

# THE MCCURDY REPORT

## IN THIS ISSUE

QUARTERLY  
MARKET  
STATISTICS

WHY WOULD  
THEY AUCTION  
THAT?

NEWS AND  
ANNOUNCEMENTS

UPCOMING  
AUCTIONS



Q3 NEWSLETTER • ISSUE ELEVEN • 2024

FEATURED ARTICLE

## Why Would They Auction That?

▶ PAGE 6



# THE MCCURDY REPORT



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## Building Momentum



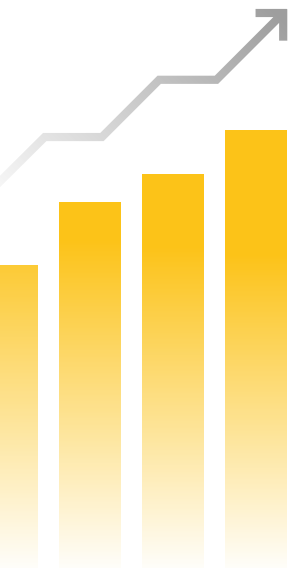
**Braden McCurdy**

Chief Executive Officer,  
Broker & Auctioneer

As we reflect on another dynamic quarter, I'm excited to share the remarkable achievements and growth of McCurdy. Our team has been making waves across multiple communities, from supporting worthy causes through benefit auctions to spreading joy at local parades. I'm particularly proud of our marketing team's success at the National Auction Association's awards, bringing home three significant honors, including recognition for our innovative social media campaigns and real estate brochures.

Also found in this edition, we tackle a question that often surfaces when people see our auction signs in front of prestigious

properties: "Why would they auction that?" As our featured article explains, auctions have evolved into a preferred modern sales method, offering speed, simplicity, and maximum market value. This transformation in real estate sales is being led by our growing team, which now includes five new faces. Their addition, along with our recent participation in the NAA's 75th Annual Conference in Pittsburgh, reflects our commitment to staying at the forefront of industry innovation while maintaining the personal touch that defines the McCurdy difference.



## Steady & Strong

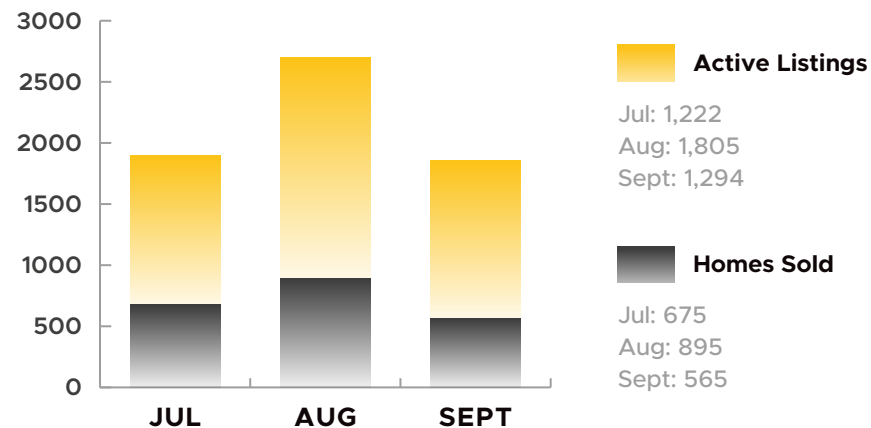
The Sedgwick County housing market showed resilience and adaptability throughout the third quarter of 2024.

While the average sales price fluctuated, ending at a healthy \$264,351 in September, the market maintained a steady supply of homes. The consistent months' supply, hovering around 2.2 months, suggests a balanced market that catered to both buyers and sellers. Overall, Q3 reflected a stable and active local real estate landscape with ongoing demand in our community.

