



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 2024 Region Total Statistics

- Central Region Total (*print pages 2 through 23*)
- North Region Total (*print pages 24 through 45*)
- South Region Total (*print pages 46 through 67*)

Sunflower MLS, Inc.

3646 S.W. Plass Ave.
Topeka, Kansas 66611

Phone: 785/267-3215
Fax: 785/267-4993
E-mail: denise@sunflowerrealtors.com



Central Region Housing Report



Market Overview

Central Region Home Sales Fell in February

Total home sales in Central Region fell last month to 152 units, compared to 155 units in February 2023. Total sales volume was \$30.9 million, up from a year earlier.

The median sale price in February was \$179,450, up from \$160,000 a year earlier. Homes that sold in February were typically on the market for 9 days and sold for 100.0% of their list prices.

Central Region Active Listings Up at End of February

The total number of active listings in Central Region at the end of February was 170 units, up from 123 at the same point in 2023. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$238,950.

During February, a total of 154 contracts were written down from 177 in February 2023. At the end of the month, there were 180 contracts still pending.

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Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Central Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		152	155	147	304	296	340
Change from prior year		-1.9%	5.4%	-13.5%	2.7%	-12.9%	-0.9%
Active Listings		170	123	76	N/A	N/A	N/A
Change from prior year		38.2%	61.8%	-19.1%			
Months' Supply		0.9	0.6	0.3	N/A	N/A	N/A
Change from prior year		50.0%	100.0%	-25.0%			
New Listings		186	186	170	350	337	334
Change from prior year		0.0%	9.4%	-1.7%	3.9%	0.9%	-9.0%
Contracts Written		154	177	177	323	353	342
Change from prior year		-13.0%	0.0%	-0.6%	-8.5%	3.2%	-10.0%
Pending Contracts		180	193	184	N/A	N/A	N/A
Change from prior year		-6.7%	4.9%	-24.9%			
Sales Volume (1,000s)		30,852	29,392	24,643	61,400	52,961	58,000
Change from prior year		5.0%	19.3%	-12.0%	15.9%	-8.7%	-0.4%
Average	Sale Price	202,971	189,627	167,638	201,974	178,922	170,587
	Change from prior year	7.0%	13.1%	1.8%	12.9%	4.9%	0.5%
	List Price of Actives	288,851	349,073	262,189	N/A	N/A	N/A
	Change from prior year	-17.3%	33.1%	13.8%			
	Days on Market	26	29	20	28	25	21
Change from prior year	-10.3%	45.0%	-13.0%	12.0%	19.0%	-19.2%	
Percent of List	98.5%	98.7%	100.2%	98.1%	98.2%	99.4%	
Change from prior year	-0.2%	-1.5%	1.1%	-0.1%	-1.2%	0.9%	
Percent of Original	96.5%	96.4%	98.7%	96.2%	96.0%	97.8%	
Change from prior year	0.1%	-2.3%	0.6%	0.2%	-1.8%	0.3%	
Median	Sale Price	179,450	160,000	141,800	179,900	155,000	143,350
	Change from prior year	12.2%	12.8%	-3.1%	16.1%	8.1%	-4.4%
	List Price of Actives	238,950	249,500	204,500	N/A	N/A	N/A
	Change from prior year	-4.2%	22.0%	18.0%			
	Days on Market	9	10	4	11	10	5
Change from prior year	-10.0%	150.0%	-20.0%	10.0%	100.0%	-16.7%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	98.6%	98.3%	100.0%	97.7%	98.0%	100.0%	
Change from prior year	0.3%	-1.7%	0.0%	-0.3%	-2.0%	0.0%	

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



Central Region Closed Listings Analysis

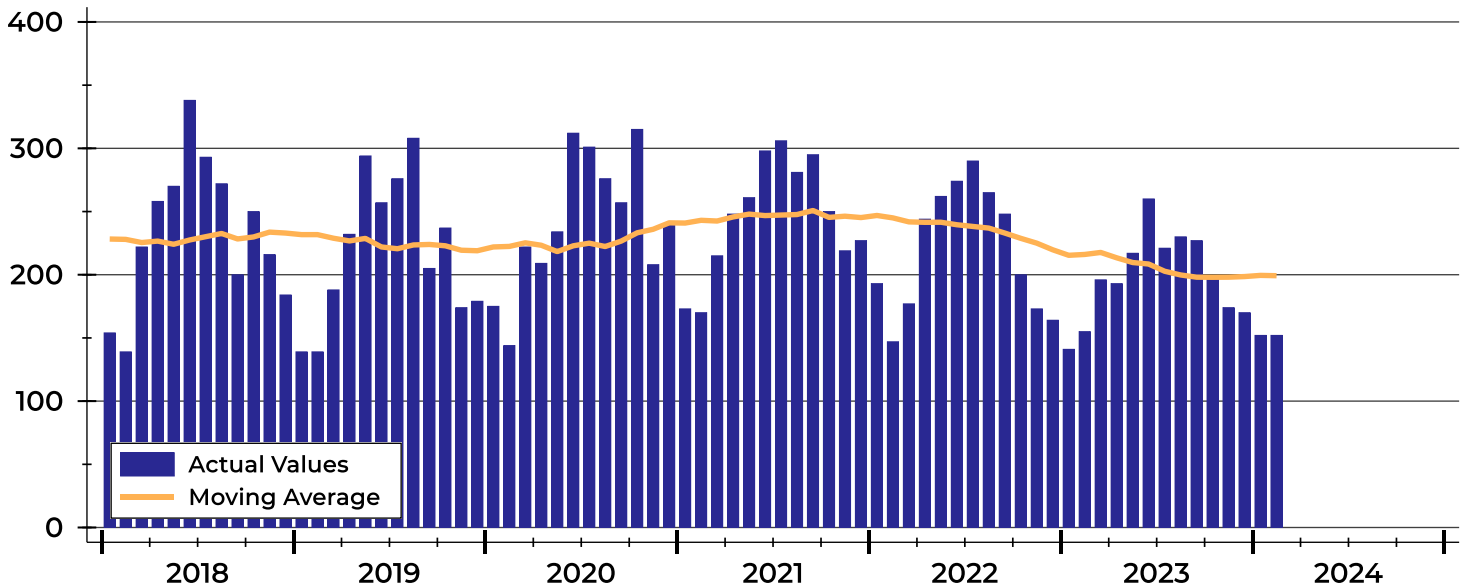
Summary Statistics for Closed Listings		February			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		152	155	-1.9%	304	296	2.7%
Volume (1,000s)		30,852	29,392	5.0%	61,400	52,961	15.9%
Months' Supply		0.9	0.6	50.0%	N/A	N/A	N/A
Average	Sale Price	202,971	189,627	7.0%	201,974	178,922	12.9%
	Days on Market	26	29	-10.3%	28	25	12.0%
	Percent of List	98.5%	98.7%	-0.2%	98.1%	98.2%	-0.1%
	Percent of Original	96.5%	96.4%	0.1%	96.2%	96.0%	0.2%
Median	Sale Price	179,450	160,000	12.2%	179,900	155,000	16.1%
	Days on Market	9	10	-10.0%	11	10	10.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	98.3%	0.3%	97.7%	98.0%	-0.3%

A total of 152 homes sold in Central Region in February, down from 155 units in February 2023. Total sales volume rose to \$30.9 million compared to \$29.4 million in the previous year.

The median sales price in February was \$179,450, up 12.2% compared to the prior year. Median days on market was 9 days, down from 15 days in January, and down from 10 in February 2023.

History of Closed Listings

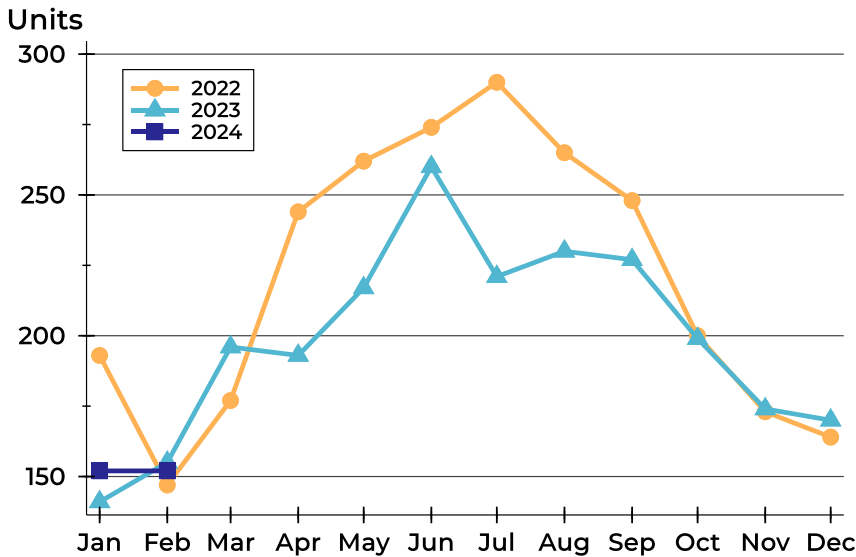
Units





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	193	141	152
February	147	155	152
March	177	196	
April	244	193	
May	262	217	
June	274	260	
July	290	221	
August	265	230	
September	248	227	
October	200	199	
November	173	174	
December	164	170	

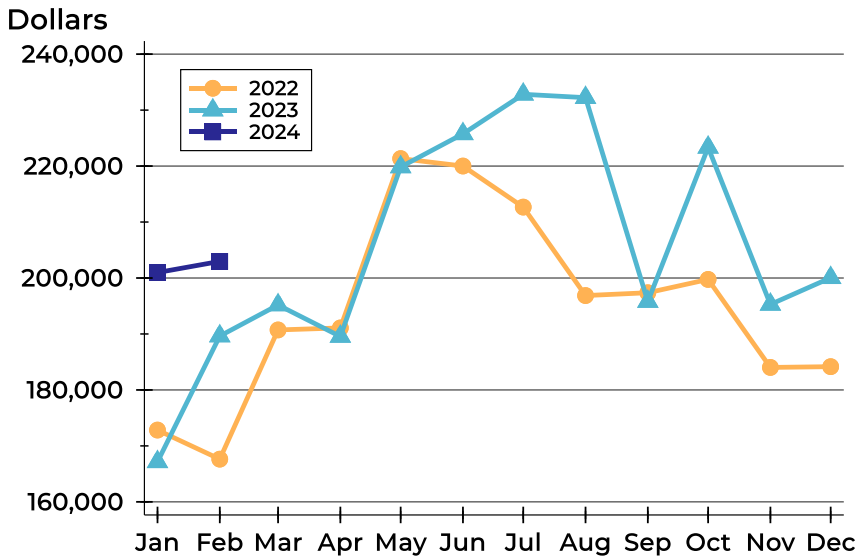
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	0.6	16,000	16,000	26	26	80.0%	80.0%	80.0%	80.0%
\$25,000-\$49,999	11	7.2%	1.9	39,391	39,000	27	4	98.1%	95.3%	92.0%	95.3%
\$50,000-\$99,999	19	12.5%	0.7	76,090	75,000	21	3	97.1%	100.0%	95.0%	100.0%
\$100,000-\$124,999	12	7.9%	0.4	115,700	117,250	26	9	102.2%	100.8%	99.8%	98.4%
\$125,000-\$149,999	12	7.9%	0.5	137,605	140,500	10	3	98.5%	99.4%	98.2%	99.4%
\$150,000-\$174,999	18	11.8%	0.4	164,397	165,000	17	10	98.0%	98.6%	96.7%	97.1%
\$175,000-\$199,999	14	9.2%	0.6	185,557	185,000	20	7	99.0%	99.9%	98.6%	99.9%
\$200,000-\$249,999	26	17.1%	0.9	221,777	219,950	26	13	98.2%	100.0%	97.2%	100.0%
\$250,000-\$299,999	17	11.2%	0.4	270,247	266,500	28	22	99.4%	100.0%	95.7%	96.3%
\$300,000-\$399,999	11	7.2%	1.2	342,036	330,000	53	21	98.4%	100.0%	97.3%	100.0%
\$400,000-\$499,999	2	1.3%	1.8	465,000	465,000	34	34	98.4%	98.4%	98.4%	98.4%
\$500,000-\$749,999	9	5.9%	2.5	589,694	593,750	36	5	98.1%	100.0%	95.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



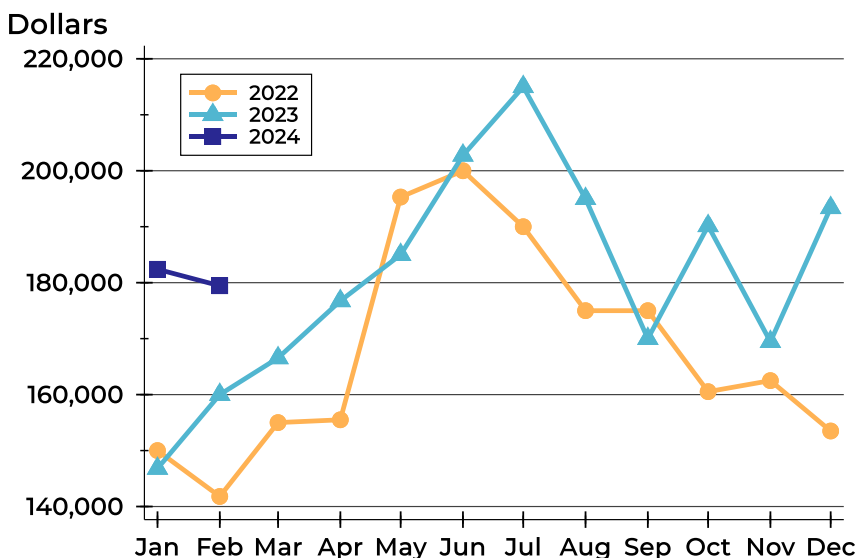
Central Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	172,833	167,154	200,977
February	167,638	189,627	202,971
March	190,723	195,182	
April	191,081	189,557	
May	221,340	219,842	
June	220,010	225,758	
July	212,671	232,828	
August	196,867	232,231	
September	197,371	195,798	
October	199,751	223,343	
November	184,025	195,282	
December	184,162	200,047	

Median Price

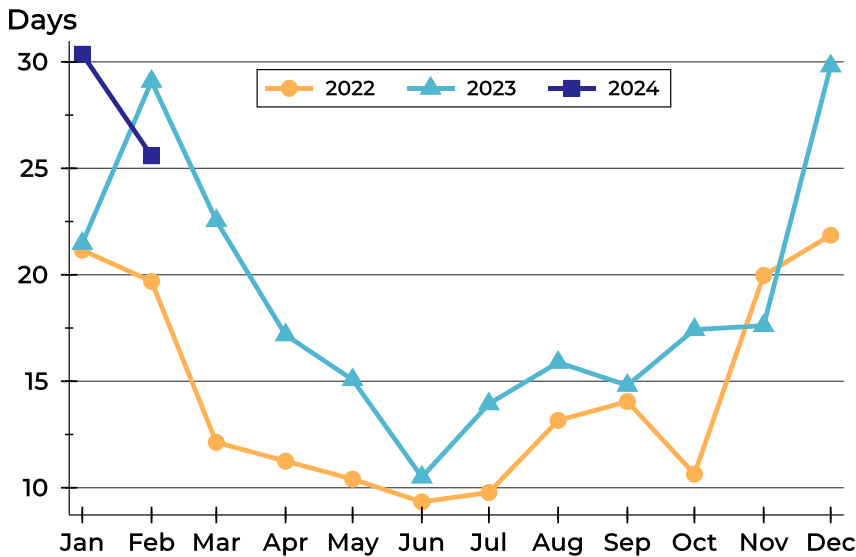


Month	2022	2023	2024
January	150,000	146,800	182,400
February	141,800	160,000	179,450
March	155,000	166,550	
April	155,500	176,750	
May	195,300	185,000	
June	200,000	202,750	
July	190,000	215,000	
August	175,000	195,000	
September	175,000	170,000	
October	160,526	190,155	
November	162,500	169,450	
December	153,500	193,375	



