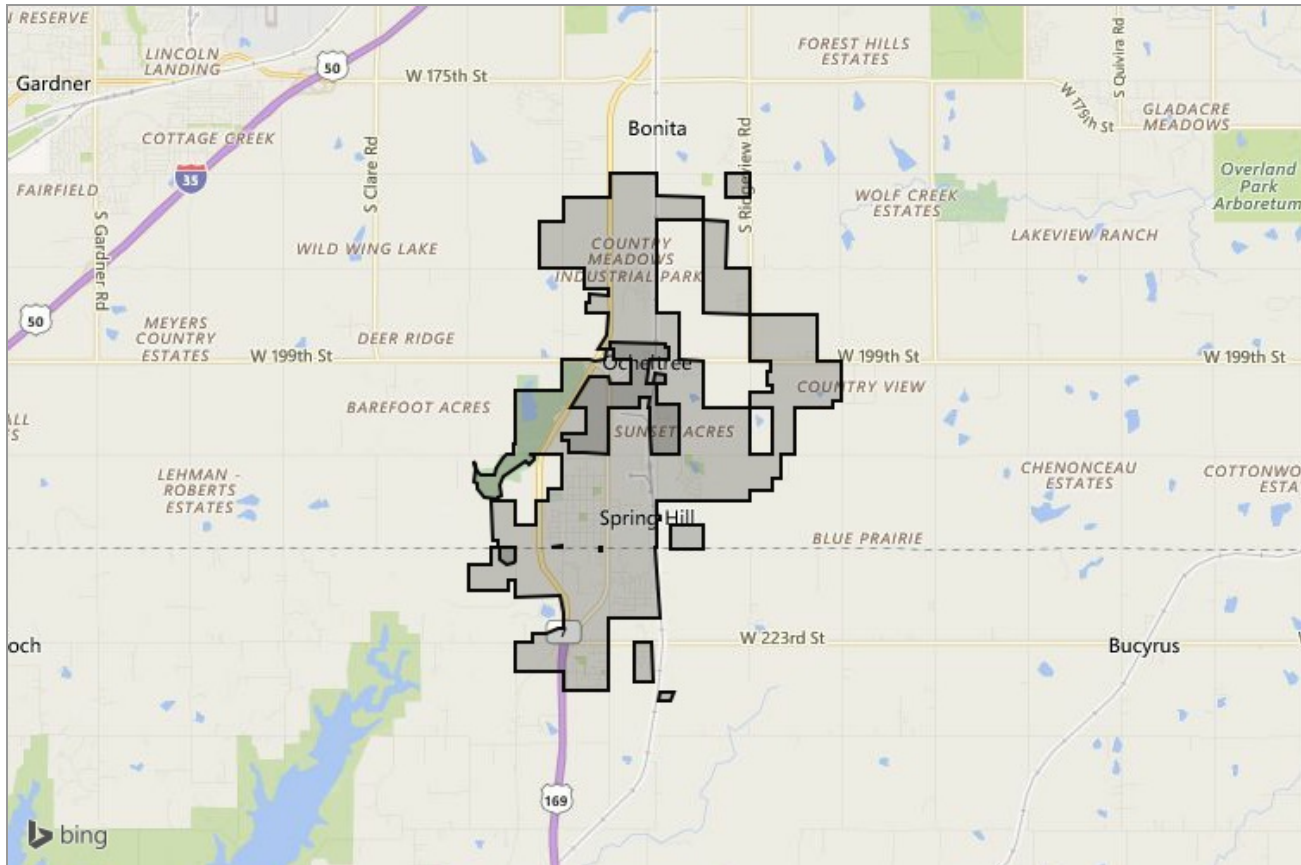




ReeceNichols
REAL ESTATE

MARKET ACTIVITY REPORT

Spring Hill, Kansas



Presented by

Chris Dowell

Kansas Real Estate License: SP00043224



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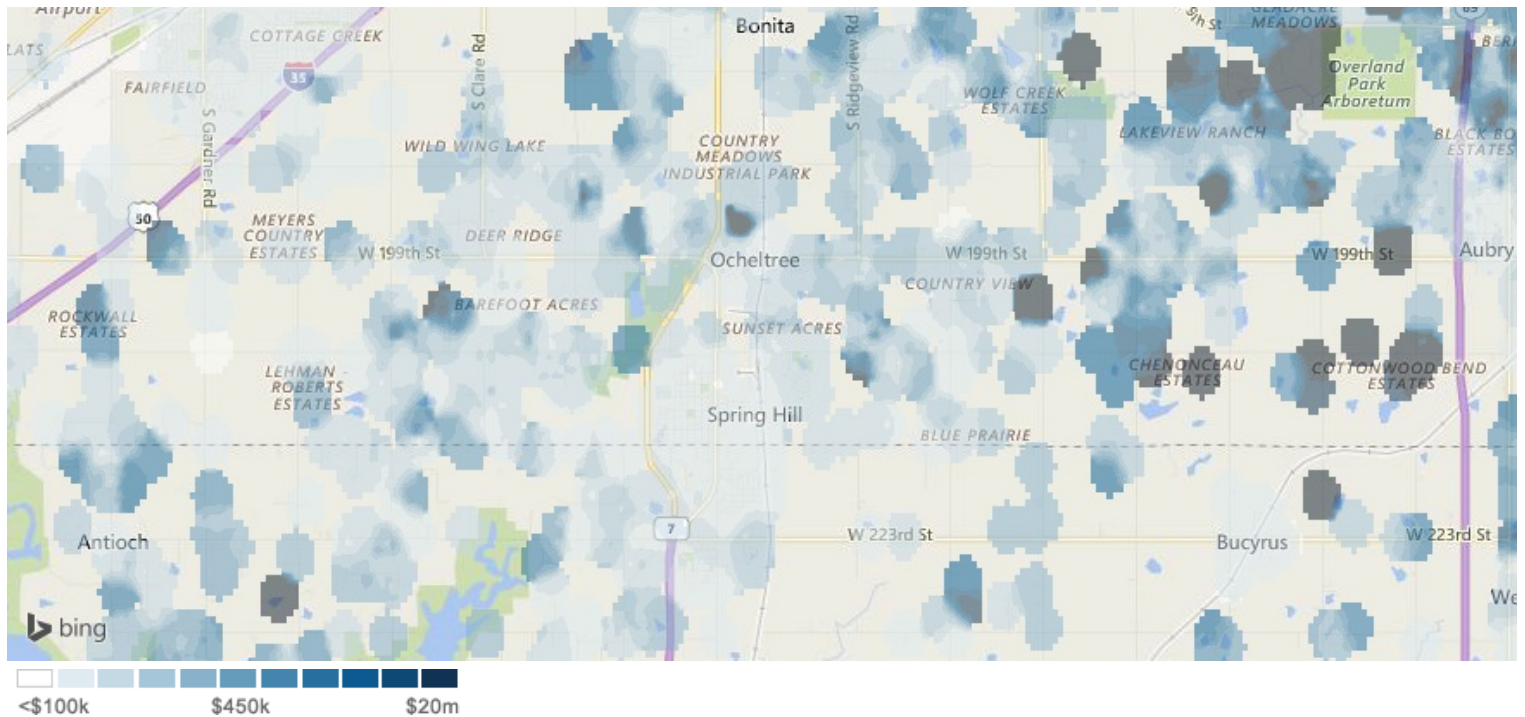
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Spring Hill, Kansas

Estimated Home Values



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 20, 2015 vs. December 20, 2016

