



The 2021 Homebuyers Guide to Liberal KS Houses

By Nathan Smith with Heritage Real Estate



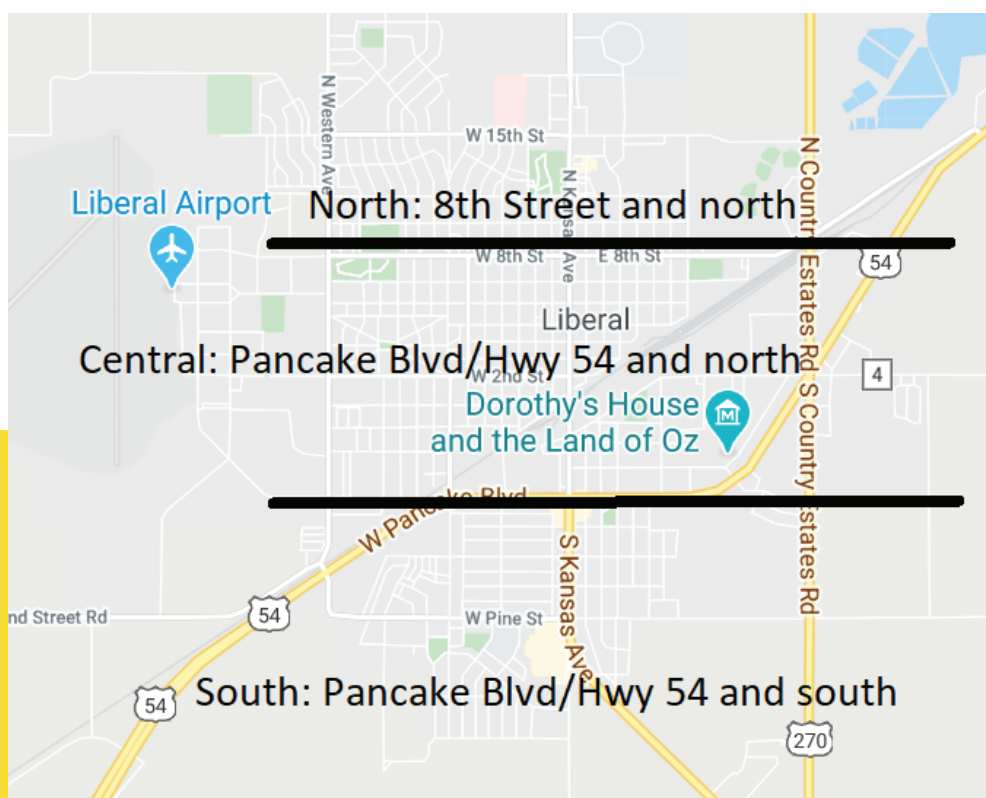
The purpose of "The Guide to Liberal, KS Houses" is to inform you about the different parts of town and the houses that are in each area. This guide will allow you to compare the South, Central and North parts of Liberal.

Liberal residential real estate is broken into 3 section: South, Central and North.

There is additional information that includes:

- ◆ The "Pros" and benefits of each part of town.
- ◆ The "Cons" and potentially negative aspects of each part of town.
- ◆ A map that breaks down where each part of town is.
- ◆ Details on housing prices and other insights into Liberal housing.

Map of Liberal



South Liberal

Pros

- ◆ Easy access to Pancake Blvd/Hwy 54 and Highway 83 going South to Oklahoma
- ◆ Access to only movie theater in Liberal
- ◆ Stores: El Gran Mercado grocery store, Family Dollar, Dollar Tree
- ◆ Good location to Bright Start Pre-K Center and neighborhood elementary schools (Sunflower and Prairie View)
- ◆ Moderate growth in commercial (primarily hotels along Pancake Blvd.) and residential properties

Cons

- ◆ Moderate percent of properties are in decline
- ◆ Fewest houses for sale.
- ◆ Primary shopping and grocery stores are on the North side of town (10 minutes away)

South Liberal Residential Value

Details

- ◆ Average house sale price \$111,000
- ◆ Range: \$50,000 - \$175,000
- ◆ Average cost per square feet \$61
- ◆ Average days on the market when sold is 30
- ◆ Average sale price compared to list price 98%



Central Liberal

Pros

- ◆ Easy access to National Beef and Seward County Courthouse
- ◆ Oldest established neighborhoods with mature trees and charming houses
- ◆ Good location to neighborhood elementary schools (Cottonwood and Meadowlark)

Cons

- ◆ Moderate percent of properties are in decline
- ◆ No recent growth in commercial or residential properties
- ◆ Moderate access to restaurants
- ◆ Primary shopping and grocery stores are on the North side of town (5 minutes away)

Central Liberal Residential Value

Details

- ◆ Average house sale price \$107,000
- ◆ Range: \$50,000 - \$250,000
- ◆ Average cost per square feet \$59
- ◆ Average days on the market when sold is 43
- ◆ Average sale price compared to list price 92%



North Liberal

Pros

- ◆ Location where most houses are for sale.
- ◆ Near-by Stores: Walmart, Dillions
- ◆ Good location to neighborhood elementary schools (MacArthur)
- ◆ Lowest percent of properties are in decline and newest part of Liberal.

Cons

- ◆ House prices are higher
- ◆ Takes a longer to sell a house

North Liberal Residential Value

Details

- ◆ Average house sale price \$136,000
- ◆ Range \$125,000 - \$400,000
- ◆ Average cost per square feet \$71
- ◆ Average days on the market when sold is 49
- ◆ Average sale price compared to list price 96%



Prepared by Nathan H. Smith

Zillow Premier Agent

Heritage Real Estate Group



620-655-5404



nathan@nathanhsmith.com

P.S. Whenever you're ready... here are 3 more ways I can help you.

- 1) See every house that gets listed in Liberal every week. Watch our weekly video "Market Maker Thursday" on Facebook. Go to [www.Facebook/MarketMakerThursday](https://www.Facebook.com/MarketMakerThursday)
- 2) Call or TEXT me at 620-655-5404 to setup a private showing of **ANY house in Liberal** that is for sale.
- 3) Are you a 1st time Home Buyer in Liberal? I have a great **FREE** book called "**The Super Simple Home Buyer**". I can mail you a copy for no-cost. Email your mailing address to nathan@nathanhsmith.com with the word "BOOK" in the Subject Line and I will sent it your way.

