

AUGUST 2021 >>

FLINT HILLS MLS STATISTICS



MARKET OVERVIEW >>

Geary Home Sales Fell in August

Total home sales in Geary County fell last month to 38 units, compared to 56 units in August 2020. Total sales volume was \$5.9 million, down from a year earlier.

The median sale price in August was \$158,950, down from \$161,250 a year earlier. Homes that sold in August were typically on the market for 20 days and sold for 99.4% of their list prices.

Geary Active Listings Down at End of August

The total number of active listings in Geary County at the end of August was 125 units, down from 147 at the same point in 2020. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$135,900.

There were 61 contracts written in August 2021 and 2020, showing no change over the year. At the end of the month, there were 93 contracts pending, compared to 101 at the end of August 2020.

Geary County		August		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		38	56	-32.1%
Active Listings		125	147	-15.0%
Months' Supply		2.3	3.5	-34.6%
New Listings		80	70	14.3%
Contracts Written		61	61	0.0%
Pending Contracts		93	101	-7.9%
Sales Volume (1,000s)		5,877	9,004	-34.7%
Average	Sale Price	154,660	160,780	-3.8%
	List Price of Actives	154,572	150,992	2.4%
	Days on Market	41	53	-22.9%
	Percent of List	96.5%	100.3%	-3.7%
	Percent of Original	92.4%	98.1%	-5.8%
Median	Sale Price	158,950	161,250	-1.4%
	List Price of Actives	135,900	128,000	6.2%
	Days on Market	20	28	-29.1%
	Percent of List	99.4%	100.0%	-0.6%
	Percent of Original	98.0%	98.5%	-0.5%

REPORT CONTENTS >>

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THREE-YEAR COMPARISONS

SUMMARY >>

BREAKDOWNS BY HOME TYPE

GEARY COUNTY

AS OF 9/5/2021

August MLS Statistics		2021			2020			2019			
By Property Type		Total	Existing	New	Total	Existing	New	Total	Existing	New	
Home Sales		38	38	0	56	55	1	39	38	1	
	Change from prior year	-32.1%	-30.9%	-100.0%	43.6%	44.7%	0.0%	-7.1%	-5.0%	-50.0%	
Active Listings		125	123	2	147	145	2	261	259	2	
	Change from prior year	-15.0%	-15.2%	0.0%	-43.7%	-44.0%	0.0%	-6.1%	-6.2%	0.0%	
Months' Supply		2.3	2.3	N/A	3.5	3.5	6.0	8.2	8.3	6.0	
	Change from prior year	-34.6%	-34.5%	N/A	-57.4%	-57.7%	0.0%	-19.7%	-20.1%	25.0%	
New Listings		80	79	1	70	70	0	52	50	2	
	Change from prior year	14.3%	12.9%	N/A	34.6%	40.0%	-100.0%	6.1%	2.0%	N/A	
Contracts Written		61	60	1	61	61	0	47	47	0	
	Change from prior year	0.0%	-1.6%	N/A	29.8%	29.8%	N/A	74.1%	74.1%	N/A	
Pending Contracts		93	92	1	101	99	2	69	69	0	
	Change from prior year	-7.9%	-7.1%	-50.0%	46.4%	43.5%	N/A	38.0%	40.8%	-100.0%	
Sales Volume (1,000s)		5,877	5,877	0	9,004	8,652	352	5,993	5,860	133	
	Change from prior year	-34.7%	-32.1%	-100.0%	50.2%	47.7%	164.7%	1.4%	4.8%	-58.2%	
Average	Sale Price	154,660	154,660	N/A	160,780	157,304	352,000	153,654	154,198	133,000	
		Change from prior year	-3.8%	-1.7%	N/A	4.6%	2.0%	164.7%	9.2%	10.3%	-16.5%
	List Price of Actives	154,572	152,249	297,450	150,992	149,986	223,900	138,444	137,815	219,900	
		Change from prior year	2.4%	1.5%	N/A	9.1%	8.8%	1.8%	-8.9%	-8.8%	-19.3%
	Days on Market	41	41	N/A	53	54	5	89	91	14	
		Change from prior year	-23.0%	-24.2%	N/A	-40.2%	-40.6%	-64.3%	16.2%	23.6%	-89.8%
	Percent of List	96.5%	96.5%	N/A	100.3%	100.3%	100.0%	96.6%	96.5%	98.6%	
	Change from prior year	-3.7%	-3.7%	N/A	3.8%	3.9%	1.4%	-0.9%	-0.9%	-0.5%	
	Percent of Original	92.4%	92.4%	N/A	98.1%	98.1%	100.0%	92.7%	92.5%	98.6%	
	Change from prior year	-5.8%	-5.8%	N/A	5.8%	6.0%	1.4%	0.2%	0.2%	3.4%	
Median	Sale Price	158,950	158,950	N/A	161,250	159,500	352,000	157,500	157,500	133,000	
		Change from prior year	-1.4%	-0.3%	N/A	2.4%	1.3%	164.7%	9.6%	9.6%	-16.5%
	List Price of Actives	135,900	135,000	297,450	128,000	128,000	223,900	127,000	124,999	219,900	
		Change from prior year	6.2%	5.5%	N/A	0.8%	2.4%	1.8%	-5.9%	-7.4%	-19.3%
	Days on Market	20	20	N/A	28	28	5	68	68	14	
		Change from prior year	-29.1%	-30.4%	N/A	-59.6%	-58.8%	-64.3%	63.9%	63.9%	-89.8%
	Percent of List	99.4%	99.4%	N/A	100.0%	100.0%	100.0%	98.1%	98.0%	98.6%	
	Change from prior year	-0.6%	-0.6%	N/A	2.0%	2.0%	1.4%	-1.1%	-1.1%	-0.5%	
	Percent of Original	98.0%	98.0%	N/A	98.5%	98.3%	100.0%	96.8%	96.7%	98.6%	
	Change from prior year	-0.5%	-0.3%	N/A	1.8%	1.7%	1.4%	0.6%	0.3%	3.4%	

