



South Central Kansas MLS



South Central Kansas MLS®

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FOR IMMEDIATE RELEASE
May 20, 2009

The Wichita Area Association of REALTORS® and the South Central Kansas MLS releases the April Wichita-area home sales figures.

Existing home sales increased 9.1% in April according to new figures released by the South Central Kansas MLS. Existing homes sales in April totaled 588, up from 539 units in March 2009. The median sales price of existing homes in April increased 7.9% on a year over year basis.

New home sales increased in April to 79 units which represents an 8.5 percent increase compared to March 2009. The April median sale price of new homes rose to \$196,310 from \$186,098 in March 2009.

Existing home inventory this month was up .3% with 3,292 homes in inventory compared to 3,282 last month. The existing home inventory this month is .2% higher than it was a year ago when the existing home inventory was 3,286.

New home inventory decreased this month with 724 homes in inventory compared to 763 new homes on the market last month. The new home inventory is 7.9% lower than it was a year ago at this time when there were 786 new homes on the market.

New and existing home inventory combined was 4016 homes this month compared to 4045 last month representing a .7% decrease in the past month. One year ago the combined inventory was 4072, which represents 1.4% 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 fell from 6.1 to 5.6 in April. This number indicates a balanced market for existing homes. Months of inventory for new homes continued to fall this month to 9.2 months of inventory compared to 10.9 last month. The new home market still favors buyers but as the inventory continues to drop, you will see a movement towards a balanced market.

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)

