

THE MCCURDY REPORT

IN THIS ISSUE



QUARTERLY
MARKET
STATISTICS



PRESTIGE
MEETS
PERFORMANCE



NEWS AND
ANNOUNCEMENTS



UPCOMING
AUCTIONS



Q4 NEWSLETTER • ISSUE TWELVE • 2024

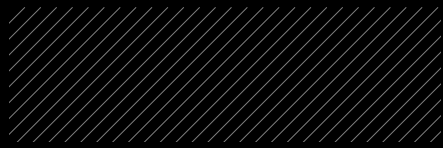
FEATURED ARTICLE

Prestige Meets Performance

▶ PAGE 8



THE MCCURDY REPORT



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Celebrating Success, Inviting Opportunity



Megan McCurdy

Chief Operating Officer,
Auctioneer

As we reflect on another remarkable quarter, I'm filled with gratitude for the incredible momentum we've maintained throughout 2024. Our December Multi-Property auction was a record-breaking event, bringing together over 200 bidders and achieving nearly \$6 million in sales across 62 properties. The energy and excitement of that evening perfectly captured what makes our industry so special – the connection of buyers and sellers to create meaningful opportunities and successful outcomes.

Beyond the numbers, what truly defines our success is our team's dedication to serving our community. From continuing our

holiday tradition of bell ringing for the Salvation Army to conducting numerous benefit auctions, we remain committed to making a positive impact. I'm also thrilled to welcome Lori Vierthaler and Isaac Pearson to our growing team. As we look ahead, we're excited to continue to showcase the power of auction within the premier property market, where we've successfully facilitated multiple notable transactions, including multi-million-dollar properties. Thank you to our clients, partners, and team members who make it all possible.

Megan McCurdy Niedus

LIVE & ONLINE

MULTI PROPERTY

2024 FINALE EVENT



62

Properties Sold



200+

Registered Bidders

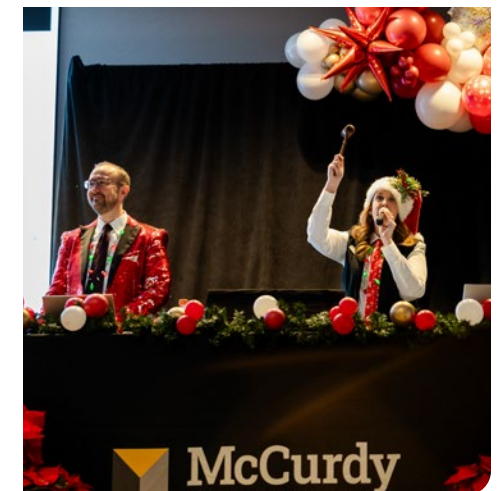
Online & Live

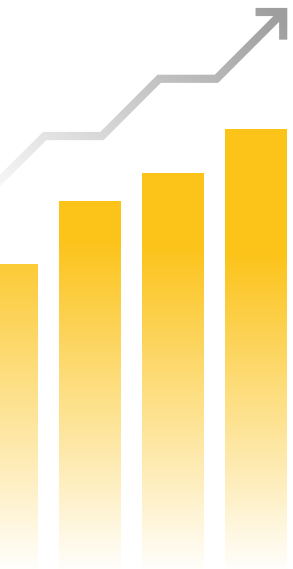


\$5.98M

Grand Total

A record-breaking night at our LIVE & Online Multi-Property Finale! With **200+ bidders** online and live, we **sold 62 properties!** There's nothing quite like the energy of a live auction – the anticipation, the excitement, and the competition before the hammer drops! Thank you to our sellers, buyers, and everyone who joined us and made this night so much fun.