YEAR-TO-DATE STATISTICS

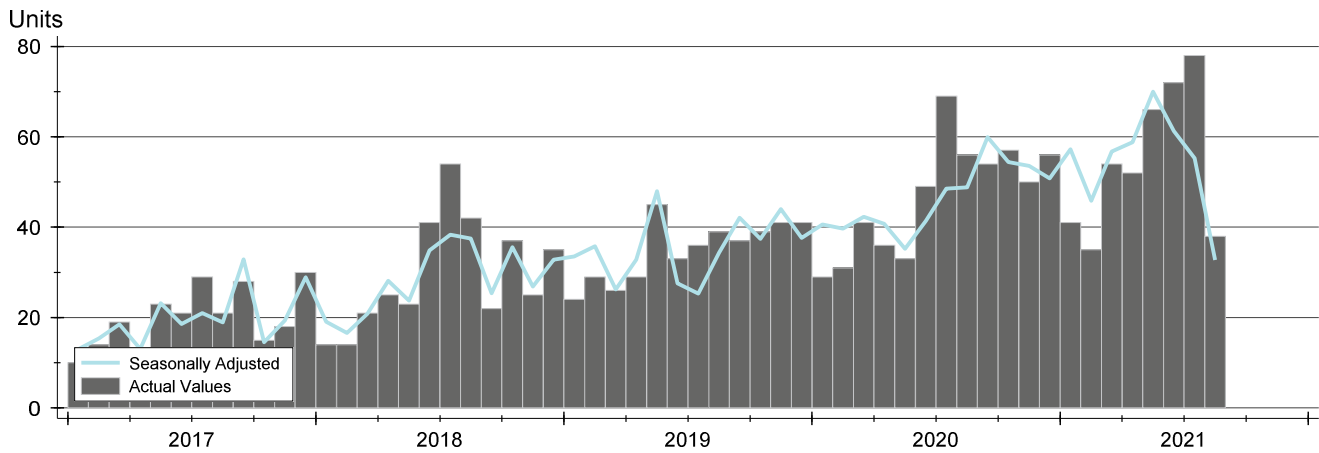
SUMMARY >>
YTD BREAKDOWNS BY HOME TYPE
**GEARY COUNTY
AS OF 9/5/2021**

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		436	431	5	344	341	3	261	258	3
Change from prior year		26.7%	26.4%	66.7%	31.8%	32.2%	0.0%	11.5%	12.2%	-25.0%
New Listings		557	552	5	475	470	5	512	509	3
Change from prior year		17.3%	17.4%	0.0%	-7.2%	-7.7%	66.7%	6.7%	6.5%	50.0%
Contracts Written		468	463	5	382	378	4	278	276	2
Change from prior year		22.5%	22.5%	25.0%	37.4%	37.0%	100.0%	12.1%	13.1%	-50.0%
Sales Volume (1,000s)		71,912	70,526	1,386	53,717	52,750	966	36,437	35,724	713
Change from prior year		33.9%	33.7%	43.4%	47.4%	47.7%	35.6%	12.4%	14.1%	-35.2%
Average	Sale Price	164,936	163,634	277,183	156,154	154,694	322,152	139,606	138,466	237,625
	Change from prior year	5.6%	5.8%	-14.0%	11.9%	11.7%	35.6%	0.8%	1.7%	-13.6%
	Days on Market	39	38	115	90	90	29	92	92	49
	Change from prior year	-56.7%	-57.9%	292.7%	-2.2%	-2.1%	-40.5%	-7.4%	-6.8%	-55.6%
	Percent of List	98.9%	98.9%	101.2%	98.1%	98.1%	103.0%	98.1%	98.0%	99.2%
Change from prior year	0.8%	0.8%	-1.7%	0.1%	0.0%	3.8%	0.9%	0.9%	-0.7%	
Percent of Original	97.6%	97.6%	101.2%	95.6%	95.5%	103.0%	94.6%	94.5%	98.7%	
Change from prior year	2.1%	2.1%	-1.7%	1.1%	1.1%	4.3%	1.4%	1.4%	0.8%	
Median	Sale Price	165,000	165,000	270,000	159,950	159,500	352,000	140,000	139,950	262,874
	Change from prior year	3.2%	3.4%	-23.3%	14.2%	14.0%	33.9%	0.7%	1.3%	3.0%
	Days on Market	9	9	103	41	41	5	49	50	14
	Change from prior year	-77.8%	-78.0%	1960.0%	-17.3%	-18.0%	-64.3%	-16.9%	-15.3%	-84.0%
	Percent of List	100.0%	100.0%	100.0%	98.7%	98.7%	100.0%	98.6%	98.6%	99.1%
Change from prior year	1.4%	1.4%	0.0%	0.1%	0.1%	0.9%	-0.1%	-0.1%	-1.6%	
Percent of Original	100.0%	100.0%	100.0%	97.8%	97.7%	100.0%	97.0%	96.9%	98.6%	
Change from prior year	2.3%	2.4%	0.0%	0.8%	0.9%	1.4%	0.2%	0.1%	0.4%	

CLOSED LISTINGS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Closed Listings		August			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		38	56	-32.1%	436	344	26.7%
Volume (1,000s)		5,877	9,004	-34.7%	71,912	53,717	33.9%
Average	Sale Price	154,660	160,780	-3.8%	164,936	156,154	5.6%
	Days on Market	41	53	-23.0%	39	90	-56.7%
	Percent of List	96.5%	100.3%	-3.7%	98.9%	98.1%	0.8%
	Percent of Original	92.4%	98.1%	-5.8%	97.6%	95.6%	2.1%
Median	Sale Price	158,950	161,250	-1.4%	165,000	159,950	3.2%
	Days on Market	20	28	-29.1%	9	41	-77.8%
	Percent of List	99.4%	100.0%	-0.6%	100.0%	98.7%	1.4%
	Percent of Original	98.0%	98.5%	-0.5%	100.0%	97.8%	2.3%

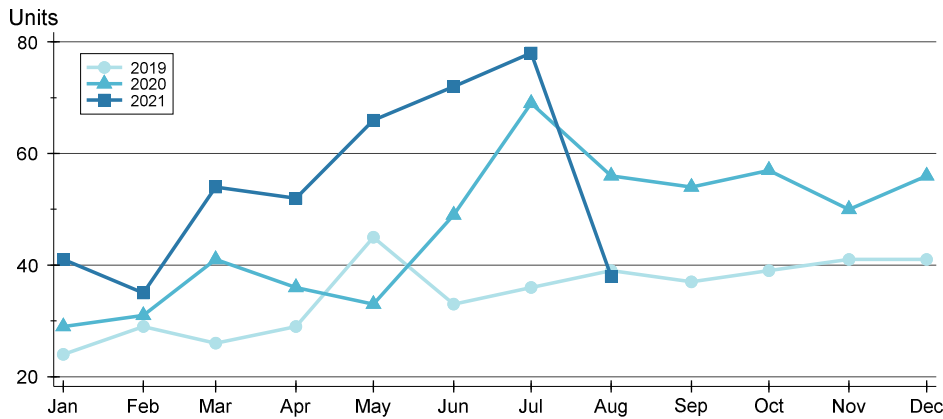
A total of 38 homes sold in Geary County in August, down from 56 units in August 2020. Total sales volume fell to \$5.9 million compared to \$9.0 million in the previous year.

The median sales price in August was \$158,950, down 1.4% compared to the prior year. Median days on market was 20 days, up from 6 days in July, but down from 28 in August 2020.

CLOSED LISTINGS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

BY MONTH >>



Month	2019	2020	2021
January	24	29	41
February	29	31	35
March	26	41	54
April	29	36	52
May	45	33	66
June	33	49	72
July	36	69	78
August	39	56	38
September	37	54	
October	39	57	
November	41	50	
December	41	56	

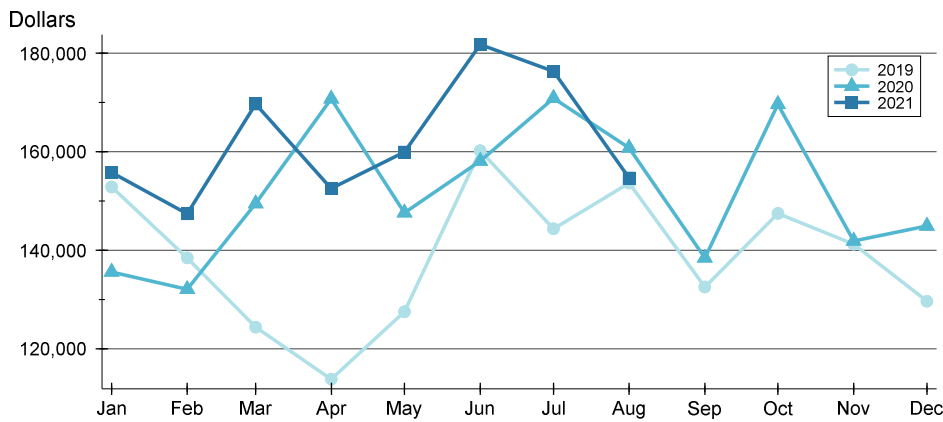
BY PRICE RANGE >>

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	2.6%	16	16,000	16,000	172	172	88.9%	88.9%	40.1%	40.1%
\$25,000-\$49,999	3	7.9%	102	34,000	32,000	171	79	73.2%	75.0%	68.6%	71.1%
\$50,000-\$99,999	5	13.2%	358	71,595	75,000	69	44	93.7%	94.1%	85.7%	89.2%
\$100,000-\$124,999	8	21.1%	892	111,500	115,000	23	22	100.3%	100.9%	94.8%	98.9%
\$125,000-\$149,999	2	5.3%	295	147,450	147,450	20	20	98.3%	98.3%	96.7%	96.7%
\$150,000-\$174,999	2	5.3%	336	168,000	168,000	6	6	103.6%	103.6%	103.6%	103.6%
\$175,000-\$199,999	4	10.5%	742	185,500	182,500	8	7	100.1%	100.0%	100.1%	100.0%
\$200,000-\$249,999	9	23.7%	2,031	225,700	230,000	17	16	98.9%	99.8%	98.0%	98.2%
\$250,000-\$299,999	3	7.9%	795	265,000	255,000	29	28	98.3%	98.1%	98.3%	98.1%
\$300,000-\$399,999	1	2.6%	310	309,900	309,900	21	21	100.0%	100.0%	100.0%	100.0%
\$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	38	100.0%	5,877	154,660	158,950	41	20	96.5%	99.4%	92.4%	98.0%

CLOSED LISTINGS ANALYSIS

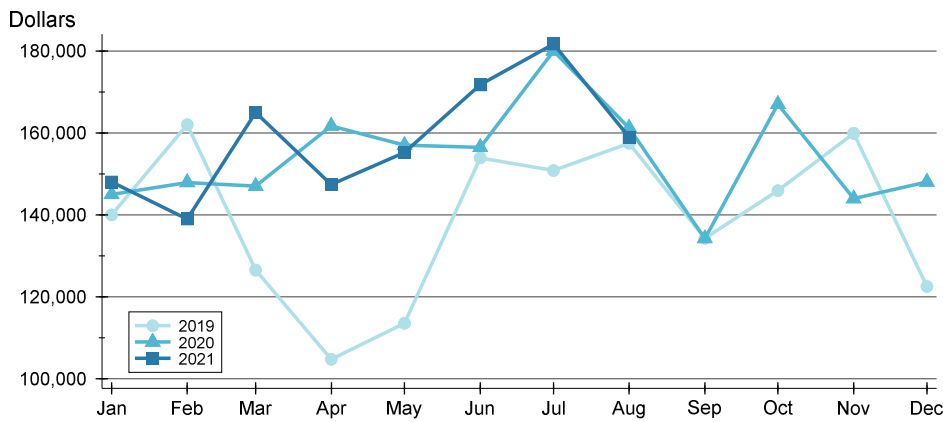
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	152,853	135,618	155,771
February	138,469	132,105	147,396
March	124,396	149,489	169,706
April	113,873	170,738	152,536
May	127,551	147,637	159,909
June	160,208	158,106	181,792
July	144,368	170,873	176,292
August	153,654	160,780	154,660
September	132,558	138,463	
October	147,488	169,646	
November	141,251	141,914	
December	129,662	144,929	