Median Est. Home Value

\$192K

Up 4%

Median Est. Listing Price

\$300K

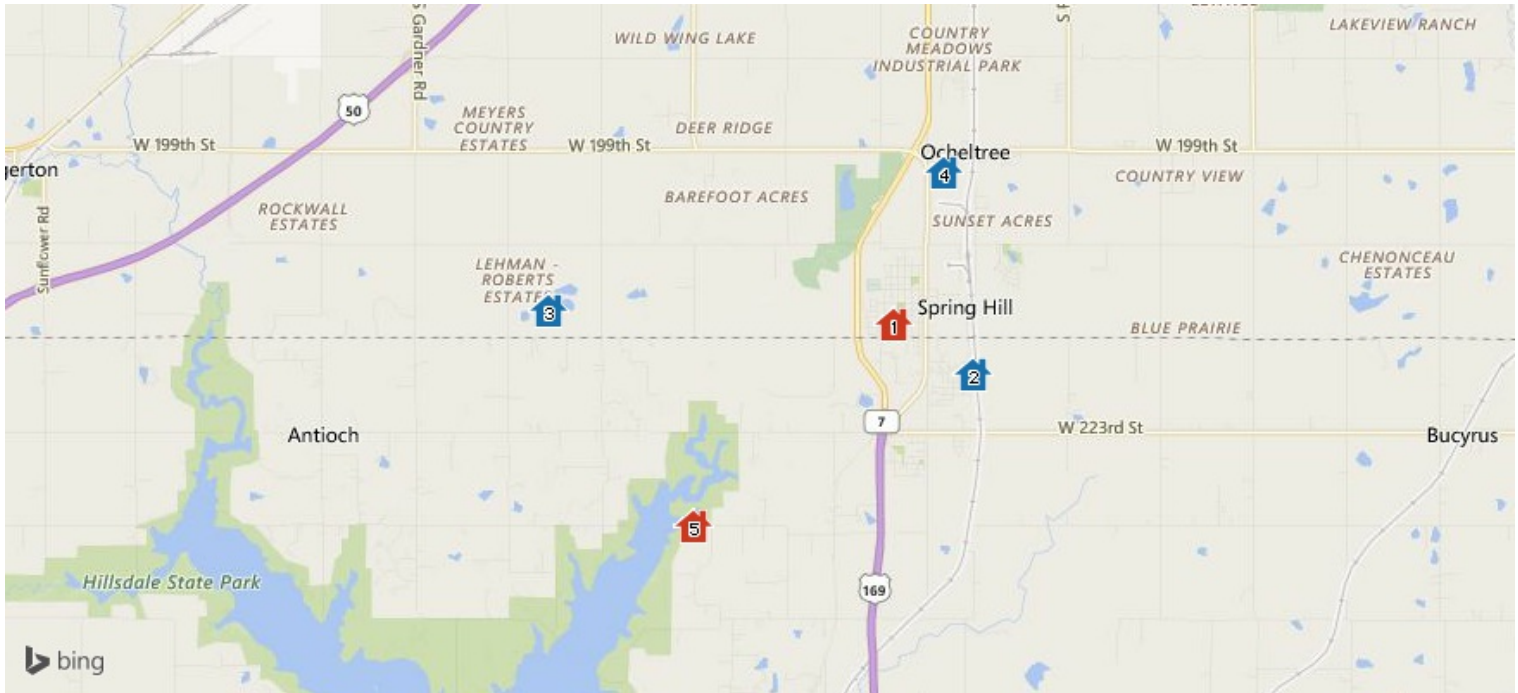
Up 5.4%

Median Days in RPR




68

Down -26.1%





Sales Volume

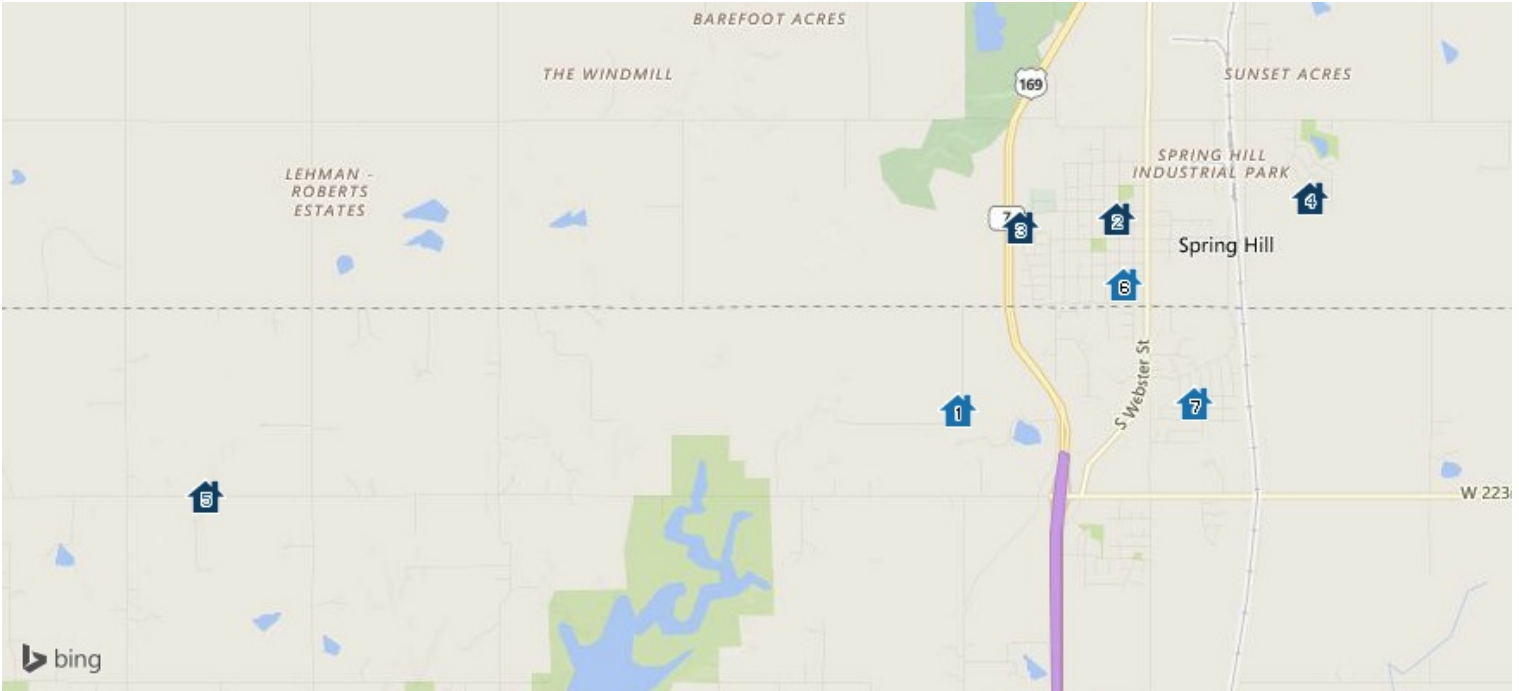


New Listings: 5




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • Foreclosure, Hud, New, Active: 12/13/2016 <i>MLS ID: 2023419</i></p> <p>402 S Franklin St</p> <p>Wow Priced at \$38,100 Under county appraisal, plenty of room to make improvements and build equity. Fenced yard, close to center of town and easy highway access. HUD CASE#182-077181 Please call me or your Realtor to schedule an appointment to view this home. HUD Homes are sold as is. Ask agent for details and have them submit offer online. Foundation inspection report (not foundation bid) recommended or required. Property built before 1978 - Lead Based Paint addendum required. Evidence of mildew/mold substance not re mediated. WATER CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager. check addendum's for details</p> <p><i>Listing Courtesy of S Harvey Real Estate Services</i></p>	Single Family	3/2	1,290 sq ft	9,147	1972	12/13/2016	\$84,000	\$65
 <p>2 FOR SALE • New, Active: 12/12/2016 <i>MLS ID: 2023286</i></p> <p>19952 W 218th Ter</p> <p>4+ bedroom home with possible 5th nonconforming bedroom or office in basement. Beautiful hardwood floors, spacious kitchen, 2 separate dining room areas, nice fireplace in living room. Large finished basement with built-in projection screen theater-room. 4 bedrooms upstairs. Master suite with vaulted ceilings, master bathroom has walk-in closet AND linen closet, dual sinks. Lots of closet space in all the bedrooms! Oversized 3-car garage! Newer appliances, roof and HVAC!!! HUGE backyard, nice deck, and great cul-de-sac location. House has CAT-5 and surround sound wiring throughout. Theater room equipment and furniture stay. Hot tub needs small repair, but will stay also.</p> <p><i>Listing Courtesy of Crown Realty</i></p>	Single Family	4/4	2,130 sq ft	14,374	2002	12/12/2016	\$215,000	\$101
 <p>3 FOR SALE • Active: 12/2/2016 <i>MLS ID: 2022144</i></p> <p>27200 W 215th St</p> <p>Car collectors, horse lovers, business owners-this property is for you or a person who dreams of a property like this. 6,200 sq ft barn w/ 5 garage doors, 9 cars or more capacity, office & shop area w/ a 14 ft. lean to for 7 horse stalls to be placed. Concrete floors in barn w/ electric and water close by. Custom ranch home w/open floor plan w/a darling gardening cottage , safe room,granite, SS, large pantry ,large sun room with fireplace. Potential mother in law suite. 22 acres fenced in for livestock with ponds. Seller will entertain contingent offers. See supplements for plat and virtual tour for more ariel photos of property.</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>	Single Family	3/3	4,200 sq ft	1,393,920	1994	12/2/2016	\$949,000	\$226

