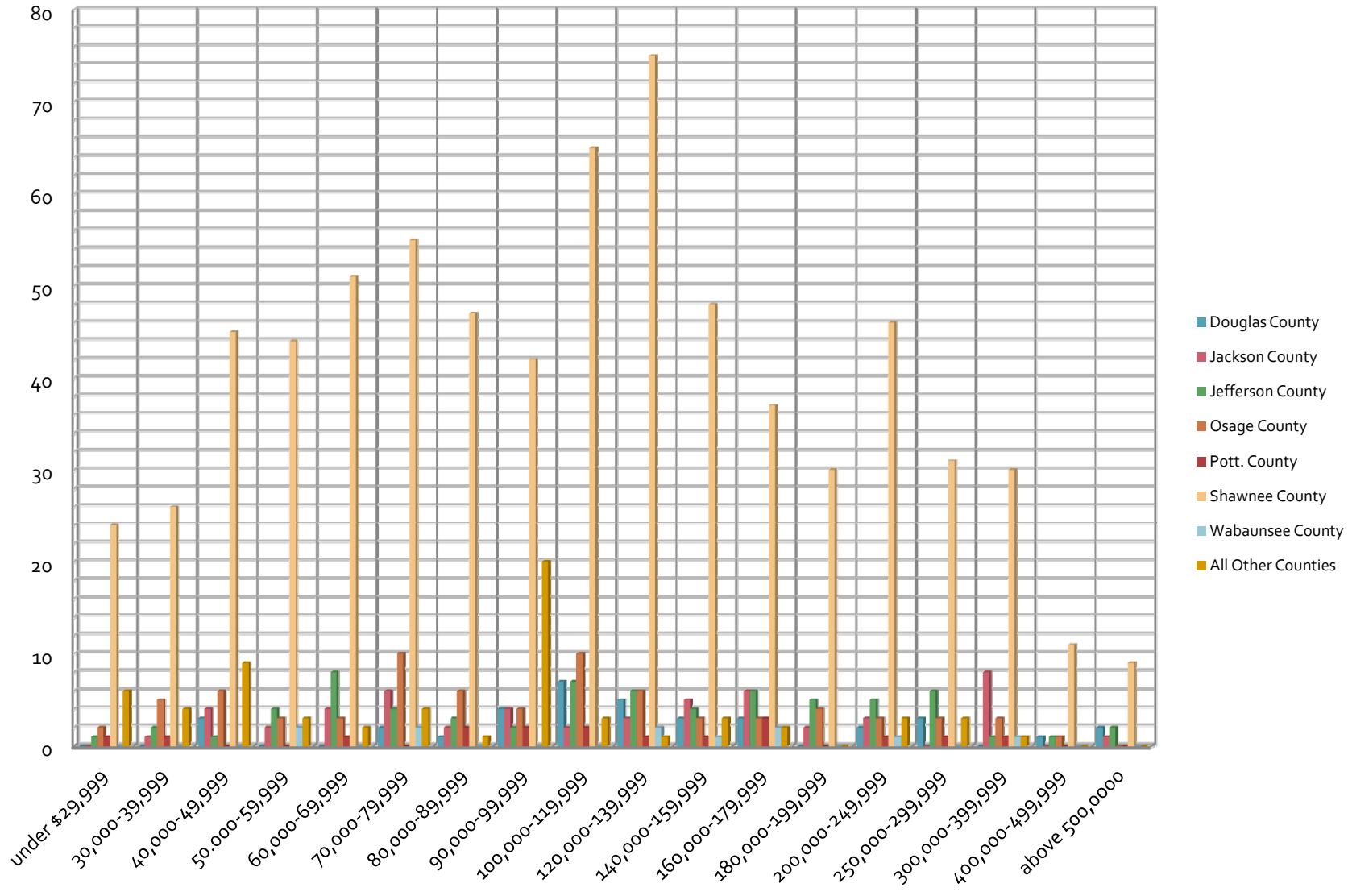


January 1, 2012
Active Listings by Area

Active Listings	Douglas County	Jackson County	Jefferson County	Osage County	Pott. County	Shawnee County	Wabaunsee County	Market Area Totals	All Other Counties	TOTAL ALL
under \$29,999	0	0	1	2	1	24	0	28	6	34
30,000-39,999	0	1	2	5	1	26	0	35	4	39
40,000-49,999	3	4	1	6	0	45	0	59	9	68
50,000-59,999	0	2	4	3	0	44	2	55	3	58
60,000-69,999	0	4	8	3	1	51	0	67	2	69
70,000-79,999	2	6	4	10	0	55	2	79	4	83
80,000-89,999	1	2	3	6	2	47	0	61	1	62
90,000-99,999	4	4	2	4	2	42	0	58	20	78
100,000-119,999	7	2	7	10	2	65	0	93	3	96
120,000-139,999	5	3	6	6	1	75	2	98	1	99
140,000-159,999	3	5	4	3	1	48	1	65	3	68
160,000-179,999	3	6	6	3	3	37	2	60	2	62
180,000-199,999	0	2	5	4	0	30	0	41	0	41
200,000-249,999	2	3	5	3	1	46	1	61	3	64
250,000-299,999	3	0	6	3	1	31	0	44	3	47
300,000-399,999	0	8	1	3	1	30	1	44	1	45
400,000-499,999	1	0	1	1	0	11	0	14	0	14
above 500,0000	2	1	2	0	0	9	0	14	0	14
Totals	36	53	68	75	17	716	11	976	65	1041

Use of this information for any advertisement or other form of public representation must clearly demonstrate the period of time over which such claims are based and must include the following notice: This representation is based in whole or in part on data supplied by the Topeka Area Association of REALTORS®, Inc. or Topeka Area MLS, Inc. Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy. Any market data maintained by the Association or its MLS necessarily does not include information on listings not published at the request of the seller, listing brokers who are not members of the Association or Participants in its MLS, unlisted properties, rental properties, etc.