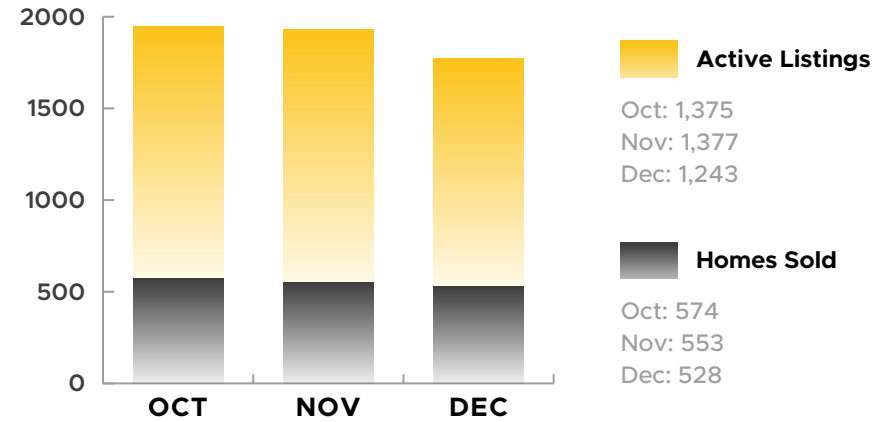
Closing 2024 Strong

Sedgwick County's housing market demonstrated notable strength in the fourth quarter of 2024 with homes selling quickly in an average of 29 days on the market. While active listings showed a modest decrease from October to December, this contributed to a healthy market balance with just 2.1 months of inventory by year-end. The steady sales volume reflects sustained buyer interest despite seasonal variations. The market's ability to maintain average prices above \$270,000 throughout the quarter showcases the area's enduring market stability.

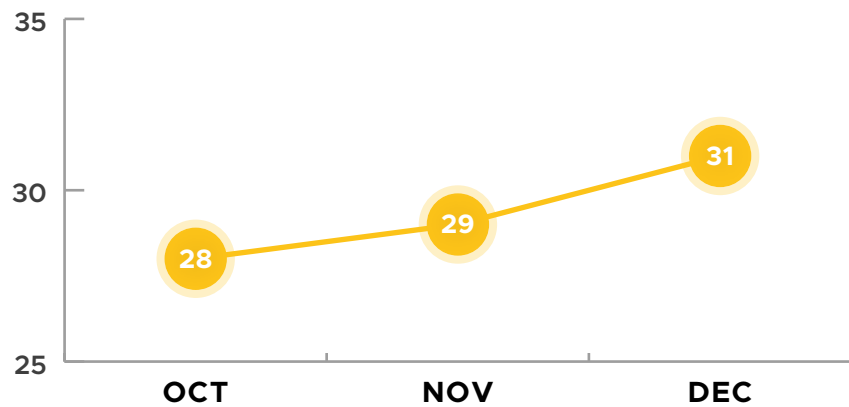
***Average 30 Year Mortgage Rate: 7.04%**

*FREDDIE MAC

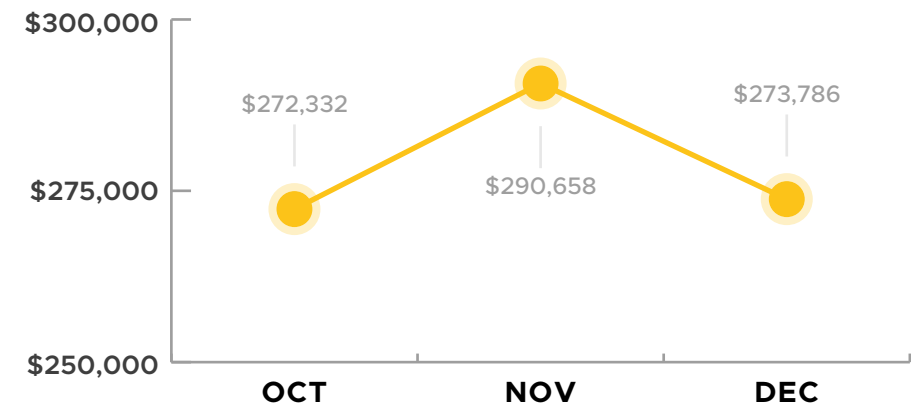
ACTIVE LISTINGS & SOLD HOMES



AVERAGE DAYS ON MARKET



AVERAGE SALES PRICE



Prestige Meets Performance.

 MCCURDY PREMIER

From fine art to elaborate estates, **auctions** have a **proven history of success with luxury.**

Our strategic process delivers unmatched advantages: a quick timeline, a streamlined process, competitive urgency, and true market value discovery. An auction isn't just a sale — *it's a curated experience that transforms your property's marketing into an event of distinction.*

Whether you're navigating a relocation across town or across the country, planning to downsize from a large family home, or managing a complex estate, the auction method offers an *unparalleled approach to selling premier properties.*

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POWER OF AUCTION.

