

Monthly Indicators



June 2020

While much of the country was working on a phased reopening of the economy in June, real estate activity continued to strengthen as well. Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers.

Closed Sales decreased 5.3 percent for existing homes but increased 17.7 percent for new homes. Pending Sales increased 15.3 percent for existing homes and 72.2 percent for new homes. Inventory decreased 48.4 percent for existing homes and 29.9 percent for new homes.

The Median Sales Price was up 4.6 percent to \$230,000 for existing homes and 6.8 percent to \$389,925 for new homes. Days on Market increased 3.2 percent for existing homes but decreased 2.5 percent for new homes. Supply decreased 47.8 percent for existing homes and 32.3 percent for new homes.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

Quick Facts

- 4.0%

+ 6.5%

- 44.4%

Change in Combined
Closed Sales

Change in Combined
Avg. Sales Price

Change in Combined
Supply

Residential real estate activity in the Kansas counties of Atchison, Douglas, Franklin, Jefferson, Johnson, Leavenworth, Linn, Miami and Wyandotte and the Missouri counties of Bates, Buchanan, Cass, Clay, Clinton, Jackson, Johnson, Lafayette, Platte and Ray. Percent changes are calculated using rounded figures.

Existing Homes Market Overview	2
New Homes Market Overview	3
Closed Sales	4
Average Sales Price	5
Median Sales Price	6
Days on Market Until Sale	7
Percentage of Original List Price Received	8
Pending Sales	9
Inventory	10
Supply	11
New and Existing Homes Combined Activity Overview	12

Existing Homes Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Closed Sales		3,905	3,699	- 5.3%	17,038	16,178	- 5.0%
Average Sales Price		\$245,565	\$258,017	+ 5.1%	\$230,713	\$237,923	+ 3.1%
Median Sales Price		\$219,975	\$230,000	+ 4.6%	\$202,000	\$211,500	+ 4.7%
Days on Market		31	32	+ 3.2%	42	39	- 7.1%
Pct. of Orig. Price Received		97.8%	98.5%	+ 0.7%	96.9%	97.2%	+ 0.3%
Pending Sales		3,722	4,293	+ 15.3%	19,426	19,537	+ 0.6%
Inventory		6,879	3,553	- 48.4%	--	--	--
Supply		2.3	1.2	- 47.8%	--	--	--

New Homes Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



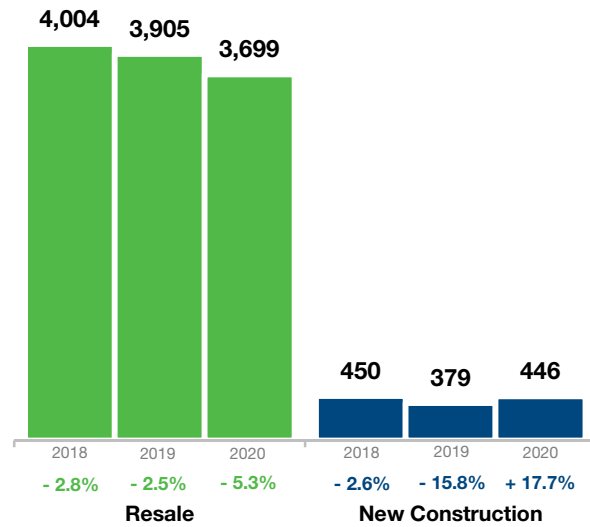
Key Metrics	Historical Sparkbars	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Closed Sales		379	446	+ 17.7%	1,901	2,063	+ 8.5%
Average Sales Price		\$413,309	\$427,961	+ 3.5%	\$399,243	\$411,066	+ 3.0%
Median Sales Price		\$365,000	\$389,925	+ 6.8%	\$363,637	\$374,310	+ 2.9%
Days on Market		157	153	- 2.5%	154	154	0.0%
Pct. of Orig. Price Received		101.1%	100.8%	- 0.3%	100.8%	100.8%	0.0%
Pending Sales		302	520	+ 72.2%	2,113	2,678	+ 26.7%
Inventory		1,936	1,357	- 29.9%	--	--	--
Supply		6.2	4.2	- 32.3%	--	--	--

Closed Sales

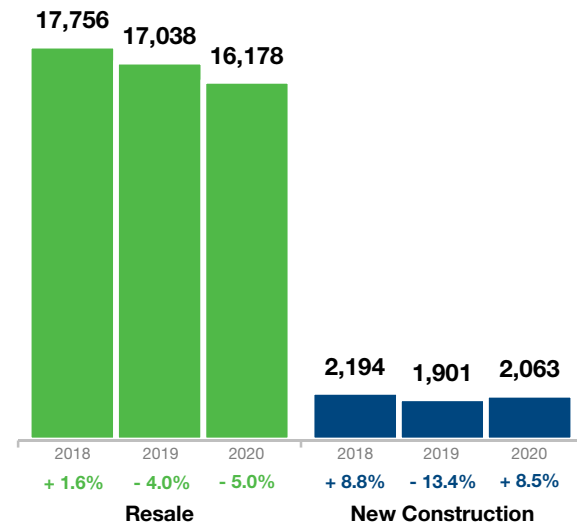
A count of the actual sales that closed in a given month.



