



South Central Kansas MLS



South Central Kansas MLS®
170 W. Dewey
Wichita, KS 67202
316-263-3167

Contact: Tessa Hultz
CEO
South Central Kansas MLS, Inc.
Wichita Area Association of REALTORS®, Inc.
tessa@wichita-realtors.com

FOR IMMEDIATE RELEASE
March 26, 2010

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

Existing home sales increased 37.1% between January and February according to the latest figures released by the South Central Kansas MLS. Existing homes sales in February totaled 421, up from 307 units in January. The median sales price of existing homes in February increased 14.7% on a year over year basis.

New home sales increased in February to 45 units, which represents a 15.4% increase compared to January. The February median sale price of new homes increased to \$205,141 from \$201,500 in January.

Existing home inventory this month was up 3.1% with 3,492 homes in inventory compared to 3,388 last month. The existing home inventory this month is 7.0% higher than it was a year ago when the existing home inventory was 3,263.

New home inventory increased this month with 556 homes in inventory compared to 553 new homes on the market last month. The new home inventory is 26.3% lower than it was a year ago at this time when there were 754 new homes on the market.

New and existing home inventory combined was 4,048 homes this month compared to 3,941 last month representing a 2.7% increase in the past month. One year ago the combined inventory was 4,017, which represents 0.8% increase 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 decreased from 11 to 8.3 in February. This number indicates a great opportunity for buyers of existing homes. Months of inventory for new homes decreased this month to 12.4 months of inventory compared to 14.2 last month.

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)

