

**2023 MARKET STUDY
FOR LEAVENWORTH COUNTY
PURSUANT TO K.S.A 79-1460a.**

The following market study analysis of residential properties should be used for its intended purpose of illustrating general trends for all residential properties within Leavenworth County. The numbers are averages for large groups of properties. Since averages only measure the central tendency of an area, individual properties may deviate from average by significant amounts. This study was based on analysis of valid at arm's length sales of real estate, which occurred in the years 2021 through 2022.

A study of the residential real estate market indicated that there is an overall inflationary trend of 14% per year.

A study of the real estate market for vacant lots indicated there is an overall inflationary trend of 10% per year.

The following is a market study analysis of commercial/industrial properties. The statistics represent a county wide average. Individual properties may vary based on property type.

A study of the commercial real estate market indicated that there is an overall inflationary trend of 8% per year.

This market analysis fulfills the requirements of K.S.A. 79-1460a which states that it will be published annually, at least ten business days prior of the mailing of change of valuation notices pursuant to K.S.A. 79-1460.