

MARKET OVERVIEW >>

Geary Home Sales Rose in July

Total home sales in Geary County rose by 5.8% last month to 73 units, compared to 69 units in July 2020. Total sales volume was \$12.8 million, up 8.8% from a year earlier.

The median sale price in July was \$180,000, showing no change from the previous year. Homes that sold in July were typically on the market for 6 days and sold for 100.0% of their list prices.

Geary Active Listings Down at End of July

The total number of active listings in Geary County at the end of July was 114 units, down from 140 at the same point in 2020. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$137,900.

During July, a total of 52 contracts were written down from 59 in July 2020. At the end of the month, there were 86 contracts pending, compared to 94 at the end of July 2020.

Geary County		July		
Current Month		2021	2020	Change
Summary Statistics				
Home Sales		73	69	5.8%
Active Listings		114	140	-18.6%
Months' Supply		2.1	3.5	-40.7%
New Listings		80	62	29.0%
Contracts Written		52	59	-11.9%
Pending Contracts		86	94	-8.5%
Sales Volume (1,000s)		12,823	11,790	8.8%
Average	Sale Price	175,653	170,873	2.8%
	List Price of Actives	158,926	147,507	7.7%
	Days on Market	19	121	-84.6%
	Percent of List	99.8%	97.6%	2.2%
	Percent of Original	99.5%	95.1%	4.7%
Median	Sale Price	180,000	180,000	0.0%
	List Price of Actives	137,900	125,750	9.7%
	Days on Market	6	41	-85.4%
	Percent of List	100.0%	98.6%	1.5%
	Percent of Original	100.0%	98.0%	2.1%

REPORT CONTENTS >>

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THREE-YEAR COMPARISONS

SUMMARY >>

**BREAKDOWNS BY HOME TYPE
GEARY COUNTY
AS OF 8/8/2021**

July MLS Statistics By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		73	72	1	69	69	0	36	36	0
Change from prior year		5.8%	4.3%	N/A	91.7%	91.7%	N/A	-33.3%	-33.3%	N/A
Active Listings		114	111	3	140	138	2	292	291	1
Change from prior year		-18.6%	-19.6%	50.0%	-52.1%	-52.6%	100.0%	3.2%	3.2%	0.0%
Months' Supply		2.1	2.0	4.0	3.5	3.4	N/A	9.1	9.2	N/A
Change from prior year		-40.7%	-41.1%	-33.3%	-62.1%	-62.7%	N/A	-18.1%	-17.8%	N/A
New Listings		80	79	1	62	61	1	68	68	0
Change from prior year		29.0%	29.5%	0.0%	-8.8%	-10.3%	N/A	6.3%	7.9%	-100.0%
Contracts Written		52	52	0	59	57	2	38	37	1
Change from prior year		-11.9%	-8.8%	-100.0%	55.3%	54.1%	100.0%	-11.6%	-9.8%	-50.0%
Pending Contracts		86	86	0	94	92	2	49	48	1
Change from prior year		-8.5%	-6.5%	-100.0%	91.8%	91.7%	100.0%	-30.0%	-28.4%	-66.7%
Sales Volume (1,000s)		12,823	12,553	270	11,790	11,790	0	5,197	5,197	0
Change from prior year		8.8%	6.5%	N/A	126.9%	126.9%	N/A	-26.1%	-26.1%	N/A
Average	Sale Price	175,653	174,342	270,000	170,873	170,873	N/A	144,368	144,368	N/A
	Change from prior year	2.8%	2.0%	N/A	18.4%	18.4%	N/A	10.8%	10.8%	N/A
	List Price of Actives	158,926	155,521	284,933	147,507	146,400	223,900	139,618	139,342	219,900
	Change from prior year	7.7%	6.2%	27.3%	5.7%	5.1%	N/A	-6.0%	-6.1%	N/A
	Days on Market	19	19	9	121	121	N/A	119	119	N/A
	Change from prior year	-84.6%	-84.5%	N/A	1.5%	1.5%	N/A	48.6%	48.6%	N/A
	Percent of List	99.8%	99.7%	100.0%	97.6%	97.6%	N/A	96.6%	96.6%	N/A
Change from prior year	2.2%	2.2%	N/A	1.1%	1.1%	N/A	-2.5%	-2.5%	N/A	
Median	Sale Price	180,000	180,000	270,000	180,000	180,000	N/A	150,825	150,825	N/A
	Change from prior year	0.0%	0.0%	N/A	19.3%	19.3%	N/A	19.2%	19.2%	N/A
	List Price of Actives	137,900	135,000	259,900	125,750	125,000	223,900	127,700	127,500	219,900
	Change from prior year	9.7%	8.0%	16.1%	-1.5%	-2.0%	N/A	-3.6%	-2.9%	N/A
	Days on Market	6	6	9	41	41	N/A	52	52	N/A
	Change from prior year	-85.4%	-85.4%	N/A	-20.4%	-20.4%	N/A	-10.4%	-10.4%	N/A
	Percent of List	100.0%	100.0%	100.0%	98.6%	98.6%	N/A	98.5%	98.5%	N/A
Change from prior year	1.5%	1.5%	N/A	0.1%	0.1%	N/A	-1.0%	-1.0%	N/A	
Percent of Original	100.0%	100.0%	100.0%	98.0%	98.0%	N/A	96.1%	96.1%	N/A	
Change from prior year	2.1%	2.1%	N/A	2.0%	2.0%	N/A	-1.5%	-1.5%	N/A	

YEAR-TO-DATE STATISTICS

SUMMARY >>

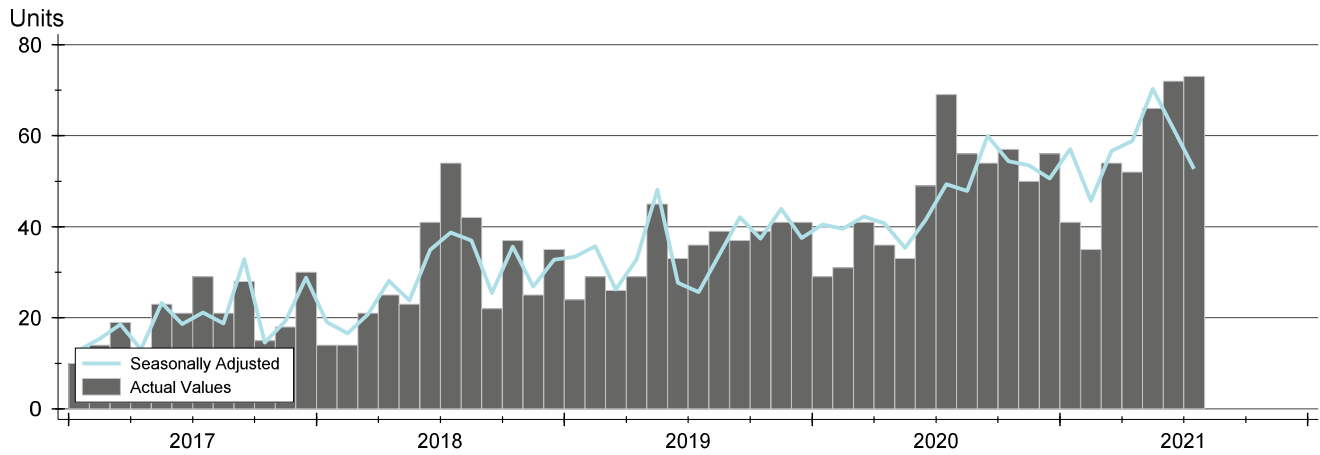
YTD BREAKDOWNS BY HOME TYPE GEARY COUNTY AS OF 8/8/2021

Year-to-Date Activity By Property Type		2021			2020			2019		
		Total	Existing	New	Total	Existing	New	Total	Existing	New
Home Sales		393	388	5	288	286	2	222	220	2
Change from prior year		36.5%	35.7%	150.0%	29.7%	30.0%	0.0%	15.6%	15.8%	0.0%
New Listings		475	471	4	405	400	5	460	459	1
Change from prior year		17.3%	17.7%	-20.0%	-12.0%	-12.9%	400.0%	6.7%	7.0%	-50.0%
Contracts Written		411	407	4	321	317	4	231	229	2
Change from prior year		28.0%	28.4%	0.0%	39.0%	38.4%	100.0%	4.5%	5.5%	-50.0%
Sales Volume (1,000s)		65,107	63,721	1,386	44,713	44,099	614	30,445	29,865	580
Change from prior year		45.6%	44.5%	125.6%	46.9%	47.7%	6.0%	14.9%	16.1%	-25.8%
Average	Sale Price	165,667	164,230	277,183	155,254	154,192	307,228	137,138	135,749	289,937
	Change from prior year	6.7%	6.5%	-9.8%	13.2%	13.6%	6.0%	-0.7%	0.3%	-25.8%
	Days on Market	39	38	115	97	97	42	92	92	67
	Change from prior year	-59.7%	-60.8%	177.6%	5.0%	5.2%	-38.1%	-11.4%	-11.3%	-21.2%
	Percent of List	99.1%	99.1%	101.2%	97.7%	97.7%	104.5%	98.3%	98.3%	99.5%
Change from prior year	1.5%	1.5%	-3.1%	-0.6%	-0.7%	5.0%	1.2%	1.2%	-1.1%	
Median	Sale Price	165,000	165,000	270,000	159,950	158,450	307,228	135,000	134,950	289,937
	Change from prior year	3.2%	4.1%	-12.1%	18.5%	17.4%	6.0%	-2.1%	-1.8%	-25.8%
	Days on Market	9	9	103	44	44	42	49	49	67
	Change from prior year	-79.5%	-80.7%	148.2%	-9.3%	-9.3%	-38.1%	-24.2%	-24.2%	-21.2%
	Percent of List	100.0%	100.0%	100.0%	98.5%	98.5%	104.5%	98.8%	98.8%	99.5%
Change from prior year	1.5%	1.6%	-4.3%	-0.3%	-0.3%	5.0%	0.2%	0.2%	-1.1%	
Percent of Original		100.0%	100.0%	100.0%	97.5%	97.5%	104.5%	97.1%	97.1%	98.8%
	Change from prior year	2.6%	2.6%	-4.3%	0.4%	0.4%	5.8%	0.2%	0.3%	-1.8%