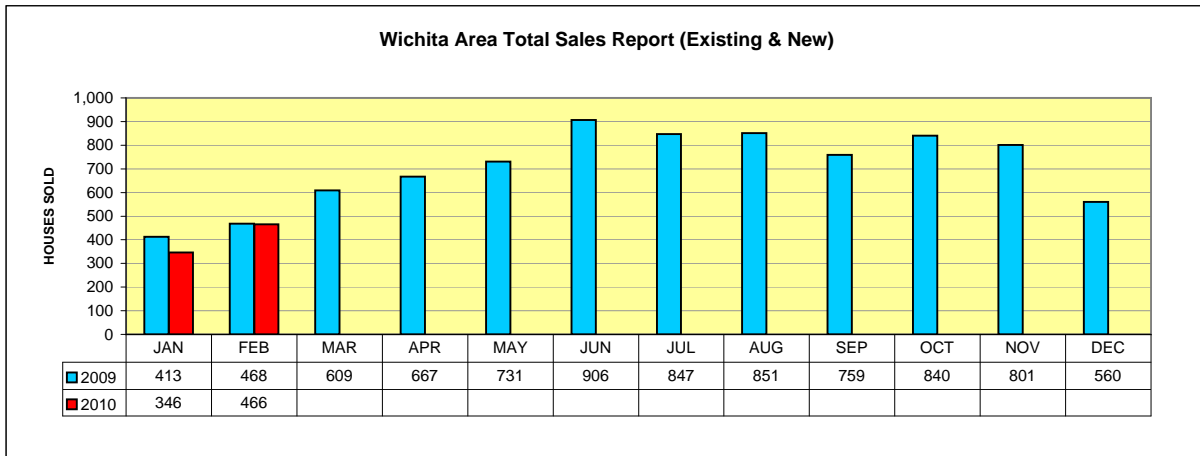
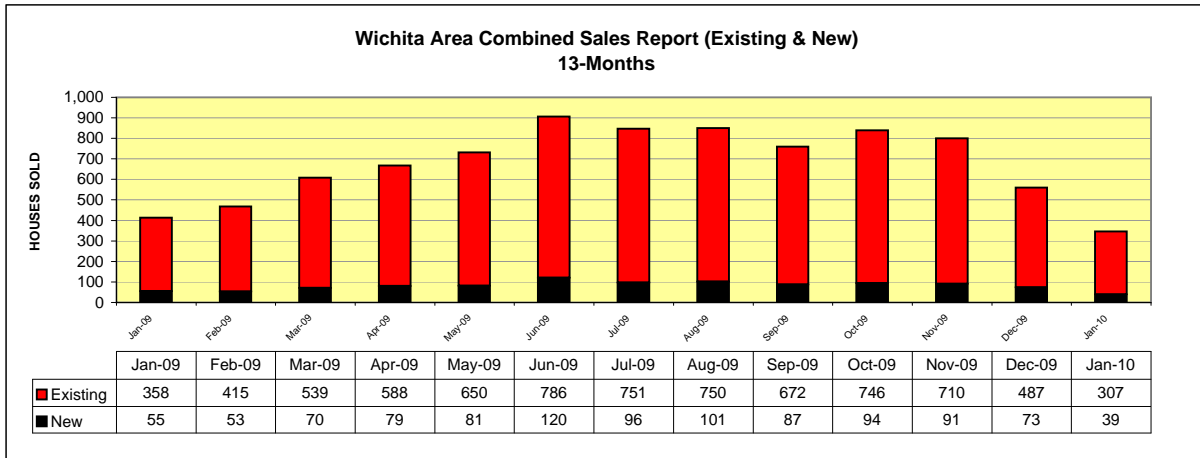
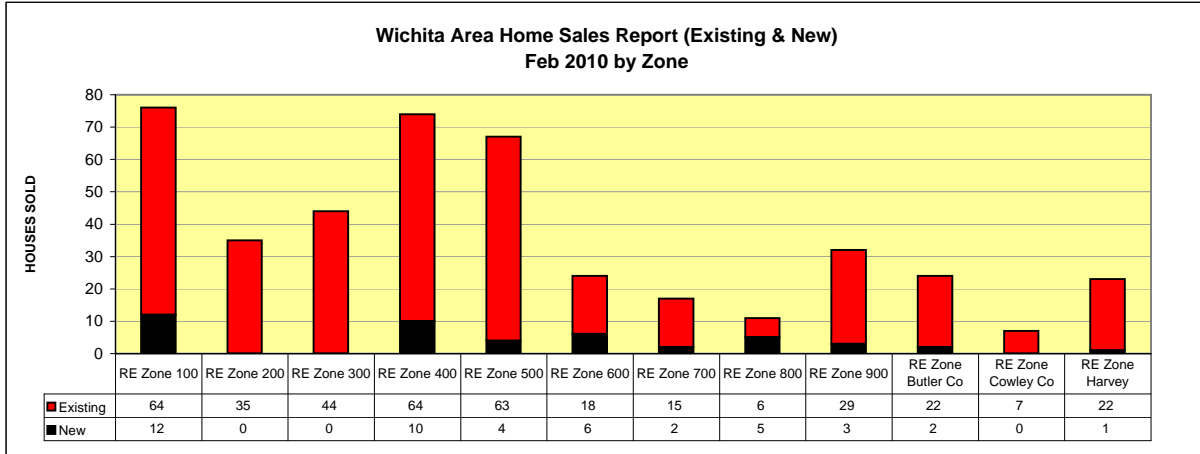
Zone 600: Southwest Sedgwick County (South of Kellogg, West of Broadway)

