



South Central Kansas MLS

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FOR IMMEDIATE RELEASE

February 13, 2014

The South Central Kansas MLS releases the January Wichita-area home sales figures.

Existing home sales decreased 20.7% between December and January according to the latest figures released by the South Central Kansas MLS, and decreased by 5.8% on a year over year basis. Existing homes sales in January totaled 468, down from 590 units in December. The median sales price of existing homes in January decreased 1.2% compared to December, but increased 14.1% from one year ago.

New home sales in January are down with 46 units sold. The January median sale price of new homes increased to \$250,443 from \$237,348 in December but is up from \$225,000 one year ago.

Existing home inventory this month decreased to 2,658 homes in inventory compared to 2,710 last month. The existing home inventory this month is 16.3% lower than it was a year ago when the existing home inventory was 3,176.

New home inventory decreased this month with 268 homes in inventory compared to 279 new homes on the market last month. The new home inventory is 1.5% lower than it was a year ago at this time when there were 272 new homes on the market.

New and existing home inventory combined was 2,943 homes this month compared to 2,978 last month representing a 1.2% decrease in the past month. One year ago the combined inventory was 3,461 which represents 15% decrease in total inventory over the past year.

Months of Inventory is determined by taking the inventory and dividing it by the number of sales. A “balanced market” is considered to be a 5-6 month supply. If the supply exceeds 6 months, the market begins to favor buyers. When the supply is less than 5 months, the market tends to favor sellers. Months of inventory for existing homes increased to 5.7 in January, which continues to indicate a seller’s market. Months of inventory for new homes increased this month to 6.2 months of inventory.

Zone Locations

Zone 100: North West to West Wichita

Zone 200: South West Wichita (west of Broadway, East of Ridge Road)

Zone 300: Midtown area to North Wichita (Bordered by Kellogg on the south, Broadway on the east, I-235 on the west)

Zone 400: Northeast Wichita (Bordered by Kellogg on the south, Broadway on the west, 159th on the east)

Zone 500: Southeast Wichita (Bordered by Kellogg on the north, Broadway on the west)

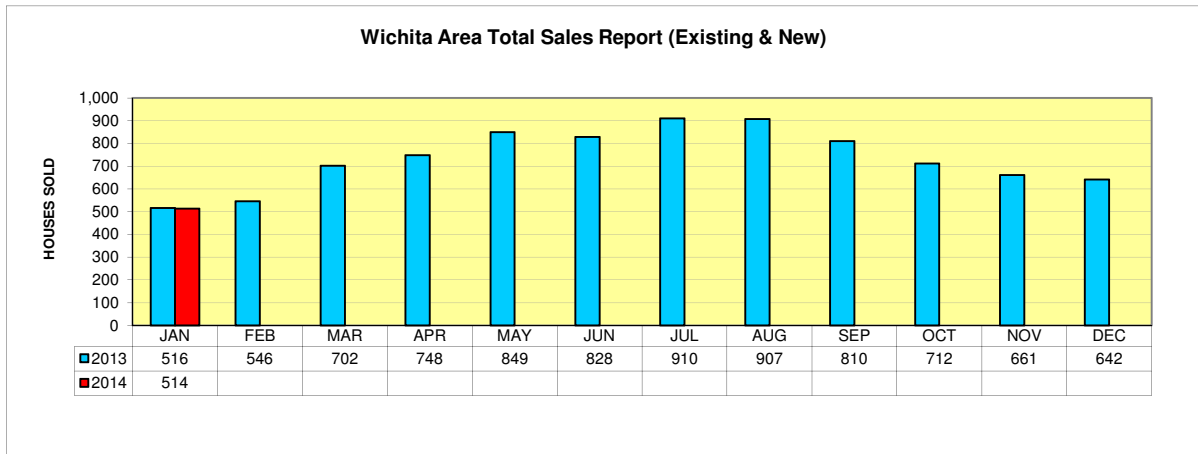
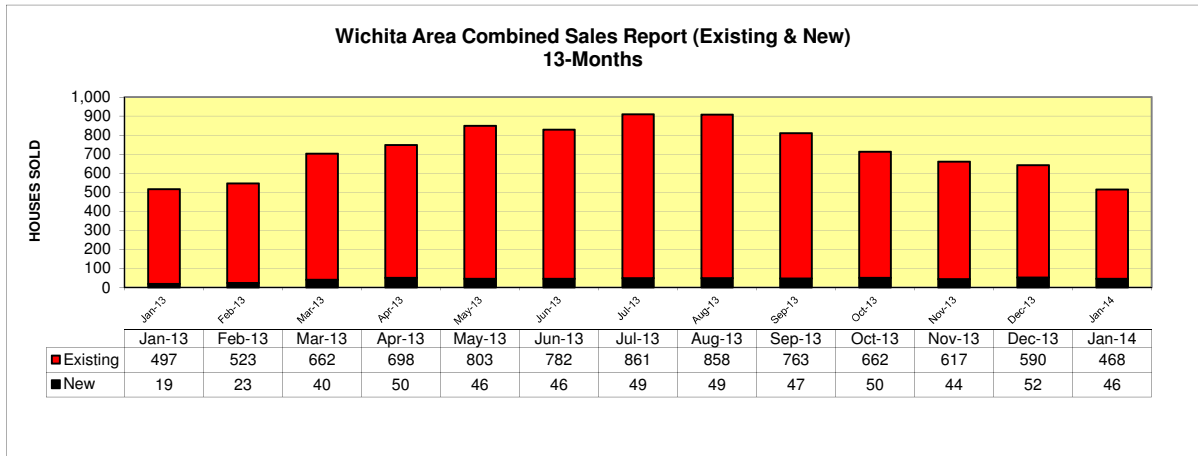
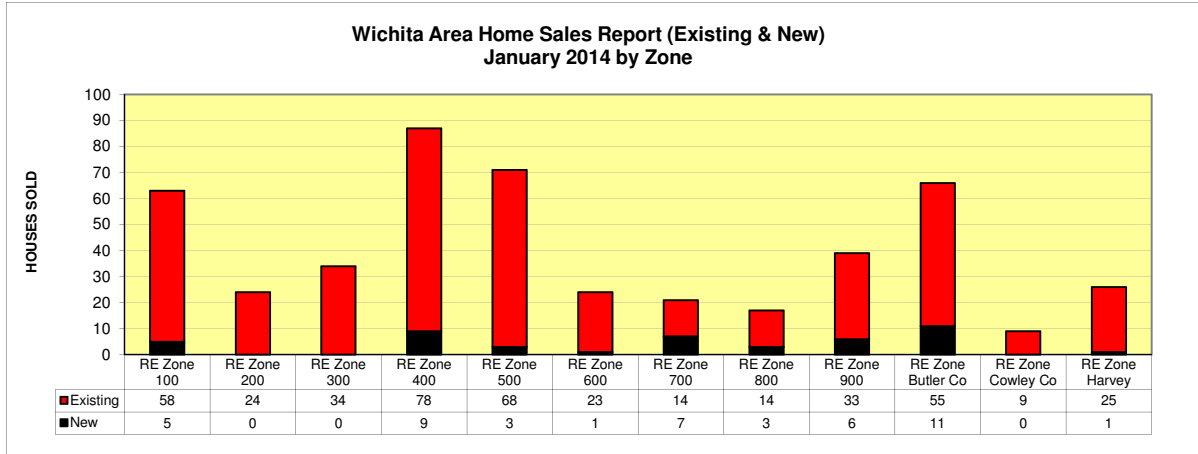
Zone 600: Southwest Sedgwick County (South of Kellogg, West of Broadway)

