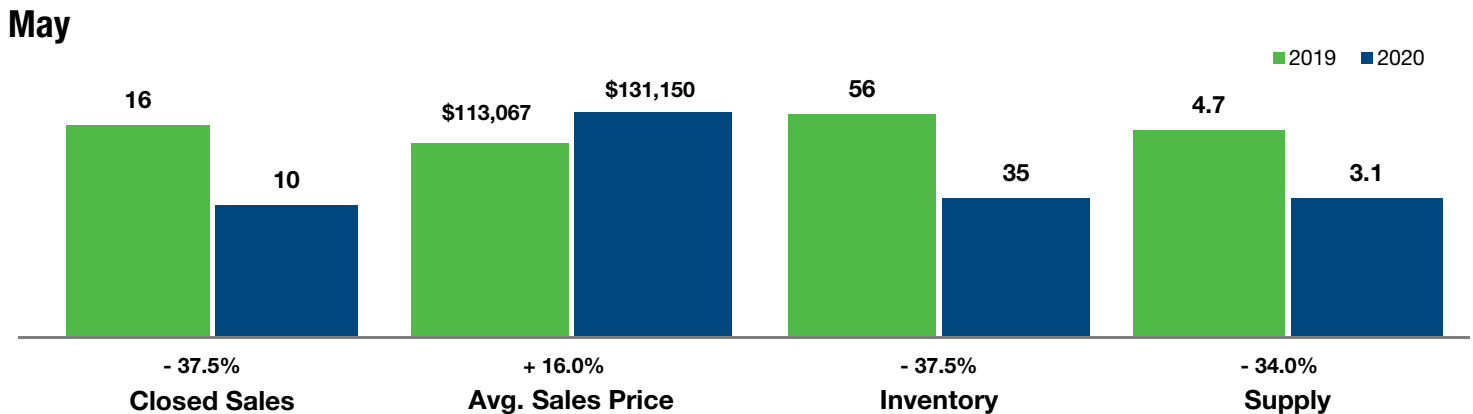


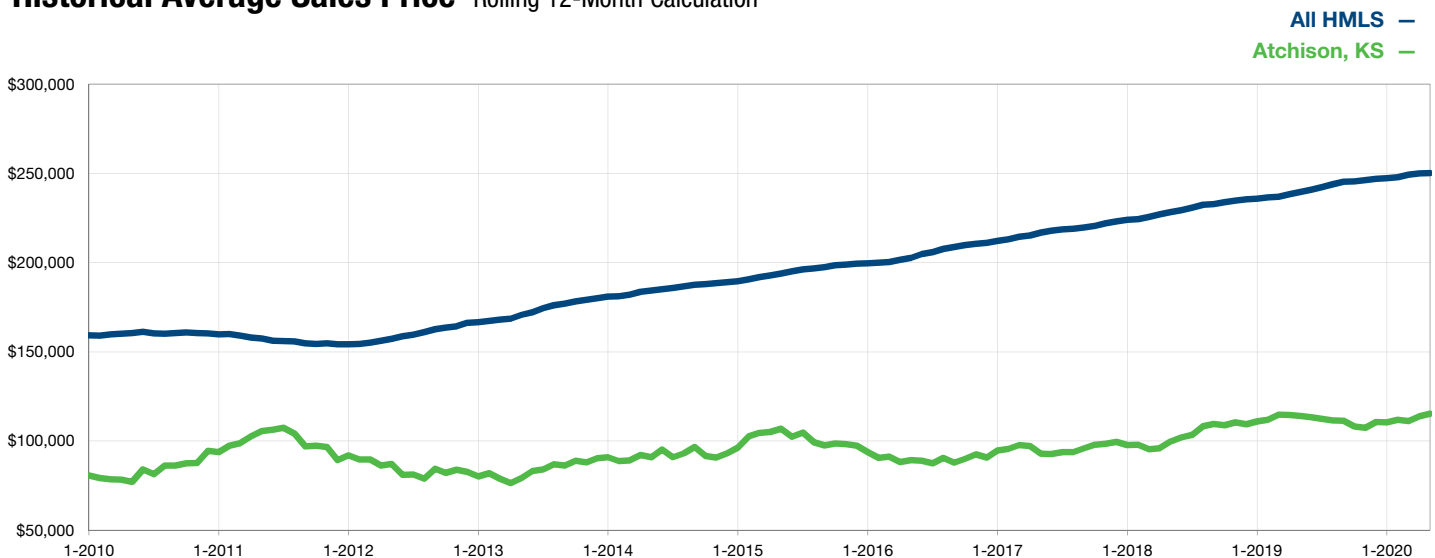
Atchison, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	16	10	- 37.5%	53	42	- 20.8%
Average Sales Price*	\$113,067	\$131,150	+ 16.0%	\$109,415	\$123,990	+ 13.3%
Median Sales Price*	\$106,000	\$142,500	+ 34.4%	\$91,500	\$105,500	+ 15.3%
Days on Market Until Sale	54	120	+ 122.2%	92	77	- 16.3%
Percentage of Original List Price Received*	94.8%	95.3%	+ 0.5%	93.1%	92.8%	- 0.3%
Pending Sales	18	16	- 11.1%	63	57	- 9.5%
Inventory	56	35	- 37.5%	--	--	--
Supply	4.7	3.1	- 34.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Average Sales Price Rolling 12-Month Calculation



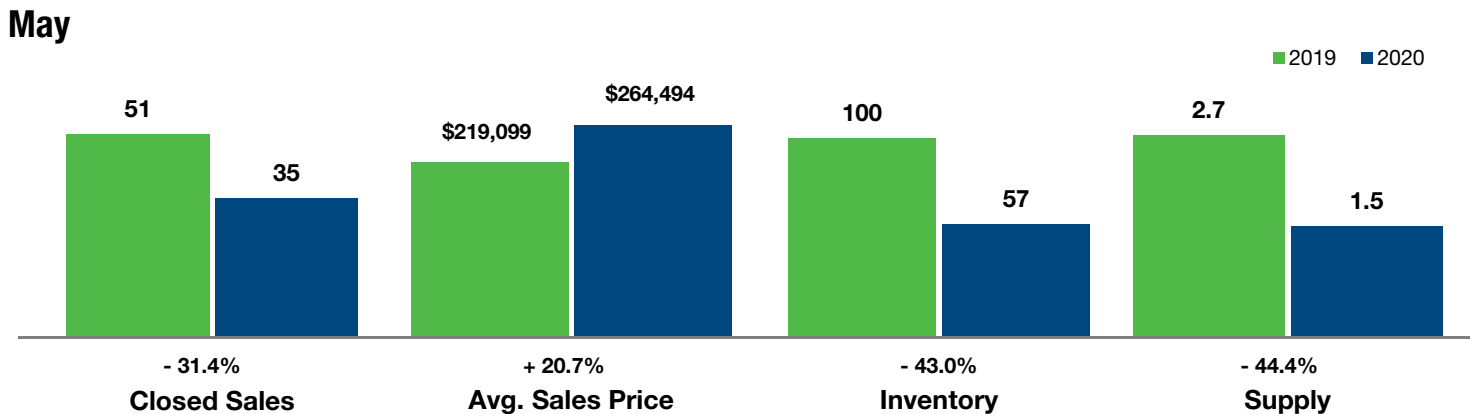
Local Market Update for May 2020



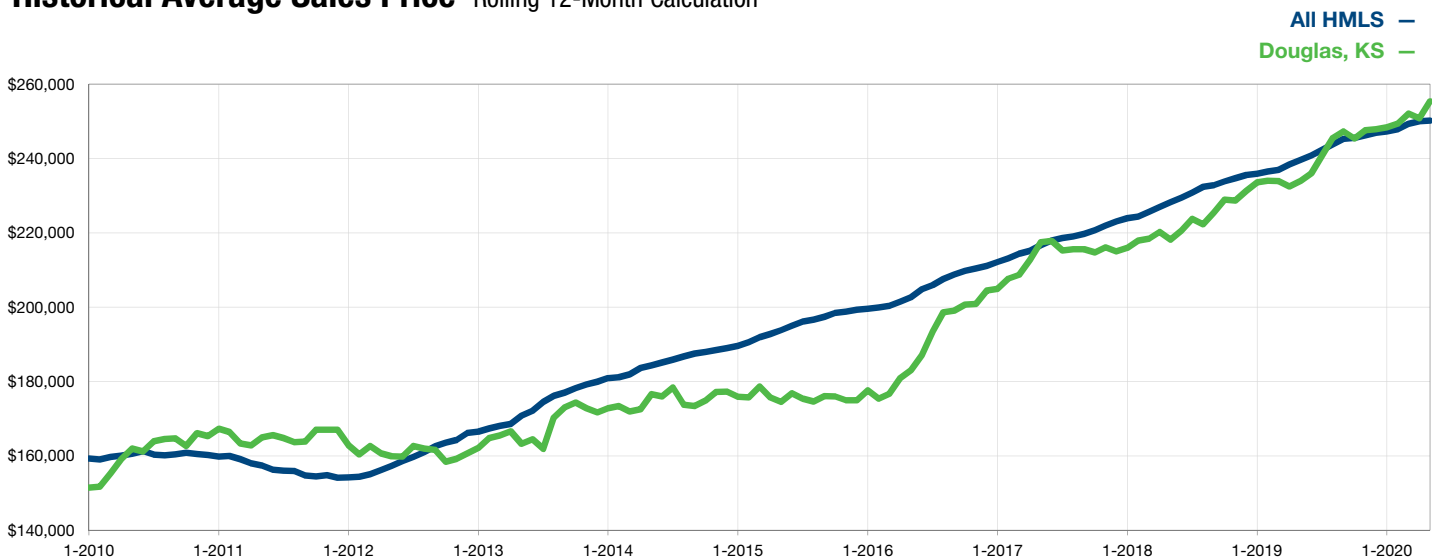
Douglas, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	51	35	- 31.4%	162	166	+ 2.5%
Average Sales Price*	\$219,099	\$264,494	+ 20.7%	\$232,435	\$253,284	+ 9.0%
Median Sales Price*	\$205,000	\$228,000	+ 11.2%	\$201,250	\$222,500	+ 10.6%
Days on Market Until Sale	34	29	- 14.7%	55	44	- 20.0%
Percentage of Original List Price Received*	98.5%	97.4%	- 1.1%	97.4%	96.9%	- 0.5%
Pending Sales	50	53	+ 6.0%	200	206	+ 3.0%
Inventory	100	57	- 43.0%	--	--	--
Supply	2.7	1.5	- 44.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Average Sales Price Rolling 12-Month Calculation



Local Market Update for May 2020

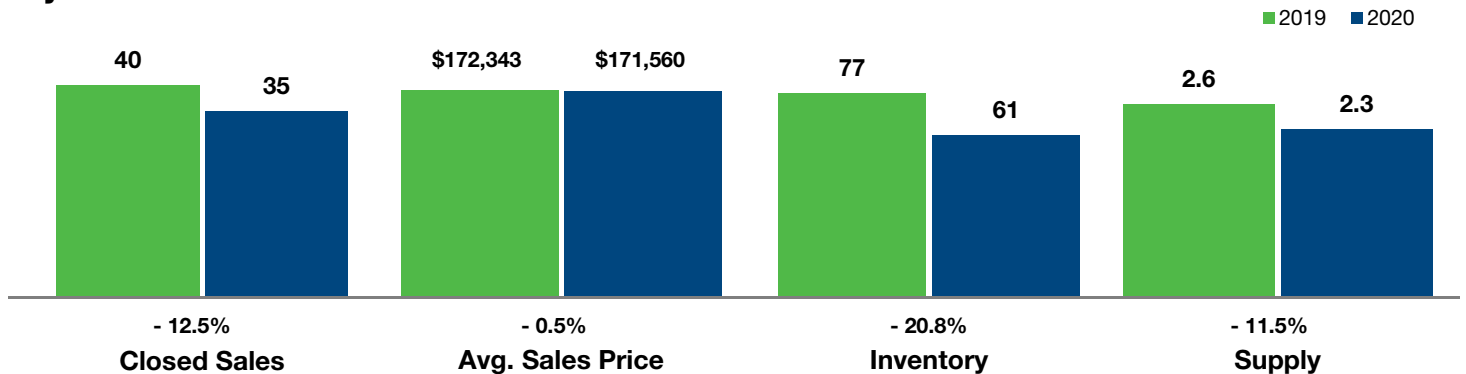


Franklin, KS

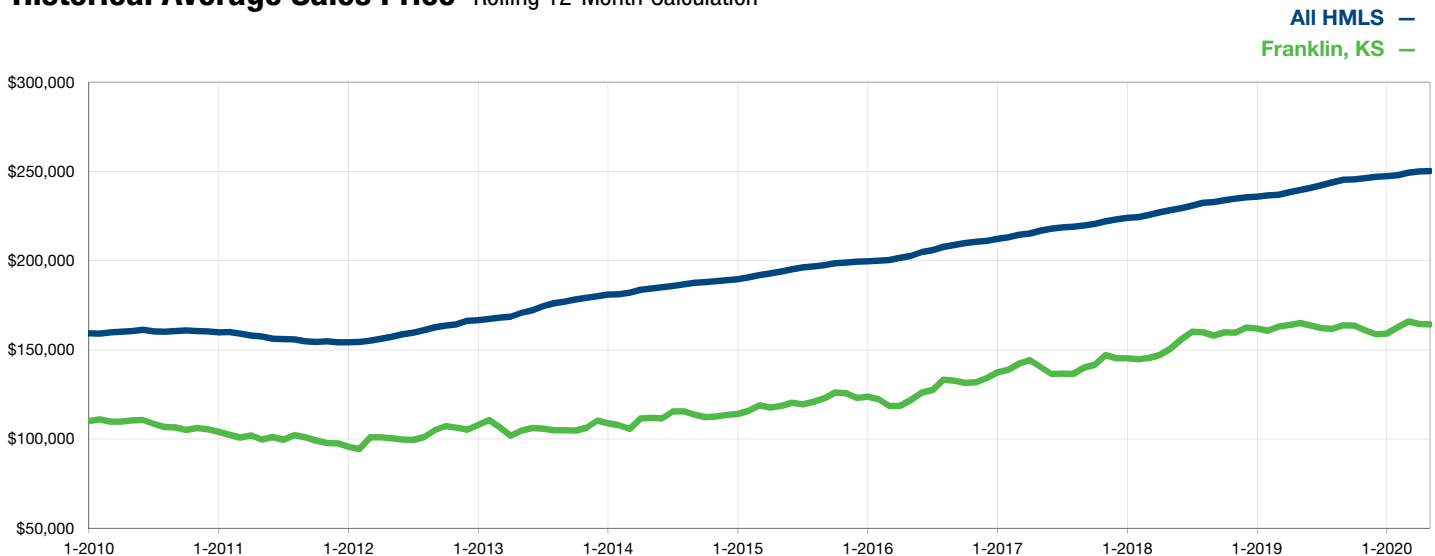
Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	40	35	- 12.5%	135	124	- 8.1%
Average Sales Price*	\$172,343	\$171,560	- 0.5%	\$156,325	\$170,842	+ 9.3%
Median Sales Price*	\$160,750	\$157,000	- 2.3%	\$139,000	\$150,000	+ 7.9%
Days on Market Until Sale	98	76	- 22.4%	79	55	- 30.4%
Percentage of Original List Price Received*	93.7%	94.7%	+ 1.1%	92.0%	96.1%	+ 4.5%
Pending Sales	27	38	+ 40.7%	145	151	+ 4.1%
Inventory	77	61	- 20.8%	--	--	--
Supply	2.6	2.3	- 11.5%	--	--	--