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

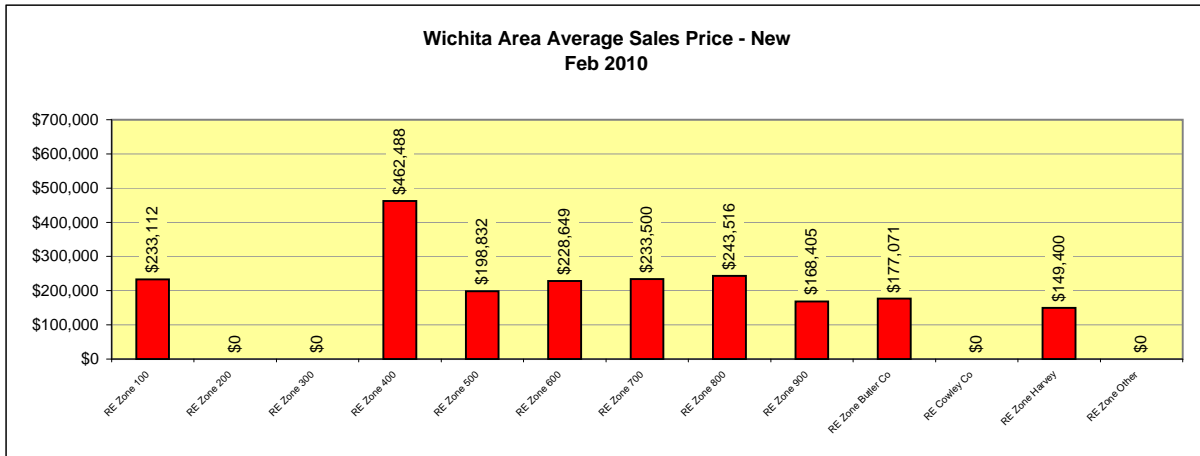
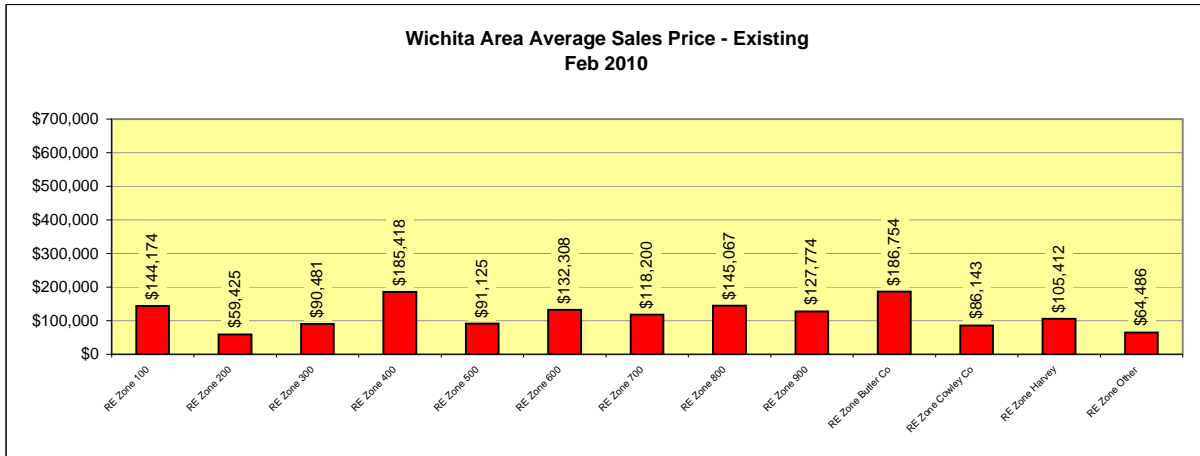
Zone 800: Northeast Sedgwick County (North of Kellogg, East of Broadway)