CLOSED LISTINGS ANALYSIS

HISTORY >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Closed Listings		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		73	69	5.8%	393	288	36.5%
Volume (1,000s)		12,823	11,790	8.8%	65,107	44,713	45.6%
Average	Sale Price	175,653	170,873	2.8%	165,667	155,254	6.7%
	Days on Market	19	121	-84.6%	39	97	-59.7%
	Percent of List	99.8%	97.6%	2.2%	99.1%	97.7%	1.5%
	Percent of Original	99.5%	95.1%	4.7%	98.1%	95.1%	3.1%
Median	Sale Price	180,000	180,000	0.0%	165,000	159,950	3.2%
	Days on Market	6	41	-85.4%	9	44	-79.5%
	Percent of List	100.0%	98.6%	1.5%	100.0%	98.5%	1.5%
	Percent of Original	100.0%	98.0%	2.1%	100.0%	97.5%	2.6%

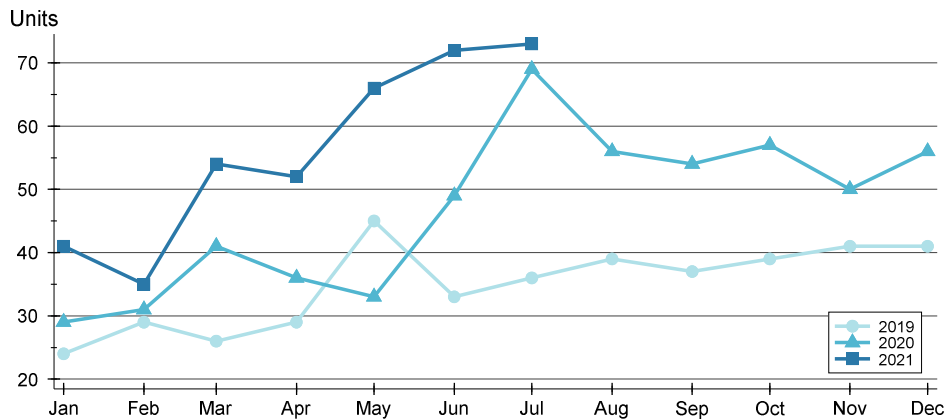
A total of 73 homes sold in Geary County in July, up from 69 units in July 2020. Total sales volume rose to \$12.8 million compared to \$11.8 million in the previous year.

The median sales price in July was \$180,000, essentially the same as in the prior year. Median days on market was 6 days, up from 5 days in June, but down from 41 in July 2020.

CLOSED LISTINGS ANALYSIS

BY MONTH >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	24	29	41
February	29	31	35
March	26	41	54
April	29	36	52
May	45	33	66
June	33	49	72
July	36	69	73
August	39	56	56
September	37	54	54
October	39	57	57
November	41	50	50
December	41	56	56

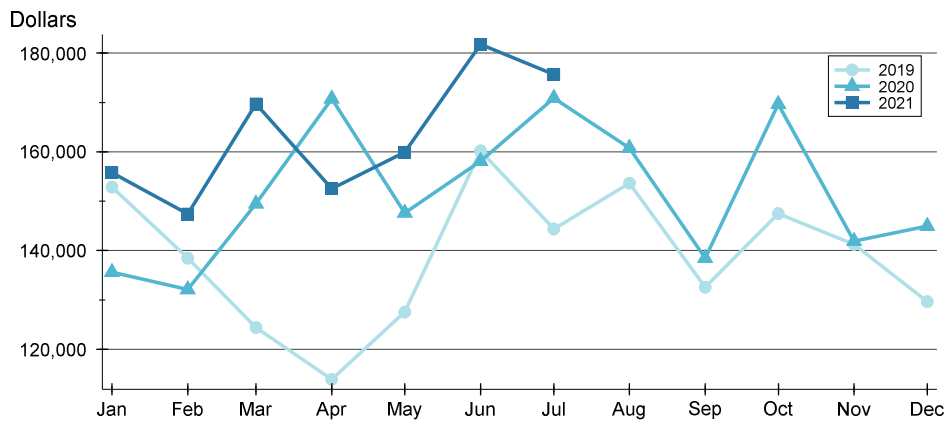
BY PRICE RANGE >>

Price Range	Sales			Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median	Average	Median
Below \$25,000	1	1.4%	15	15,000	15,000	128	128	100.0%	100.0%	50.0%	50.0%
\$25,000-\$49,999	3	4.1%	85	28,267	29,900	23	15	86.8%	87.9%	86.8%	87.9%
\$50,000-\$99,999	2	2.7%	181	90,250	90,250	9	9	103.0%	103.0%	103.0%	103.0%
\$100,000-\$124,999	8	11.0%	917	114,600	114,950	30	8	100.7%	100.0%	102.7%	101.3%
\$125,000-\$149,999	13	17.8%	1,780	136,946	135,000	32	11	98.9%	100.0%	100.0%	100.0%
\$150,000-\$174,999	6	8.2%	989	164,767	164,950	10	9	100.6%	101.2%	100.6%	101.2%
\$175,000-\$199,999	16	21.9%	2,997	187,284	188,500	10	7	100.5%	101.1%	100.5%	101.1%
\$200,000-\$249,999	17	23.3%	3,887	228,659	233,500	7	3	100.1%	100.0%	100.1%	100.0%
\$250,000-\$299,999	6	8.2%	1,608	267,983	269,000	15	9	102.1%	101.6%	102.1%	101.6%
\$300,000-\$399,999	1	1.4%	365	365,000	365,000	59	59	98.1%	98.1%	101.4%	101.4%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	73	100.0%	12,823	175,653	180,000	19	6	99.8%	100.0%	99.5%	100.0%

CLOSED LISTINGS ANALYSIS

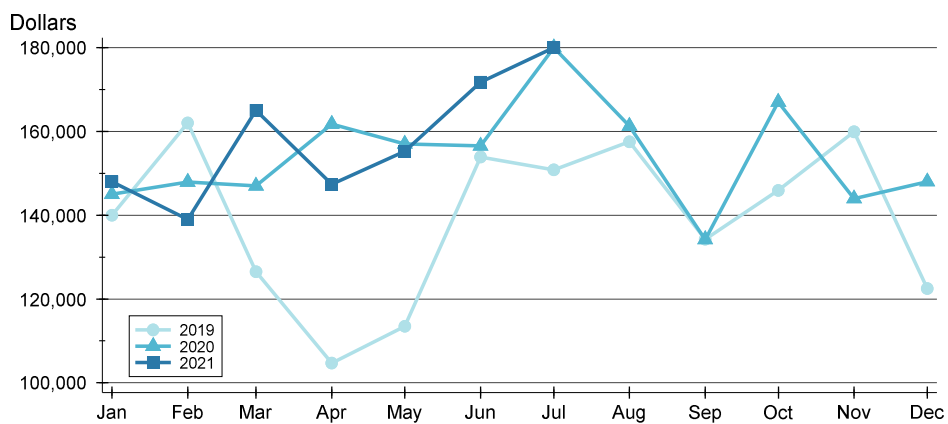
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	152,853	135,618	155,771
February	138,469	132,105	147,396
March	124,396	149,489	169,706
April	113,873	170,738	152,536
May	127,551	147,637	159,909
June	160,208	158,106	181,792
July	144,368	170,873	175,653
August	153,654	160,780	
September	132,558	138,463	
October	147,488	169,646	
November	141,251	141,914	
December	129,662	144,929	

