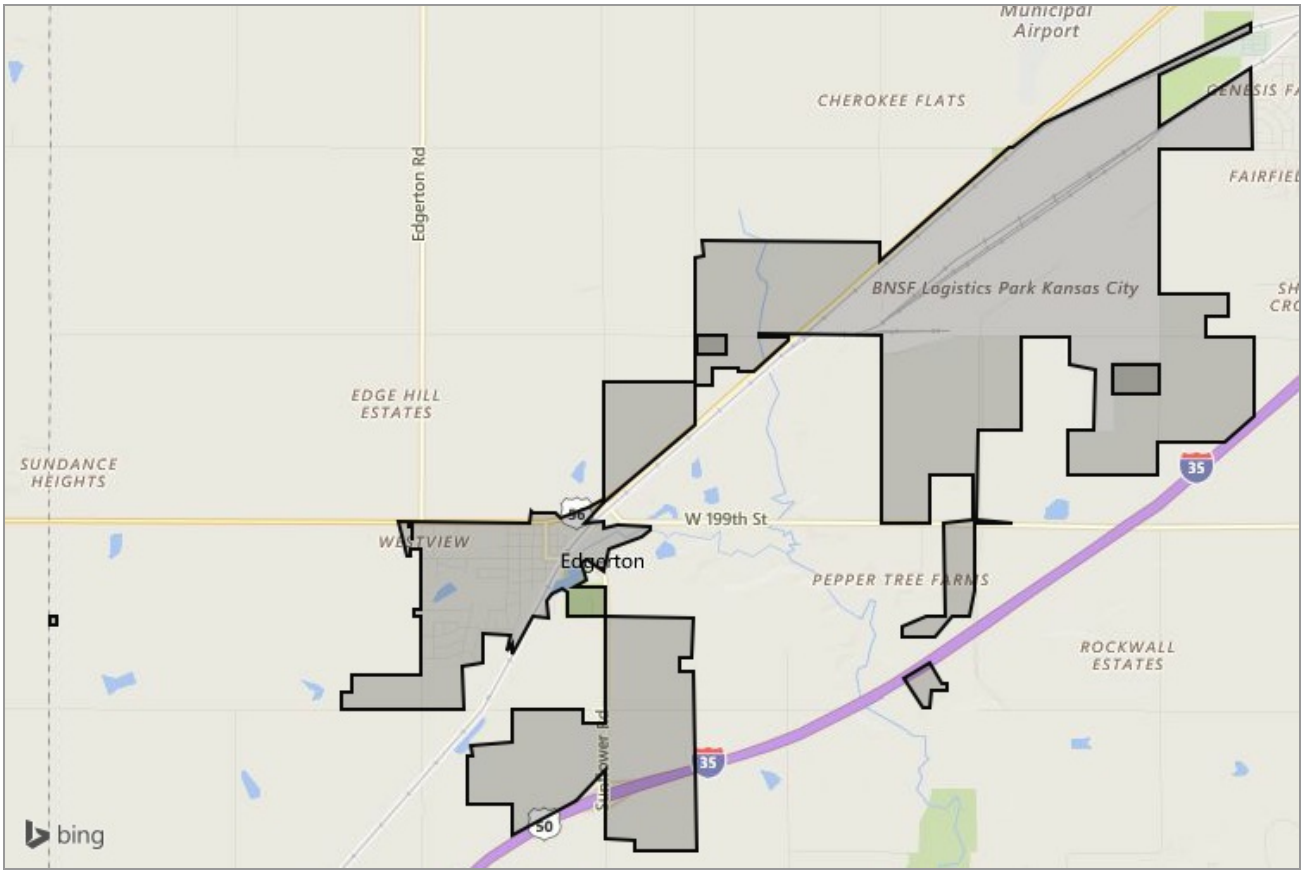
ReeceNichols
REAL ESTATE

MARKET ACTIVITY REPORT

Edgerton, Kansas



Presented by

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RPR®

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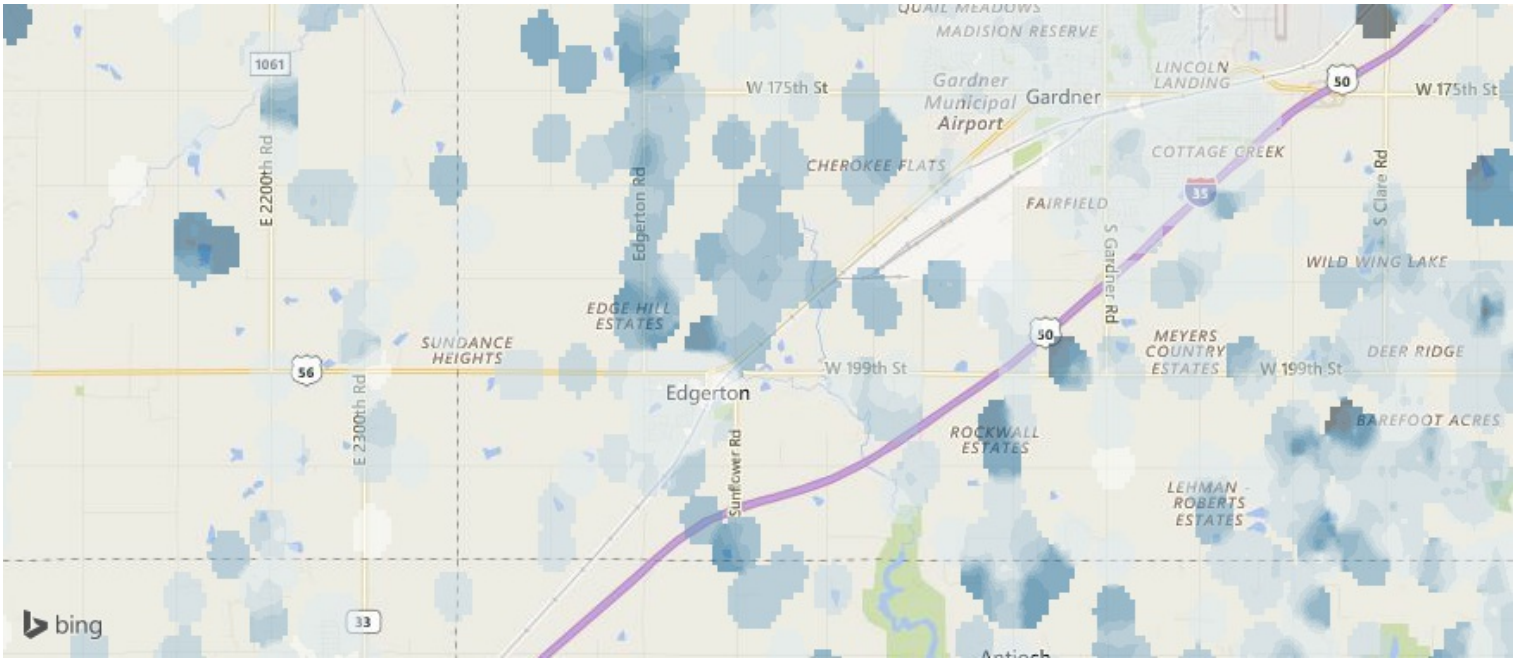
Edgerton, Kansas

Estimated Home Values



<$100k $450k $20m

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: December 21, 2015 vs. December 21, 2016

Median Est. Home Value	Median Est. Listing Price	Median Days in RPR	Sales Volume
$148K	$176K	66	
Up 6.1%	Up 26.8%	Down -59%	

