

THE MCCURDY REPORT

IN THIS ISSUE



FULL
SERVICE



QUARTERLY
MARKET
STATISTICS



NEWS AND
ANNOUNCEMENTS



UPCOMING
AUCTIONS



Q1 NEWSLETTER • ISSUE NINE • 2024

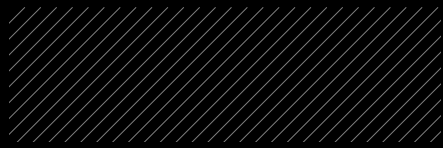
FEATURED ARTICLE

Experience Full Service

▶ PAGE 4



THE MCCURDY REPORT



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Happy to Serve.

As we enter the peak of the spring season, I'm excited to share some important updates and insights with you in this edition of our newsletter. First and foremost, I want to express my sincere gratitude to our incredible team members who volunteer their time and skills to support local charities through various benefit auctions. We assisted with seven benefit auctions last quarter and are proud to play a small part in helping these organizations provide for our community.

As highlighted in this issue's featured article, we want to remind you of our wide range of custom, full-service solutions from real estate to business liquidations and traditional listings.



Braden McCurdy
Chief Executive Officer,
Broker & Auctioneer

No matter your needs, our team provides a seamless, transparent experience, ensuring that you can navigate the complexities of real estate transactions with confidence and ease. This issue also provides a comprehensive local market update, equipping you with valuable insights to make informed decisions.

As always, please reach out if you have any questions or are interested in a more transparent buying and selling process.

Happy Spring!

We're built for the road ahead.

Commerce Bank
Member FDIC

Challenge Accepted.

316.261.4955

EXPERIENCE FULL SERVICE



Our services, and team, are continually growing and expanding, but the fundamentals of connecting buyers and sellers are still the same. We are proud to offer our clients an all-inclusive experience by providing customized solutions that deliver results and bring the most value for your real estate and other assets.



OUR SERVICES

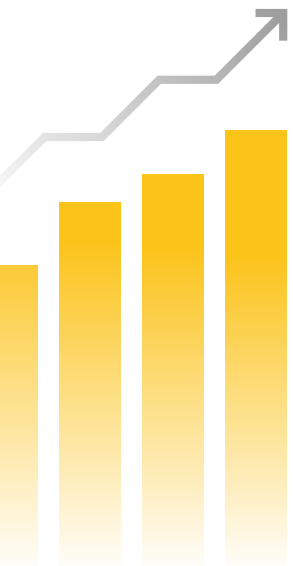
- Residential
- Premier
- Commercial
- Farm & Ranch
- Personal Property
- Benefit Auctions

- Senior Estates
- Business Liquidations
- Investment Properties
- Leasing
- Estimates & Valuations
- Realtor® Co-OP



▶ PUT THE POWER
OF AUCTION TO
WORK FOR YOU





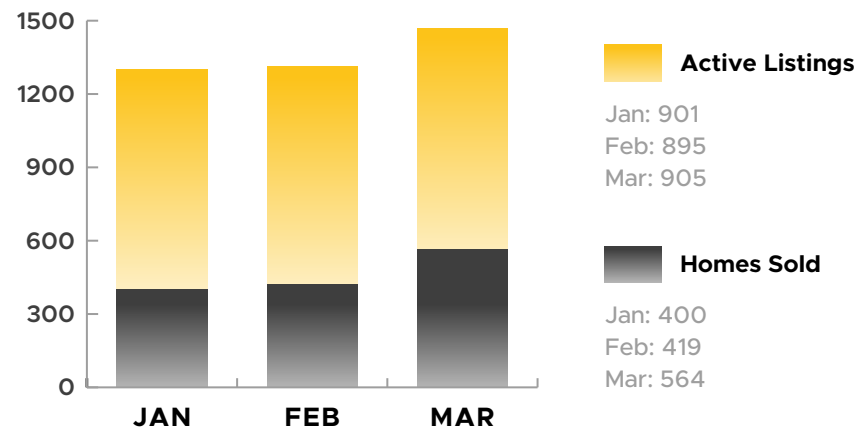
A Strengthening Market

Our Sedgwick County market demonstrated remarkable strength in the opening months of 2024, propelled by resilient buyer demand that persisted even with higher borrowing costs. Over the first quarter, average home sales prices climbed steadily while properties sold faster and faster. The dynamic local real estate scene showcased buyers' tenacity to overcome challenges and secure their dream homes during this opening quarter of the year.