June

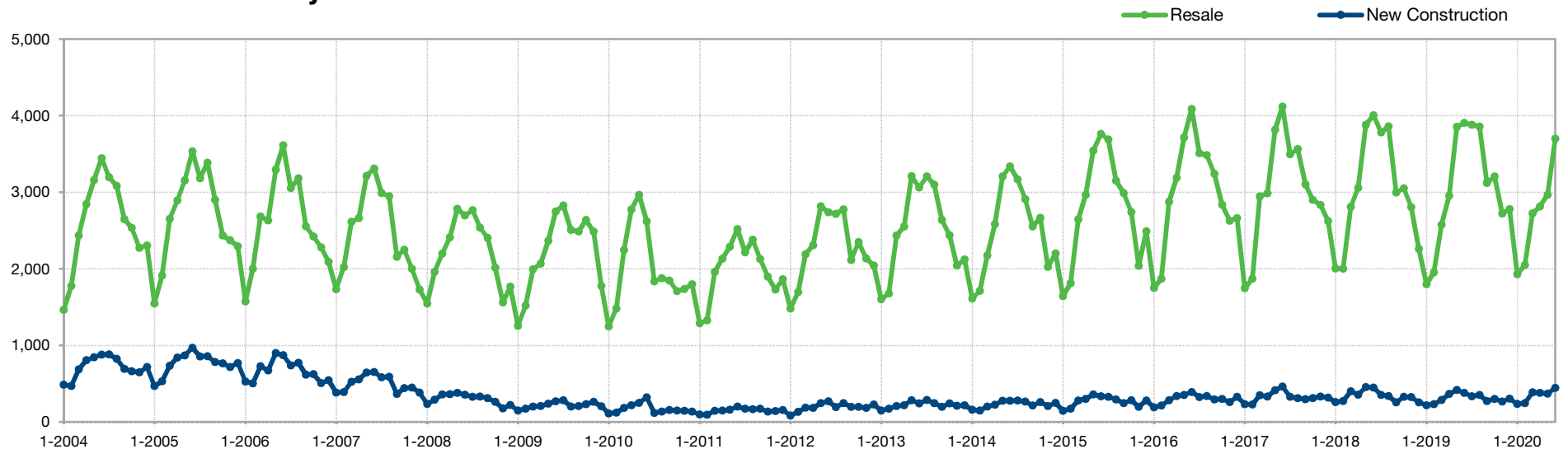


Year to Date



Closed Sales	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	3,879	+2.6%	334	-4.8%
Aug-2019	3,855	-0.1%	354	+4.1%
Sep-2019	3,121	+4.2%	274	+7.0%
Oct-2019	3,206	+5.0%	302	-7.6%
Nov-2019	2,719	-3.1%	267	-17.8%
Dec-2019	2,779	+23.0%	304	+19.2%
Jan-2020	1,930	+7.3%	234	+6.8%
Feb-2020	2,048	+4.8%	246	+6.5%
Mar-2020	2,722	+5.6%	388	+34.7%
Apr-2020	2,814	-4.7%	380	+3.8%
May-2020	2,965	-23.0%	369	-11.7%
Jun-2020	3,699	-5.3%	446	+17.7%
12-Month Avg	2,978	-0.2%	325	+3.8%

Historical Closed Sales by Month



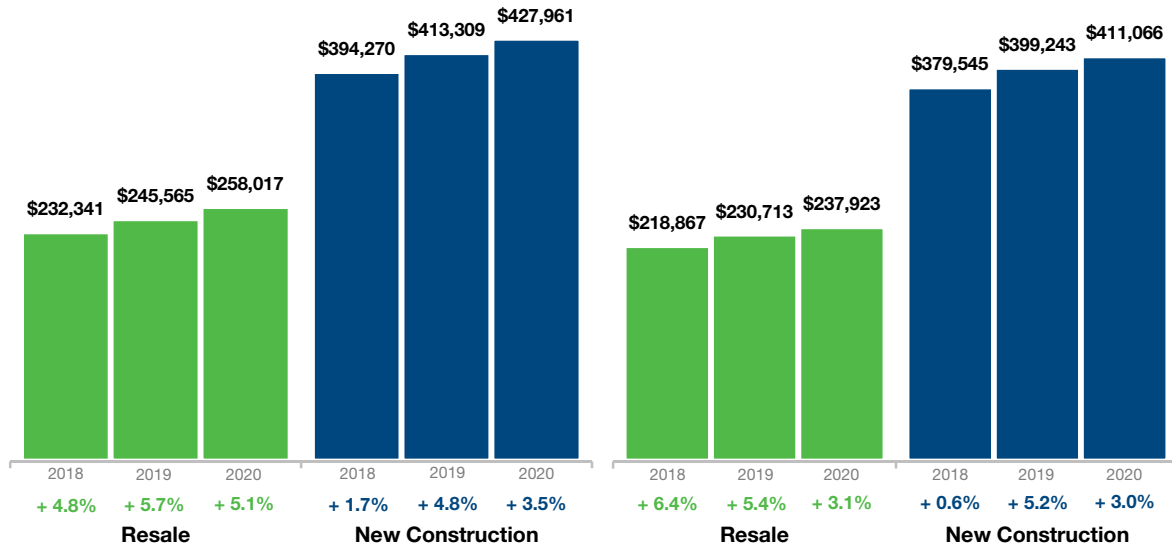
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June