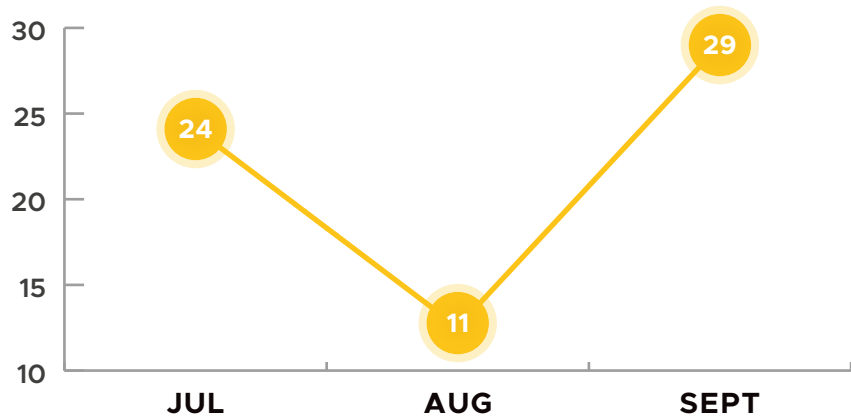
**\*Average 30 Year Mortgage Rate: 6.32%**

\*FREDDIE MAC

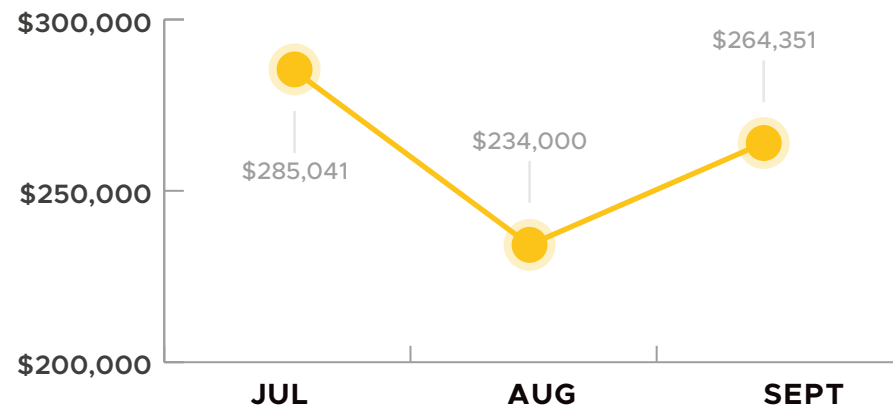
## ACTIVE LISTINGS & SOLD HOMES



## AVERAGE DAYS ON MARKET



## AVERAGE SALES PRICE





# Why Would They Auction That?

It's a question we hear all the time, especially when people spot our auction signs in front of prestigious properties. The underlying assumption: "That home is too nice for an auction." We love hearing this because it gives us the perfect opportunity to share why more and more sellers are choosing auction as their preferred sales method.

The proof is in the numbers – with over **500 AUCTIONS** conducted annually by McCurdy, the auction process has become a mainstream choice for modern real estate sales. **BUT WHY?**

## The Auction Advantage

- **Speed & Simplicity:** You set the timeline, we handle the rest
- **100% Transparency:** Buyers and sellers know exactly where they stand at all times
- **Maximum Competition:** Our community of nearly 140,000 users creates a strong demand
- **True Market Value:** Competitive bidding reveals what buyers are truly willing to pay
- **Clean Transactions:** Properties sold "As-Is" with no contingencies means faster closings

## The McCurdy Difference

With **40+ YEARS** of experience and a dedicated team of over 35 professionals, we've perfected the art of real estate auctions. Each property receives a custom marketing strategy designed to achieve optimal results.