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

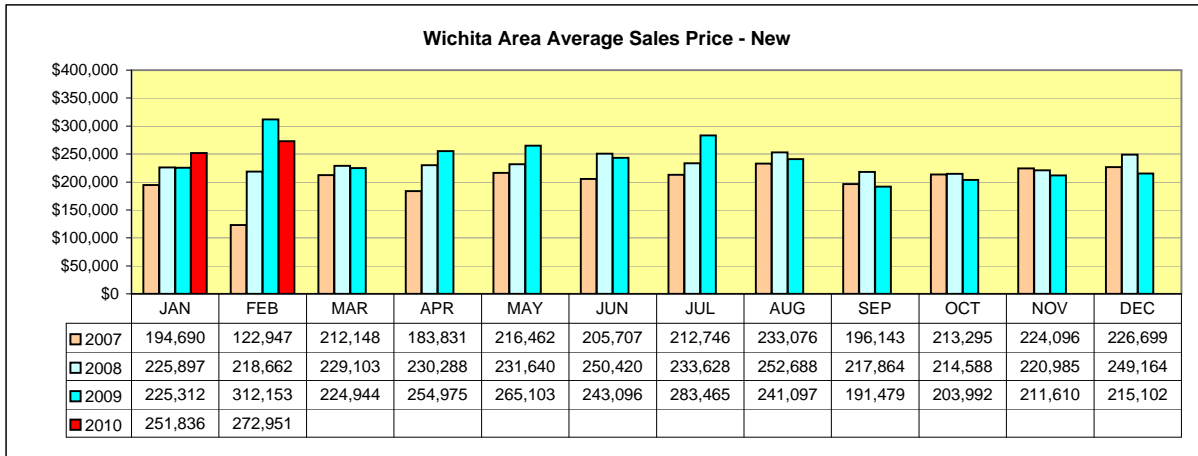
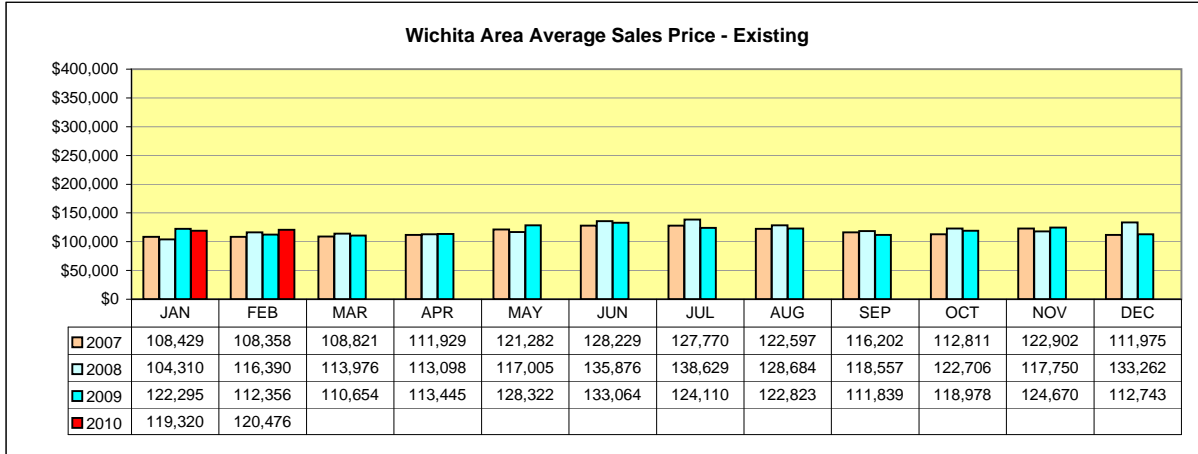
Wichita Area Home Sales Report - Feb 2010



Wichita Area Home Sales Report - Feb 2010



Wichita Area Home Sales Report - Feb 2010



SOUTH CENTRAL KANSAS MLS, Inc.
MLS STATISTICS
Report For February 2010
as of 3/19/10

Residential

	<u># of Residential Sales</u>				<u># of New Residential Listings</u>				
	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>		<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
January	692	598	425	346	January	1,380	1,216	1,187	1,227
February	735	709	480	466	February	1,112	1,112	1,077	1,045
March	1,035	902	630		March	1,628	1,297	1,147	
April	1,033	920	676		April	1,524	1,479	1,197	
May	1,232	1,011	756		May	1,528	1,261	1,267	
June	1,276	1,004	922		June	1,646	1,371	1,358	
July	1,112	1,009	865		July	1,594	1,381	1,420	
August	1,193	990	866		August	1,595	1,264	1,281	
September	957	842	769		September	1,323	1,161	1,208	
October	994	833	856		October	1,247	1,115	1,182	
November	907	576	812		November	1,044	825	817	
December	770	654	560		December	750	710	722	
TOTAL:	11,936	10,048	8,617	812	TOTAL:	16,371	14,192	13,863	2,272

* = Updated

	<u># of Active Existing Homes for Sale</u>				<u># of Active New Homes for Sale</u>				
	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>		<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
January	3,078	3,172	3,118	3,388	January	831	871	784	553
February	3,228	3,199	3,263	3,492	February	811	820	754	556
March	3,243	3,261	3,282		March	815	810	763	
April	3,338	3,286	3,292		April	807	786	724	
May	3,465	3,493	3,471		May	782	762	703	
June	3,550	3,494	3,545		June	795	729	661	
July	3,514	3,463	3,467		July	815	720	613	
August	3,636	3,364	3,499		August	824	753	606	
September	3,644	3,281	3,446		September	843	788	601	
October	3,372	3,217	3,327		October	873	784	595	
November	3,245	3,108	3,247		November	867	786	590	
December	3,181	2,859	3,141		December	869	758	569	