Active Listings January 1, 2012



December 2011													2011	2010	2009	2008
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD	YTD	YTD	YTD
\$1 - \$29,999	13	13	24	27	19	24	18	25	27	19	19	24	252	202	163	175
\$30,000 - \$39,999	11	11	14	18	17	9	13	11	16	9	14	11	154	102	102	109
\$40,000 - \$49,999	6	9	14	12	12	20	9	11	8	15	9	11	136	119	101	125
\$50,000 - \$59,999	6	6	10	15	14	15	8	9	15	12	12	10	132	144	108	126
\$60,000 - \$69,999	5	4	16	14	22	15	14	14	13	17	8	13	155	132	175	185
\$70,000 - \$79,999	10	9	16	19	17	16	19	15	17	6	11	10	165	170	156	194
\$80,000 - \$89,999	7	13	10	12	16	14	18	17	9	7	7	12	142	170	213	206
\$90,000 - \$99,999	9	11	9	11	9	11	16	15	17	9	5	12	134	138	171	169
\$100,000 - \$119,999	10	21	16	27	24	26	26	24	20	24	16	30	264	263	274	292
\$120,000 - \$139,999	8	9	18	32	35	33	32	31	19	15	22	13	267	269	320	339
\$140,000 - \$159,999	10	8	13	17	16	9	34	22	15	20	17	13	194	233	230	250
\$160,000 - \$179,999	2	4	15	10	12	19	12	16	10	7	12	13	132	151	159	157
\$180,000 - \$199,999	4	8	13	9	16	12	12	16	8	8	8	8	122	115	101	106
\$200,000 - \$249,999	4	8	9	11	16	17	13	18	14	7	13	16	146	163	177	163
\$250,000 - \$299,999	4	5	10	11	12	13	11	12	6	5	8	5	102	85	77	82
\$300,000 - \$399,999	2	4	4	3	9	12	5	9	4	5	5	6	68	60	64	64
\$400,000 - 499,999	2	0	1	1	1	4	1	2	2	1	0	1	16	13	13	20
500,000 or more	0	1	1	0	2	3	0	0	3	0	1	0	11	9	13	7
TOTALS	113	144	213	249	269	272	261	267	223	186	187	208	2592	2538	2617	2769

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Existing Single Family Home Sales Report for 'December, 2011'

County/Area: N/A
 Board/Association: Topeka Area Association of REALTORS®
 State: KS
 Date Generated: December, 2011

"Market Area" includes Shawnee, Douglas, Jackson, Jefferson, Osage, Pottawatomie and Wabaunsee Counties

Price Category	Sold Single Family Units					Active Listings	Active Listings	Sales Pending	Sales Pending
	Number of Bedrooms				*Market Area	End of Month	*Market Area	End of Month	*Market Area
	2 or Less	3	4 or more	Total	Total	S/Fam	S/Fam	S/Fam	S/Fam
Under 29999	17	5	2	24	17	34	28	15	11
30000-39999	5	6	0	11	7	39	35	15	11
40000-49999	2	7	2	11	10	68	59	16	11
50000-59999	1	7	2	10	7	58	55	13	13
60000-69999	3	10	0	13	10	69	67	15	15
70000-79999	1	8	1	10	8	83	79	17	14
80000-89999	3	8	1	12	11	62	61	20	17
90000-99999	1	9	2	12	9	78	58	12	12
100000-119999	2	22	6	30	27	96	93	29	26
120000-139999	1	10	2	13	12	99	98	24	19
140000-159999	0	5	8	13	13	68	65	20	20
160000-179999	0	10	3	13	13	62	60	19	17
180000-199999	0	3	5	8	7	41	41	12	11
200000-249999	0	7	9	16	14	64	61	11	11
250000-299999	0	3	2	5	5	47	44	7	7
300000-399999	0	2	4	6	6	45	44	5	5
400000-499999	0	0	1	1	1	14	14	0	0
500000-549999	0	0	0	0	0	2	2	1	1
550000-749999	0	0	0	0	0	10	10	0	0
750000-999999	0	0	0	0	0	2	2	0	0
1000000-1249999	0	0	0	0	0	0	0	0	0
1250000-1499999	0	0	0	0	0	0	0	0	0
1500000-1999999	0	0	0	0	0	0	0	0	0
2000000-2999999	0	0	0	0	0	0	0	0	0
3000000 and over	0	0	0	0	0	0	0	0	0
Total:	36	122	50	208	177	1041	976	251	221
Average Price:	45,113	111,024	173,217	114,566	121,749	137,830	140,513	116,947	121,915