Think of it this way: It's real estate, but faster, simpler, clearer, and transparent. It's **REAL ESTATE, BUT BETTER.**



# SOLD HIGHLIGHTS

TOTAL Q3 AUCTIONS

176

REAL ESTATE

162

PERSONAL PROPERTY

6

BENEFIT

8



**COMMERCIAL**

Commercial Real Estate

18,145 Sq Ft

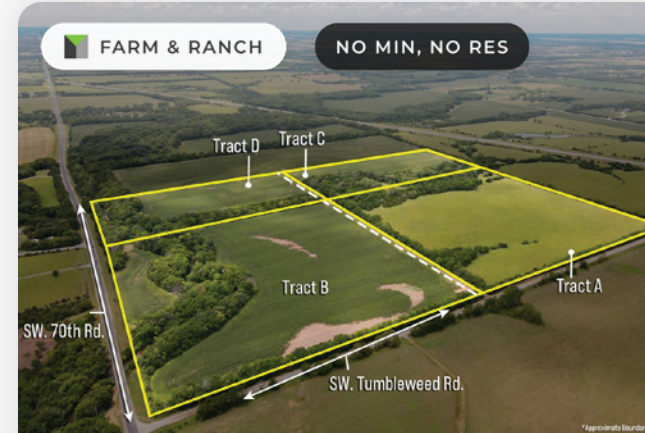
On 7.7 Acres

29 Registered Bidders

TRACT 1 4.20+ Acres w/ 18,145 Sq. Ft. Building  
TRACT 2 3.50+ Acres on Highway 54