MEDIAN PRICE >>

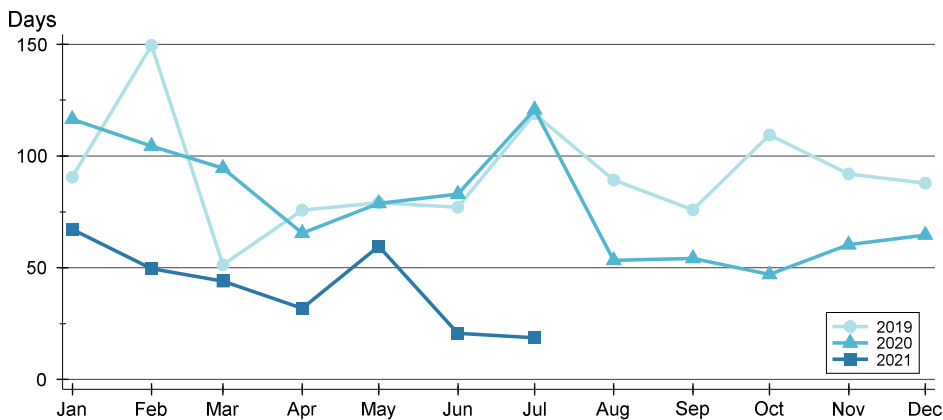


Month	2019	2020	2021
January	140,000	145,000	148,000
February	162,000	147,900	139,000
March	126,500	147,000	165,000
April	104,700	161,700	147,400
May	113,500	157,000	155,250
June	153,900	156,500	171,750
July	150,825	180,000	180,000
August	157,500	161,250	
September	134,250	134,200	
October	145,900	167,000	
November	159,900	143,950	
December	122,500	148,000	

CLOSED LISTINGS ANALYSIS

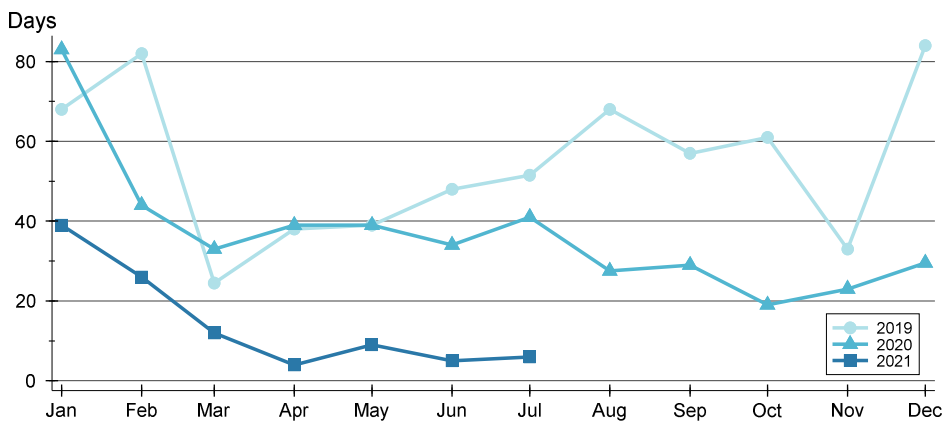
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	91	116	67
February	150	104	50
March	51	95	44
April	76	65	32
May	79	79	60
June	77	83	21
July	119	121	19
August	89	53	
September	76	54	
October	109	47	
November	92	60	
December	88	65	

MEDIAN DOM >>

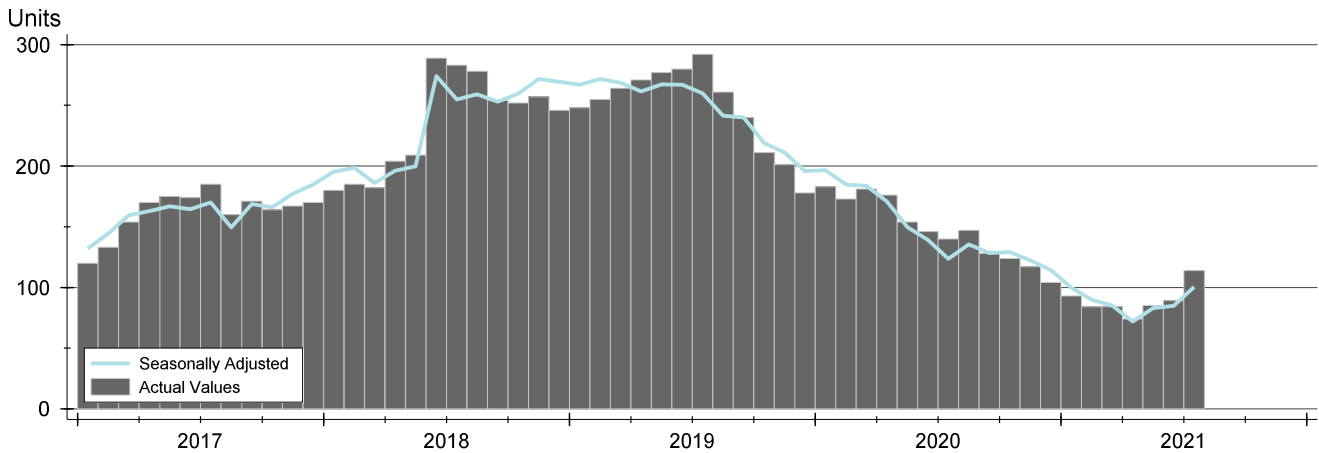


Month	2019	2020	2021
January	68	83	39
February	82	44	26
March	25	33	12
April	38	39	4
May	39	39	9
June	48	34	5
July	52	41	6
August	68	28	
September	57	29	
October	61	19	
November	33	23	
December	84	30	

ACTIVE LISTINGS ANALYSIS

HISTORY >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		114	140	-18.6%
Months' Supply		2.1	3.5	-40.7%
Volume (1,000s)		18,118	20,651	-12.3%
Average	List Price	158,926	147,507	7.7%
	Days on Market	75	121	-38.1%
	Percent of Original	97.5%	97.8%	-0.3%
Median	List Price	137,900	125,750	9.7%
	Days on Market	41	68	-39.7%
	Percent of Original	100.0%	100.0%	0.0%

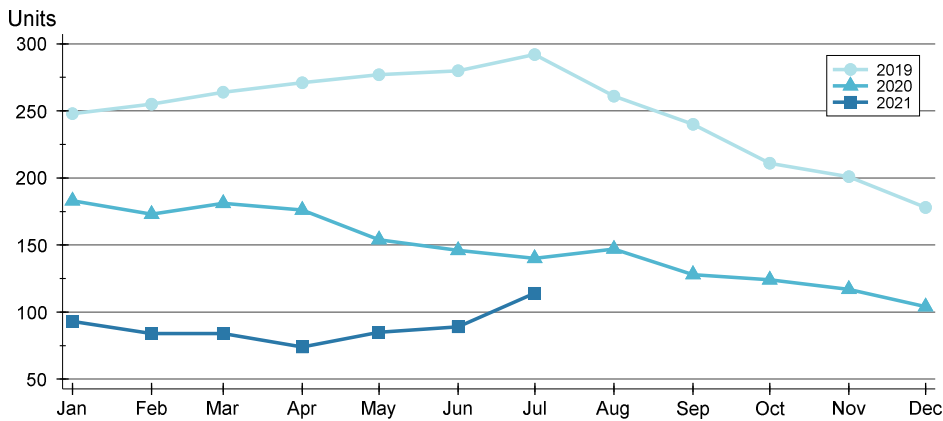
A total of 114 homes were available for sale in Geary County at the end of July. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$137,900, up 9.7% from 2020. The typical time on market for active listings was 41 days, down from 68 days a year earlier.

ACTIVE LISTINGS ANALYSIS

BY MONTH >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	248	183	93
February	255	173	84
March	264	181	84
April	271	176	74
May	277	154	85
June	280	146	89
July	292	140	114
August	261	147	
September	240	128	
October	211	124	
November	201	117	
December	178	104	