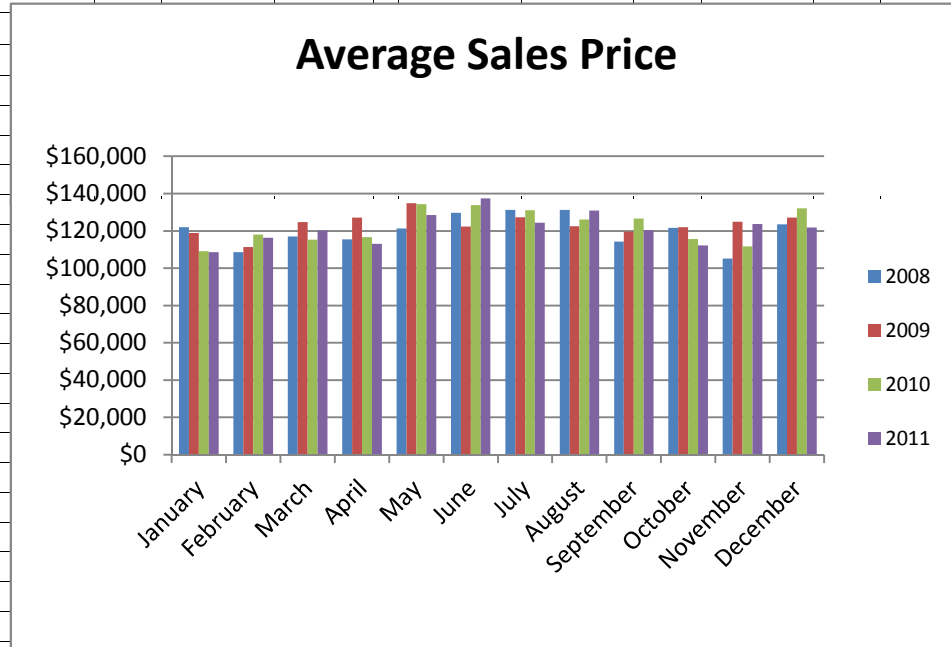
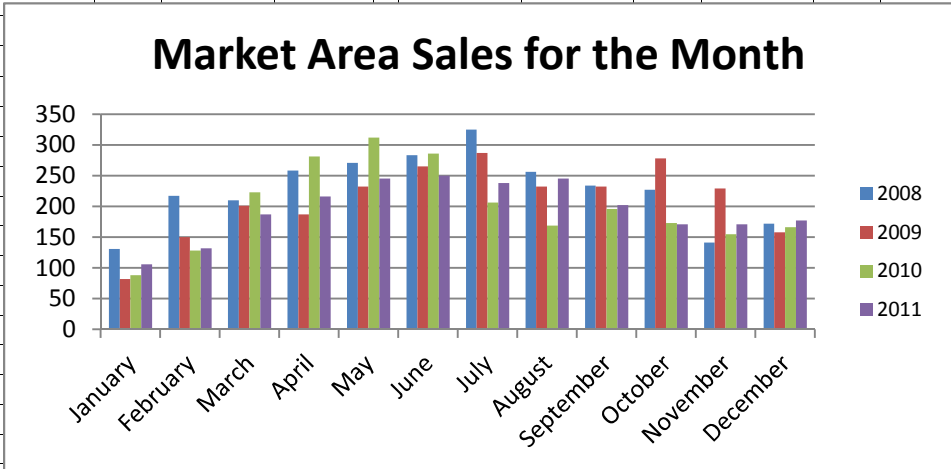
Time On Market Of Units Sold	
Days On Market	All Units
0 - 30	12
31 - 60	41
61 - 90	40
91 - 120	29
120+	81

Type Of Financing Of Units Sold	
Type of Financing	All Units
CONV	76
CASH	65
FHA	43
VA	14
OTH	2
CFD	3
ASSUM	0

Market Area Sales

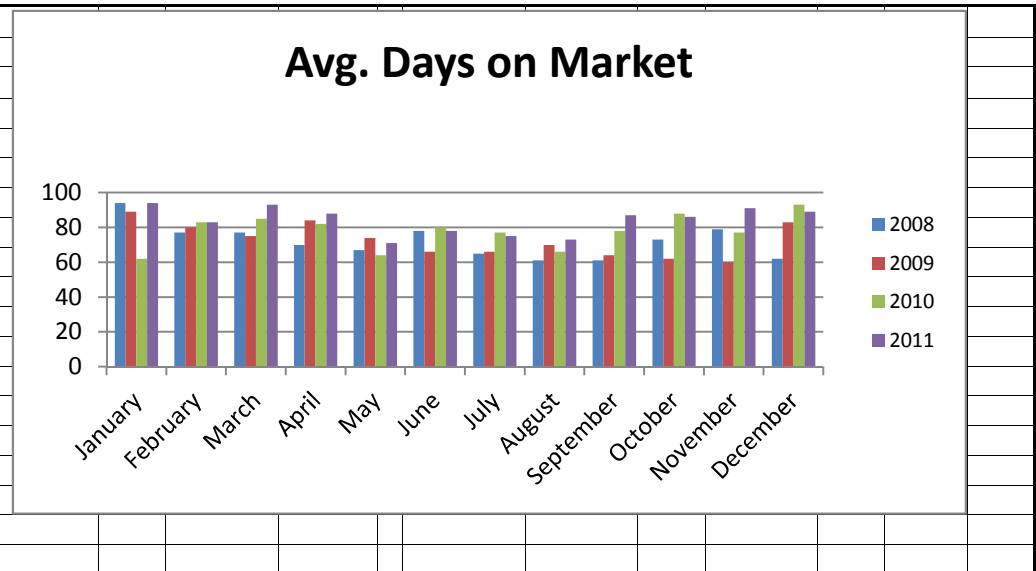
# of Total Sales - Market Area for the month of December				
Month	2008	2009	2010	2011
January	131	82	88	106
February	217	150	128	132
March	210	201	223	187
April	258	187	281	216
May	271	232	312	245
June	283	265	286	250
July	325	287	206	238
August	256	232	169	245
September	234	232	196	202
October	227	278	173	171
November	141	229	155	171
December	172	158	166	177

Average Sales Price for the month of December					Current Yr
Month	2008	2009	2010	2011	List to Sell
					Ratio
January	\$121,920	\$118,860	\$109,051	\$108,520	96%
February	\$108,659	\$111,413	\$117,996	\$116,361	94%
March	\$117,081	\$124,755	\$115,329	\$120,319	97%
April	\$115,376	\$127,071	\$116,691	\$112,974	96%
May	\$121,371	\$134,827	\$134,315	\$128,504	96%
June	\$129,674	\$122,390	\$133,767	\$137,374	96%
July	\$131,182	\$127,247	\$131,099	\$124,308	97%
August	\$131,257	\$122,555	\$126,018	\$130,879	96%
September	\$114,302	\$119,625	\$126,524	\$120,424	95%
October	\$121,633	\$121,904	\$115,589	\$112,182	96%
November	\$105,234	\$124,946	\$111,613	\$123,633	95%
December	\$123,497	\$127,113	\$132,148	\$121,748	96%