February 2010

From 2/01/10 to 2/28/10 as of 3/19/10

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	145	64	\$9,227,145	\$144,174	\$132,000	48	98.19	23	61	32	20
RE Zone 200	69	35	\$2,079,879	\$59,425	\$60,000	82	96.71	13	44	23	13
RE Zone 300	78	44	\$3,981,172	\$90,481	\$88,750	64	95.78	10	46	17	15
RE Zone 400	169	64	\$11,866,750	\$185,418	\$145,400	89	96.55	30	84	28	17
RE Zone 500	130	63	\$5,740,858	\$91,125	\$77,900	84	96.69	24	62	39	26
RE Zone 600	55	18	\$2,381,537	\$132,308	\$98,500	95	95.99	5	28	15	10
RE Zone 700	32	15	\$1,773,000	\$118,200	\$99,000	90	94.54	9	28	4	2
RE Zone 800	20	6	\$870,400	\$145,067	\$121,950	83	101.99	3	13	2	2
RE Zone 900	66	29	\$3,705,440	\$127,774	\$132,000	79	97.08	6	39	9	7
RE Zone Butler Co	103	22	\$4,108,578	\$186,754	\$143,250	105	93.70	10	45	19	16
RE Zone Cowley Co	15	7	\$603,000	\$86,143	\$73,500	173	90.24	1	8	3	5
RE Zone Harvey	27	22	\$2,319,055	\$105,412	\$100,250	100	95.61	22	15	10	4
RE Zone Other	60	32	\$2,063,552	\$64,486	\$53,950	103	91.53	2	39	6	16
Area Subtotals*	969	421	\$50,720,366	\$120,476	\$104,000	82	96.26	158	512	207	153

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

February 2010

From 2/01/10 to 2/28/10 as of 3/19/10

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	16	12	\$2,797,344	\$233,112	\$232,200	4	17	4	1
RE Zone 200	7	0	\$0	\$0	\$0	0	6	4	0
RE Zone 300	4	0	\$0	\$0	\$0	0	0	1	0
RE Zone 400	13	10	\$4,624,883	\$462,488	\$222,500	1	10	4	1
RE Zone 500	9	4	\$795,327	\$198,832	\$190,164	1	9	4	0
RE Zone 600	3	6	\$1,371,892	\$228,649	\$234,910	1	5	3	1
RE Zone 700	8	2	\$467,000	\$233,500	\$233,500	2	3	0	0
RE Zone 800	3	5	\$1,217,580	\$243,516	\$262,807	0	3	0	2
RE Zone 900	8	3	\$505,214	\$168,405	\$185,240	1	8	3	2
RE Zone Butler Co	4	2	\$354,141	\$177,071	\$177,071	0	2	3	1
RE Cowley Co	0	0	\$0	\$0	\$0	0	2	0	0
RE Zone Harvey	1	1	\$149,400	\$149,400	\$149,400	1	1	1	0
RE Zone Other	0	0	\$0	\$0	\$0	0	0	0	0
Area Subtotals*	76	45	\$12,282,781	\$272,951	\$205,141	11	66	27	8

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

Year To Date

From 1/01/10 to 2/28/10 as of 3/19/10
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	297	107	\$15,474,340	\$144,620	\$131,000	55	97.63	40	68	68	63
RE Zone 200	145	54	\$3,269,179	\$60,540	\$59,900	80	96.70	20	42	38	28
RE Zone 300	159	72	\$6,589,972	\$91,527	\$85,000	71	95.30	19	46	35	41
RE Zone 400	357	110	\$19,378,600	\$176,169	\$143,275	82	95.74	45	85	64	65
RE Zone 500	284	108	\$10,081,999	\$93,352	\$79,450	72	96.68	42	59	67	77
RE Zone 600	108	31	\$4,109,737	\$132,572	\$118,000	98	95.92	13	31	27	26
RE Zone 700	67	23	\$2,540,900	\$110,474	\$99,000	76	95.34	11	23	21	17
RE Zone 800	48	11	\$1,361,850	\$123,805	\$109,000	92	98.77	5	16	6	9
RE Zone 900	119	60	\$8,062,290	\$134,372	\$125,450	85	96.86	15	37	18	24
RE Zone Butler Co	212	64	\$9,374,844	\$146,482	\$122,300	83	94.87	20	54	39	52
RE Zone Cowley Co	43	13	\$1,038,500	\$79,885	\$69,000	130	93.32	1	8	6	13
RE Zone Harvey	56	31	\$3,227,555	\$104,115	\$98,500	97	95.85	31	17	19	17
RE Zone Other	127	49	\$3,458,813	\$70,588	\$57,900	96	92.18	9	34	27	45
Area Subtotals*	2,022	733	\$87,968,579	\$120,012	\$104,500	78	96.05	271	520	435	477