New Listings: 5 (cont.)









	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>Active: 11/30/2016 MLS ID: 2022216</i>						
20124 S Crestone St	Single Family	3/3	2,431 sq ft	14,255	2007	11/30/2016	\$264,900	\$109
<p>Impressive reverse 1.5 Story ranch with 3 car garage. Elegant master suite with walk in closet and master bath. 2nd bedroom on main level can also be used as an office/den. Main level laundry room (washer & dryer are staying). Spacious eat in kitchen equipped with plenty of cabinets & walk in pantry. You will absolutely love the finished lower level complete with the 3rd bedroom & bath, built in bar, shelving & lots of storage space. Fully fenced backyard with new 30 ft pool, new deck and storage shed. Don't forget the covered deck which is perfect for relaxing or entertaining family or friends. Sellers have also upgraded the Electricity to 220 & added extra outlets to the garage. Which comes in handy for all you hobbyists out there. Home is nestled on a very quiet street.</p> <p><i>Listing Courtesy of Re/Max State Line</i></p>								
	 FOR SALE	<i>Preforeclosure, Other - See Remarks, Active: 11/23/2016 MLS ID: 2021721</i>						
18423 W 194th St	Single Family	4/3	3,205 sq ft	8,712	2012	11/23/2016	\$300,000	\$94
<p>Great home in a quiet community, this amazing home is 2 doors down from the Pool & Playground, and features a covered deck and fenced backyard. The main level features a kitchen with pantry, island, granite counters and an open floor plan including a great room with fireplace, eat-in kitchen and formal dining. The Master has vaulted ceilings, double vanities and a walk in closet. The laundry is on the Bedroom level, the basement is finished daylight and stubbed for a bath. 6x10 EF 5 rated storm shelter safe room.</p> <p><i>Listing Courtesy of Option Real Estate</i></p>								

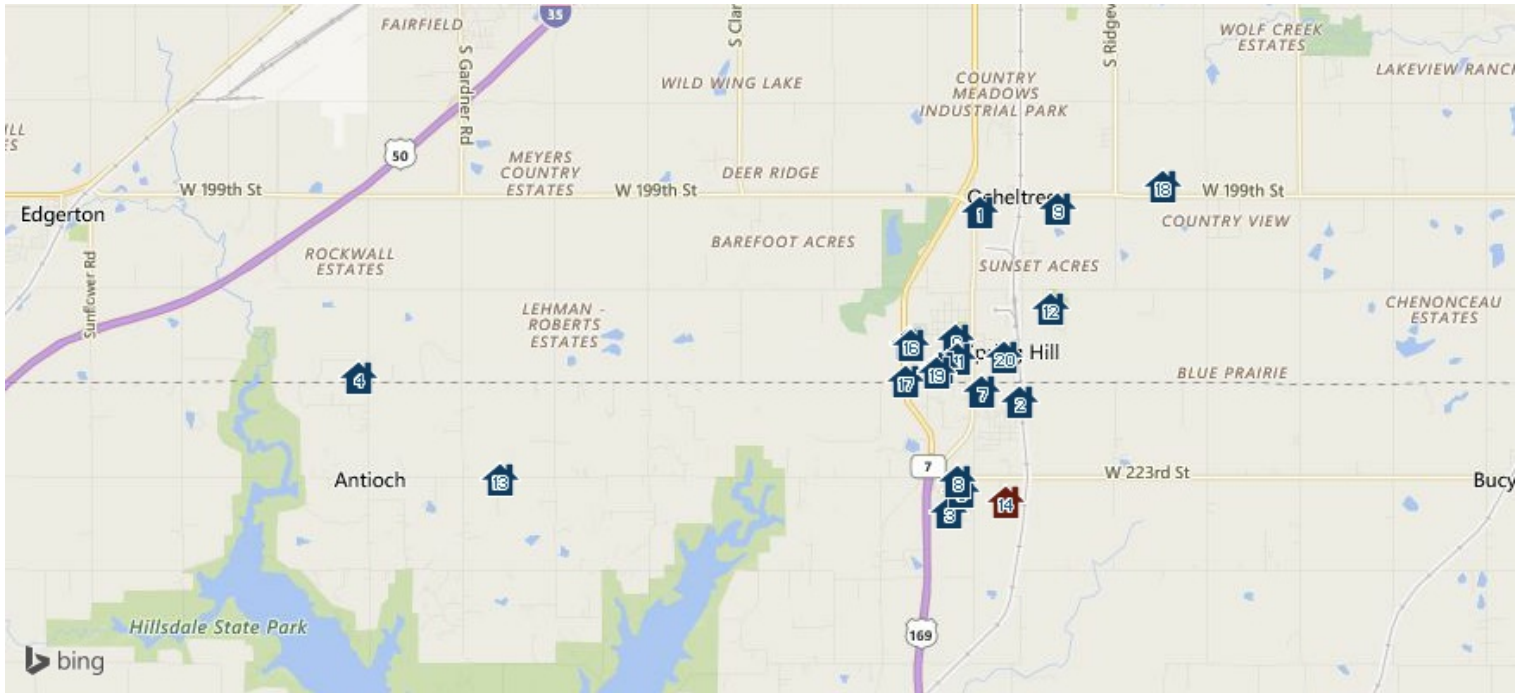


Price Changes: 7




	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 1 FOR SALE • Active: 10/3/2016 MLS ID: 2015015 21914 Columbia Rd Single Family 3/3 3,176 sq ft One of a kind custom built contemporary Spring Hill home on Acreage! This home is so amazing it was featured in KC Home and gardens Magazine! Bright, airy and sun drenched open floor plan. Kitchen is perfect for entertaining featuring solid surface counters, custom cabinets and huge island. Main floor master with doors to deck, spa like master bath, and large walk in closet. Basement is ready to be finished (sellers has all materials for you to get started). Enjoy the back deck overlooking the land and garden. <i>Listing Courtesy of Keller Williams Realty Partner</i>				10/3/2016	\$400,000	\$389,000	11/28/2016	-2.75%
 2 PENDING • Pending: 12/6/2016 MLS ID: 2020583 205 N Jefferson St Single Family 3/1 936 sq ft BIG PRICE REDUCTION on this affordable home with lots of room to play in the huge (.38 acre!) fenced yard. Plenty of storage and parking with large 2-car detached garage (backyard workshop with electricity) +1-car attached garage. Home has wood floors in the bedrooms, and BRAND NEW ROOF and gutters, and fresh exterior paint! There is a mudroom/laundry room between the garage and kitchen. One-room basement in the garage and the remainder of the home is on a crawl space. <i>Listing Courtesy of Crown Realty</i>				11/14/2016	\$135,000	\$119,000	11/29/2016	-11.85%
 3 PENDING • Show For Backups: 12/2/2016 MLS ID: 2019423 21004 Millridge St Townhouse 3/3 1,776 sq ft Rarely Available- Lovely, maintenance free townhome w/ end location for additional privacy. Spacious bedrooms with lots of closets. Granite counter tops and pantry in the kitchen. Living room has a cozy heat circulating fireplace. Space under the stairs makes for a convenient office or study area. French doors open to private patio. Oversized garage. Blinds throughout. One of the largest and most sought after floor plans in the subdivision! HOA covers lawn maintenance, snow removal, outside insurance, repairs and roof. <i>Listing Courtesy of Crown Realty</i>				11/4/2016	\$139,900	\$135,700	11/21/2016	-3%

