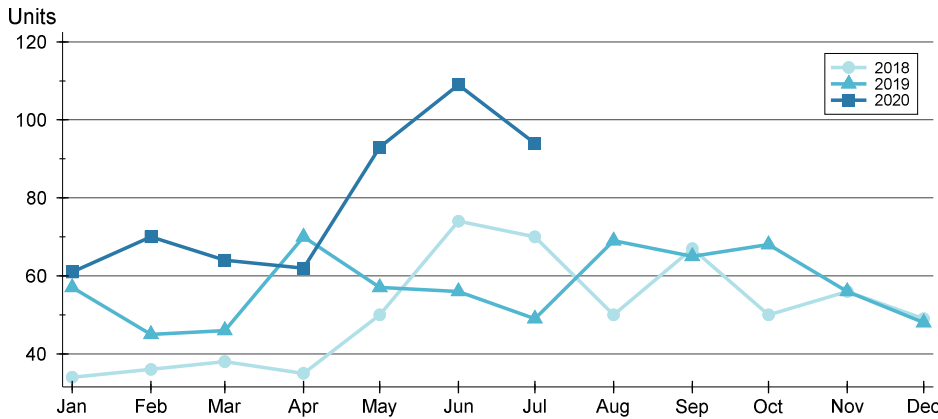
A total of 94 listings in Geary County had contracts pending at the end of July, up from 49 contracts pending at the end of July 2019.

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.

# PENDING CONTRACTS ANALYSIS

**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**BY MONTH** >>



Month	2018	2019	2020
January	34	57	61
February	36	45	70
March	38	46	64
April	35	70	62
May	50	57	93
June	74	56	109
July	70	49	94
August	50	69	
September	67	65	
October	50	68	
November	56	56	
December	49	48	

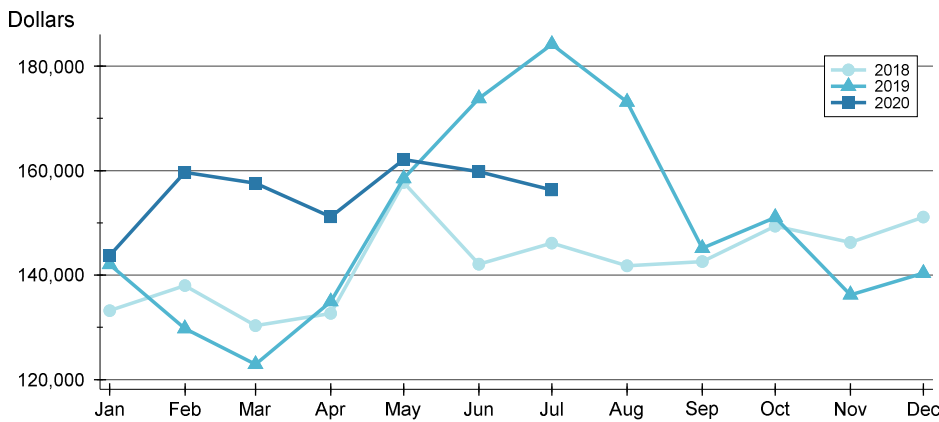
**BY PRICE RANGE** >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	3.2%	100	33,300	35,000	86	65	88.9%	95.2%
\$50,000-\$99,999	20	21.3%	1,659	82,940	88,950	91	55	96.0%	100.0%
\$100,000-\$124,999	11	11.7%	1,236	112,391	110,000	57	28	99.6%	100.0%
\$125,000-\$149,999	11	11.7%	1,493	135,709	134,900	45	27	97.9%	100.0%
\$150,000-\$174,999	16	17.0%	2,636	164,744	164,900	31	19	98.4%	100.0%
\$175,000-\$199,999	11	11.7%	2,045	185,900	185,000	31	14	99.1%	100.0%
\$200,000-\$249,999	15	16.0%	3,292	219,483	220,000	35	32	99.1%	100.0%
\$250,000-\$299,999	2	2.1%	559	279,450	279,450	13	13	98.1%	98.1%
\$300,000-\$399,999	5	5.3%	1,674	334,820	329,500	115	70	104.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	94	100.0%	14,694	156,318	156,950	55	31	98.2%	100.0%

**PENDING CONTRACTS ANALYSIS**

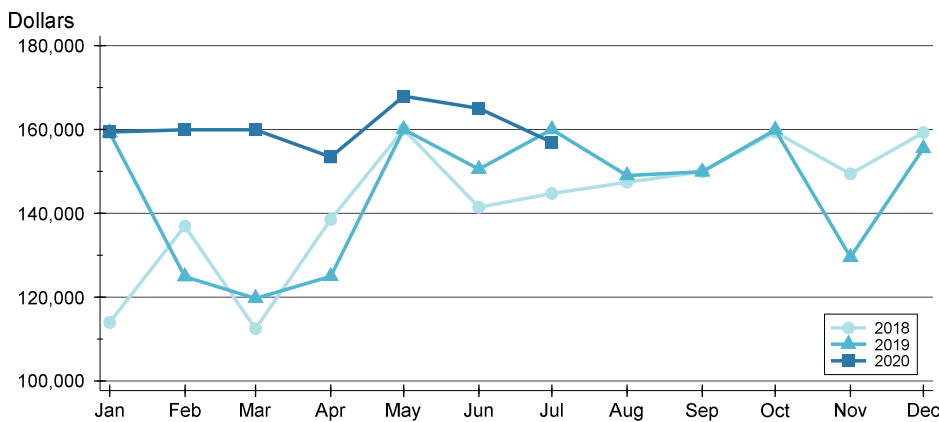
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE PRICE** >>