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May



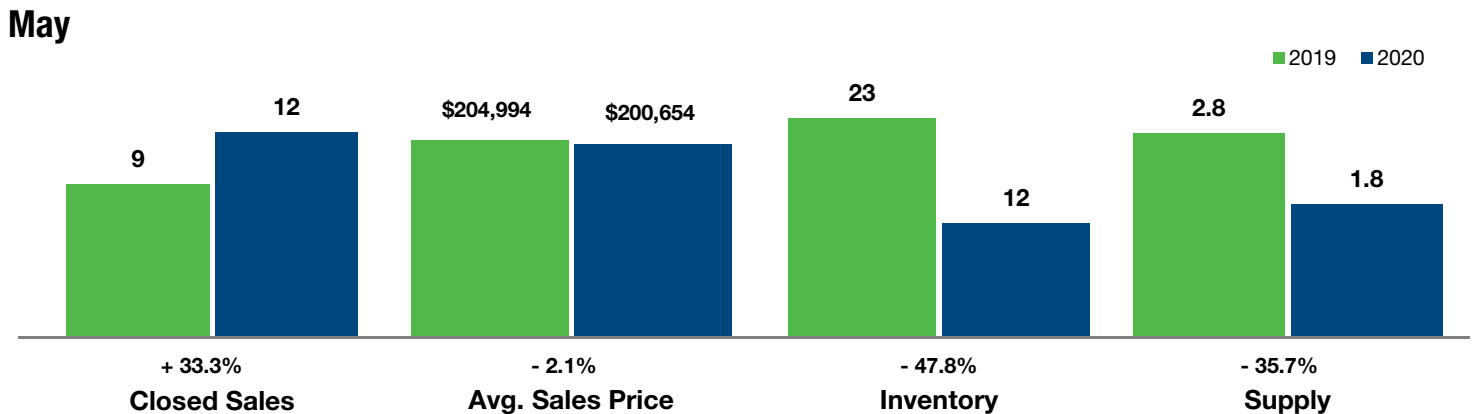
Historical Average Sales Price Rolling 12-Month Calculation



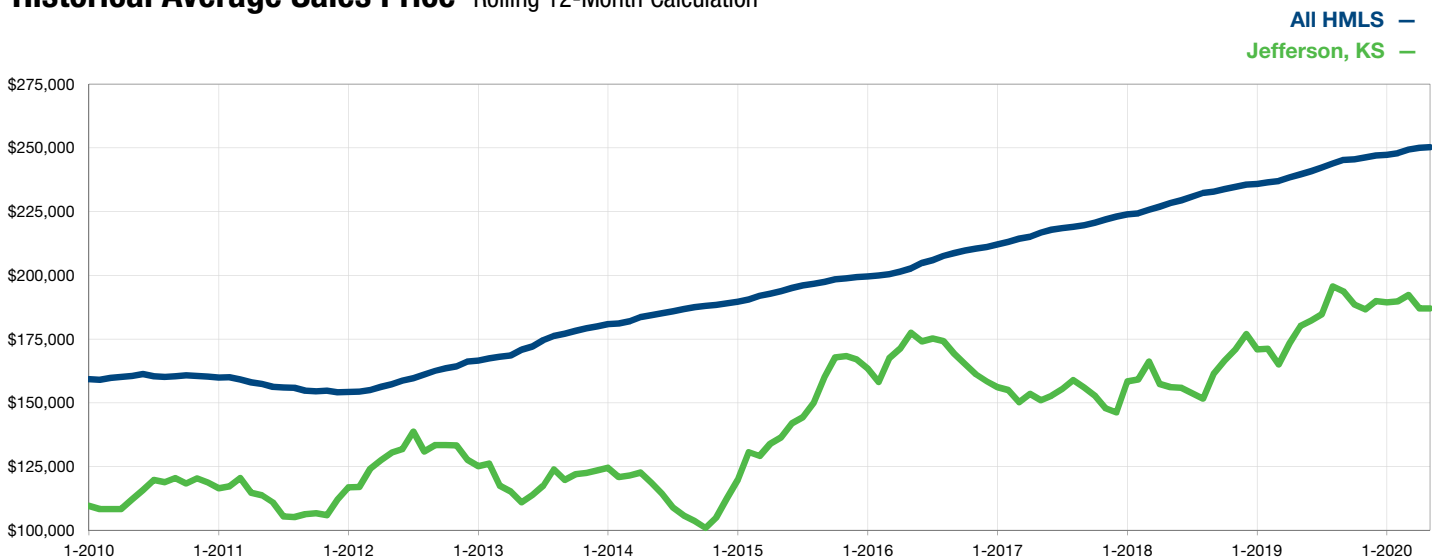
Jefferson, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	9	12	+ 33.3%	25	31	+ 24.0%
Average Sales Price*	\$204,994	\$200,654	- 2.1%	\$189,809	\$182,634	- 3.8%
Median Sales Price*	\$155,000	\$182,500	+ 17.7%	\$155,000	\$152,000	- 1.9%
Days on Market Until Sale	73	38	- 47.9%	63	57	- 9.5%
Percentage of Original List Price Received*	94.1%	94.8%	+ 0.7%	93.7%	92.3%	- 1.5%
Pending Sales	10	16	+ 60.0%	33	43	+ 30.3%
Inventory	23	12	- 47.8%	--	--	--
Supply	2.8	1.8	- 35.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Average Sales Price Rolling 12-Month Calculation



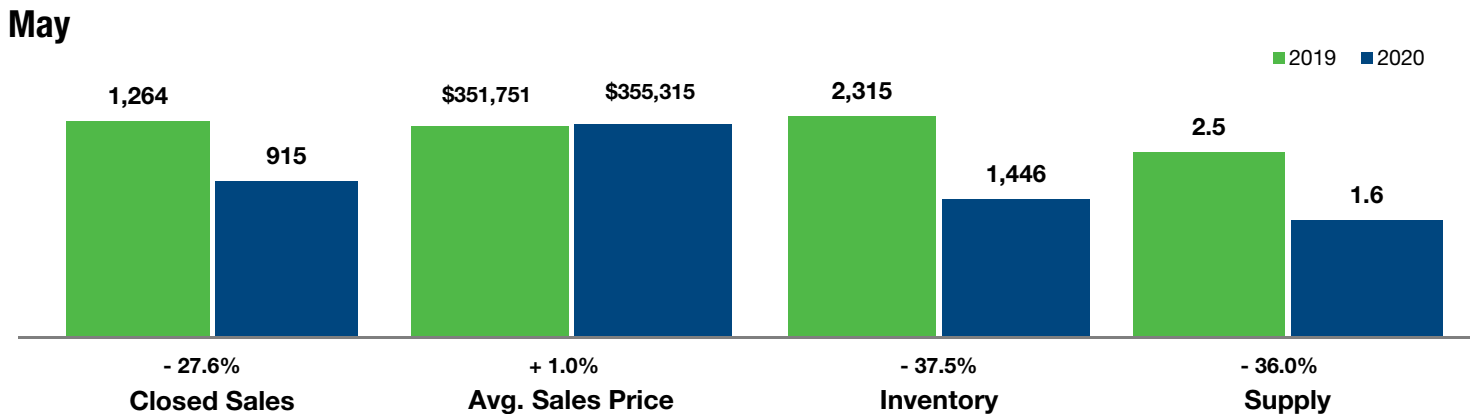
Local Market Update for May 2020



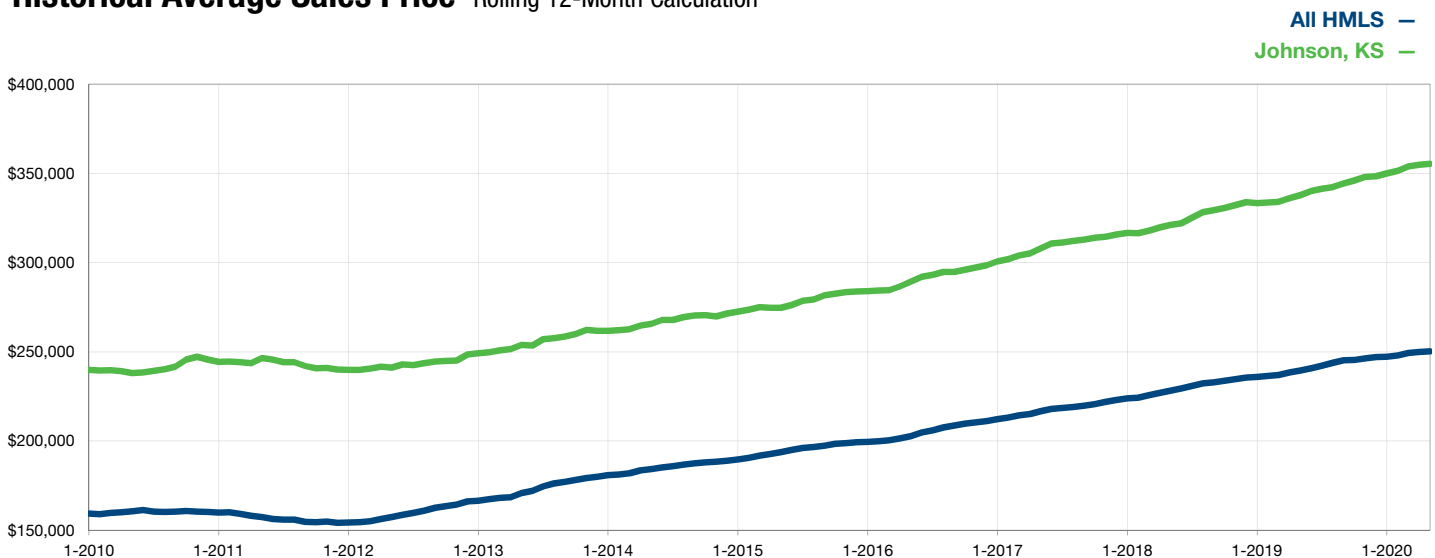
Johnson, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	1,264	915	- 27.6%	4,055	3,837	- 5.4%
Average Sales Price*	\$351,751	\$355,315	+ 1.0%	\$338,880	\$357,978	+ 5.6%
Median Sales Price*	\$310,000	\$305,125	- 1.6%	\$295,000	\$314,950	+ 6.8%
Days on Market Until Sale	41	37	- 9.8%	46	50	+ 8.7%
Percentage of Original List Price Received*	99.4%	99.9%	+ 0.5%	98.6%	98.9%	+ 0.3%
Pending Sales	1,253	1,219	- 2.7%	5,052	4,732	- 6.3%
Inventory	2,315	1,446	- 37.5%	--	--	--
Supply	2.5	1.6	- 36.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



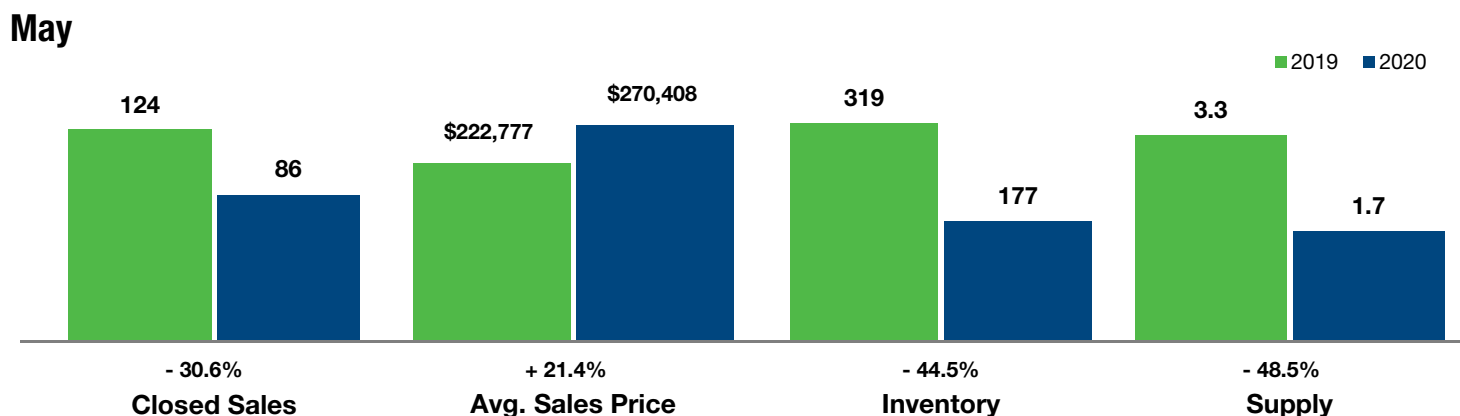
Historical Average Sales Price Rolling 12-Month Calculation