MEDIAN PRICE >>

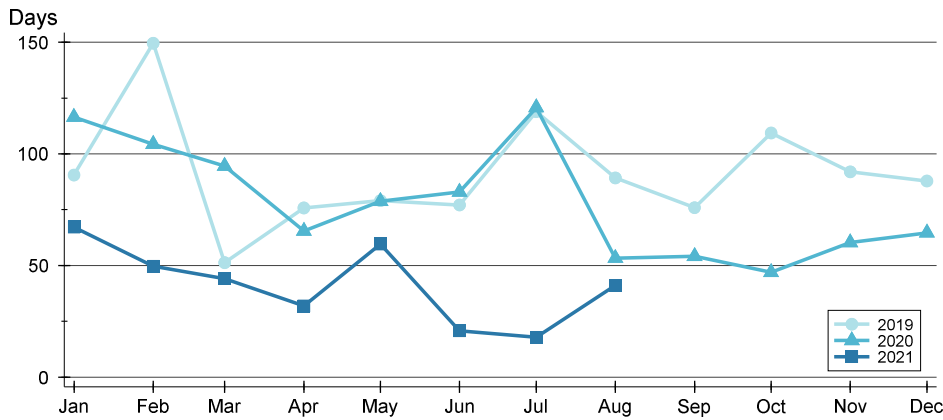


Month	2019	2020	2021
January	140,000	145,000	148,000
February	162,000	147,900	139,000
March	126,500	147,000	165,000
April	104,700	161,700	147,400
May	113,500	157,000	155,250
June	153,900	156,500	171,750
July	150,825	180,000	181,750
August	157,500	161,250	158,950
September	134,250	134,200	
October	145,900	167,000	
November	159,900	143,950	
December	122,500	148,000	

CLOSED LISTINGS ANALYSIS

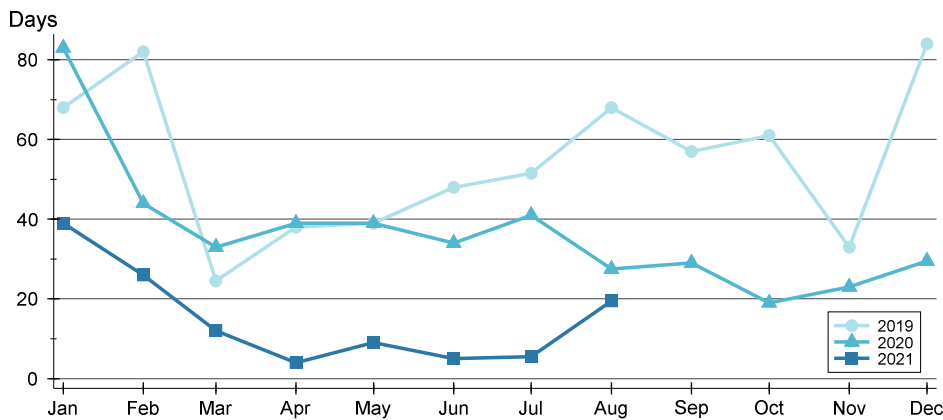
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	91	116	67
February	150	104	50
March	51	95	44
April	76	65	32
May	79	79	60
June	77	83	21
July	119	121	18
August	89	53	41
September	76	54	
October	109	47	
November	92	60	
December	88	65	

MEDIAN DOM >>

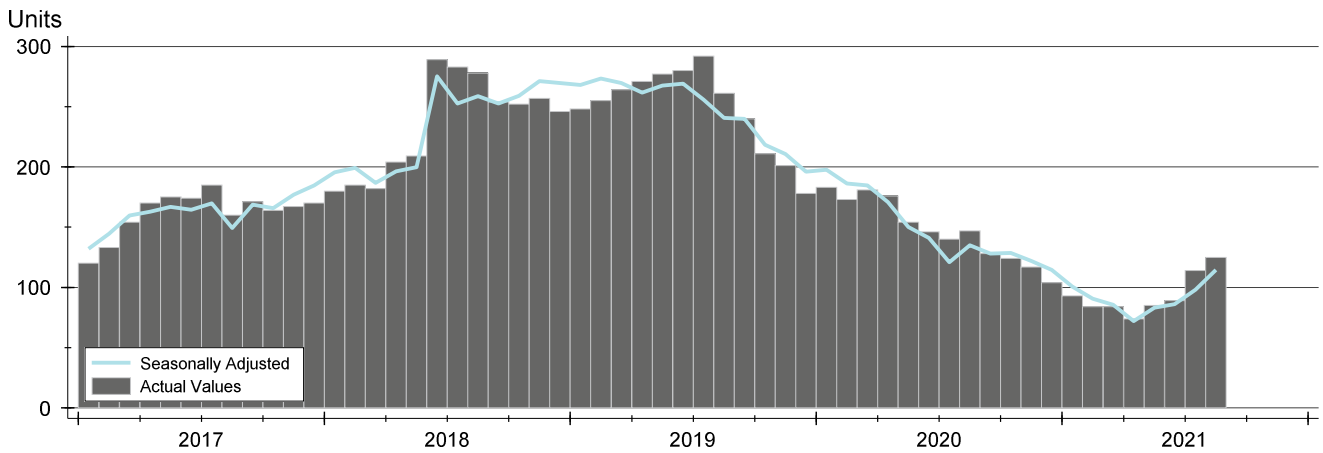


Month	2019	2020	2021
January	68	83	39
February	82	44	26
March	25	33	12
April	38	39	4
May	39	39	9
June	48	34	5
July	52	41	6
August	68	28	20
September	57	29	
October	61	19	
November	33	23	
December	84	30	

ACTIVE LISTINGS ANALYSIS

HISTORY >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		125	147	-15.0%
Months' Supply		2.3	3.5	-34.6%
Volume (1,000s)		19,322	22,196	-12.9%
Average	List Price	154,572	150,992	2.4%
	Days on Market	66	121	-45.0%
	Percent of Original	96.9%	97.4%	-0.5%
Median	List Price	135,900	128,000	6.2%
	Days on Market	43	68	-36.8%
	Percent of Original	100.0%	100.0%	0.0%

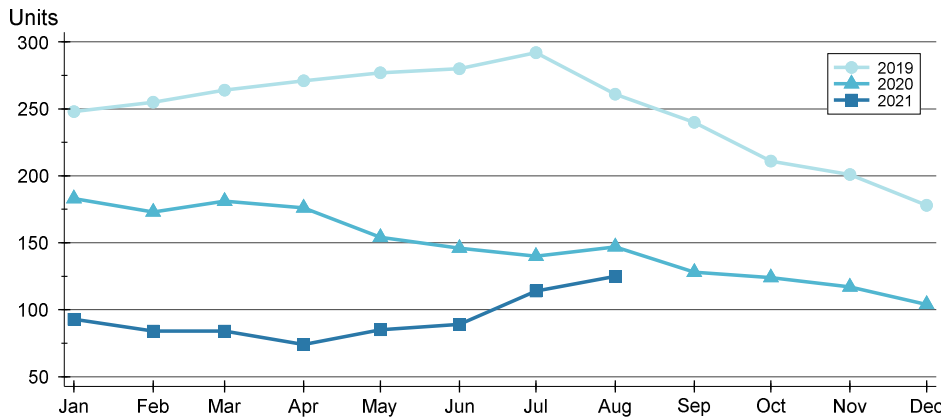
A total of 125 homes were available for sale in Geary County at the end of August. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$135,900, up 6.2% from 2020. The typical time on market for active listings was 43 days, down from 68 days a year earlier.