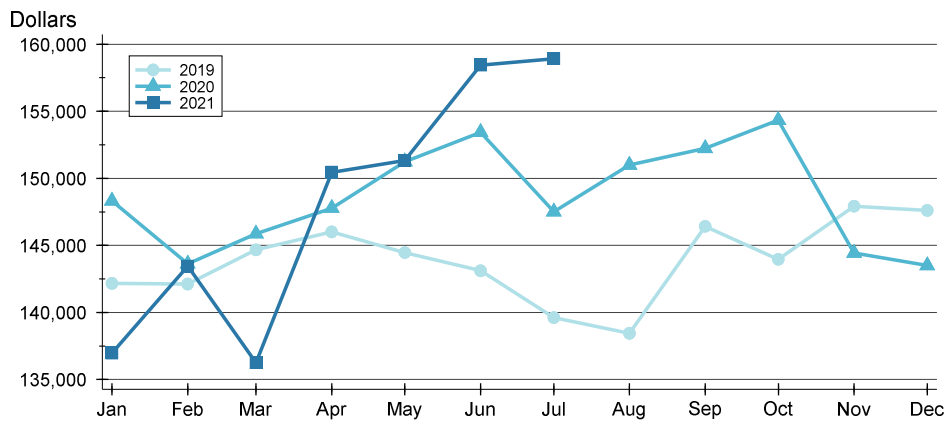
BY PRICE RANGE >>

Price Range	Active Listings			Months' Supply	List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume		Average	Median	Average	Median	Average	Median
Below \$25,000	1	0.9%	22	1.0	22,000	22,000	144	144	62.9%	62.9%
\$25,000-\$49,999	7	6.1%	261	2.3	37,257	39,000	114	16	95.8%	100.0%
\$50,000-\$99,999	17	14.9%	1,303	8.5	76,629	82,000	86	44	97.1%	100.0%
\$100,000-\$124,999	19	16.7%	2,150	2.4	113,137	112,000	81	46	97.8%	100.0%
\$125,000-\$149,999	17	14.9%	2,267	1.3	133,341	134,900	50	26	99.3%	100.0%
\$150,000-\$174,999	18	15.8%	2,949	3.0	163,833	165,000	42	36	99.3%	100.0%
\$175,000-\$199,999	10	8.8%	1,879	0.6	187,930	186,250	89	61	97.9%	98.7%
\$200,000-\$249,999	13	11.4%	2,929	0.8	225,292	224,900	77	73	99.0%	100.0%
\$250,000-\$299,999	5	4.4%	1,304	0.8	260,860	259,900	22	17	99.3%	100.0%
\$300,000-\$399,999	4	3.5%	1,429	4.0	357,350	357,500	39	47	100.0%	100.0%
\$400,000-\$499,999	1	0.9%	460	N/A	459,900	459,900	24	24	100.0%	100.0%
\$500,000-\$749,999	2	1.8%	1,165	N/A	582,500	582,500	413	413	66.9%	66.9%
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	114	100.0%	18,118	1.6	158,926	137,900	75	41	97.5%	100.0%

ACTIVE LISTINGS ANALYSIS

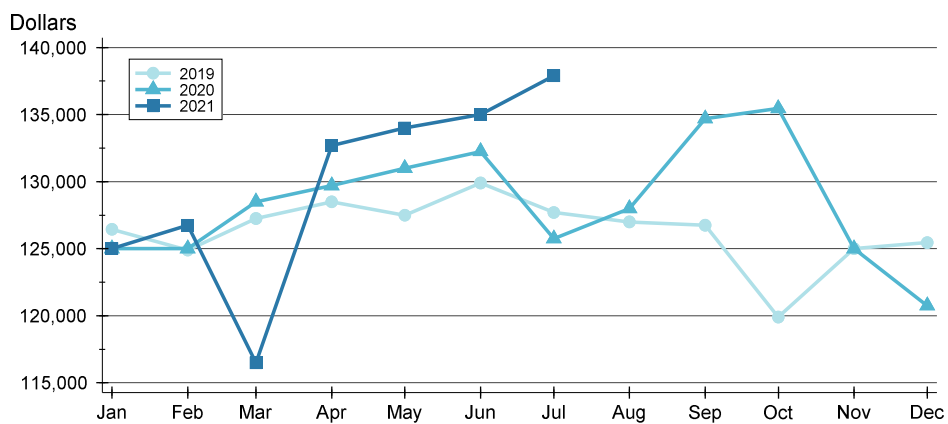
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	142,171	148,318	136,974
February	142,122	143,632	143,455
March	144,672	145,870	136,261
April	146,010	147,781	150,461
May	144,469	151,246	151,338
June	143,113	153,440	158,451
July	139,618	147,507	158,926
August	138,444	150,992	151,000
September	146,424	152,228	152,000
October	143,965	154,331	154,000
November	147,929	144,435	144,000
December	147,607	143,503	143,000

MEDIAN PRICE >>

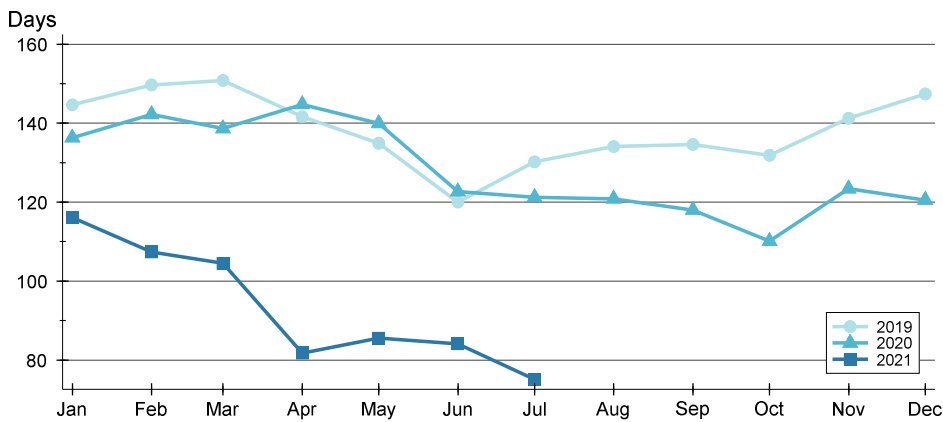


Month	2019	2020	2021
January	126,450	125,000	125,000
February	124,900	124,999	126,750
March	127,250	128,500	116,500
April	128,500	129,700	132,700
May	127,500	131,000	134,000
June	129,900	132,250	135,000
July	127,700	125,750	137,900
August	127,000	128,000	128,000
September	126,750	134,700	134,700
October	119,900	135,450	135,000
November	124,999	125,000	125,000
December	125,450	120,750	120,750

ACTIVE LISTINGS ANALYSIS

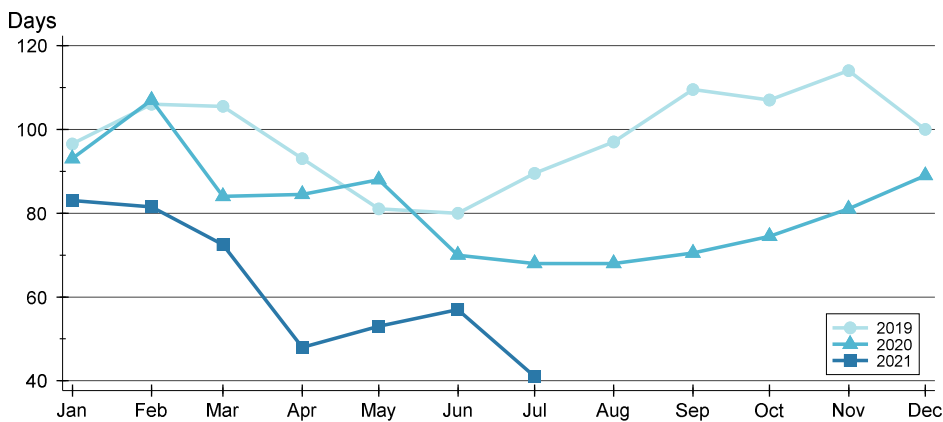
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	145	136	116
February	150	142	107
March	151	139	104
April	142	145	82
May	135	140	86
June	120	123	84
July	130	121	75
August	134	121	
September	135	118	
October	132	110	
November	141	123	
December	147	121	

MEDIAN DOM >>

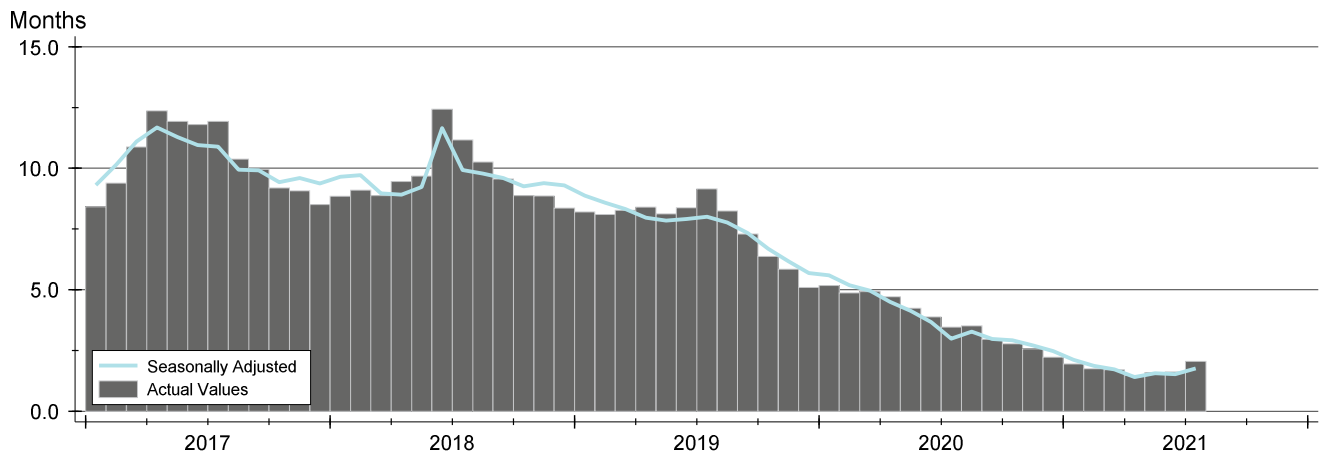


Month	2019	2020	2021
January	97	93	83
February	106	107	82
March	106	84	73
April	93	85	48
May	81	88	53
June	80	70	57
July	90	68	41
August	97	68	
September	110	71	
October	107	75	
November	114	81	
December	100	89	