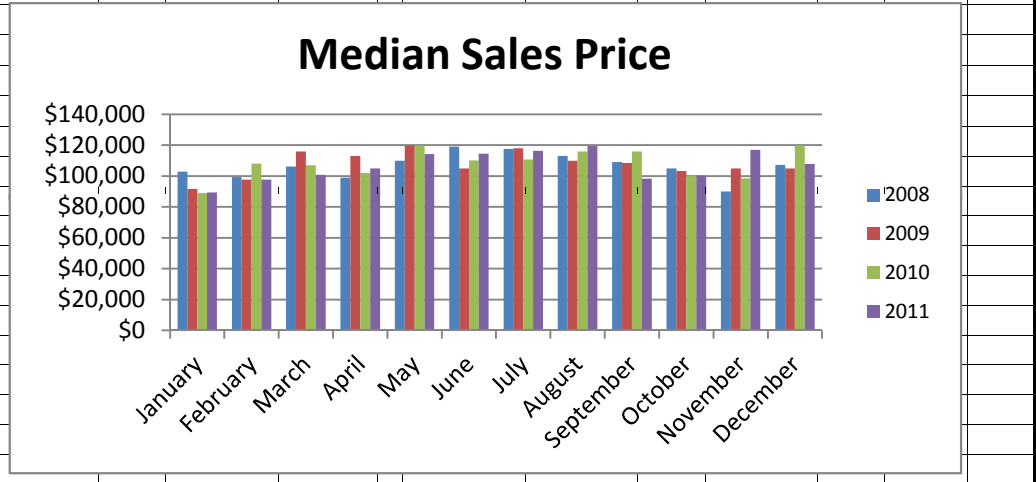


Market Area Sales

<u>Average Days on Market Month of December</u>				
<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	94	89	62	94
February	77	80	83	83
March	77	75	85	93
April	70	84	82	88
May	67	74	64	71
June	78	66	80	78
July	65	66	77	75
August	61	70	66	73
September	61	64	78	87
October	73	62	88	86
November	79	60	77	91
December	62	83	93	89



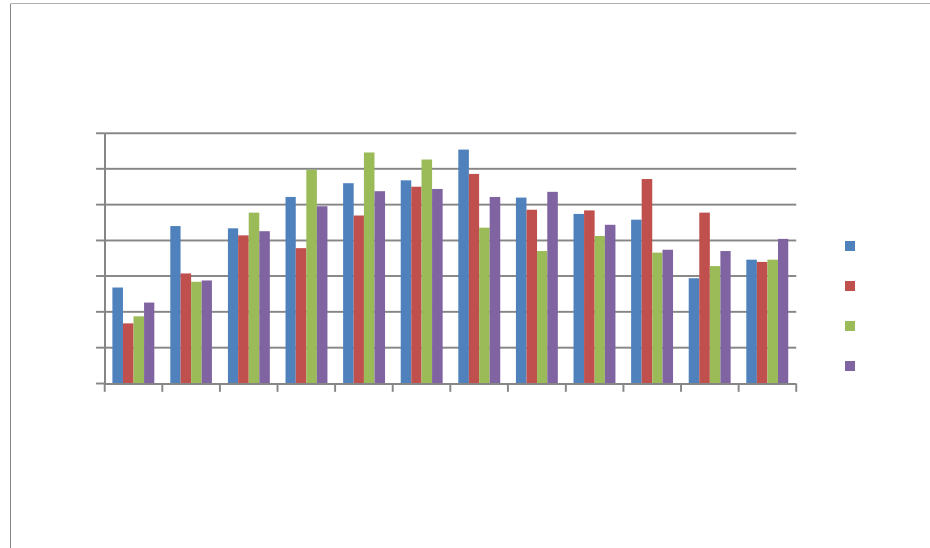
<u>Median Sales Price for the month of December</u>				
<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	\$102,900	\$91,625	\$89,000	\$89,450
February	\$99,400	\$97,750	\$108,000	\$97,750
March	\$106,250	\$116,000	\$107,000	\$100,800
April	\$99,000	\$113,000	\$102,000	\$105,000
May	\$109,900	\$119,700	\$119,950	\$114,300
June	\$119,000	\$105,000	\$110,000	\$114,500
July	\$117,500	\$118,000	\$110,625	\$116,350
August	\$113,000	\$109,950	\$116,000	\$119,500
September	\$109,000	\$108,500	\$116,000	\$98,250
October	\$105,000	\$103,250	\$100,000	\$100,360
November	\$89,900	\$104,900	\$98,500	\$117,000
December	\$107,250	\$105,000	\$119,950	\$107,900



All Residential Sales

of Total Sales - MLS Wide for the month of December

<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	134	84	94	113
February	220	154	142	144
March	217	207	239	213
April	261	189	299	248
May	280	235	323	269
June	284	275	313	272
July	327	293	218	261
August	260	243	185	268
September	237	242	206	222
October	229	286	183	187
November	147	239	164	185
December	173	170	173	202