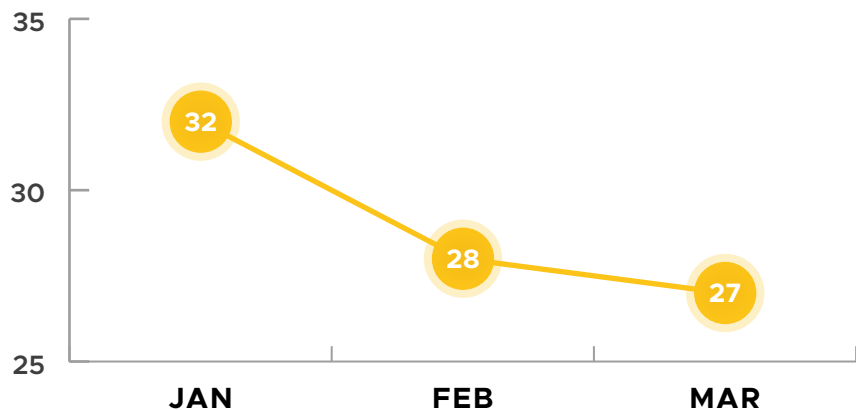
***Average 30 Year Mortgage Rate: 6.82%**

*FREDDIE MAC

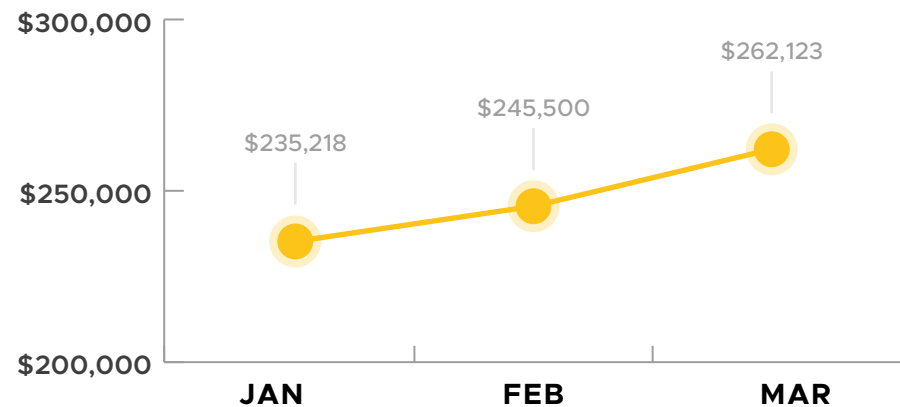
ACTIVE LISTINGS & SOLD HOMES



AVERAGE DAYS ON MARKET



AVERAGE SALES PRICE



SOLD HIGHLIGHTS

TOTAL Q1 AUCTIONS

98

REAL ESTATE

86

PERSONAL PROPERTY


5

BENEFIT

7



FARM & RANCH
NO MIN, NO RES



Tillable Acreage

159± Acres

26 Registered Bidders

159± ACRES IN KINGMAN CO.

TOTAL SOLD PRICE ▶ **\$327,937**

RESIDENTIAL



Multi-Family February Multi-Property

12 Units

9,936 Sq Ft

1646, 1650, 1658 S FERN – WICHITA

TOTAL SOLD PRICE ▶ **\$643,500**

PREMIER



3 Bed, 3.5 Bath

3,055 Sq Ft on 18.97± Acres


18 Registered Bidders

*PENDING

7620 E 93RD ST, VALLEY CENTER

TOTAL SOLD PRICE ▶ **\$660,000***

COMMERCIAL



Turn-Key Business

12,163 Sq Ft

25 Registered Bidders

*PENDING

SPRING CLEAN LAUNDROMAT

TOTAL SOLD PRICE ▶ **\$1,765,500***



SPRING HAS SPRUNG



The first day of spring is a great time to start fresh and get a head start on home maintenance! On the following page are 14 tasks to help you make the most of the season.