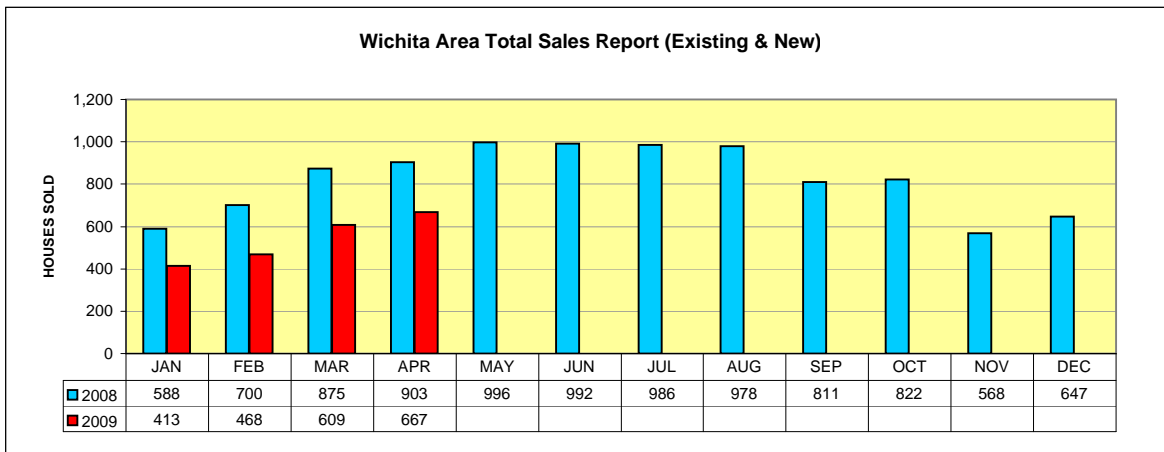
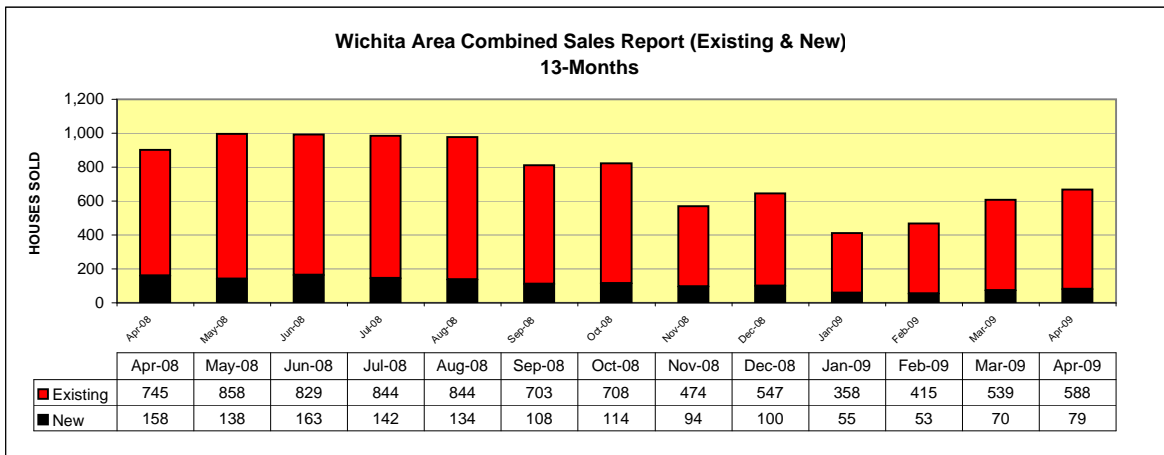
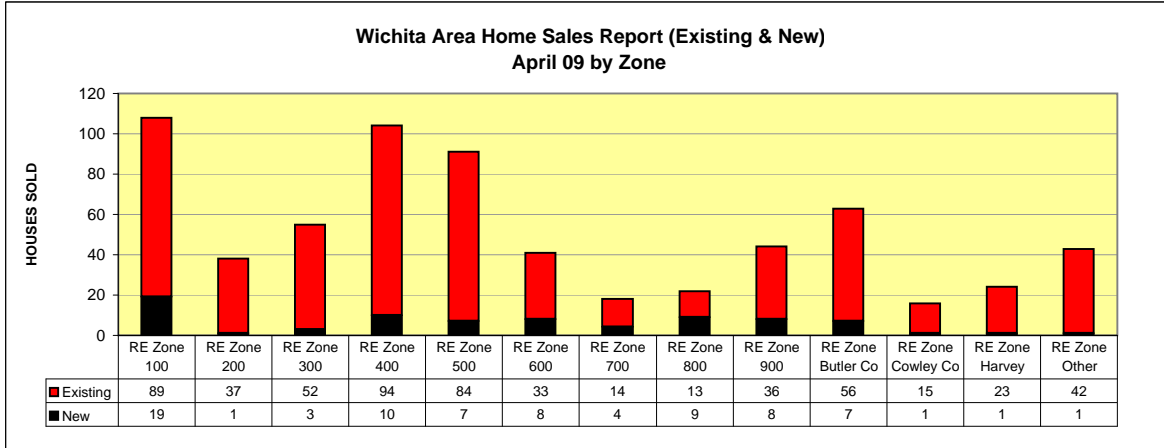
Zone 600: Southwest Sedgwick County (South of Kellogg, West of Broadway)