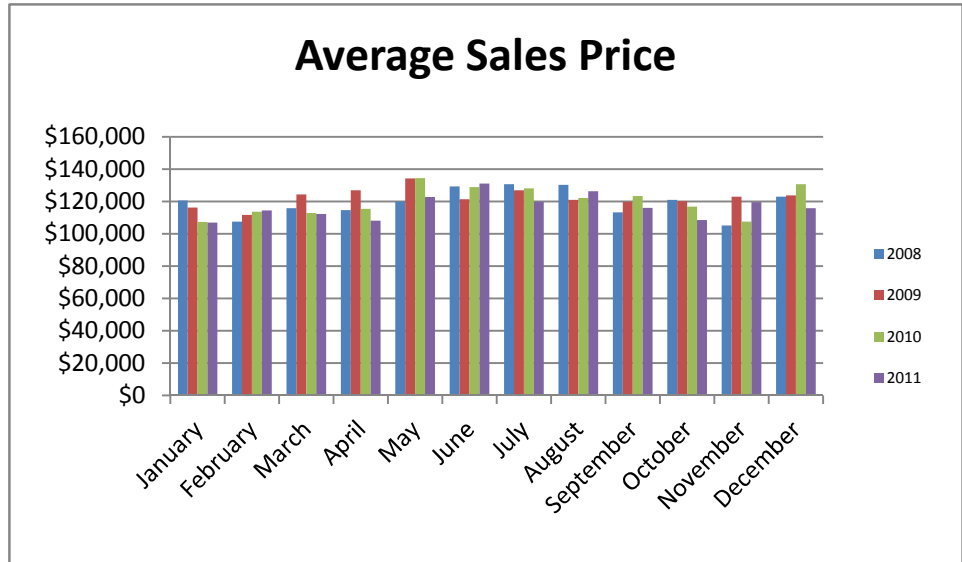


Average Sales Price for the month of December

<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	\$120,500	\$116,256	\$107,388	\$106,959
February	\$107,517	\$111,705	\$113,662	\$114,474
March	\$115,922	\$124,323	\$112,816	\$112,280
April	\$114,564	\$126,850	\$115,538	\$108,070
May	\$119,910	\$134,341	\$134,408	\$122,830
June	\$129,345	\$121,324	\$128,890	\$131,104
July	\$130,597	\$126,965	\$128,113	\$119,719
August	\$130,206	\$120,913	\$122,088	\$126,278
September	\$113,311	\$119,833	\$123,448	\$116,013
October	\$121,051	\$120,195	\$116,752	\$108,442
November	\$105,187	\$122,952	\$107,450	\$119,584
December	\$122,977	\$123,726	\$130,744	\$115,778
YTD AVG	\$120,274	\$123,037	\$121,725	\$116,024

Current Yr List to Sell Ratio

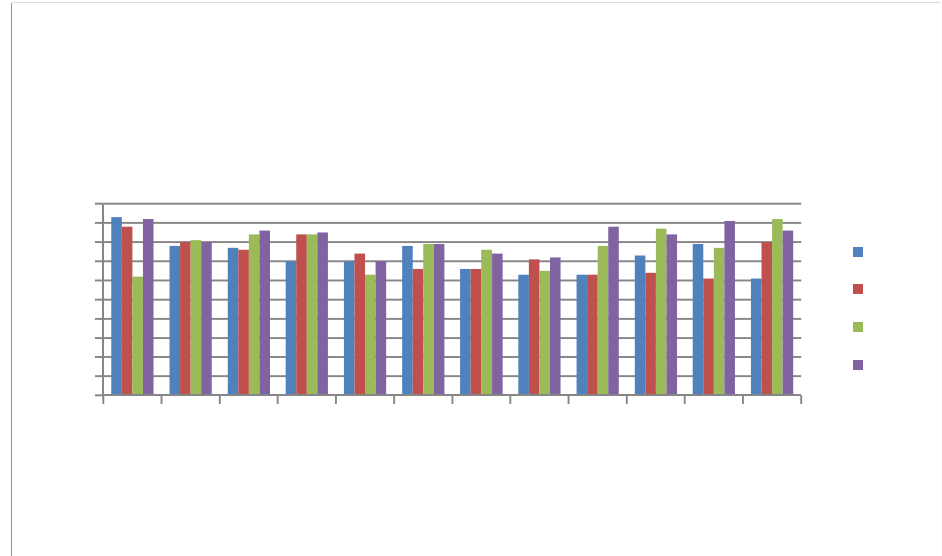
January					96%
February					95%
March					97%
April					96%
May					96%
June					96%
July					97%
August					96%
September					95%
October					96%
November					95%
December					96%
YTD AVG					



All Residential Sales

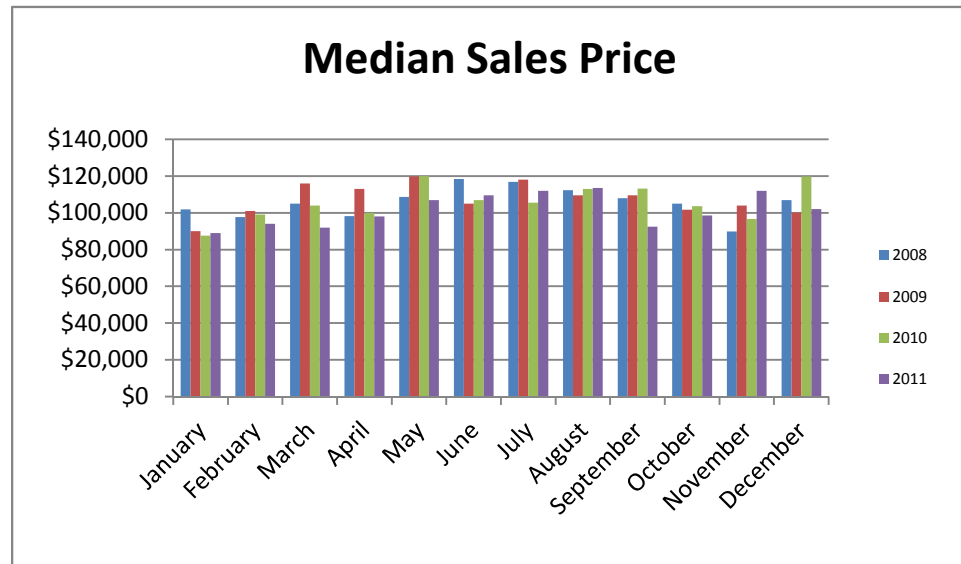
Average Days on Market Month of December