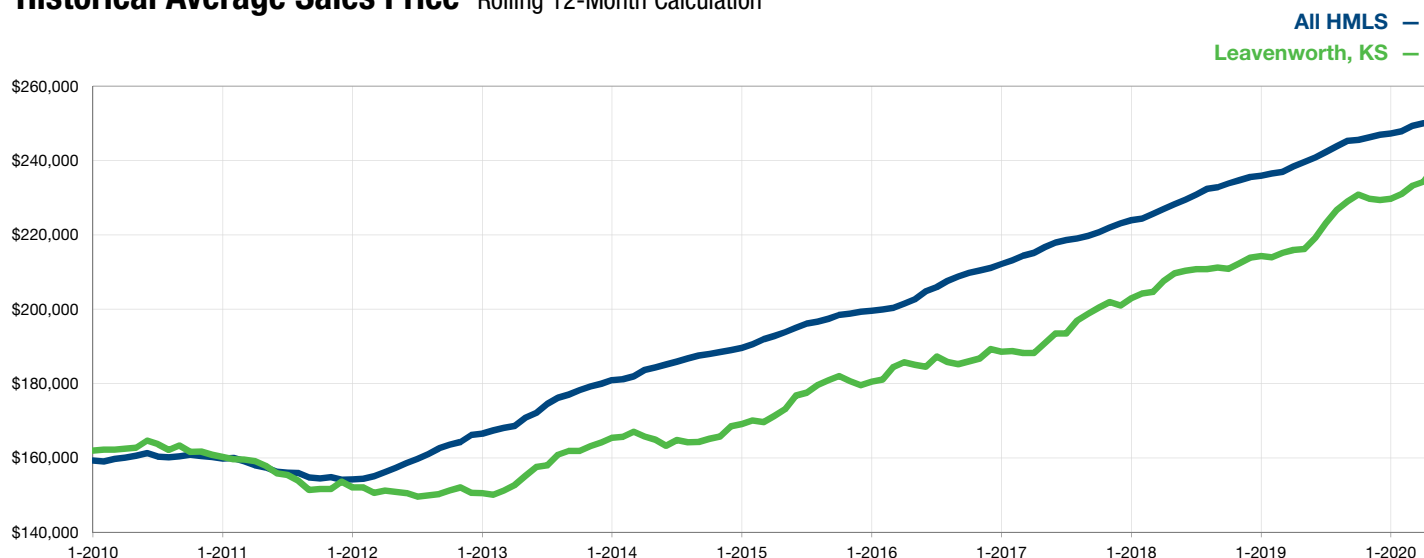
Leavenworth, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	124	86	- 30.6%	448	423	- 5.6%
Average Sales Price*	\$222,777	\$270,408	+ 21.4%	\$219,498	\$243,859	+ 11.1%
Median Sales Price*	\$225,475	\$245,450	+ 8.9%	\$200,000	\$225,000	+ 12.5%
Days on Market Until Sale	54	70	+ 29.6%	68	72	+ 5.9%
Percentage of Original List Price Received*	98.8%	98.7%	- 0.1%	96.8%	98.0%	+ 1.2%
Pending Sales	121	160	+ 32.2%	542	562	+ 3.7%
Inventory	319	177	- 44.5%	--	--	--
Supply	3.3	1.7	- 48.5%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



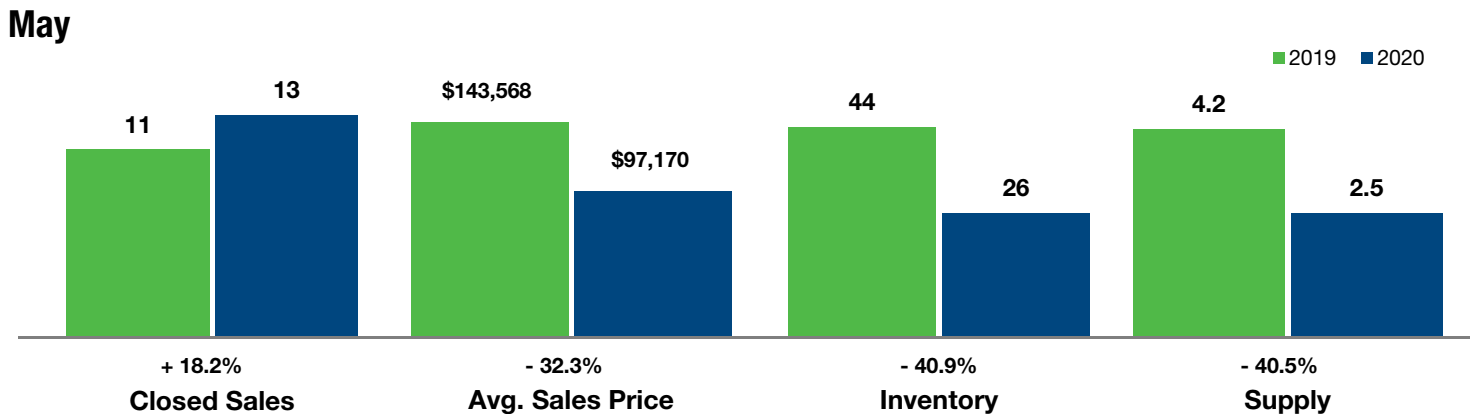
Local Market Update for May 2020



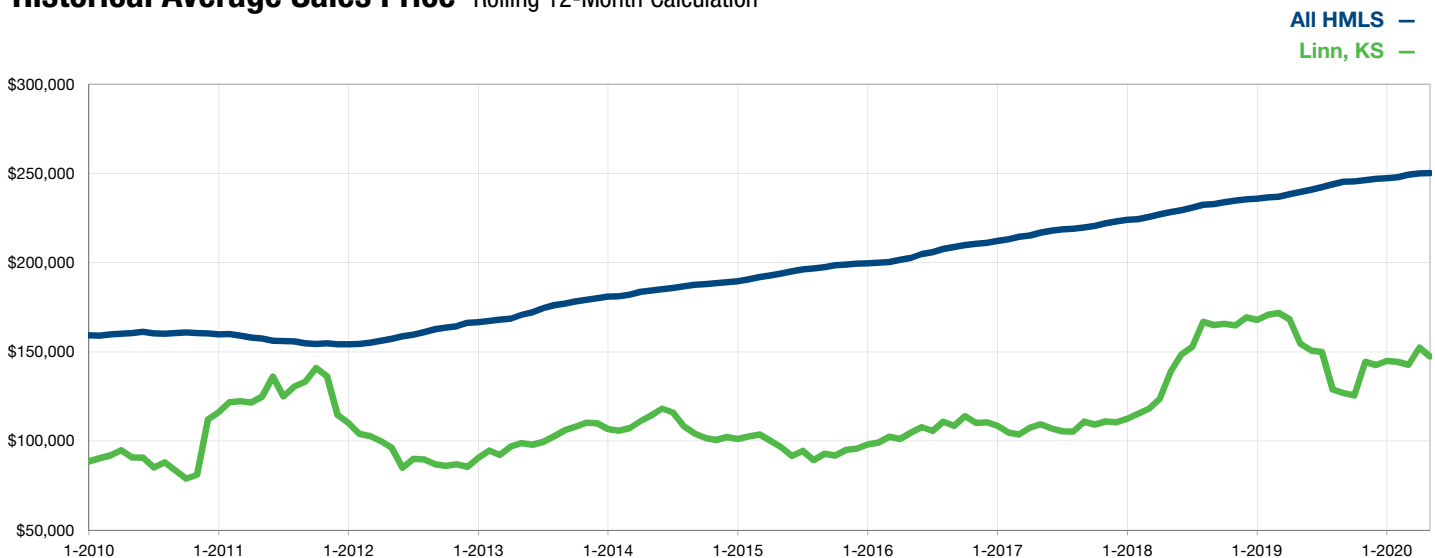
Linn, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	11	13	+ 18.2%	42	48	+ 14.3%
Average Sales Price*	\$143,568	\$97,170	- 32.3%	\$140,944	\$153,622	+ 9.0%
Median Sales Price*	\$130,000	\$85,000	- 34.6%	\$125,000	\$103,750	- 17.0%
Days on Market Until Sale	67	85	+ 26.9%	73	64	- 12.3%
Percentage of Original List Price Received*	96.6%	95.4%	- 1.2%	91.3%	94.4%	+ 3.4%
Pending Sales	14	15	+ 7.1%	49	58	+ 18.4%
Inventory	44	26	- 40.9%	--	--	--
Supply	4.2	2.5	- 40.5%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



Local Market Update for May 2020

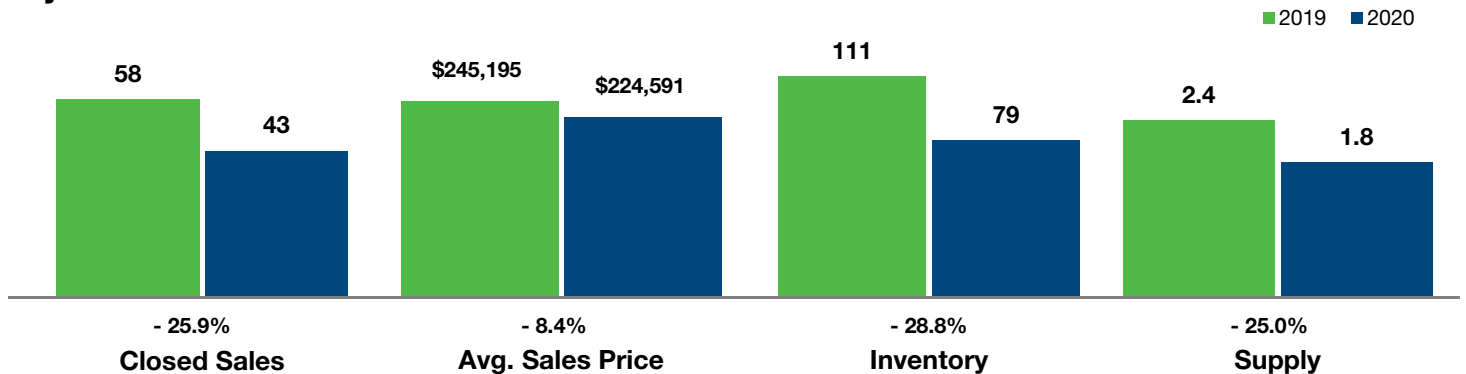


Miami, KS

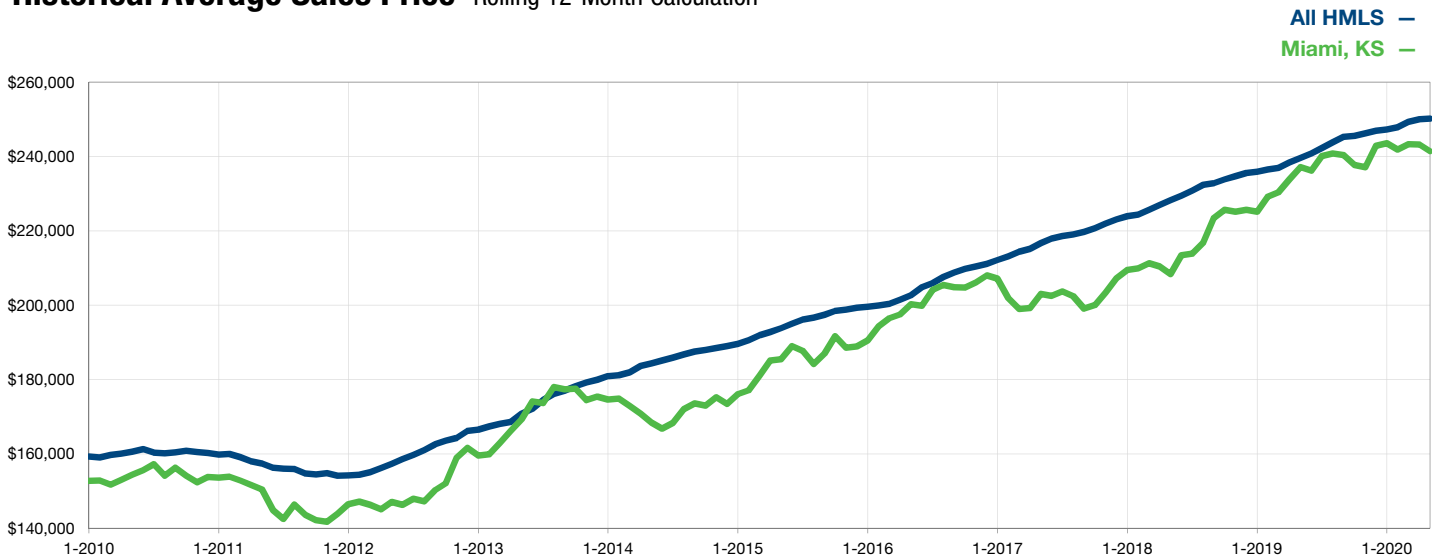
Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	58	43	- 25.9%	190	190	0.0%
Average Sales Price*	\$245,195	\$224,591	- 8.4%	\$236,240	\$232,381	- 1.6%
Median Sales Price*	\$219,000	\$240,000	+ 9.6%	\$215,000	\$229,000	+ 6.5%
Days on Market Until Sale	62	58	- 6.5%	79	63	- 20.3%
Percentage of Original List Price Received*	96.7%	96.9%	+ 0.2%	95.1%	95.9%	+ 0.8%
Pending Sales	55	50	- 9.1%	229	216	- 5.7%
Inventory	111	79	- 28.8%	--	--	--
Supply	2.4	1.8	- 25.0%	--	--	--

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May



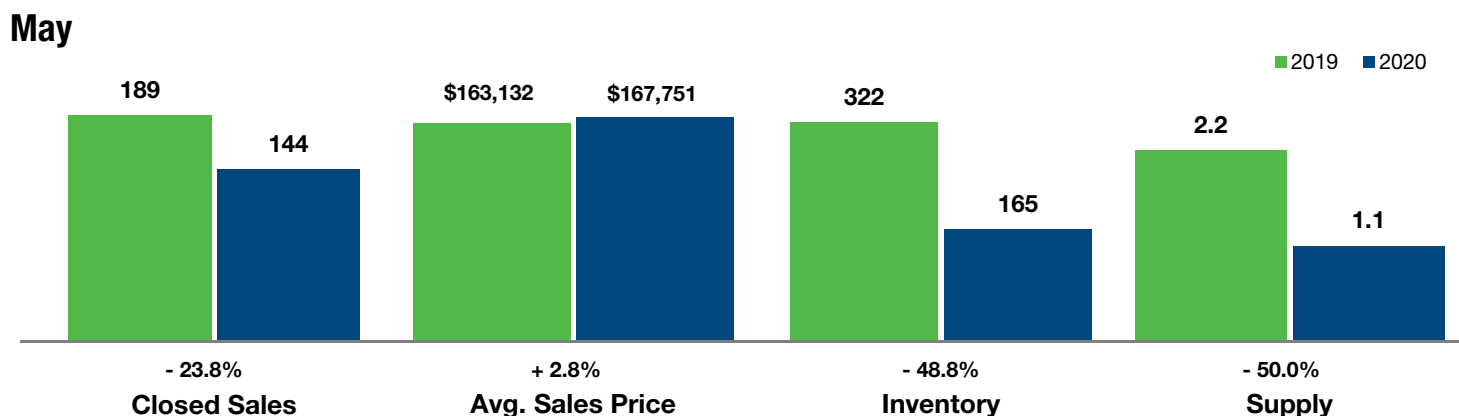
Historical Average Sales Price Rolling 12-Month Calculation