Zone 700: Northwest Sedgwick County (North of Kellogg, West of Broadway)

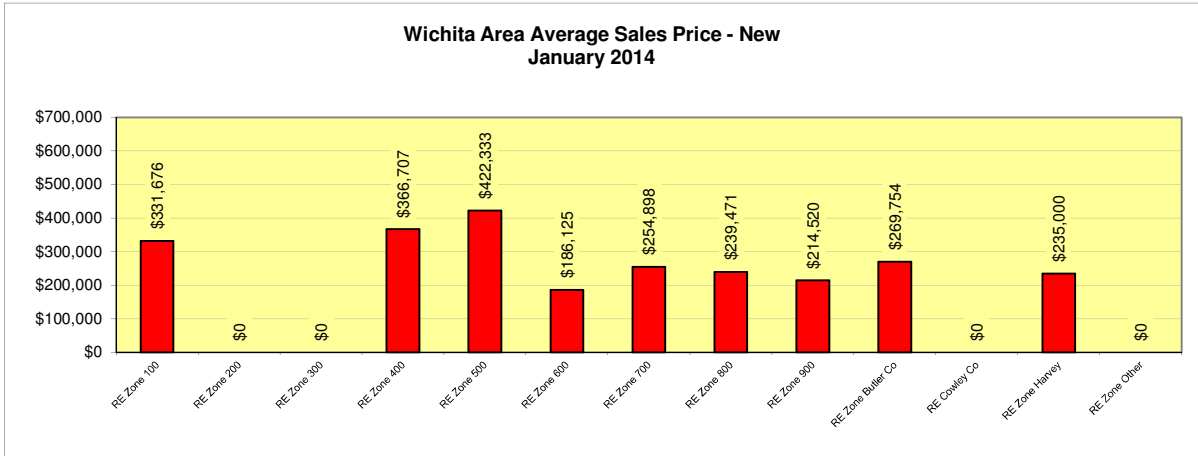
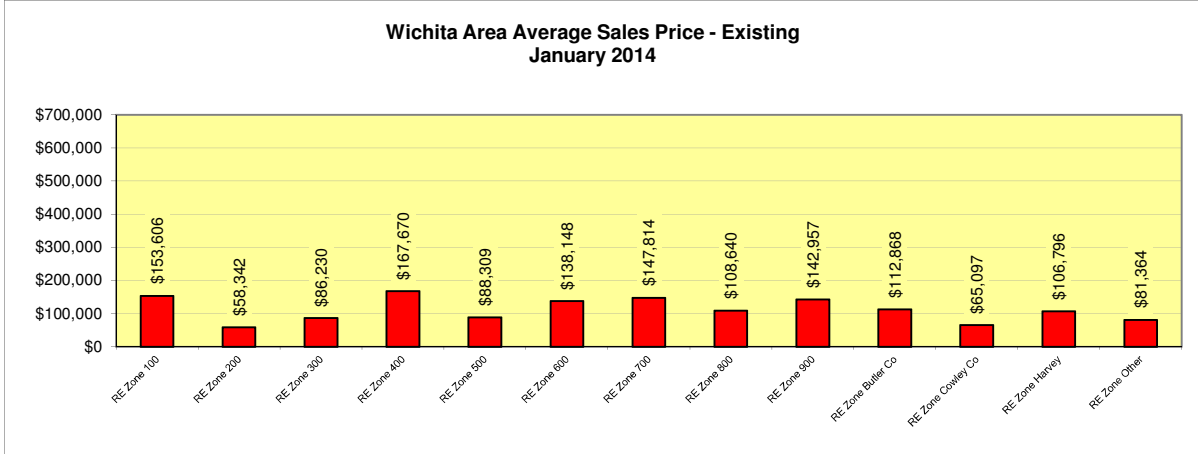
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Zone 900: Southeast Sedgwick County (South of Kellogg, East of Broadway)