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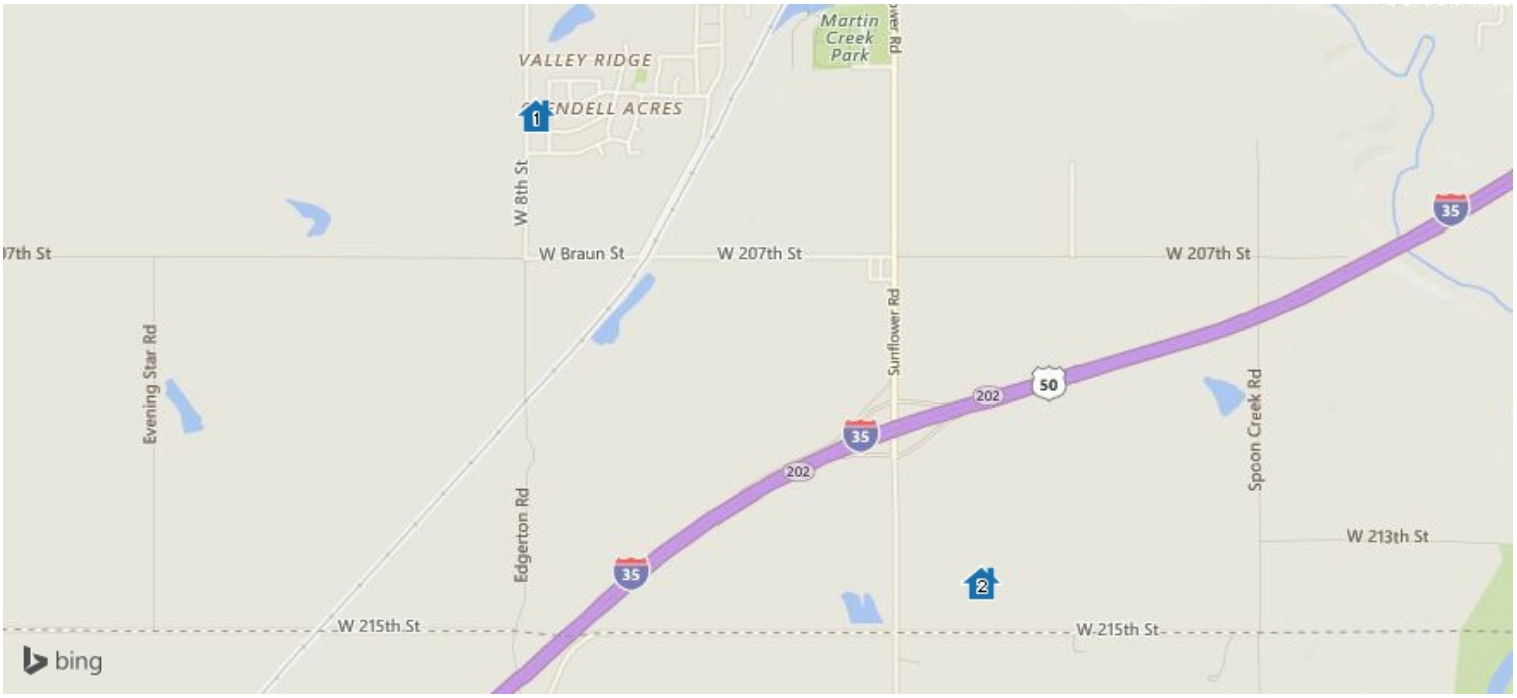

New Listings: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
705 W Edgewood Dr	Single Family	4/3	2,018 sq ft	8,276	1998	12/19/2016	$169,000	$84

1 FOR SALE · *New, Active: 12/19/2016* *MLS ID: 2023869*

True ranch style home with three nicely sized bedrooms and two full baths on the main level. Open floor plan from living room into the dining and kitchen. Living room offers a vaulted ceiling and alcove. The walk in pantry and laundry are located off the kitchen. The lower level is finished into a large family room, fourth bedroom, full bath and bonus room that is perfect for an office, hobby room or exercise room. The deck off the kitchen overlooks the fenced backyard with trees and two side entry gates.

Listing Courtesy of Reecenichols O Connor Assoc

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
21355 Sunflower Rd	Single Family	3/2	2,032 sq ft	3,702,600	1978	11/21/2016	$980,000	$482

2 FOR SALE · *Active: 11/21/2016* *MLS ID: 2021470*

Nice Ranch Style Home on 85 acres, full unfinished basement, 3 bedrooms, 2 full bathrooms, large master bedroom. Ready for you to do your own remodel. You can't beat this location, right off I-35 Edgerton Exit. A Great piece of country right out of the city, on paved road. Many out buildings for storage or your own shop. Come by and take a look for yourself. You Don't Want To Miss Out on This property!