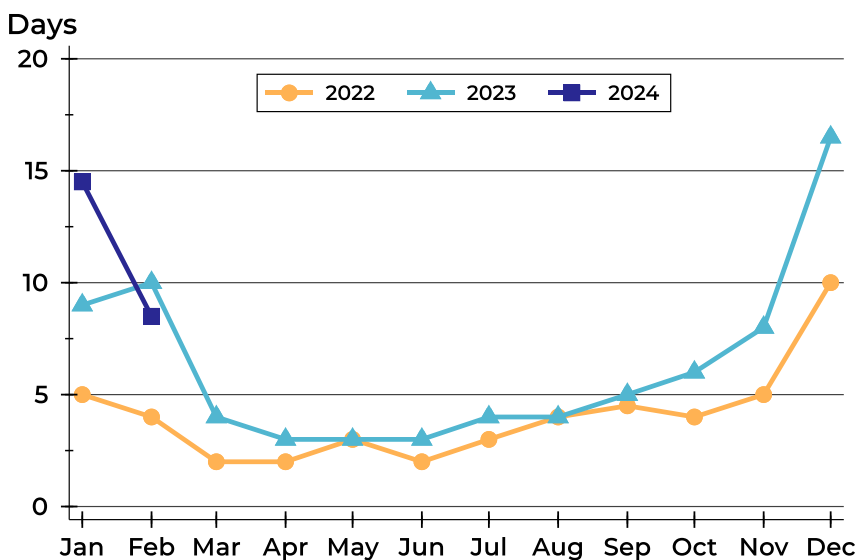
Central Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	21	30
February	20	29	26
March	12	23	
April	11	17	
May	10	15	
June	9	11	
July	10	14	
August	13	16	
September	14	15	
October	11	17	
November	20	18	
December	22	30	

Median DOM



Month	2022	2023	2024
January	5	9	15
February	4	10	9
March	2	4	
April	2	3	
May	3	3	
June	2	3	
July	3	4	
August	4	4	
September	5	5	
October	4	6	
November	5	8	
December	10	17	



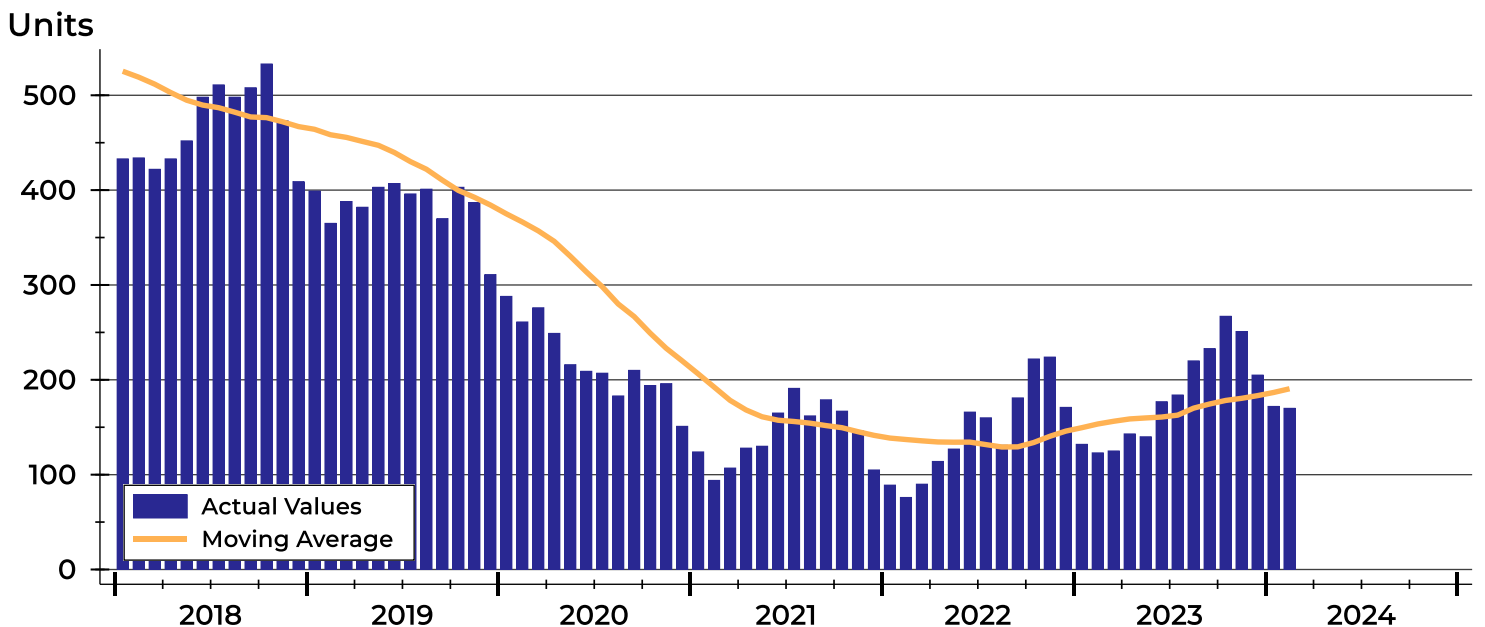
Central Region Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2024	2023	Change
Active Listings		170	123	38.2%
Volume (1,000s)		49,105	42,936	14.4%
Months' Supply		0.9	0.6	50.0%
Average	List Price	288,851	349,073	-17.3%
	Days on Market	67	66	1.5%
	Percent of Original	96.3%	97.5%	-1.2%
Median	List Price	238,950	249,500	-4.2%
	Days on Market	36	35	2.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 170 homes were available for sale in Central Region at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$238,950, down 4.2% from 2023. The typical time on market for active listings was 36 days, up from 35 days a year earlier.

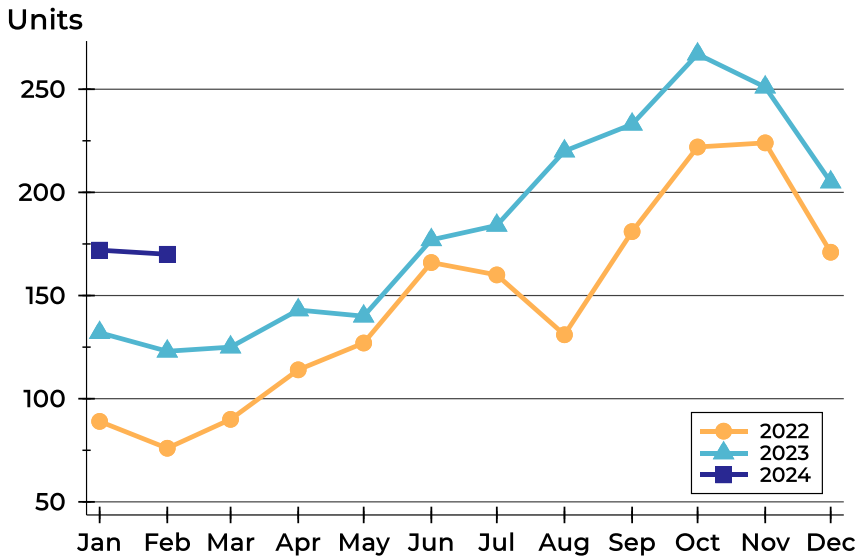
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	89	132	172
February	76	123	170
March	90	125	
April	114	143	
May	127	140	
June	166	177	
July	160	184	
August	131	220	
September	181	233	
October	222	267	
November	224	251	
December	171	205	

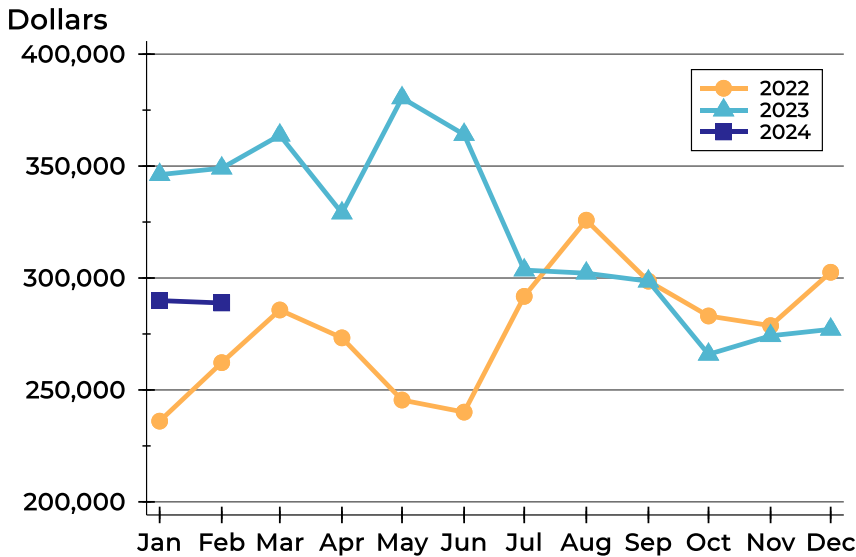
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.6%	0.6	18,000	18,000	127	127	78.3%	78.3%
\$25,000-\$49,999	15	8.8%	1.9	41,686	42,900	53	32	93.3%	100.0%
\$50,000-\$99,999	21	12.4%	0.7	76,562	74,900	60	39	93.8%	100.0%
\$100,000-\$124,999	6	3.5%	0.4	114,783	117,000	49	28	93.3%	95.9%
\$125,000-\$149,999	9	5.3%	0.5	137,950	138,000	24	14	99.1%	100.0%
\$150,000-\$174,999	8	4.7%	0.4	161,044	159,925	22	21	99.0%	100.0%
\$175,000-\$199,999	10	5.9%	0.6	187,890	189,000	117	98	94.1%	100.0%
\$200,000-\$249,999	25	14.7%	0.9	232,329	234,900	44	15	98.5%	100.0%
\$250,000-\$299,999	10	5.9%	0.4	277,938	274,990	66	55	95.5%	97.4%
\$300,000-\$399,999	27	15.9%	1.2	354,969	350,000	77	56	97.4%	98.9%
\$400,000-\$499,999	17	10.0%	1.8	459,337	462,000	90	73	99.1%	100.0%
\$500,000-\$749,999	16	9.4%	2.5	599,219	599,950	86	37	97.0%	100.0%
\$750,000-\$999,999	3	1.8%	N/A	883,000	855,000	60	14	98.0%	100.0%
\$1,000,000 and up	2	1.2%	12.0	1,769,500	1,769,500	235	235	82.0%	82.0%



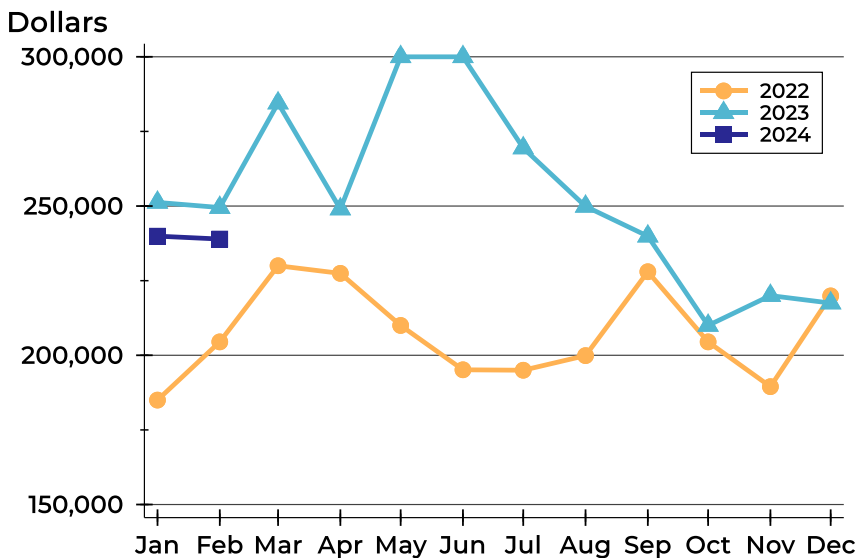
Central Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	236,063	346,174	289,916
February	262,189	349,073	288,851
March	285,717	363,785	
April	273,269	329,023	
May	245,494	380,449	
June	240,087	364,083	
July	291,803	303,543	
August	325,826	302,144	
September	298,584	298,592	
October	283,047	265,896	
November	278,713	274,200	
December	302,572	277,073	

Median Price

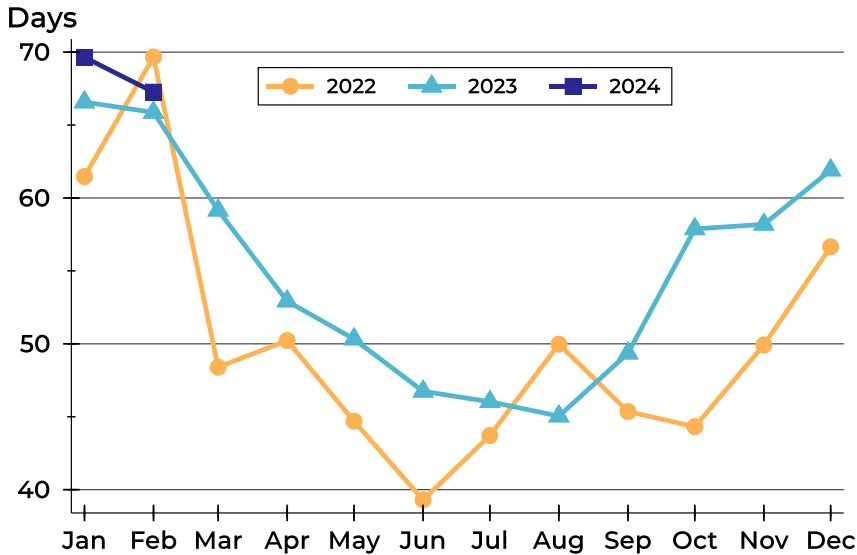


Month	2022	2023	2024
January	185,000	251,225	239,925
February	204,500	249,500	238,950
March	230,000	284,500	
April	227,450	249,000	
May	210,000	300,000	
June	195,150	299,999	
July	195,000	269,450	
August	199,900	249,900	
September	228,000	239,900	
October	204,500	210,000	
November	189,500	220,000	
December	219,900	217,500	



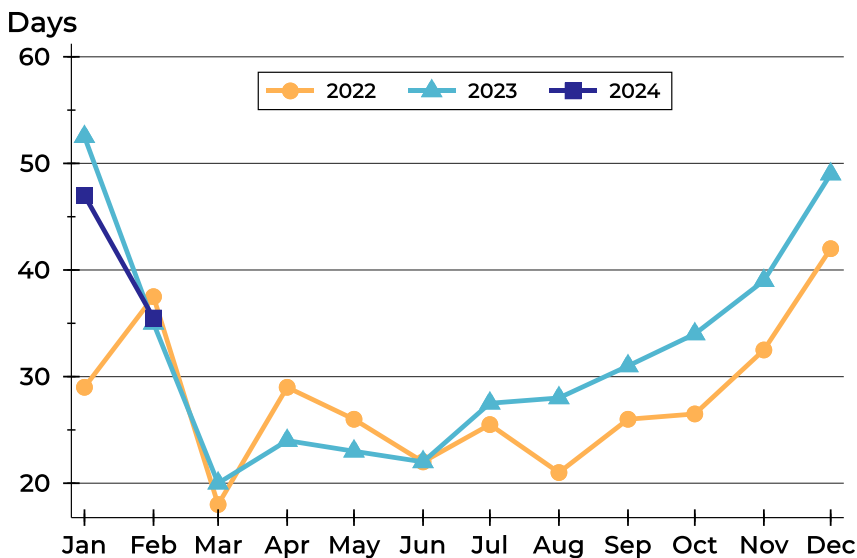
Central Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	61	67	70
February	70	66	67
March	48	59	
April	50	53	
May	45	50	
June	39	47	
July	44	46	
August	50	45	
September	45	49	
October	44	58	
November	50	58	
December	57	62	