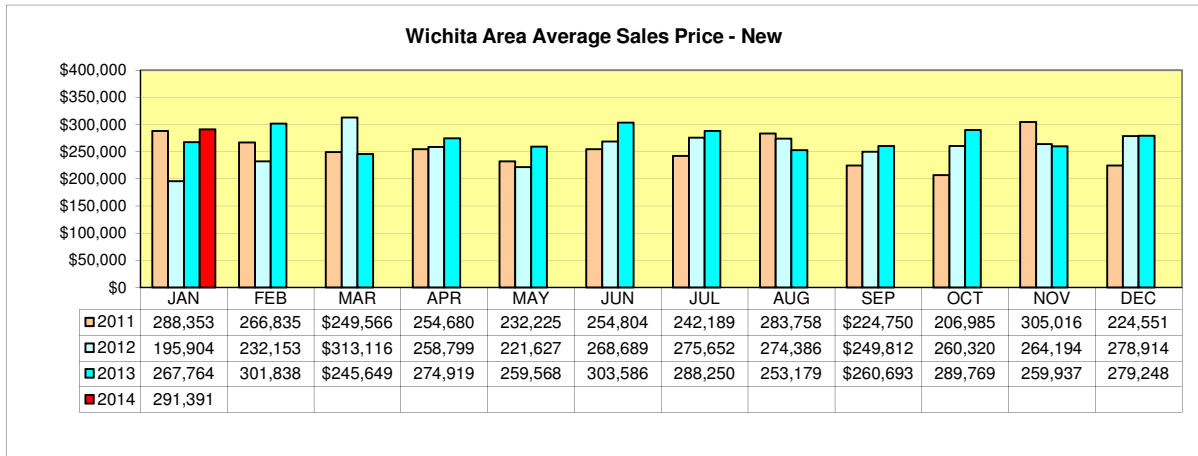
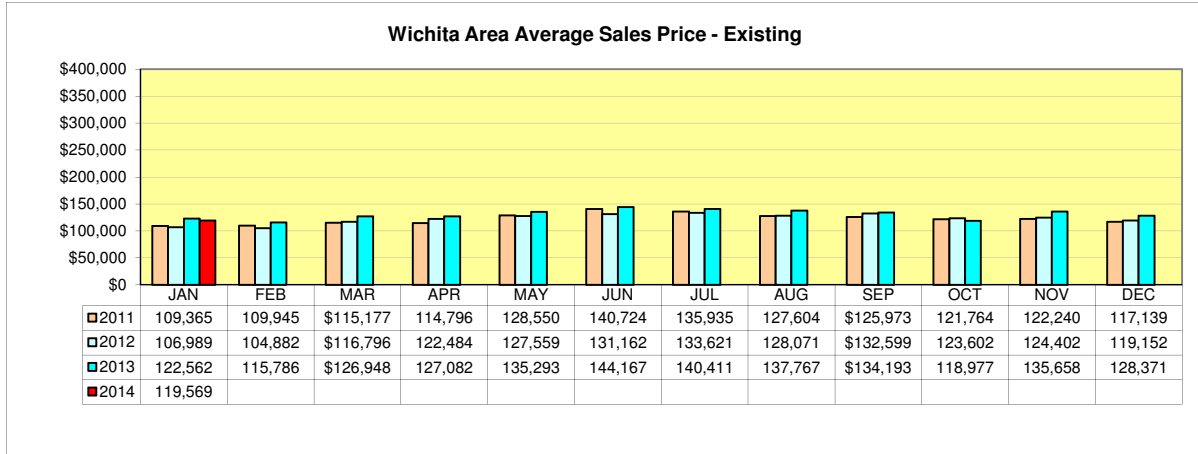
Wichita Area Home Sales Report - January 2014