<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	93	88	62	92
February	78	80	81	80
March	77	76	84	86
April	70	84	84	85
May	70	74	63	70
June	78	66	79	79
July	66	66	76	74
August	63	71	65	72
September	63	63	78	88
October	73	64	87	84
November	79	61	77	91
December	61	80	92	86



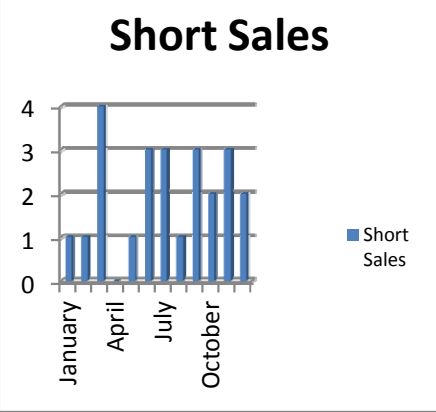
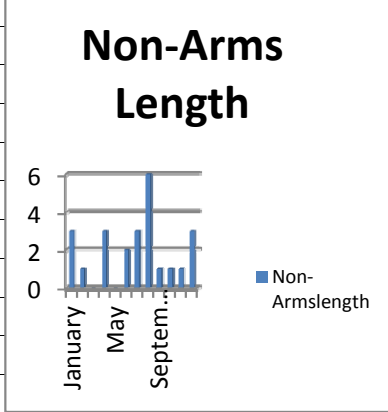
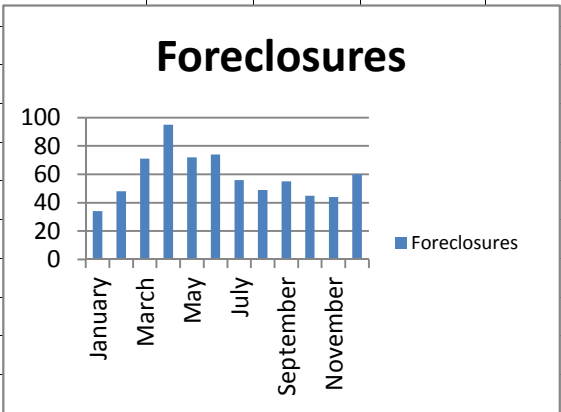
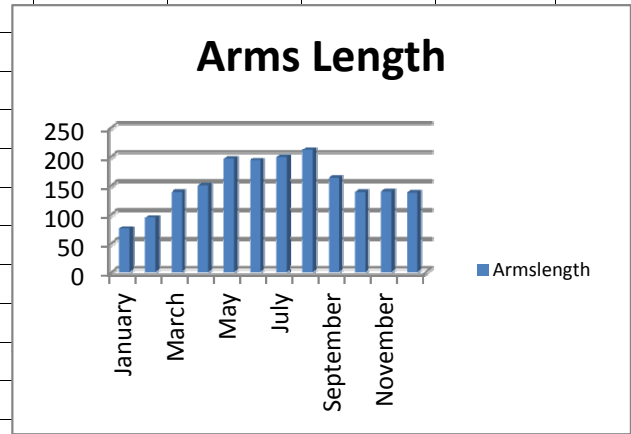
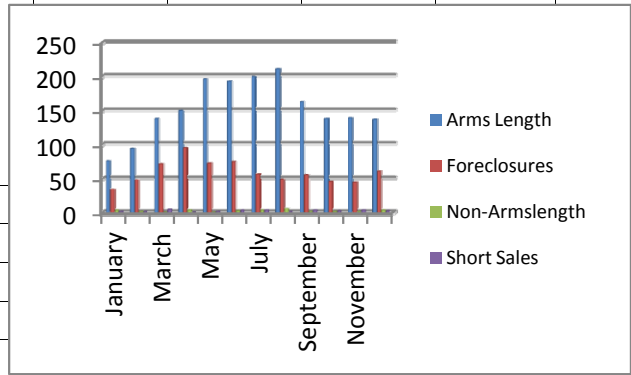
Median Sales Price for the month of December

<u>Month</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
January	\$101,900	\$90,000	\$87,626	\$89,000
February	\$97,668	\$101,000	\$99,150	\$94,000
March	\$105,000	\$116,000	\$104,000	\$92,000
April	\$98,250	\$113,000	\$99,900	\$98,000
May	\$108,750	\$119,900	\$119,950	\$107,000
June	\$118,500	\$105,000	\$107,000	\$109,500
July	\$116,900	\$118,000	\$105,450	\$112,000
August	\$112,250	\$109,500	\$113,000	\$113,500
September	\$108,000	\$109,500	\$113,250	\$92,548
October	\$105,000	\$101,650	\$103,700	\$98,500
November	\$89,900	\$104,000	\$96,625	\$112,000
December	\$107,000	\$100,200	\$119,900	\$102,100
YTD	\$107,000	\$109,000	\$108,000	\$99,393