Median DOM

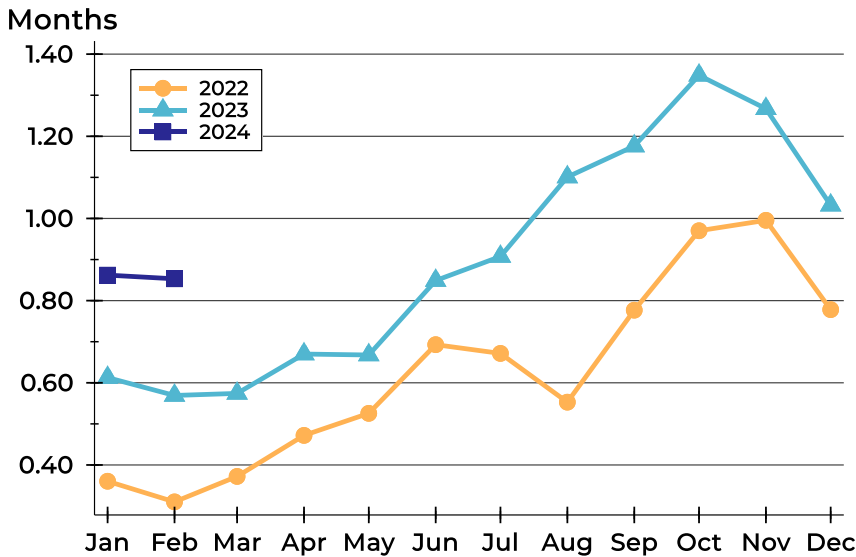


Month	2022	2023	2024
January	29	53	47
February	38	35	36
March	18	20	
April	29	24	
May	26	23	
June	22	22	
July	26	28	
August	21	28	
September	26	31	
October	27	34	
November	33	39	
December	42	49	



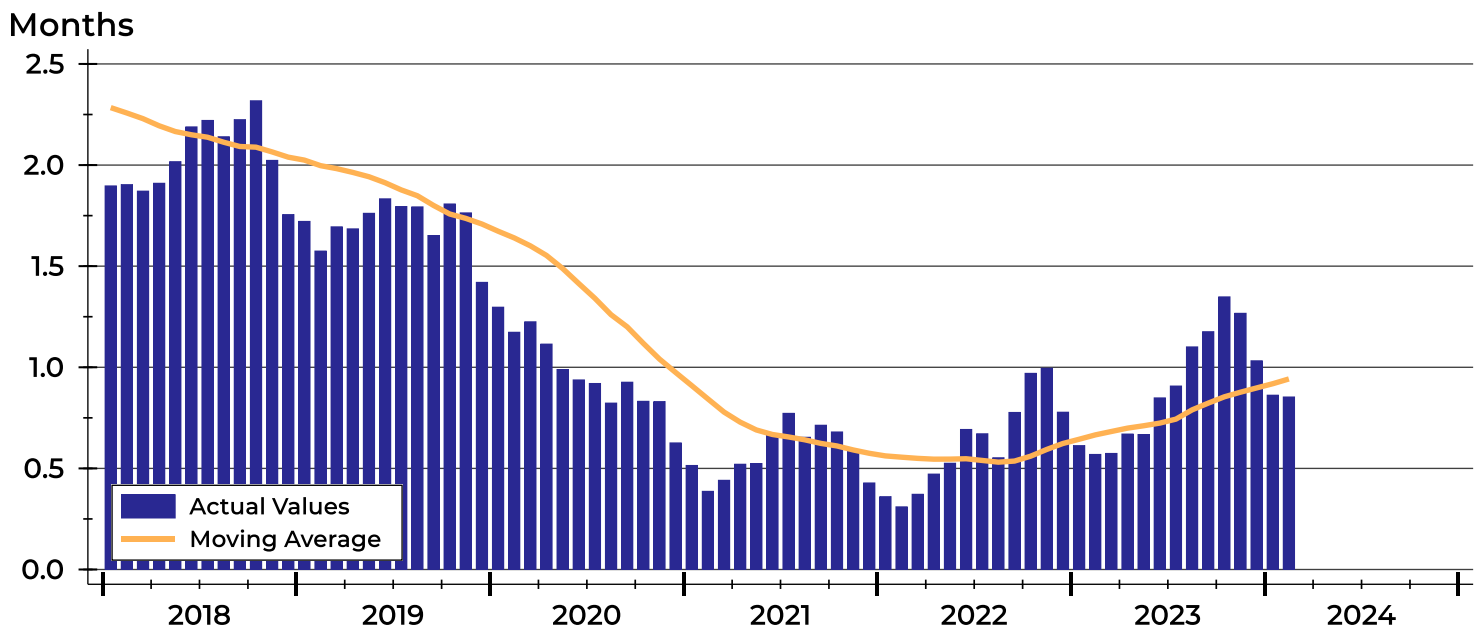
Central Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.4	0.6	0.9
February	0.3	0.6	0.9
March	0.4	0.6	
April	0.5	0.7	
May	0.5	0.7	
June	0.7	0.8	
July	0.7	0.9	
August	0.6	1.1	
September	0.8	1.2	
October	1.0	1.3	
November	1.0	1.3	
December	0.8	1.0	

History of Month's Supply





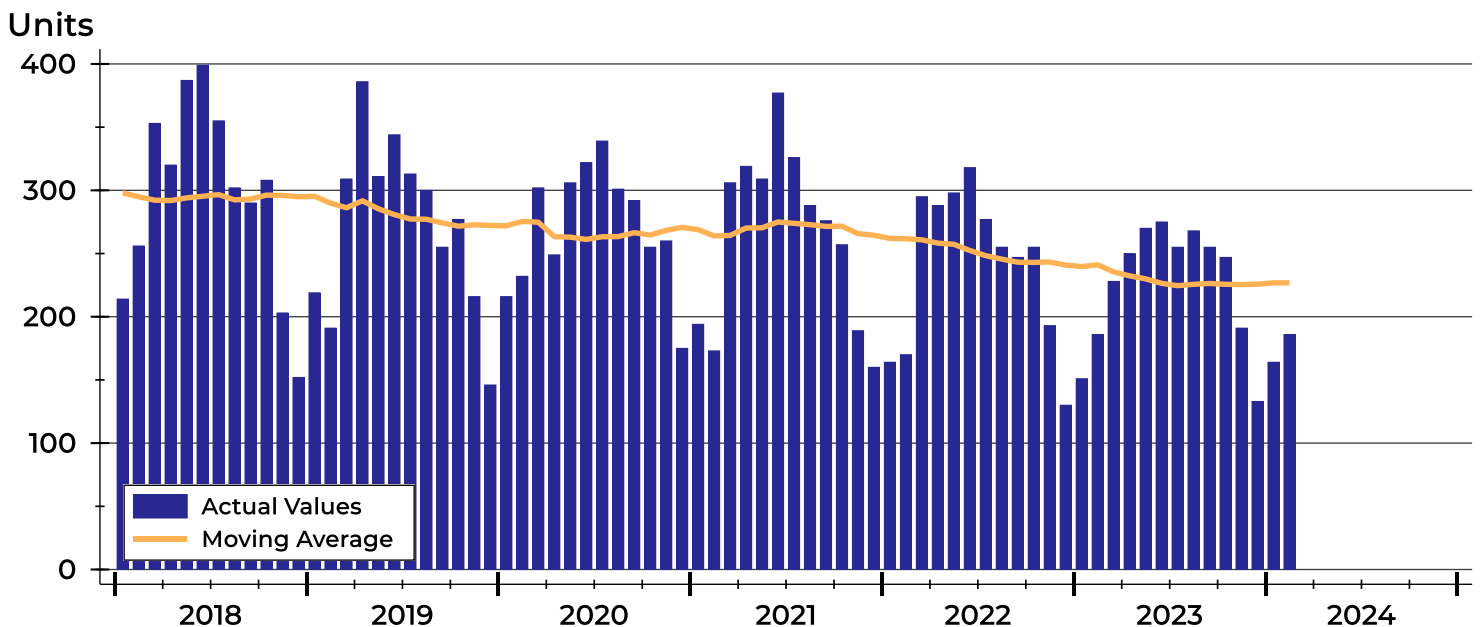
Central Region New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	186	186	0.0%
	Volume (1,000s)	40,994	37,114	10.5%
	Average List Price	220,400	199,536	10.5%
	Median List Price	187,000	169,900	10.1%
Year-to-Date	New Listings	350	337	3.9%
	Volume (1,000s)	74,098	65,336	13.4%
	Average List Price	211,710	193,876	9.2%
	Median List Price	182,000	169,777	7.2%

A total of 186 new listings were added in Central Region during February, the same figure as reported in 2023. Year-to-date Central Region has seen 350 new listings.

The median list price of these homes was \$187,000 up from \$169,900 in 2023.

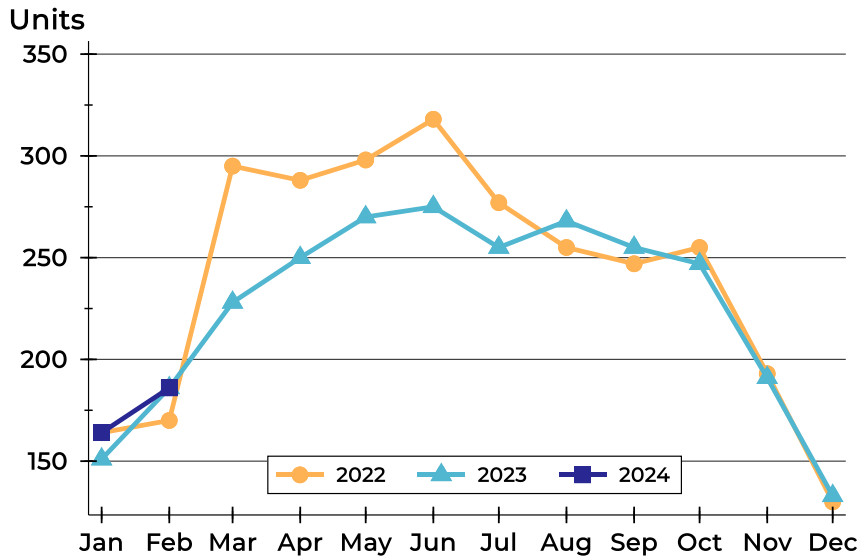
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	164	151	164
February	170	186	186
March	295	228	
April	288	250	
May	298	270	
June	318	275	
July	277	255	
August	255	268	
September	247	255	
October	255	247	
November	193	191	
December	130	133	

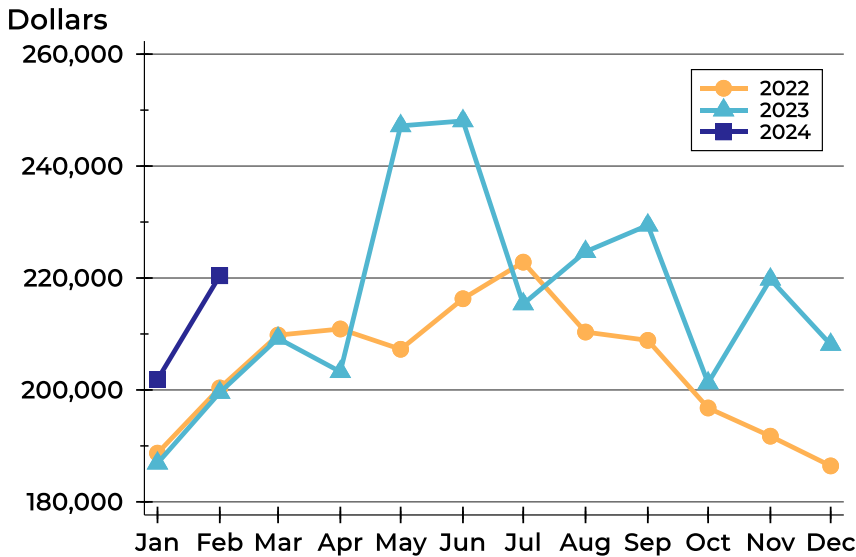
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	13	7.0%	39,377	40,000	9	10	99.1%	100.0%
\$50,000-\$99,999	32	17.2%	77,997	80,000	12	8	100.3%	100.0%
\$100,000-\$124,999	10	5.4%	115,429	116,500	9	3	101.0%	100.0%
\$125,000-\$149,999	14	7.5%	142,993	142,450	7	3	98.8%	100.0%
\$150,000-\$174,999	12	6.5%	158,950	159,250	8	6	99.1%	100.0%
\$175,000-\$199,999	23	12.4%	187,050	185,000	9	4	99.8%	100.0%
\$200,000-\$249,999	33	17.7%	226,609	225,000	11	7	99.7%	100.0%
\$250,000-\$299,999	11	5.9%	271,889	274,980	12	6	98.5%	100.0%
\$300,000-\$399,999	13	7.0%	346,731	349,900	13	11	97.2%	100.0%
\$400,000-\$499,999	14	7.5%	454,841	449,500	15	12	99.3%	100.0%
\$500,000-\$749,999	9	4.8%	602,967	599,900	19	19	99.4%	100.0%
\$750,000-\$999,999	2	1.1%	925,000	925,000	15	15	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



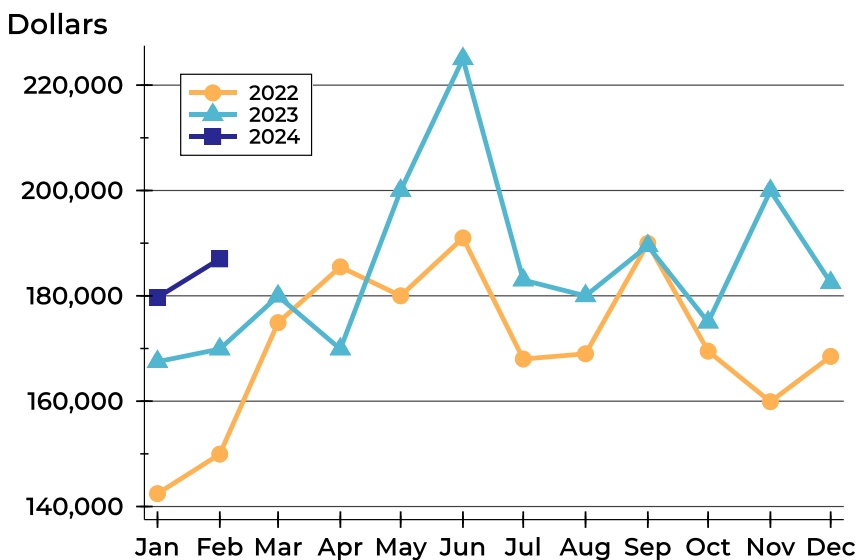
Central Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	188,707	186,903	201,854
February	200,354	199,536	220,400
March	209,796	209,227	
April	210,891	203,250	
May	207,269	247,185	
June	216,292	248,074	
July	222,832	215,365	
August	210,342	224,699	
September	208,859	229,435	
October	196,776	201,226	
November	191,737	219,770	
December	186,429	208,115	

Median Price



Month	2022	2023	2024
January	142,450	167,500	179,700
February	149,950	169,900	187,000
March	174,900	179,950	
April	185,500	169,900	
May	180,000	200,000	
June	191,000	225,000	
July	168,000	183,000	
August	169,000	180,000	
September	189,950	189,500	
October	169,500	175,000	
November	159,900	199,950	
December	168,500	182,500	