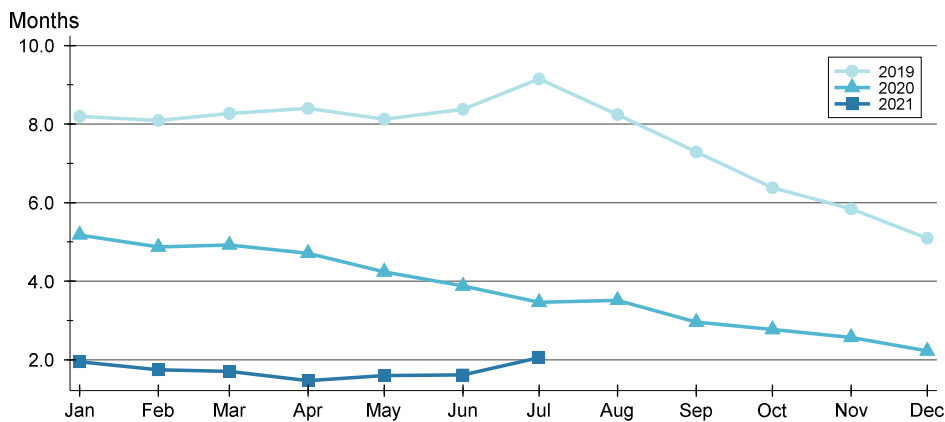
MONTHS' SUPPLY ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



BY MONTH >>

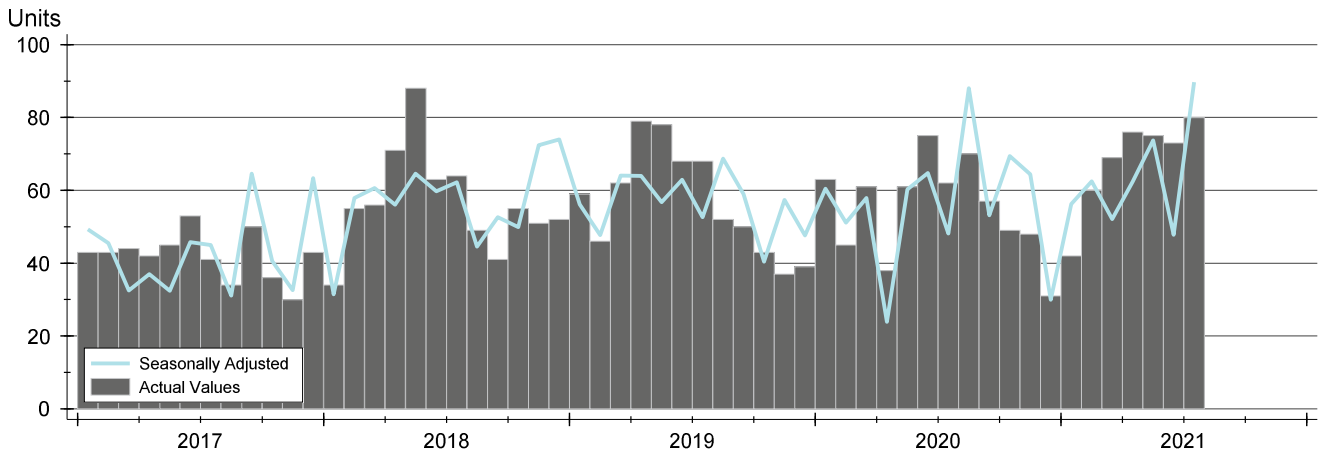


Month	2019	2020	2021
January	8.2	5.2	1.9
February	8.1	4.9	1.7
March	8.3	4.9	1.7
April	8.4	4.7	1.5
May	8.1	4.2	1.6
June	8.4	3.9	1.6
July	9.1	3.5	2.1
August	8.2	3.5	
September	7.3	3.0	
October	6.4	2.8	
November	5.8	2.6	
December	5.1	2.2	

NEW LISTINGS ANALYSIS

HISTORY >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for New Listings		2021	July 2020	Change
Current Month	New Listings	80	62	29.0%
	Volume (1,000s)	12,444	9,533	30.5%
	Average List Price	155,553	153,756	1.2%
	Median List Price	137,450	159,450	-13.8%
YTD	New Listings	475	405	17.3%
	Volume (1,000s)	78,239	62,411	25.4%
	Average List Price	164,714	154,102	6.9%
	Median List Price	163,700	150,000	9.1%

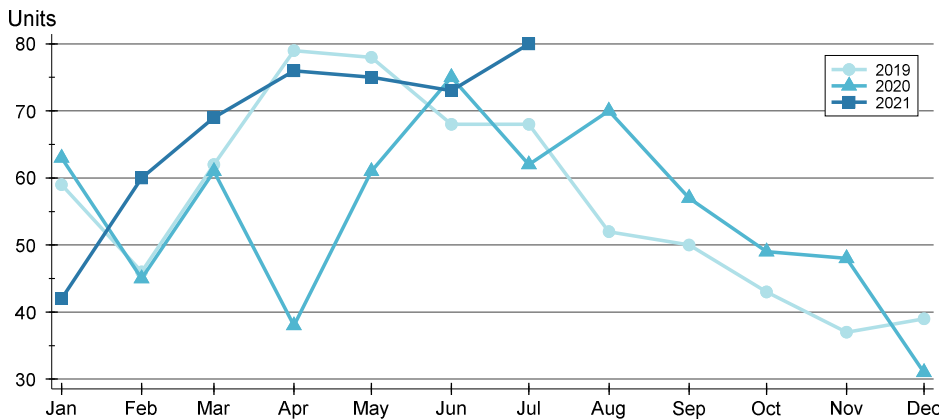
A total of 80 new listings were added in Geary County during July, up 29.0% from the same month in 2020. Year-to-date Geary County has seen 475 new listings.

The median list price of these homes was \$137,450 down from \$159,450 in 2020.

NEW LISTINGS ANALYSIS

BY MONTH >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	59	63	42
February	46	45	60
March	62	61	69
April	79	38	76
May	78	61	75
June	68	75	73
July	68	62	80
August	52	70	
September	50	57	
October	43	49	
November	37	48	
December	39	31	

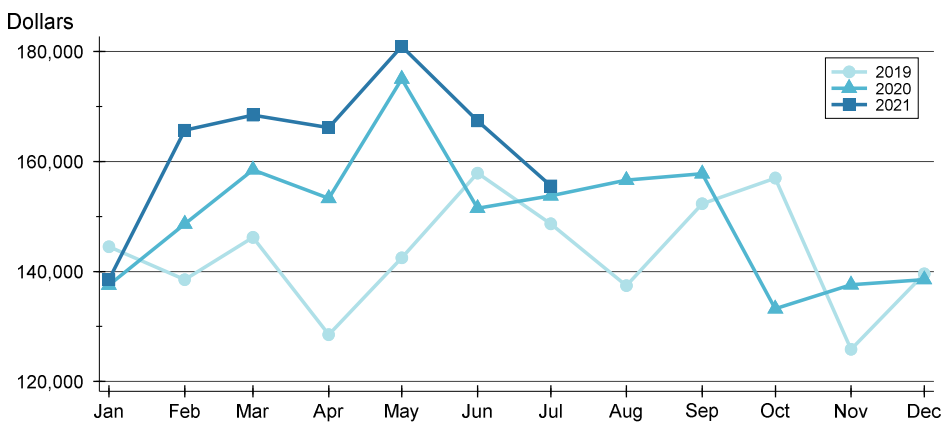
BY PRICE RANGE >>

Price Range	New Listings			List Price	
	Number	Percent	Volume	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A
\$25,000-\$49,999	4	5.0%	122	30,500	29,500
\$50,000-\$99,999	12	15.0%	923	76,942	78,750
\$100,000-\$124,999	13	16.3%	1,472	113,246	115,000
\$125,000-\$149,999	15	18.8%	2,017	134,487	134,900
\$150,000-\$174,999	12	15.0%	1,968	164,000	165,000
\$175,000-\$199,999	6	7.5%	1,129	188,150	185,000
\$200,000-\$249,999	8	10.0%	1,834	229,188	227,400
\$250,000-\$299,999	7	8.8%	1,824	260,600	259,900
\$300,000-\$399,999	2	2.5%	695	347,450	347,450
\$400,000-\$499,999	1	1.3%	460	459,900	459,900
\$500,000-\$749,999	0	0.0%	0	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A
All price ranges	80	100.0%	12,444	155,553	137,450