2011 Distressed Sales - All MLS

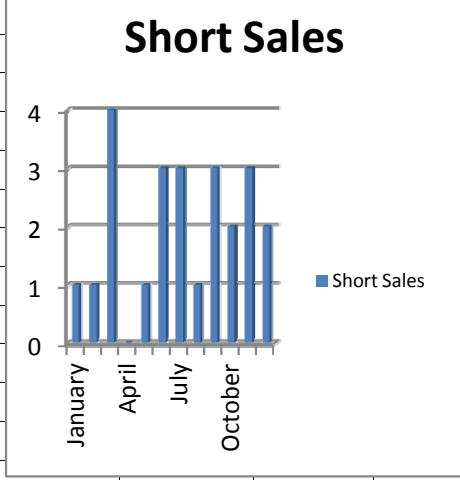
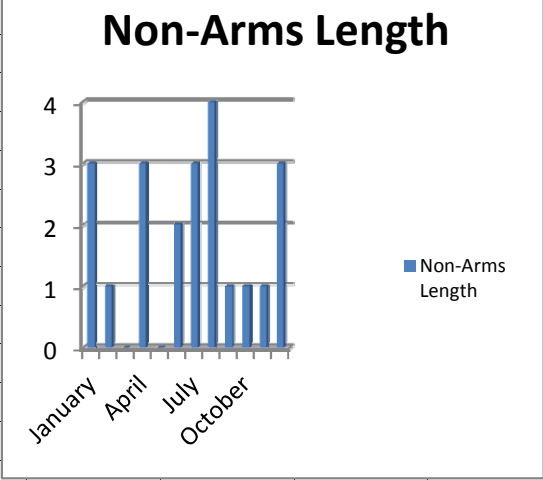
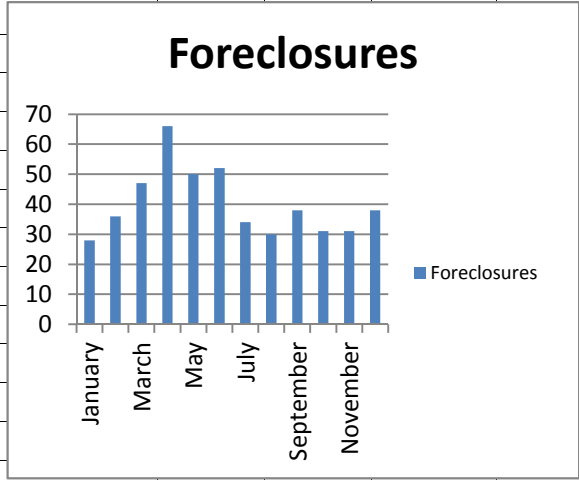
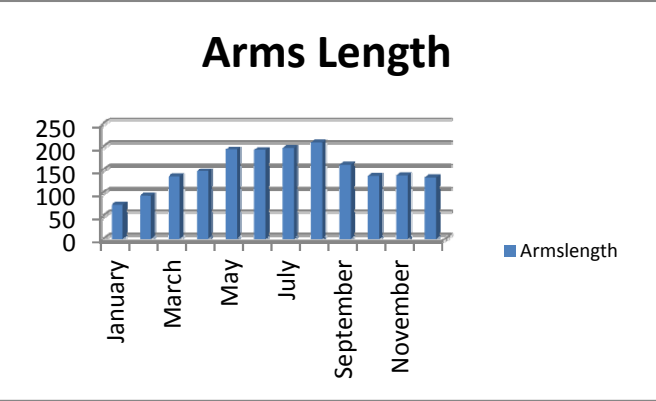
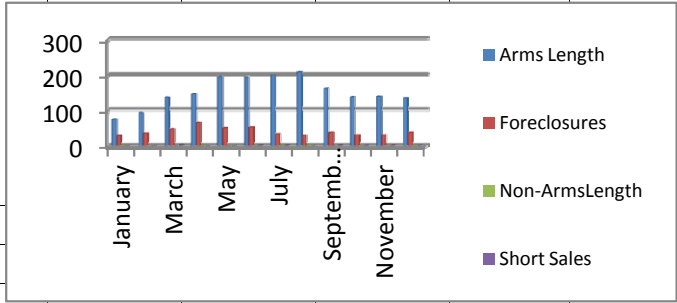
	Arms Length	Foreclosures	Non-Armslength	Short Sales		Distressed Sales Totals	Distressed as % of Total Sales
January	75	34	3	1	=	38	34%
February	94	48	1	1	=	50	35%
March	138	71	0	4	=	75	35%
April	150	95	3	0	=	98	40%
May	196	72	0	1	=	73	27%
June	193	74	2	3	=	79	29%
July	199	56	3	3	=	62	24%
August	211	49	6	1	=	56	21%
September	163	55	1	3	=	59	27%
October	138	45	1	2	=	48	26%
November	139	44	1	3	=	48	26%
December	137	60	3	2	=	65	32%
YTD Totals	1833	703	24	24	=	751	



2011 Market Area Distressed Sales

Market Area includes: Shawnee, Douglas, Jackson, Jefferson, Osage, Pottawatomie and Wabaunsee Counties

	Arms Length	Foreclosures	Non-Armslength	Short Sales		Distressed Sales Totals	Distressed as % of Total Sales
January	74	28	3	1	=	32	0.30
February	94	36	1	1	=	38	0.29
March	136	47	0	4	=	51	0.27
April	147	66	3	0	=	69	0.32
May	194	50	0	1	=	51	0.21
June	193	52	2	3	=	57	0.23
July	198	34	3	3	=	40	0.17
August	209	30	4	1	=	35	0.14
September	161	38	1	3	=	42	0.21
October	137	31	1	2	=	34	0.20
November	138	31	1	3	=	35	0.20
December	134	38	3	2	=	43	0.24
YTD Totals	1815	481	22	24	=	527	