Listing Courtesy of Crown Realty

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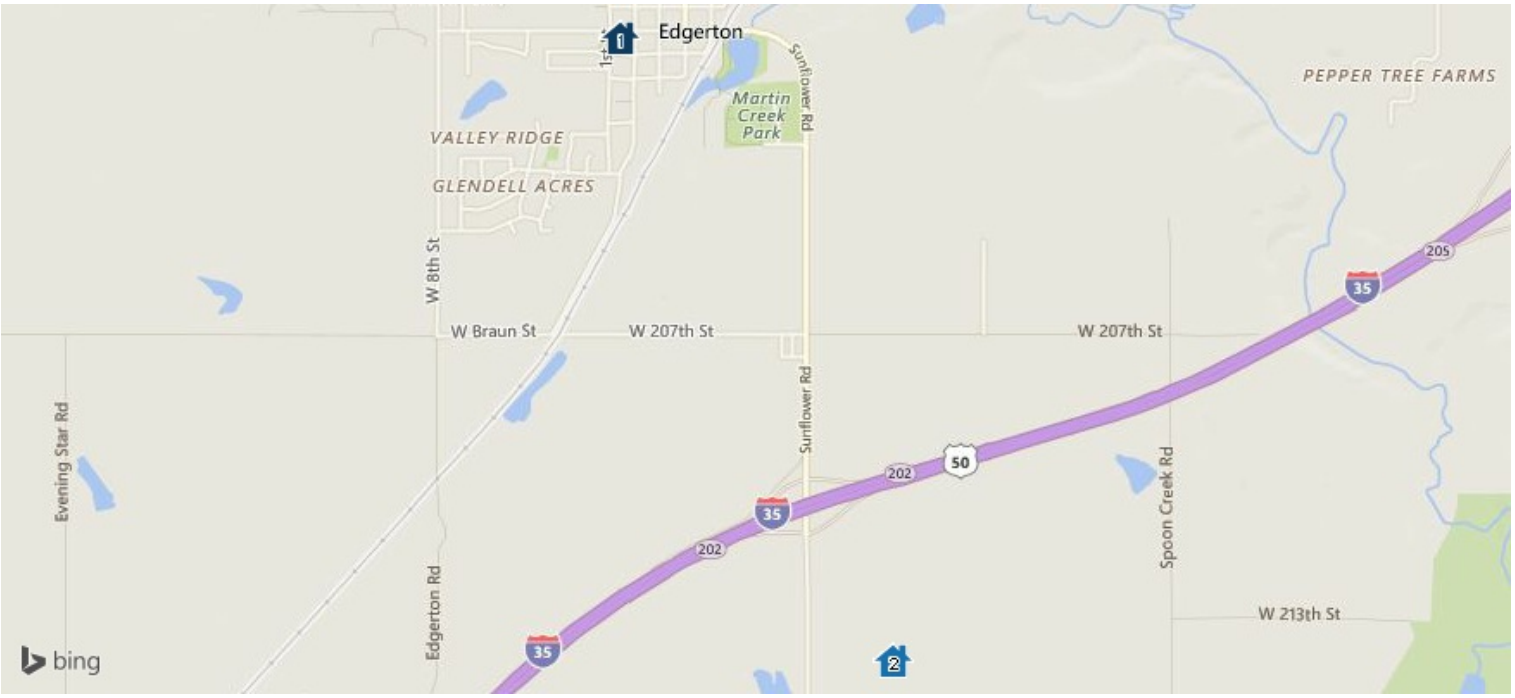

Price Changes: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

1 PENDING · *Pending: 12/16/2016* *MLS ID: 2019640*

115 E Nelson St	Single Family	3/2	1,872 sq ft	11/6/2016	$129,950	$123,500	12/2/2016	-4.96%

Room for everyone in this 3 bedroom, 2 bath bungalow with over 1,800 sq. ft., new carpet and paint, 2 nice size storage sheds, Large Lot.