10187 SW HWY 54 – AUGUSTA

**TOTAL SOLD PRICE** ▶ **\$811,800**



**FARM & RANCH**

NO MIN, NO RES

Agricultural Land

118± Acres in 4 Tracts

40 Registered Bidders

Live Multi-Tract Auction

118± ACRES OF LAND – ANDOVER

**TOTAL SOLD PRICE** ▶ **\$1,122,000**



**PREMIER**

NO MIN, NO RES

Premier Home and Add. Land

4 Bed Home, Pond, and Horse Amenities

80± Total Acres

70 Registered Bidders

2612 SE 125TH – SEDGWICK

**TOTAL SOLD PRICE** ▶ **\$1,087,353**



**PREMIER**

Premier Home

6 Bed, 6.5 Bath

5,535 Sq Ft on 26± Acres

Barn with Horse Stalls & 2+ Bedroom Apartment

4120 E. 61ST ST. N. – KECHI

**TOTAL SOLD PRICE** ▶ **\$2,000,000**



**COMMERCIAL**

**Lincoln Shopping Center**

**7,780 Sq Ft**

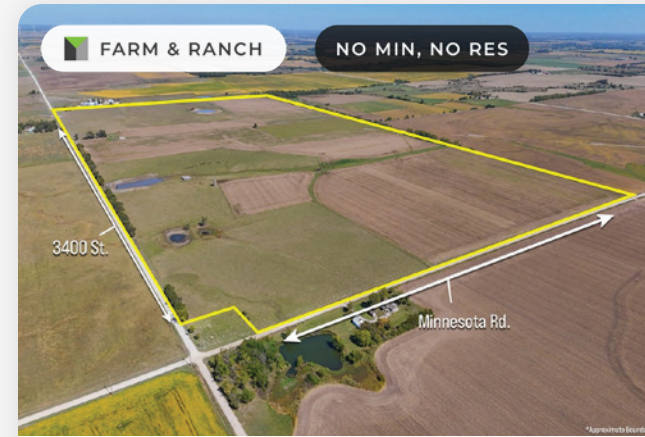
**0.83± Acres**

**7 Storefronts for Multi-Tenant Use**

**WICHITA, KS**

**7032 E. LINCOLN ST**

**Online Bidding Ends  
11/13 at 2:00 PM**



**FARM & RANCH**

**NO MIN, NO RES**

**Allen County, KS**

**Diverse Agricultural Land**

**Multiple Ponds for Livestock**

**Barbed Wire Fencing**

**MORAN, KS**

**311± ACRES ON 3400 ST**

**Online Bidding Ends  
11/13 at 2:10 PM**



**PREMIER**

**4 Bed**

**3 Bath**

**3,153 Sq Ft**

**Premier Home on 33+ Acres w/ Outbuildings and a Pond**

**EL DORADO, KS**

**4309 SW 60TH ST**

**Online Bidding Ends  
11/21 at 2:10 PM**



**LIVE & ONLINE**

**MULTI PROPERTY**

**2024 FINALE EVENT**



**DEC. 12TH - 5:30 PM**

**ALL PROPERTIES OPEN  
DEC. 8TH 1:00 - 5:00 PM**



# NEWS & ANNOUNCEMENTS

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

 FACEBOOK @MCCURDYREA  
 INSTAGRAM @MCCURDYRE

## Benefit Auctions



- GraceMed Hotcakes for Hopecare
- Bourbon Salute
- Wichita Grand Opera
- Wichita Animal Action League
- Habitat for Humanity
- National Aerobatics Championship in Salina
- Support for Craig McHendy



## Parade Season

We love parades! Our team loves being out in the community, especially if candy is involved. We had a great time seeing the communities of Andover, Valley Center, Mulvane, & Salina.



## National Auction Association's Conference

Our sales team had a blast at the NAA's 75th Annual Conference & Show in Pittsburgh, PA! They had an incredible time connecting with and learning from fellow industry pros and enjoyed quality time with other auctioneers. Pittsburgh, you were a fantastic host!



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# NEWS & ANNOUNCEMENTS

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

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



## NAA Marketing Award Winners

We are excited to announce our National Auction Association Marketing Award winners! Congrats to our marketing team & auctioneers!

- Real Estate Brochure: Leading Edge Aerospace
- Company Promo on Social: Auctioneers Week
- Paid Social Ads: Craig Sharp Model Home Furniture

### Real Estate Brochure

LEADING EDGE AEROSPACE




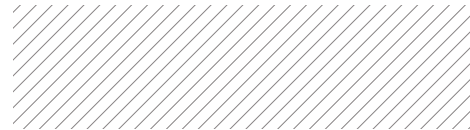
 **COMMERCIAL**

### Paid Social Media Ads for Personal Assets

CRAIG SHARP HOMES



 **PERSONAL PROPERTY**



## New Faces

Please join us in welcoming our newest team members Curt Marshall, Terry Zimmer, Jack Ballard, Christina Splane, Jessica Milsap, and Sara Whitfield.