SPRING CHECKLIST

- Clean out your gutters
- Inspect the roof & chimney
- Trim trees and shrubs
- Rake leaves and pick up sticks/branches
- Seed your lawn & fertilize flower beds
- Inspect outdoor sprinkler heads and hoses for leaks
- Clean windows
- Change air filters
- Switch ceiling fan rotation
- Clean out dryer vents
- Flip mattresses
- Check the attic for leaks
- Test smoke alarms
- Deep clean kitchen appliances





RESIDENTIAL

5 Bed, 3 Bath
2,916 Sq Ft
3-Car Garage
Fully-Finished
Walkout/Viewout
Basement

WICHITA, KS

2333 N. BURNING TREE ST.

Online Bidding Ends
5/2 at 2:20 PM



FARM & RANCH

Zoned Rural
Residential
Creek & Pond
4± Miles to
Colwich

COLWICH, KS

20± ACRES AT K96 &
183RD ST. W.

Online Bidding Ends
5/2 at 2:00 PM

MULTI PROPERTY

LIVE STREAM AUCTION EVENT

MAY 9TH · 5:30 PM | ALL PROPERTIES OPEN
MAY 5TH 1:00 - 5:00 PM



FARM & RANCH

Zoned General
Agriculture
Productive
Farmland w/
Accessibility
Paved Frontage



DOUGLASS, KS

155± ACRES IN BUTLER CO

Online Bidding Ends
5/9 at 2:10 PM

NEWS & ANNOUNCEMENTS

Stay up to date with our news and upcoming auctions on our social media!

 **FACEBOOK @MCCURDYREA**
 **INSTAGRAM @MCCURDYRE**

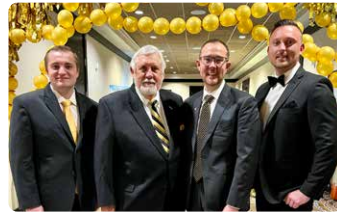
Benefit Auctions



Barton School of Business

As WSU alumni, our team was honored to play a small part in helping raise over \$806,000 to support student experience and success initiatives!

- Forum Theatre Wichita
- AGC (Associated General Contractors)
- The Independent School
- Wichita Family Crisis Center
- Wichita First Church of the Nazarene - Area51
- LLC - Student Visionaries of the year
- Sunrise Christian Academy



Land Star 2023 Midwest Top Producer

McCurdy was recognized as a 2023 Top Producer in the Midwest by the Land Star Awards program. They benchmark against sales volume and transactions across our region. We are honored to be named a Top Producer!



2023 CoStar PowerBroker Award

In South Central Kansas, Braden McCurdy has been recognized as one of the most active local dealmakers with the prestigious industry award. He has built relationships from brokers to lenders to attorneys and accountants, to create custom solutions for transactions. Congratulations Braden!

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CONTACT ME FOR A FREE CONSULTATION!