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

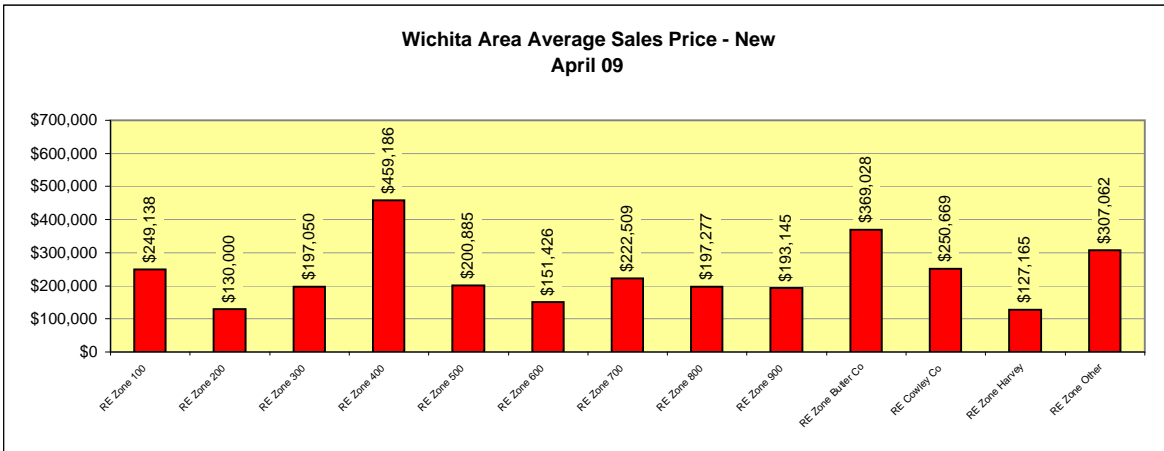
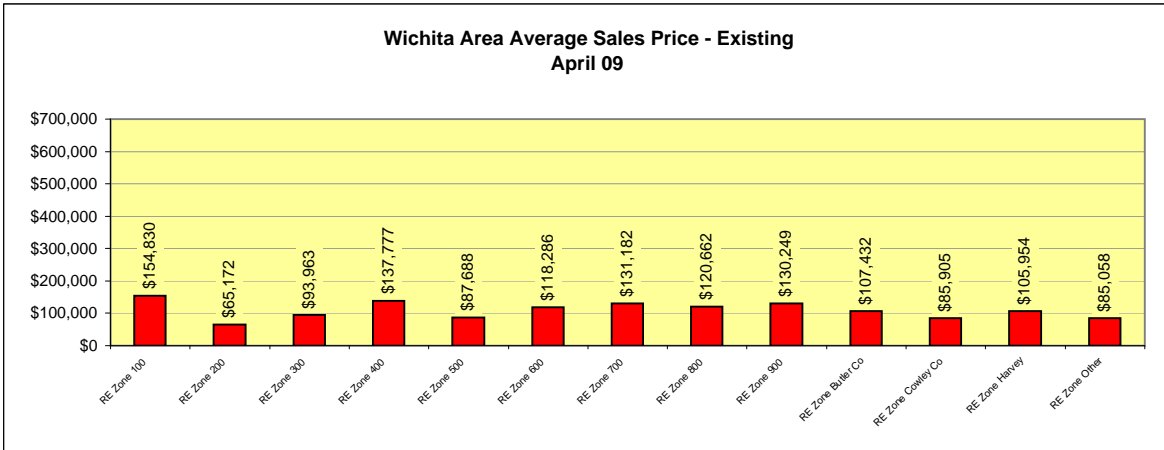
Zone 800: Northeast Sedgwick County (North of Kellogg, East of Broadway)

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

Wichita Area Home Sales Report - April 2009



Wichita Area Home Sales Report - April 2009



SOUTH CENTRAL KANSAS MLS, Inc.
MLS STATISTICS
Report For April 2009
as of 5/15/09

Residential

	<u># of Residential Sales</u>				<u># of New Residential Listings</u>				
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>		<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
January	692	692	598	423	January	1,579	1,380	1,216	1,187
February	833	735	709	471 *	February	1,233	1,112	1,112	1,077
March	1,082	1,035	902	616 *	March	1,608	1,628	1,297	1,147
April	1,000	1,033	920	667	April	1,569	1,524	1,479	1,197
YTD Totals:	3,607	3,495	3,129	2,177	YTD Totals:	5,989	5,644	5,104	4,608
May	1,215	1,232	1,011		May	1,583	1,528	1,261	
June	1,280	1,276	1,004		June	1,644	1,646	1,371	
July	1,092	1,112	1,009		July	1,629	1,594	1,381	
August	1,179	1,193	990		August	1,635	1,595	1,264	
September	1,038	957	842		September	1,450	1,323	1,161	
October	1,004	994	833		October	1,398	1,247	1,115	
November	958	907	576		November	1,145	1,044	825	
December	945	770	654 *		December	977	750	710	
TOTAL:	12,318	11,936	10,048		TOTAL:	17,450	16,371	14,192	