Price Changes: 7 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 PENDING <i>Contingent: 10/26/2016</i> <i>MLS ID: 1972867</i>	Single Family	3/2	–	1/25/2016	\$293,950	\$296,400	12/5/2016	0.83%
<p>The brand new Maplewood with three car garage exclusive to WR. Three bedrooms, two baths, loads of hardwoods, terrific island, granite, s/s appliances & deluxe shower in the master bath. You won't believe the pantry! Covered, screened-in 20' x 9' deck. Full basement for future finish for that kids getaway or Man Cave. Are you wanting to get away from all those stairs? This is your home. Est completion May/June. Call agent for timeline and/or availability. Pictures of previous model. No transfer/initiation fees.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									
	 PENDING <i>Show For Backups: 11/30/2016</i> <i>MLS ID: 1997714</i>	Single Family	5/4	2,549 sq ft	6/14/2016	\$500,000	\$399,500	11/23/2016	-20.1%
<p>PRICE REDUCED A TOTAL OF \$100,000! Very private, heavily wooded 9.5 acres with a two story home, 36' x 60" bam with 5 stalls and pond. The brick front house features new wood flooring in the dining and living rooms, new carpet in the bedrooms and family room, fresh paint, all new bathrooms. Charming, wood-burning fireplace in the kitchen, original butcher block counter, freshly painted cabinets and opens to a large screened-in porch. Four bedrooms up, including the master suite with fireplace & private bath. The bam has new metal siding, water, electricity, tack room, hay storage, and sliding doors on both ends. The outdoor arena needs work but is level. Huge circle drive and separate entrance to bam.</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>									
	 FOR SALE <i>Active: 10/5/2016</i> <i>MLS ID: 2015424</i>	Single Family	3/1	1,092 sq ft	10/5/2016	\$104,000	\$99,500	12/1/2016	-4.33%
<p>Great Ranch home in quiet neighborhood in charming Spring Hill! Beautiful refinished wood floors. All appliances stay including refrigerator, washer and dryer. Perfect for first time home buyer(s) or investor(s). Large flat fenced backyard. Property being sold "In it's present condition". All maintenance items are working. Inspections welcome but Seller will make no repairs. ***Seller is offering a Home Warranty and \$1,000 towards updates/repairs/carpet allowance with an acceptable offer.</p> <p><i>Listing Courtesy of Keller Williams Realty Partner</i></p>									
	 FOR SALE <i>Active: 9/29/2016</i> <i>MLS ID: 2014677</i>	Single Family	4/4	–	9/29/2016	\$27,900	\$213,900	11/30/2016	666.67%
<p>\$3,000 carpeting allowance. Grand site lines from the two story entry way. Treed and fenced backyard with a multilevel flagstone patio for entertaining. Kitchen sink island with hardwood floors and stainless steel appliances flows into the casual family room with a focal wood burning fireplace. Bonus loft room and finished lower level. Fresh air and minutes from the highway!</p> <p><i>Listing Courtesy of Kansas City Regional Homes Inc</i></p>									








Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 18 PENDING • Pending: 12/18/2016 <i>MLS ID: 2021067</i></p> <p>20069 S Palisade St</p> <p>THIS IS THE HOME YOU HAVE BEEN LOOKING FOR! Dynamite 2 Story, cozy front porch, fenced back yard, patio, sprinkler system & check out the large storage shed, complete with AC & WiFi access. Finished basement with rec room boasting an egress window & full bath. Sunny & bright main level laundry room complete with pantry area. Sellers have replaced all flooring, kitchen sink faucet, disposal, all new screens & blinds, newly painted exterior & interior paint. Home has a radon mitigation system already in place. Great location, close to all shopping, easy highway access & the award winning Spring Hill School District. 2 car garage with one side being extra deep for all your storage needs. Pride of home ownership! Ready to move in and enjoy the holiday season!!</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>	Single Family	3/4	1,890 sq ft	9,600	11/16/2016	\$220,000	12/18/2016	\$116
 <p>2 18 PENDING • Show For Backups: 12/16/2016 <i>MLS ID: 2023123</i></p> <p>21662 S Main St</p> <p>Tis' the season to be jolly, Fa la la la..... into this beautiful 2 story that offers so much or your money! Sip hot cocoa by your stone fireplace in your spacious great room complete w/vaulted ceiling. Huge kitchen w/walk in pantry/laundry, and breakfast bar. Private mstr suite with full bath and a w/i closet. Finishes space in LL w/media projector with add's storage & stubbed for bath. 2 tiered deck with fenced backyard. Walking distance to schools, park, and pool. Call to see this holiday special today!</p> <p><i>Listing Courtesy of Reecenichols Olathe</i></p>	1/2 Duplex	3/3	1,714 sq ft	2,584	12/9/2016	\$129,950	12/16/2016	\$76
 <p>8 18 PENDING • Show For Backups: 12/12/2016 <i>MLS ID: 2021738</i></p> <p>22624 S Jackson St</p> <p>This split level home is open and spacious with 4 bedrooms and 3 full baths. Sits in cul-de-sac. Backs to walking trail. Fenced in backyard. Wood floor. New AC and furnace. Full finished basement with bedroom, bath and family room. This is a must see!!!</p> <p><i>Listing Courtesy of Realty Executives</i></p>	Single Family	4/3	1,190 sq ft	11,771	11/23/2016	\$173,500	12/12/2016	\$146













Pending Listings: 20 (cont.)