FIRST QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$1,633,500	Residential	300 N. Crestway Ave.	Wichita	Auction
\$776,490	Residential	38937 Sassafrass Rd	Belvue	Auction
\$643,500	Multifamily	1646, 1650, & 1658 S. Fern Ave. - 12 Units	Wichita	Auction
\$577,500	Land	7.10 +/- Acres On Womer St.	Wichita	Auction
\$566,500	Residential	7200 E. Mill Stream Rd.	Kechi	Auction
\$533,500	Residential	1620 Road SS	Sublette	Auction
\$528,000	Residential	7002 W. Garden Ridge Ct.	Wichita	Auction
\$462,000	Land	28.63 Acres On Santa Fe Lake Rd	Towanda	Auction
\$429,000	Residential	3141 N. Pine Grove Cir.	Wichita	Traditional
\$424,900	Residential	469 N. Westfield Ave	Wichita	Traditional
\$374,000	Residential	801 N. Buffum Ave. & 1312 W. Murdock Ave.	Wichita	Auction
\$308,000	Residential	2326 N. Stoneybrook St.	Wichita	Auction
\$305,250	Land	6.26 +/- Acres On S. 135th St W.	Wichita	Auction
\$297,500	Residential	6402 N. Upchurch Ave	Park City	Traditional
\$275,000	Multifamily	108 & 110 E. 5th St. - 7 Units	Hutchinson	Traditional
\$258,500	Residential	3020 W. Benjamin Dr.	Wichita	Auction
\$247,000	Residential	161 S. Westview Rd.	Andover	Traditional
\$238,700	Residential	3202 W. 17th St. N.	Wichita	Auction
\$236,500	Residential	153 N. Parkwood Ln.	Wichita	Auction
\$231,000	Commercial	1650 N. Fairview Ave. - 14,221 SF, TF-3	Wichita	Auction
\$225,500	Residential	838 N. Broadview Ave.	Wichita	Auction
\$225,500	Residential	14710 E. Twinlake Dr.	Wichita	Auction
\$220,000	Multifamily	3137 & 3139 S. Bunker Hill Dr. - 2 Units	Wichita	Auction
\$217,250	Residential	124 N. Tarabury Ln	Wichita	Auction
\$211,200	Residential	6609 E. Abbotsford Pl.	Wichita	Auction
\$206,250	Residential	3602 W. 19th St N.	Wichita	Auction
\$195,250	Residential	1836 N. 4th	Neodesha	Auction
\$177,100	Residential	732 N. Tristan Dr.	Mulvane	Auction
\$170,500	Residential	1926 N. Gordon Ave.	Wichita	Auction
\$170,500	Residential	622 S. Kokomo Ave.	Derby	Auction
\$160,600	Residential	1816 W. 13th St. N.	Wichita	Auction
\$155,100	Residential	901 N. Main	Goddard	Auction
\$154,000	Residential	5635 N. Seneca St.	Wichita	Auction
\$150,000	Commercial	4459 W. Saint Louis Ave. - 2,172 SF, SF-5	Wichita	Traditional
\$148,500	Residential	3920 W. 19th St. N.	Wichita	Auction

FIRST QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$143,000	Residential	508 N. Meeds Dr.	Valley Center	Auction
\$137,500	Residential	1216 W. Marlboro St.	Wichita	Auction
\$135,000	Land	Lot 2 & 3 KWH 4 Addition	Clearwater	Traditional
\$134,750	Residential	4536 S. Charles Ave	Wichita	Auction
\$133,100	Residential	2602 W. Crawford Ave.	Wichita	Auction
\$132,000	Residential	136 N. Green St.	Wichita	Auction
\$132,000	Residential	8419 E. Harry St. #602	Wichita	Auction
\$129,250	Residential	3215 S. Edwards Ave.	Wichita	Auction
\$126,500	Residential	125 W. Grover Ave.	Haysville	Auction
\$115,500	Residential	1122 W. 29th St S.	Wichita	Auction
\$115,500	Residential	701 N. Doris St.	Wichita	Auction
\$112,200	Residential	748 S. Beverly Dr.	Wichita	Auction
\$110,000	Residential	2827 S. Larkin Dr.	Wichita	Auction
\$102,300	Residential	309 E. Spencer Dr.	Haysville	Auction
\$102,300	Residential	422 W. 7th St.	Haysville	Auction
\$101,200	Residential	804 S. Dellrose Ave.	Wichita	Auction
\$99,000	Residential	832 S. Edgemoor Dr.	Wichita	Auction
\$99,000	Residential	416 W. Spring Dr.	Haysville	Auction
\$96,800	Residential	1847 S. Everett St	Wichita	Auction
\$96,250	Residential	440 W. 7th St.	Haysville	Auction
\$96,250	Residential	434 W. 7th St.	Haysville	Auction
\$96,250	Residential	322 S. German Ave.	Haysville	Auction
\$91,300	Residential	2575 S. Washington Ave	Wichita	Auction
\$89,000	Land	3.02 +/- Acres on W. 81st St. N. & N. Hoover	Valley Center	Traditional
\$88,000	Residential	1941 S. Greenwood Ave.	Wichita	Auction
\$88,000	Residential	650 N. Parkwood Ln.	Wichita	Auction
\$85,000	Land	4.72 +/- Acres On W. Birdseye St	Clearwater	Traditional
\$83,600	Residential	1942 S. Emporia Ave	Wichita	Auction
\$81,400	Residential	737 S. Woodlawn Blvd	Wichita	Auction
\$78,100	Residential	5722 E. Grand Ave.	Wichita	Auction
\$73,700	Residential	2101 S. Water St.	Wichita	Auction
\$68,750	Residential	2720 W. University Ave	Wichita	Auction
\$68,200	Residential	251 N. Spruce St	Wichita	Auction
\$67,100	Residential	1028 W. Dayton Ave	Wichita	Auction
\$66,550	Residential	5802 E. Harry St	Wichita	Auction