* = Updated

	<u># of Active Existing Homes for Sale</u>				<u># of Active New Homes for Sale</u>				
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>		<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
January	3,380	3,078	3,172	3,118	January	810	831	871	784
February	3,411	3,228	3,199	3,263	February	824	811	820	754
March	3,509	3,243	3,261	3,282	March	844	815	810	763
April	3,594	3,338	3,286	3,292	April	810	807	786	724
May	3,605	3,465	3,493		May	818	782	762	
June	3,701	3,550	3,494		June	792	795	729	
July	3,703	3,514	3,463		July	797	815	720	
August	3,666	3,636	3,364		August	800	824	753	
September	3,506	3,644	3,281		September	850	843	788	
October	3,414	3,372	3,217		October	845	873	784	
November	3,251	3,245	3,108		November	833	867	786	
December	3,166	3,181	2,859		December	862	869	758	

April 2009

From 4/01/09 to 4/30/09 as of 5/15/09

Existing Homes

Area/Type	New	Total Sold	Sold Volume	Avg Sale Amount	Median Sale Amount	Avg DOM	% of List	Co-Op Sales	Under Contract ¹	Off Mkt	Exp
RE Zone 100	154	89	\$13,779,845	\$154,830	\$148,900	48	97.78	75	92	31	26
RE Zone 200	55	37	\$2,411,382	\$65,172	\$59,500	78	97.86	32	42	23	9
RE Zone 300	106	52	\$4,886,054	\$93,963	\$79,500	68	97.56	42	62	20	11
RE Zone 400	175	94	\$12,951,000	\$137,777	\$127,500	77	96.45	72	85	48	30
RE Zone 500	135	84	\$7,365,792	\$87,688	\$75,125	83	95.61	70	84	27	24
RE Zone 600	54	33	\$3,903,441	\$118,286	\$112,000	73	96.78	27	28	11	8
RE Zone 700	30	14	\$1,836,550	\$131,182	\$138,500	65	96.93	12	16	11	4
RE Zone 800	20	13	\$1,568,600	\$120,662	\$131,500	66	99.54	11	16	4	3
RE Zone 900	73	36	\$4,688,950	\$130,249	\$127,750	58	98.10	33	40	12	6
RE Zone Butler Co	112	56	\$6,016,185	\$107,432	\$85,750	69	96.71	45	51	20	23
RE Zone Cowley Co	34	15	\$1,288,580	\$85,905	\$81,000	83	93.78	8	21	5	4
RE Zone Harvey	42	23	\$2,436,950	\$105,954	\$99,500	80	96.09	14	26	5	4
RE Zone Other	66	42	\$3,572,430	\$85,058	\$74,000	96	94.81	19	42	25	12
Area Subtotals*	1056	588	\$66,705,759	\$113,445	\$105,250	72	96.84	460	605	242	164

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

April 2009

From 4/01/09 to 4/30/09 as of 5/15/09

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	17	19	\$4,733,627	\$249,138	\$191,300	13	13	3	2
RE Zone 200	1	1	\$130,000	\$130,000	\$130,000	1	2	0	0
RE Zone 300	0	3	\$591,150	\$197,050	\$136,650	2	1	0	0
RE Zone 400	29	10	\$4,591,862	\$459,186	\$373,158	8	11	4	4
RE Zone 500	40	7	\$1,406,196	\$200,885	\$198,555	6	14	13	6
RE Zone 600	12	8	\$1,211,410	\$151,426	\$138,230	5	3	1	0
RE Zone 700	8	4	\$890,036	\$222,509	\$193,680	1	2	6	1
RE Zone 800	4	9	\$1,775,493	\$197,277	\$160,930	6	3	2	1
RE Zone 900	10	8	\$1,545,161	\$193,145	\$180,655	6	7	4	0
RE Zone Butler Co	13	7	\$2,583,193	\$369,028	\$349,900	5	7	5	4
RE Cowley Co	0	1	\$250,669	\$250,669	\$250,669	0	0	0	0
RE Zone Harvey	7	1	\$127,165	\$127,165	\$127,165	1	4	2	0
RE Zone Other	0	1	\$307,062	\$307,062	\$307,062	0	0	1	0
Area Subtotals*	141	79	\$20,143,024	\$254,975	\$196,310	54	67	41	18