ACTIVE LISTINGS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

BY MONTH >>



Month	2019	2020	2021
January	248	183	93
February	255	173	84
March	264	181	84
April	271	176	74
May	277	154	85
June	280	146	89
July	292	140	114
August	261	147	125
September	240	128	
October	211	124	
November	201	117	
December	178	104	

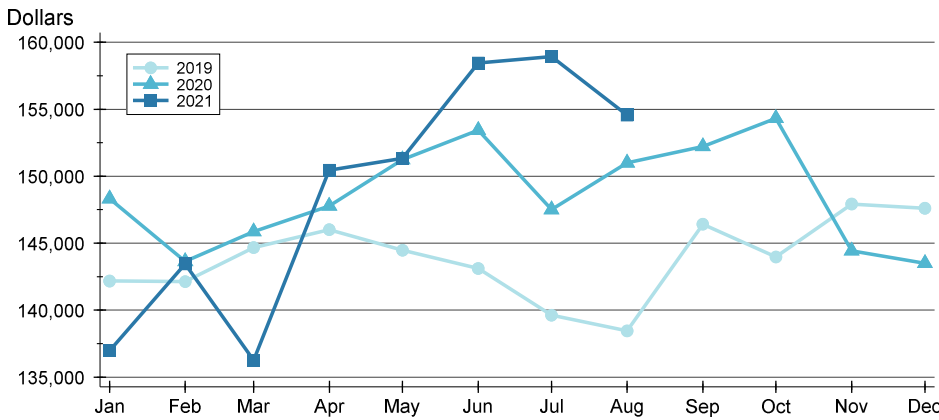
BY PRICE RANGE >>

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	1	0.8%	22	1.0	22,000	22,000	175	175	62.9%	62.9%
\$25,000-\$49,999	4	3.2%	125	1.3	31,225	27,500	26	27	93.3%	95.0%
\$50,000-\$99,999	23	18.4%	1,814	4.6	78,870	79,900	78	44	95.3%	96.8%
\$100,000-\$124,999	24	19.2%	2,708	3.0	112,838	114,900	58	42	98.0%	100.0%
\$125,000-\$149,999	15	12.0%	2,019	7.5	134,593	133,900	60	50	98.5%	100.0%
\$150,000-\$174,999	20	16.0%	3,184	10.0	159,175	157,950	54	51	99.1%	100.0%
\$175,000-\$199,999	11	8.8%	2,051	2.8	186,445	190,000	61	14	98.0%	100.0%
\$200,000-\$249,999	18	14.4%	4,096	2.0	227,544	224,500	62	32	98.3%	100.0%
\$250,000-\$299,999	2	1.6%	510	0.7	255,000	255,000	17	17	100.0%	100.0%
\$300,000-\$399,999	5	4.0%	1,734	5.0	346,700	340,000	51	46	99.7%	100.0%
\$400,000-\$499,999	1	0.8%	460	N/A	459,900	459,900	55	55	100.0%	100.0%
\$500,000-\$749,999	1	0.8%	600	N/A	600,000	600,000	731	731	33.8%	33.8%
\$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	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	125	100.0%	19,322	3.3	154,572	135,900	66	43	96.9%	100.0%

ACTIVE LISTINGS ANALYSIS

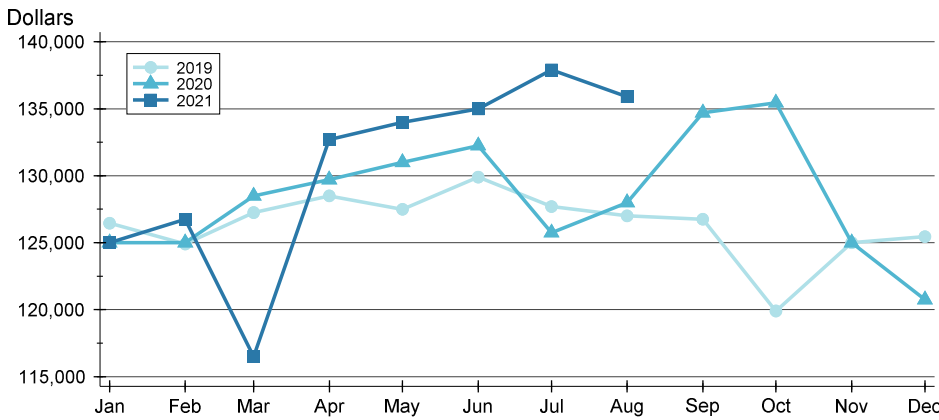
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	142,171	148,318	136,974
February	142,122	143,632	143,455
March	144,672	145,870	136,261
April	146,010	147,781	150,461
May	144,469	151,246	151,338
June	143,113	153,440	158,451
July	139,618	147,507	158,926
August	138,444	150,992	154,572
September	146,424	152,228	
October	143,965	154,331	
November	147,929	144,435	
December	147,607	143,503	

MEDIAN PRICE >>

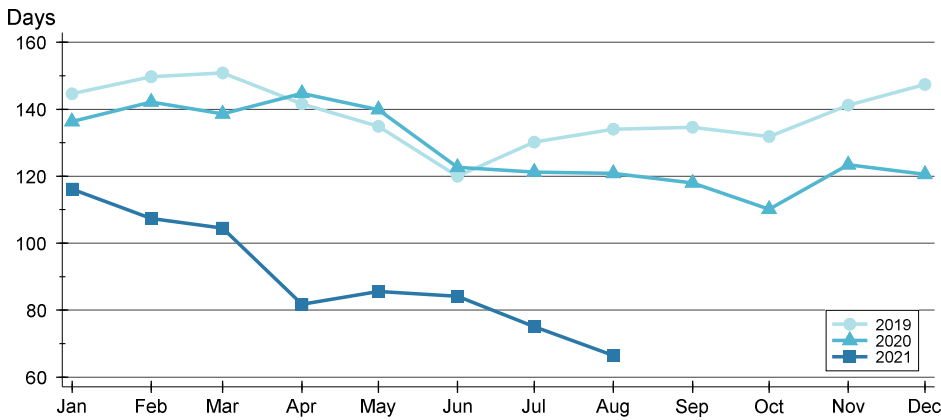


Month	2019	2020	2021
January	126,450	125,000	125,000
February	124,900	124,999	126,750
March	127,250	128,500	116,500
April	128,500	129,700	132,700
May	127,500	131,000	134,000
June	129,900	132,250	135,000
July	127,700	125,750	137,900
August	127,000	128,000	135,900
September	126,750	134,700	
October	119,900	135,450	
November	124,999	125,000	
December	125,450	120,750	

ACTIVE LISTINGS ANALYSIS

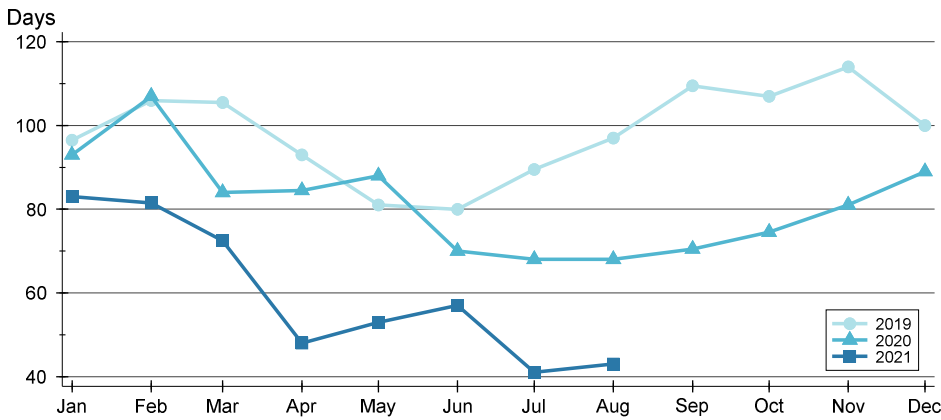
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	145	136	116
February	150	142	107
March	151	139	104
April	142	145	82
May	135	140	86
June	120	123	84
July	130	121	75
August	134	121	66
September	135	118	
October	132	110	
November	141	123	
December	147	121	

MEDIAN DOM >>

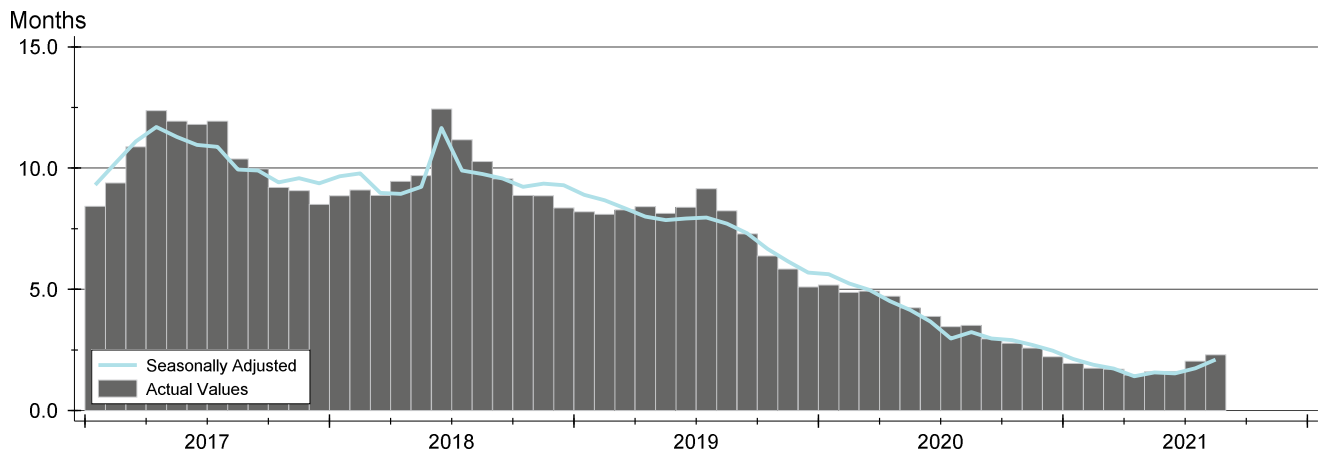


Month	2019	2020	2021
January	97	93	83
February	106	107	82
March	106	84	73
April	93	85	48
May	81	88	53
June	80	70	57
July	90	68	41
August	97	68	43
September	110	71	
October	107	75	
November	114	81	
December	100	89	