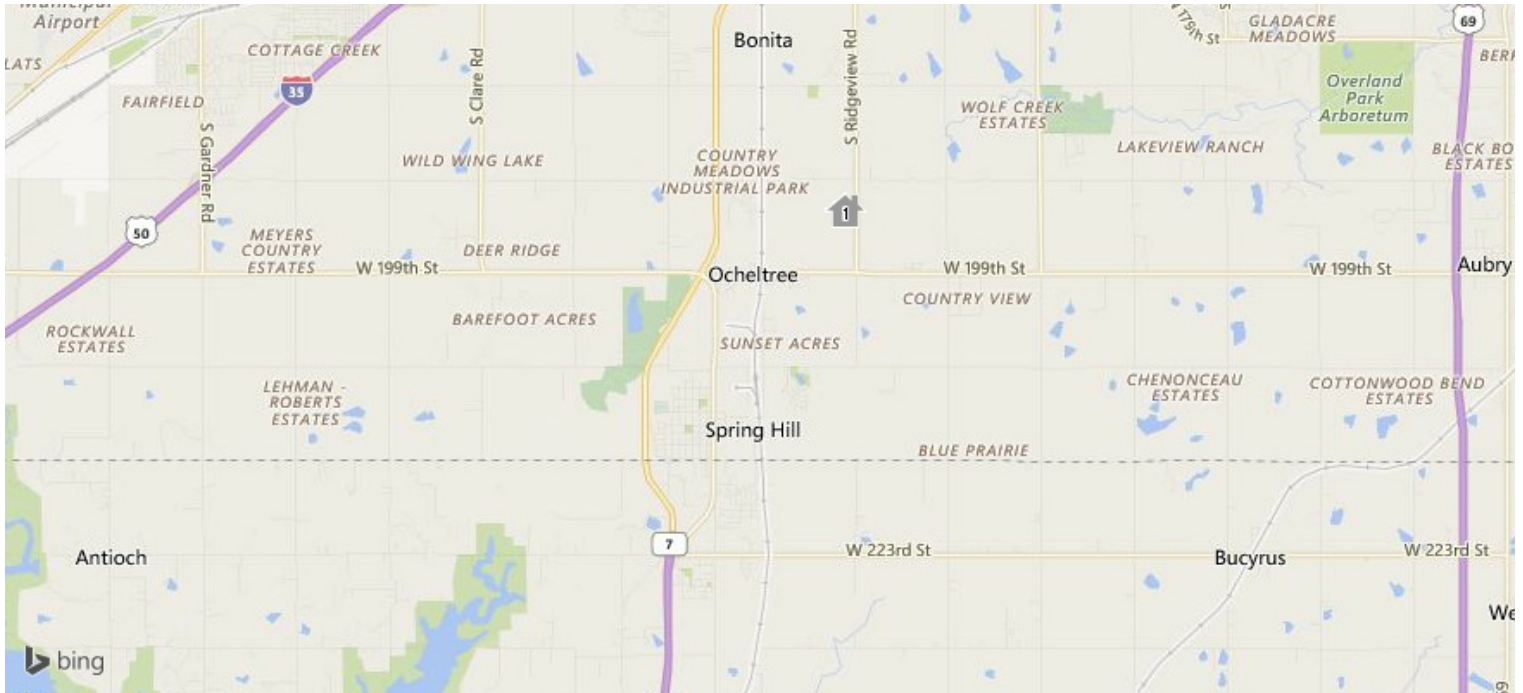
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING <i>Show For Backups: 12/8/2016</i> <i>MLS ID: 2019785</i>	Single Family	3/2	1,964 sq ft	653,400	11/5/2016	\$272,500	12/8/2016	\$139
<p>A golden opportunity to live in an Ozark-like setting. Original owner purchased the land to custom build. A step back to the 1970's and you will find a meticulously maintained interior that needs updating. Use your imagination and you can see how your decorating talents can make this to your liking. The treed landscape is awesome and has an equal part of pasture and trees. 5 minutes to Gardner or Spring Hill you can enjoy shopping, schools, and the convenience of highway access to go anywhere in the city. This would make a great retreat, a getaway in Johnson County from your hectic lifestyle. Please do not drive down this gravel road past the home to the north as the road has eroded out with age. The sellers are in the process of tearing down the old barn. Call the listing agent with any questions</p> <p><i>Listing Courtesy of Re/Max Premier Realty</i></p>									
	 PENDING <i>Show For Backups: 12/11/2016</i> <i>MLS ID: 2023000</i>	Single Family	4/3	2,412 sq ft	10,200	12/9/2016	\$228,900	12/11/2016	\$95
<p>Designer Updated Move-In Ready Home on Private No Neighbor View Lot! Gorgeous w/New Int. & Ext. Paint, Refinished Dark Stained Hardwoods, Designer Stair Carpet, & Iron Spindles. Newer Carpet & Tiled Baths Throughout. Kitchen Boasts All New Stainless Steel Appliances (Fridge Stays Too), Fun Tiled Backsplash, Pantry, & Breakfast Bar! Texas Size Master BR & BA w/Cool Tile Design & HUGE Walk-In Closet. Fin Walkout w/Large Media/Rec RM, 4th BR & Full BA. Huge Oversized Garage! Deck, 2 Patios, Sprinkler & Privacy Fence!</p> <p><i>Listing Courtesy of Reecenichols Leawood</i></p>									
	 PENDING <i>Pending: 12/6/2016</i> <i>MLS ID: 2020583</i>	Single Family	3/1	936 sq ft	16,552	11/14/2016	\$119,000	12/6/2016	\$127
<p>BIG PRICE REDUCTION on this affordable home with lots of room to play in the huge (.38 acre!) fenced yard. Plenty of storage and parking with large 2-car detached garage (backyard workshop with electricity) +1-car attached garage. Home has wood floors in the bedrooms, and BRAND NEW ROOF and gutters, and fresh exterior paint! There is a mudroom/laundry room between the garage and kitchen. One-room basement in the garage and the remainder of the home is on a crawl space.</p> <p><i>Listing Courtesy of Crown Realty</i></p>									
	 PENDING <i>Pending: 12/10/2016</i> <i>MLS ID: 2023109</i>	Single Family	3/2	1,306 sq ft	21,499	12/9/2016	\$141,500	12/10/2016	\$108
<p>BEAUTIFUL RANCH! One Owner Home on almost an 1/2 Acre. One Level Living at its finest with Newer Fiberglass windows throughout and Newer Carpet. Lovely Setting with EXCELLENT location. Just moments away to Great Schools and a short Jaunt to Anywhere. Fabulous Neighbors on this Quiet Cul-De-Sac. Come Make this House you New HOME!</p> <p><i>Listing Courtesy of Coldwell Banker Goodlife</i></p>									
	 PENDING <i>Contingent: 12/4/2016</i> <i>MLS ID: 2018842</i>	Single Family	4/3	2,414 sq ft	26,132	10/31/2016	\$232,900	12/4/2016	\$96
<p>Start the new year in a new home!! Move in ready home with so much space to offer. Soaring ceilings in Great room, kitchen and master bedroom. Huge master suite with walkin closet, jetted tub & double vanity. Family room on walk-out lower level and more space for entertaining family and friends. Spacious laundry room, 4th bedroom and full bath on lower level. Nice size backyard with new wood fence and utility shed. 3 garage doors but 4 parking spaces with tandem garage on north side. Plenty of space to park your cars, or storage or for the hobby enthusiast. Additional storage in the sub-basement. Don't miss this one! It is a must see!!</p> <p><i>Listing Courtesy of Crown Realty</i></p>									