NEW LISTINGS ANALYSIS

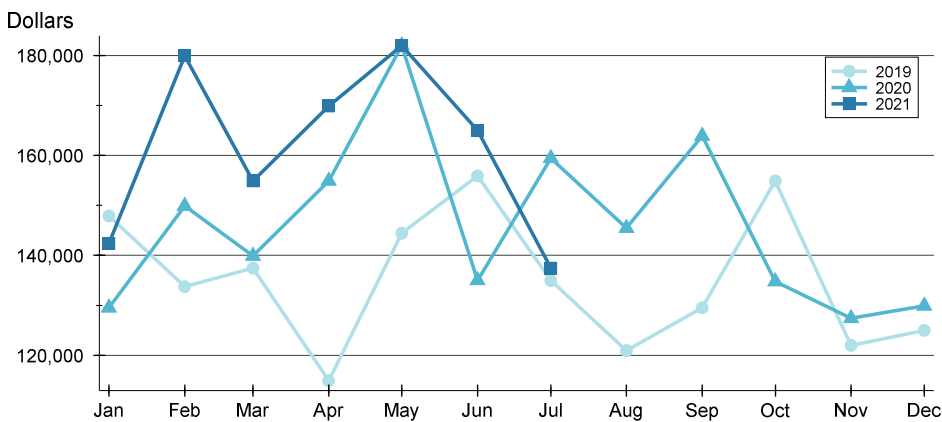
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	144,503	137,520	138,493
February	138,504	148,613	165,692
March	146,200	158,487	168,417
April	128,519	153,284	166,146
May	142,486	174,962	180,929
June	157,863	151,491	167,386
July	148,666	153,756	155,553
August	137,436	156,596	-
September	152,321	157,747	-
October	156,984	133,214	-
November	125,861	137,576	-
December	139,577	138,532	-

MEDIAN PRICE >>

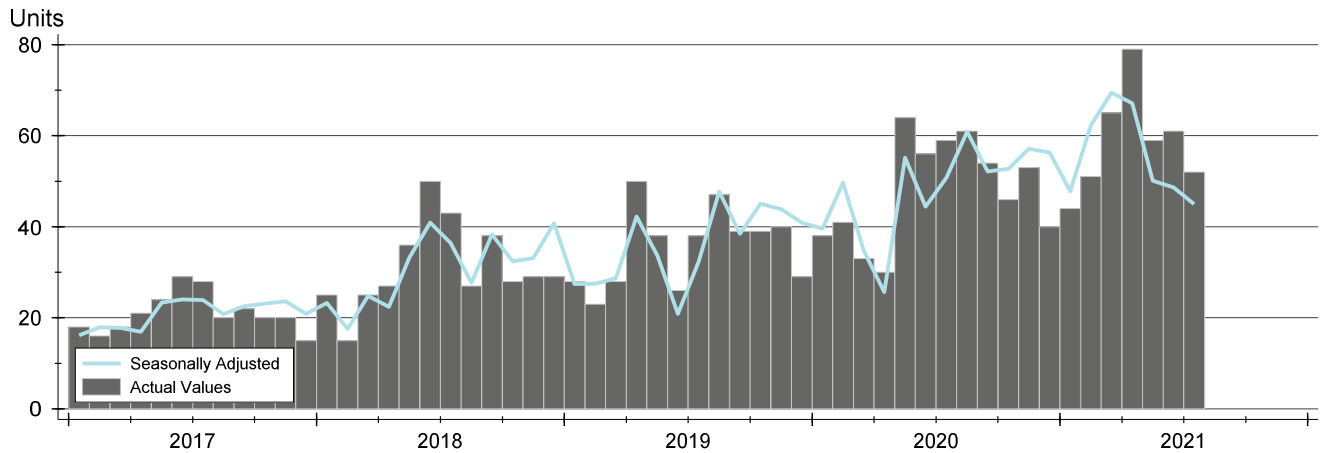


Month	2019	2020	2021
January	147,900	129,500	142,400
February	133,750	149,900	179,950
March	137,450	139,900	154,900
April	114,900	154,900	169,900
May	144,450	182,000	182,000
June	155,900	135,000	165,000
July	134,950	159,450	137,450
August	120,950	145,450	-
September	129,500	163,900	-
October	154,900	134,750	-
November	122,000	127,400	-
December	125,000	129,900	-

CONTRACTS WRITTEN ANALYSIS

HISTORY >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



SUMMARY >>

Summary Statistics for Contracts Written		July			Year-to-Date		
		2021	2020	Change	2021	2020	Change
Closed Listings		52	59	-11.9%	411	321	28.0%
Volume (1,000s)		8,705	9,662	-9.9%	68,630	51,406	33.5%
Average	Sale Price	167,406	163,765	2.2%	166,983	160,143	4.3%
	Days on Market	33	88	-62.5%	36	87	-58.8%
	Percent of Original	98.7%	96.4%	2.4%	98.3%	95.6%	2.8%
Median	Sale Price	150,000	164,900	-9.0%	165,000	159,900	3.2%
	Days on Market	18	44	-60.2%	7	37	-81.1%
	Percent of Original	100.0%	97.6%	2.4%	100.0%	97.8%	2.3%

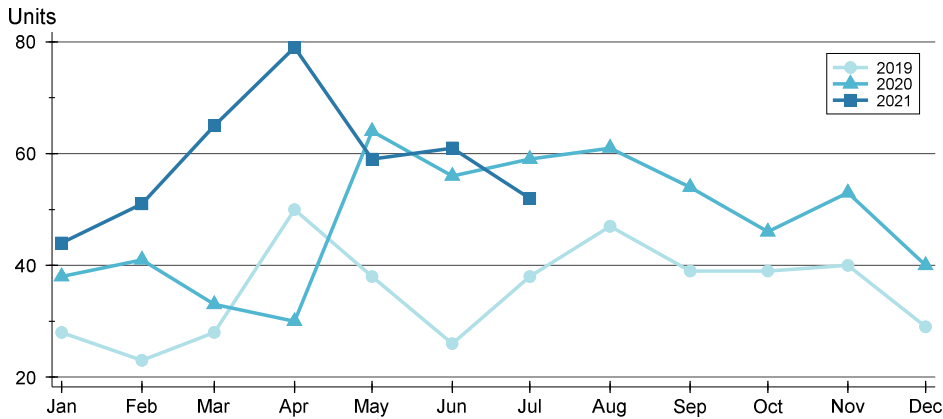
A total of 52 contracts for sale were written in Geary County during the month of July, down from 59 in 2020. The median list price of these homes was \$150,000, down from \$164,900 the prior year.

Half of the homes that went under contract in July were on the market less than 18 days, compared to 44 days in July 2020.

CONTRACTS WRITTEN ANALYSIS

BY MONTH >>

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**



Month	2019	2020	2021
January	28	38	44
February	23	41	51
March	28	33	65
April	50	30	79
May	38	64	59
June	26	56	61
July	38	59	52
August	47	61	
September	39	54	
October	39	46	
November	40	53	
December	29	40	

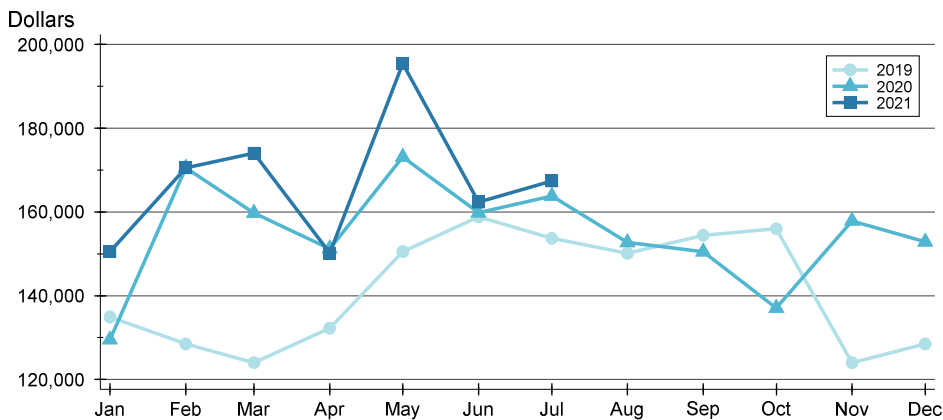
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	1.9%	40	39,900	39,900	376	376	88.7%	88.7%
\$50,000-\$99,999	7	13.5%	557	79,629	85,000	40	38	99.6%	100.0%
\$100,000-\$124,999	7	13.5%	814	116,243	115,000	42	24	97.0%	100.0%
\$125,000-\$149,999	10	19.2%	1,370	136,960	135,000	19	7	98.9%	100.0%
\$150,000-\$174,999	6	11.5%	980	163,400	167,450	30	15	99.0%	100.0%
\$175,000-\$199,999	5	9.6%	954	190,780	190,000	11	7	99.5%	100.0%
\$200,000-\$249,999	9	17.3%	2,084	231,500	238,900	19	20	98.6%	100.0%
\$250,000-\$299,999	6	11.5%	1,597	266,133	261,000	24	18	100.0%	100.0%
\$300,000-\$399,999	1	1.9%	310	309,900	309,900	21	21	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	52	100.0%	8,705	167,406	150,000	33	18	98.7%	100.0%