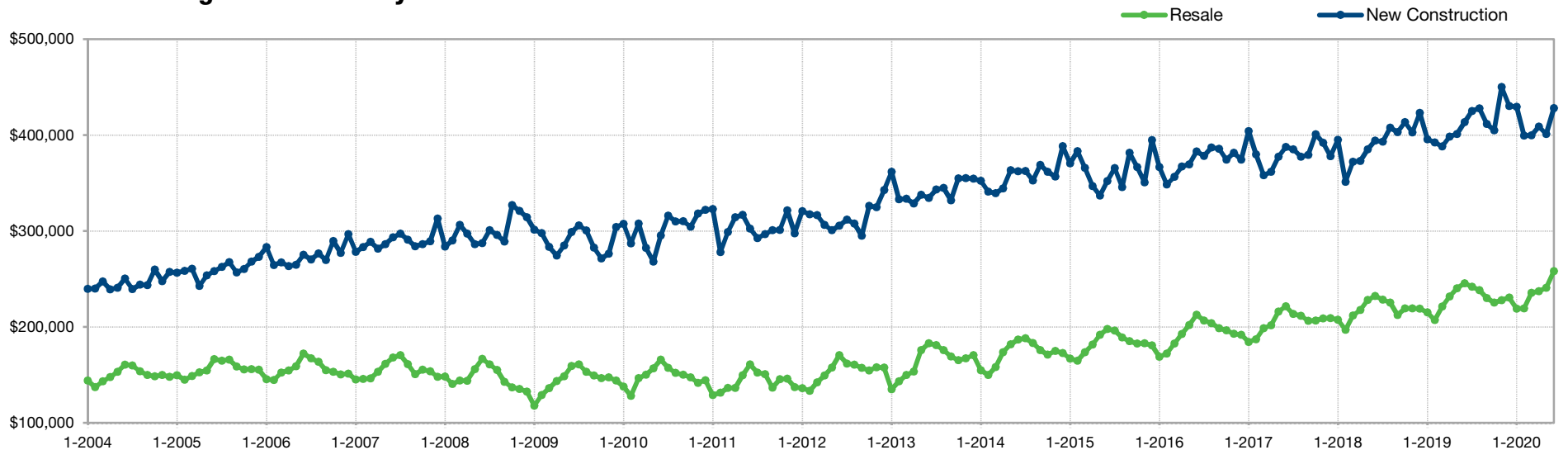
Year to Date



Avg. Sales Price	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	\$241,774	+5.8%	\$424,936	+8.1%
Aug-2019	\$238,435	+5.8%	\$427,708	+4.9%
Sep-2019	\$230,007	+8.3%	\$411,511	+2.1%
Oct-2019	\$225,415	+2.8%	\$404,807	-2.1%
Nov-2019	\$227,988	+4.0%	\$450,072	+11.8%
Dec-2019	\$230,532	+5.3%	\$430,298	+1.7%
Jan-2020	\$219,029	+1.8%	\$429,392	+8.5%
Feb-2020	\$219,362	+5.9%	\$399,459	+1.8%
Mar-2020	\$235,590	+6.5%	\$399,597	+3.0%
Apr-2020	\$237,157	+2.4%	\$408,861	+2.7%
May-2020	\$240,828	+0.2%	\$401,094	+0.0%
Jun-2020	\$258,017	+5.1%	\$427,961	+3.5%
12-Month Avg*	\$225,738	+4.2%	\$402,823	+3.6%

* Avg. Sales Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Average Sales Price by Month



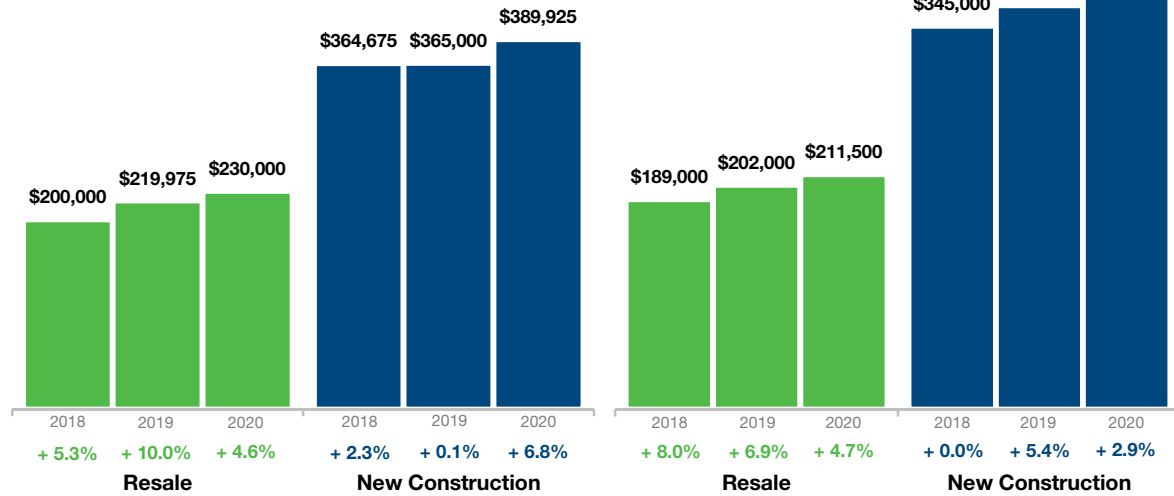
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June