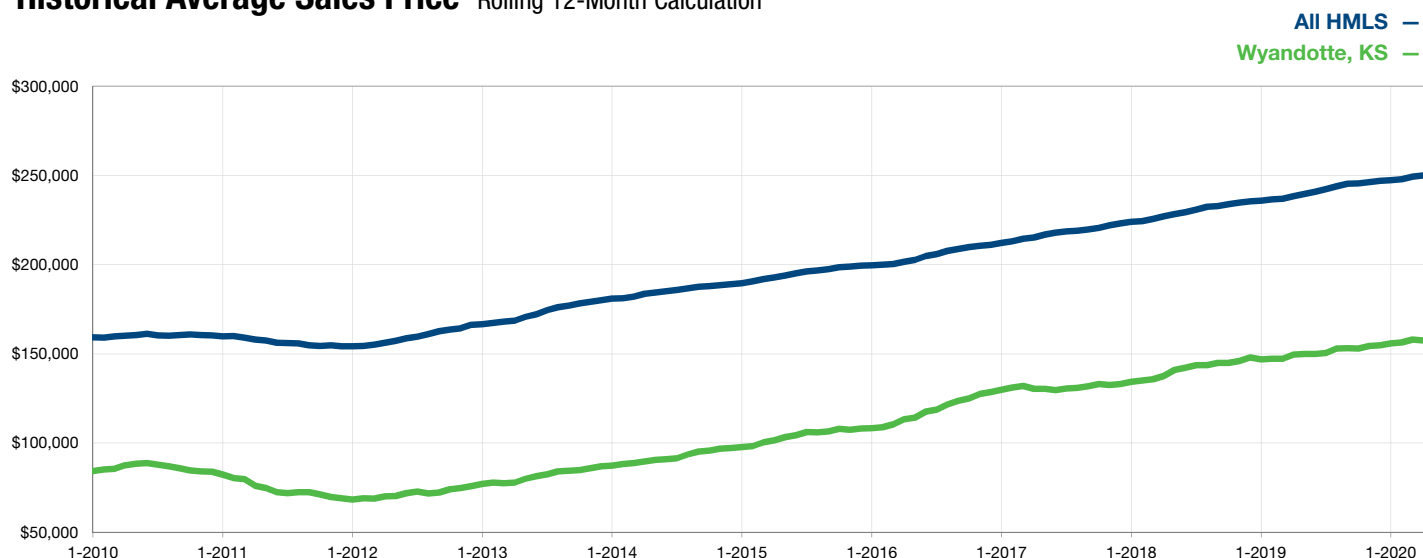
Wyandotte, KS

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	189	144	- 23.8%	706	645	- 8.6%
Average Sales Price*	\$163,132	\$167,751	+ 2.8%	\$150,608	\$158,925	+ 5.5%
Median Sales Price*	\$147,750	\$155,000	+ 4.9%	\$135,000	\$145,000	+ 7.4%
Days on Market Until Sale	39	35	- 10.3%	45	43	- 4.4%
Percentage of Original List Price Received*	98.3%	97.2%	- 1.1%	96.4%	97.5%	+ 1.1%
Pending Sales	179	221	+ 23.5%	809	810	+ 0.1%
Inventory	322	165	- 48.8%	--	--	--
Supply	2.2	1.1	- 50.0%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



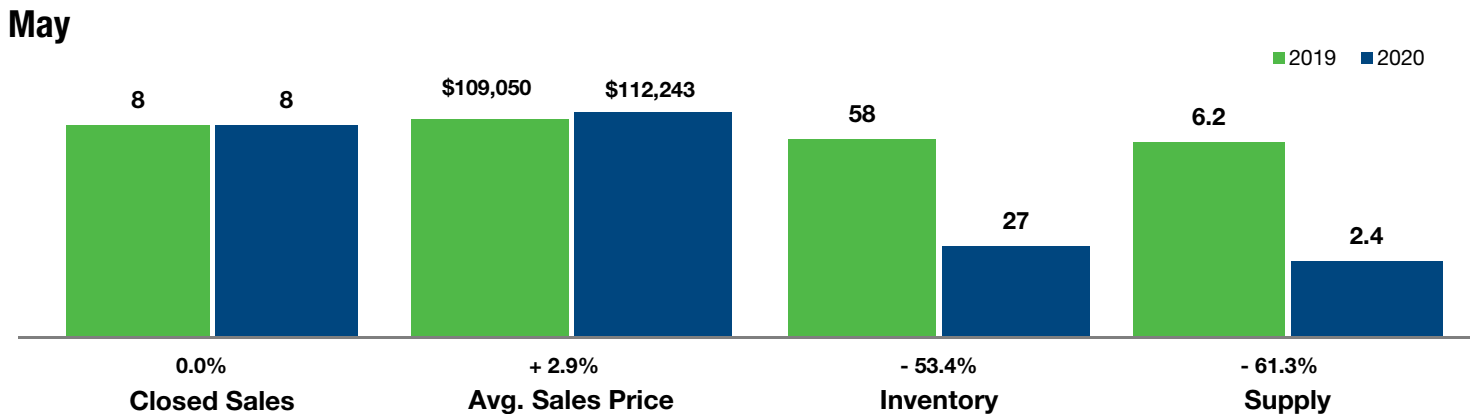
Local Market Update for May 2020



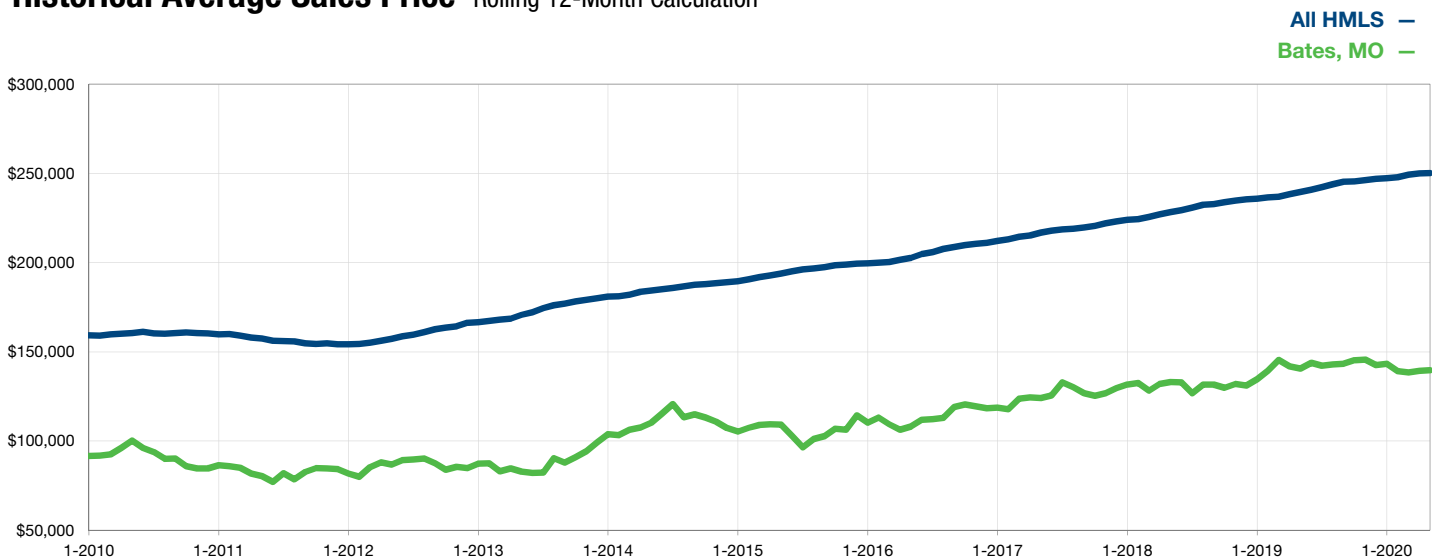
Bates, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	8	8	0.0%	39	43	+ 10.3%
Average Sales Price*	\$109,050	\$112,243	+ 2.9%	\$153,780	\$143,869	- 6.4%
Median Sales Price*	\$92,550	\$95,000	+ 2.6%	\$114,000	\$122,750	+ 7.7%
Days on Market Until Sale	71	137	+ 93.0%	118	114	- 3.4%
Percentage of Original List Price Received*	93.1%	85.3%	- 8.4%	93.7%	89.9%	- 4.1%
Pending Sales	11	18	+ 63.6%	48	53	+ 10.4%
Inventory	58	27	- 53.4%	--	--	--
Supply	6.2	2.4	- 61.3%	--	--	--

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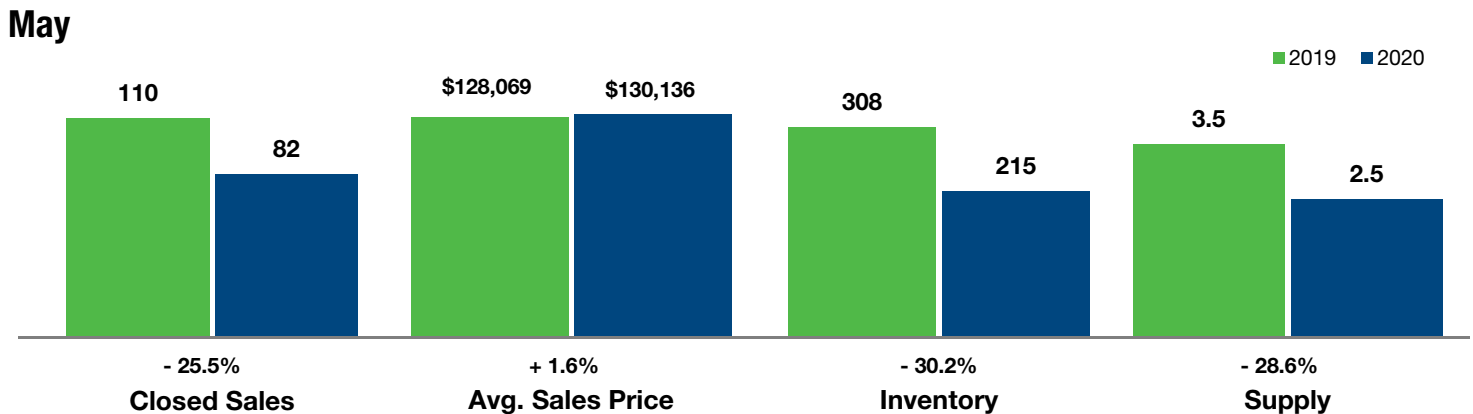
Historical Average Sales Price Rolling 12-Month Calculation



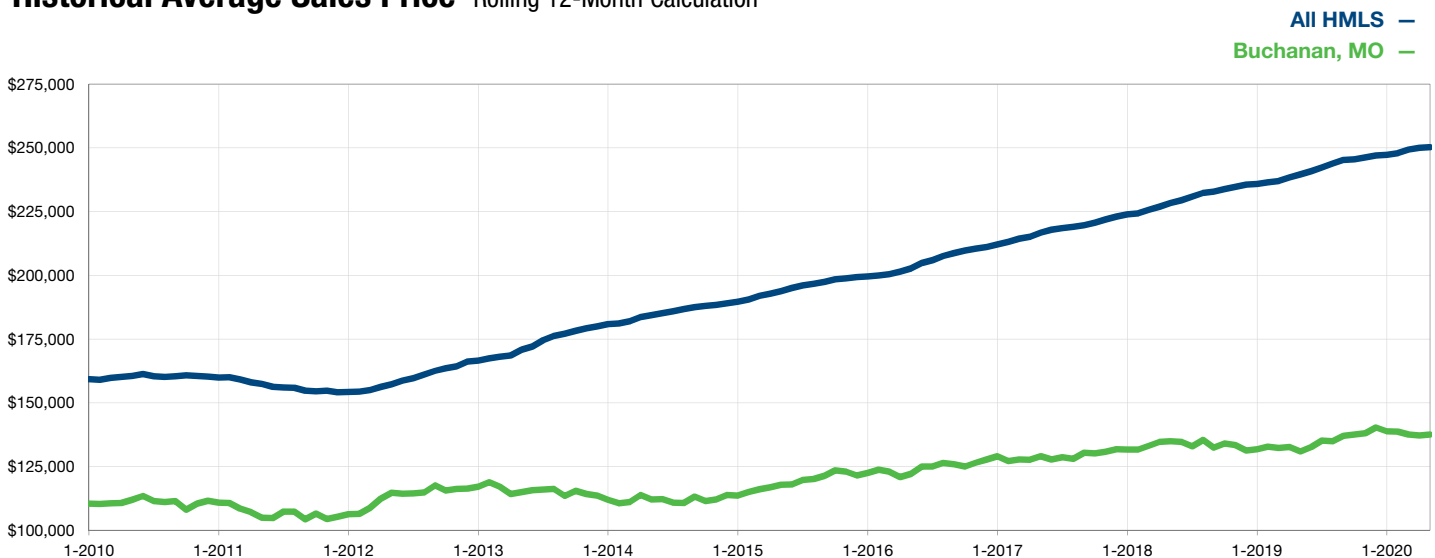
Buchanan, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	110	82	- 25.5%	401	381	- 5.0%
Average Sales Price*	\$128,069	\$130,136	+ 1.6%	\$133,121	\$125,321	- 5.9%
Median Sales Price*	\$124,000	\$125,000	+ 0.8%	\$127,000	\$111,625	- 12.1%
Days on Market Until Sale	73	56	- 23.3%	76	71	- 6.6%
Percentage of Original List Price Received*	95.2%	93.5%	- 1.8%	93.5%	92.0%	- 1.6%
Pending Sales	98	127	+ 29.6%	454	482	+ 6.2%
Inventory	308	215	- 30.2%	--	--	--
Supply	3.5	2.5	- 28.6%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