RESIDENTIAL MLS Listings Input for Comparison Purposes

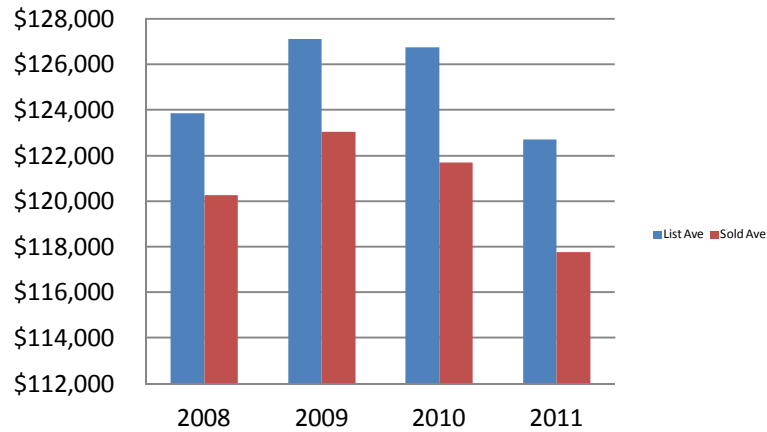
	2008		2009		Monthly % of/over last year	YTD % of/over last Year		
Month	Listings input	YTD	Listings input	YTD				
January	406	406	342	342	-15.8%	-15.8%		
February	373	779	330	672	-11.5%	-13.7%		
March	420	1199	373	1045	-11.2%	-12.8%		
April	486	1685	433	1478	-10.9%	-12.3%		
May	518	2203	421	1899	-18.7%	-13.8%		
June	437	2640	462	2361	5.7%	-10.6%		
July	487	3127	414	2775	-15.0%	-11.3%		
August	472	3599	484	3259	2.5%	-9.4%		
September	437	4036	450	3709	3.0%	-8.1%		
October	373	4409	403	4112	8.0%	-6.7%		
November	252	4661	327	4439	29.8%	-4.8%		
December	217	4878	236	4675	8.8%	-4.2%		
Totals	4878		4675					
	2010		Monthly % of/over last	YTD % of/over last	2011		Monthly % of/over last	YTD % of/over
Month	Listings input	YTD			Listings input	YTD		
January	352	352	3%	3%	366	366	4%	4%
February	351	703	6%	5%	324	690	-8%	-2%
March	567	1270	52%	22%	480	1170	-15%	-8%
April	590	1860	36%	26%	488	1658	-17%	-11%
May	352	2212	-16%	16%	444	2102	26%	-5%
June	434	2646	-6%	12%	472	2574	9%	-3%
July	479	3125	16%	13%	420	2994	-12%	-4%
August	468	3593	-3%	10%	415	3409	-11%	-5%
September	366	3959	-19%	7%	352	3761	-4%	-5%
October	365	4324	-9%	5%	284	4045	-22%	-6%
November	271	4595	-17%	4%	242	4287	-11%	-7%
December	282	4877	19%	4%	202	4489	-28%	-8%
Totals	4877				4489			

Note: This data is taken from the Topeka Area Homes MLS system and represents ONLY Residential property Class.

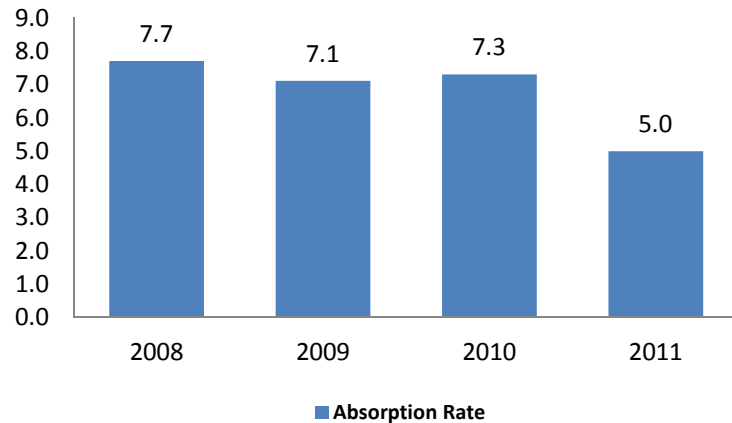
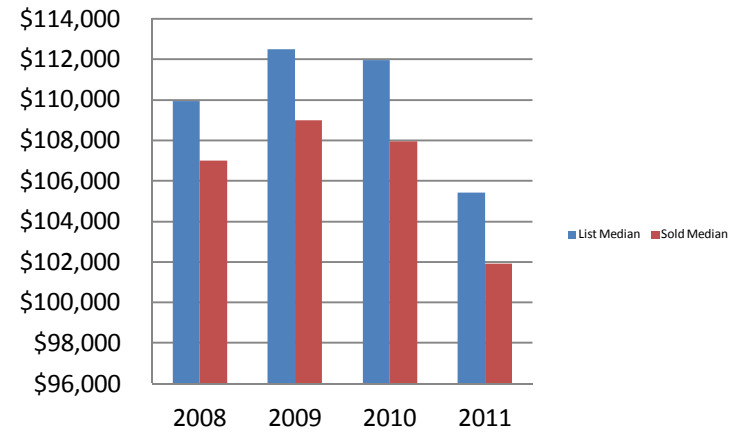
Cumulative Year to Date
List vs Sold Comparisons January-December

Period	List Ave	List Median	Sold Ave	Sold Median	Sold Units	Active Units	December Sold	Absorption	
								Rate	DOM
2008	\$123,852	\$109,950	\$120,273	\$107,000	2769	1339	173	7.7	71
2009	\$127,128	\$112,500	\$123,037	\$109,000	2617	1208	170	7.1	70
2010	\$126,751	\$111,950	\$121,694	\$107,950	2540	1259	174	7.3	77
2011	\$122,711	\$105,409	\$117,773	\$101,925	2592	1041	208	5.0	81

Average List /Sold



Median List/Sold



Days On Market

