

# Geary County, KS

County · KS · Kansas

**STRONG SELLER'S MARKET**

**\$234K**

MEDIAN SALE PRICE

**+328.1%**

1-YR CHANGE

**134**

SALES (12 MO)

**\$199K**

MEDIAN VALUE (AVM)

Market temperature

**Strong seller's market · 80 / 100**

Buyer's market

Balanced

Seller's market

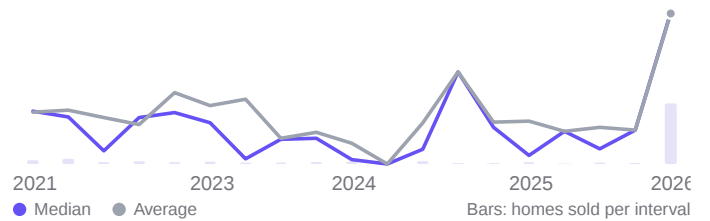
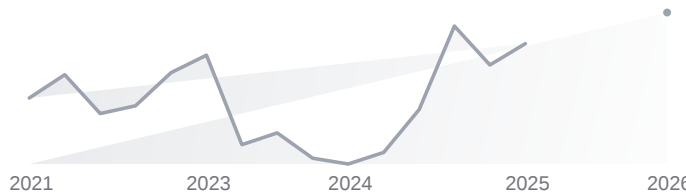
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$235K · Average \$234K

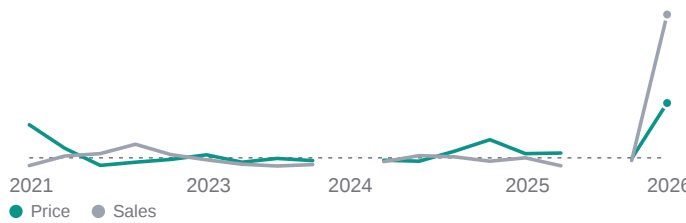


Growth (year over year)

Price +328.1% · Sales +857.1%

Price per square foot

\$182/ft²

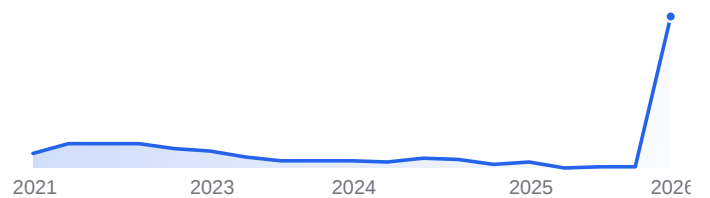
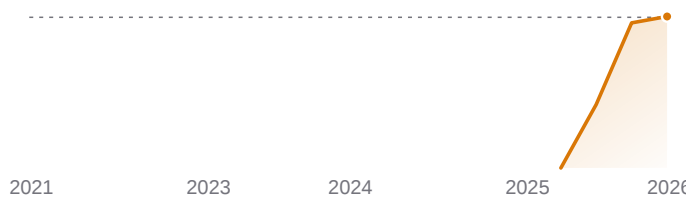


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

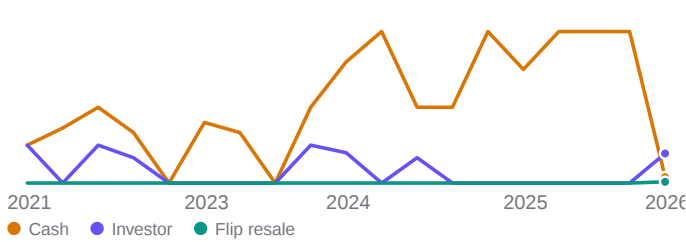
1.5%



## BUYERS & OUTCOMES

### Buyer mix

Cash 3.9% · Investor 20% · Flip resale 0.8%

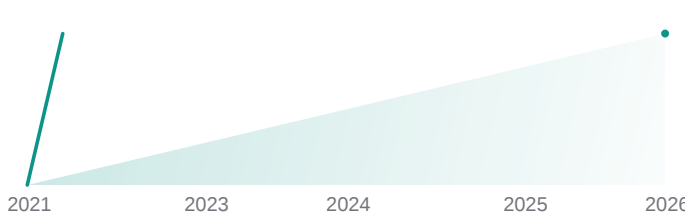


Financing (share of purchase price) Loan (LTV) 102% · Down payment 16%



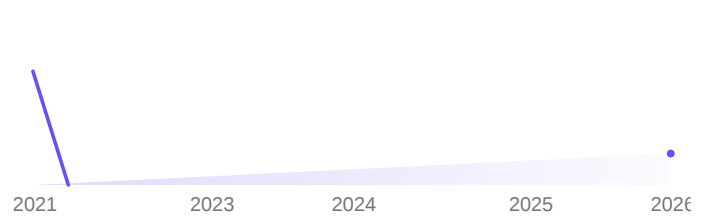
### Sellers who sold at a gain

100%



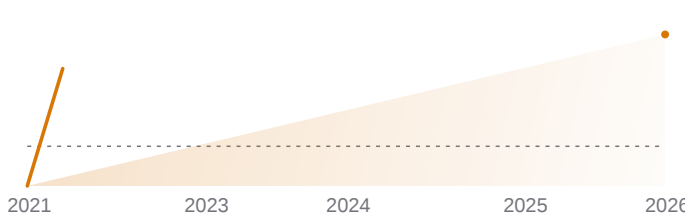
### Typical hold before selling

5.4 yrs



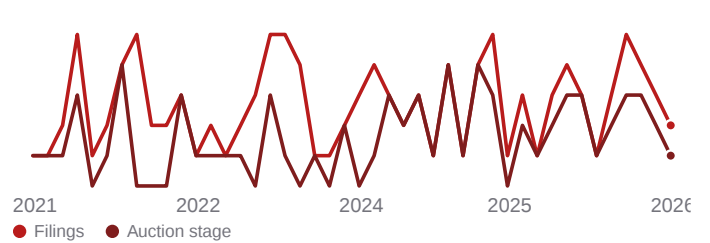
### Median annualized return at resale

+26.1%



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,033     |
| Median value (AVM) | \$199K    |
| Median size        | 1,328 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1970      |
| Single family      | 83%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 45%     |
| Underwater (LTV 125% or more) | 2.3%    |
| Owner occupied                | 71%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 56%     |
| Typical ownership tenure      | 7.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>35,184</b>   |
| Density                          | <b>92 / mi²</b> |
| Median household income          | <b>\$59K</b>    |
| Average household income         | <b>\$74K</b>    |
| Crime index (US avg 100)         | <b>91</b>       |
| Air pollution index (US avg 100) | <b>87</b>       |
| Earthquake index (US avg 100)    | <b>52</b>       |
| Homes occupied                   | <b>86%</b>      |
| Bachelor's or higher             | <b>14%</b>      |
| Poverty rate                     | <b>17.9%</b>    |
| Unemployment                     | <b>1.1%</b>     |
| Average temp                     | <b>55°F</b>     |
| Annual precip                    | <b>33 in</b>    |
| Sunshine                         | <b>61%</b>      |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.