



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Remained Constant in January

Total home sales in Wabaunsee County remained at 1 unit last month, the same as in January 2023. Total sales volume was \$0.3 million, up from a year earlier.

The median sale price in January was \$285,000, up from \$200,000 a year earlier. Homes that sold in January were typically on the market for 22 days and sold for 95.3% of their list prices.

Wabaunsee County Active Listings Up at End of January

The total number of active listings in Wabaunsee County at the end of January was 13 units, up from 9 at the same point in 2023. This represents a 7.1 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$167,500.

During January, a total of 1 contract was written down from 2 in January 2023. At the end of the month, there were 5 contracts still pending.

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Wabaunsee County Summary Statistics

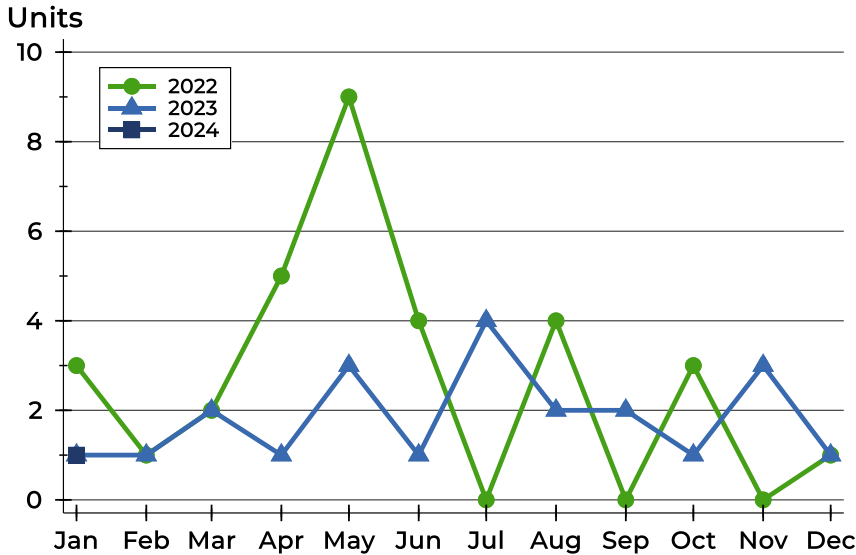
January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		1	1	3	1	1	3
Change from prior year		0.0%	-66.7%	N/A	0.0%	-66.7%	N/A
Active Listings		13	9	11	N/A	N/A	N/A
Change from prior year		44.4%	-18.2%	10.0%			
Months' Supply		7.1	3.6	5.1	N/A	N/A	N/A
Change from prior year		97.2%	-29.4%	30.8%			
New Listings		0	1	4	0	1	4
Change from prior year		-100.0%	-75.0%	0.0%	-100.0%	-75.0%	0.0%
Contracts Written		1	2	1	1	2	1
Change from prior year		-50.0%	100.0%	0.0%	-50.0%	100.0%	0.0%
Pending Contracts		5	1	2	N/A	N/A	N/A
Change from prior year		400.0%	-50.0%	-33.3%			
Sales Volume (1,000s)		285	200	1,065	285	200	1,065
Change from prior year		42.5%	-81.2%	N/A	42.5%	-81.2%	N/A
Average	Sale Price	285,000	200,000	355,000	285,000	200,000	355,000
	Change from prior year	42.5%	-43.7%	N/A	42.5%	-43.7%	N/A
	List Price of Actives	323,192	119,833	152,136	N/A	N/A	N/A
	Change from prior year	169.7%	-21.2%	-44.8%			
	Days on Market	22	85	7	22	85	7
Change from prior year	-74.1%	1114.3%	N/A	-74.1%	1114.3%	N/A	
Percent of List	95.3%	90.9%	99.9%	95.3%	90.9%	99.9%	
Change from prior year	4.8%	-9.0%	N/A	4.8%	-9.0%	N/A	
Percent of Original	95.3%	90.9%	99.9%	95.3%	90.9%	99.9%	
Change from prior year	4.8%	-9.0%	N/A	4.8%	-9.0%	N/A	
Median	Sale Price	285,000	200,000	350,000	285,000	200,000	350,000
	Change from prior year	42.5%	-42.9%	N/A	42.5%	-42.9%	N/A
	List Price of Actives	167,500	125,000	135,000	N/A	N/A	N/A
	Change from prior year	34.0%	-7.4%	8.2%			
	Days on Market	22	85	3	22	85	3
Change from prior year	-74.1%	2733.3%	N/A	-74.1%	2733.3%	N/A	
Percent of List	95.3%	90.9%	100.0%	95.3%	90.9%	100.0%	
Change from prior year	4.8%	-9.1%	N/A	4.8%	-9.1%	N/A	
Percent of Original	95.3%	90.9%	100.0%	95.3%	90.9%	100.0%	
Change from prior year	4.8%	-9.1%	N/A	4.8%	-9.1%	N/A	

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	3	1	1
February	1	1	1
March	2	2	2
April	5	1	1
May	9	3	3
June	4	1	1
July	0	4	4
August	4	2	2
September	0	2	2
October	3	1	1
November	0	3	3
December	1	1	1

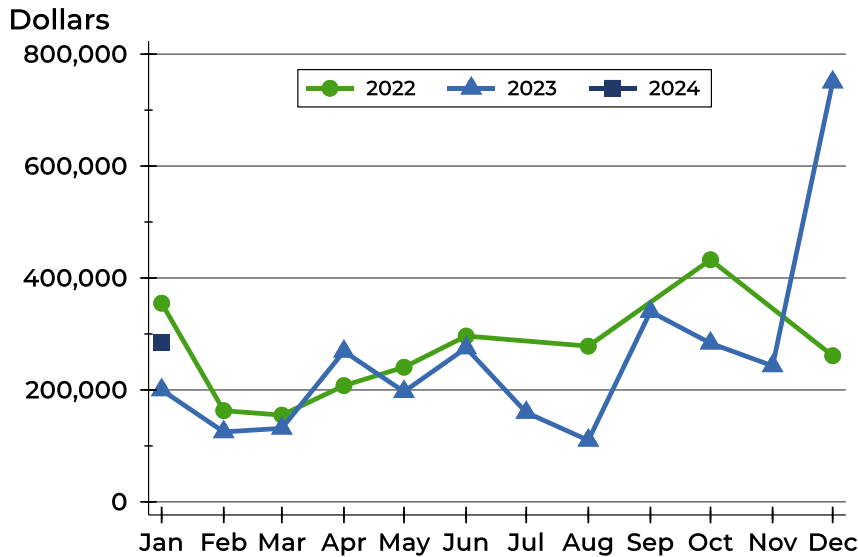
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	36.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	100.0%	6.0	285,000	285,000	22	22	95.3%	95.3%	95.3%	95.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



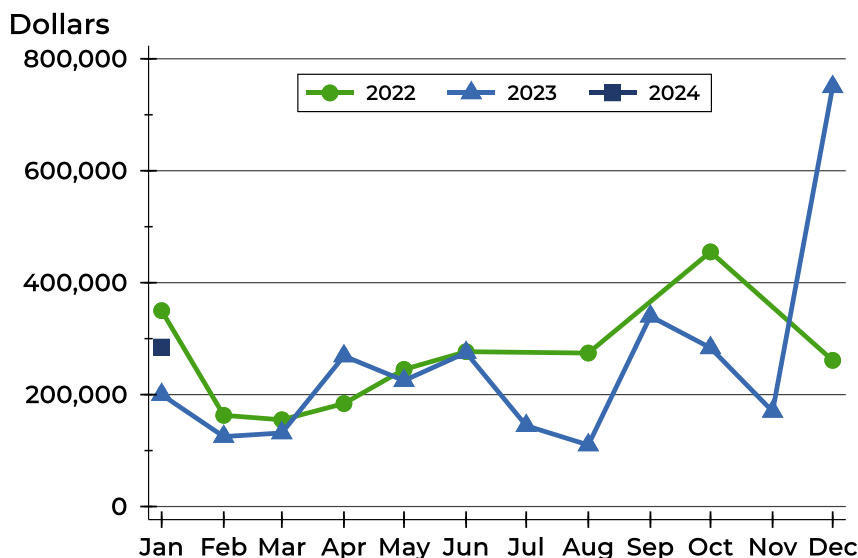
Wabaunsee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	355,000	200,000	285,000
February	163,000	125,000	
March	155,000	131,500	
April	207,800	269,000	
May	240,589	197,000	
June	296,350	275,000	
July	N/A	159,750	
August	278,250	110,000	
September	N/A	340,000	
October	432,667	283,500	
November	N/A	243,000	
December	261,170	750,000	