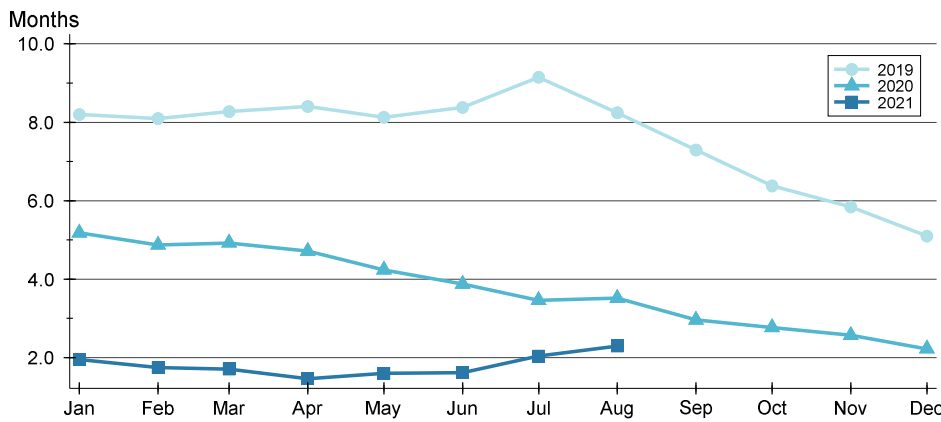
MONTHS' SUPPLY ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



BY MONTH >>

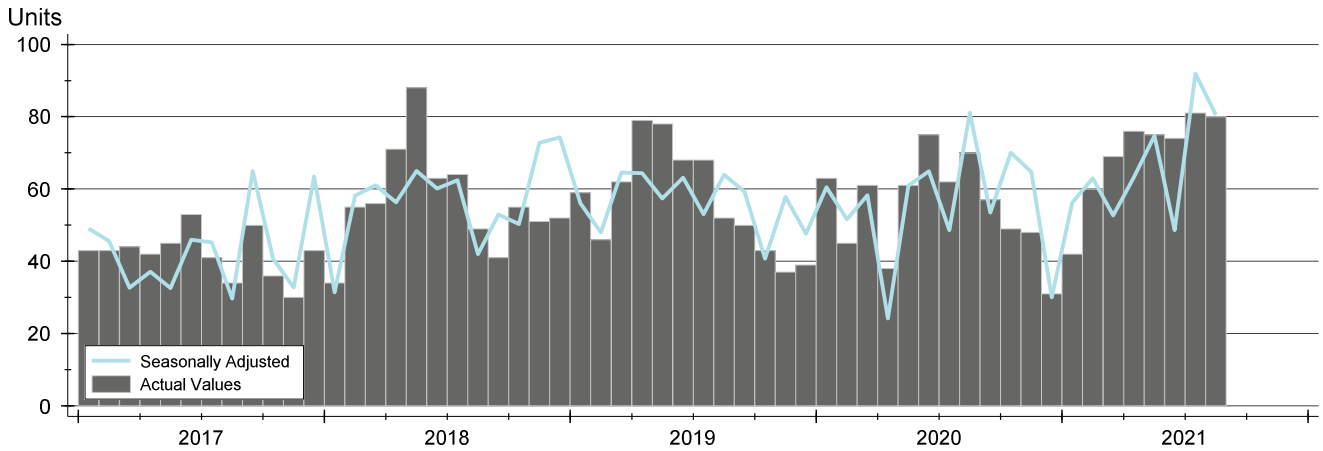


Month	2019	2020	2021
January	8.2	5.2	1.9
February	8.1	4.9	1.7
March	8.3	4.9	1.7
April	8.4	4.7	1.5
May	8.1	4.2	1.6
June	8.4	3.9	1.6
July	9.1	3.5	2.0
August	8.2	3.5	2.3
September	7.3	3.0	
October	6.4	2.8	
November	5.8	2.6	
December	5.1	2.2	

NEW LISTINGS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for New Listings		August		
		2021	2020	Change
Current Month	New Listings	80	70	14.3%
	Volume (1,000s)	12,791	10,962	16.7%
	Average List Price	159,893	156,596	2.1%
	Median List Price	157,950	145,450	8.6%
YTD	New Listings	557	475	17.3%
	Volume (1,000s)	91,255	73,373	24.4%
	Average List Price	163,833	154,469	6.1%
	Median List Price	160,000	150,000	6.7%

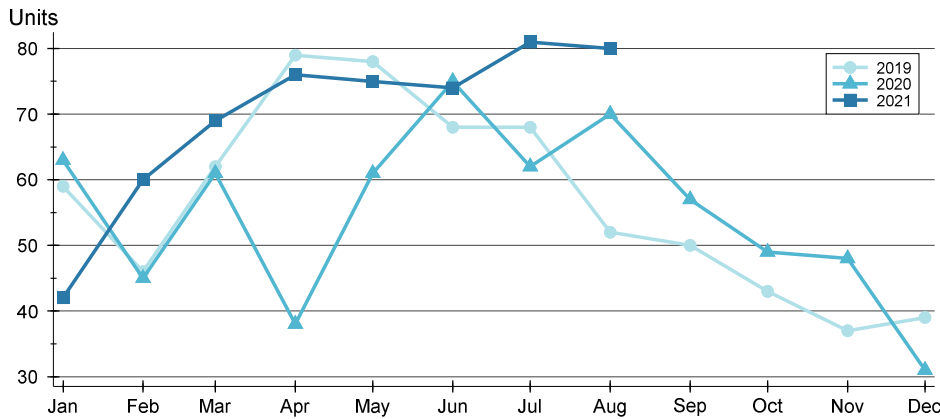
A total of 80 new listings were added in Geary County during August, up 14.3% from the same month in 2020. Year-to-date Geary County has seen 557 new listings.

The median list price of these homes was \$157,950 up from \$145,450 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**



Month	2019	2020	2021
January	59	63	42
February	46	45	60
March	62	61	69
April	79	38	76
May	78	61	75
June	68	75	74
July	68	62	81
August	52	70	80
September	50	57	
October	43	49	
November	37	48	
December	39	31	

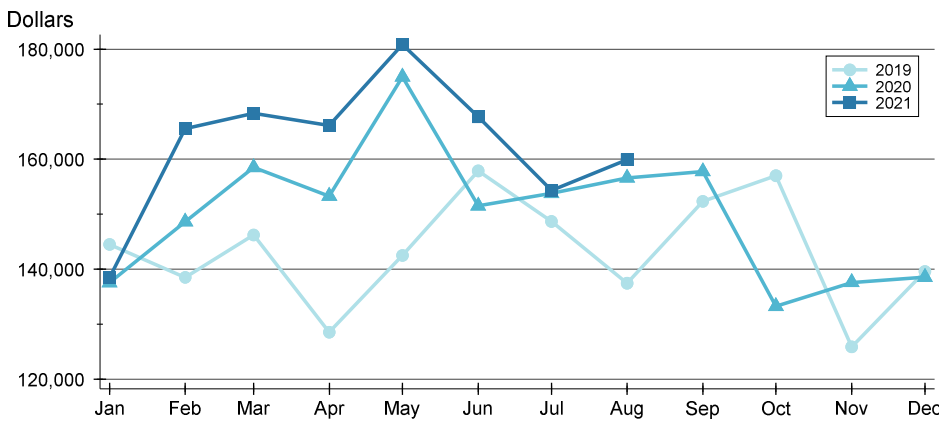
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	4	5.0%	130	32,475	32,500
\$50,000-\$99,999	10	12.5%	797	79,710	81,950
\$100,000-\$124,999	17	21.3%	1,913	112,524	114,900
\$125,000-\$149,999	5	6.3%	682	136,480	135,000
\$150,000-\$174,999	10	12.5%	1,611	161,080	159,950
\$175,000-\$199,999	13	16.3%	2,401	184,662	184,000
\$200,000-\$249,999	16	20.0%	3,684	230,231	230,000
\$250,000-\$299,999	2	2.5%	510	255,000	255,000
\$300,000-\$399,999	2	2.5%	614	307,000	307,000
\$400,000-\$499,999	1	1.3%	450	450,000	450,000
\$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	80	100.0%	12,791	159,893	157,950