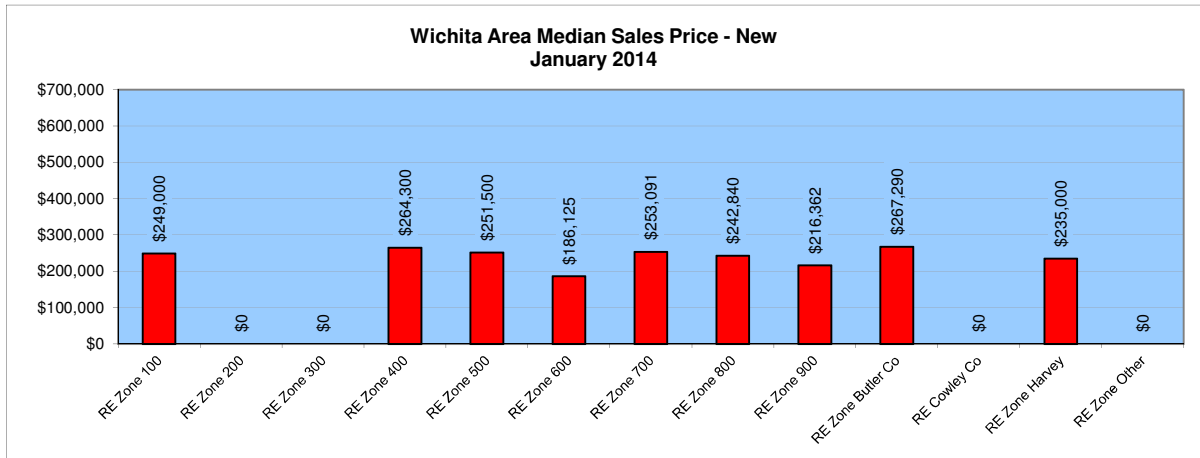
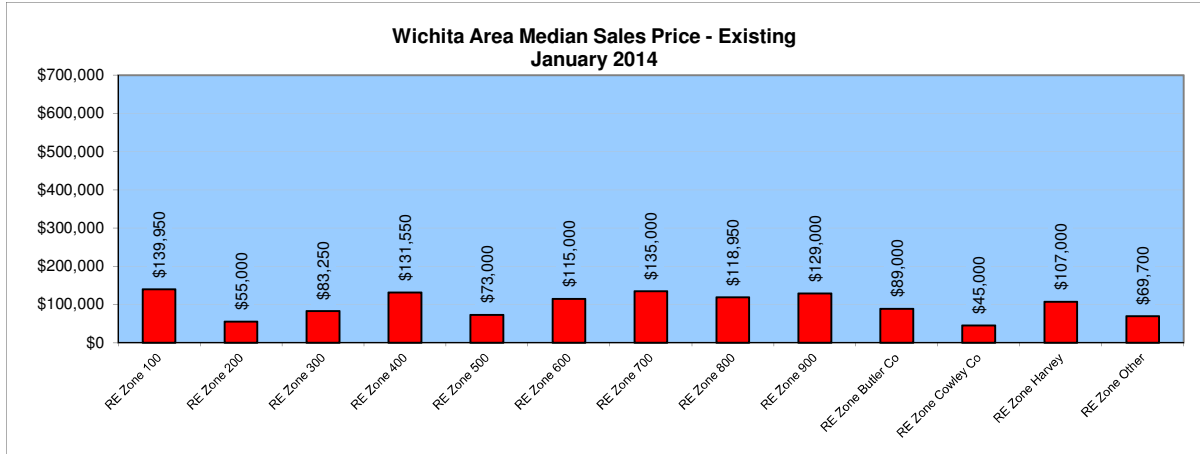
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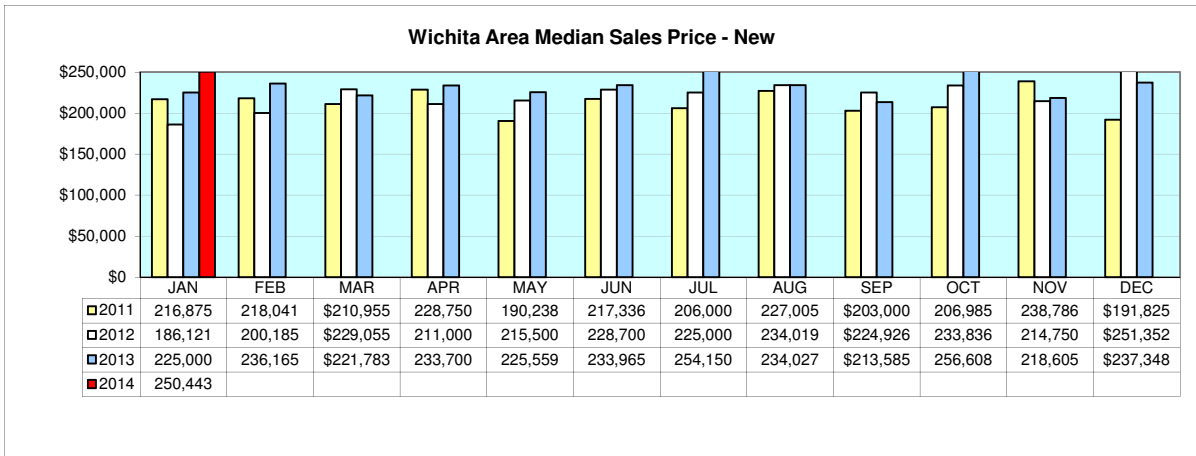
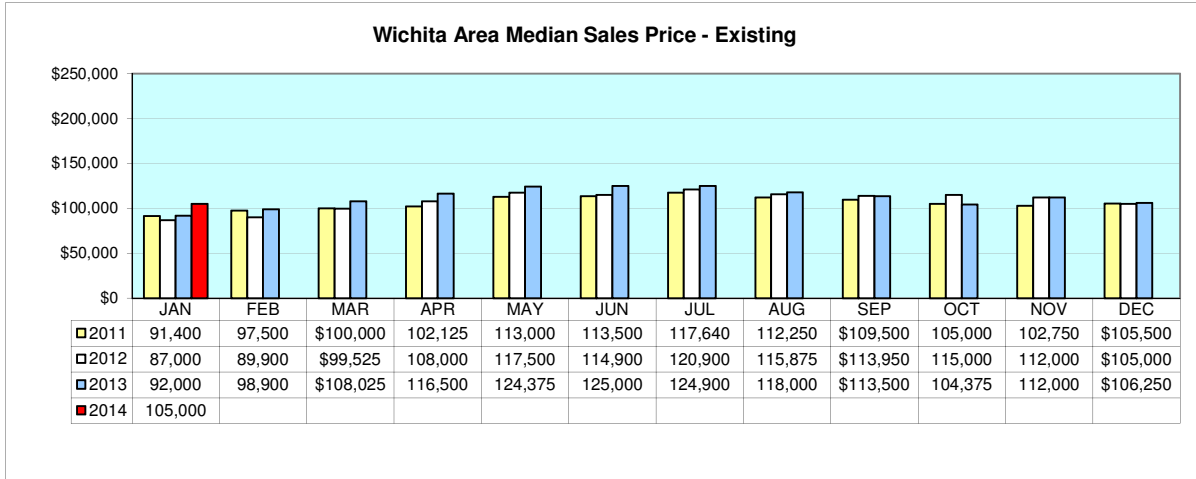
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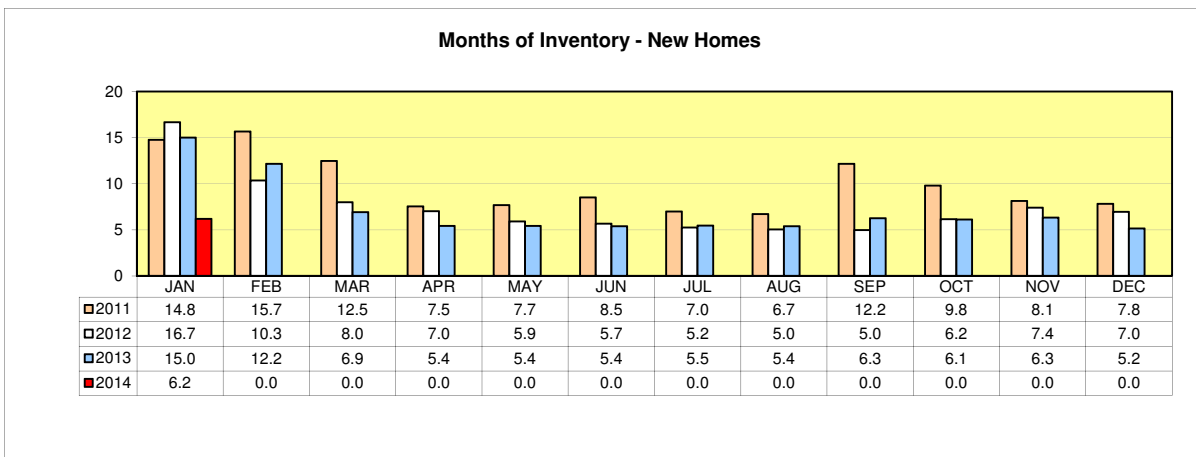
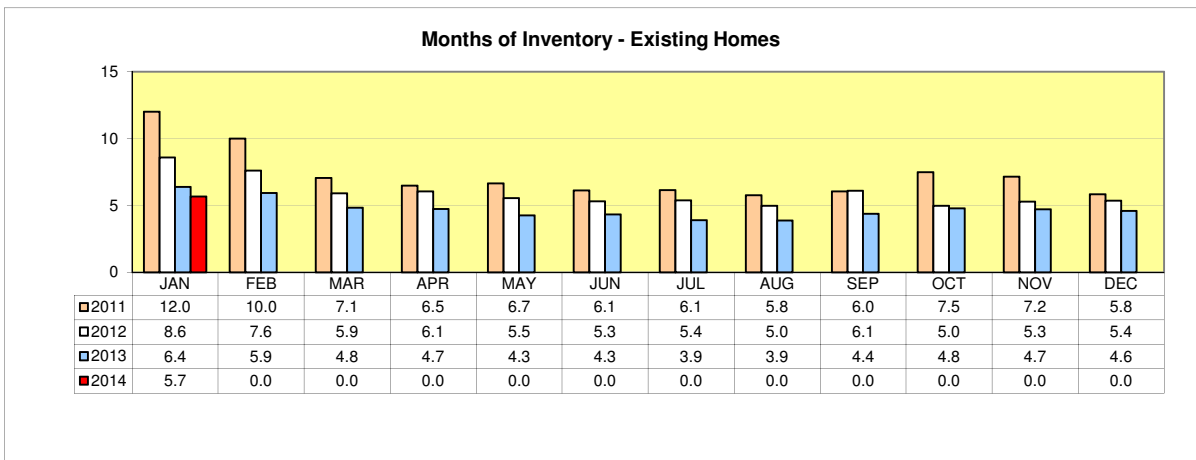
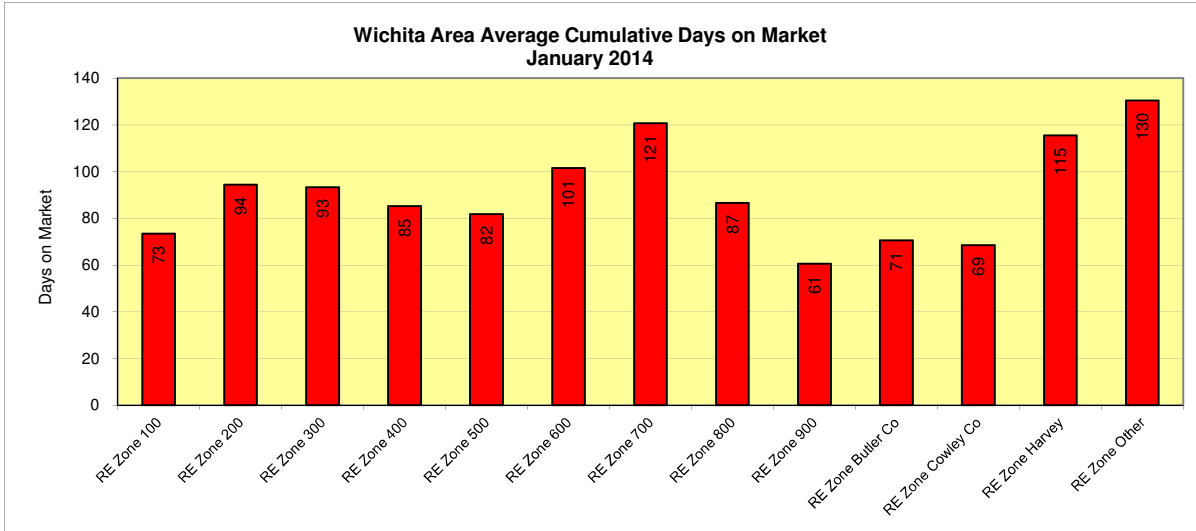
Wichita Area Home Sales Report - January 2014