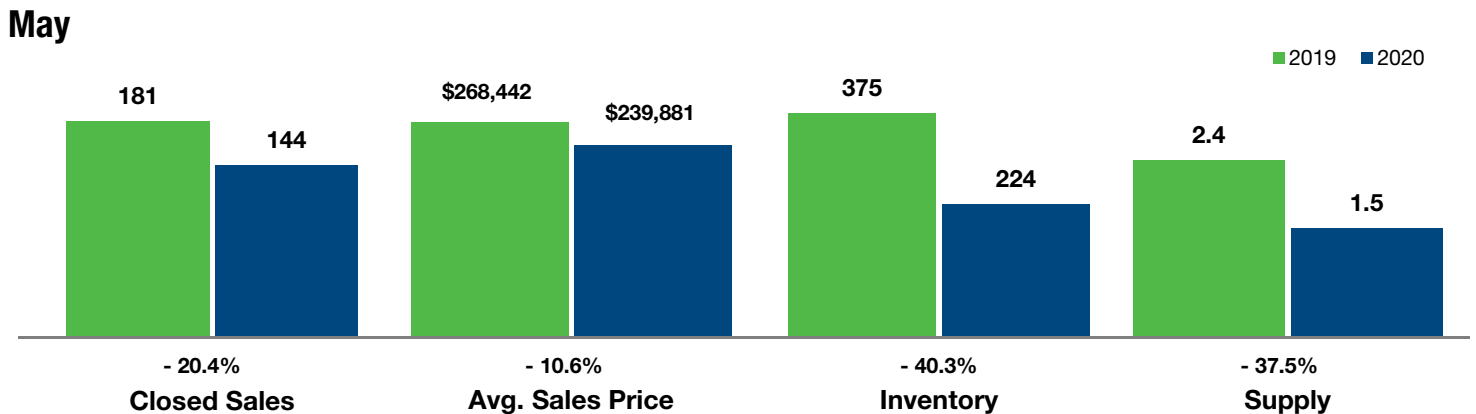
Local Market Update for May 2020



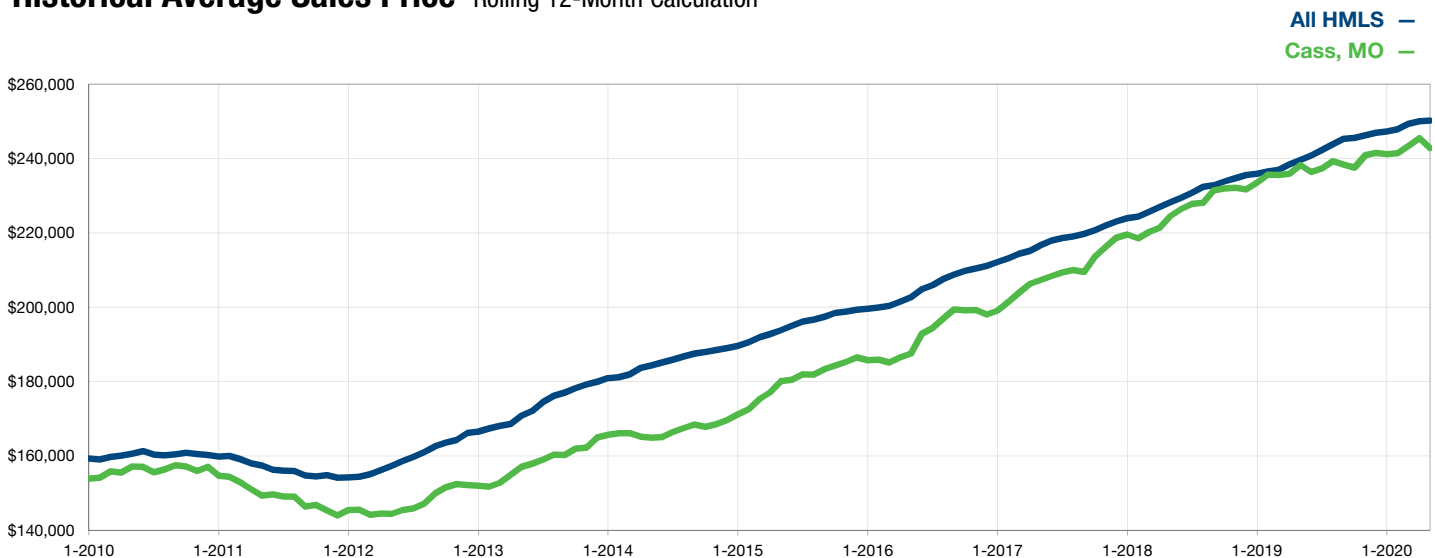
Cass, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	181	144	- 20.4%	688	660	- 4.1%
Average Sales Price*	\$268,442	\$239,881	- 10.6%	\$242,737	\$246,308	+ 1.5%
Median Sales Price*	\$230,000	\$216,500	- 5.9%	\$219,200	\$215,000	- 1.9%
Days on Market Until Sale	66	54	- 18.2%	79	62	- 21.5%
Percentage of Original List Price Received*	99.0%	98.3%	- 0.7%	97.4%	97.8%	+ 0.4%
Pending Sales	200	216	+ 8.0%	815	834	+ 2.3%
Inventory	375	224	- 40.3%	--	--	--
Supply	2.4	1.5	- 37.5%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



Local Market Update for May 2020

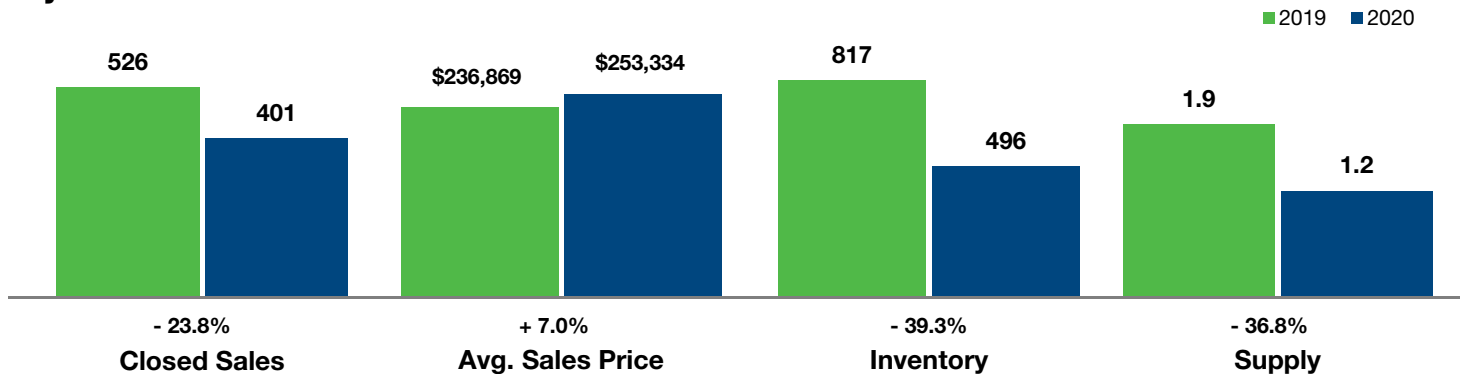


Clay, MO

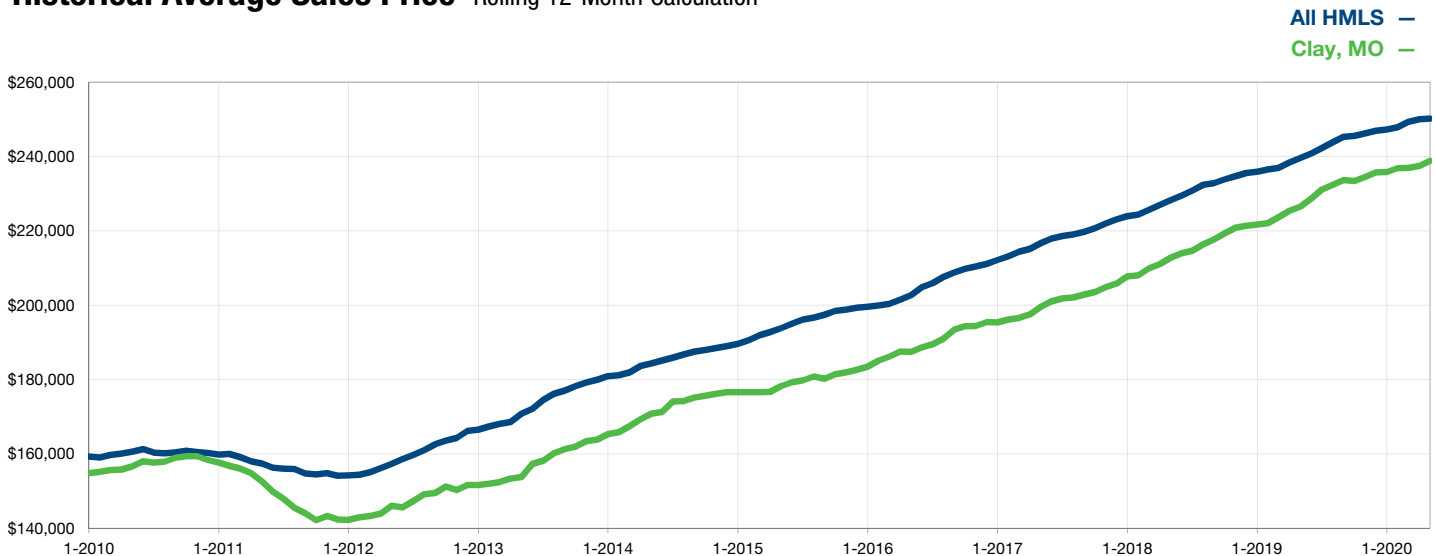
Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	526	401	- 23.8%	1,807	1,666	- 7.8%
Average Sales Price*	\$236,869	\$253,334	+ 7.0%	\$232,344	\$241,122	+ 3.8%
Median Sales Price*	\$224,750	\$230,100	+ 2.4%	\$212,000	\$224,000	+ 5.7%
Days on Market Until Sale	41	35	- 14.6%	51	48	- 5.9%
Percentage of Original List Price Received*	99.3%	99.7%	+ 0.4%	98.3%	98.6%	+ 0.3%
Pending Sales	525	554	+ 5.5%	2,158	2,089	- 3.2%
Inventory	817	496	- 39.3%	--	--	--
Supply	1.9	1.2	- 36.8%	--	--	--

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May



Historical Average Sales Price Rolling 12-Month Calculation



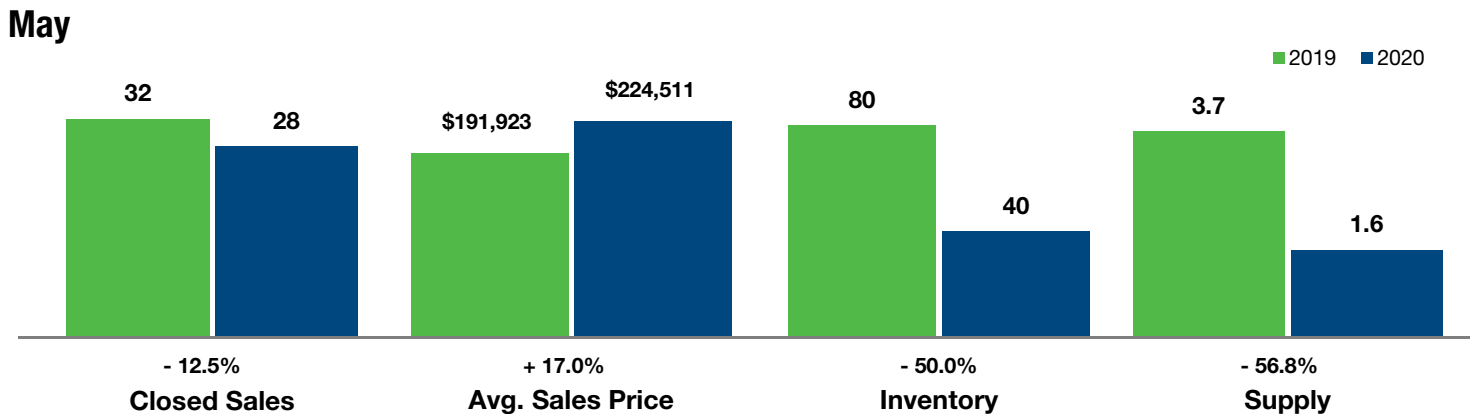
Local Market Update for May 2020



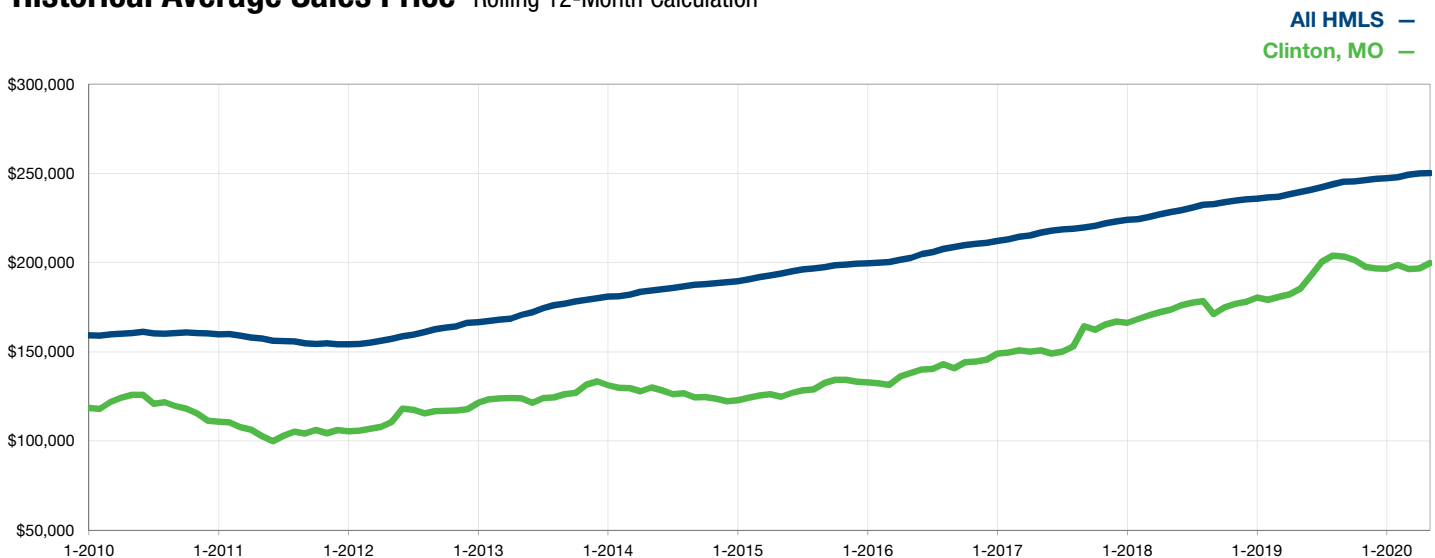
Clinton, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	32	28	- 12.5%	96	111	+ 15.6%
Average Sales Price*	\$191,923	\$224,511	+ 17.0%	\$189,235	\$198,431	+ 4.9%
Median Sales Price*	\$175,250	\$197,500	+ 12.7%	\$175,000	\$179,000	+ 2.3%
Days on Market Until Sale	50	116	+ 132.0%	63	69	+ 9.5%
Percentage of Original List Price Received*	96.5%	96.5%	0.0%	96.1%	95.7%	- 0.4%
Pending Sales	27	32	+ 18.5%	126	126	0.0%
Inventory	80	40	- 50.0%	--	--	--
Supply	3.7	1.6	- 56.8%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