NEW LISTINGS ANALYSIS

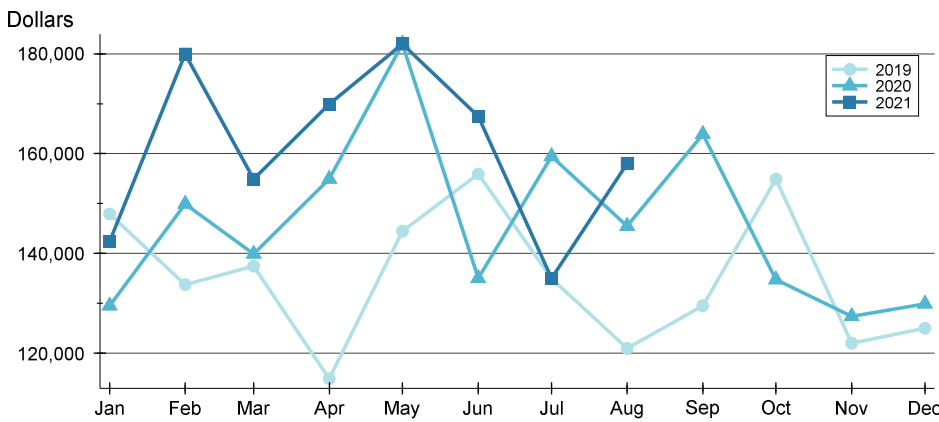
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	144,503	137,520	138,493
February	138,504	148,613	165,525
March	146,200	158,487	168,338
April	128,519	153,284	166,146
May	142,486	174,962	180,876
June	157,863	151,491	167,699
July	148,666	153,756	154,294
August	137,436	156,596	159,893
September	152,321	157,747	
October	156,984	133,214	
November	125,861	137,576	
December	139,577	138,532	

MEDIAN PRICE >>

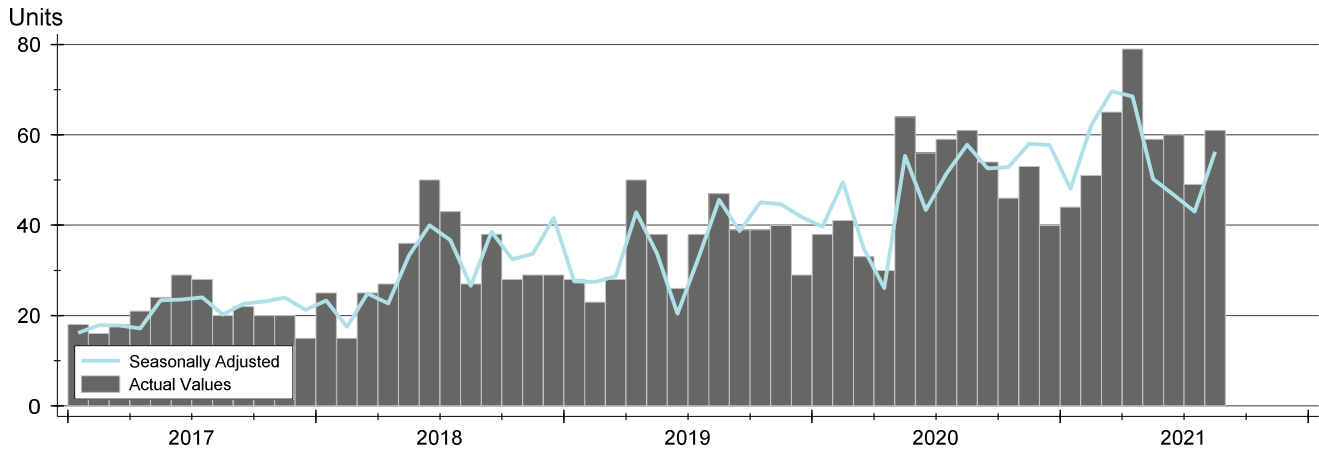


Month	2019	2020	2021
January	147,900	129,500	142,400
February	133,750	149,900	179,950
March	137,450	139,900	154,900
April	114,900	154,900	169,900
May	144,450	182,000	182,000
June	155,900	135,000	167,450
July	134,950	159,450	135,000
August	120,950	145,450	157,950
September	129,500	163,900	
October	154,900	134,750	
November	122,000	127,400	
December	125,000	129,900	

CONTRACTS WRITTEN ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Contracts Written		August			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		61	61	0.0%	468	382	22.5%
Volume (1,000s)		9,772	9,314	4.9%	78,215	60,720	28.8%
Average	Sale Price	160,202	152,692	4.9%	167,126	158,953	5.1%
	Days on Market	45	46	-1.4%	37	80	-54.5%
	Percent of Original	96.5%	96.9%	-0.4%	97.9%	95.8%	2.3%
Median	Sale Price	156,900	140,000	12.1%	166,500	159,900	4.1%
	Days on Market	21	17	23.5%	8	34	-76.1%
	Percent of Original	100.0%	98.9%	1.2%	100.0%	97.9%	2.2%

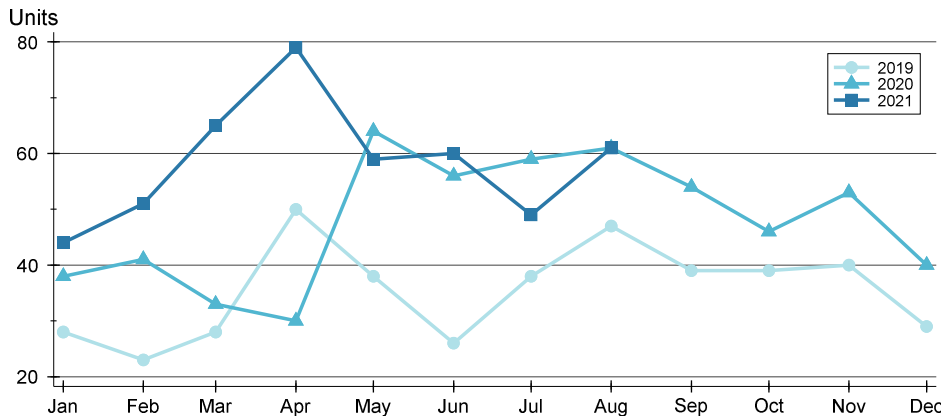
A total of 61 contracts for sale were written in Geary County during the month of August, the same as in 2020. The median list price of these homes was \$156,900, up from \$140,000 the prior year.

Half of the homes that went under contract in August were on the market less than 21 days, compared to 17 days in August 2020.

CONTRACTS WRITTEN ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

BY MONTH >>



Month	2019	2020	2021
January	28	38	44
February	23	41	51
March	28	33	65
April	50	30	79
May	38	64	59
June	26	56	60
July	38	59	49
August	47	61	61
September	39	54	
October	39	46	
November	40	53	
December	29	40	

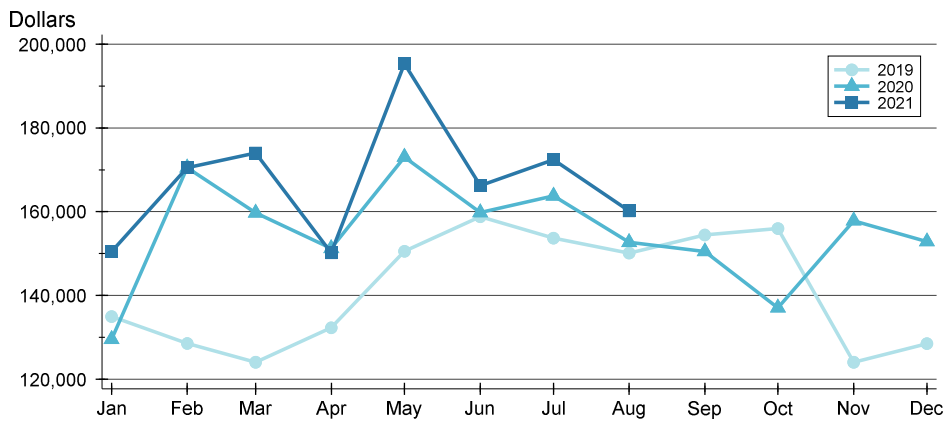
BY PRICE RANGE >>

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	6	9.8%	207	34,500	34,500	78	28	84.7%	86.2%
\$50,000-\$99,999	9	14.8%	700	77,767	79,000	59	24	93.0%	100.0%
\$100,000-\$124,999	11	18.0%	1,250	113,664	112,500	58	10	97.7%	100.0%
\$125,000-\$149,999	4	6.6%	530	132,475	132,450	61	54	99.1%	100.0%
\$150,000-\$174,999	7	11.5%	1,174	167,743	172,000	18	14	99.3%	100.0%
\$175,000-\$199,999	7	11.5%	1,307	186,714	189,900	23	6	98.4%	100.0%
\$200,000-\$249,999	11	18.0%	2,545	231,327	230,000	27	12	98.9%	100.0%
\$250,000-\$299,999	4	6.6%	1,044	261,100	257,450	29	23	99.2%	100.0%
\$300,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	1.6%	450	450,000	450,000	6	6	100.0%	100.0%
\$500,000-\$749,999	1	1.6%	565	565,000	565,000	155	155	100.0%	100.0%
\$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	61	100.0%	9,772	160,202	156,900	45	21	96.5%	100.0%