*TRADITIONAL LISTINGS SHOW THE LISTING PRICE NOT SALES PRICE

FIRST QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$63,800	Residential	2018 N. Volutsia Ave.	Wichita	Auction
\$63,800	Residential	2018 N. Volutsia Ave.	Wichita	Traditional
\$61,600	Multifamily	1833 S. Broadway Ave. - 3 Units	Wichita	Auction
\$60,500	Residential	3837 S. Sabin St.	Wichita	Auction
\$60,000	Land	Lot 2 Kwh3 Addition	Valley Center	Traditional
\$57,750	Residential	2100 S. Terrace Dr.	Wichita	Auction
\$55,000	Residential	1949 N. Minneapolis Ave.	Wichita	Auction
\$52,250	Residential	2438 N Minnesota Ave.	Wichita	Auction
\$52,250	Residential	1950 N. Minneapolis Ave.	Wichita	Auction
\$50,600	Residential	1809 E. 23rd. St. N.	Wichita	Auction
\$46,750	Residential	1850 N. Hydraulic Ave.	Wichita	Auction
\$46,750	Residential	1828 N. Grove Ave.	Wichita	Auction
\$46,200	Residential	2514 S. Lulu Ave.	Wichita	Auction
\$45,100	Residential	1903 S. Mosley Ave	Wichita	Auction
\$42,500	Residential	930 W. Ash Ave	El Dorado	Traditional
\$40,700	Residential	1325 S. Palisade St.	Wichita	Auction
\$39,600	Residential	1947 S. Main St.	Wichita	Auction
\$39,600	Multifamily	517 S. Elizabeth Ave - 3 Units	Wichita	Auction
\$36,850	Residential	1339 S. Waco Ave.	Wichita	Auction
\$34,100	Residential	514 N. Ash St.	Wichita	Auction
\$31,900	Residential	4229 E. Whitney Ln	Wichita	Auction
\$31,900	Residential	4243 E. Whitney Ln	Wichita	Auction
\$31,900	Residential	116 N. G St.	Wellington	Auction
\$29,150	Residential	1341 N. Chautauqua Ave.	Wichita	Auction
\$28,600	Residential	1223 N. Poplar Ave.	Wichita	Auction
\$26,400	Residential	1138 W. McCormick Ave.	Wichita	Auction
\$17,600	Land	225 E. 1st Ave.	Hutchinson	Auction
\$15,500	Residential	1315 N. Erie Ave.	Wichita	Auction
\$14,000	Residential	306 E. Nebraska St.	Turon	Auction
\$9,000	Land	547 N. New York Ave	Wichita	Auction
\$8,000	Land	.11 +/- Acres At Market St. & 11th St.	Wichita	Auction

FOR MORE INFORMATION ON THESE SOLD PROPERTIES AS WELL AS ALL OF OUR PREVIOUS SOLDS, VIEW ON OUR WEBSITE HERE: ▶



*TRADITIONAL LISTINGS SHOW THE LISTING PRICE NOT SALES PRICE

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