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

YEAR-TO-DATE

From 1/01/09 to 4/30/09 as of 5/15/09

Existing Homes

Area/Type	New	Total Sold	Sold Volume	Avg Sale Amount	Median Sale Amount	Avg DOM	% of List	Co-Op Sales	Under Contract ¹	Off Mkt	Exp
RE Zone 100	583	250	\$38,255,709	\$153,023	\$141,375	48	97.81	215	96	113	107
RE Zone 200	259	163	\$11,062,710	\$67,869	\$59,900	68	96.56	138	38	75	47
RE Zone 300	373	177	\$15,324,804	\$86,581	\$78,650	57	95.80	145	62	82	66
RE Zone 400	669	305	\$49,705,607	\$162,969	\$139,000	74	95.95	246	88	171	143
RE Zone 500	541	272	\$22,885,870	\$84,139	\$72,675	73	96.53	227	76	139	129
RE Zone 600	196	76	\$9,036,576	\$118,902	\$115,250	73	96.08	65	27	47	43
RE Zone 700	139	54	\$7,081,174	\$131,133	\$120,063	62	97.15	40	22	27	18
RE Zone 800	83	29	\$3,254,760	\$112,233	\$115,000	58	97.99	24	16	22	15
RE Zone 900	265	128	\$16,429,784	\$128,358	\$127,750	65	97.43	109	48	50	35
RE Zone Butler Co	406	170	\$20,055,926	\$117,976	\$99,550	77	96.18	132	56	66	74
RE Zone Cowley Co	114	46	\$3,623,555	\$78,773	\$65,950	105	92.92	32	15	29	19
RE Zone Harvey	160	84	\$8,260,128	\$98,335	\$96,250	97	96.61	57	35	27	22
RE Zone Other	289	159	\$12,329,369	\$77,543	\$56,000	97	91.98	61	48	49	66
Area Subtotals*	4,077	1,913	\$217,305,972	\$113,594	\$99,000	71	96.30	1491	627	897	784

¹ Reflects listings which were placed under contract during the current year which still have a status of under contract.

YEAR-TO-DATE

From 1/01/09 to 4/30/09 as of 5/15/09

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	89	59	\$15,010,759	\$254,420	\$224,000	44	14	25	14
RE Zone 200	9	2	\$282,500	\$141,250	\$141,250	2	5	7	0
RE Zone 300	4	6	\$2,002,020	\$333,670	\$269,580	4	0	1	1
RE Zone 400	98	43	\$16,123,297	\$374,960	\$279,161	34	15	45	27
RE Zone 500	71	36	\$7,211,410	\$200,317	\$187,069	27	22	30	18
RE Zone 600	45	19	\$2,666,854	\$140,361	\$127,350	13	6	14	10
RE Zone 700	23	13	\$3,048,100	\$234,469	\$211,428	8	5	13	2
RE Zone 800	29	19	\$3,896,077	\$205,057	\$162,447	16	4	8	15
RE Zone 900	48	22	\$4,343,370	\$197,426	\$179,345	13	24	9	4
RE Zone Butler Co	64	28	\$8,440,235	\$301,437	\$242,800	23	9	23	15
RE Zone Cowley Co	1	2	\$364,029	\$182,015	\$182,015	1	0	2	0
RE Zone Harvey	22	10	\$1,840,467	\$184,047	\$170,900	6	8	5	2
RE Zone Other	1	2	\$417,062	\$208,531	\$208,531	1	0	2	0
Area Subtotals*	504	261	\$65,646,180	\$251,518	\$199,015	192	112	184	108

¹ Reflects listings which were placed under contract during the current year which still have a status of under contract.