**Curt Marshall**  
Auctioneer,  
REALTOR®



**Christina Splane**  
Pre-Auction Manager,  
REALTOR®



**Terry Zimmer**  
Auctioneer,  
REALTOR®



**Jessica Milsap**  
Closing Department Manager,  
REALTOR®



**Jack Ballard**  
REALTOR®



**Sara Whitfield**  
Title & Closing Coordinator

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## THIRD QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$3,990,000	Commercial	224 E. Central Ave - 10,360 SF, GC	Andover	Traditional
\$2,000,000	Residential	4120 E. 61st St. N.	Kechi	Auction
\$1,350,000	Commercial	316 E. Iron Ave. - 2,389 SF, CBD	Salina	Auction
\$1,210,000	Residential	11187 SW 15th St	Towanda	Auction
\$1,087,353	Residential	2612 SE 125th & 40± Acres	Sedgwick	Auction
\$768,130	Land	313+/- Acres in Reno County	Langdon & Arlington	Auction
\$715,000	Residential	7141 SW 120th St.	Augusta	Auction
\$687,500	Residential	6737 SW Hopkins Switch Rd. & 40± Acres	El Dorado	Auction
\$685,575	Land	6 Parcel Totaling 885± Acres	Rolla	Auction
\$811,800	Commercial	10187 SW Hwy 54 - 18,145 SF & 7.7± Acres	Augusta	Auction
\$605,000	Land	40± Acres on SW Tumbleweed Rd.	Andover	Auction
\$595,101	Residential	8285 SW Indianola Rd.	Andover	Auction
\$592,500	Residential	8653 W Meadow Pass Ct.	Wichita	Traditional
\$574,860	Land	22800 SW 36th St.	Burrton	Auction
\$535,370	Land	750 SW 70th St.	St. John	Auction
\$517,000	Land	78± Acres on SW Tumbleweed Rd.	Andover	Auction
\$431,255	Land	6 Parcels Totaling 559± Acres	Rolla	Auction
\$407,000	Residential	1010 W. Meadowlake Cir.	Valley Center	Auction
\$401,500	Residential	9951 S. 51st St. W.	Peck	Auction
\$371,250	Residential	5569 N. Sullivan Ave.	Wichita	Auction
\$369,900	Residential	4744 N. Spyglass Ct.	Wichita	Traditional
\$368,500	Residential	1316 NW Shumway Rd.	El Dorado	Auction
\$360,250	Multifamily	301 E. Market & 124 N. Derby Ave. - 2 Units	Derby	Auction
\$345,000	Land	10.66± Acres On W. US 54 Hwy	Goddard	Traditional
\$340,000	Commercial	404 N. Greenwich Rd. Unit #204	Wichita	Traditional
\$340,000	Commercial	404 N. Greenwich Rd. Unit #205	Wichita	Traditional
\$334,400	Land	162± Acres & 158± Acres	Rolla	Auction
\$330,000	Multifamily	707 & 709 N. Litchfield Ave. & 1524 & 1526 W. Pine Ave.	Wichita	Auction
\$330,000	Residential	11303 W. Douglas Ave.	Wichita	Auction
\$324,500	Commercial	2309 McArtor Rd. - 2,625 SF	Dodge City	Auction
\$313,500	Residential	8539 E. Brookhollow Ln.	Wichita	Auction
\$308,000	Residential	1813 N. Bellick St.	Wichita	Auction
\$302,500	Residential	6419 W. Shadow Lakes Ct.	Wichita	Auction
\$300,000	Residential	1612 N. Valleyview Ct.	Wichita	Auction
\$300,000	Residential	4933 SW 2nd Ter	El Dorado	Traditional
\$291,500	Residential	1912 N. 159th St. E.	Wichita	Auction
\$290,000	Land	34.23± Acres on Crawford	Salina	Traditional
\$285,000	Residential	120 E. Kodiak St.	Kechi	Traditional