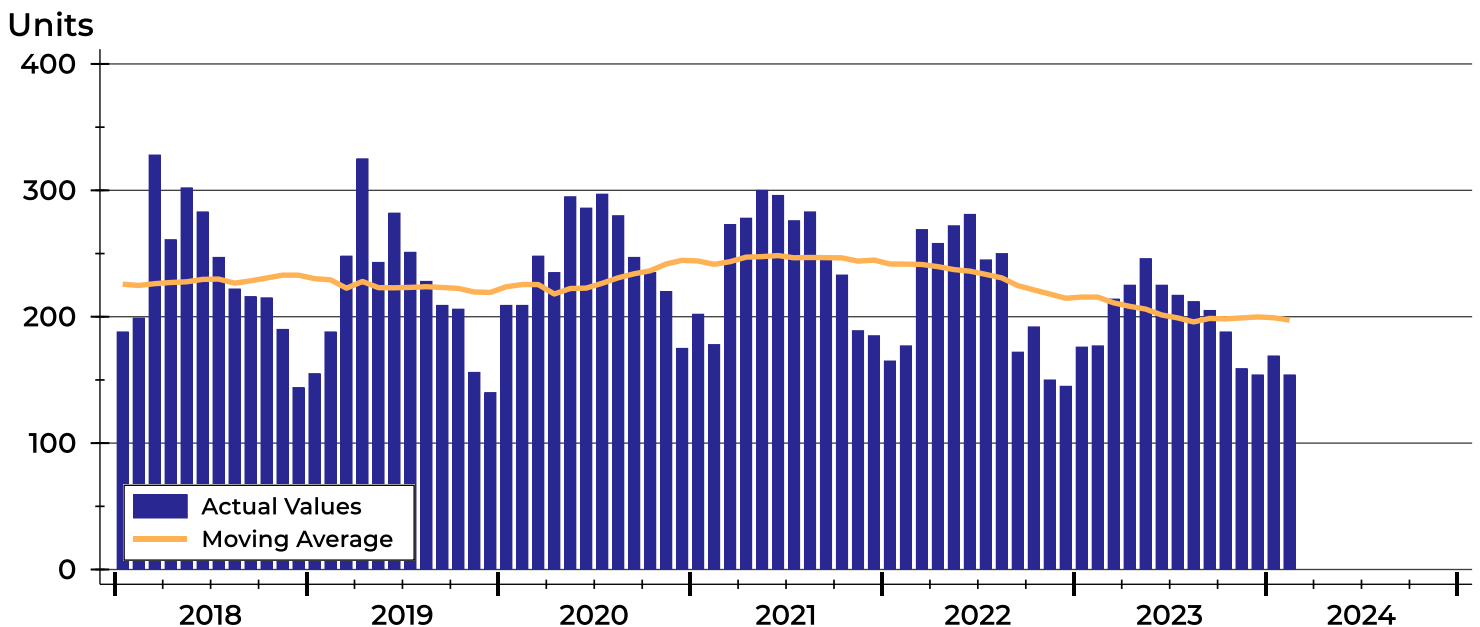
Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		154	177	-13.0%	323	353	-8.5%
Volume (1,000s)		31,500	33,404	-5.7%	66,178	66,736	-0.8%
Average	Sale Price	204,542	188,721	8.4%	204,885	189,055	8.4%
	Days on Market	26	19	36.8%	29	24	20.8%
	Percent of Original	98.2%	98.4%	-0.2%	97.1%	97.7%	-0.6%
Median	Sale Price	180,000	165,000	9.1%	180,000	164,900	9.2%
	Days on Market	7	3	133.3%	7	4	75.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 154 contracts for sale were written in Central Region during the month of February, down from 177 in 2023. The median list price of these homes was \$180,000, up from \$165,000 the prior year.

Half of the homes that went under contract in February were on the market less than 7 days, compared to 3 days in February 2023.

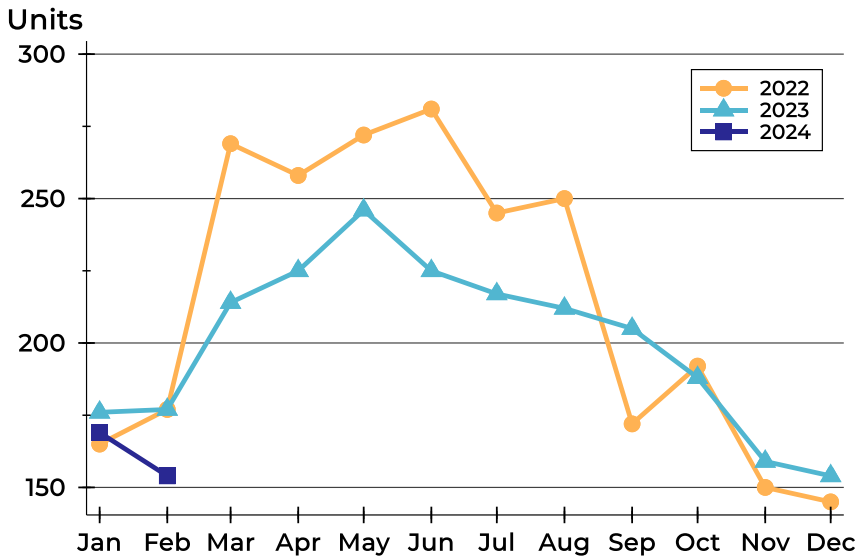
History of Contracts Written





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	165	176	169
February	177	177	154
March	269	214	
April	258	225	
May	272	246	
June	281	225	
July	245	217	
August	250	212	
September	172	205	
October	192	188	
November	150	159	
December	145	154	

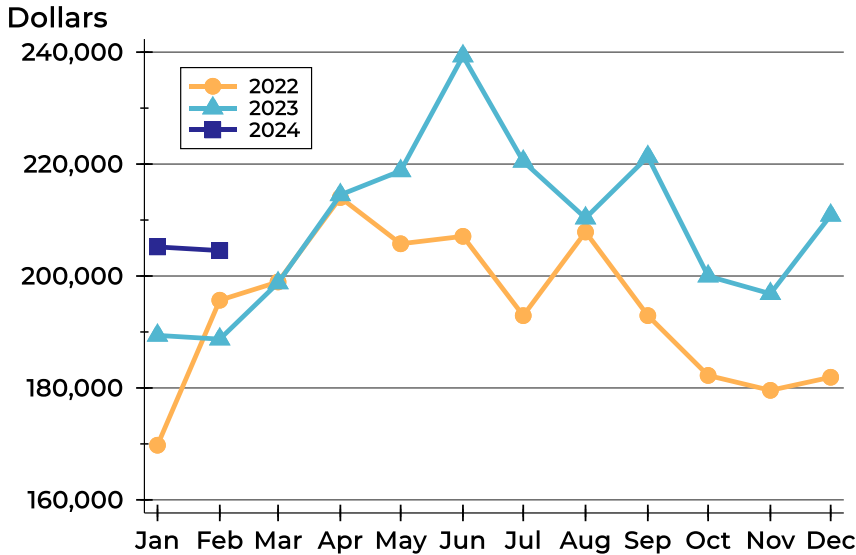
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.9%	36,467	34,900	18	8	89.2%	91.8%
\$50,000-\$99,999	26	16.9%	77,038	77,950	23	5	98.3%	100.0%
\$100,000-\$124,999	7	4.5%	114,556	118,000	3	2	102.8%	100.0%
\$125,000-\$149,999	22	14.3%	140,964	141,250	26	13	97.7%	100.0%
\$150,000-\$174,999	12	7.8%	160,783	159,500	22	10	98.5%	100.0%
\$175,000-\$199,999	23	14.9%	188,063	189,900	24	4	98.2%	100.0%
\$200,000-\$249,999	21	13.6%	225,580	229,000	17	4	99.1%	100.0%
\$250,000-\$299,999	14	9.1%	276,216	275,000	22	15	98.2%	100.0%
\$300,000-\$399,999	14	9.1%	330,693	320,000	55	17	96.4%	100.0%
\$400,000-\$499,999	8	5.2%	453,812	445,000	43	19	98.5%	100.0%
\$500,000-\$749,999	4	2.6%	591,200	597,450	54	20	98.0%	98.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



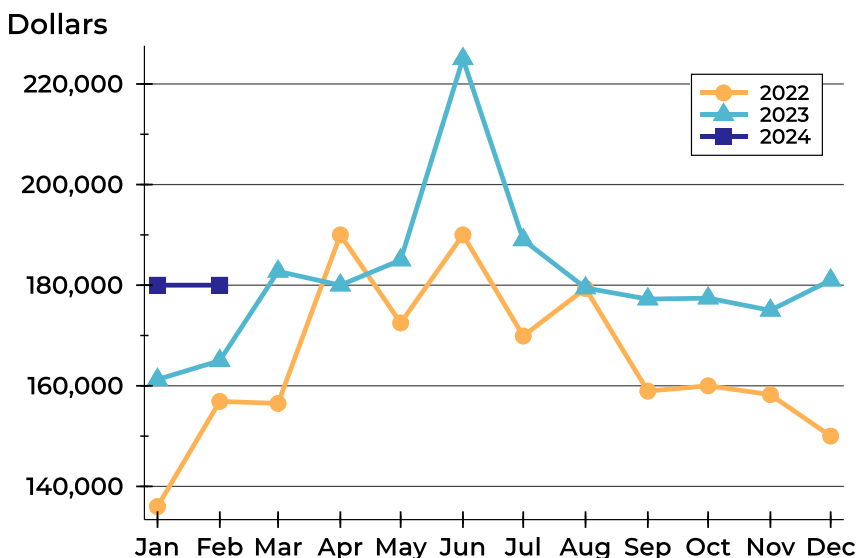
Central Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,765	189,390	205,197
February	195,674	188,721	204,542
March	198,943	198,761	
April	214,021	214,501	
May	205,760	218,786	
June	207,092	239,304	
July	192,922	220,486	
August	207,866	210,348	
September	192,925	221,309	
October	182,235	199,977	
November	179,574	196,831	
December	181,910	210,839	

Median Price

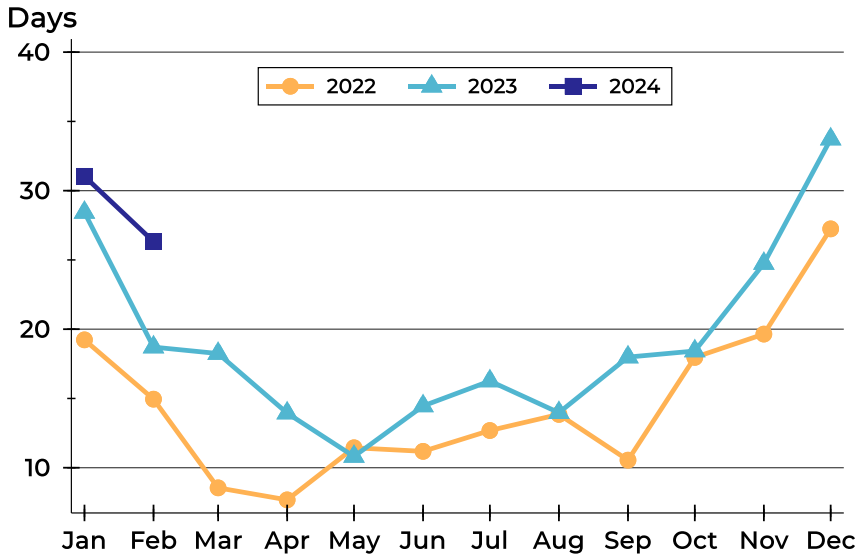


Month	2022	2023	2024
January	136,000	161,250	180,000
February	156,900	165,000	180,000
March	156,500	182,750	
April	190,000	180,000	
May	172,500	185,000	
June	190,000	225,000	
July	169,900	189,000	
August	179,350	179,450	
September	158,950	177,240	
October	160,000	177,425	
November	158,250	175,000	
December	150,000	181,000	



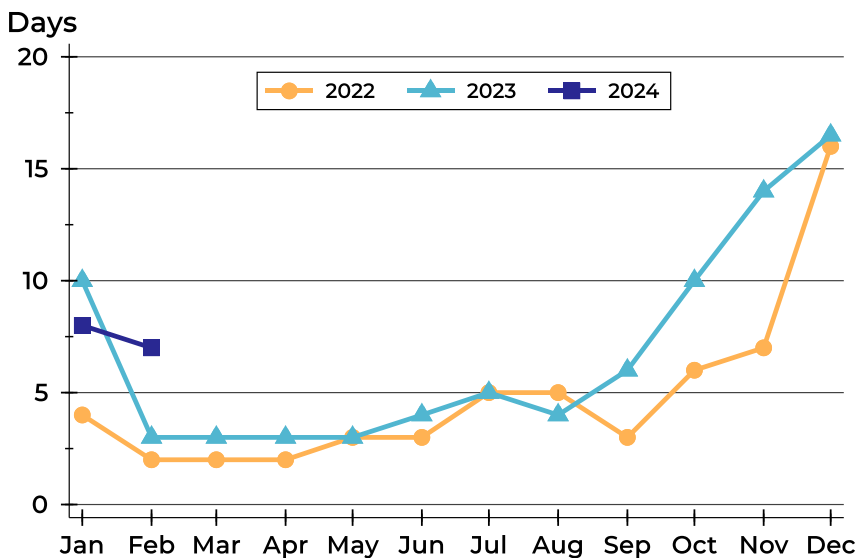
Central Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	28	31
February	15	19	26
March	9	18	
April	8	14	
May	11	11	
June	11	14	
July	13	16	
August	14	14	
September	11	18	
October	18	18	
November	20	25	
December	27	34	

Median DOM



Month	2022	2023	2024
January	4	10	8
February	2	3	7
March	2	3	
April	2	3	
May	3	3	
June	3	4	
July	5	5	
August	5	4	
September	3	6	
October	6	10	
November	7	14	
December	16	17	



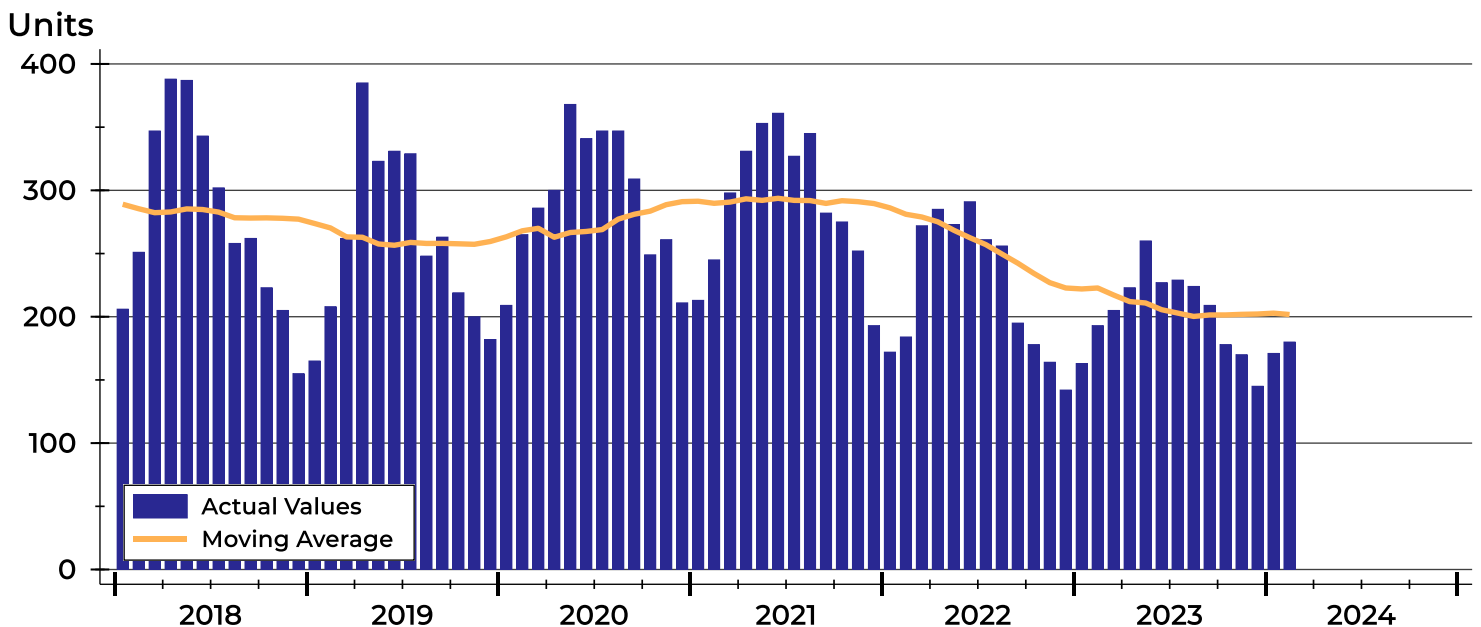
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		180	193	-6.7%
Volume (1,000s)		39,832	40,075	-0.6%
Average	List Price	221,291	207,644	6.6%
	Days on Market	30	24	25.0%
	Percent of Original	98.2%	98.2%	0.0%
Median	List Price	190,000	179,900	5.6%
	Days on Market	9	5	80.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 180 listings in Central Region had contracts pending at the end of February, down from 193 contracts pending at the end of February 2023.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