Pending Listings: 20 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List Price	Pending Date	Price per sq. ft.	
	 PENDING <i>Pending: 12/5/2016</i> MLS ID: 2005781	Single Family	4/3	2,781 sq ft	–	8/5/2016	\$354,833	12/5/2016	\$128
<p>Marietta II â" Beautiful new open reverse 1.5 plan w/hardwoods in entry, kitchen & breakfast m. Granite in kitchen & master bath, iron spindles, tile floor in master & 1st floor baths, walkin closets in all bedrooms. Master suite w/vaulted ceiling, soaker tub & separate shower. 3rd car garage included free. 9â foundation, lg deck. Brookwood Farms is an active community with the Neighbor to Neighbor program providing lots of social activities for residents of all ages. Call agent for details! Taxes are estimated. Home is under construction- call for details. New community pool and playground!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>									
	 PENDING <i>Show For Backups: 12/2/2016</i> MLS ID: 2019423	Townhouse	3/3	1,776 sq ft	1,102	11/4/2016	\$135,700	12/2/2016	\$76
<p>Rarely Available- Lovely, maintenance free townhome w/ end location for additional privacy. Spacious bedrooms with lots of closets. Granite counter tops and pantry in the kitchen. Living room has a cozy heat circulating fireplace. Space under the stairs makes for a convenient office or study area. French doors open to private patio. Oversized garage. Blinds throughout. One of the largest and most sought after floor plans in the subdivision! HOA covers lawn maintenance, snow removal, outside insurance, repairs and roof.</p> <p><i>Listing Courtesy of Crown Realty</i></p>									
	 PENDING <i>Show For Backups: 12/5/2016</i> MLS ID: 2021146	Single Family	3/2	1,612 sq ft	11,250	11/17/2016	\$143,000	12/5/2016	\$89
<p>Just in time for the Holidays! Super Cute split home that features 3 bedrooms, 1 1/2 Bathrooms. Fully fenced in backyard with new shed and large deck perfect for entertaining with a firepit. New Carpet throughout whole home. Updated main bathroom, newer interior paint, bonus attic access, new tiled kitchen floor. 40 year composite roof only 10 years old. Newer windows. Amazing man-cave with Built-In 46 inch Flat Screen TV and Surround Sound that STAYS! Well Maintained home! Won't last long come check it out.</p> <p><i>Listing Courtesy of Reecenichols West</i></p>									
	 PENDING <i>Show For Backups: 12/5/2016</i> MLS ID: 2017825	Single Family	5/4	–	11,362	10/22/2016	\$287,900	12/5/2016	–
<p>Fantastic find in this beautifully maintained 2 story! Home features 5 bedrooms 3.5 baths, over sized 3rd car gar w/new gar doors. Open and inviting living m. Kit has tons of cabinets & breakfast bar. Master includes walk-in closet & double vanity. Finished walk-out lower level features lg tiled family m, 9 ft ceilings, pellet stove & 5th bedroom. Newer interior, exterior paint and new carpet through out. Newer Ac/Furnace. Walkout to the lg deck with the beautiful landscaped backyard. Walking distance to pool.</p> <p><i>Listing Courtesy of Keller Williams Diamond Part</i></p>									
	 PENDING <i>Show For Backups: 11/30/2016</i> MLS ID: 1997714	Single Family	5/4	2,549 sq ft	413,820	6/14/2016	\$399,500	11/30/2016	\$157
<p>PRICE REDUCED A TOTAL OF \$100,000! Very private, heavily wooded 9.5 acres with a two story home, 36' x 60" bam with 5 stalls and pond. The brick front house features new wood flooring in the dining and living rooms, new carpet in the bedrooms and family room, fresh paint, all new bathrooms. Charming, wood-burning fireplace in the kitchen, original butcher block counter, freshly painted cabinets and opens to a large screened-in porch. Four bedrooms up, including the master suite with fireplace & private bath. The barn has new metal siding, water, electricity, tack room, hay storage, and sliding doors on both ends. The outdoor arena needs work but is level. Huge circle drive and separate entrance to barn.</p> <p><i>Listing Courtesy of Reecenichols College Blvd</i></p>									
	 PENDING <i>Foreclosure, REO / Bank Owned Property, Pending: 12/2/2016</i> MLS ID: 2014978	Single Family	4/4	2,783 sq ft	11,070	9/28/2016	\$270,900	12/2/2016	\$97
<p>Newer home is fantastic subdivision in Spring Hill. Great open floor plan with see thru fireplace, beautiful custom built-ins, and kitchen cabinetry, granite, walk in pantry, large master suite, and more all situated on a nice size corner lot. The basement finish has been started (drywall, bathroom, and some trim) and ready for you to finish for a lot of extra space. lower price than new, no neighbors behind and just an all around great value. See it today!!</p> <p><i>Listing Courtesy of PlatinumRealty Llc</i></p>									

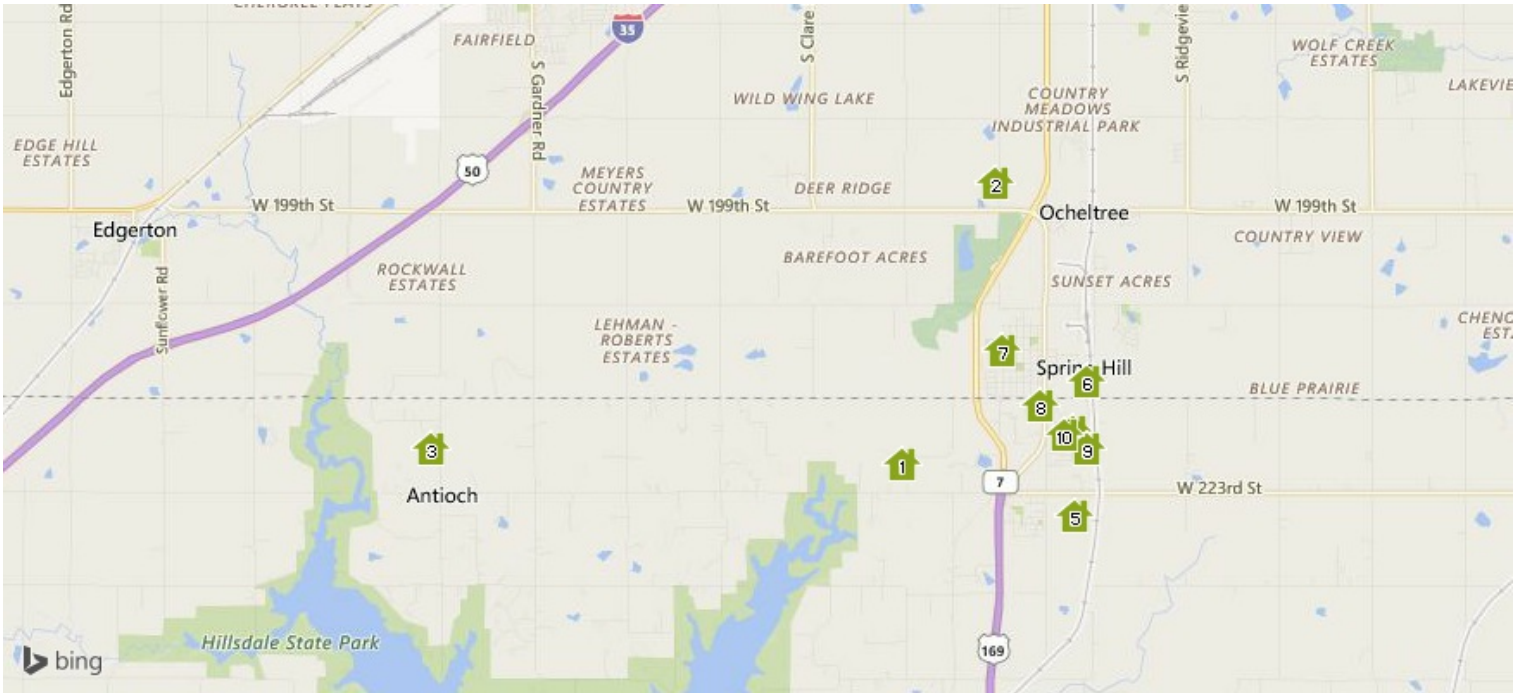
Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 PENDING • <i>Show For Backups: 12/1/2016</i> <i>MLS ID: 2014199</i>	Single Family	3/2	1,310 sq ft	9,000	9/27/2016	\$137,500	12/1/2016	\$105
<p>CHARMING 3 BEDROOM 2 BATH SPLIT ENTRY ON CUL DE SAC. Living Room features an impressive stone fireplace and hardwood floors. Eat-In Kitchen with lots of cabinet and counter space. Lower Level features a large Family Room and full bath. Newer HVAC,, HWH, garage doors, and thermal windows. Shaded 17 x 15 deck overlooks koi pond. Brick patio for additional outside entertaining. Fenced backyard and storage shed. MAKES CENTS! This home qualifies for 100% USDA financing. Close to schools, shopping, and 169 access for commute.</p> <p><i>Listing Courtesy of Crown Realty</i></p>									
	 PENDING • <i>Show For Backups: 11/30/2016</i> <i>MLS ID: 2020415</i>	Townhouse	3/3	1,689 sq ft	1,102	11/11/2016	\$129,000	11/30/2016	\$76
<p>Santa's favorite stop! Land your reindeer at this cute address! A delightful, carefree townhome Just waiting for your stockings to be hung on the fireplace. This cute unit features 3BR plus a 2 car garage and choice corner lot. The kitchen is complete With all the appliances plus granite counters. Bedroom level laundry too. A super location with excellent highway access yet the privacy of a countryside setting. Easy to own, quick possession available. Dash on over now!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>									
	 PENDING • <i>Pending: 11/29/2016</i> <i>MLS ID: 2020390</i>	Single Family	4/4	-	-	11/9/2016	\$318,800	11/29/2016	-
<p>The Yorkshire II with a covered patio on a lovely corner homesite. Hurry to make your own selections. Wood burning fireplace. Transitional open floor plan. Huge walk in pantry and oversized breakfast bar island. S/S appliances and granite counters. Large Euro shower and tiled bath in generous master suite along with soaker tub. Laundry conveniently located off of master walk-in closet. Both secondary baths also have ceramic tile. No initiation or transfer fees. Pictures from previous model.</p> <p><i>Listing Courtesy of Bhg Kansas City Homes</i></p>									
	 PENDING • <i>Pending: 11/29/2016</i> <i>MLS ID: 2022346</i>	Single Family	5/5	-	-	11/29/2016	\$483,435	11/29/2016	-
<p>Photo not available</p> <p>SOLD BEFORE PROCESSING!</p> <p><i>Listing Courtesy of Reecenichols Overland Park</i></p>									
	 PENDING • <i>Show For Backups: 11/20/2016</i> <i>MLS ID: 2020718</i>	Single Family	3/2	960 sq ft	8,999	11/15/2016	\$142,000	11/20/2016	\$148
<p>Sharp, well maintained, split entry home in Spring Hill ready for new owners. Features include a generous 2 car garage, w/ plenty of storage, durable laminate flooring, fresh paint and new replacement windows. Spacious Kitchen has solid surface corian counters, sunny Eat-In Dining & access to covered deck. 3 bedrooms & large full bath on main level. A versatile Lower Level Family Room w/ a bonus "craft room" is currently being used as a non-conforming 4th bedroom. Laundry & half bath situated nearby. Fenced Backyard boasts tons of outdoor living space w/ a lower patio AND a covered deck. Reap the benefits of a seller with a green thumb; the landscaping is beautiful.</p> <p><i>Listing Courtesy of Re/Max State Line</i></p>									
	 PENDING • <i>Show For Backups: 11/20/2016</i> <i>MLS ID: 2000462</i>	Single Family	3/1	1,036 sq ft	16,739	7/5/2016	\$106,000	11/20/2016	\$102
<p>CHARMING 3 BR 1 BA Ranch with wraparound porch. Possible large master bedroom currently being used as office. Living Room features hardwood floors & vintage trim. Spacious Kitchen boasts lots of cabinet space & eat-in dining area. Roof & HVAC just 7-8 yrs old. Bring your swing or outdoor furniture and relax on the front porch or rear deck. Deck is newer with partial pergola for shade. MOTIVATED SELLER...BRING OFFERS. Very large fenced backyard with firepit. Driveway will accommodate multiple vehicles plus boats/trailers/toys. Plenty of room for future garage. Great location in the heart of Spring Hill. Close to schools.</p> <p><i>Listing Courtesy of Crown Realty</i></p>									