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

YEAR-TO-DATE

From 1/01/10 to 2/28/10 as of 3/19/10

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	36	21	\$4,780,861	\$227,660	\$228,400	7	12	6	5
RE Zone 200	9	0	\$0	\$0	\$0	0	6	5	0
RE Zone 300	5	0	\$0	\$0	\$0	0	0	1	2
RE Zone 400	26	14	\$5,880,777	\$420,056	\$299,250	2	12	10	6
RE Zone 500	22	11	\$2,098,874	\$190,807	\$194,000	5	9	6	1
RE Zone 600	25	9	\$1,989,541	\$221,060	\$220,000	1	3	13	4
RE Zone 700	16	4	\$911,400	\$227,850	\$222,200	3	3	0	6
RE Zone 800	9	6	\$1,365,080	\$227,513	\$218,404	0	1	1	3
RE Zone 900	27	9	\$1,795,799	\$199,533	\$185,240	4	10	9	7
RE Zone Butler Co	20	6	\$2,573,184	\$428,864	\$194,653	0	4	3	6
RE Zone Cowley Co	0	0	\$0	\$0	\$0	0	2	0	0
RE Zone Harvey	7	6	\$1,162,918	\$193,820	\$192,500	1	3	4	0
RE Zone Other	0	0	\$0	\$0	\$0	0	0	0	0
Area Subtotals*	202	86	\$22,558,434	\$262,307	\$201,321	23	65	58	40

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

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

TOTALS REPORTS
SOLD/ACTIVE RESIDENTIAL LISTINGS

01-Feb-2010 - 28-Feb-2010

As of March 25, 2010

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	18	9	6	33	3	36	
\$30,000 - \$39,999	13	9	1	23	1	24	
\$40,000 - \$49,999	15	7	3	25	2	27	
\$50,000 - \$59,999	15	3	2	20	0	20	
\$60,000 - \$69,999	10	14	4	28	1	29	
\$70,000 - \$79,999	6	10	4	20	2	22	
\$80,000 - \$89,999	5	14	2	21	3	24	
\$90,000 - \$99,999	2	15	6	23	1	24	
\$100,000 - \$119,999	9	34	14	57	2	59	
\$120,000 - \$139,999	4	28	17	49	1	50	
\$140,000 - \$159,999	3	15	23	41	0	41	
\$160,000 - \$179,999	1	15	11	27	0	27	
\$180,000 - \$199,999	1	6	6	13	0	13	
\$200,000 - \$249,999	2	10	19	31	0	31	
\$250,000 - \$299,999	0	7	12	19	0	19	
\$300,000 - \$399,999	0	7	9	16	0	16	
\$400,000 - \$499,999	0	0	1	1	0	1	
\$500,000 OR OVER	1	0	8	9	0	9	
Total Types:	105	203	148	456	16	472	
Average Price:	\$72,115	\$124,166	\$174,296	\$138,808	\$70,456	\$136,491	
Median Price:							
Average DOM:	75	87	85	84	72	83	

SF DAYS ON MARKET (SALES):

CO DAYS ON MARKET (SALES):

0 - 30:	152
31 - 60:	84
61 - 90:	65
91 - 120:	50
121+ :	105

0 - 30:	3
31 - 60:	5
61 - 90:	2
91 - 120:	3
121+ :	3

SF TERMS OF SALE (SALES):

CO TERMS OF SALE (SALES):

ASSUMPTION :	0
Bond :	0
Cash :	92
Contract for De:	1
Conventional :	166
FHA :	141
Lease/Purchase :	1
Other :	12
Owner Carry :	4
VA :	35

ASSUMPTION :	0
Bond :	0
Cash :	7
Contract for De:	0
Conventional :	4
FHA :	3
Lease/Purchase :	0
Other :	0
Owner Carry :	0
VA :	2