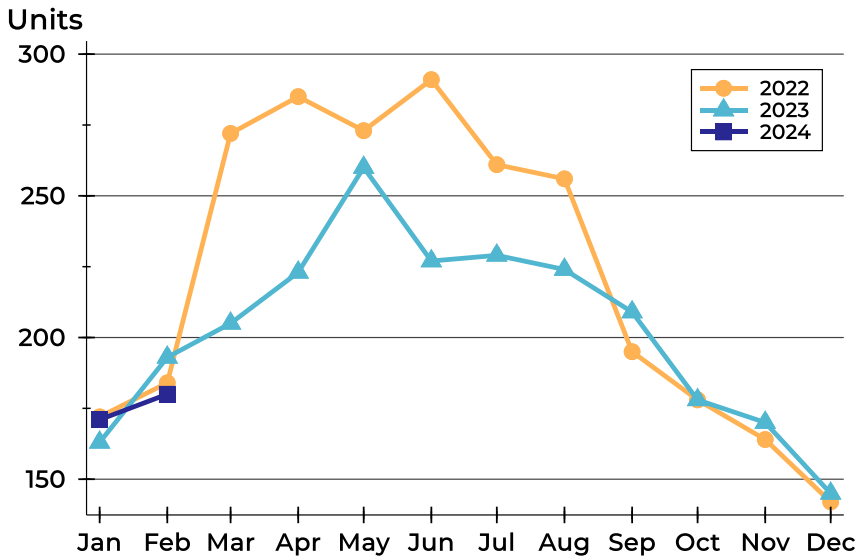
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	172	163	171
February	184	193	180
March	272	205	
April	285	223	
May	273	260	
June	291	227	
July	261	229	
August	256	224	
September	195	209	
October	178	178	
November	164	170	
December	142	145	

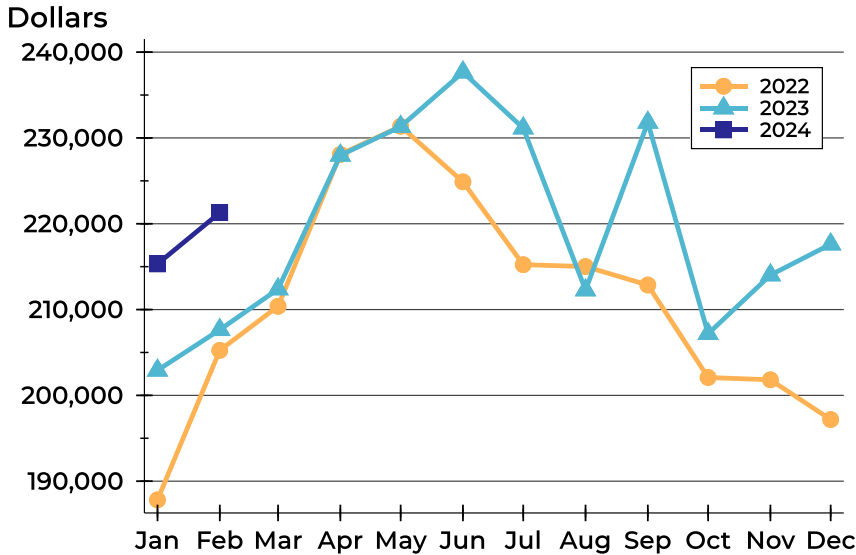
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	26	14.4%	77,937	77,950	31	10	97.6%	100.0%
\$100,000-\$124,999	10	5.6%	118,869	120,000	6	2	100.0%	100.0%
\$125,000-\$149,999	21	11.7%	142,286	142,500	37	28	98.3%	100.0%
\$150,000-\$174,999	14	7.8%	158,321	158,000	24	5	99.1%	100.0%
\$175,000-\$199,999	28	15.6%	187,898	189,450	28	5	98.0%	100.0%
\$200,000-\$249,999	26	14.4%	224,945	227,000	19	4	99.1%	100.0%
\$250,000-\$299,999	21	11.7%	278,323	275,000	24	9	98.3%	100.0%
\$300,000-\$399,999	20	11.1%	334,080	332,500	49	22	96.3%	98.5%
\$400,000-\$499,999	8	4.4%	461,925	458,350	32	13	98.5%	100.0%
\$500,000-\$749,999	4	2.2%	593,725	602,500	49	15	98.0%	98.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	0.6%	1,690,000	1,690,000	111	111	100.0%	100.0%



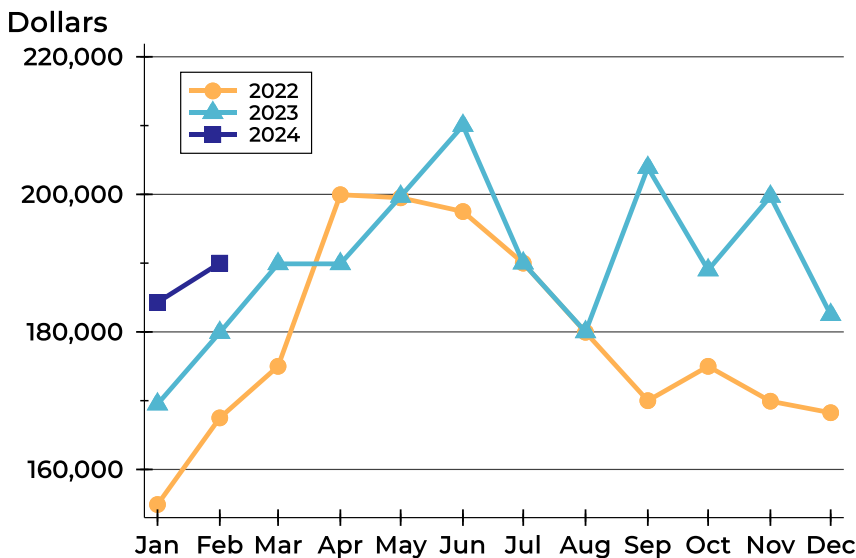
Central Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	187,823	202,917	215,315
February	205,248	207,644	221,291
March	210,381	212,388	
April	228,082	227,967	
May	231,360	231,327	
June	224,885	237,662	
July	215,233	231,141	
August	215,015	212,271	
September	212,865	231,804	
October	202,086	207,183	
November	201,817	214,019	
December	197,188	217,617	

Median Price

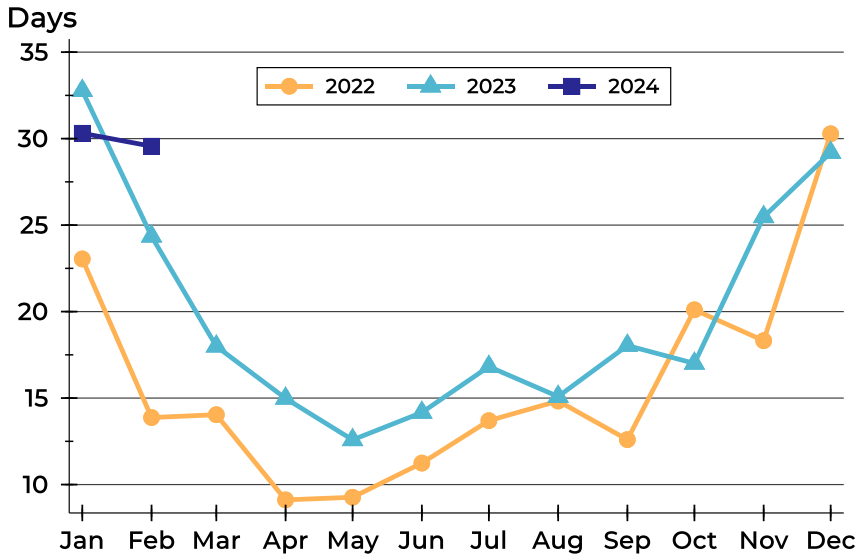


Month	2022	2023	2024
January	154,900	169,500	184,300
February	167,500	179,900	190,000
March	174,999	189,900	
April	199,950	189,900	
May	199,500	199,700	
June	197,500	210,000	
July	190,000	190,000	
August	179,950	180,000	
September	170,000	203,889	
October	175,000	189,000	
November	169,925	199,700	
December	168,250	182,500	



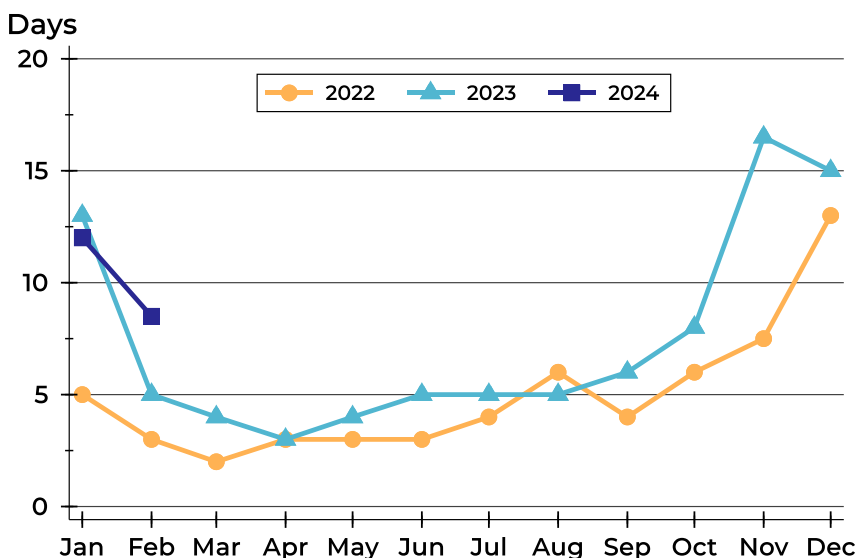
Central Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	23	33	30
February	14	24	30
March	14	18	
April	9	15	
May	9	13	
June	11	14	
July	14	17	
August	15	15	
September	13	18	
October	20	17	
November	18	25	
December	30	29	

Median DOM



Month	2022	2023	2024
January	5	13	12
February	3	5	9
March	2	4	
April	3	3	
May	3	4	
June	3	5	
July	4	5	
August	6	5	
September	4	6	
October	6	8	
November	8	17	
December	13	15	



North Region Housing Report



Market Overview

North Region Home Sales Rose in February

Total home sales in North Region rose by 7.7% last month to 14 units, compared to 13 units in February 2023. Total sales volume was \$2.4 million, down 12.7% from a year earlier.

The median sale price in February was \$132,750, down from \$187,000 a year earlier. Homes that sold in February were typically on the market for 42 days and sold for 96.0% of their list prices.

North Region Active Listings Up at End of February

The total number of active listings in North Region at the end of February was 45 units, up from 38 at the same point in 2023. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$200,000.

During February, a total of 19 contracts were written up from 18 in February 2023. At the end of the month, there were 24 contracts still pending.

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- Summary Statistics – Page 2
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- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



North Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		14	13	23	27	33	51
Change from prior year		7.7%	-43.5%	9.5%	-18.2%	-35.3%	50.0%
Active Listings		45	38	17	N/A	N/A	N/A
Change from prior year		18.4%	123.5%	-43.3%			
Months' Supply		2.0	1.3	0.5	N/A	N/A	N/A
Change from prior year		53.8%	160.0%	-54.5%			
New Listings		15	21	21	34	42	47
Change from prior year		-28.6%	0.0%	23.5%	-19.0%	-10.6%	17.5%
Contracts Written		19	18	23	34	31	54
Change from prior year		5.6%	-21.7%	-4.2%	9.7%	-42.6%	10.2%
Pending Contracts		24	18	32	N/A	N/A	N/A
Change from prior year		33.3%	-43.8%	6.7%			
Sales Volume (1,000s)		2,400	2,749	4,566	5,240	6,647	10,701
Change from prior year		-12.7%	-39.8%	10.3%	-21.2%	-37.9%	73.5%
Average	Sale Price	171,443	211,479	198,508	194,089	201,422	209,827
	Change from prior year	-18.9%	6.5%	0.7%	-3.6%	-4.0%	15.7%
	List Price of Actives	251,370	227,835	248,941	N/A	N/A	N/A
	Change from prior year	10.3%	-8.5%	76.8%			
	Days on Market	53	28	30	45	30	34
Change from prior year	89.3%	-6.7%	30.4%	50.0%	-11.8%	47.8%	
Percent of List	93.7%	92.1%	100.6%	97.1%	94.5%	98.8%	
Change from prior year	1.7%	-8.4%	1.6%	2.8%	-4.4%	-0.1%	
Percent of Original	90.6%	90.0%	98.7%	94.8%	91.4%	96.4%	
Change from prior year	0.7%	-8.8%	0.3%	3.7%	-5.2%	-1.6%	
Median	Sale Price	132,750	187,000	175,000	179,000	187,900	185,000
	Change from prior year	-29.0%	6.9%	-4.3%	-4.7%	1.6%	2.5%
	List Price of Actives	200,000	174,450	219,500	N/A	N/A	N/A
	Change from prior year	14.6%	-20.5%	90.5%			
	Days on Market	42	35	12	31	16	16
Change from prior year	20.0%	191.7%	-14.3%	93.8%	0.0%	77.8%	
Percent of List	96.0%	97.3%	100.0%	100.0%	97.1%	100.0%	
Change from prior year	-1.3%	-2.7%	0.0%	3.0%	-2.9%	0.1%	
Percent of Original	96.0%	93.3%	98.8%	97.8%	93.5%	98.6%	
Change from prior year	2.9%	-5.6%	-0.6%	4.6%	-5.2%	-0.6%	