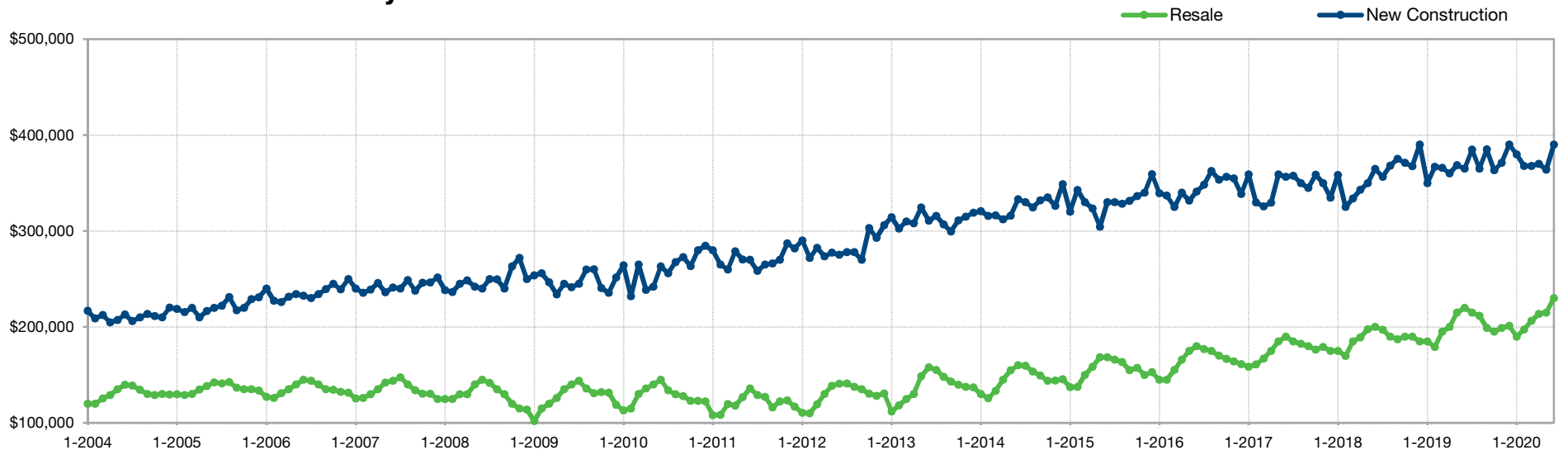
Year to Date



Median Sales Price	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	\$215,000	+9.1%	\$384,925	+8.0%
Aug-2019	\$211,500	+11.3%	\$365,000	-0.8%
Sep-2019	\$199,000	+6.4%	\$385,101	+2.6%
Oct-2019	\$195,000	+2.7%	\$363,443	-2.1%
Nov-2019	\$199,000	+4.7%	\$371,050	+1.0%
Dec-2019	\$201,100	+8.7%	\$389,950	-0.0%
Jan-2020	\$190,000	+2.7%	\$379,855	+8.5%
Feb-2020	\$197,250	+10.0%	\$367,700	+0.2%
Mar-2020	\$206,500	+5.9%	\$367,700	+0.5%
Apr-2020	\$213,675	+6.8%	\$369,925	+2.8%
May-2020	\$215,000	0.0%	\$363,895	-1.2%
Jun-2020	\$230,000	+4.6%	\$389,925	+6.8%
12-Month Avg*	\$195,000	+6.4%	\$367,000	+2.4%

* Median Sales Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Median Sales Price by Month



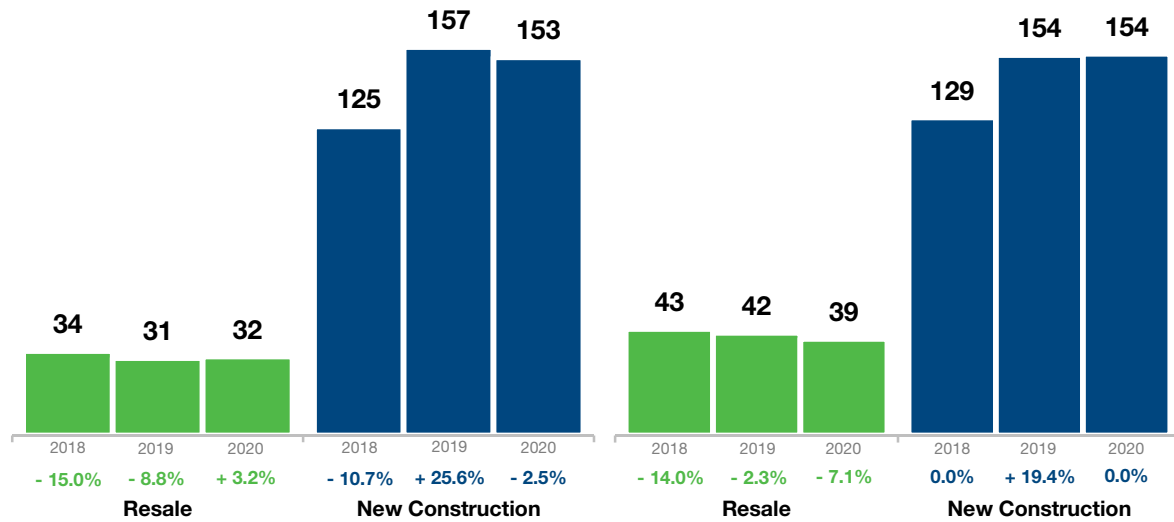
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