Existing Single Family Home Sales Report from '4/1/2009' To '4/30/2009'

County/Area: N/A
 Board/Association: South Central Kansas MLS, Inc.
 State: KS
 Date Generated: April, 2009

Price Category	Sold Single Family Units				Sold Condo Units				Active Listings		Sales Pending	
	Number of Bedrooms				Number of Bedrooms				End of Month		End of Month	
	2 or less	3	4 or more	Total	2 or less	3	4 or more	Total	S/Fam	CD/CO	S/Fam	CD/CO
Under 29999	22	14	1	37	0	1	0	1	95	10	12	1
30000-39999	14	17	1	32	1	0	1	2	98	6	16	0
40000-49999	9	11	4	24	1	0	0	1	139	6	22	0
50000-59999	11	16	4	31	0	0	0	0	171	1	27	2
60000-69999	14	21	2	37	1	0	0	1	219	14	33	4
70000-79999	8	28	3	39	1	0	0	1	194	16	35	1
80000-89999	8	24	6	38	0	1	0	1	181	15	32	2
90000-99999	11	22	5	38	0	0	0	0	143	22	24	1
100000-119999	6	35	16	57	1	6	0	7	229	15	59	4
120000-139999	12	39	23	74	1	1	0	2	338	21	77	1
140000-159999	6	28	37	71	1	3	0	4	349	15	59	0
160000-179999	2	16	25	43	0	0	0	0	271	13	35	1
180000-199999	2	11	16	29	1	0	0	1	255	11	18	1
200000-249999	1	12	24	37	0	1	1	2	378	23	31	2
250000-299999	1	5	16	22	0	0	1	1	264	20	27	0
300000-399999	1	9	14	24	0	1	2	3	252	18	12	0
400000-499999	0	2	1	3	0	0	0	0	106	15	4	1
500000-549999	0	0	0	0	0	0	0	0	18	5	0	0
550000-749999	0	0	2	2	0	0	0	0	44	8	5	1
750000-999999	0	0	1	1	0	0	0	0	23	6	2	0
1000000-1249999	0	0	1	1	0	0	0	0	9	2	1	0
1250000-1499999	0	0	0	0	0	0	0	0	4	2	0	0
1500000-1999999	0	0	0	0	0	0	0	0	8	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	0	0	0	0
3000000 and over	0	0	0	0	0	0	0	0	2	0	0	0
Total:	128	310	202	640	8	14	5	27	3790	264	531	22
Average Price:	75,955	115,552	185,904	129,838	97,800	132,390	223,380	138,991	181,376	223,325	140,612	147,348

Time On Market Of Units Sold	
Days On Market	All Units
0 - 30	36
31 - 60	178
61 - 90	132
91 -120	91
120+	230

Type Of Financing Of Units Sold	
Type of Financing	All Units
Conv	243
FHA	229
Cash	109
VA	60
Other	23
Owner	2
CFD	1
Assum	0
Bond	0
L/P	0

Existing Single Family Home Sales Report from '3/1/2009' To '3/31/2009'

County/Area: N/A
 Board/Association: South Central Kansas MLS, Inc.
 State: KS
 Date Generated: March, 2009