Median Price

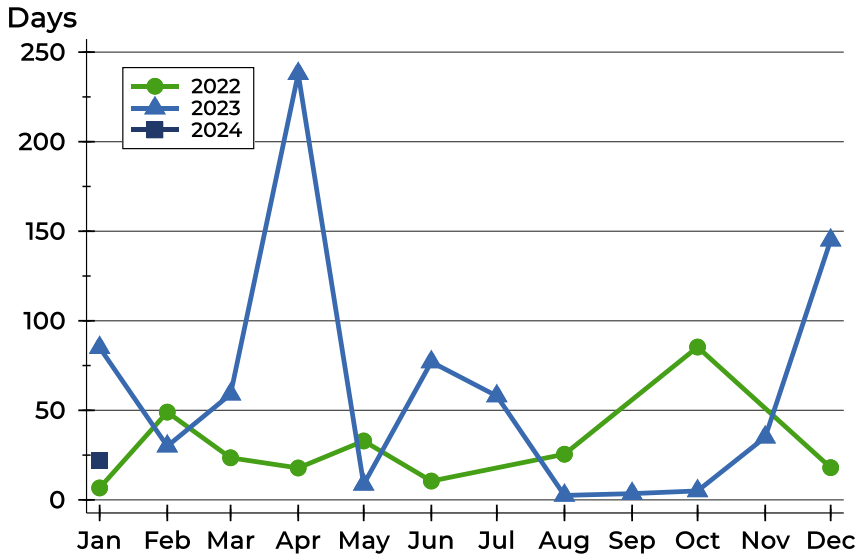


Month	2022	2023	2024
January	350,000	200,000	285,000
February	163,000	125,000	
March	155,000	131,500	
April	184,000	269,000	
May	245,000	225,000	
June	276,700	275,000	
July	N/A	144,500	
August	274,250	110,000	
September	N/A	340,000	
October	455,000	283,500	
November	N/A	170,000	
December	261,170	750,000	



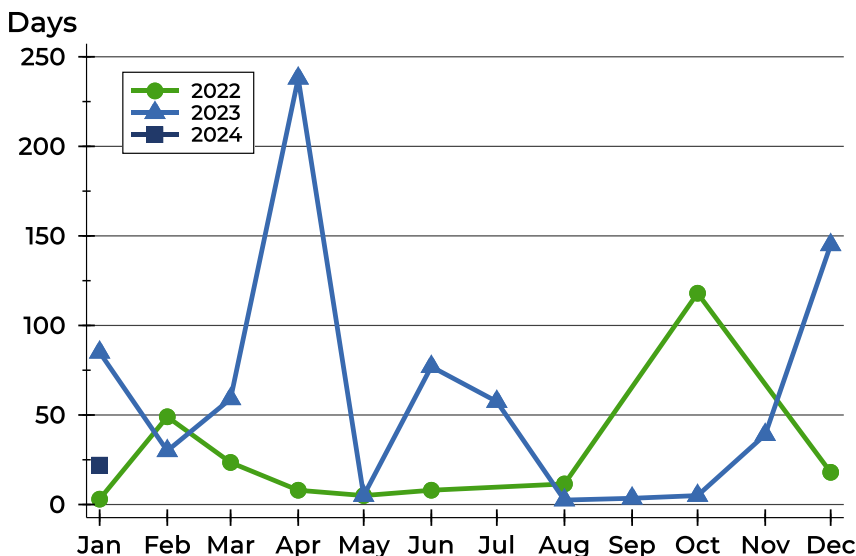
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	7	85	22
February	49	30	
March	24	59	
April	18	238	
May	33	9	
June	11	77	
July	N/A	58	
August	26	3	
September	N/A	4	
October	85	5	
November	N/A	35	
December	18	145	

Median DOM



Month	2022	2023	2024
January	3	85	22
February	49	30	
March	24	59	
April	8	238	
May	5	5	
June	8	77	
July	N/A	58	
August	12	3	
September	N/A	4	
October	118	5	
November	N/A	39	
December	18	145	



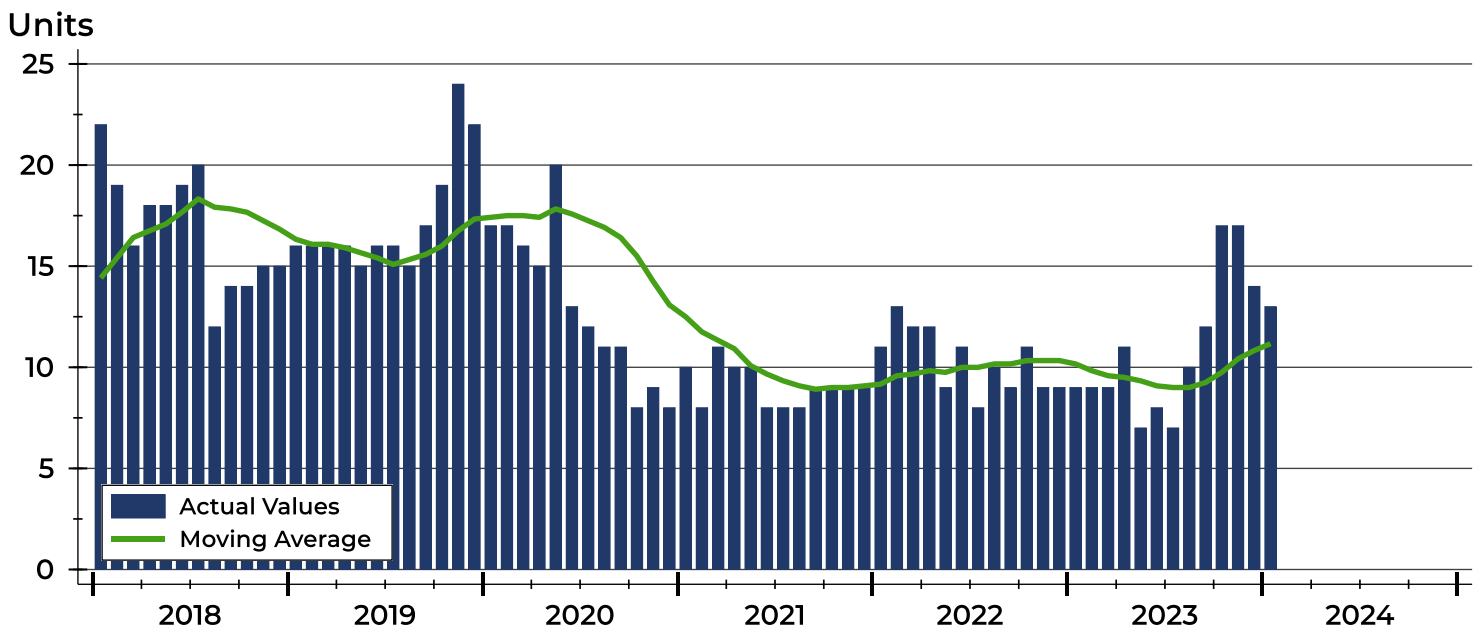
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		13	9	44.4%
Volume (1,000s)		4,202	1,079	289.4%
Months' Supply		7.1	3.6	97.2%
Average	List Price	323,192	119,833	169.7%
	Days on Market	125	127	-1.6%
	Percent of Original	98.3%	97.8%	0.5%
Median	List Price	167,500	125,000	34.0%
	Days on Market	113	113	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 homes were available for sale in Wabaunsee County at the end of January. This represents a 7.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$167,500, up 34.0% from 2023. The typical time on market for active listings was 113 days, the same as in January 2023.