CONTRACTS WRITTEN ANALYSIS

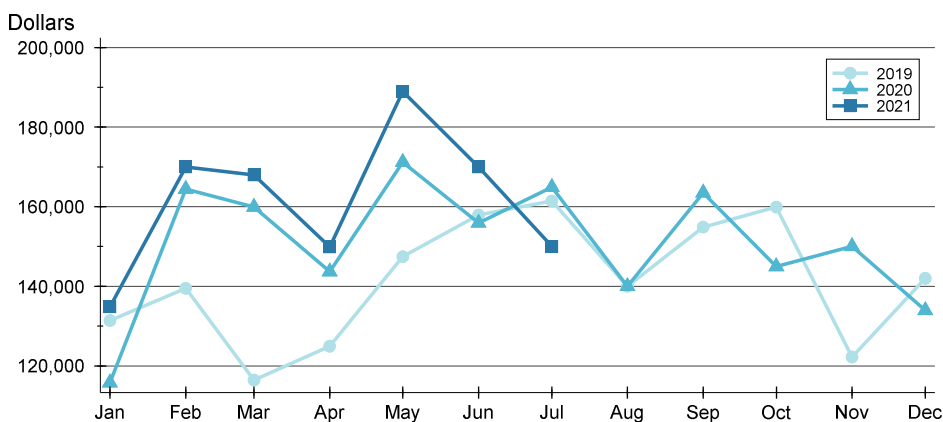
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	134,921	129,505	150,474
February	128,496	170,499	170,534
March	124,014	159,702	174,027
April	132,248	151,227	150,175
May	150,539	173,075	195,375
June	158,816	159,789	162,362
July	153,670	163,765	167,406
August	150,118	152,692	155,000
September	154,424	150,494	155,000
October	155,967	137,050	155,000
November	124,020	157,855	155,000
December	128,479	152,872	155,000

MEDIAN PRICE >>

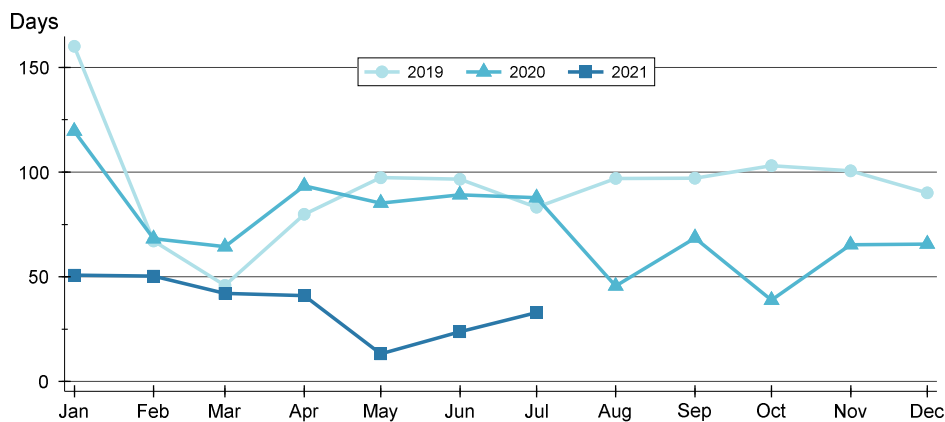


Month	2019	2020	2021
January	131,400	115,750	134,825
February	139,500	164,400	170,000
March	116,450	159,900	168,000
April	124,950	143,650	149,900
May	147,450	171,200	189,000
June	157,888	155,925	170,000
July	161,450	164,900	150,000
August	140,000	140,000	140,000
September	154,900	163,500	163,500
October	159,900	144,950	160,000
November	122,250	150,000	150,000
December	142,000	133,950	142,000

CONTRACTS WRITTEN ANALYSIS

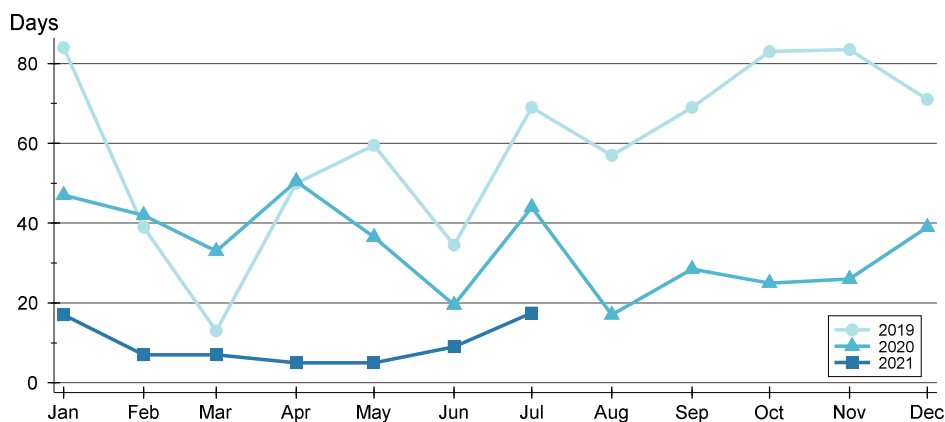
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	160	120	51
February	67	68	50
March	46	64	42
April	80	93	41
May	97	85	13
June	97	89	24
July	83	88	33
August	97	46	
September	97	69	
October	103	39	
November	101	65	
December	90	66	

MEDIAN DOM >>

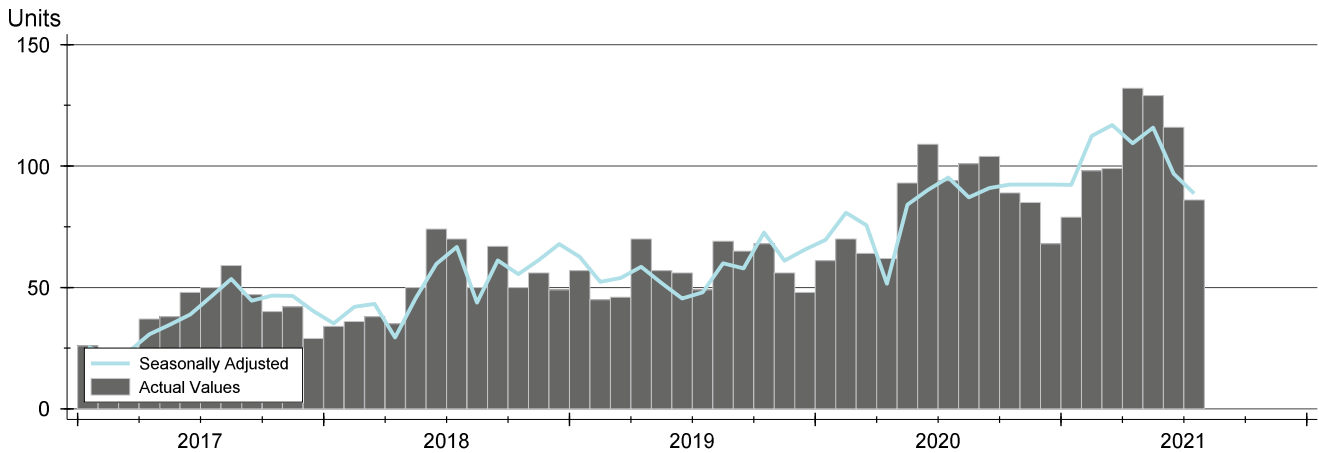


Month	2019	2020	2021
January	84	47	17
February	39	42	7
March	13	33	7
April	50	51	5
May	60	37	5
June	35	20	9
July	69	44	18
August	57	17	
September	69	29	
October	83	25	
November	84	26	
December	71	39	

PENDING CONTRACTS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

HISTORY >>



SUMMARY >>

Summary Statistics for Active Listings		End of July		
		2021	2020	Change
Active Listings		86	94	-8.5%
Volume (1,000s)		13,988	14,694	-4.8%
Average	List Price	162,645	156,318	4.0%
	Days on Market	33	55	-40.2%
	Percent of Original	98.0%	98.2%	-0.2%
Median	List Price	157,450	156,950	0.3%
	Days on Market	14	31	-54.8%
	Percent of Original	100.0%	100.0%	0.0%

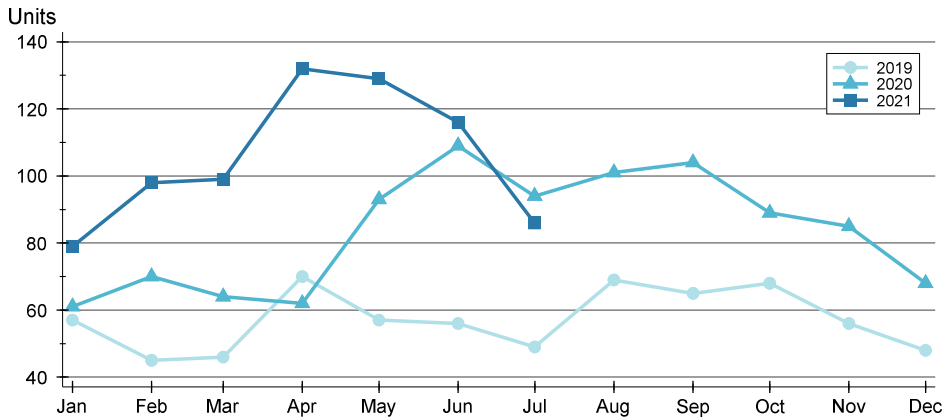
A total of 86 listings in Geary County had contracts pending at the end of July, down from 94 contracts pending at the end of July 2020.