CONTRACTS WRITTEN ANALYSIS

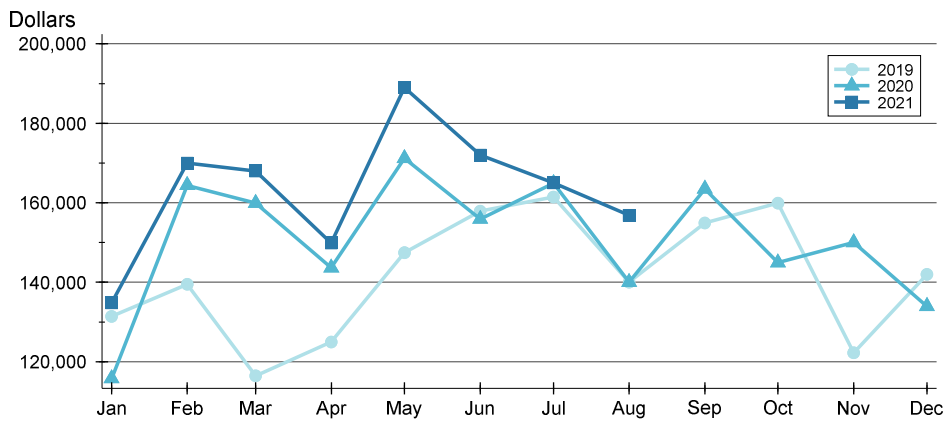
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	134,921	129,505	150,474
February	128,496	170,499	170,534
March	124,014	159,702	174,027
April	132,248	151,227	150,175
May	150,539	173,075	195,375
June	158,816	159,789	166,210
July	153,670	163,765	172,431
August	150,118	152,692	160,202
September	154,424	150,494	-
October	155,967	137,050	-
November	124,020	157,855	-
December	128,479	152,872	-

MEDIAN PRICE >>

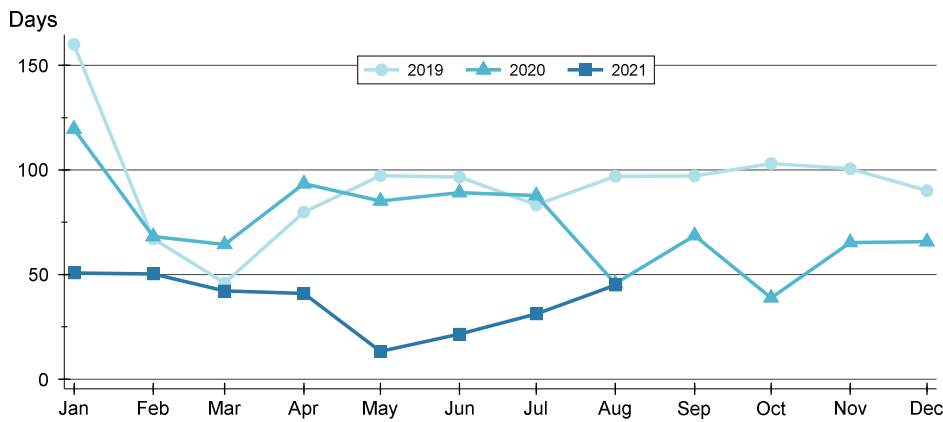


Month	2019	2020	2021
January	131,400	115,750	134,825
February	139,500	164,400	170,000
March	116,450	159,900	168,000
April	124,950	143,650	149,900
May	147,450	171,200	189,000
June	157,888	155,925	172,000
July	161,450	164,900	165,000
August	140,000	140,000	156,900
September	154,900	163,500	-
October	159,900	144,950	-
November	122,250	150,000	-
December	142,000	133,950	-

CONTRACTS WRITTEN ANALYSIS

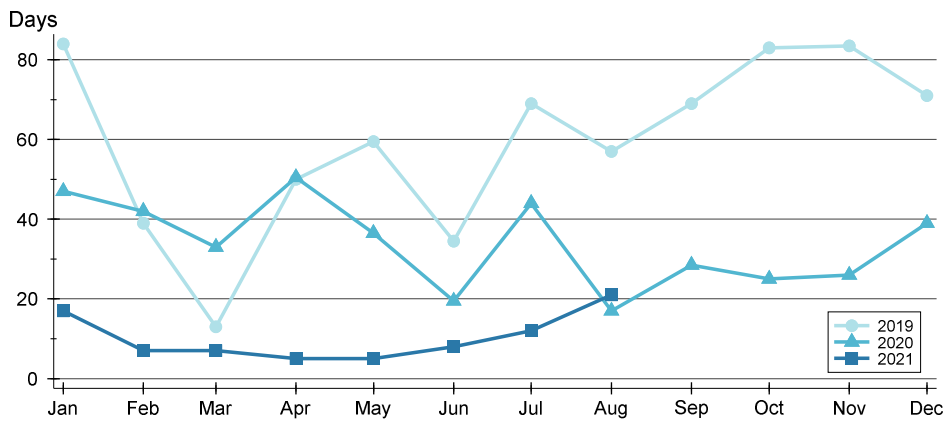
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	160	120	51
February	67	68	50
March	46	64	42
April	80	93	41
May	97	85	13
June	97	89	21
July	83	88	31
August	97	46	45
September	97	69	97
October	103	39	101
November	101	65	100
December	90	66	90

MEDIAN DOM >>

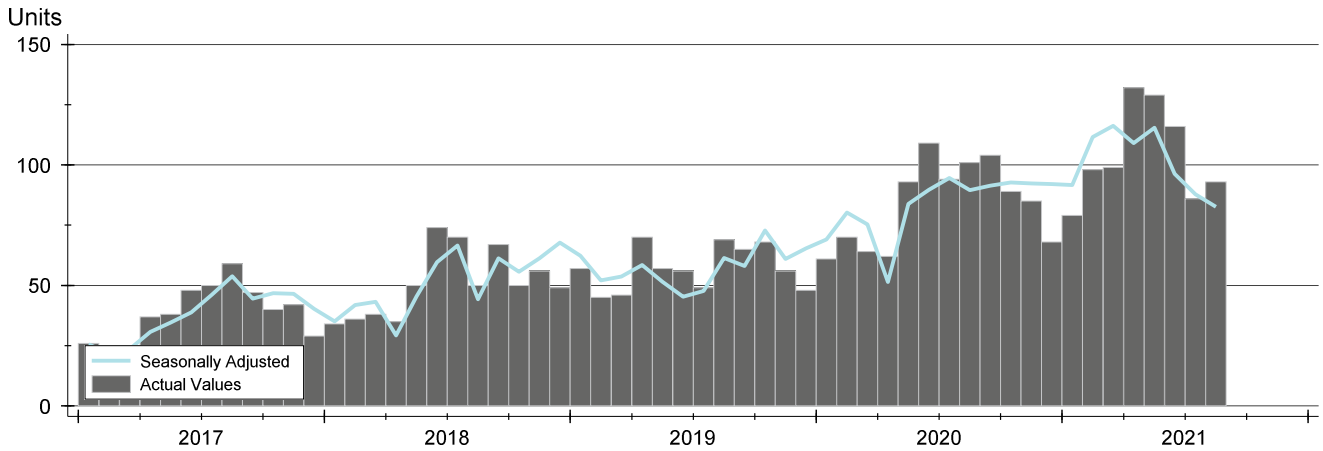


Month	2019	2020	2021
January	84	47	17
February	39	42	7
March	13	33	7
April	50	51	5
May	60	37	5
June	35	20	8
July	69	44	12
August	57	17	21
September	69	29	69
October	83	25	83
November	84	26	84
December	71	39	71

PENDING CONTRACTS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of August		
		2021	2020	Change
Active Listings		93	101	-7.9%
Volume (1,000s)		15,376	15,517	-0.9%
Average	List Price	165,331	153,630	7.6%
	Days on Market	41	46	-9.8%
	Percent of Original	98.4%	99.0%	-0.7%
Median	List Price	164,900	139,900	17.9%
	Days on Market	14	27	-48.1%
	Percent of Original	100.0%	100.0%	0.0%

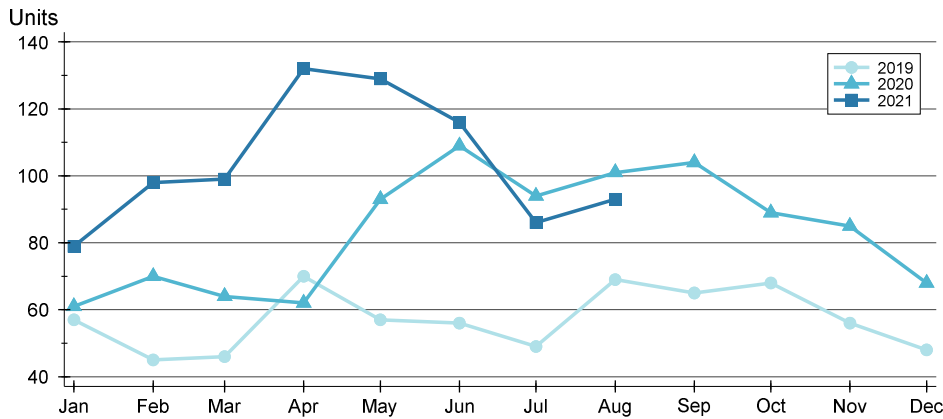
A total of 93 listings in Geary County had contracts pending at the end of August, down from 101 contracts pending at the end of August 2020.