McCurdy.com/PREMIER ▶▶▶



SOLD HIGHLIGHTS

TOTAL Q4 AUCTIONS
176

REAL ESTATE
152

PERSONAL PROPERTY
8

BENEFIT
16



PREMIER

Premier Home and Add. Land

4 Bed Home, Pond, and Outbuildings

33± Total Acres

21 Registered Bidders

4309 SW 60TH ST – EL DORADO

TOTAL SOLD PRICE ▶ \$660,000



FARM & RANCH

Irrigated Cropland

155.25± Acres

Highway 50 Frontage

21 Registered Bidders

*PENDING

155± ACRES OF LAND – GARDEN CITY

TOTAL SOLD PRICE ▶ \$1,155,137*



FARM & RANCH

Tillable Land

320± Acres in 3 Tracts

4 Bed, 1 Bath Home

62 Registered Bidders

320± ACRES OF LAND – NEWTON

TOTAL SOLD PRICE ▶ \$1,930,582



PREMIER

4,302 Sq. Ft. on 145± Acres

5 Bed, 4.5 Bath Home

34 Registered Bidders

6 Registered Brokers

16660 SW 210TH ST – ROSE HILL

TOTAL SOLD PRICE ▶ \$2,200,000

UPCOMING AUCTIONS

WANT TO SEE ALL UPCOMING AUCTIONS AT MCCURDY? JUST SCAN.



RESIDENTIAL

NO MIN, NO RES

4 Lots Selling Together

25+ Acres

1-Bed Home & In-Ground Pool

Multiple Outbuildings

WICHITA, KS
4631 W 47TH ST

Online Bidding Ends
2/6 at 2:00 PM



COMMERCIAL

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13,070 Sq Ft

High Traffic Location

Additions in 2008 and 2017

HAYS, KS
2905 VINE ST

Online Bidding Ends
2/12 at 2:00 PM



PREMIER

NO MIN, NO RES

5 Bed, 4.5+ Bath Home

6,069 Sq Ft

5+ Acres on Cowskin Creek

In-Ground Pool

8+ Car Gar. w/ Carriage House

WICHITA, KS
1002 S MAIZE RD

Online Bidding Ends
2/13 at 2:00 PM

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NEWS & ANNOUNCEMENTS

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

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Benefit Auctions



- Junior League
- Mental Health Association of South Central Kansas
- Child Advocacy & Parenting Services in Salina
- Family Promise of Greater Wichita
- Southeast Saline School
- Kansas Children's Foundation
- Pheasants Forever Ringneck Rustlers
- Children's Advocacy Center of Sedgwick County
- Mark Arts Designing Women

New Faces

Please join us in welcoming our newest team members Lori & Isaac!



Lori Vierthaler
Broker Support Specialist, REALTOR®



Isaac Pearson
Digital Marketing Specialist

Salvation Army Bell Ringing

Our team continued our favorite holiday tradition of bell ringing for the Salvation Army at Cabela's!



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2024 Power 50 Award

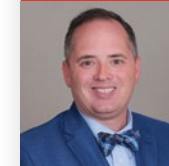
Congratulations to our CEO, Braden McCurdy, on being named to the Wichita Business Journal's inaugural **Power 50!** Your visionary leadership and incredible impact on our local business community are truly inspiring.