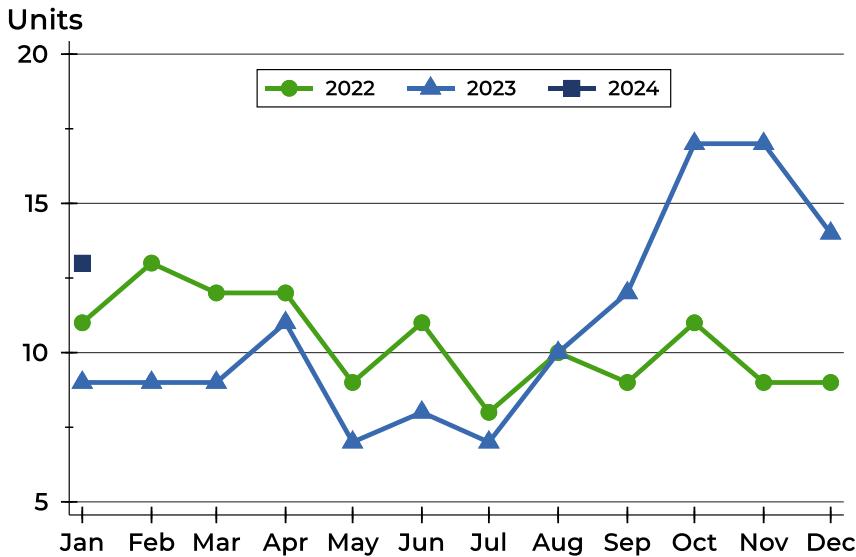
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	11	9	13
February	13	9	
March	12	9	
April	12	11	
May	9	7	
June	11	8	
July	8	7	
August	10	10	
September	9	12	
October	11	17	
November	9	17	
December	9	14	

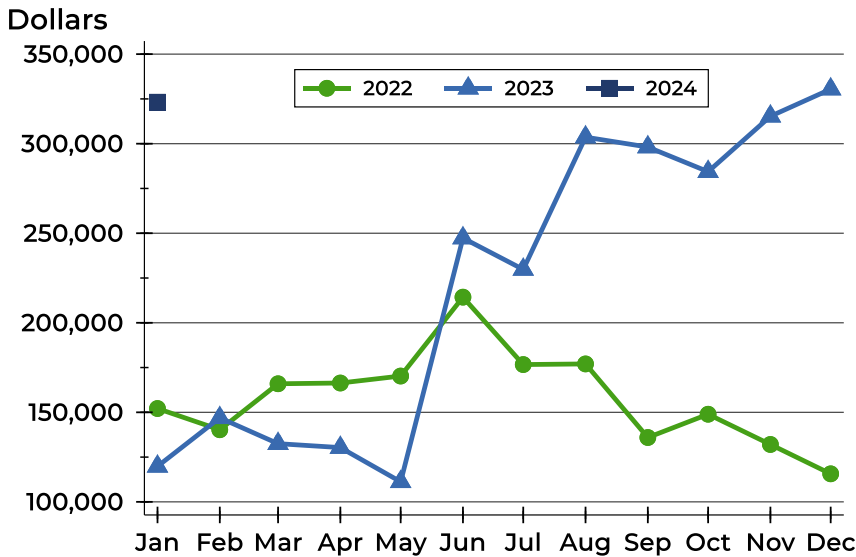
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	N/A	49,000	49,000	307	307	92.5%	92.5%
\$50,000-\$99,999	3	23.1%	36.0	79,000	80,000	141	113	98.5%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	N/A	145,000	145,000	76	76	100.0%	100.0%
\$150,000-\$174,999	2	15.4%	N/A	163,750	163,750	100	100	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	23.1%	6.0	266,000	269,000	128	128	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	2	15.4%	N/A	822,500	822,500	93	93	95.2%	95.2%
\$1,000,000 and up	1	7.7%	N/A	1,000,000	1,000,000	52	52	100.0%	100.0%



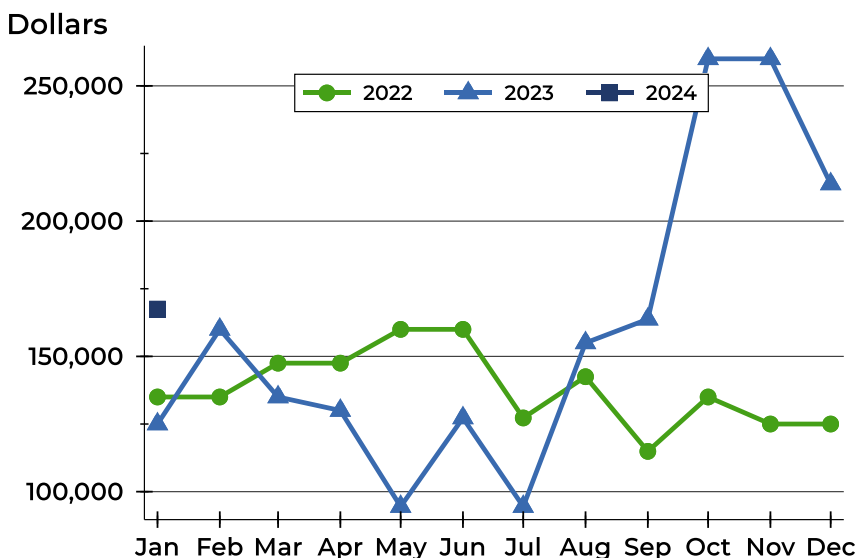
Wabaunsee County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	152,136	119,833	323,192
February	140,269	146,944	
March	165,950	132,500	
April	166,375	130,318	
May	170,272	111,214	
June	214,314	247,313	
July	176,681	229,786	
August	177,035	303,650	
September	135,933	298,125	
October	148,945	284,382	
November	132,056	315,318	
December	115,667	330,464	

Median Price

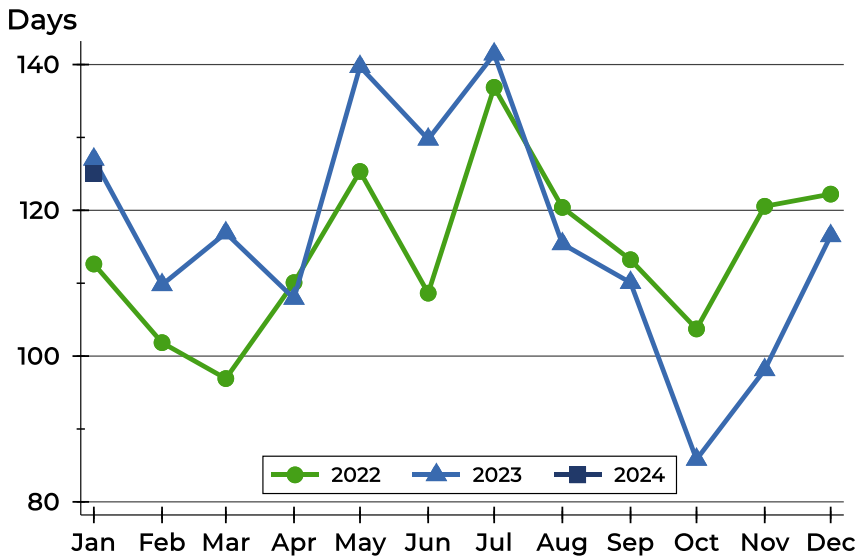


Month	2022	2023	2024
January	135,000	125,000	167,500
February	135,000	160,000	
March	147,500	135,000	
April	147,500	130,000	
May	160,000	94,500	
June	160,000	127,250	
July	127,250	94,500	
August	142,500	155,000	
September	114,900	163,750	
October	135,000	260,000	
November	125,000	260,000	
December	125,000	213,750	