June

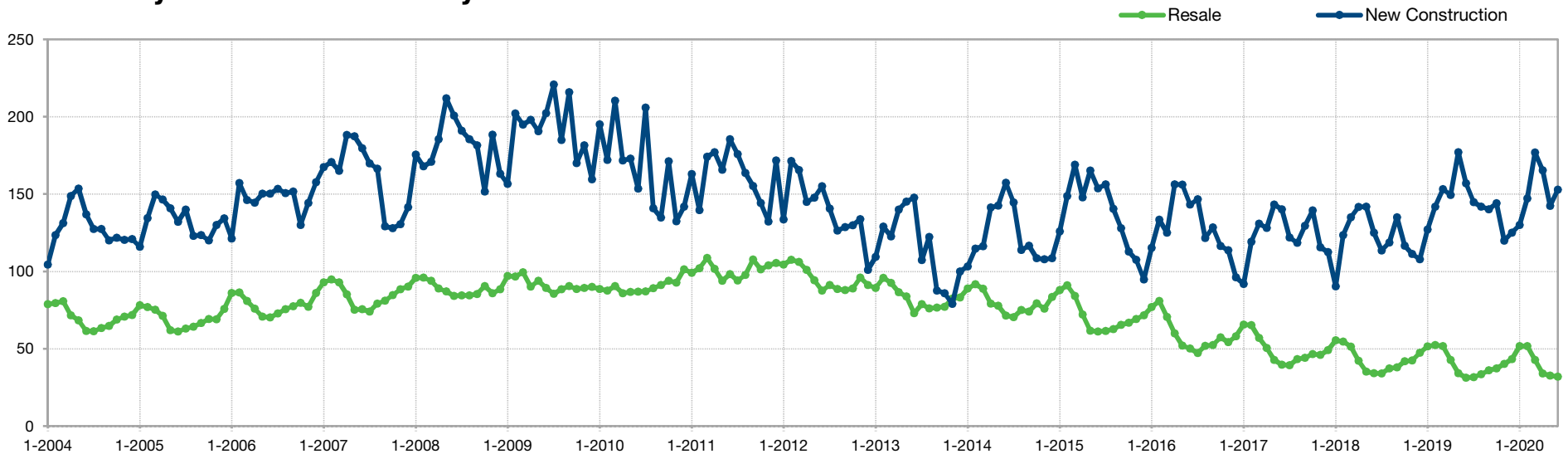
Year to Date



Days on Market	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	32	-5.9%	145	+28.3%
Aug-2019	34	-8.1%	142	+19.3%
Sep-2019	36	-5.3%	140	+3.7%
Oct-2019	37	-11.9%	144	+23.1%
Nov-2019	40	-4.8%	120	+8.1%
Dec-2019	43	-8.5%	125	+15.7%
Jan-2020	52	0.0%	130	+2.4%
Feb-2020	52	0.0%	147	+3.5%
Mar-2020	43	-17.3%	177	+15.7%
Apr-2020	34	-20.9%	165	+10.7%
May-2020	33	-2.9%	142	-19.8%
Jun-2020	32	+3.2%	153	-2.5%
12-Month Avg*	40	-6.9%	136	+7.7%

* Days on Market for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



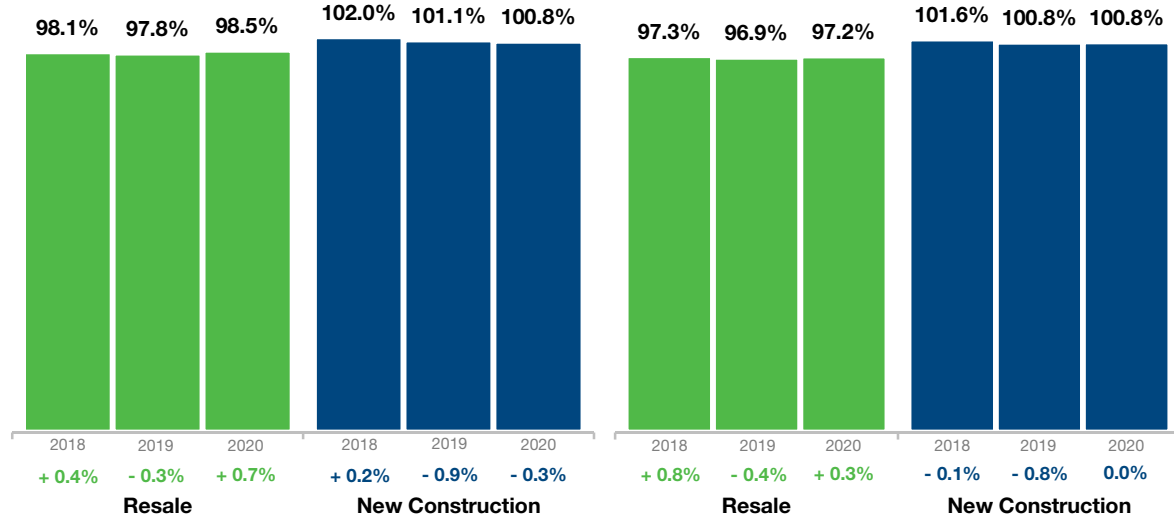
Percentage of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June

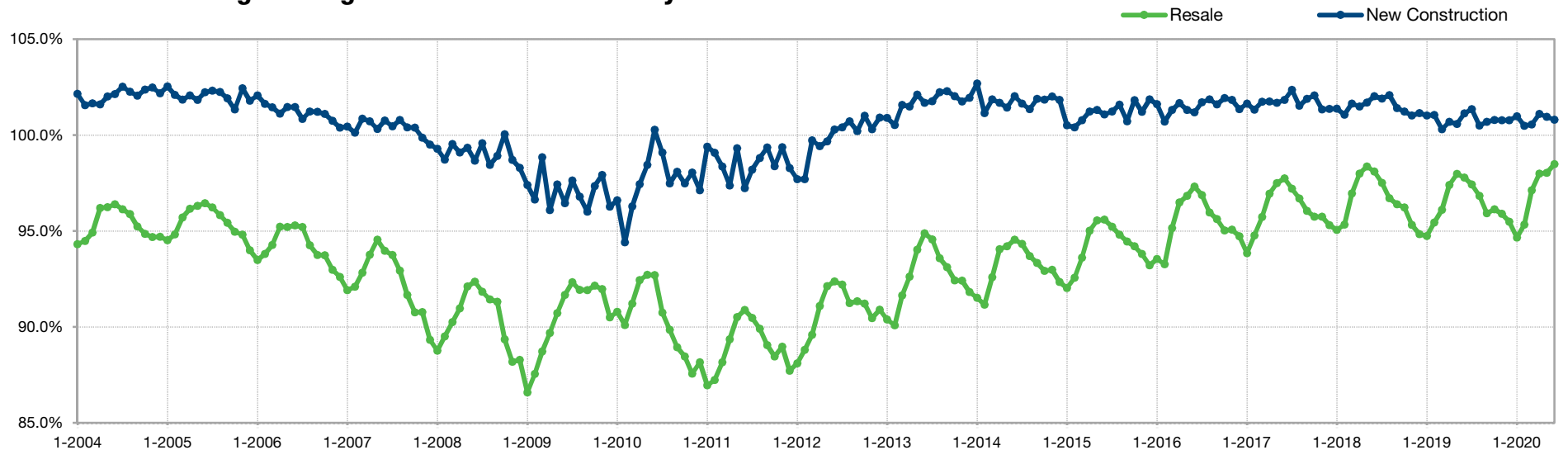
Year to Date



Pct. of Orig. Price Received	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	97.4%	-0.1%	101.3%	-0.6%
Aug-2019	96.8%	+0.1%	100.5%	-1.6%
Sep-2019	95.9%	-0.5%	100.7%	-0.7%
Oct-2019	96.1%	-0.1%	100.8%	-0.4%
Nov-2019	95.9%	+0.6%	100.8%	-0.2%
Dec-2019	95.5%	+0.7%	100.8%	-0.3%
Jan-2020	94.7%	0.0%	101.0%	0.0%
Feb-2020	95.3%	-0.1%	100.5%	-0.5%
Mar-2020	97.1%	+1.0%	100.6%	+0.3%
Apr-2020	98.0%	+0.6%	101.1%	+0.4%
May-2020	98.0%	0.0%	100.9%	+0.3%
Jun-2020	98.5%	+0.7%	100.8%	-0.3%
12-Month Avg*	96.6%	+0.2%	101.1%	-0.3%