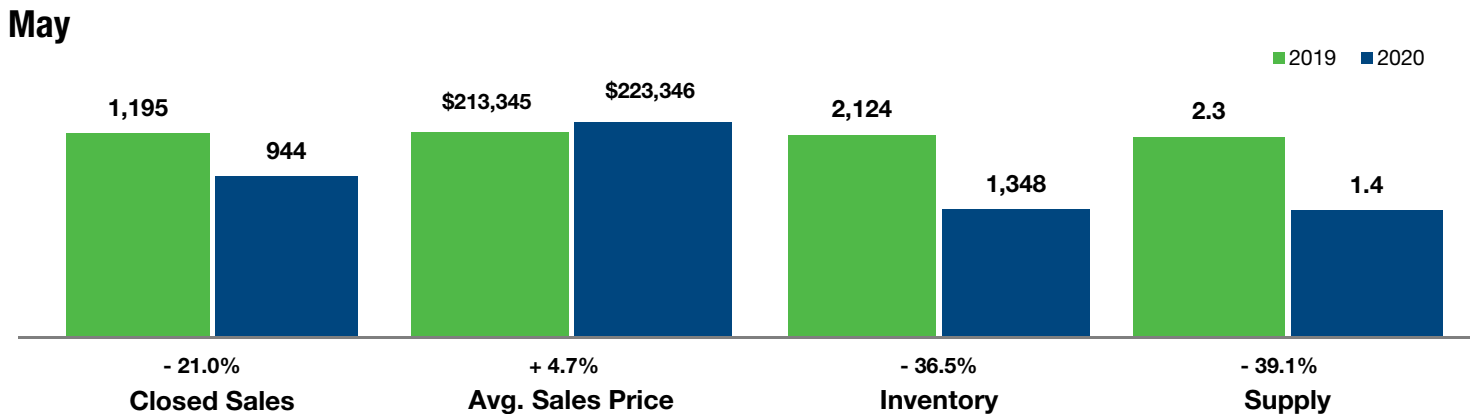
Local Market Update for May 2020



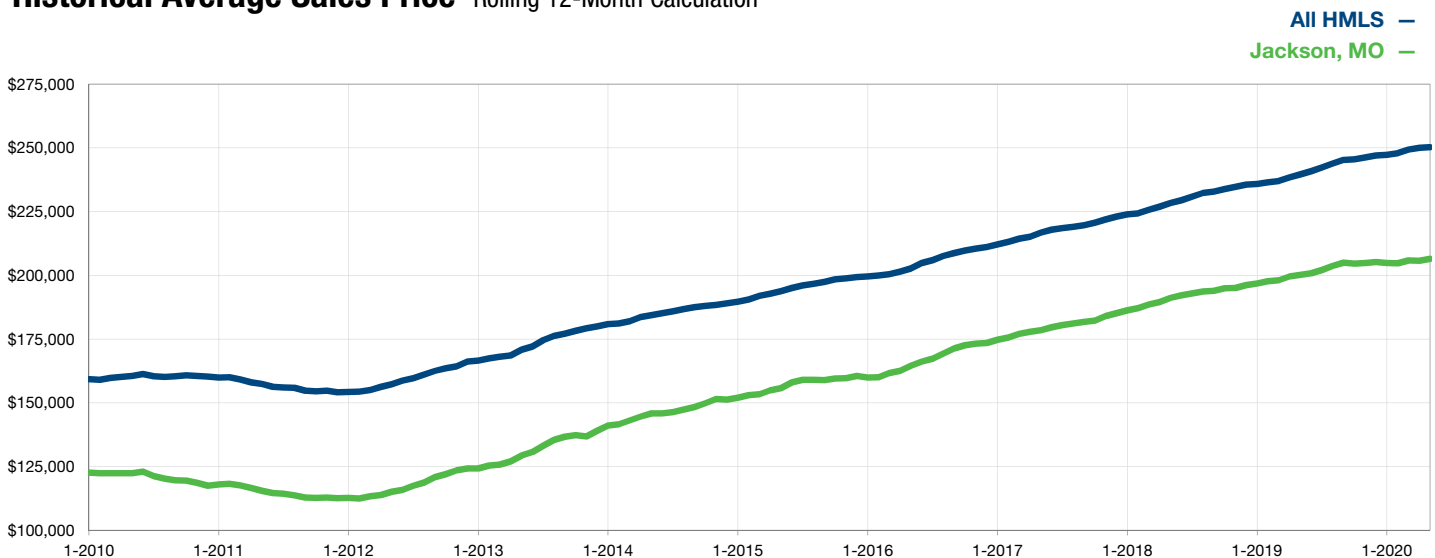
Jackson, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	1,195	944	- 21.0%	4,217	4,064	- 3.6%
Average Sales Price*	\$213,345	\$223,346	+ 4.7%	\$205,810	\$209,147	+ 1.6%
Median Sales Price*	\$186,750	\$195,000	+ 4.4%	\$179,000	\$184,000	+ 2.8%
Days on Market Until Sale	45	41	- 8.9%	54	50	- 7.4%
Percentage of Original List Price Received*	97.8%	98.0%	+ 0.2%	96.5%	96.6%	+ 0.1%
Pending Sales	1,192	1,247	+ 4.6%	4,897	4,954	+ 1.2%
Inventory	2,124	1,348	- 36.5%	--	--	--
Supply	2.3	1.4	- 39.1%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



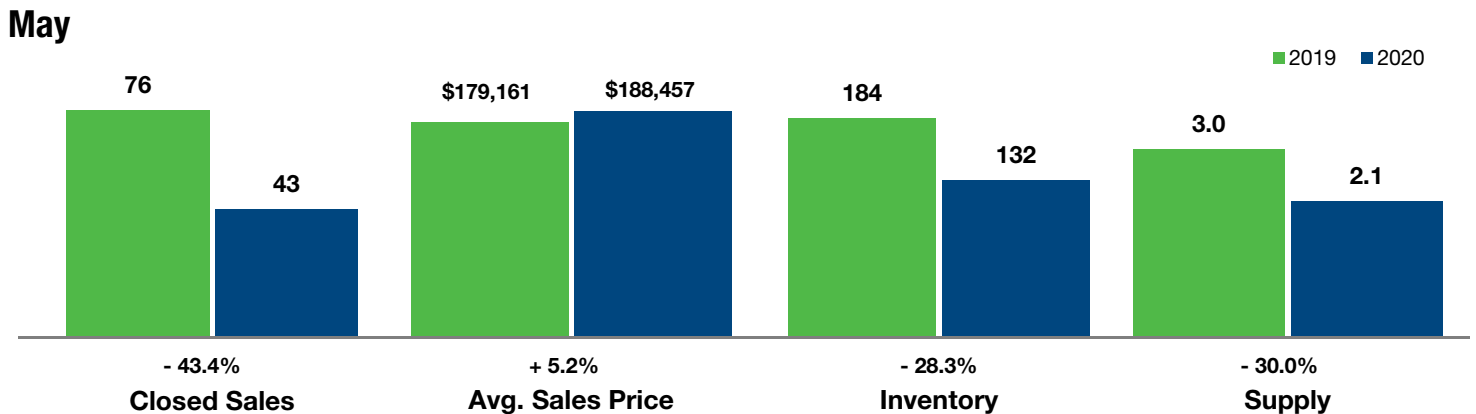
Local Market Update for May 2020



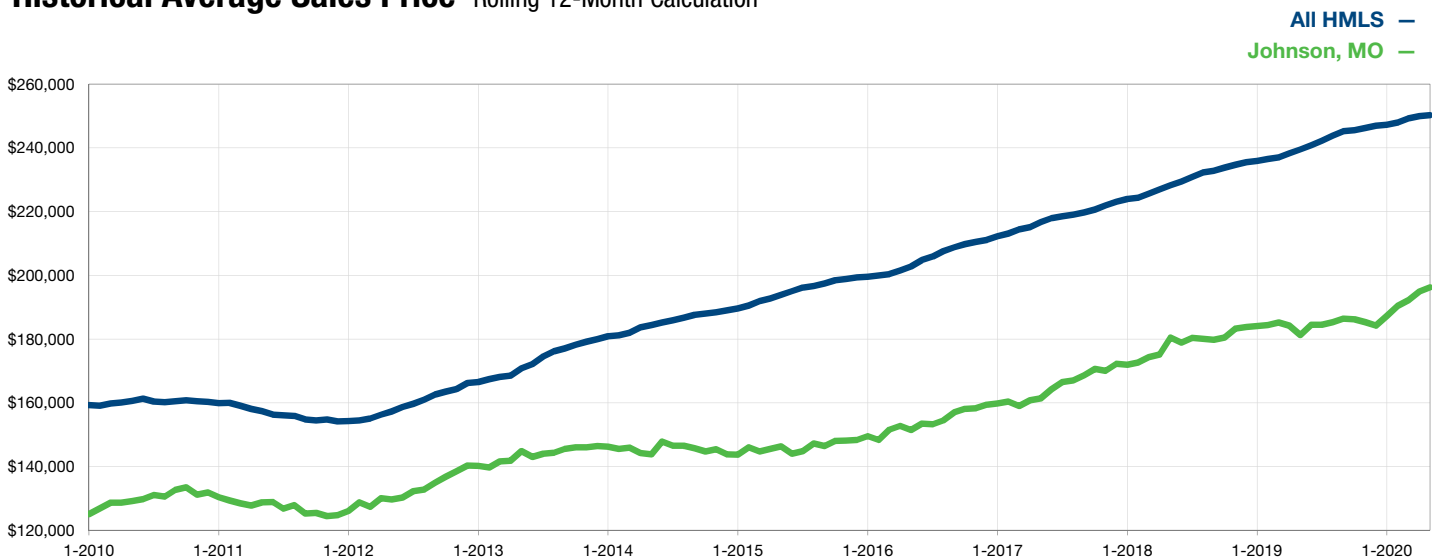
Johnson, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	76	43	- 43.4%	288	255	- 11.5%
Average Sales Price*	\$179,161	\$188,457	+ 5.2%	\$174,275	\$207,941	+ 19.3%
Median Sales Price*	\$171,500	\$189,000	+ 10.2%	\$164,873	\$189,900	+ 15.2%
Days on Market Until Sale	46	44	- 4.3%	54	59	+ 9.3%
Percentage of Original List Price Received*	96.8%	97.9%	+ 1.1%	96.1%	96.1%	0.0%
Pending Sales	76	86	+ 13.2%	325	312	- 4.0%
Inventory	184	132	- 28.3%	--	--	--
Supply	3.0	2.1	- 30.0%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



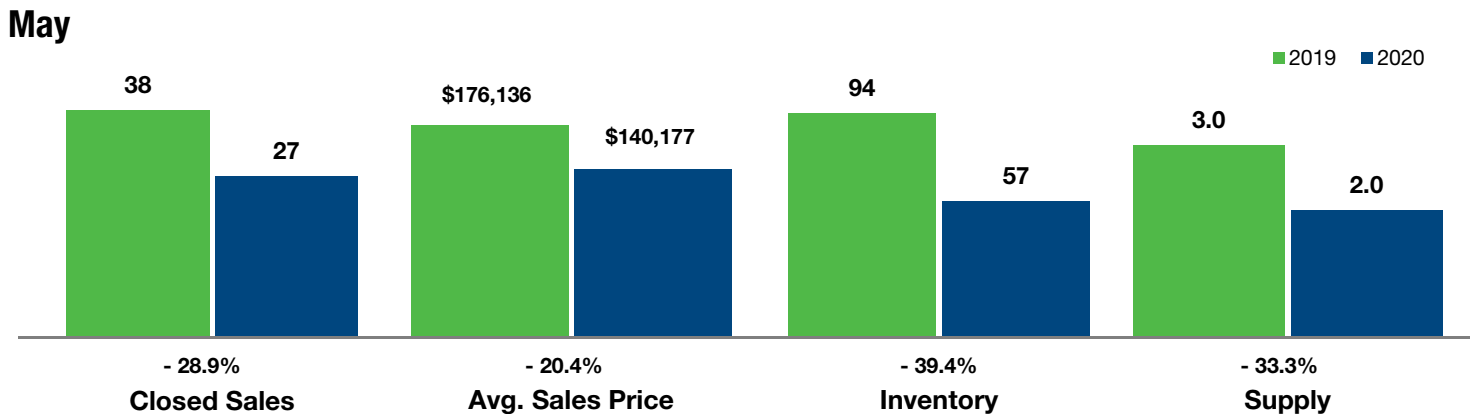
Local Market Update for May 2020



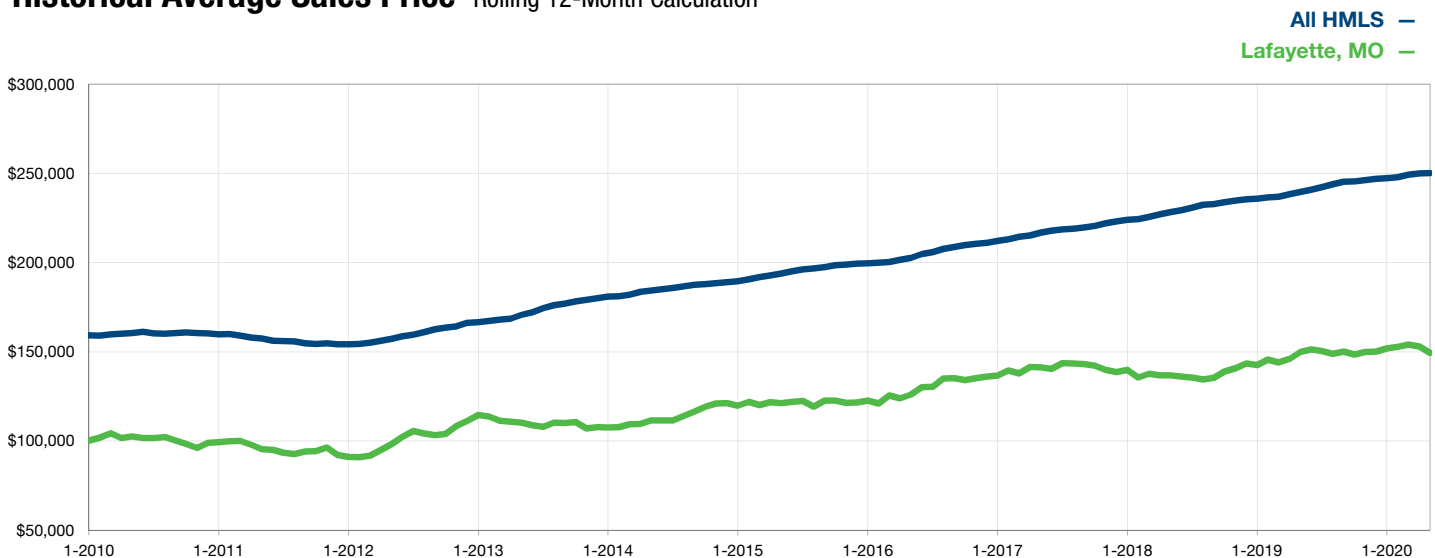
Lafayette, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	38	27	- 28.9%	122	117	- 4.1%
Average Sales Price*	\$176,136	\$140,177	- 20.4%	\$154,910	\$152,915	- 1.3%
Median Sales Price*	\$152,500	\$133,500	- 12.5%	\$133,000	\$142,000	+ 6.8%
Days on Market Until Sale	45	72	+ 60.0%	58	58	0.0%
Percentage of Original List Price Received*	96.6%	94.6%	- 2.1%	95.1%	94.7%	- 0.4%
Pending Sales	40	48	+ 20.0%	159	141	- 11.3%
Inventory	94	57	- 39.4%	--	--	--
Supply	3.0	2.0	- 33.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Historical Average Sales Price Rolling 12-Month Calculation