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James McQueen



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FOURTH QUARTER RESULTS

| SALE PRICE* | TYPE | ADDRESS | CITY/COUNTY | METHOD |
|-------------|-------------|---|---------------|-------------|
| \$2,200,000 | Residential | 16660 SW 210th St | Rose Hill | Auction |
| \$2,172,500 | Residential | 1111 W. 13th St. | Andover | Auction |
| \$1,930,583 | Land & Res. | 3 Tracts - 320+/- Acres on W 1st St | Newton | Auction |
| \$1,800,000 | Residential | 2215 N. Paradise Circle | Wichita | Auction |
| \$660,000 | Residential | 4309 SW 60th St. | El Dorado | Auction |
| \$561,000 | Land | 6349 E. 55th St S. & Add'l Lots | Derby | Auction |
| \$527,891 | Commercial | 612, 618, & 620 Kansas Ave. - 12,500 SF | Kansas City | Auction |
| \$514,500 | Multifamily | 934 & 938 N. Broadway Ave. - 12 Units | Wichita | Auction |
| \$480,673 | Land | 4603 SE 60th St & 6003 S. Woodlawn Rd | Newton | Auction |
| \$470,250 | Multifamily | 644, 652 and 660 S. Kansas Ct. - 12 Units | Wichita | Auction |
| \$418,000 | Residential | 8640 S. 263rd St W. | Viola | Auction |
| \$387,200 | Land | 24.57+/- Acres on N. 55th St. W. | Valley Center | Auction |
| \$363,055 | Land | 161.4 +/- Acres on SE 130 Ave | Murdock | Auction |
| \$363,000 | Multifamily | 602 N. Emporia Ave - 8 Units | Wichita | Auction |
| \$330,000 | Residential | 13190 SW Hopkins Switch Rd. | Augusta | Auction |
| \$319,770 | Land | 38.29 +/- Acres on Rayl Rd | Mount Hope | Auction |
| \$313,500 | Residential | 3916 E. Willow St. | Wichita | Auction |
| \$289,850 | Residential | 7014 E. 14th St. N. | Wichita | Auction |
| \$286,000 | Commercial | 2803 N. Main St. - 4,761 SF, Zoned C4 | Hutchinson | Auction |
| \$275,000 | Commercial | 108 S. Santa Fe Ave. - 7,500 SF, CBD | Salina | Auction |
| \$270,050 | Residential | 1311 E. Rushwood Dr. | Derby | Auction |
| \$265,000 | Residential | 1718 N. Walnut Creek Dr. | Derby | Traditional |
| \$255,000 | Residential | 13225 SW 60th St | Halstead | Traditional |
| \$236,500 | Land | 2 Tracts - on SW Butler and SW 200th St | Rose Hill | Auction |
| \$231,000 | Multifamily | 8425 N. Broadway St. - 4 Units | Valley Center | Auction |
| \$224,200 | Land | Tract 2 - 59+/- Acres on Golden Rd. | Minneapolis | Traditional |
| \$222,750 | Residential | 2106 Saint Andrew Ct. | Goddard | Auction |
| \$216,600 | Land | Tract 1 - 57+/- Acres on Golden Rd. | Minneapolis | Traditional |
| \$210,100 | Residential | 11426 W. Valley Hi Dr. | Wichita | Auction |
| \$209,000 | Residential | 207 S. Brook Forest Rd. | Derby | Auction |
| \$209,000 | Residential | 9220 E. Osie St. | Wichita | Auction |
| \$195,250 | Residential | 2068 S. Cypress Ct. | Wichita | Auction |
| \$195,000 | Multifamily | 3120 & 3122 Belmont St - 2 Units | Hutchinson | Traditional |
| \$189,750 | Residential | 1524 E. Mockingbird Ct. | Derby | Auction |
| \$189,200 | Residential | 504 N. Mark Allen St. | Wichita | Auction |

FOURTH QUARTER RESULTS

| SALE PRICE* | TYPE | ADDRESS | CITY/COUNTY | METHOD |
|-------------|-------------|--------------------------------------|---------------|-------------|
| \$187,000 | Commercial | 1592 S. Seneca Rd. - 6 Acres, GC | South Haven | Auction |
| \$185,000 | Multifamily | 3124 & 3126 Belmont St - 2 Units | Hutchinson | Traditional |
| \$178,750 | Commercial | 3301 W. 13th St. N. - 3,168 SF, GO | Wichita | Auction |
| \$170,500 | Residential | 1219 N. Plum St. | Wellington | Auction |
| \$150,000 | Land | 24 +/- Acres on E. Cloud St. | Salina | Traditional |
| \$143,000 | Land | 30+/- Acres on NW Shumway Rd. | El Dorado | Auction |
| \$141,900 | Residential | 6233 N. West Parkview Dr. | Park City | Auction |
| \$132,550 | Residential | 505 W. 48th St. N. | Wichita | Auction |
| \$123,750 | Residential | 6595 N. Kingman St. | Park City | Auction |
| \$120,000 | Land | Tract 1 - 19928 SW Butler Rd. | Rose Hill | Traditional |
| \$120,000 | Land | 20 Acres on W. 95th St S. | Wichita | Traditional |
| \$118,800 | Land | 3.25 +/- Acres on Tall Tree Rd. | Derby | Auction |
| \$113,300 | Residential | 2957 E. Glen Oaks Dr. | Wichita | Auction |
| \$102,300 | Residential | 3104 S. Richmond Ave. | Wichita | Auction |
| \$100,000 | Land | Tract 4 - 19928 SW Butler Rd. | Rose Hill | Traditional |
| \$99,000 | Residential | 246 Turkle Ave | Haysville | Auction |
| \$96,800 | Residential | 1114 S. Silverdale Ct. | Wichita | Auction |
| \$90,750 | Residential | 1712 S. Sedgwick St. | Wichita | Auction |
| \$88,000 | Multifamily | 2538 & 2540 E. Wilma St. - 2 Units | Wichita | Auction |
| \$85,250 | Residential | 1400 S. Wichita St. | Wichita | Auction |
| \$85,250 | Residential | 1315 W. 10th St. | Junction City | Auction |
| \$80,300 | Residential | 907 N. Wabash Ave | Wichita | Auction |
| \$76,560 | Residential | 1610 Mound St. | Winfield | Auction |
| \$71,500 | Residential | 715 & 715 1/2 S. Hydraulic St. | Wichita | Auction |
| \$71,500 | Residential | 3009 E. Glen Oaks Dr. | Wichita | Auction |
| \$71,500 | Residential | 5739 S. Washington Ave | Wichita | Auction |
| \$71,500 | Residential | 1616 E 16th St N | Wichita | Auction |
| \$69,850 | Residential | 330 S. Elizabeth St. | Wichita | Auction |
| \$67,100 | Residential | 620 W. 30th St. S. | Wichita | Auction |
| \$66,000 | Residential | 1845 S. Ida St. | Wichita | Auction |
| \$66,000 | Residential | 601 S. Lorraine Ave | Wichita | Auction |
| \$64,350 | Residential | 2514 S. Lulu Ave | Wichita | Auction |
| \$63,250 | Residential | 121 N Myrtle St | Eureka | Auction |
| \$60,500 | Multifamily | 854 & 856 S. Terrace Dr. - 2 Units | Wichita | Auction |
| \$55,000 | Multifamily | 1312 & 1314 S. Terrace Dr. - 2 Units | Wichita | Auction |