Listing Courtesy of Re/Max Connections

2 FOR SALE · *Active: 11/21/2016* *MLS ID: 2021470*

21355 Sunflower Rd	Single Family	3/2	2,032 sq ft	11/21/2016	$800,000	$980,000	11/22/2016	22.5%

Nice Ranch Style Home on 85 acres, full unfinished basement, 3 bedrooms, 2 full bathrooms, large master bedroom. Ready for you to do your own remodel. You can't beat this location, right off I-35 Edgerton Exit. A Great piece of country right out of the city, on paved road. Many out buildings for storage or your own shop. Come by and take a look for yourself. You Don't Want To Miss Out on This property!

Listing Courtesy of Crown Realty

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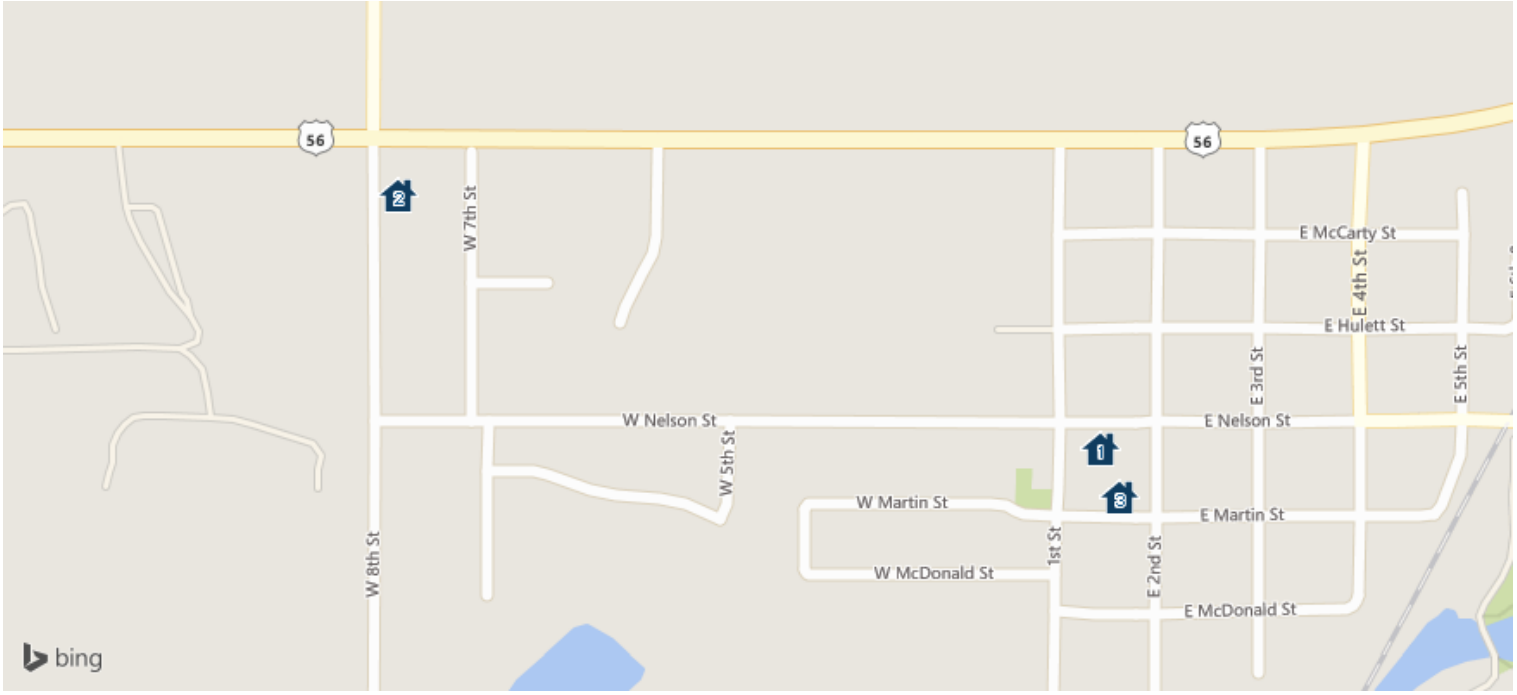

Pending Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
115 E Nelson St	Single Family	3/2	1,872 sq ft	11,700	11/6/2016	$123,500	12/16/2016	$66
109 W 8th St	Single Family	4/2	–	7,926	12/2/2016	$140,000	12/9/2016	–
414 E 2nd St	Single Family	2/1	1,559 sq ft	3,199	11/2/2016	$120,000	12/1/2016	$77

1 PENDING · *Pending: 12/16/2016* *MLS ID: 2019640*

Room for everyone in this 3 bedroom, 2 bath bungalow with over 1,800 sq. ft., new carpet and paint, 2 nice size storage sheds, Large Lot.