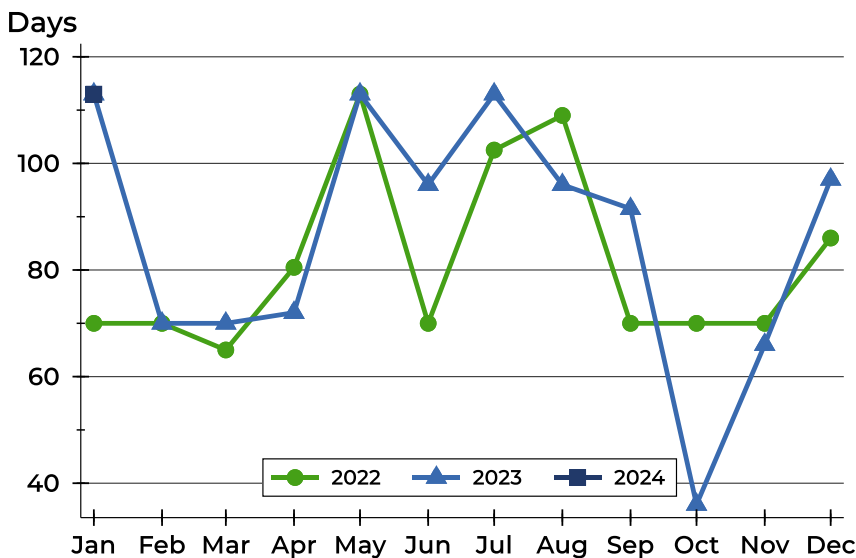
Wabaunsee County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	113	127	125
February	102	110	
March	97	117	
April	110	108	
May	125	140	
June	109	130	
July	137	141	
August	120	115	
September	113	110	
October	104	86	
November	121	98	
December	122	117	

Median DOM

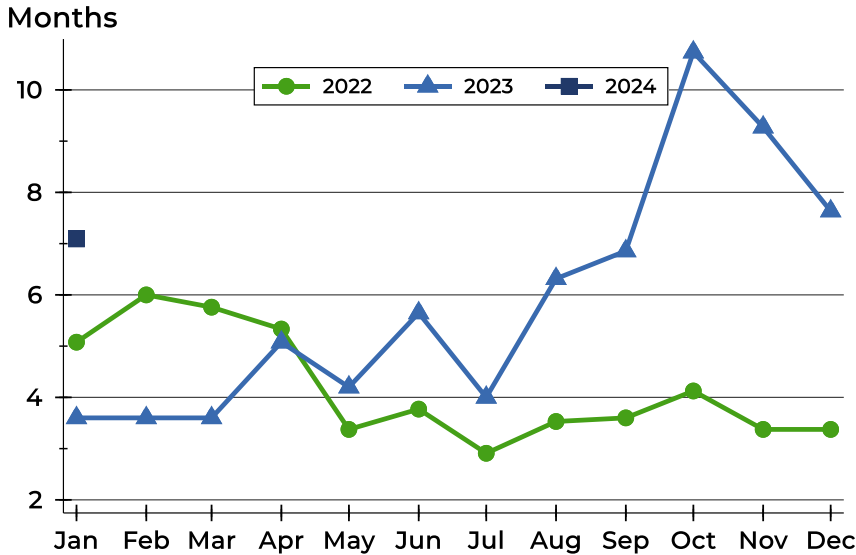


Month	2022	2023	2024
January	70	113	113
February	70	70	
March	65	70	
April	81	72	
May	113	113	
June	70	96	
July	103	113	
August	109	96	
September	70	92	
October	70	36	
November	70	66	
December	86	97	



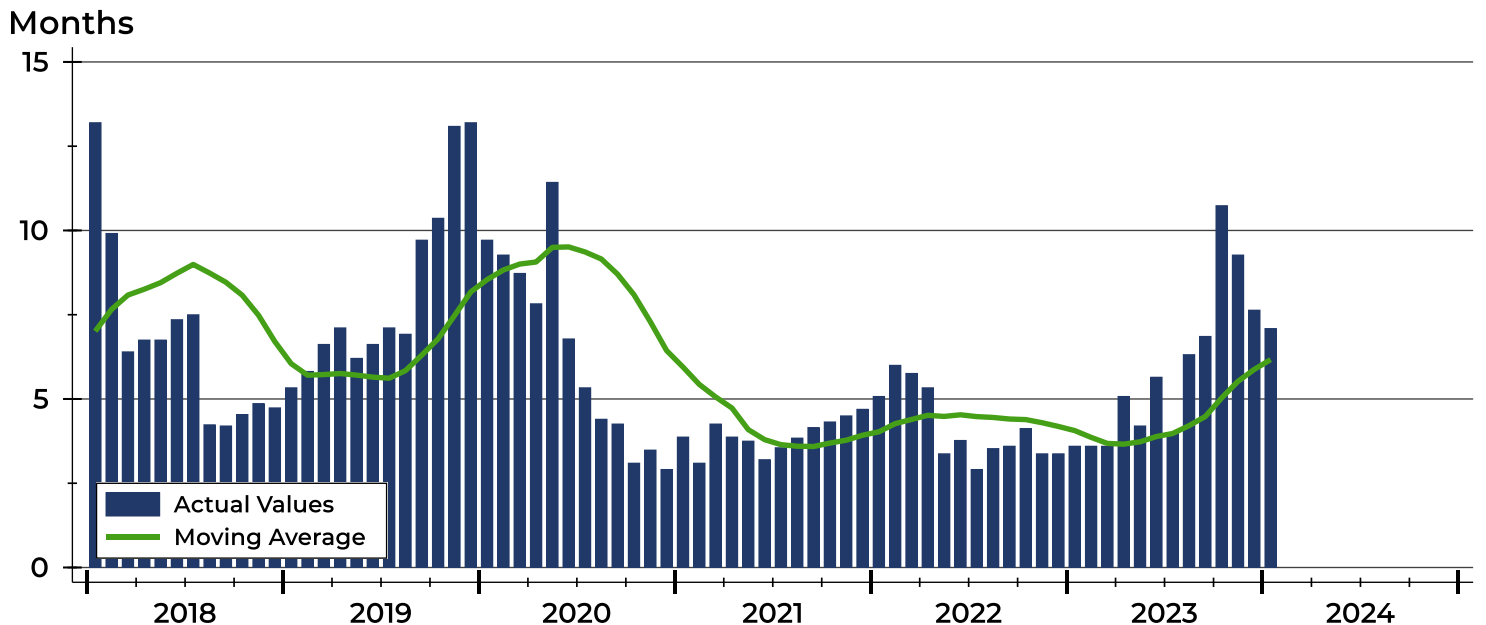
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	5.1	3.6	7.1
February	6.0	3.6	
March	5.8	3.6	
April	5.3	5.1	
May	3.4	4.2	
June	3.8	5.6	
July	2.9	4.0	
August	3.5	6.3	
September	3.6	6.9	
October	4.1	10.7	
November	3.4	9.3	
December	3.4	7.6	

History of Month's Supply





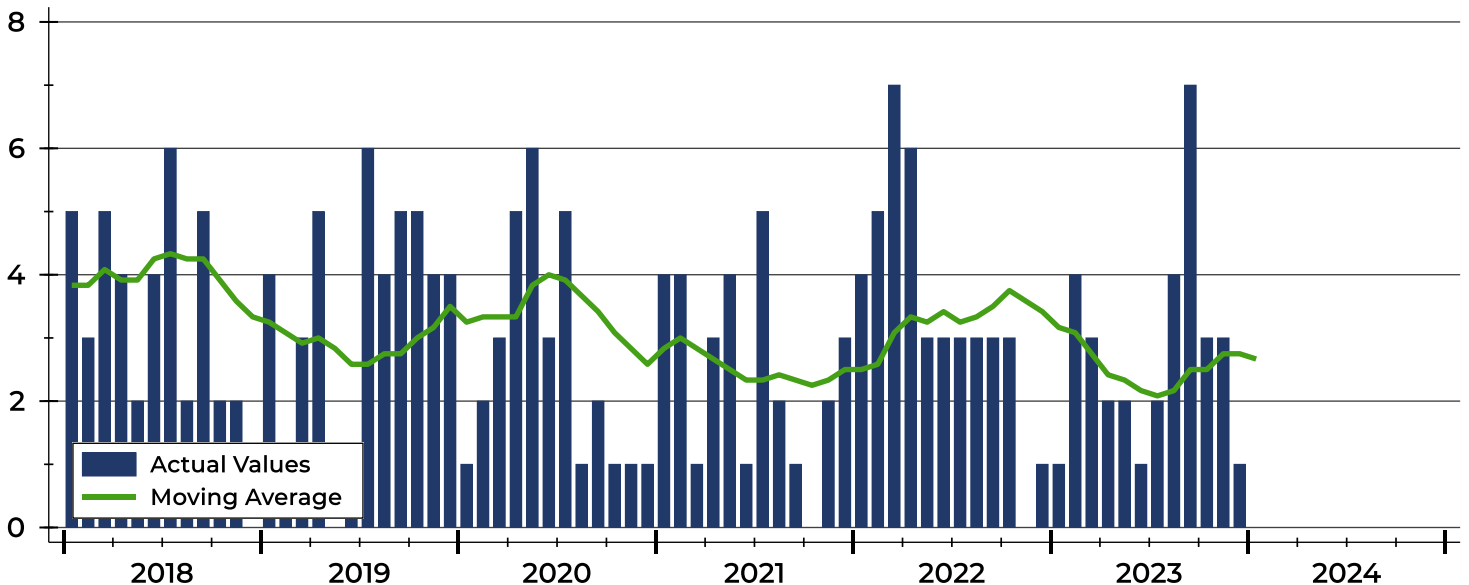
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	0	1	-100.0%
	Volume (1,000s)	0	155	-100.0%
	Average List Price	N/A	155,000	N/A
	Median List Price	N/A	155,000	N/A
Year-to-Date	New Listings	0	1	-100.0%
	Volume (1,000s)	N/A	155	N/A
	Average List Price	N/A	155,000	N/A
	Median List Price	N/A	155,000	N/A