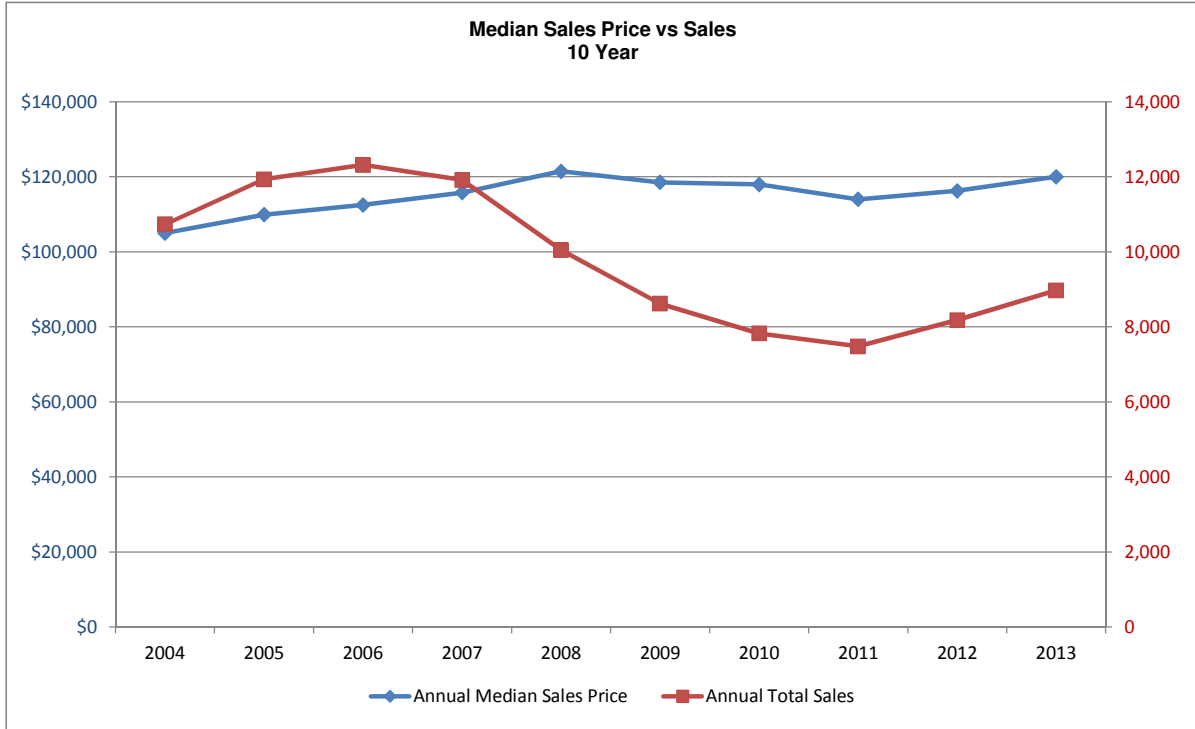
Wichita Area Home Sales Report - January 2014