*TRADITIONAL LISTINGS SHOW THE LISTING PRICE NOT SALES PRICE

FOURTH QUARTER RESULTS

| SALE PRICE* | TYPE | ADDRESS | CITY/COUNTY | METHOD |
|-------------|-------------|--|--------------|---------|
| \$51,700 | Multifamily | 4311 & 4313 E. Boston Dr. - 2 Units | Wichita | Auction |
| \$51,700 | Residential | 432 W. 5th St. | Newton | Auction |
| \$49,500 | Residential | 2809 E. Shadybrook Ln | Wichita | Auction |
| \$49,500 | Multifamily | 1456 & 1458 S. Bluffview Dr. - 2 Units | Wichita | Auction |
| \$49,500 | Multifamily | 910 & 912 S. Terrace Dr. - 2 Units | Wichita | Auction |
| \$49,500 | Multifamily | 4418 & 4420 E. Bayley St. - 2 Units | Wichita | Auction |
| \$49,500 | Residential | 1815 S. Hydraulic St. | Wichita | Auction |
| \$46,200 | Multifamily | 4276 & 4278 E. Boston Dr. - 2 Units | Wichita | Auction |
| \$45,650 | Residential | 4000 Wilma St | Wichita | Auction |
| \$45,100 | Residential | 1557 N. Yale Blvd | Wichita | Auction |
| \$39,600 | Residential | 1201 S. Greenwood Ave. | Wichita | Auction |
| \$35,200 | Multifamily | 4435 & 4437 E. Boston Dr. - 2 Units | Wichita | Auction |
| \$34,650 | Residential | 206 N. Clark St. | Udall | Auction |
| \$33,000 | Land | 3811 W. Taft St. | Wichita | Auction |
| \$33,000 | Residential | 500 E Rutledge St | Yates Center | Auction |
| \$31,350 | Residential | 1711 E. River St. | Eureka | Auction |
| \$29,700 | Residential | 1813 S. Exchange St. | Wichita | Auction |
| \$29,700 | Residential | 4455 E. Boston Dr. | Wichita | Auction |
| \$27,500 | Residential | 121 W. South Depot St. | Burrton | Auction |
| \$26,500 | Multifamily | 2642 & 2648 S. Fees St - 2 Units | Wichita | Auction |
| \$26,400 | Residential | 1454 S. Bluffview Dr. | Wichita | Auction |
| \$26,400 | Multifamily | 4451 & 4453 E. Boston Dr. - 2 Units | Wichita | Auction |
| \$23,100 | Residential | 1503 N. Saint Francis Ave. | Wichita | Auction |
| \$18,700 | Residential | 1956 N. Spruce Ave. | Wichita | Auction |
| \$18,700 | Residential | 2038 N. Hydraulic St. | Wichita | Auction |
| \$18,150 | Residential | 1333 N. Ohio Ave. | Wichita | Auction |
| \$18,150 | Residential | 412 N. Estelle Ave | Wichita | Auction |
| \$17,050 | Residential | 1024 N. Grove Ave. | Wichita | Auction |
| \$15,000 | Residential | 1721 N. Saint Francis Ave. | Wichita | Auction |
| \$13,000 | Residential | 1457 N. Estelle Ave. | Wichita | Auction |
| \$12,500 | Land | 0.09 +/- Acres on W. Atlanta Ave. | Wichita | Auction |
| \$9,500 | Land | 1835 S. Ida St. | Wichita | Auction |

*TRADITIONAL LISTINGS SHOW THE LISTING PRICE NOT SALES PRICE

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





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