No new listings were added in Wabaunsee County during January. In comparison, 1 new listings were added in January 2023.

History of New Listings

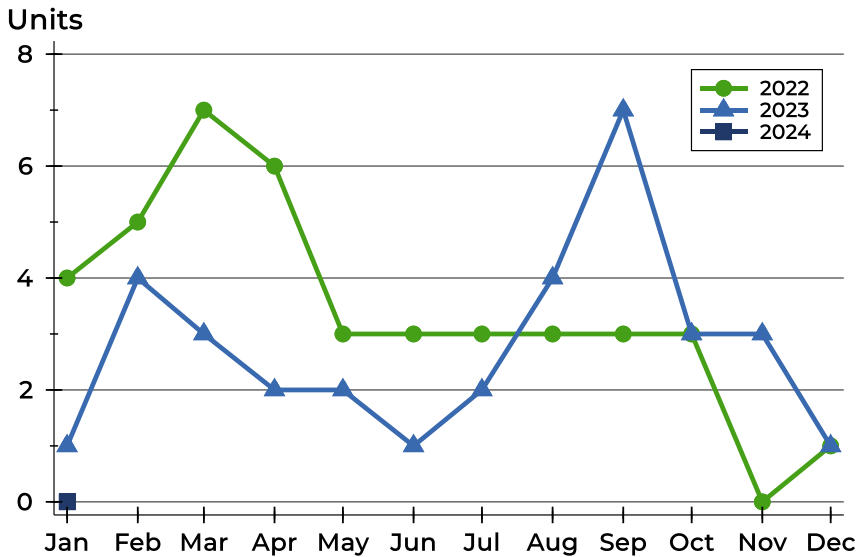
Units





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	4	1	0
February	5	4	0
March	7	3	0
April	6	2	0
May	3	2	0
June	3	1	0
July	3	2	0
August	3	4	0
September	3	7	0
October	3	3	0
November	0	3	0
December	1	1	0

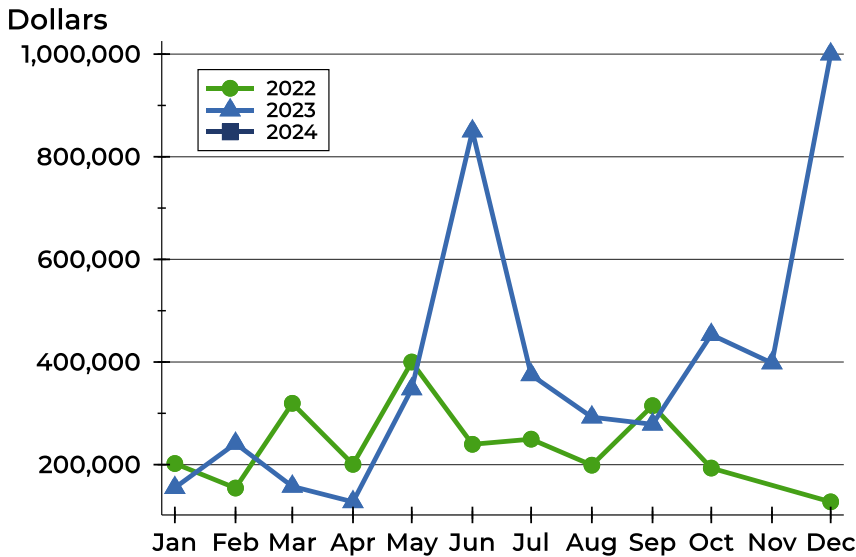
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



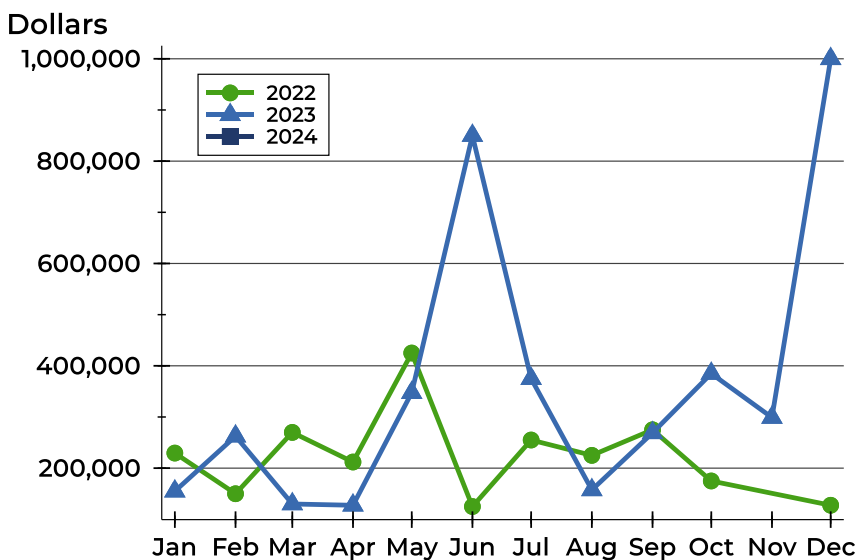
Wabaunsee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	202,250	155,000	N/A
February	154,400	241,250	
March	319,543	157,633	
April	200,633	127,450	
May	399,983	347,500	
June	239,667	850,000	
July	249,667	374,950	
August	198,933	292,500	
September	315,000	278,571	
October	193,333	453,300	
November	N/A	398,000	
December	127,500	1,000,000	

Median Price



Month	2022	2023	2024
January	229,500	155,000	N/A
February	150,000	262,500	
March	269,900	130,000	
April	212,000	127,450	
May	425,000	347,500	
June	125,000	850,000	
July	255,000	374,950	
August	225,000	157,500	
September	275,000	269,000	
October	175,000	385,000	
November	N/A	299,000	
December	127,500	1,000,000	