Expired Listings: 1








	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p>1 RECENTLY EXPIRED • Expired, MLS Listing 2012768, 9/16/2016 MLS ID: 2012768</p> <p>19307 New Castle St</p> <p>Impeccably maintained Reverse 1.5 story in coveted Wolf Creek Estates. This beautiful home features a master suite with 2 additional bedrooms on the first floor. Bright and welcoming great room includes charming stone fireplace, hardwood floors and vaulted ceiling. Spacious kitchen boasts granite countertops, hardwood floors, S/S appliances and large walk in pantry. Outdoor living area features a deck and wonderful backyard. Lower level has large family room, additional bedroom, bath, walk out and fireplace. Sprinkler system, upgraded designer carpet on stairs, tiled bathrooms. This move in ready home has it all... Don't miss out on this one! All room sizes and square footage are approximate.</p> <p><i>Listing Courtesy of Rbdrock & Associates Realtors</i></p>	Single Family	4/3	2,400 sq ft	8,616	2011	\$305,000	-	\$127

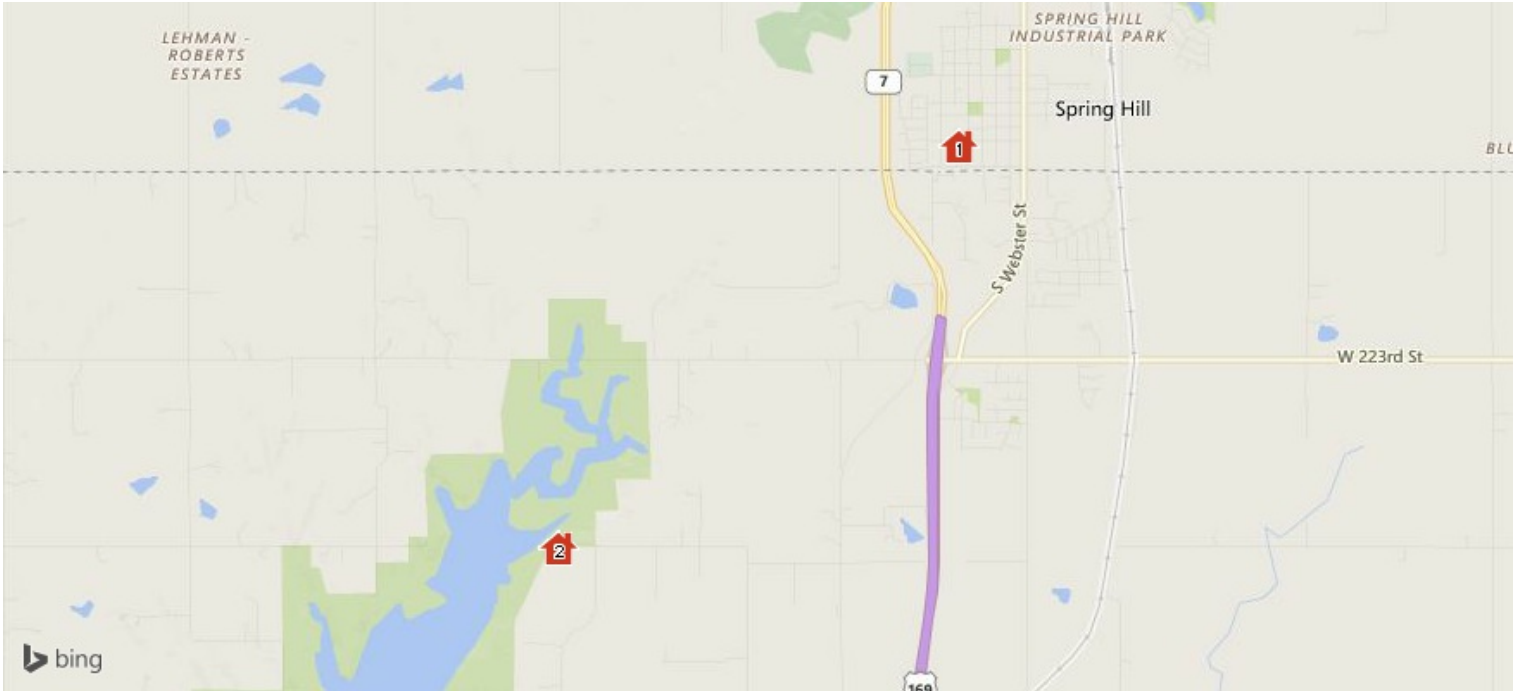


Recently Sold: 10





	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: 12/16/2016, MLS Listing 2018473, 10/28/2016 MLS ID: 2018473	Single Family	3/3	2,152 sq ft	143,748	1978	12/16/2016	\$255,000	\$118
23205 W 220th St Enjoy the peaceful tranquility of country living! This 3 bdm, 2.1 bath ranch w/ finished walkout bsmt sits on 3.3 acres w/ stocked pond & outbuilding. The home delights with 2,152 sq ft, low-maintenance brick & vinyl siding, wood floors, country kitchen, main-level laundry. Walk-out bsmt includes 850 sq ft of finished space & 1/2 bath. Expansive deck looks over fenced yard to serene pond. Outbuilding is the ultimate retreat featuring shop w/ hydraulic lift, workshop & extra parking Just 1.5 miles from 169. Check out the aerial video: https://vimeo.com/189214118 <i>Courtesy of Reecenichols Overland Park</i>									
	2 RECENTLY SOLD • Sold Date: 12/15/2016, MLS Listing 1992872, 5/20/2016 MLS ID: 1992872	Single Family	4/4	-	10,019	-	12/15/2016	\$443,380	-
17218 W 197th PI Sold before Processing! <i>Courtesy of Reecenichols Overland Park</i>									
	3 RECENTLY SOLD • Sold Date: 12/9/2016, MLS Listing 2016727, 10/14/2016 MLS ID: 2016727	Modular Home	3/2	1,568 sq ft	209,088	1989	12/9/2016	\$127,500	\$81
21894 S Waverly Rd HUD Case# 183-009966. Country living. 4.8 ACRES, 3 bed 2 bath Manufactured home on crawl space plus a 40X24 outbuilding that could be garage space and/or horse stalls, workshop, storage etc. Some fenced-in areas on property. Good opportunity for someone looking to put their repair & fixer upper skills to work. This Home is Owned by the U.S. Dept. of Housing & Urban Development (HUD) and is being sold AS-IS/WHERE-IS with Any & All Faults. Buyer must have a current Mortgage Commitment or Proof of Cash Funds Master bedroom has walkin closet. Master bathroom has separate tub and shower. Note: All utilities are off. <i>Courtesy of Keller Williams Realty Partner</i>									

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>4 RECENTLY SOLD • Sold Date: 12/9/2016, MLS Listing 2017019, 10/17/2016 MLS ID: 2017019</p> <p>21798 S Roosevelt St Single Family 4/4 2,414 sq ft 9,039 1999 12/9/2016 \$195,000 \$81</p> <p>Move in ready! Just waiting for you. Master suite has his and her own closets and whirlpool tub. Finished basement is great for entertaining. Large backyard with wood fence. Kids play set is staying! Plenty of room for everyone! <i>Courtesy of Crown Realty</i></p>								
 <p>5 RECENTLY SOLD • Sold Date: 12/8/2016, MLS Listing 1976889, 2/22/2016 MLS ID: 1976889</p> <p>22561 S Roosevelt St Single Family 3/3 – 9,398 2016 12/8/2016 \$412,090 –</p> <p>SOLD BEFORE PROCESSED! Foley Construction's Monterey Plan on Treed Homesite. <i>Courtesy of PlatinumRealty Llc</i></p>								
 <p>6 RECENTLY SOLD • Sold Date: 12/8/2016, MLS Listing 2020368, 11/11/2016 MLS ID: 2020368</p> <p>306 S Main St Single Family 3/1 1,150 sq ft 21,780 1900 12/8/2016 \$142,000 \$123</p> <p>Completely updated, turn of the century home. Refinished original hardwood floors. New interior/exterior paint. New HVAC/HWH. Updated kitchen with stainless steel appliances. Updated bathroom with dual vanities. Charming front porch and spacious back deck. Extra deep garage with plenty of storage. Large half acre yard. <i>Courtesy of Keller Williams Diamond Part</i></p>								