PRICE CLASS/TYPE	Single Family	Condo/ Co-Op
\$19,999 OR UNDER	47	1
\$20,000 - \$29,999	63	1
\$30,000 - \$39,999	106	4
\$40,000 - \$49,999	165	6
\$50,000 - \$59,999	192	12
\$60,000 - \$69,999	232	12
\$70,000 - \$79,999	243	17
\$80,000 - \$89,999	165	16
\$90,000 - \$99,999	150	24
\$100,000 - \$119,999	231	24
\$120,000 - \$139,999	384	15
\$140,000 - \$159,999	381	7
\$160,000 - \$179,999	279	4
\$180,000 - \$199,999	207	4
\$200,000 - \$249,999	330	6
\$250,000 - \$299,999	217	8
\$300,000 - \$399,999	219	8
\$400,000 - \$499,999	86	6
\$500,000 - \$749,999	73	0
\$750,000 - \$999,999	28	2
\$1,000,000 OR OVER	33	0
Total Types:	3831	177
Average Price:	177,339	138,905
Median Price:		
Pending Total:	1246	

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

TOTALS REPORTS
SOLD/ACTIVE RESIDENTIAL LISTINGS
01-Jan-2010 - 31-Jan-2010

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	10	8	3	21	0	21	
\$30,000 - \$39,999	6	7	1	14	0	14	
\$40,000 - \$49,999	6	13	3	22	2	24	
\$50,000 - \$59,999	5	10	2	17	2	19	
\$60,000 - \$69,999	4	13	0	17	1	18	
\$70,000 - \$79,999	6	9	1	16	0	16	
\$80,000 - \$89,999	4	10	3	17	1	18	
\$90,000 - \$99,999	2	7	5	14	3	17	
\$100,000 - \$119,999	9	16	11	36	1	37	
\$120,000 - \$139,999	7	20	12	39	1	40	
\$140,000 - \$159,999	2	17	15	34	0	34	
\$160,000 - \$179,999	1	8	12	21	0	21	
\$180,000 - \$199,999	0	6	6	12	0	12	
\$200,000 - \$249,999	3	4	21	28	0	28	
\$250,000 - \$299,999	0	3	8	11	0	11	
\$300,000 - \$399,999	0	3	11	14	1	15	
\$400,000 - \$499,999	0	0	3	3	0	3	
\$500,000 OR OVER	0	0	4	4	0	4	
Total Types:	65	154	121	340	12	352	
Average Price:	\$80,364	\$107,688	\$141,204	\$135,965	\$104,471	\$134,892	
Median Price:							
Average DOM:	70	68	90	76	98	77	

SF DAYS ON MARKET (SALES):

0 - 30:	111
31 - 60:	80
61 - 90:	52
91 - 120:	30
121+ :	66

CO DAYS ON MARKET (SALES):

0 - 30:	2
31 - 60:	3
61 - 90:	1
91 - 120:	3
121+ :	3

SF TERMS OF SALE (SALES):

ASSUMPTION :	0
Bond :	0
Cash :	80
Contract for De:	2
Conventional :	121
FHA :	98
Lease/Purchase :	0
Other :	13
Owner Carry :	2
VA :	21

CO TERMS OF SALE (SALES):

ASSUMPTION :	0
Bond :	0
Cash :	4
Contract for De:	0
Conventional :	3
FHA :	1
Lease/Purchase :	0
Other :	1
Owner Carry :	0
VA :	3

PRICE CLASS/TYPE	Single Family	Condo/ Co-Op
\$19,999 OR UNDER	47	1
\$20,000 - \$29,999	63	1
\$30,000 - \$39,999	106	4
\$40,000 - \$49,999	165	6
\$50,000 - \$59,999	192	12
\$60,000 - \$69,999	232	12
\$70,000 - \$79,999	243	17
\$80,000 - \$89,999	165	16
\$90,000 - \$99,999	150	24
\$100,000 - \$119,999	231	24
\$120,000 - \$139,999	384	15
\$140,000 - \$159,999	381	7
\$160,000 - \$179,999	279	4
\$180,000 - \$199,999	207	4
\$200,000 - \$249,999	330	6
\$250,000 - \$299,999	217	8
\$300,000 - \$399,999	219	8
\$400,000 - \$499,999	86	6
\$500,000 - \$749,999	73	0
\$750,000 - \$999,999	28	2
\$1,000,000 OR OVER	33	0
Total Types:	3831	177
Average Price:	177,339	138,905
Median Price:		
Pending Total:	1246	