Listing Courtesy of Re/Max Connections

2 PENDING · *Pending: 12/9/2016* *MLS ID: 2022422*

3 BEDROOM 2 BATHROOM SPLIT ENTRY IN EDGERTON KANSAS. VERY EASY HIGHWAY ACCESS. NEWER PAINT INT AND EXT, NEWER HVAC, NEWER FLOORING, COMPLETELY REMODELED KITCHEN & BATHS. WITHIN WALKING DISTANCE OF ELEMENTARY SCHOOL. HURRY AND SHOW TODAY, AT THIS PRICE, IT WILL NOT LAST LONG.

Listing Courtesy of Keller Williams Diamond Part

3 PENDING · *Pending: 12/1/2016* *MLS ID: 2018997*

Fall in LOVE with this adorable 1.5 story in Edgerton, Kansas. Enjoy the quiet neighborhood from the front porch. Great access to 35 Highway to make your commute to Overland Park, Kansas City or South easy. All the Hard work has been done for you. Completely remodeled Two Bedrooms and One Bath home with office and 2 bonus rooms that can easily be converted into bedrooms. New Carpet, tile, paint, plumbing and much more.

Listing Courtesy of Re/Max Heritage

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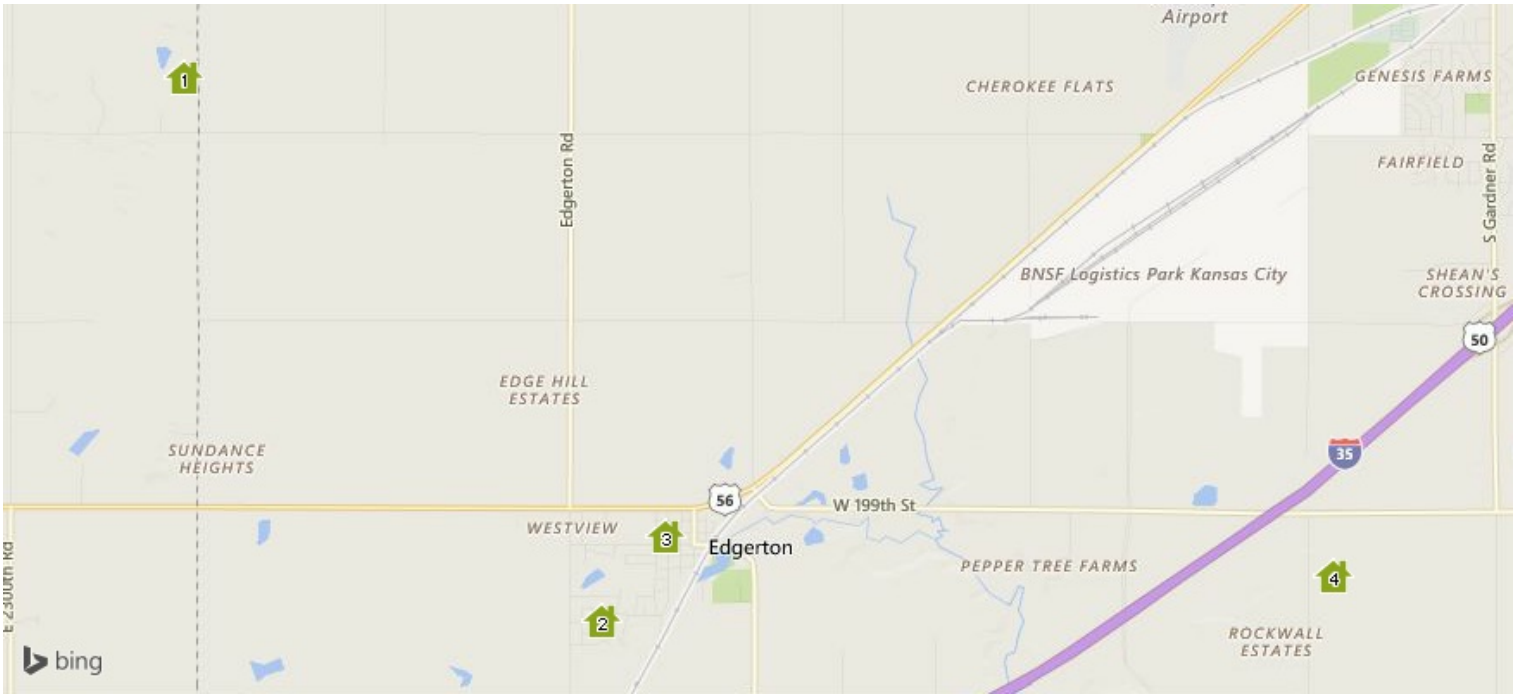