## THIRD QUARTER RESULTS


SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$280,500	Residential	1905 S. 125th St. E. & Additional Lots	Wichita	Auction
\$279,900	Multifamily	1317/19 & 1321/23 S. Palisade St. - 4 Units	Wichita	Traditional
\$265,000	Residential	2565 SW Adams Rd	Towanda	Auction
\$265,000	Residential	2207 N. Bullinger Dr.	Wichita	Traditional
\$265,000	Residential	13 N. Hopper Dr.	Goddard	Traditional
\$258,500	Residential	1500 E. McClelland Dr.	Derby	Auction
\$253,440	Land	35.84± Acres on E. 82nd Ave.	Buhler	Auction
\$247,500	Residential	11071 SW 15th St	Towanda	Auction
\$246,400	Land	(2) 160 Acre Parcels	Rolla	Auction
\$240,000	Residential	306 W. Feather Pl.	Andover	Traditional
\$239,900	Residential	2503 N Button Bush	Derby	Traditional
\$232,100	Residential	307 N. Jessup	Viola	Auction
\$225,500	Residential	547 N. Anson Rd.	Mayfield	Auction
\$220,688	Land	(2) 160 Acre Parcels	Rolla	Auction
\$215,875	Land	162 Acre Parcel & 152 Acre Parcel	Rolla	Auction
\$203,880	Residential	7116 E. 17th St. N.	Wichita	Auction
\$203,665	Residential	Parcel 8: 2520 20 Rd.	Rolla	Auction
\$197,737	Land	15151 E. 45th St. N.	Wichita	Auction
\$195,250	Residential	6401 E. Aberdeen St.	Wichita	Auction
\$195,250	Residential	9530 S. Pattie Ave.	Haysville	Auction
\$194,150	Commercial	1206 E. Lincoln St. - 7,320 SF, LC	Wichita	Auction
\$189,750	Residential	347 S. Yale Ave.	Wichita	Auction
\$187,500	Residential	320 E. 5th St.	Halstead	Traditional
\$187,000	Residential	6720 E. Zimmerly St.	Wichita	Auction
\$186,450	Residential	1390 N. Morris Rd.	Conway Springs	Auction
\$179,300	Land	163± Acres	Rolla	Auction
\$176,000	Residential	946 S. Broadmoor Ave.	Wichita	Auction
\$176,000	Residential	628 W. 22nd Ave.	Hutchinson	Auction
\$176,000	Land	9947 SW Teter Rd.	Leon	Auction
\$175,000	Residential	820 SE 6th St.	Newton	Traditional
\$170,500	Residential	1339 N. Sunset Ct.	Wichita	Auction
\$165,000	Residential	539 S. Woodchuck Ln.	Wichita	Auction
\$165,000	Residential	2182 N. Riverside Blvd.	Wichita	Auction
\$165,000	Residential	804 Fairview Ln	Newton	Traditional
\$159,500	Residential	3716 N. Salina Rd.	Wichita	Auction
\$159,500	Residential	1210 N. Patricia Ave.	Wichita	Auction
\$152,000	Land	0000 W. 77th St N	Valley Center	Traditional
\$151,250	Residential	3884 N. Friar Ln	Wichita	Auction

## THIRD QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$148,500	Residential	8316 E. Gilbert St.	Wichita	Auction
\$148,500	Residential	1131 N. Pearce Ave.	Wichita	Auction
\$143,000	Residential	1100 N. Lakeview Dr.	Derby	Auction
\$143,000	Residential	3701 E. Skinner St.	Wichita	Auction
\$143,000	Residential	1951 N. High St.	Wichita	Auction
\$132,000	Land	4.98 +/- Acres on SW 15th St	Towanda	Auction
\$131,175	Residential	Parcel 24: 2330 24.5 Rd	Rolla	Auction
\$130,900	Residential	5512 S. Mosley St.	Wichita	Auction
\$129,250	Residential	818 Pine St.	Halstead	Auction
\$129,250	Residential	2329 S. Fountain Ave.	Wichita	Auction
\$123,750	Multifamily	1625 & 1627 S. Ellis St. - 2 Units	Wichita	Auction
\$121,000	Residential	1617 W. Cornelison St.	Wichita	Auction
\$115,500	Residential	2331 S. McAdam Dr.	Wichita	Auction
\$110,000	Land	0.76± Acres on Irongate Ct.	Peculiar	Auction
\$110,000	Residential	2404 W. 13th St. N.	Wichita	Auction
\$108,900	Residential	2240 S. Bonn Ave.	Wichita	Auction
\$107,250	Residential	2918 S. Fern Ave	Wichita	Auction
\$105,600	Land	160 Acres	Rolla	Auction
\$104,500	Residential	4303 W. Memory Ln.	Wichita	Auction
\$101,200	Residential	7510 E. 17th St. N.	Wichita	Auction
\$99,000	Commercial	308 W. Broadway St. - 2,420 SF	Newton	Auction
\$99,000	Residential	134 S. Wayne Ave.	Haysville	Auction
\$96,800	Residential	628 N. Harding St.	Wichita	Auction
\$95,700	Residential	2444 S. Pattie Ave.	Wichita	Auction
\$93,500	Residential	2146 W. Haskell St.	Wichita	Auction
\$93,500	Residential	708 S. Waverly Dr.	Wichita	Auction
\$92,400	Residential	9735 S. Laura Ave.	Haysville	Auction
\$88,000	Multifamily	2024 & 2026 E. 10th St N. - 2 Units	Wichita	Auction
\$88,000	Residential	1936 S. Fern St. and Additional Lot	Wichita	Auction
\$84,700	Residential	1738 S. Spruce Ave.	Wichita	Auction
\$82,500	Multifamily	439 & 441 N. Elizabeth St. - 2 Units	Wichita	Auction
\$80,300	Residential	507 Blaine St.	Newton	Auction
\$77,550	Residential	2247 S. Saint Francis Ave.	Wichita	Auction
\$77,000	Residential	241 N. Dodge Ave.	Wichita	Auction
\$75,900	Residential	315 W. 8th St.	Sedgwick	Auction
\$75,350	Residential	1001 E. 5th St.	Newton	Auction
\$72,600	Residential	2944 S. Greenwood Ave.	Wichita	Auction
\$68,750	Residential	1249 N. Glendale Ave.	Wichita	Auction