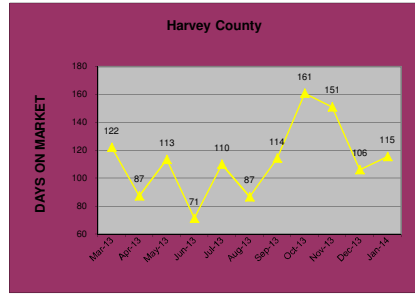
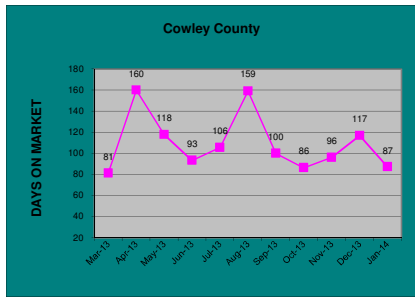
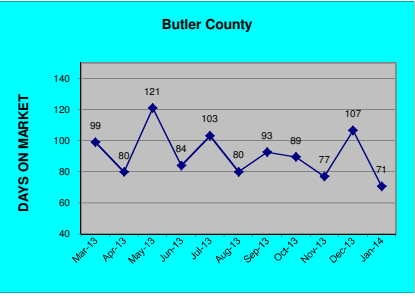
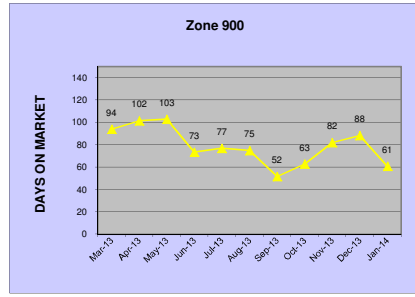
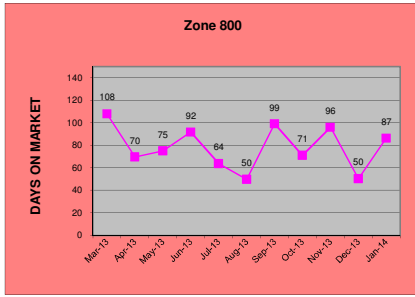
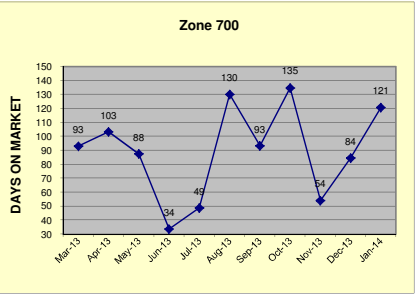
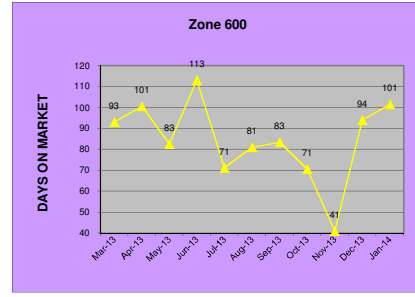
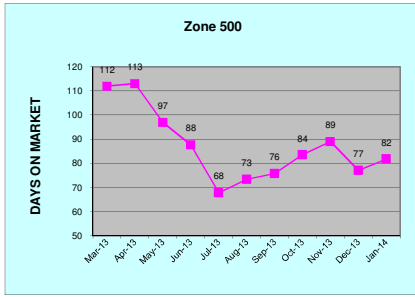
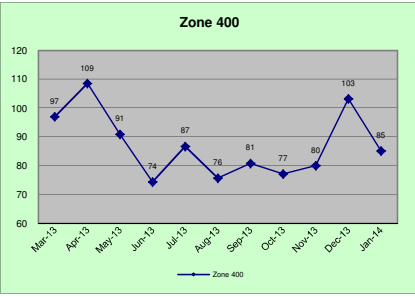
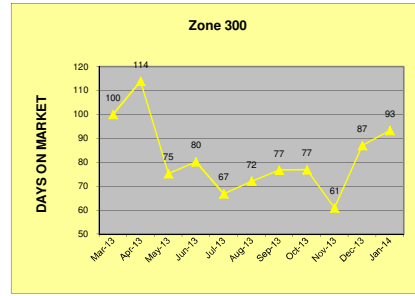
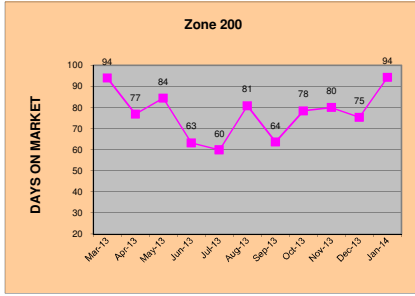
Wichita Area Home Sales Report - January 2014