Month	2018	2019	2020
January	133,203	142,061	143,752
February	138,008	129,758	159,679
March	130,333	122,935	157,601
April	132,680	134,933	151,171
May	157,746	158,486	162,153
June	142,094	173,826	159,811
July	146,113	184,189	156,318
August	141,797	173,149	
September	142,593	145,154	
October	149,377	151,063	
November	146,266	136,244	
December	151,129	140,355	

**MEDIAN PRICE** >>

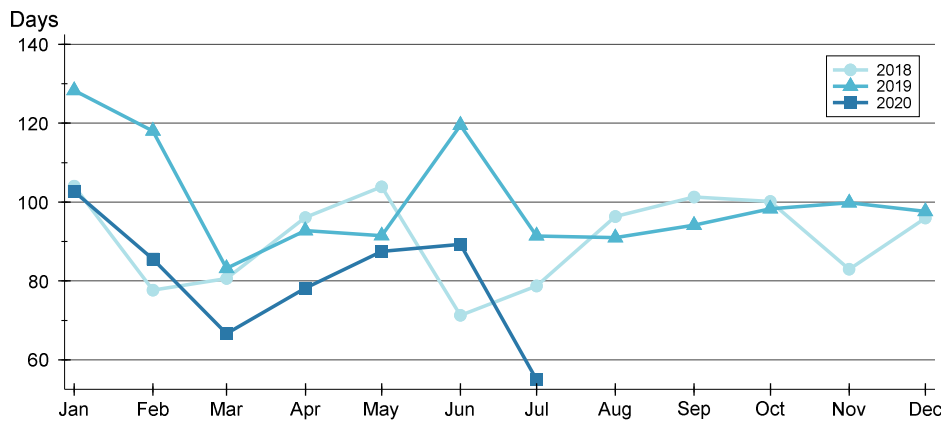


Month	2018	2019	2020
January	113,950	159,250	159,400
February	136,950	124,900	159,900
March	112,450	119,700	159,900
April	138,500	124,950	153,450
May	160,000	160,000	167,900
June	141,400	150,500	165,000
July	144,700	160,000	156,950
August	147,400	149,000	
September	149,900	149,900	
October	159,400	159,900	
November	149,400	129,500	
December	159,250	155,450	

**PENDING CONTRACTS ANALYSIS**

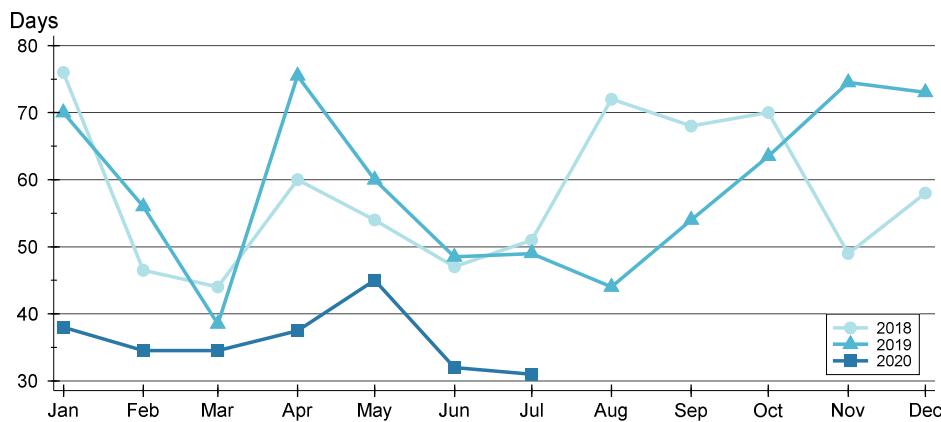
**GEARY COUNTY  
ALL HOMES (NEW & EXISTING)  
AS OF 8/8/2020**

**AVERAGE DOM** >>



Month	2018	2019	2020
January	104	128	103
February	78	118	86
March	81	83	67
April	96	93	78
May	104	91	87
June	71	120	89
July	79	91	55
August	96	91	
September	101	94	
October	100	98	
November	83	100	
December	96	98	

**MEDIAN DOM** >>



Month	2018	2019	2020
January	76	70	38
February	47	56	35
March	44	39	35
April	60	76	38
May	54	60	45
June	47	49	32
July	51	49	31
August	72	44	
September	68	54	
October	70	64	
November	49	75	
December	58	73	