* Pct. of Orig. Price Received for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Percentage of Original List Price Received by Month

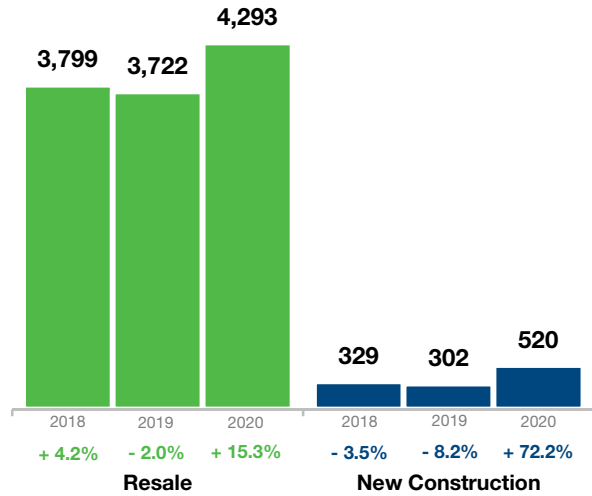


Pending Sales

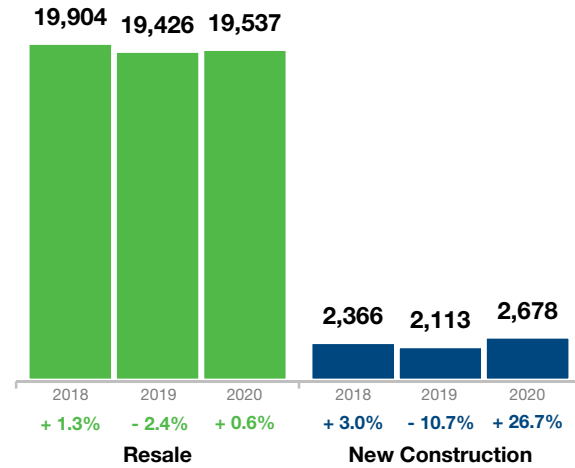
A count of the properties on which offers have been accepted in a given month.



June

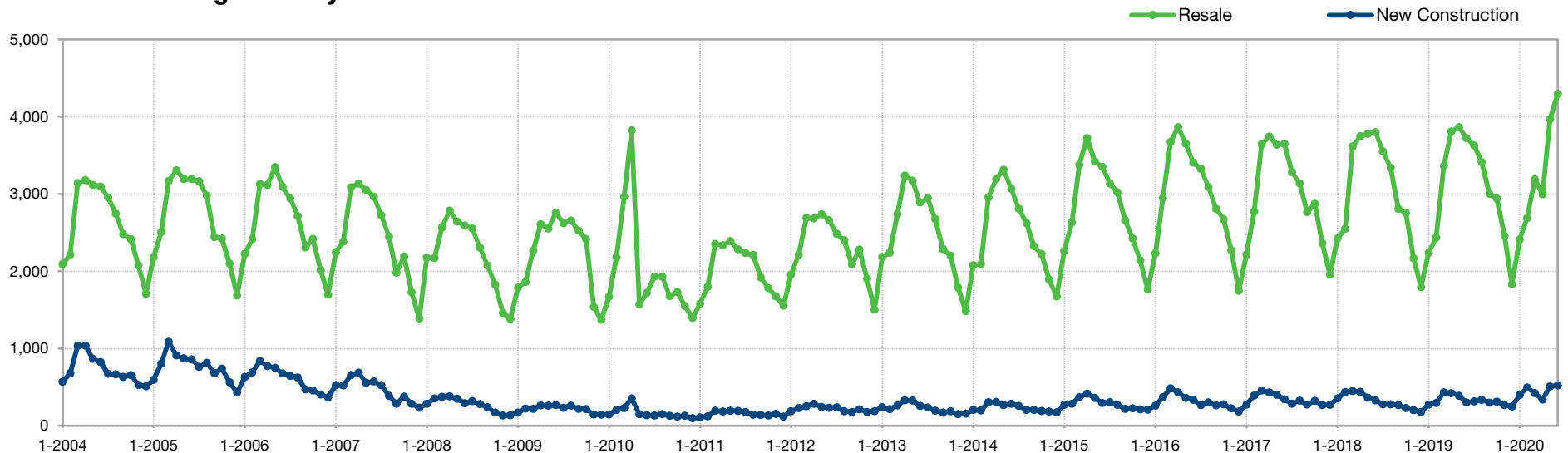


Year to Date



Pending Sales	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	3,626	+2.2%	313	+12.6%
Aug-2019	3,413	+2.2%	336	+21.3%
Sep-2019	3,004	+7.0%	298	+12.0%
Oct-2019	2,942	+6.8%	312	+37.4%
Nov-2019	2,460	+13.5%	265	+31.2%
Dec-2019	1,834	+2.3%	248	+40.1%
Jan-2020	2,406	+7.5%	398	+44.7%
Feb-2020	2,686	+10.4%	493	+67.7%
Mar-2020	3,189	-5.2%	421	-2.5%
Apr-2020	2,997	-21.3%	340	-19.4%
May-2020	3,966	+2.7%	506	+30.4%
Jun-2020	4,293	+15.3%	520	+72.2%
12-Month Avg	3,068	+2.7%	371	+25.7%