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.

PENDING CONTRACTS ANALYSIS

**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

BY MONTH >>



Month	2019	2020	2021
January	57	61	79
February	45	70	98
March	46	64	99
April	70	62	132
May	57	93	129
June	56	109	116
July	49	94	86
August	69	101	
September	65	104	
October	68	89	
November	56	85	
December	48	68	

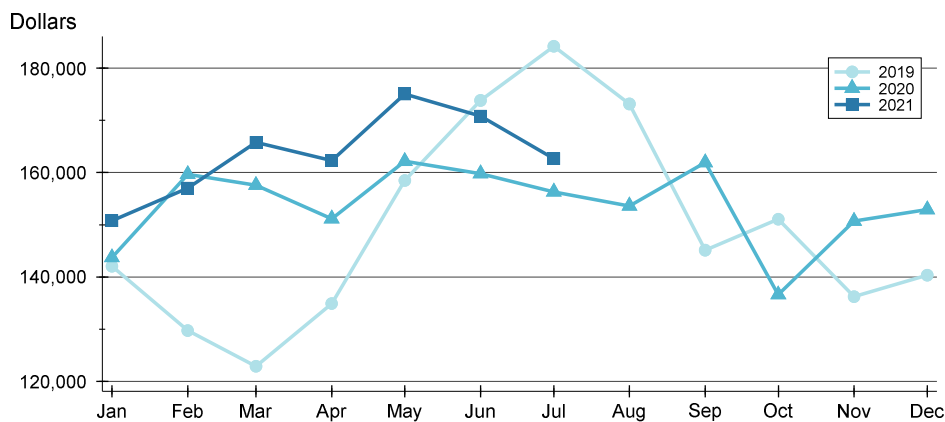
BY PRICE RANGE >>

Price Range	Contracts Written			List Price		Days on Market		List as % Orig.	
	Number	Percent	Volume	Average	Median	Average	Median	Average	Median
Below \$25,000	1	1.2%	18	18,000	18,000	172	172	45.1%	45.1%
\$25,000-\$49,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	15	17.4%	1,175	78,340	83,500	69	44	97.7%	100.0%
\$100,000-\$124,999	11	12.8%	1,274	115,791	115,000	19	16	97.1%	100.0%
\$125,000-\$149,999	13	15.1%	1,788	137,569	135,000	26	9	98.5%	100.0%
\$150,000-\$174,999	12	14.0%	1,965	163,742	167,450	35	16	98.4%	100.0%
\$175,000-\$199,999	8	9.3%	1,488	185,938	182,500	30	6	99.4%	100.0%
\$200,000-\$249,999	18	20.9%	4,123	229,067	232,500	14	5	99.5%	100.0%
\$250,000-\$299,999	7	8.1%	1,847	263,829	260,000	21	8	100.0%	100.0%
\$300,000-\$399,999	1	1.2%	310	309,900	309,900	21	21	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	0	N/A	N/A	N/A	N/A	N/A	N/A
All price ranges	86	100.0%	13,988	162,645	157,450	33	14	98.0%	100.0%

PENDING CONTRACTS ANALYSIS

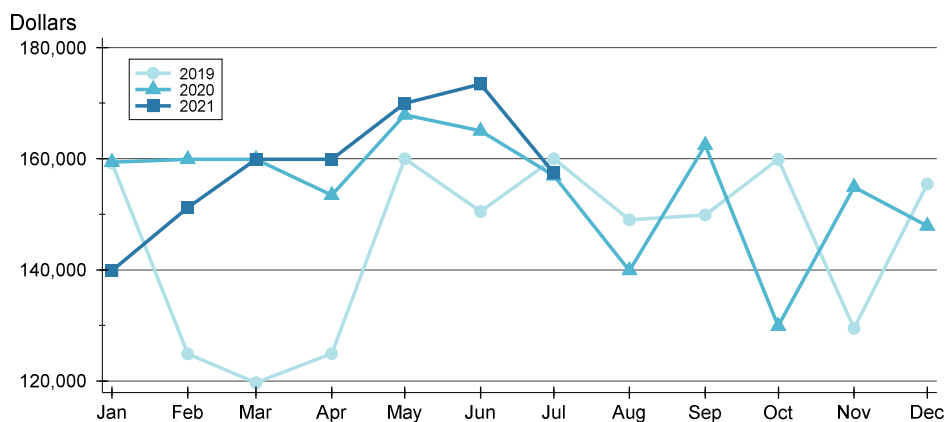
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE PRICE >>



Month	2019	2020	2021
January	142,061	143,752	150,797
February	129,758	159,679	157,014
March	122,935	157,601	165,765
April	134,933	151,171	162,286
May	158,486	162,153	175,066
June	173,826	159,811	170,791
July	184,189	156,318	162,645
August	173,149	153,630	
September	145,154	161,911	
October	151,063	136,636	
November	136,244	150,694	
December	140,355	152,899	

MEDIAN PRICE >>

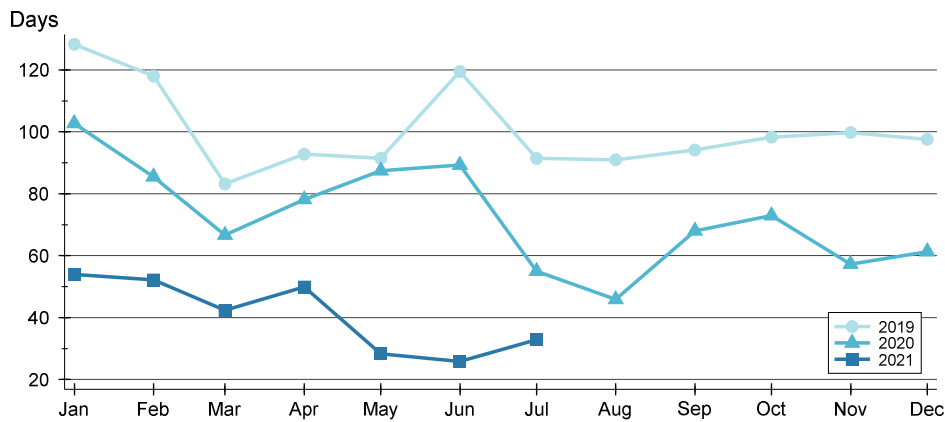


Month	2019	2020	2021
January	159,250	159,400	139,900
February	124,900	159,900	151,200
March	119,700	159,900	159,900
April	124,950	153,450	159,900
May	160,000	167,900	170,000
June	150,500	165,000	173,450
July	160,000	156,950	157,450
August	149,000	139,900	
September	149,900	162,450	
October	159,900	129,900	
November	129,500	154,900	
December	155,450	147,900	

PENDING CONTRACTS ANALYSIS

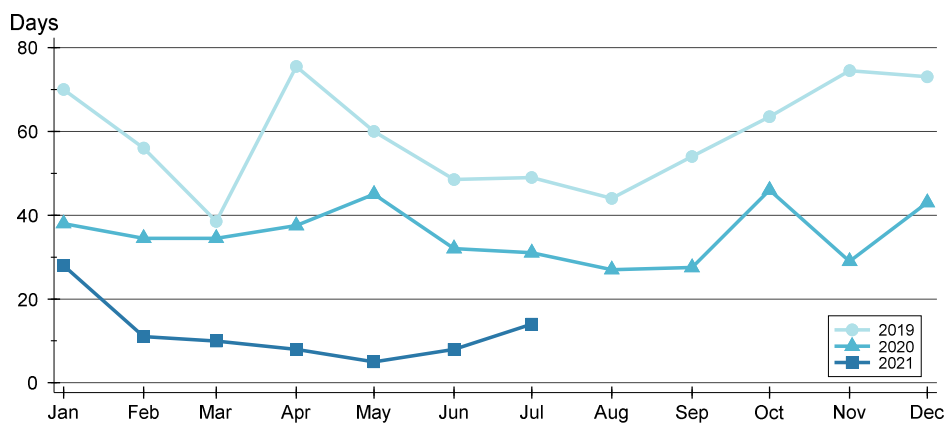
**GEARY COUNTY
ALL HOMES (NEW & EXISTING)
AS OF 8/8/2021**

AVERAGE DOM >>



Month	2019	2020	2021
January	128	103	54
February	118	86	52
March	83	67	42
April	93	78	50
May	91	87	28
June	120	89	26
July	91	55	33
August	91	46	33
September	94	68	33
October	98	73	33
November	100	57	33
December	98	61	33

MEDIAN DOM >>



Month	2019	2020	2021
January	70	38	28
February	56	35	11
March	39	35	10
April	76	38	8
May	60	45	5
June	49	32	8
July	49	31	14
August	44	27	14
September	54	28	14
October	64	46	14
November	75	29	14
December	73	43	14