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.

PENDING CONTRACTS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

BY MONTH >>



Month	2019	2020	2021
January	57	61	79
February	45	70	98
March	46	64	99
April	70	62	132
May	57	93	129
June	56	109	116
July	49	94	86
August	69	101	93
September	65	104	
October	68	89	
November	56	85	
December	48	68	

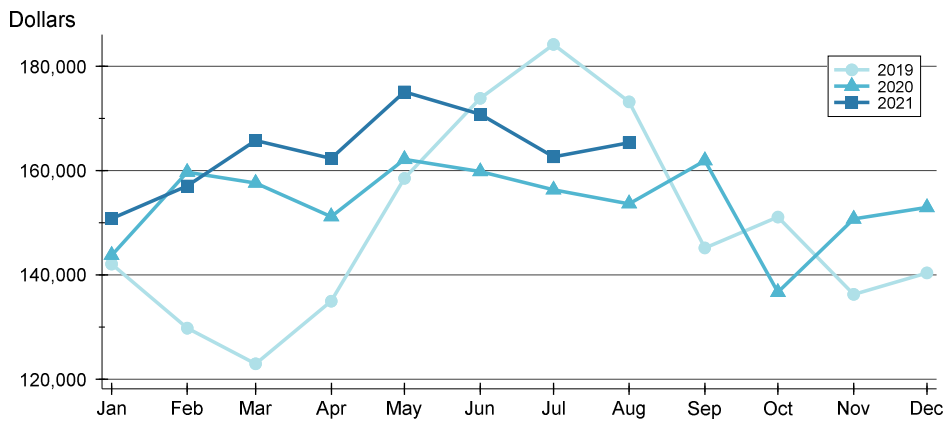
BY PRICE RANGE >>

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	5	5.4%	167	33,400	34,000	77	28	86.6%	87.2%
\$50,000-\$99,999	13	14.0%	995	76,546	72,900	67	34	99.0%	100.0%
\$100,000-\$124,999	11	11.8%	1,267	115,155	118,000	58	10	97.8%	100.0%
\$125,000-\$149,999	13	14.0%	1,775	136,515	135,000	29	9	101.0%	100.0%
\$150,000-\$174,999	14	15.1%	2,331	166,521	169,900	37	21	98.3%	100.0%
\$175,000-\$199,999	11	11.8%	2,051	186,491	185,000	36	7	98.3%	100.0%
\$200,000-\$249,999	17	18.3%	3,948	232,253	235,000	21	8	99.3%	100.0%
\$250,000-\$299,999	7	7.5%	1,826	260,900	259,900	23	21	99.5%	100.0%
\$300,000-\$399,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	1.1%	450	450,000	450,000	6	6	100.0%	100.0%
\$500,000-\$749,999	1	1.1%	565	565,000	565,000	155	155	100.0%	100.0%
\$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	93	100.0%	15,376	165,331	164,900	41	14	98.4%	100.0%

PENDING CONTRACTS ANALYSIS

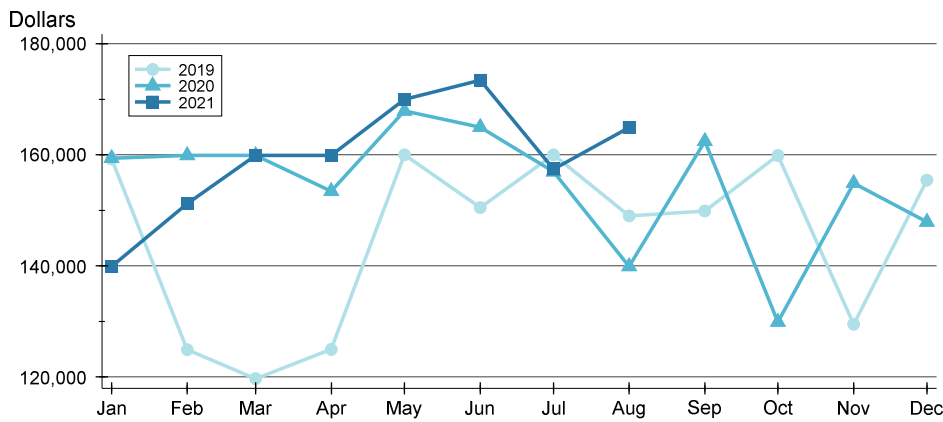
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	142,061	143,752	150,797
February	129,758	159,679	157,014
March	122,935	157,601	165,765
April	134,933	151,171	162,286
May	158,486	162,153	175,066
June	173,826	159,811	170,791
July	184,189	156,318	162,645
August	173,149	153,630	165,331
September	145,154	161,911	
October	151,063	136,636	
November	136,244	150,694	
December	140,355	152,899	

MEDIAN PRICE >>

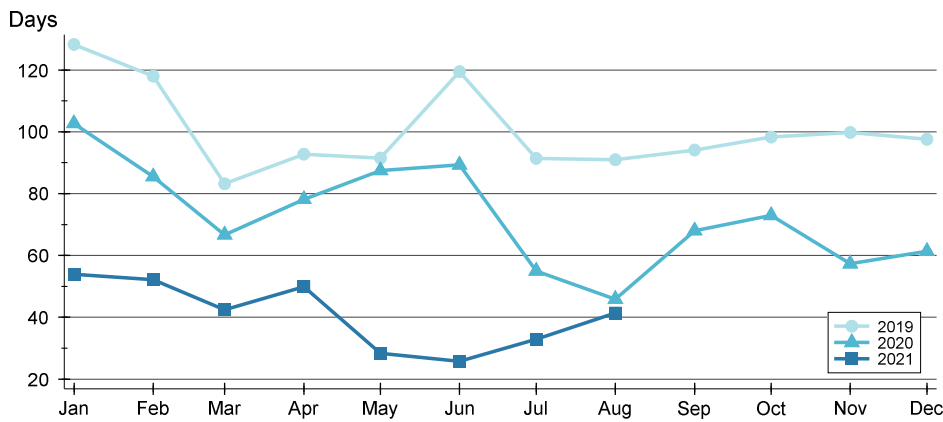


Month	2019	2020	2021
January	159,250	159,400	139,900
February	124,900	159,900	151,200
March	119,700	159,900	159,900
April	124,950	153,450	159,900
May	160,000	167,900	170,000
June	150,500	165,000	173,450
July	160,000	156,950	157,450
August	149,000	139,900	164,900
September	149,900	162,450	
October	159,900	129,900	
November	129,500	154,900	
December	155,450	147,900	

PENDING CONTRACTS ANALYSIS

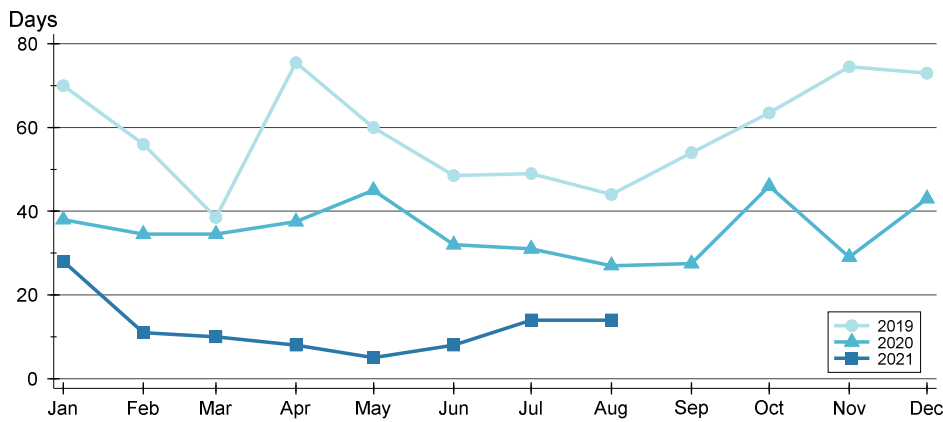
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 9/5/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	128	103	54
February	118	86	52
March	83	67	42
April	93	78	50
May	91	87	28
June	120	89	26
July	91	55	33
August	91	46	41
September	94	68	68
October	98	73	73
November	100	57	57
December	98	61	61

MEDIAN DOM >>



Month	2019	2020	2021
January	70	38	28
February	56	35	11
March	39	35	10
April	76	38	8
May	60	45	5
June	49	32	8
July	49	31	14
August	44	27	14
September	54	28	28
October	64	46	46
November	75	29	29
December	73	43	43