 <p>7 RECENTLY SOLD • Sold Date: 12/7/2016, MLS Listing 2010473, 8/31/2016 MLS ID: 2010473</p> <p>301 N Harrison St Single Family 4/3 – 12,612 1994 12/7/2016 \$198,000 –</p> <p>Find serenity on this 1/4 ac Lot with mature trees. This beautiful home has been meticulously maintained by the seller with many updates. New heatpump, extended parking pad great for the boat, fresh exterior paint, solid wood doors, tile flooring, lighting and more. The enormous deck perfect for entertaining and sep. Master martini deck. Main level eat in kitchen, formal dining room and living room with WB/FP. 4th bedroom and full bath in lower level great for teenager or company space with its own living room. <i>Courtesy of Keller Williams Diamond Part</i></p>								
 <p>8 RECENTLY SOLD • Sold Date: 11/28/2016, MLS Listing 2007005, 8/13/2016 MLS ID: 2007005</p> <p>21570 S Madison St Single Family 3/3 2,087 sq ft 9,480 1998 11/28/2016 \$199,000 \$95</p> <p>PRICE REDUCED on this lovely 3 BR ranch in great neighborhood . Close to schools and Aquatic Center. New dishwasher & garbage disposal. Fresh interior paint throughout. Master has double closets. Enjoy the view of a beautifully landscaped backyard from the 12 X 29 all season sun room with it's own heating /cooling units. Huge unfinished basement is perfect for the hobbyist. One level living at it's best! <i>Courtesy of Crown Realty</i></p>								
 <p>9 RECENTLY SOLD • Sold Date: 11/29/2016, MLS Listing 2015922, 10/7/2016 MLS ID: 2015922</p> <p>20032 W 219th Ter Single Family 5/4 2,951 sq ft 10,454 2002 11/29/2016 \$224,000 \$76</p> <p>Totally updated 2 story w/ New carpet, New interior&exerior paint.Finished basement w/Family Rm,5th bedroom&3rd full bath. Open kitchen/breakfast area/living room.Newly painted kitchen cabinets,new backplash&counter tops.Formal dining room.New accent carpet in the stairs.4 large bedrms upstairs.Master Suite is Enormous with a fantastic master bath and HUGE walk in closet.Laundry just off the Master.Fantastic fenced yard with mature trees and shade in the back.Cul de sac lot w/treed lot at the end of the cul de sac <i>Courtesy of Reecenichols O Connor Assoc</i></p>								
 <p>10 RECENTLY SOLD • Sold Date: 11/28/2016, MLS Listing 2016063, 10/11/2016 MLS ID: 2016063</p> <p>21813 S Vine St Single Family 4/4 – 14,874 1999 11/28/2016 \$179,000 –</p> <p>Don't Miss This Spring Hill Stunner. Four Beds, Three And One Half Baths, Open Kitchen, Vaulted Ceiling Great Room With Fireplace, Master Suite Has Large Walk-In Closet With Bonus Room, Shower And Over-sized Soaker Tub And Laundry Room Conveniently Located Upstairs. Enjoy The Finished Basement Recreation / Entertainment Room. Enjoy The Large Fenced Yard From The Two Tiered Deck <i>Courtesy of Weichert Realtors GrahamWelch</i></p>								



Distressed Activity: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 FOR SALE - Foreclosure, Hud, New, Active: 12/13/2016 <i>MLS ID: 2023419</i>								
 402 S Franklin St	Single Family	3/2	1,290 sq ft	9,147	\$84,000	12/13/2016	12/13/2016	Foreclosure
<p>Wow Priced at \$38,100 Under county appraisal, plenty of room to make improvements and build equity. Fenced yard, close to center of town and easy highway access. HUD CASE#182-077181 Please call me or your Realtor to schedule an appointment to view this home. HUD Homes are sold <i>as is</i>. Ask agent for details and have them submit offer online. Foundation inspection report (not foundation bid) recommended or required. Property built before 1978 - Lead Based Paint addendum required. Evidence of mildew/mold substance not re mediated. WATER CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager. check addendum's for details</p> <p><i>Listing Courtesy of S Harvey Real Estate Services</i></p>								
 FOR SALE - Preforeclosure, Other - See Remarks, Active: 11/23/2016 <i>MLS ID: 2021721</i>								
 18423 W 194th St	Single Family	4/3	3,205 sq ft	8,712	\$300,000	11/23/2016	11/23/2016	Preforeclosure
<p>Great home in a quiet community, this amazing home is 2 doors down from the Pool & Playground, and features a covered deck and fenced backyard. The main level features a kitchen with pantry, island, granite counters and an open floor plan including a great room with fireplace, eat-in kitchen and formal dining. The Master has vaulted ceilings, double vanities and a walk in closet. The laundry is on the Bedroom level, the basement is finished daylight and stubbed for a bath. 6x10 EF 5 rated storm shelter safe room.</p> <p><i>Listing Courtesy of Option Real Estate</i></p>								

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