Wichita Area Home Sales Report - January 2014



AVERAGE CUMULATIVE DAYS ON MARKET BY ZONE
January 2014



SOUTH CENTRAL KANSAS MLS, Inc.
MLS STATISTICS
Report For January 2014
as of 2/12/14

Residential

	<u># of Residential Sales</u>					<u># of New Residential Listings</u>			
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>		<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
January	357	428	521	514	January	1,118	1,128	1,108	904
February	416	502	550		February	845	991	867	
March	605	672	709		March	1,273	1,187	1,124	
April	697	676	764		April	1,250	1,258	1,259	
May	698	763	860		May	1,229	1,220	1,263	
June	752	779	839		June	1,305	1,238	1,269	
July	749	786	929		July	1,158	1,178	1,228	
August	760	820	929		August	1,181	1,202	1,080	
September	703	676	831		September	1,000	1,052	1,046	
October	566	767	727		October	1,023	1,062	1,063	
November	556	682	674		November	776	850	778	
December	622	630	647 *		December	601	605	648	
TOTAL:	7,481	8,181	8,980	514	TOTAL:	12,759	12,971	12,733	904

* = Updated

	<u># of Active Existing Homes for Sale</u>					<u># of Active New Homes for Sale</u>			
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>		<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
January	3,755	3,450	3,176	2,658	January	458	317	285	285
February	3,816	3,567	3,102		February	439	300	280	
March	3,955	3,678	3,206		March	412	288	277	
April	4,105	3,803	3,314		April	377	274	272	
May	4,210	3,878	3,415		May	384	261	250	
June	4,197	3,865	3,380		June	367	239	248	
July	4,198	3,939	3,356		July	357	236	268	
August	4,056	3,827	3,332		August	335	227	265	
September	4,021	3,732	3,350		September	341	239	295	
October	3,911	3,572	3,166		October	343	246	306	
November	3,607	3,369	2,909		November	334	259	279	
December	3,374	3,162	2,710		December	321	272	268	

January 2014

From 1/01/14 to 1/31/14 as of 2/12/14

Existing Homes

Area/Type	New	Total Sold	Sold Volume	Avg Sale Amount	Median Sale Amount	Avg CDOM	% of List	Co-Op Sales	Under Contract ¹	Off Mkt	Exp
RE Zone 100	111	58	\$8,909,122	\$153,606	\$139,950	73	97.41	41	90	25	11
RE Zone 200	82	24	\$1,400,201	\$58,342	\$55,000	94	94.37	18	46	22	8
RE Zone 300	81	34	\$2,931,831	\$86,230	\$83,250	93	95.62	26	43	13	7
RE Zone 400	119	78	\$13,078,235	\$167,670	\$131,550	85	94.71	52	93	34	28
RE Zone 500	117	68	\$6,005,041	\$88,309	\$73,000	82	95.52	49	90	27	12
RE Zone 600	43	23	\$3,177,400	\$138,148	\$115,000	101	97.44	18	27	14	5
RE Zone 700	32	14	\$2,069,401	\$147,814	\$135,000	121	96.51	12	16	10	4
RE Zone 800	14	14	\$1,520,955	\$108,640	\$118,950	87	98.77	12	14	1	0
RE Zone 900	50	33	\$4,717,568	\$142,957	\$129,000	61	97.05	30	35	10	3
RE Zone Butler Co	81	55	\$6,207,745	\$112,868	\$89,000	71	96.10	39	61	24	10
RE Zone Cowley Co	15	9	\$585,869	\$65,097	\$45,000	69	95.26	4	17	5	5
RE Zone Harvey	43	25	\$2,669,897	\$106,796	\$107,000	115	97.73	25	26	8	4
RE Zone Other	58	33	\$2,685,015	\$81,364	\$69,700	130	94.05	14	45	15	9
Area Subtotals*	846	468	\$55,958,280	\$119,569	\$105,000	87	87.27	340	603	208	106

¹ Reflects number of listings which were placed under contract during the month.