Price Category	Sold Single Family Units Number of Bedrooms				Sold Condo Units Number of Bedrooms				Active Listings End of Month		Sales Pending End of Month	
	2 or less	3	4 or more	Total	2 or less	3	4 or more	Total	S/Fam	CD/CO	S/Fam	CD/CO
Under 29999	25	18	3	46	1	1	0	2	95	10	2	0
30000-39999	11	13	4	28	0	1	0	1	98	6	3	0
40000-49999	15	19	5	39	1	0	0	1	139	6	2	0
50000-59999	10	20	1	31	0	0	0	0	171	1	6	0
60000-69999	12	14	5	31	6	1	0	7	219	14	9	0
70000-79999	12	19	3	34	1	1	0	2	194	16	8	0
80000-89999	6	22	6	34	0	0	0	0	181	15	4	0
90000-99999	8	19	4	31	2	0	0	2	143	22	5	0
100000-119999	13	36	13	62	1	3	0	4	229	15	15	0
120000-139999	12	26	20	58	0	0	0	0	338	21	16	0
140000-159999	2	26	31	59	0	1	0	1	348	15	7	0
160000-179999	3	13	23	39	1	0	1	2	271	13	9	0
180000-199999	0	8	7	15	0	1	0	1	255	11	7	0
200000-249999	0	11	21	32	0	2	1	3	378	23	6	0
250000-299999	1	10	14	25	0	0	1	1	264	20	7	3
300000-399999	0	1	11	12	0	1	1	2	252	18	7	0
400000-499999	0	0	5	5	0	0	0	0	106	15	1	0
500000-549999	0	0	2	2	0	0	0	0	18	5	1	0
550000-749999	0	0	4	4	0	0	0	0	44	8	0	0
750000-999999	0	0	0	0	0	0	0	0	23	6	0	0
1000000-1249999	0	0	0	0	0	0	0	0	9	2	0	0
1250000-1499999	0	0	0	0	0	0	0	0	4	2	0	0
1500000-1999999	0	0	0	0	0	0	0	0	8	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	0	0	0	0
3000000 and over	0	0	0	0	0	0	0	0	2	0	0	0
Total:	130	275	182	587	13	12	4	29	3789	264	115	3
Average Price:	69,592	106,021	185,574	122,619	75,869	144,686	254,975	129,049	181,378	223,325	148,227	270,800

Time On Market Of Units Sold	
Days On Market	All Units
0 - 30	43
31 - 60	160
61 - 90	119
91 -120	79
120+	215

Type Of Financing Of Units Sold	
Type of Financing	All Units
Conv	245
FHA	189
Cash	118
VA	35
Other	22
Owner	4
CFD	3
Assum	0
Bond	0
L/P	0

Existing Single Family Home Sales Report from '2/1/2009' To '2/28/2009'

County/Area: N/A
 Board/Association: South Central Kansas MLS, Inc.
 State: KS
 Date Generated: February, 2009

Price Category	Sold Single Family Units Number of Bedrooms				Sold Condo Units Number of Bedrooms				Active Listings End of Month		Sales Pending End of Month	
	2 or less	3	4 or more	Total	2 or less	3	4 or more	Total	S/Fam	CD/CO	S/Fam	CD/CO
Under 29999	22	14	7	43	0	0	0	0	95	10	3	0
30000-39999	15	11	5	31	1	0	0	1	98	6	1	0
40000-49999	14	7	3	24	0	0	0	0	139	6	3	0
50000-59999	7	17	2	26	1	0	0	1	171	1	1	0
60000-69999	6	13	4	23	1	0	0	1	219	14	4	0
70000-79999	6	15	5	26	2	0	0	2	194	16	2	0
80000-89999	4	15	3	22	1	0	0	1	181	15	1	1
90000-99999	2	21	4	27	1	0	0	1	143	22	1	0
100000-119999	11	23	8	42	0	1	0	1	229	15	3	1
120000-139999	8	26	17	51	0	0	0	0	338	21	3	0
140000-159999	1	18	15	34	0	3	0	3	348	15	6	0
160000-179999	1	8	19	28	0	1	0	1	270	13	3	0
180000-199999	0	6	9	15	0	0	0	0	255	11	2	0
200000-249999	0	5	12	17	0	2	0	2	378	23	3	0
250000-299999	0	4	9	13	0	0	1	1	264	20	0	0
300000-399999	0	3	14	17	0	0	0	0	252	18	4	1
400000-499999	0	0	6	6	0	0	0	0	106	15	3	0
500000-549999	0	0	2	2	0	0	0	0	18	5	0	0
550000-749999	0	0	3	3	0	0	1	1	44	8	0	0
750000-999999	0	1	1	2	0	0	0	0	23	6	0	0
1000000-1249999	0	0	0	0	0	0	0	0	9	2	0	0
1250000-1499999	0	0	1	1	0	0	0	0	4	2	0	0
1500000-1999999	0	0	2	2	0	0	0	0	8	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	0	0	0	0
3000000 and over	0	0	0	0	0	0	0	0	2	0	0	0
Total:	97	207	151	455	7	7	2	16	3788	264	43	3
Average Price:	60,008	107,439	220,093	134,714	66,964	168,696	430,000	156,851	181,382	223,325	159,135	176,133