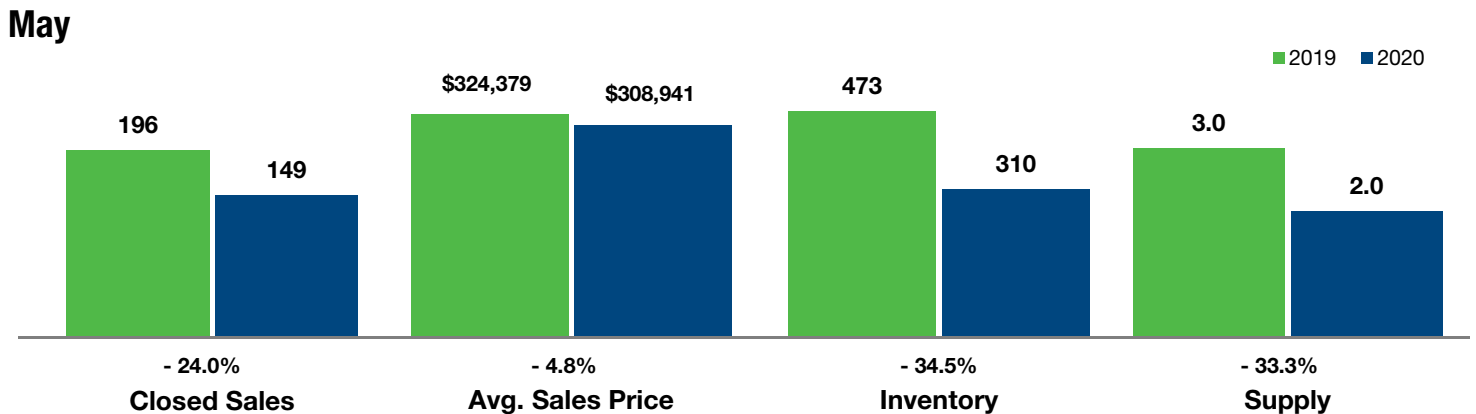
Local Market Update for May 2020



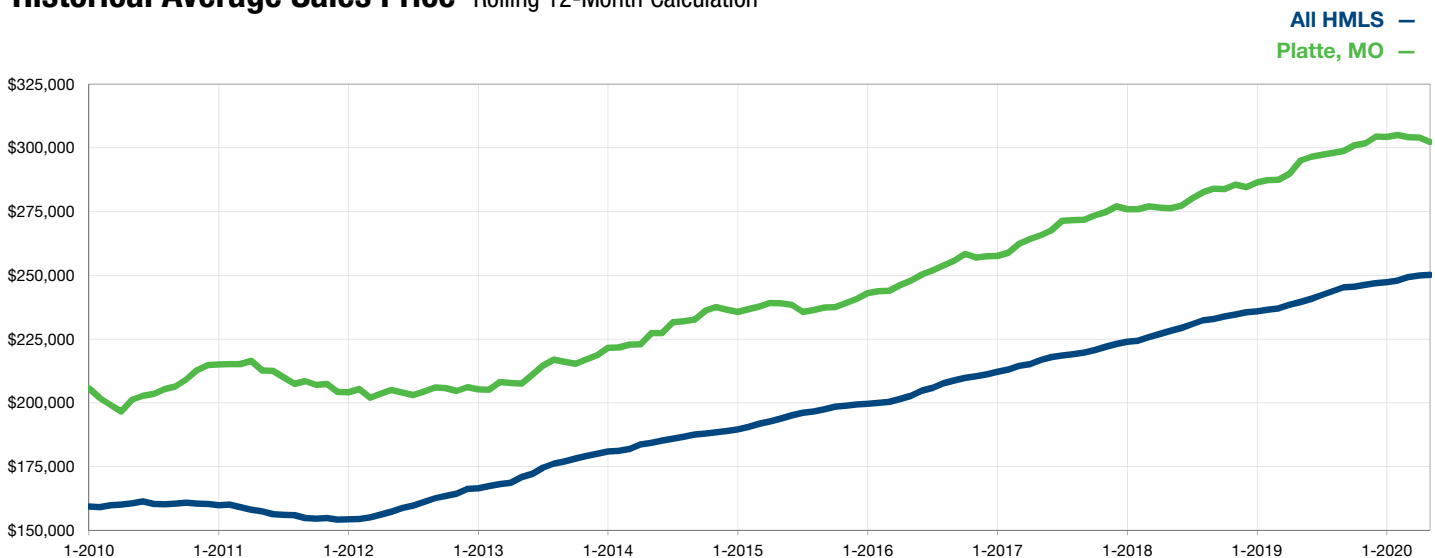
Platte, MO

	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	196	149	- 24.0%	693	638	- 7.9%
Average Sales Price*	\$324,379	\$308,941	- 4.8%	\$302,698	\$296,247	- 2.1%
Median Sales Price*	\$295,000	\$275,000	- 6.8%	\$274,900	\$270,000	- 1.8%
Days on Market Until Sale	81	48	- 40.7%	76	65	- 14.5%
Percentage of Original List Price Received*	98.3%	99.1%	+ 0.8%	97.5%	98.1%	+ 0.6%
Pending Sales	204	251	+ 23.0%	847	907	+ 7.1%
Inventory	473	310	- 34.5%	--	--	--
Supply	3.0	2.0	- 33.3%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



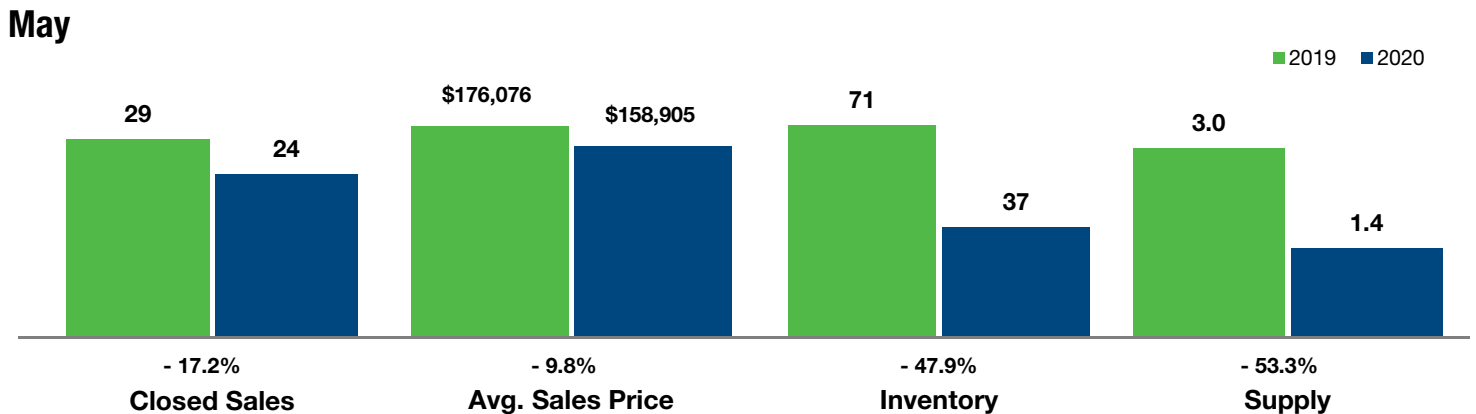
Local Market Update for May 2020



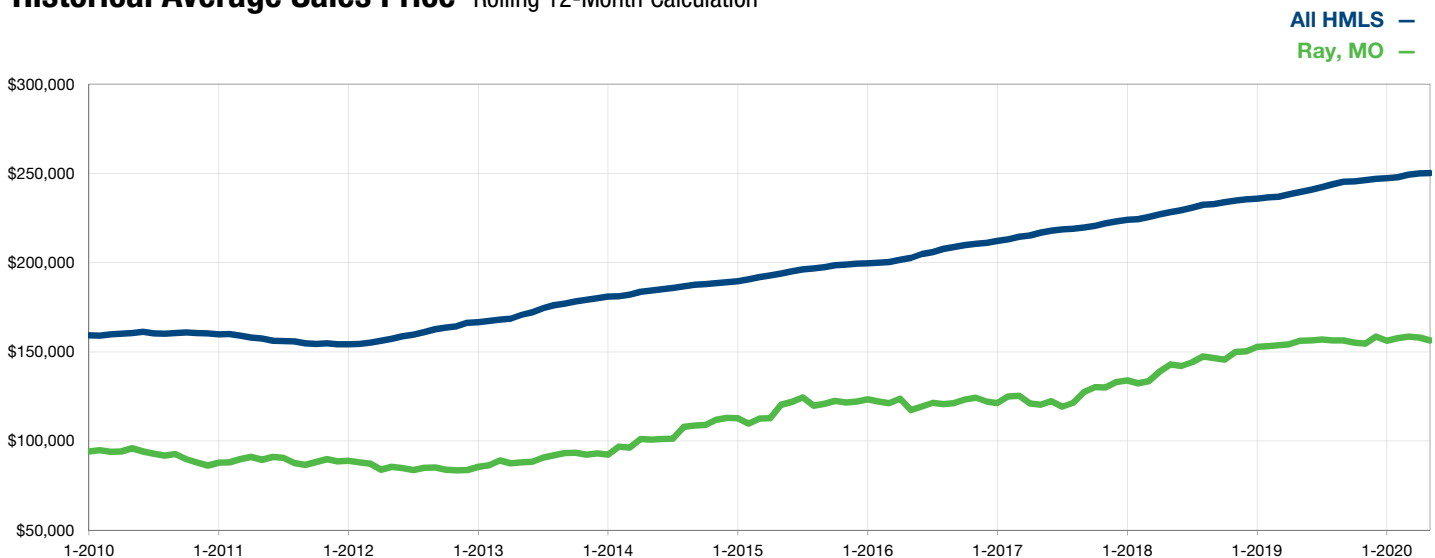
Ray, MO

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	29	24	- 17.2%	86	119	+ 38.4%
Average Sales Price*	\$176,076	\$158,905	- 9.8%	\$165,495	\$157,986	- 4.5%
Median Sales Price*	\$147,500	\$137,500	- 6.8%	\$144,475	\$139,000	- 3.8%
Days on Market Until Sale	66	46	- 30.3%	75	54	- 28.0%
Percentage of Original List Price Received*	95.3%	93.7%	- 1.7%	94.1%	94.0%	- 0.1%
Pending Sales	24	26	+ 8.3%	100	129	+ 29.0%
Inventory	71	37	- 47.9%	--	--	--
Supply	3.0	1.4	- 53.3%	--	--	--

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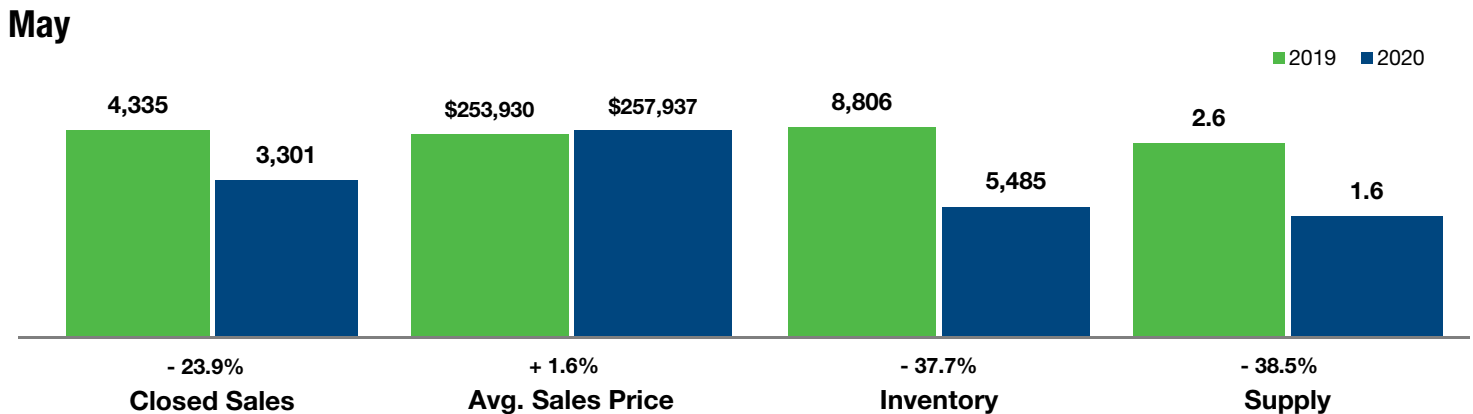
Historical Average Sales Price Rolling 12-Month Calculation



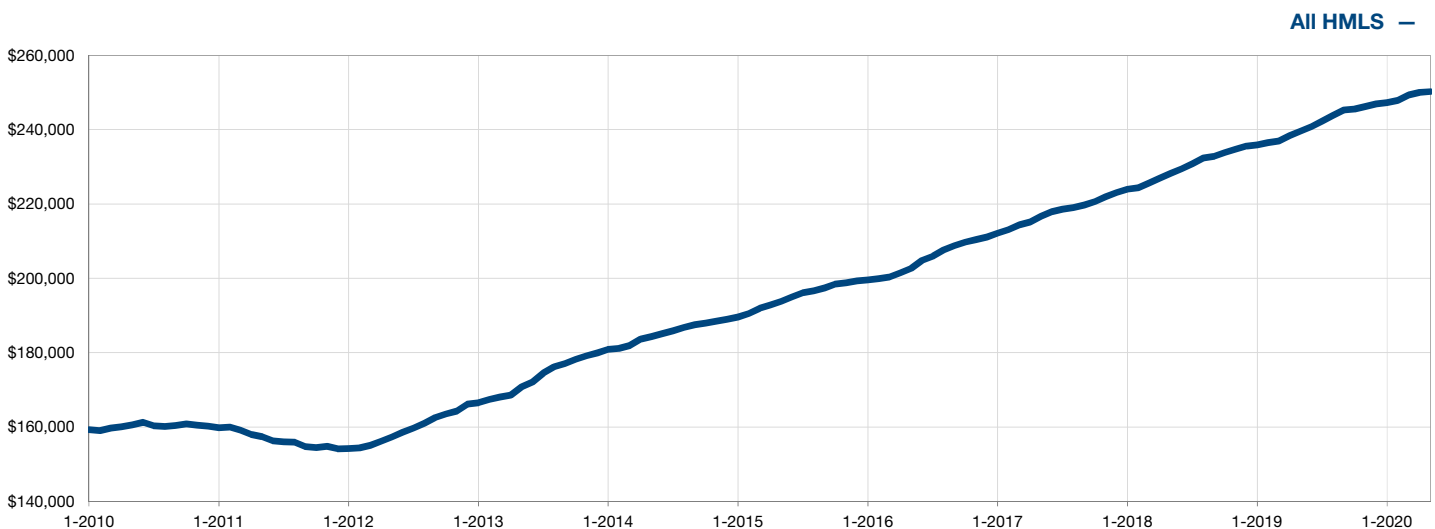
Heartland MLS

	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	4,335	3,301	- 23.9%	14,868	14,154	- 4.8%
Average Sales Price*	\$253,930	\$257,937	+ 1.6%	\$241,884	\$250,881	+ 3.7%
Median Sales Price*	\$225,000	\$229,950	+ 2.2%	\$211,750	\$222,400	+ 5.0%
Days on Market Until Sale	49	45	- 8.2%	57	55	- 3.5%
Percentage of Original List Price Received*	98.2%	98.3%	+ 0.1%	97.0%	97.3%	+ 0.3%
Pending Sales	4,298	4,573	+ 6.4%	17,755	17,566	- 1.1%
Inventory	8,806	5,485	- 37.7%	--	--	--
Supply	2.6	1.6	- 38.5%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