January 2014

From 1/01/14 to 1/31/14 as of 2/12/14

New Homes

(Including Under Construction)

Area/Type	New	Total Sold	Sold Volume	Avg Sale Amount	Median Sale Amount	Co-Op Sales	Under Contract ¹	Off Mkt	Exp
RE Zone 100	23	5	\$1,658,379	\$331,676	\$249,000	2	7	3	5
RE Zone 200	0	0	\$0	\$0	\$0	0	0	0	0
RE Zone 300	0	0	\$0	\$0	\$0	0	0	0	0
RE Zone 400	13	9	\$3,300,365	\$366,707	\$264,300	4	11	2	0
RE Zone 500	9	3	\$1,267,000	\$422,333	\$251,500	2	3	0	0
RE Zone 600	1	1	\$186,125	\$186,125	\$186,125	0	0	1	1
RE Zone 700	1	7	\$1,784,287	\$254,898	\$253,091	1	3	1	0
RE Zone 800	1	3	\$718,414	\$239,471	\$242,840	3	0	0	0
RE Zone 900	5	6	\$1,287,119	\$214,520	\$216,362	5	3	0	0
RE Zone Butler Co	4	11	\$2,967,291	\$269,754	\$267,290	8	5	0	0
RE Cowley Co	0	0	\$0	\$0	\$0	0	0	0	0
RE Zone Harvey	1	1	\$235,000	\$235,000	\$235,000	0	1	0	0
RE Zone Other	0	0	\$0	\$0	\$0	0	1	0	0
Area Subtotals*	58	46	\$13,403,980	\$291,391	\$250,443	25	34	7	6

¹ Reflects number of listings which were placed under contract during the month.

South Central Kansas MLS, Inc.
(Compiled by South Central Kansas MLS, Inc.)

TOTALS REPORTS
SOLD/ACTIVE RESIDENTIAL LISTINGS
01-Jan-2014 - 31-Jan-2014

PRICE CLASS/TYPE	Residential Unit Sales			Total Resid Sales	Unit Sales		Total Units
	0-2 Bedrm	3 Bedrm	4+ Bedrm		Condo/ Co-Op		
\$29,999 OR UNDER	26	21	6	53	2	55	
\$30,000 - \$39,999	10	18	1	29	1	30	
\$40,000 - \$49,999	6	14	1	21	0	21	
\$50,000 - \$59,999	8	17	5	30	0	30	
\$60,000 - \$69,999	1	10	2	13	3	16	
\$70,000 - \$79,999	6	10	5	21	1	22	
\$80,000 - \$89,999	8	16	3	27	2	29	
\$90,000 - \$99,999	5	8	4	17	1	18	
\$100,000 - \$119,999	6	37	17	60	5	65	
\$120,000 - \$139,999	2	25	16	43	0	43	
\$140,000 - \$159,999	0	12	26	38	0	38	
\$160,000 - \$179,999	1	6	25	32	2	34	
\$180,000 - \$199,999	3	5	18	26	0	26	
\$200,000 - \$249,999	0	16	16	32	0	32	
\$250,000 - \$299,999	3	4	20	27	0	27	
\$300,000 - \$399,999	0	3	11	14	0	14	
\$400,000 - \$499,999	0	1	2	3	0	3	
\$500,000 OR OVER	0	0	11	11	0	11	
Total Types:	85	223	189	497	17	514	

Average Price:	\$66,486	\$104,412	\$127,004	\$136,579	\$87,211	\$134,946
Median Price:	\$95,000	\$95,000	\$166,500	\$113,900	\$86,500	\$111,750
Average DOM:	74	77	89	81	36	80

SF DAYS ON MARKET (SALES):

CO DAYS ON MARKET (SALES):

0 - 30:	177
31 - 60:	100
61 - 90:	80
91 - 120:	30
121+ :	109

0 - 30:	9
31 - 60:	6
61 - 90:	1
91 - 120:	0
121+ :	1

SF TERMS OF SALE (SALES):

CO TERMS OF SALE (SALES):

ASSUMPTION :	0
Bond :	0
Cash :	158
Contract for De:	1
Conventional :	206
FHA :	69
Lease/Purchase :	0
Owner Carry :	2
TRADE (see Pvt :	0
USDA Rural Deve:	22
VA :	38

ASSUMPTION :	0
Bond :	0
Cash :	6
Contract for De:	0
Conventional :	9
FHA :	2
Lease/Purchase :	0
Owner Carry :	0
TRADE (see Pvt :	0
USDA Rural Deve:	0
VA :	0

PRICE CLASS/TYPE -----	Single Family -----	Condo/ Co-Op -----
\$19,999 OR UNDER	47	1
\$20,000 - \$29,999	63	0
\$30,000 - \$39,999	95	1
\$40,000 - \$49,999	120	4
\$50,000 - \$59,999	153	12
\$60,000 - \$69,999	163	10
\$70,000 - \$79,999	148	11
\$80,000 - \$89,999	131	12
\$90,000 - \$99,999	118	8
\$100,000 - \$119,999	193	17
\$120,000 - \$139,999	247	3
\$140,000 - \$159,999	193	8
\$160,000 - \$179,999	198	3
\$180,000 - \$199,999	145	6
\$200,000 - \$249,999	209	3
\$250,000 - \$299,999	166	3
\$300,000 - \$399,999	192	2
\$400,000 - \$499,999	66	1
\$500,000 - \$749,999	64	1
\$750,000 - \$999,999	27	0
\$1,000,000 OR OVER	29	0
Total Types:	2767	106
Average Price:	188,019	118,652
Median Price:	\$129,900	\$89,450
Pending Total:	890	