Time On Market Of Units Sold	
Days On Market	All Units
0 - 30	30
31 - 60	119
61 - 90	88
91 -120	69
120+	165

Type Of Financing Of Units Sold	
Type of Financing	All Units
Conv	203
FHA	130
Cash	92
VA	24
Other	20
Owner	1
CFD	1
Assum	0
Bond	0
L/P	0

Existing Single Family Home Sales Report from '1/1/2009' To '1/31/2009'

County/Area: N/A
 Board/Association: South Central Kansas MLS, Inc.
 State: KS
 Date Generated: January, 2009

Price Category	Sold Single Family Units				Sold Condo Units				Active Listings		Sales Pending	
	Number of Bedrooms				Number of Bedrooms				End of Month		End of Month	
	2 or less	3	4 or more	Total	2 or less	3	4 or more	Total	S/Fam	CD/CO	S/Fam	CD/CO
Under 29999	17	8	1	26	1	0	0	1	95	10	0	0
30000-39999	15	9	3	27	0	0	0	0	98	6	0	0
40000-49999	10	11	0	21	0	0	0	0	139	6	1	0
50000-59999	8	8	2	18	1	0	0	1	171	1	0	0
60000-69999	11	8	4	23	0	0	0	0	219	14	0	0
70000-79999	3	14	4	21	0	0	0	0	194	16	3	0
80000-89999	5	15	2	22	1	0	0	1	181	15	0	0
90000-99999	3	11	2	16	1	1	0	2	143	22	1	0
100000-119999	5	24	10	39	3	1	0	4	229	15	2	0
120000-139999	6	21	13	40	3	1	0	4	338	21	4	0
140000-159999	4	15	19	38	1	0	0	1	348	15	5	0
160000-179999	1	5	15	21	0	0	0	0	270	13	2	0
180000-199999	1	10	5	16	0	0	0	0	255	11	2	0
200000-249999	2	10	22	34	0	1	1	2	378	23	3	0
250000-299999	1	8	10	19	0	0	0	0	264	20	2	0
300000-399999	0	2	12	14	0	1	0	1	252	18	2	0
400000-499999	2	0	4	6	0	0	0	0	106	15	1	0
500000-549999	0	0	2	2	0	0	0	0	18	5	0	0
550000-749999	0	0	2	2	0	0	0	0	44	8	0	0
750000-999999	0	0	1	1	0	0	0	0	23	6	0	0
1000000-1249999	0	0	0	0	0	0	0	0	9	2	0	0
1250000-1499999	0	0	0	0	0	0	0	0	4	2	1	0
1500000-1999999	0	0	0	0	0	0	0	0	8	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	0	0	0	0
3000000 and over	0	0	0	0	0	0	0	0	2	0	0	0
Total:	94	179	133	406	11	5	1	17	3788	264	29	0
Average Price:	76,611	115,925	201,797	134,953	99,235	177,400	245,000	130,799	181,382	223,325	213,042	0

Time On Market Of Units Sold	
Days On Market	All Units
0 - 30	22
31 - 60	86
61 - 90	78
91 -120	84
120+	153

Type Of Financing Of Units Sold	
Type of Financing	All Units
Conv	219
FHA	107
Cash	60
VA	19
Other	13
Owner	3
CFD	2
Assum	0
Bond	0
L/P	0