Historical Pending Sales by Month

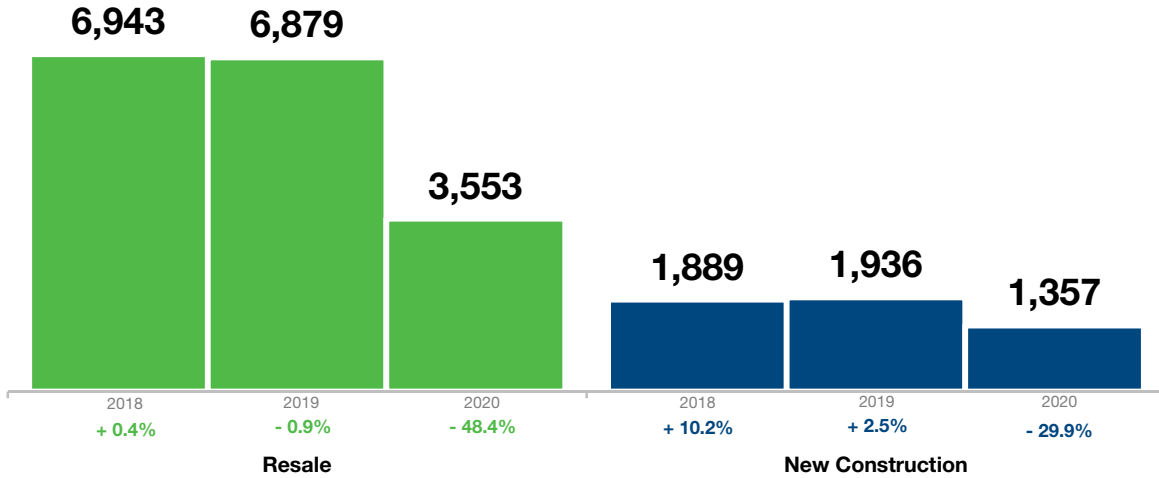


Inventory

The number of properties available for sale in active status at the end of a given month.

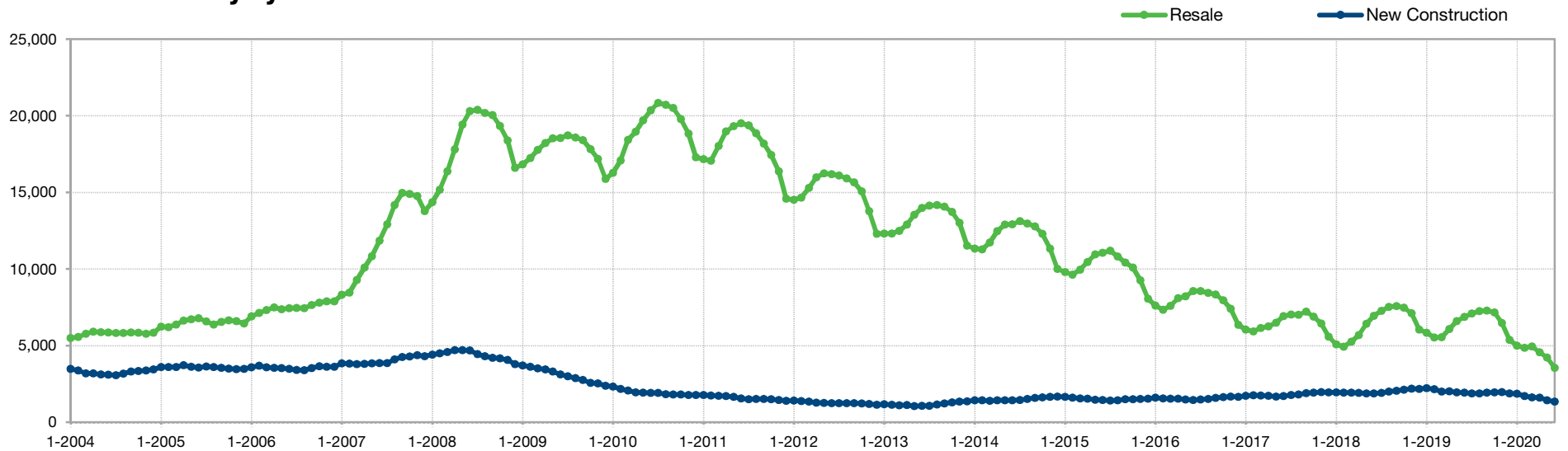


June



Inventory	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	7,098	-2.4%	1,880	-1.9%
Aug-2019	7,252	-3.8%	1,890	-5.7%
Sep-2019	7,279	-4.0%	1,942	-5.3%
Oct-2019	7,164	-4.1%	1,949	-8.2%
Nov-2019	6,482	-9.0%	1,971	-10.0%
Dec-2019	5,381	-11.1%	1,881	-13.3%
Jan-2020	4,990	-14.6%	1,864	-16.6%
Feb-2020	4,860	-12.1%	1,713	-20.4%
Mar-2020	4,946	-10.9%	1,618	-19.3%
Apr-2020	4,564	-24.9%	1,600	-21.1%
May-2020	4,218	-36.0%	1,437	-26.6%
Jun-2020	3,553	-48.4%	1,357	-29.9%
12-Month Avg*	5,649	-14.7%	1,759	-14.8%