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



North Region Closed Listings Analysis

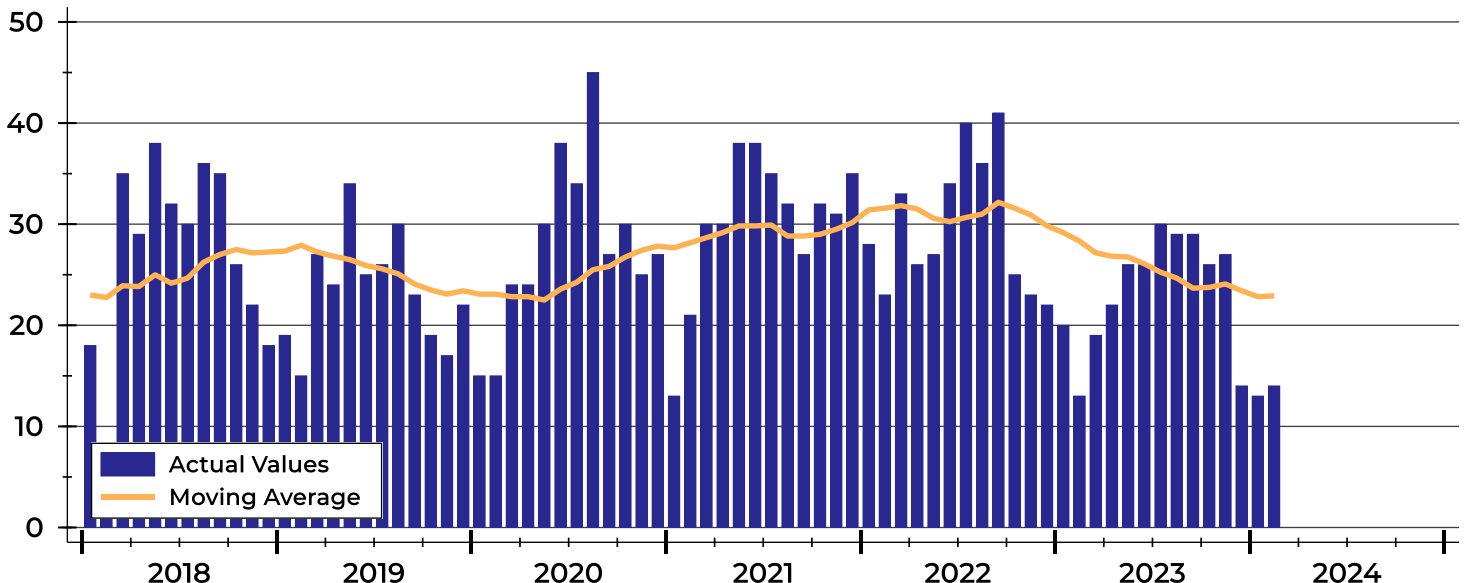
Summary Statistics for Closed Listings		February			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		14	13	7.7%	27	33	-18.2%
Volume (1,000s)		2,400	2,749	-12.7%	5,240	6,647	-21.2%
Months' Supply		2.0	1.3	53.8%	N/A	N/A	N/A
Average	Sale Price	171,443	211,479	-18.9%	194,089	201,422	-3.6%
	Days on Market	53	28	89.3%	45	30	50.0%
	Percent of List	93.7%	92.1%	1.7%	97.1%	94.5%	2.8%
	Percent of Original	90.6%	90.0%	0.7%	94.8%	91.4%	3.7%
Median	Sale Price	132,750	187,000	-29.0%	179,000	187,900	-4.7%
	Days on Market	42	35	20.0%	31	16	93.8%
	Percent of List	96.0%	97.3%	-1.3%	100.0%	97.1%	3.0%
	Percent of Original	96.0%	93.3%	2.9%	97.8%	93.5%	4.6%

A total of 14 homes sold in North Region in February, up from 13 units in February 2023. Total sales volume fell to \$2.4 million compared to \$2.7 million in the previous year.

The median sales price in February was \$132,750, down 29.0% compared to the prior year. Median days on market was 42 days, up from 30 days in January, and up from 35 in February 2023.

History of Closed Listings

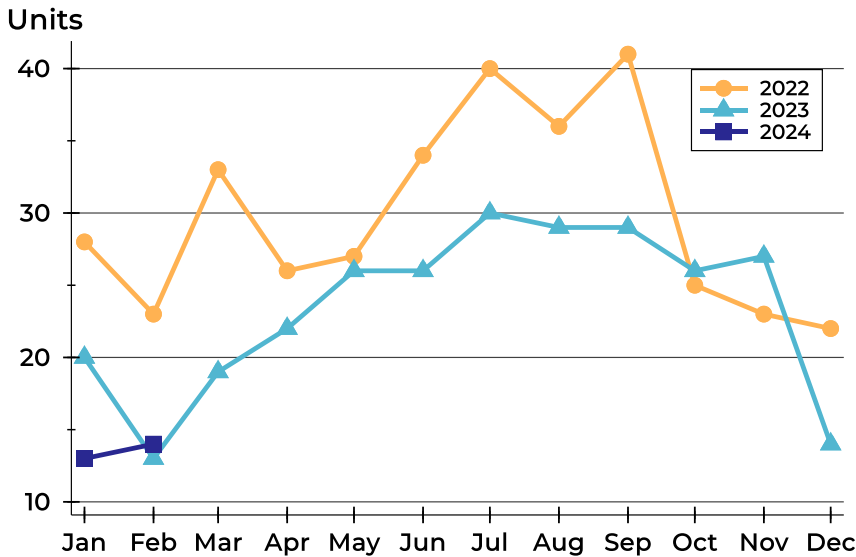
Units





North Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	28	20	13
February	23	13	14
March	33	19	
April	26	22	
May	27	26	
June	34	26	
July	40	30	
August	36	29	
September	41	29	
October	25	26	
November	23	27	
December	22	14	

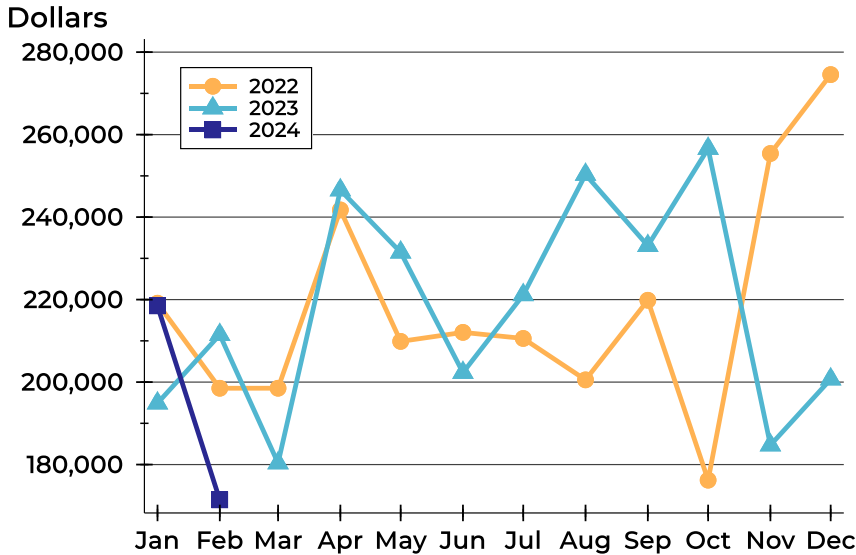
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	14.3%	4.0	27,950	27,950	17	17	88.9%	88.9%	88.9%	88.9%
\$50,000-\$99,999	3	21.4%	1.9	71,000	68,000	111	127	89.6%	88.9%	75.4%	80.8%
\$100,000-\$124,999	1	7.1%	1.0	105,000	105,000	97	97	75.0%	75.0%	75.0%	75.0%
\$125,000-\$149,999	2	14.3%	1.8	132,750	132,750	40	40	99.1%	99.1%	98.4%	98.4%
\$150,000-\$174,999	2	14.3%	1.2	158,000	158,000	40	40	96.0%	96.0%	96.0%	96.0%
\$175,000-\$199,999	1	7.1%	2.4	199,900	199,900	15	15	105.3%	105.3%	105.3%	105.3%
\$200,000-\$249,999	0	0.0%	1.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	14.3%	3.4	354,950	354,950	19	19	97.5%	97.5%	97.5%	97.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	7.1%	2.0	535,000	535,000	64	64	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



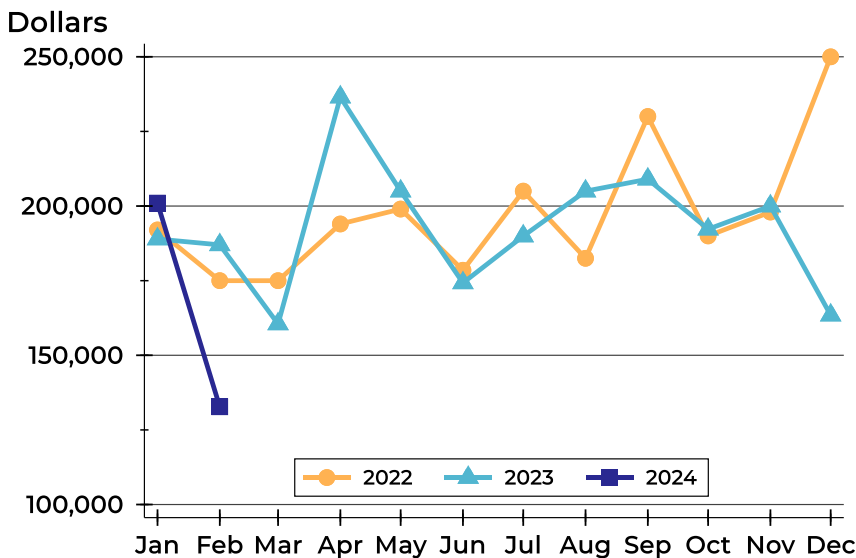
North Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	219,124	194,885	218,477
February	198,508	211,479	171,443
March	198,514	180,366	
April	241,746	246,559	
May	209,869	231,473	
June	212,059	202,304	
July	210,585	221,141	
August	200,542	250,331	
September	219,840	233,062	
October	176,224	256,621	
November	255,428	184,714	
December	274,560	200,707	

Median Price

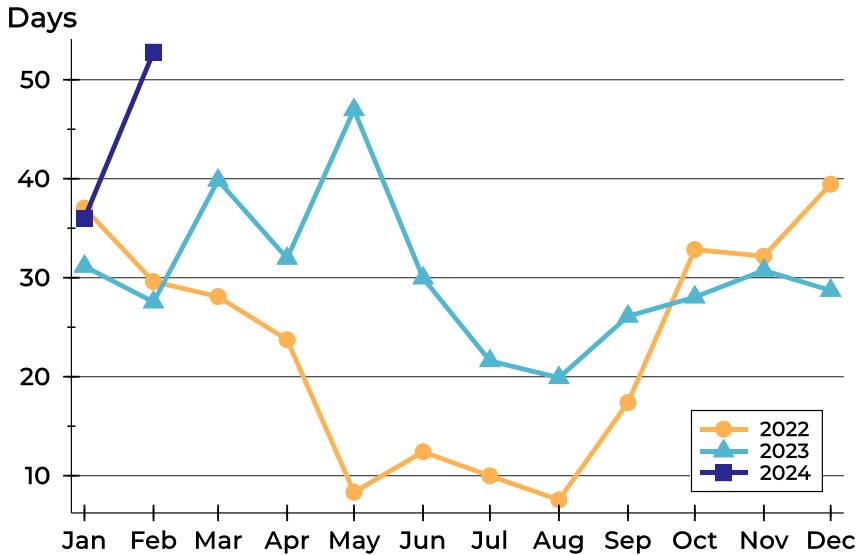


Month	2022	2023	2024
January	192,000	188,950	201,000
February	175,000	187,000	132,750
March	175,000	160,500	
April	194,000	236,500	
May	199,000	205,000	
June	178,500	174,250	
July	205,000	189,950	
August	182,500	205,000	
September	230,000	209,000	
October	190,000	192,250	
November	198,000	200,000	
December	250,000	163,450	



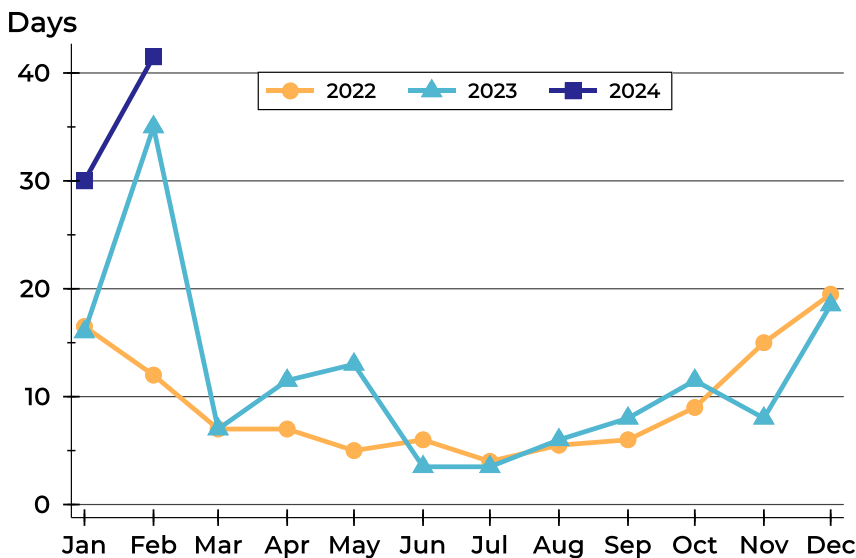
North Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	31	36
February	30	28	53
March	28	40	
April	24	32	
May	8	47	
June	12	30	
July	10	22	
August	8	20	
September	17	26	
October	33	28	
November	32	31	
December	39	29	

Median DOM



Month	2022	2023	2024
January	17	16	30
February	12	35	42
March	7	7	
April	7	12	
May	5	13	
June	6	4	
July	4	4	
August	6	6	
September	6	8	
October	9	12	
November	15	8	
December	20	19	



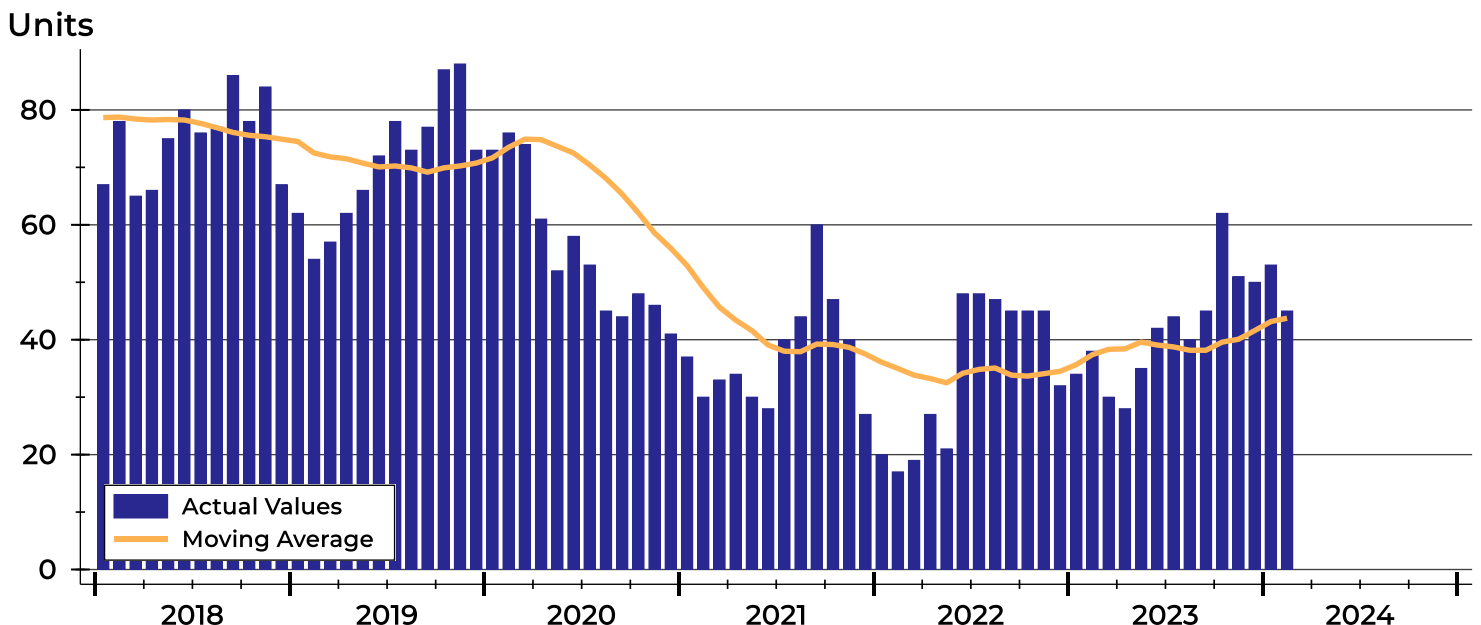
North Region Active Listings Analysis

Summary Statistics for Active Listings		2024	End of February 2023	Change
Active Listings		45	38	18.4%
Volume (1,000s)		11,312	8,658	30.7%
Months' Supply		2.0	1.3	53.8%
Average	List Price	251,370	227,835	10.3%
	Days on Market	85	87	-2.3%
	Percent of Original	97.5%	94.8%	2.8%
Median	List Price	200,000	174,450	14.6%
	Days on Market	72	55	30.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 45 homes were available for sale in North Region at the end of February. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$200,000, up 14.6% from 2023. The typical time on market for active listings was 72 days, up from 55 days a year earlier.