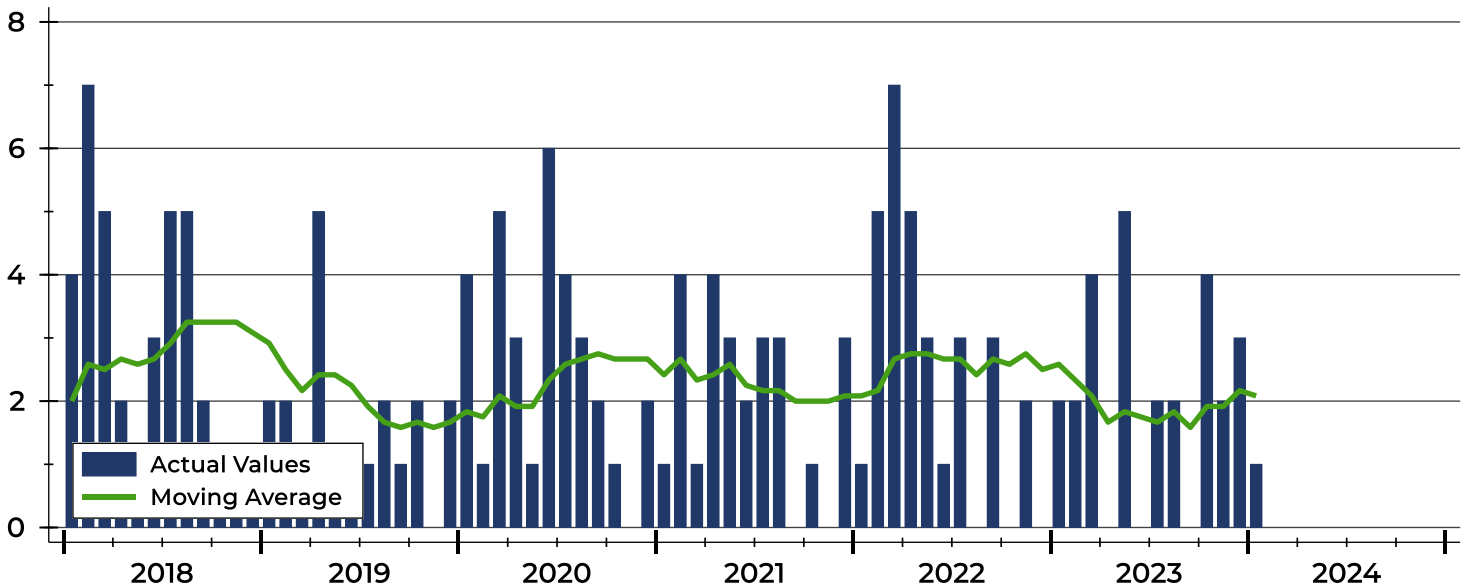
Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		1	2	-50.0%	1	2	-50.0%
Volume (1,000s)		425	253	68.0%	425	253	68.0%
Average	Sale Price	425,000	126,250	236.6%	425,000	126,250	236.6%
	Days on Market	244	73	234.2%	244	73	234.2%
	Percent of Original	89.5%	92.7%	-3.5%	89.5%	92.7%	-3.5%
Median	Sale Price	425,000	126,250	236.6%	425,000	126,250	236.6%
	Days on Market	244	73	234.2%	244	73	234.2%
	Percent of Original	89.5%	92.7%	-3.5%	89.5%	92.7%	-3.5%

A total of 1 contract for sale was written in Wabaunsee County during the month of January, down from 2 in 2023. The median list price of this home was \$425,000, up from \$126,250 the prior year. Half of the homes that went under contract in January were on the market less than 244 days, compared to 73 days in January 2023.

History of Contracts Written

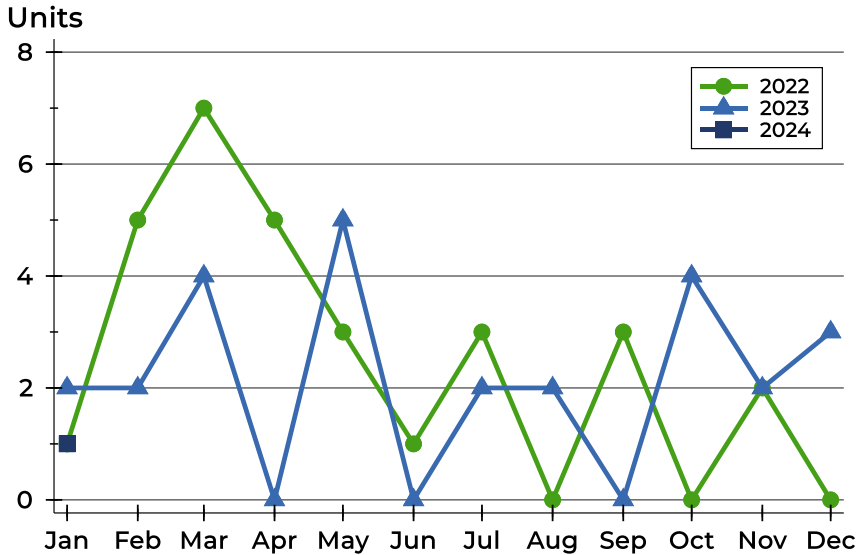
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	1	2	1
February	5	2	
March	7	4	
April	5	N/A	
May	3	5	
June	1	N/A	
July	3	2	
August	N/A	2	
September	3	N/A	
October	N/A	4	
November	2	2	
December	N/A	3	

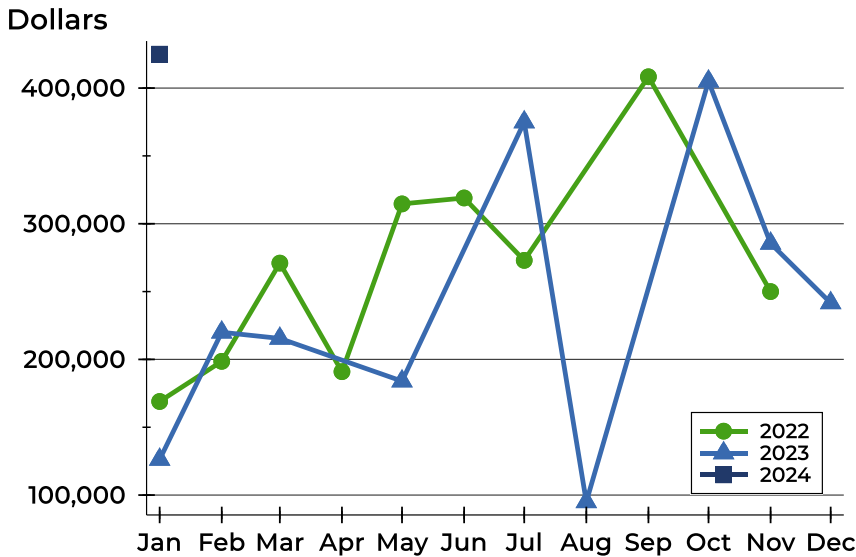
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	100.0%	425,000	425,000	244	244	89.5%	89.5%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



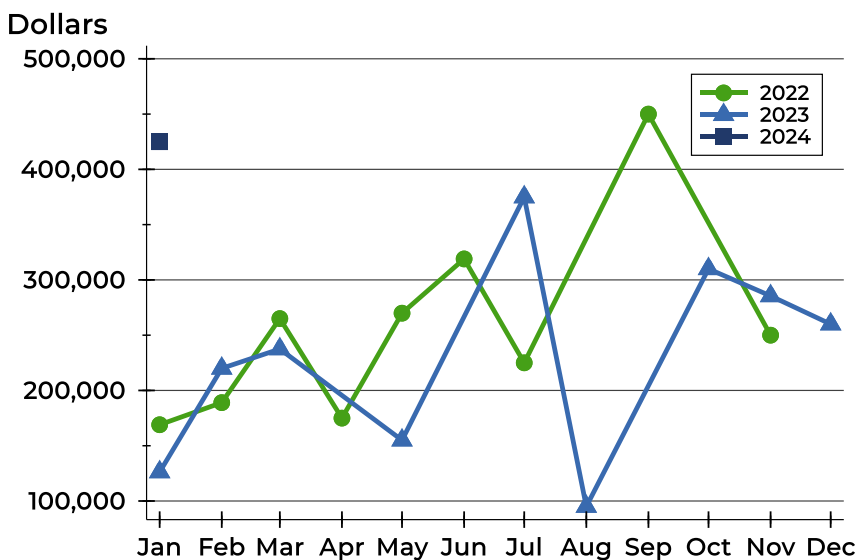
Wabaunsee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,000	126,250	425,000
February	198,600	220,000	
March	270,986	215,475	
April	190,960	N/A	
May	314,633	183,980	
June	319,000	N/A	
July	273,000	374,950	
August	N/A	95,000	
September	408,317	N/A	
October	N/A	405,000	
November	250,000	285,500	
December	N/A	241,633	