Historical Inventory by Month

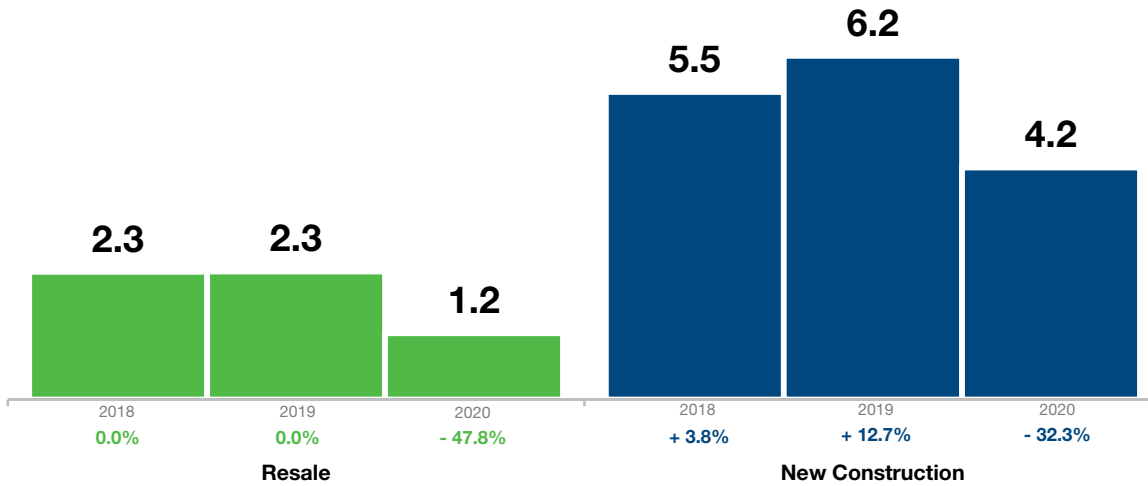


Supply

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.



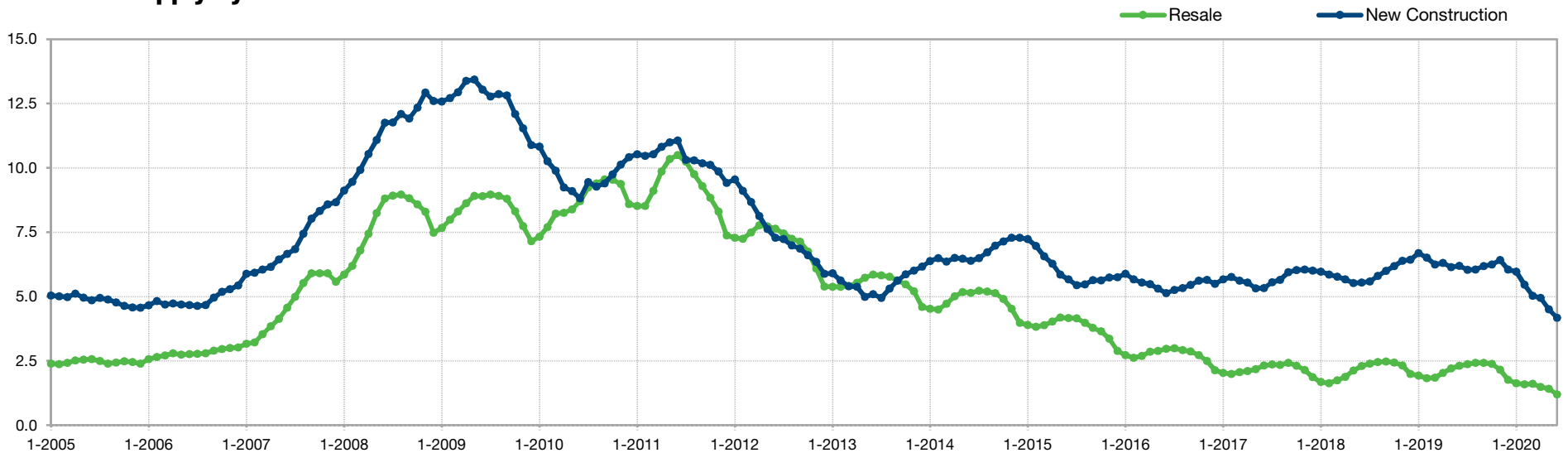
June



Supply	Resale	Year-Over-Year Change	New Construction	Year-Over-Year Change
Jul-2019	2.4	0.0%	6.0	+7.1%
Aug-2019	2.4	-4.0%	6.0	+3.4%
Sep-2019	2.4	-4.0%	6.2	+3.3%
Oct-2019	2.4	0.0%	6.2	0.0%
Nov-2019	2.2	-4.3%	6.4	0.0%
Dec-2019	1.8	-10.0%	6.0	-6.3%
Jan-2020	1.6	-15.8%	6.0	-10.4%
Feb-2020	1.6	-11.1%	5.5	-15.4%
Mar-2020	1.6	-11.1%	5.0	-19.4%
Apr-2020	1.5	-25.0%	4.9	-22.2%
May-2020	1.4	-36.4%	4.5	-26.2%
Jun-2020	1.2	-47.8%	4.2	-32.3%
12-Month Avg*	2.2	-14.4%	6.2	-10.0%

* Supply for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Supply by Month



New and Existing Homes Combined Activity Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2019	6-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Closed Sales		4,328	4,156	- 4.0%	19,197	18,366	- 4.3%
Average Sales Price		\$259,070	\$275,922	+ 6.5%	\$245,793	\$256,557	+ 4.4%
Median Sales Price		\$230,000	\$245,000	+ 6.5%	\$215,000	\$227,000	+ 5.6%
Days on Market		44	45	+ 2.3%	54	53	- 1.9%
Pct. of Orig. Price Received		98.0%	98.7%	+ 0.7%	97.2%	97.6%	+ 0.4%
Pending Sales		4,067	4,822	+ 18.6%	21,814	22,312	+ 2.3%
Inventory		9,084	4,953	- 45.5%	--	--	--
Supply		2.7	1.5	- 44.4%	--	--	--