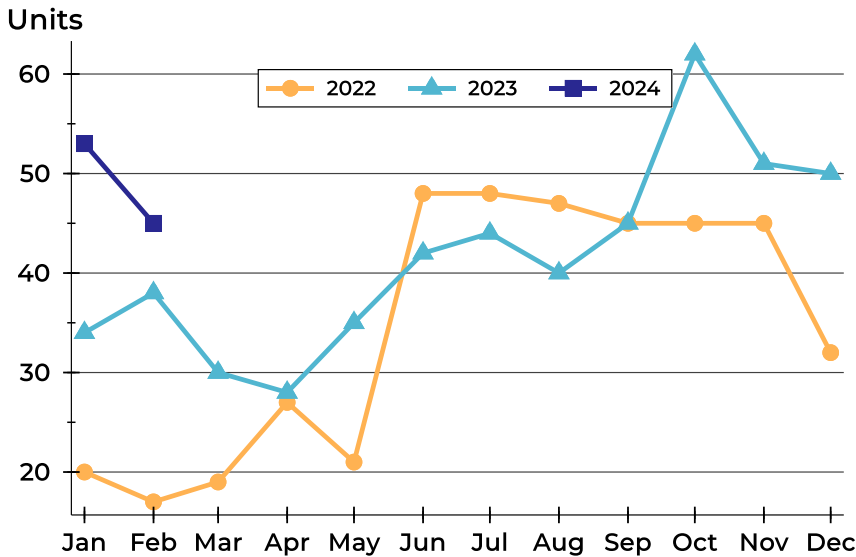
History of Active Listings





North Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	34	53
February	17	38	45
March	19	30	
April	27	28	
May	21	35	
June	48	42	
July	48	44	
August	47	40	
September	45	45	
October	45	62	
November	45	51	
December	32	50	

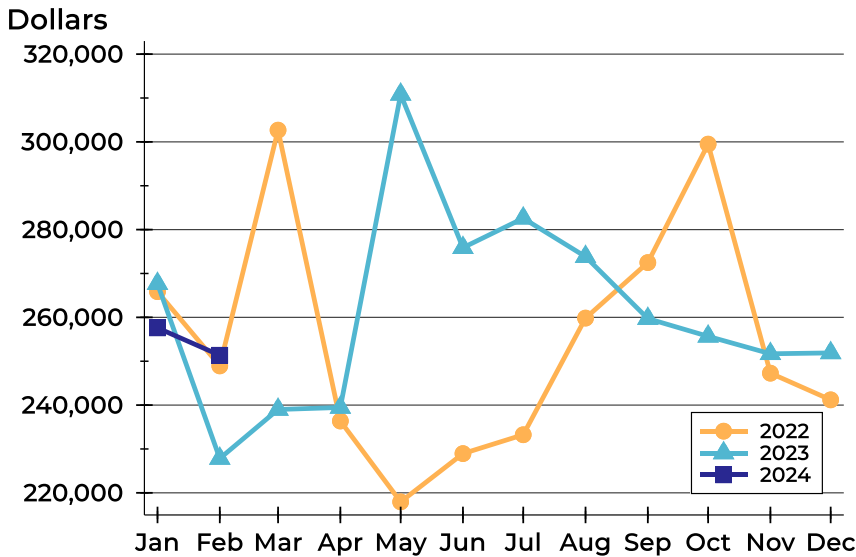
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	6.7%	4.0	41,467	45,000	155	91	91.7%	90.7%
\$50,000-\$99,999	6	13.3%	1.9	73,583	71,250	55	38	95.8%	100.0%
\$100,000-\$124,999	1	2.2%	1.0	120,000	120,000	192	192	80.3%	80.3%
\$125,000-\$149,999	4	8.9%	1.8	138,225	137,250	64	44	100.0%	100.0%
\$150,000-\$174,999	3	6.7%	1.2	158,267	155,000	80	79	99.3%	97.4%
\$175,000-\$199,999	5	11.1%	2.4	182,240	179,900	49	14	97.4%	97.2%
\$200,000-\$249,999	5	11.1%	1.5	213,800	210,000	78	73	99.0%	100.0%
\$250,000-\$299,999	3	6.7%	1.0	274,667	269,000	136	130	97.5%	100.0%
\$300,000-\$399,999	9	20.0%	3.4	358,661	379,000	53	44	99.0%	100.0%
\$400,000-\$499,999	3	6.7%	N/A	425,667	425,000	93	77	99.1%	99.5%
\$500,000-\$749,999	2	4.4%	2.0	719,450	719,450	134	134	99.3%	99.3%
\$750,000-\$999,999	1	2.2%	N/A	850,000	850,000	301	301	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



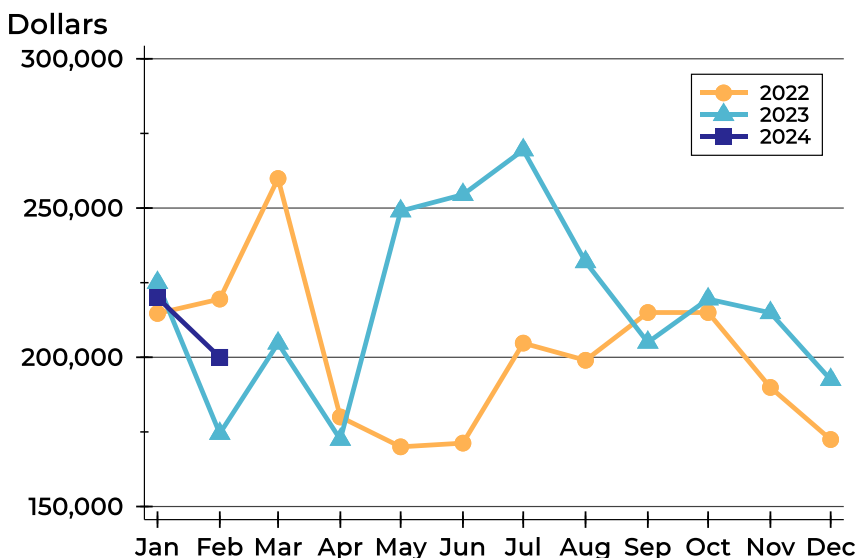
North Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	265,863	267,685	257,603
February	248,941	227,835	251,370
March	302,679	239,003	
April	236,378	239,464	
May	217,943	310,831	
June	228,946	275,879	
July	233,242	282,590	
August	259,832	273,833	
September	272,488	259,720	
October	299,486	255,678	
November	247,280	251,704	
December	241,200	251,898	

Median Price

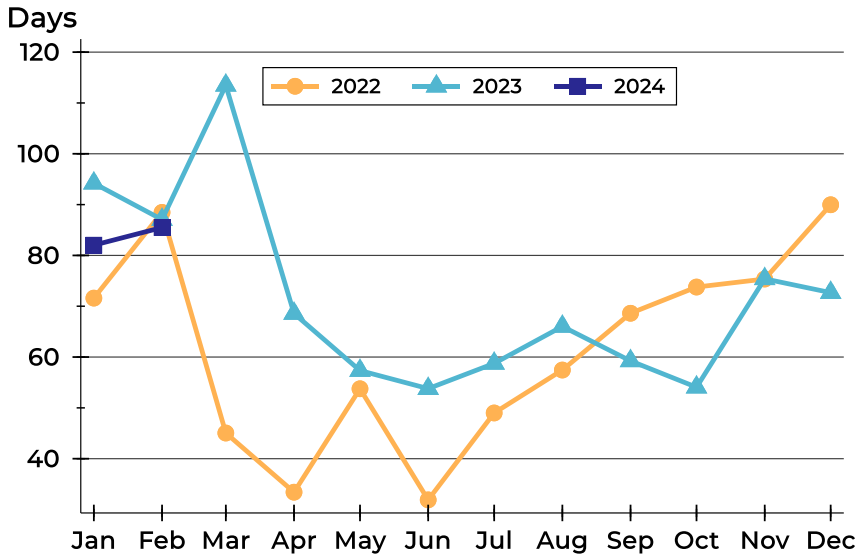


Month	2022	2023	2024
January	214,700	225,000	220,000
February	219,500	174,450	200,000
March	259,900	204,700	
April	180,000	172,450	
May	170,000	249,000	
June	171,250	254,500	
July	204,750	269,450	
August	199,000	231,975	
September	215,000	205,000	
October	215,000	219,500	
November	189,900	214,900	
December	172,450	192,500	



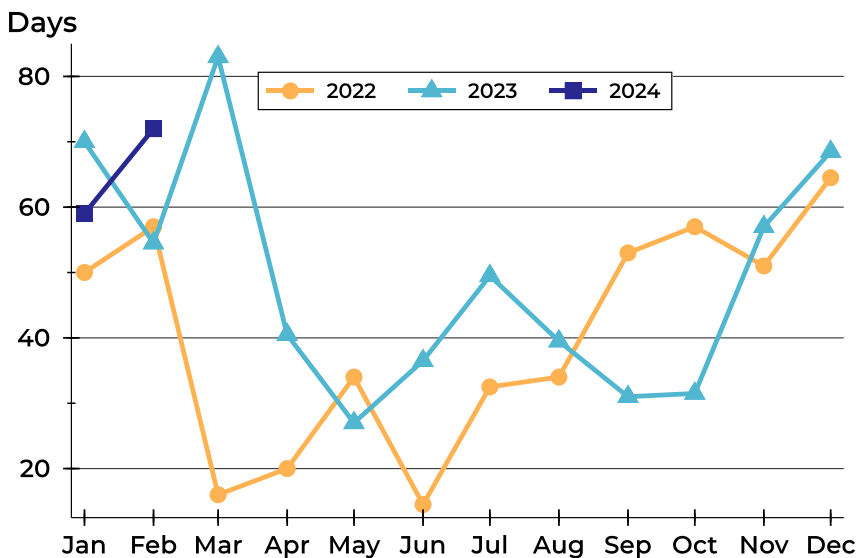
North Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	72	94	82
February	88	87	85
March	45	113	
April	33	69	
May	54	57	
June	32	54	
July	49	59	
August	57	66	
September	69	59	
October	74	54	
November	75	75	
December	90	73	

Median DOM

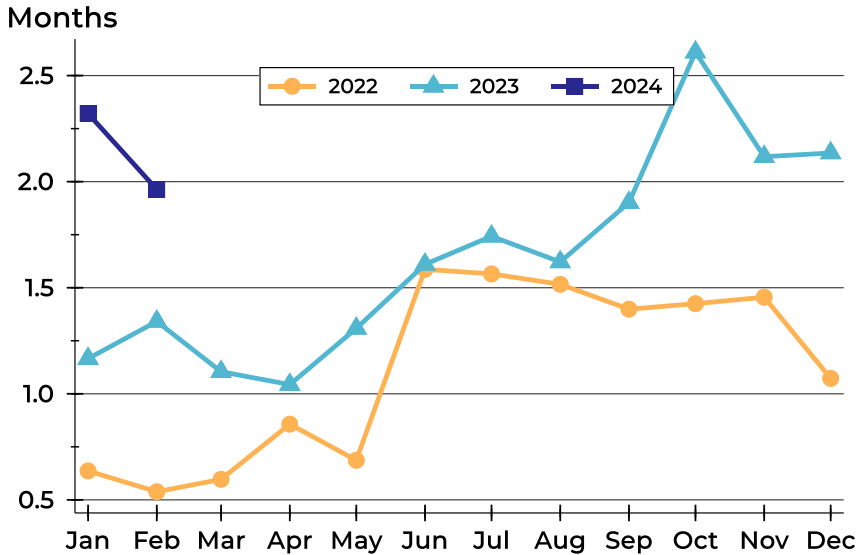


Month	2022	2023	2024
January	50	70	59
February	57	55	72
March	16	83	
April	20	41	
May	34	27	
June	15	37	
July	33	50	
August	34	40	
September	53	31	
October	57	32	
November	51	57	
December	65	69	



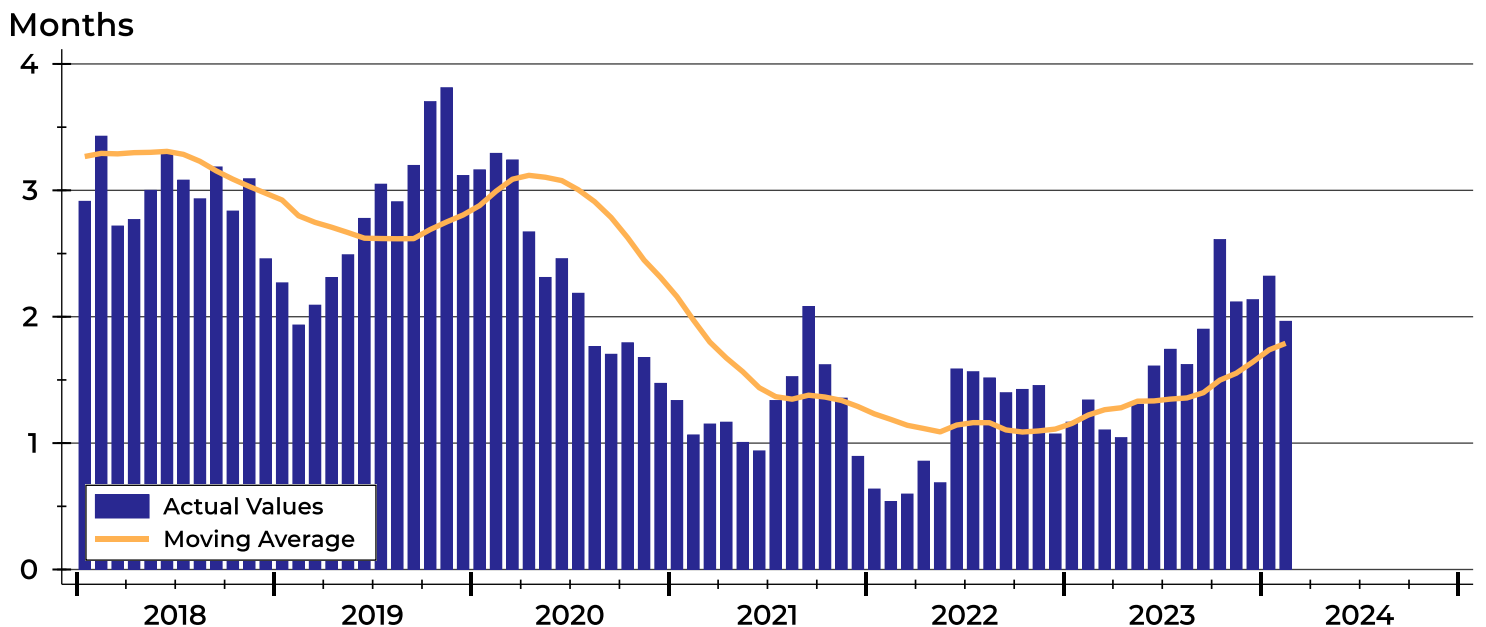
North Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	1.2	2.3
February	0.5	1.3	2.0
March	0.6	1.1	
April	0.9	1.0	
May	0.7	1.3	
June	1.6	1.6	
July	1.6	1.7	
August	1.5	1.6	
September	1.4	1.9	
October	1.4	2.6	
November	1.5	2.1	
December	1.1	2.1	