Local Market Update for May 2020

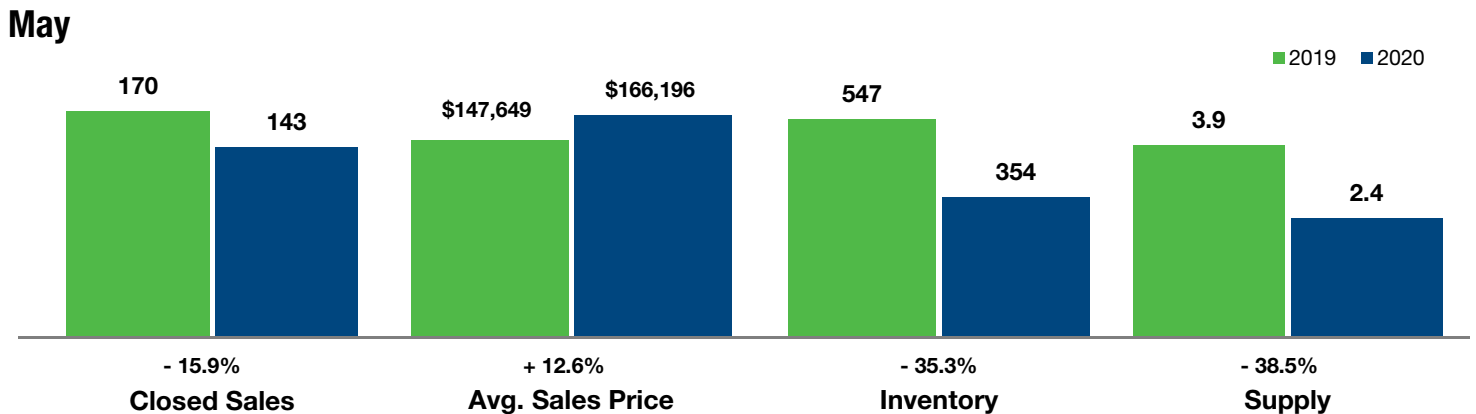


St. Joseph Chapter

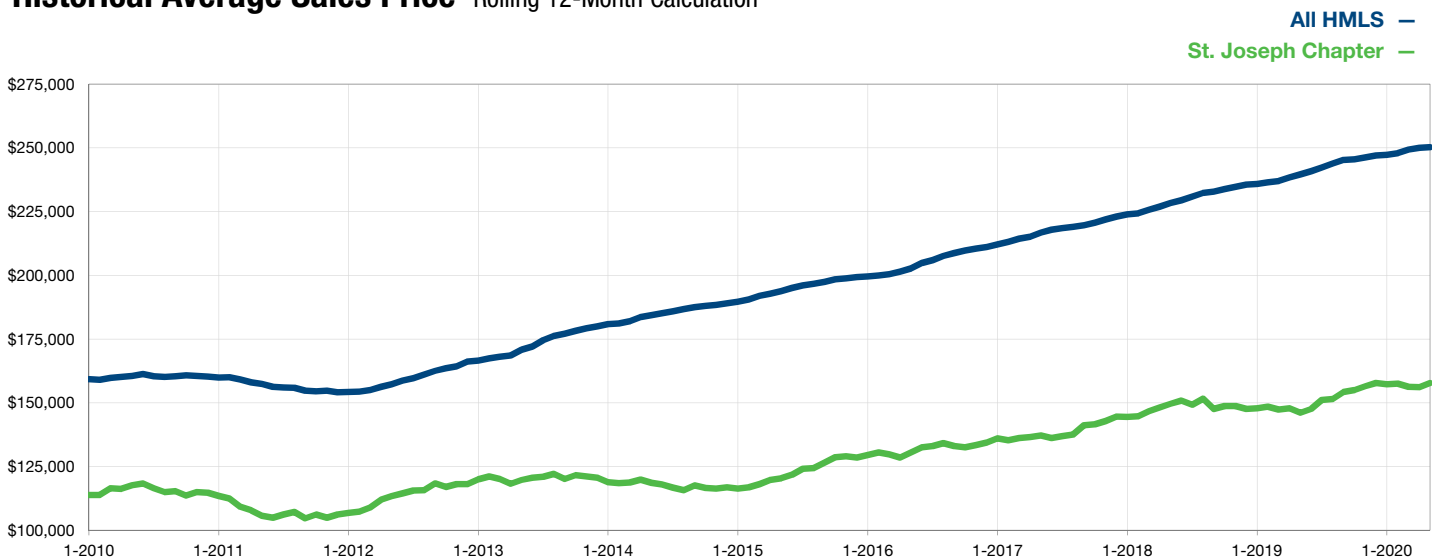
Includes Andrew, Buchanan, Caldwell, Clinton, Daviess, DeKalb, Gentry, Harrison and Worth Counties

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	170	143	- 15.9%	613	635	+ 3.6%
Average Sales Price*	\$147,649	\$166,196	+ 12.6%	\$145,198	\$145,563	+ 0.3%
Median Sales Price*	\$135,000	\$151,000	+ 11.9%	\$134,850	\$133,500	- 1.0%
Days on Market Until Sale	68	77	+ 13.2%	74	72	- 2.7%
Percentage of Original List Price Received*	95.5%	94.5%	- 1.0%	93.8%	92.9%	- 1.0%
Pending Sales	172	217	+ 26.2%	738	786	+ 6.5%
Inventory	547	354	- 35.3%	--	--	--
Supply	3.9	2.4	- 38.5%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation

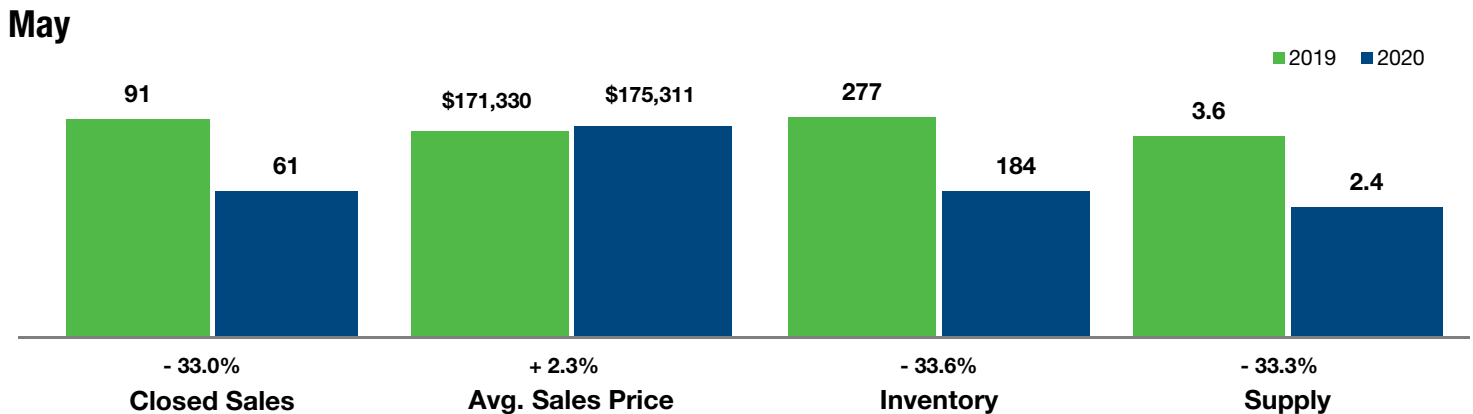


Midwest Missouri Chapter

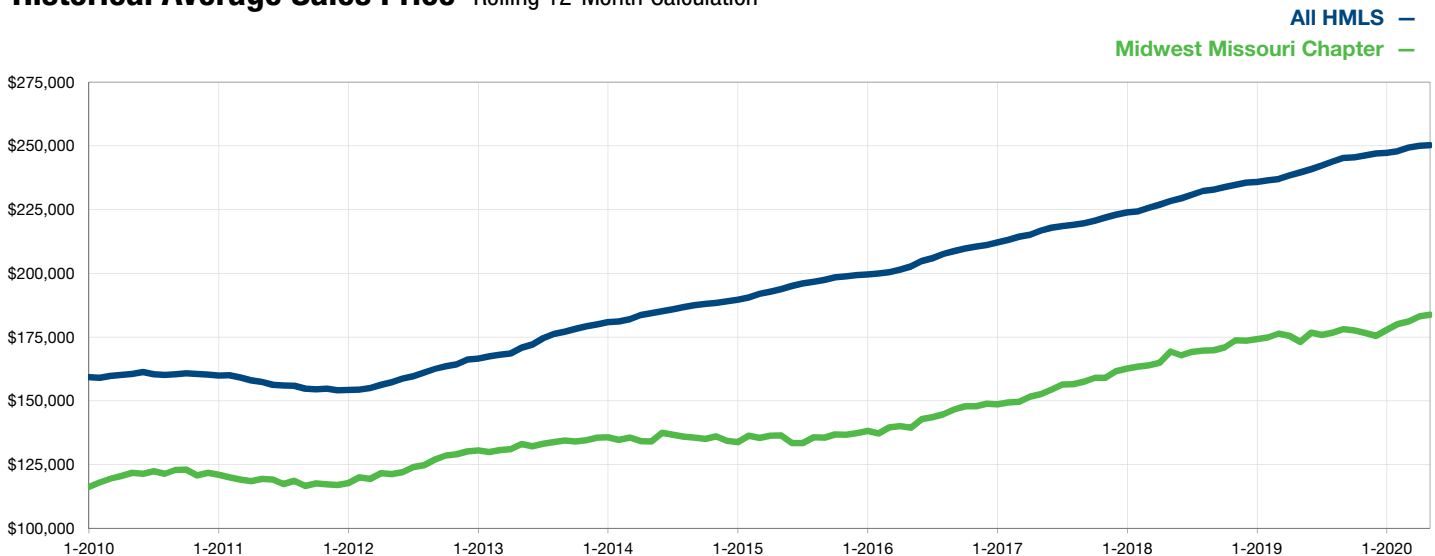
Includes Bates, Henry and Johnson Counties in the State of Missouri

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	91	61	- 33.0%	347	331	- 4.6%
Average Sales Price*	\$171,330	\$175,311	+ 2.3%	\$169,254	\$192,462	+ 13.7%
Median Sales Price*	\$167,900	\$175,500	+ 4.5%	\$159,900	\$179,950	+ 12.5%
Days on Market Until Sale	49	58	+ 18.4%	63	67	+ 6.3%
Percentage of Original List Price Received*	96.0%	95.6%	- 0.4%	95.3%	95.0%	- 0.3%
Pending Sales	94	114	+ 21.3%	398	408	+ 2.5%
Inventory	277	184	- 33.6%	--	--	--
Supply	3.6	2.4	- 33.3%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation



Local Market Update for May 2020

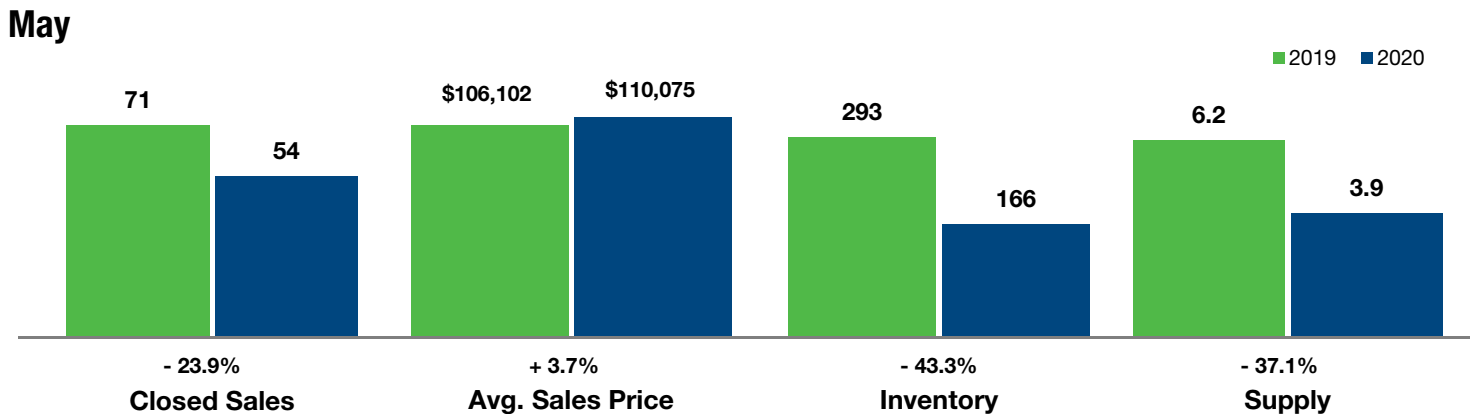


Five County Chapter

Includes Vernon, Saint Clair, Cedar, Barton and Dade Counties in the State of Missouri and Bourbon County in the State of Kansas

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
Closed Sales	71	54	- 23.9%	239	183	- 23.4%
Average Sales Price*	\$106,102	\$110,075	+ 3.7%	\$102,531	\$112,611	+ 9.8%
Median Sales Price*	\$88,000	\$89,950	+ 2.2%	\$88,750	\$90,000	+ 1.4%
Days on Market Until Sale	99	113	+ 14.1%	124	112	- 9.7%
Percentage of Original List Price Received*	95.4%	94.6%	- 0.8%	92.6%	91.9%	- 0.8%
Pending Sales	51	37	- 27.5%	255	198	- 22.4%
Inventory	293	166	- 43.3%	--	--	--
Supply	6.2	3.9	- 37.1%	--	--	--

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Historical Average Sales Price Rolling 12-Month Calculation