Median Price

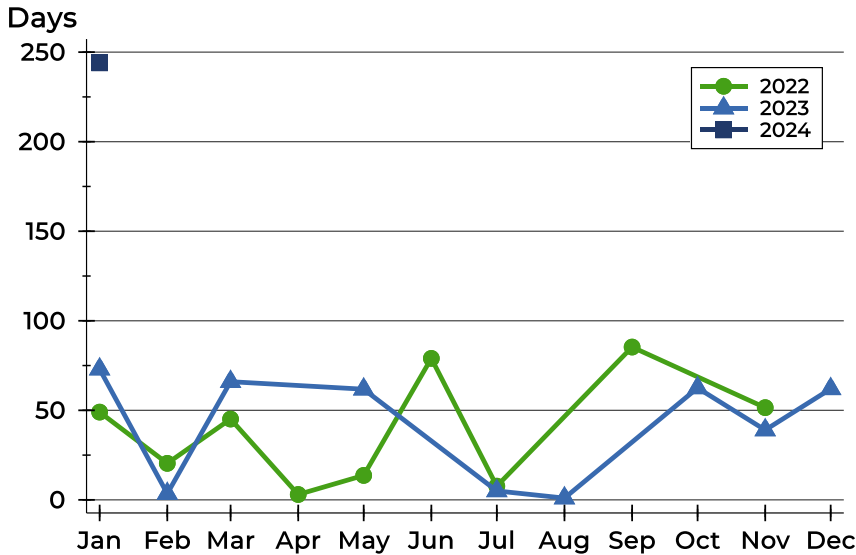


Month	2022	2023	2024
January	169,000	126,250	425,000
February	189,000	220,000	
March	265,000	237,500	
April	175,000	N/A	
May	269,900	155,000	
June	319,000	N/A	
July	225,000	374,950	
August	N/A	95,000	
September	450,000	N/A	
October	N/A	310,000	
November	250,000	285,500	
December	N/A	260,000	



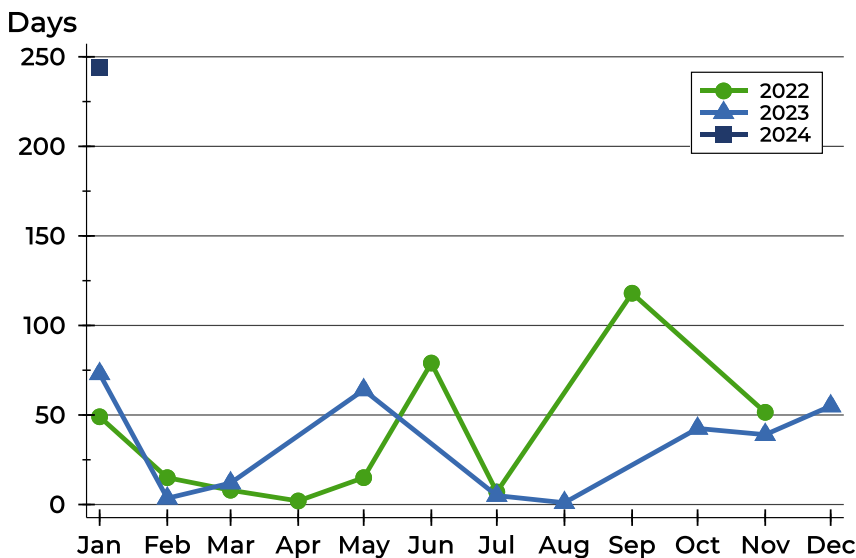
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	49	73	244
February	20	4	
March	45	66	
April	3	N/A	
May	14	62	
June	79	N/A	
July	8	5	
August	N/A	1	
September	85	N/A	
October	N/A	63	
November	52	39	
December	N/A	62	

Median DOM



Month	2022	2023	2024
January	49	73	244
February	15	4	
March	8	12	
April	2	N/A	
May	15	64	
June	79	N/A	
July	7	5	
August	N/A	1	
September	118	N/A	
October	N/A	43	
November	52	39	
December	N/A	55	



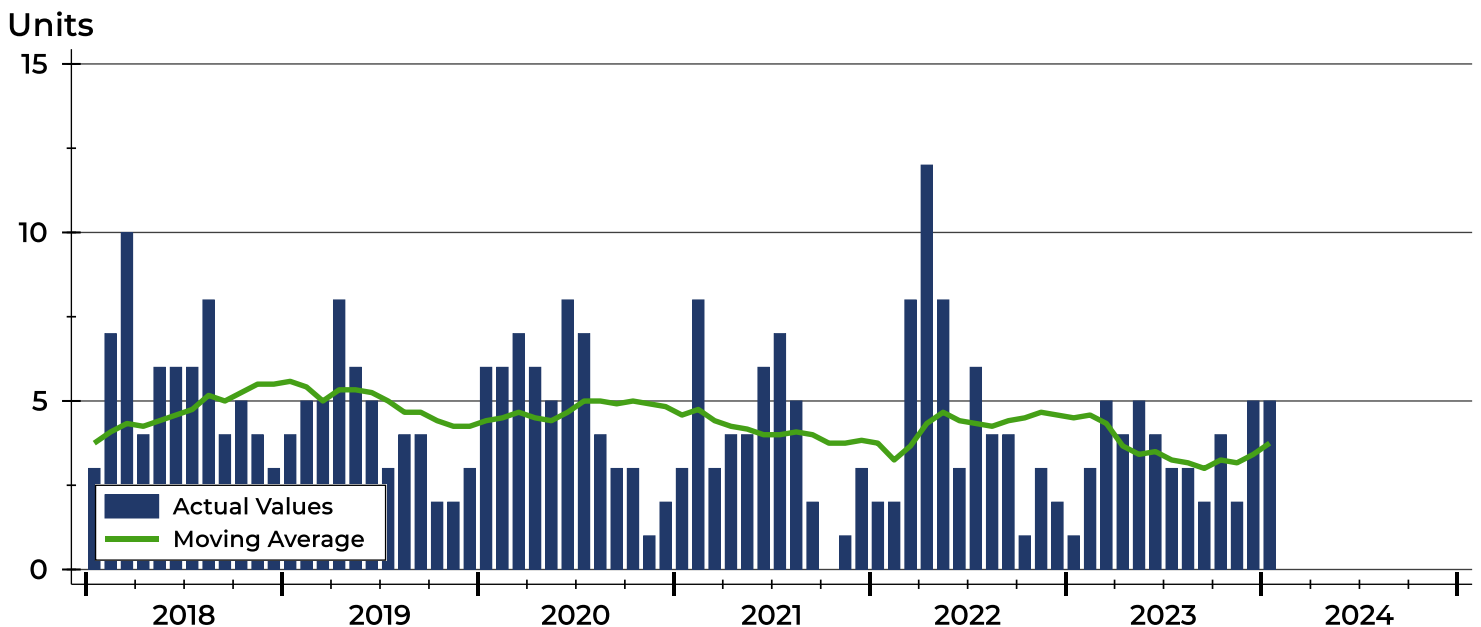
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		5	1	400.0%
Volume (1,000s)		1,422	128	1010.9%
Average	List Price	284,380	127,500	123.0%
	Days on Market	97	30	223.3%
	Percent of Original	94.9%	100.0%	-5.1%
Median	List Price	272,000	127,500	113.3%
	Days on Market	56	30	86.7%
	Percent of Original	97.5%	100.0%	-2.5%

A total of 5 listings in Wabaunsee County had contracts pending at the end of January, up from 1 contract pending at the end of January 2023.

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.