## THIRD QUARTER RESULTS

SALE PRICE*	TYPE	ADDRESS	CITY/COUNTY	METHOD
\$68,750	Residential	808 S. Ash St.	Wichita	Auction
\$66,000	Residential	4246 W. Saint Louis Ave	Wichita	Auction
\$66,000	Residential	616 E. 1st St.	Newton	Auction
\$65,000	Multifamily	2760 S. Vassar Ct. - 2 Units	Wichita	Traditional
\$62,150	Residential	910 E. 10th St.	Newton	Auction
\$61,600	Residential	1849 S. Saint Francis Ave	Wichita	Auction
\$61,600	Residential	1439 S. Hydraulic Ave.	Wichita	Auction
\$59,400	Residential	1921 S. Main St.	Wichita	Auction
\$56,650	Land	14540 SW 20th	Benton	Auction
\$55,000	Residential	2229 S. Topeka Ave	Wichita	Auction
\$53,350	Residential	831 S. Estelle Ave.	Wichita	Auction
\$52,250	Residential	1140 S. Saint Francis Ave.	Wichita	Auction
\$49,500	Multifamily	3124 & 3126 S. Davidson St. - 2 Units	Wichita	Auction
\$47,300	Residential	210 N. Madison	Anthony	Auction
\$47,300	Residential	4308 E. Vesta Dr.	Wichita	Auction
\$46,200	Residential	1153 N. Dellrose Ave.	Wichita	Auction
\$46,200	Residential	1821 N. Madison Ave.	Wichita	Auction
\$45,000	Land	3.5 +/- Acres on W. 103rd St S.	Viola	Traditional
\$45,000	Multifamily	4203 E. Menlo Dr. - 2 Units	Wichita	Traditional
\$44,000	Commercial	201 S. Fry - 2,000 SF, GC	Yates Center	Auction
\$42,900	Residential	4487 S. Hemlock Ave.	Wichita	Auction
\$41,250	Land	0.77 +/- Acres on Hwy 36	Wathena	Auction
\$39,000	Land	Lot 8 Sage Estates	Viola	Traditional
\$38,500	Residential	511 W. Lincoln Ave.	Wellington	Auction
\$37,400	Residential	4626 S. Elmhurst Ave.	Wichita	Auction
\$37,400	Residential	820 S. Lorraine Ave.	Wichita	Auction
\$34,100	Residential	630 N. Battin Ave.	Wichita	Auction
\$34,100	Residential	3128 S. Davidson St.	Wichita	Auction
\$28,600	Residential	818 S. Lorraine Ave.	Wichita	Auction
\$15,500	Residential	422 E. Ave C	Hutchinson	Auction
\$14,318	Residential	612 E. Bayley St.	Wichita	Auction
\$8,500	Land	1332 N. Kansas Ave.	Marceline	Auction

For more information on these sold properties as well as all of our previous solds, view on our website here: 





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