



August 2020 MARKET OVERVIEW

WICHITA AND SOUTH CENTRAL KANSAS



Each month we look at Market Sales data from the South Central Kansas MLS, and compile some key statistics about our market. SCK MLS serves Sedgwick, Butler, Sumner, Cowley, and Harvey, Counties. This data is a look into year over year movements in the Residential Housing Market in the Wichita Kansas Metro area.

KEY METRICS	9-2019	9-2020	+/-	YTD 2019	YTD 2020
Listings	2,189	1,146	- 47.6%	19,509	13,482
Pending Sales	898	1,077	+ 19.8%	8,652	9,062
Closed Sales	886	979	+ 10.5%	8,208	8,219
Days on market	46	36	- 21.4%	49	41
Median Sales Price	\$155,000	\$175,000	+ 12.9%	\$151,814	\$164,800
Average Sales Price	\$178,263	\$199,191	+ 11.4%	\$171,608	\$186,932
Average \$\$ per Sq Ft	\$85	\$94	+ 13.0%	\$82	\$89

Last Month At-A-Glance

<p>+ 13.0%</p> <hr/> <p>Change in \$\$ per Square Ft</p>	<p>+ 17.6%</p> <hr/> <p>Change in Pending Sales</p>	<p>- 47.3%</p> <hr/> <p>Change in Inventory</p>
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NEW Homes **Listed** **Sold** **MSI** **Med \$** **Avg \$**
 176 **58** **3** **\$321,480** **\$310,773**
\$/Ft = **\$143**

Months Supply of Homes for Sale (MSI)												Sep-20			
Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	MSI	Homes Sold	Homes for Sale	Price Range
3.3	3.4	3.3	2	2.9	3.5	2.6	3.3	2.8	1.7	1.9	1.7	1.8	53	96	\$0-\$50K
2.4	2.2	2.1	2	2.3	2.8	2	1.8	1.5	1	0.8	0.9	1.2	152	178	\$50-\$100K
1.3	1.2	1.6	1.3	2	1.7	0.9	1	0.7	0.6	0.6	0.6	0.7	199	131	\$100-\$150K
1.3	1.5	1.2	1.4	1.9	1.4	1.1	1.2	0.7	0.5	0.5	0.7	0.8	203	156	\$150-\$200K
2.1	1.9	1.8	1.8	2.6	2.6	1.7	1.5	1.1	0.8	0.8	0.9	0.9	159	143	\$200-\$250K
2.8	2.6	3.2	2.6	3.1	3.2	2	2.2	2.4	1	1.1	1	1.1	100	107	\$250-\$300K
4.3	4.1	3.3	3.4	4.6	4.3	3	3.5	3.2	2.4	2	1.8	1.7	103	176	\$300-\$400K
7.7	7.1	3.3	3.5	6.5	4.7	4.6	6	6.2	2.4	2.3	2.5	2.6	31	82	\$400-\$500K
5	16	7.2	3.2	7.2	5.7	10	14	4.9	5.3	2	2.3	4.2	10	42	\$500-\$600K
12	13	21	11	15	23	24	22	8.5	6.4	3.2	2.4	5.4	14	76	\$600 & Over

- Less than 5 months inventory - SELLER'S Market (need more listings)
- 5-6 months inventory - BALANCED Market
- More than 6 months inventory - BUYER'Smarket (too many listings)



\$/ft	CDOM	% of List \$	
\$29	69	86.5%	\$0-\$50K
\$64	32	97.5%	\$50-\$100K
\$80	14	99.7%	\$100-\$150K
\$87	20	99.8%	\$150-\$200K
\$94	23	99.3%	\$200-\$250K
\$103	28	98.6%	\$250-\$300K
\$105	58	97.1%	\$300-\$400
\$122	57	97.7%	\$400-\$500K
\$141	152	101.1%	\$500-\$600K
\$162	279	94.6%	\$600 & Over