Recently Sold: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

1 RECENTLY SOLD · *Sold Date: 12/19/2016, MLS Listing 2018649, 10/29/2016* *MLS ID: 2018649*

431 E 2400th Rd	Single Family	5/4	2,936 sq ft	217,800	2006	12/19/2016	$399,000	$136

Outstanding country living on the Douglas County/Johnson County border. Built by a construction professional for personal use you get the upgrades and extras needed for country living. Circular driveway, stone exterior fascade, professional outbuilding where he ran his business, granite countertops, game room in the walkout basement. Excellent schools. This is a destination home that you will be happy to come home to.

Courtesy of Re/Max Excel

2 RECENTLY SOLD · *Sold Date: 12/9/2016, MLS Listing 2010474, 9/1/2016* *MLS ID: 2010474*

509 W Edgewood Dr	Single Family	3/1	988 sq ft	9,058	1981	12/9/2016	$97,000	$98

Very Cute True Ranch Home looking for lovin'!! New carpet in 2 bedrooms - New paint!! Slab has been repaired with warrenty. Very cute living room with brick wood burning fireplace. Laundry/pantry off the Kitchen. 3 bedrooms. 1 bath. Extra wide driveway. Large backyard with shed and play house.

Courtesy of Reecenichols Town Center

3 RECENTLY SOLD · *Sold Date: 12/1/2016, MLS Listing 2008277, 8/22/2016* *MLS ID: 2008277*

306 E 2nd St	Single Family	3/2	1,812 sq ft	12,351	1978	12/1/2016	$154,500	$85

Mechanic's dream in city limits! 30x30 Outbuilding/garage with garage door openers is heated, has concrete floor & 1/2 bath*Stairs lead to 14x30 floored attic*Over 1800 sq ft in this beautiful 3 bedroom, 2 bath ranch home located on large corner lot with beautiful landscaping*Patio in backyard oasis for relaxing or entertaining*Shed for storing your lawn equipment! Small town living in Jo Co located off 56 Hwy minutes from Gardner, convenient access to Spring Hill and Baldwin. EZ access to I-35 for commuting.

Courtesy of Crown Realty

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Recently Sold: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

4 RECENTLY SOLD · *Sold Date: 11/30/2016, MLS Listing 2018683, 10/29/2016* *MLS ID: 2018683*

20175 Waverly Rd	Single Family	3/2	1,888 sq ft	435,600	1992	11/30/2016	$350,000	$185

Sprawling Ranch in the Country waiting for you to put your own touches on it. Needs some updating, the layout and the bones are great! Nice kitchen with breakfast bar and large pantry with pull out drawers.Full concrete basement will double your living space - ready for your ideas. Safe room in case of storms. TEN ACRES,50X30 shop with concrete flooring and shop lights. Brome Hay Field in front. Screened in porch on back of home. Enjoy starlit evenings. Easy access to I-35.

Courtesy of Reecenichols South

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