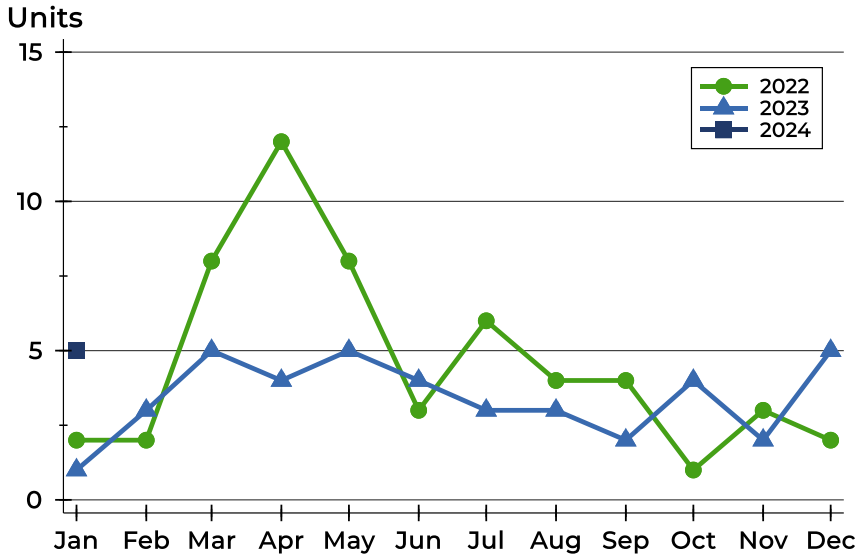
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	2	1	5
February	2	3	
March	8	5	
April	12	4	
May	8	5	
June	3	4	
July	6	3	
August	4	3	
September	4	2	
October	1	4	
November	3	2	
December	2	5	

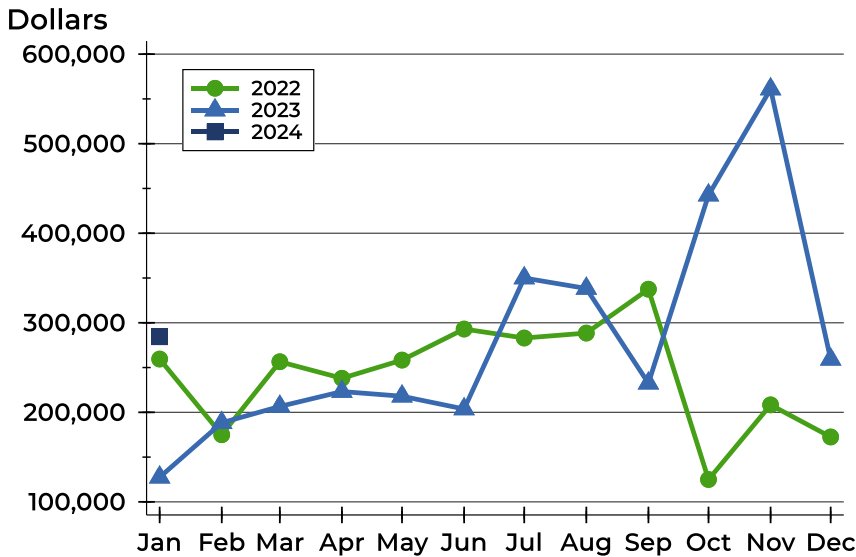
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	79,900	79,900	55	55	87.8%	87.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	40.0%	266,000	266,000	68	68	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	385,000	385,000	51	51	97.5%	97.5%
\$400,000-\$499,999	1	20.0%	425,000	425,000	244	244	89.5%	89.5%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



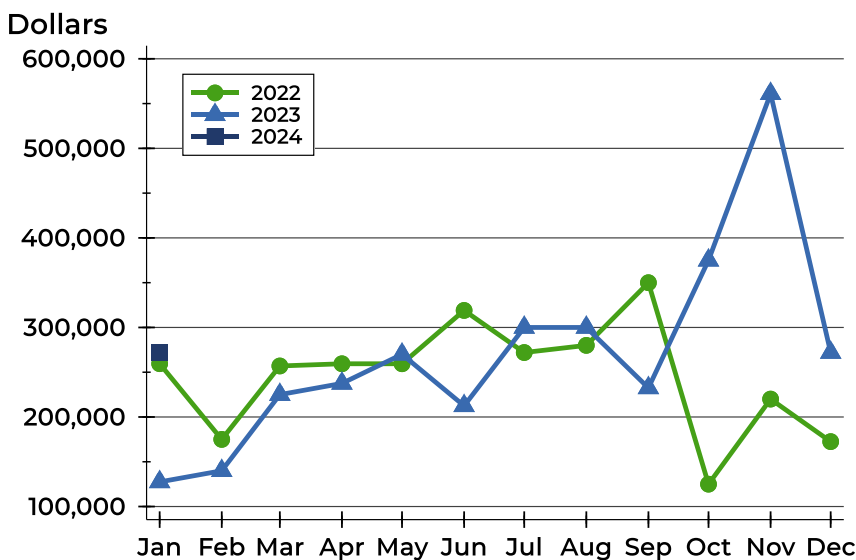
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	259,500	127,500	284,380
February	175,000	188,333	
March	256,488	206,580	
April	238,050	223,225	
May	258,350	217,980	
June	293,000	203,725	
July	283,000	349,967	
August	288,500	338,333	
September	337,488	232,500	
October	125,000	442,500	
November	208,333	561,000	
December	172,500	259,180	

Median Price

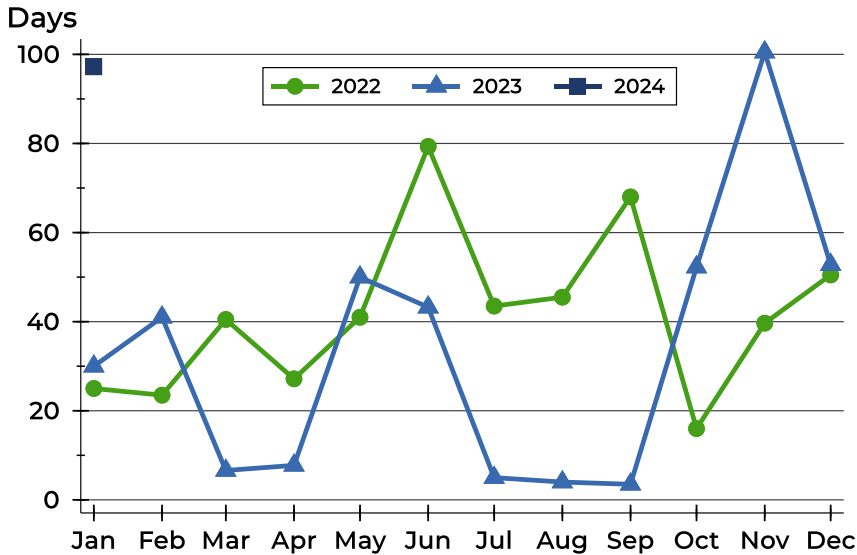


Month	2022	2023	2024
January	259,500	127,500	272,000
February	175,000	140,000	
March	257,000	225,000	
April	259,450	237,500	
May	259,450	270,000	
June	319,000	212,500	
July	272,000	300,000	
August	280,000	300,000	
September	349,975	232,500	
October	125,000	375,000	
November	220,000	561,000	
December	172,500	272,000	



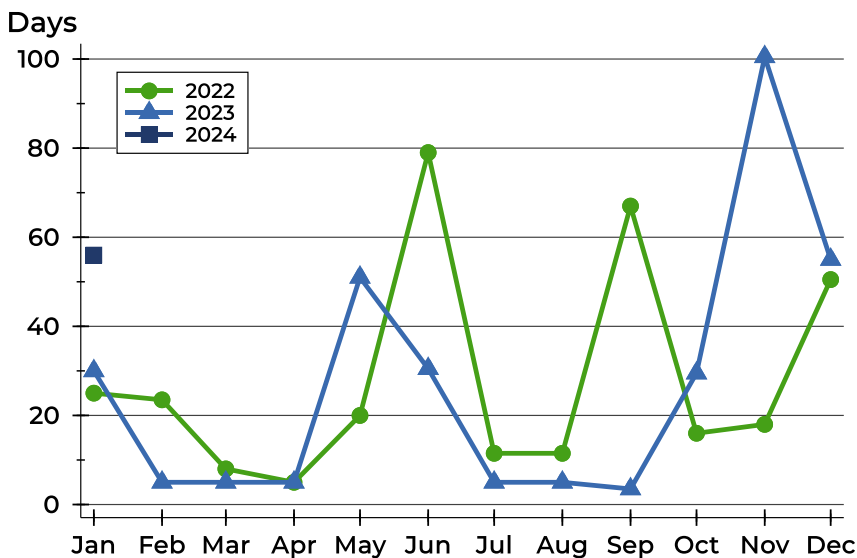
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	25	30	97
February	24	41	
March	41	7	
April	27	8	
May	41	50	
June	79	43	
July	44	5	
August	46	4	
September	68	4	
October	16	52	
November	40	101	
December	51	53	

Median DOM



Month	2022	2023	2024
January	25	30	56
February	24	5	
March	8	5	
April	5	5	
May	20	51	
June	79	31	
July	12	5	
August	12	5	
September	67	4	
October	16	30	
November	18	101	
December	51	55	