History of Month's Supply





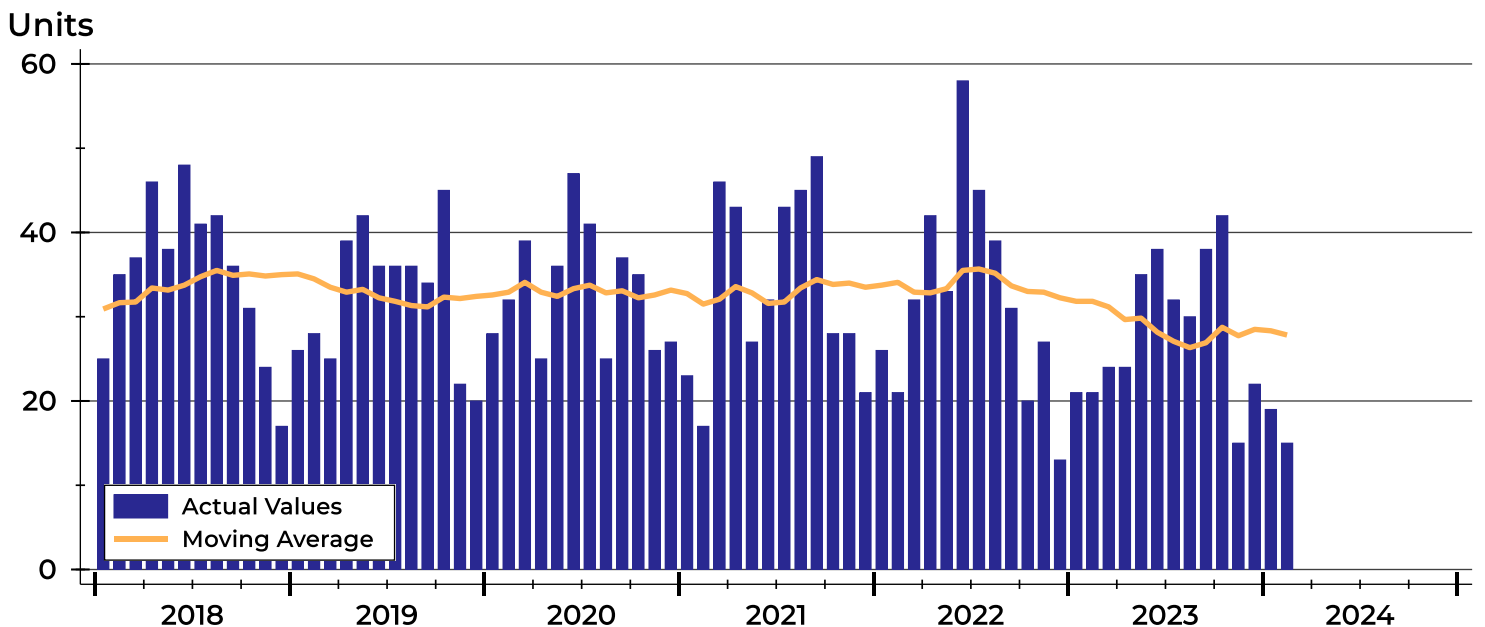
North Region New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	15	21	-28.6%
	Volume (1,000s)	3,126	4,141	-24.5%
	Average List Price	208,380	197,210	5.7%
	Median List Price	187,500	134,900	39.0%
Year-to-Date	New Listings	34	42	-19.0%
	Volume (1,000s)	7,367	9,379	-21.5%
	Average List Price	216,681	223,315	-3.0%
	Median List Price	188,950	217,500	-13.1%

A total of 15 new listings were added in North Region during February, down 28.6% from the same month in 2023. Year-to-date North Region has seen 34 new listings.

The median list price of these homes was \$187,500 up from \$134,900 in 2023.

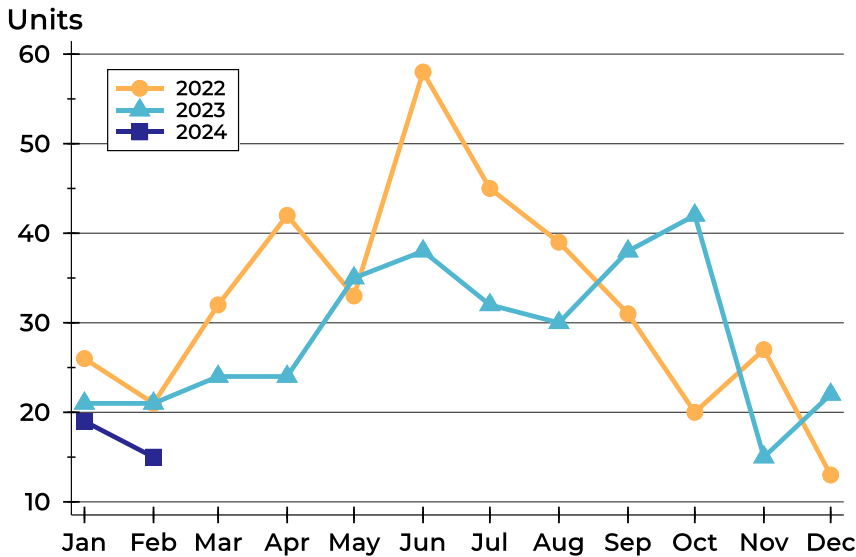
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	26	21	19
February	21	21	15
March	32	24	
April	42	24	
May	33	35	
June	58	38	
July	45	32	
August	39	30	
September	31	38	
October	20	42	
November	27	15	
December	13	22	

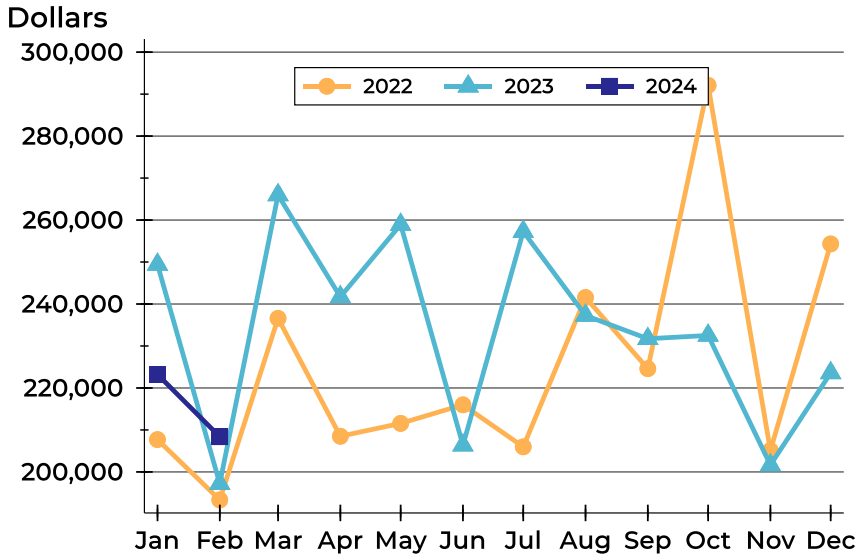
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	13.3%	70,000	70,000	25	25	92.3%	92.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	20.0%	134,833	135,000	15	17	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	164,900	164,900	24	24	97.3%	97.3%
\$175,000-\$199,999	4	26.7%	188,600	187,750	13	13	98.6%	100.0%
\$200,000-\$249,999	1	6.7%	210,000	210,000	28	28	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	275,000	275,000	4	4	100.0%	100.0%
\$300,000-\$399,999	2	13.3%	363,500	363,500	15	15	100.0%	100.0%
\$400,000-\$499,999	1	6.7%	449,900	449,900	1	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



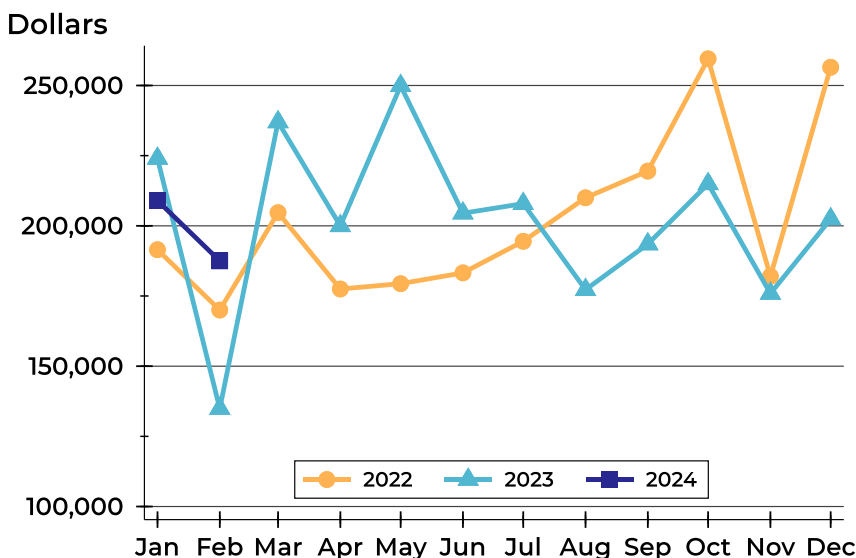
North Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	207,704	249,421	223,234
February	193,343	197,210	208,380
March	236,584	265,979	
April	208,501	241,704	
May	211,561	258,931	
June	215,984	206,364	
July	205,980	257,259	
August	241,554	237,258	
September	224,600	231,726	
October	292,105	232,518	
November	205,103	201,647	
December	254,323	223,582	

Median Price



Month	2022	2023	2024
January	191,500	224,000	209,000
February	170,000	134,900	187,500
March	204,700	237,000	
April	177,500	200,000	
May	179,400	249,900	
June	183,250	204,500	
July	194,500	207,900	
August	210,000	177,250	
September	219,500	193,500	
October	259,500	214,950	
November	182,000	175,900	
December	256,500	202,450	



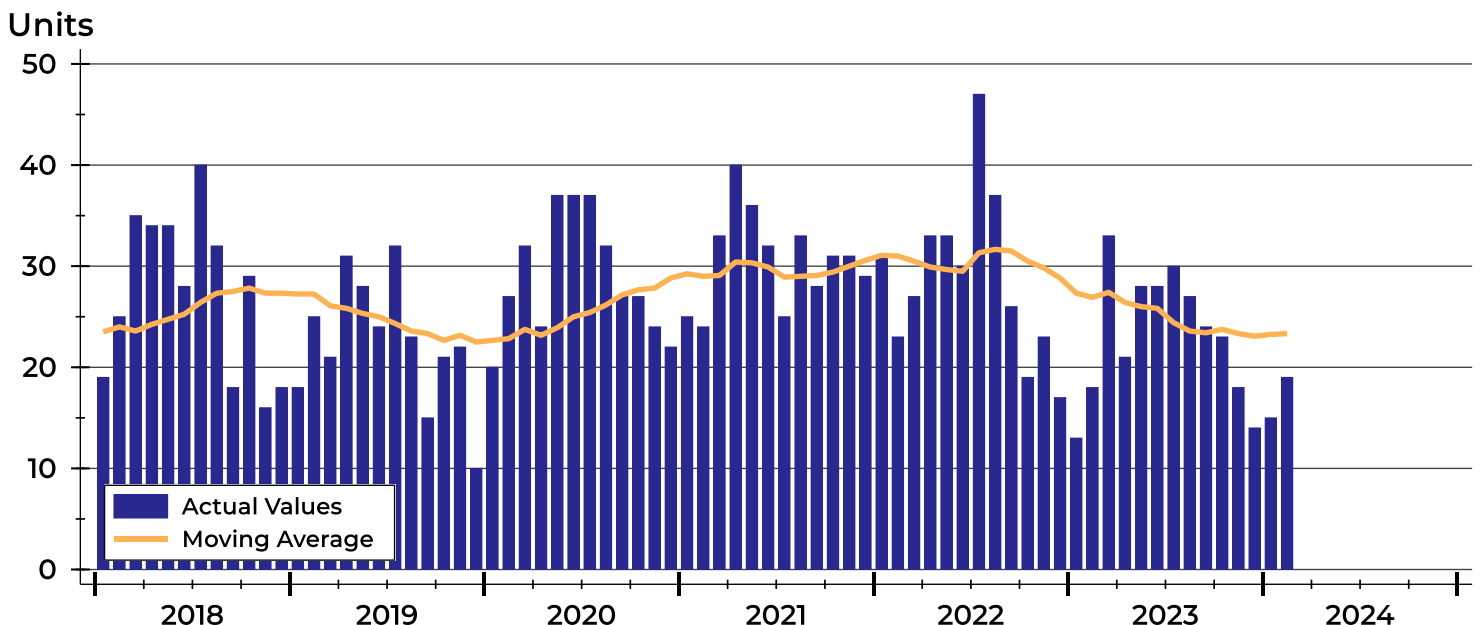
North Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		19	18	5.6%	34	31	9.7%
Volume (1,000s)		4,286	3,603	19.0%	6,448	6,348	1.6%
Average	Sale Price	225,579	200,164	12.7%	189,653	204,782	-7.4%
	Days on Market	66	45	46.7%	58	36	61.1%
	Percent of Original	96.6%	97.5%	-0.9%	94.0%	94.0%	0.0%
Median	Sale Price	214,900	174,950	22.8%	164,500	189,900	-13.4%
	Days on Market	60	7	757.1%	42	11	281.8%
	Percent of Original	97.3%	100.0%	-2.7%	97.0%	96.4%	0.6%

A total of 19 contracts for sale were written in North Region during the month of February, up from 18 in 2023. The median list price of these homes was \$214,900, up from \$174,950 the prior year.

Half of the homes that went under contract in February were on the market less than 60 days, compared to 7 days in February 2023.

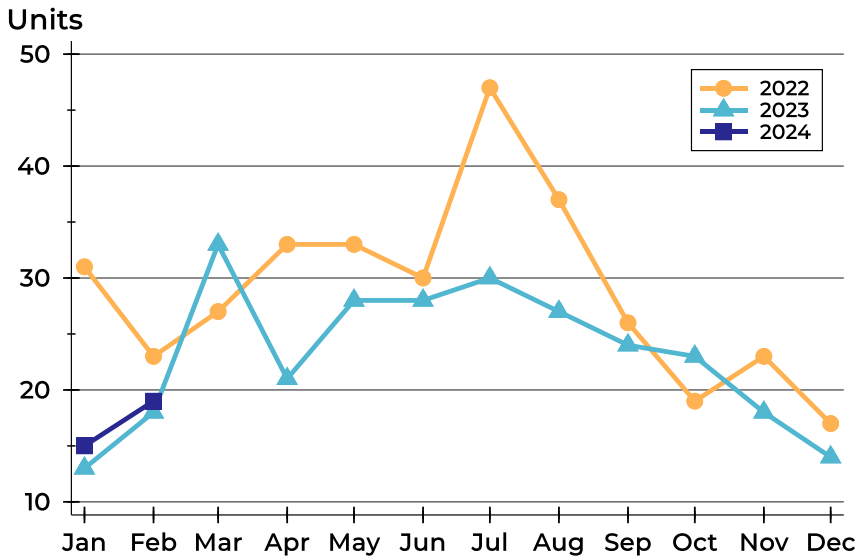
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	31	13	15
February	23	18	19
March	27	33	
April	33	21	
May	33	28	
June	30	28	
July	47	30	
August	37	27	
September	26	24	
October	19	23	
November	23	18	
December	17	14	

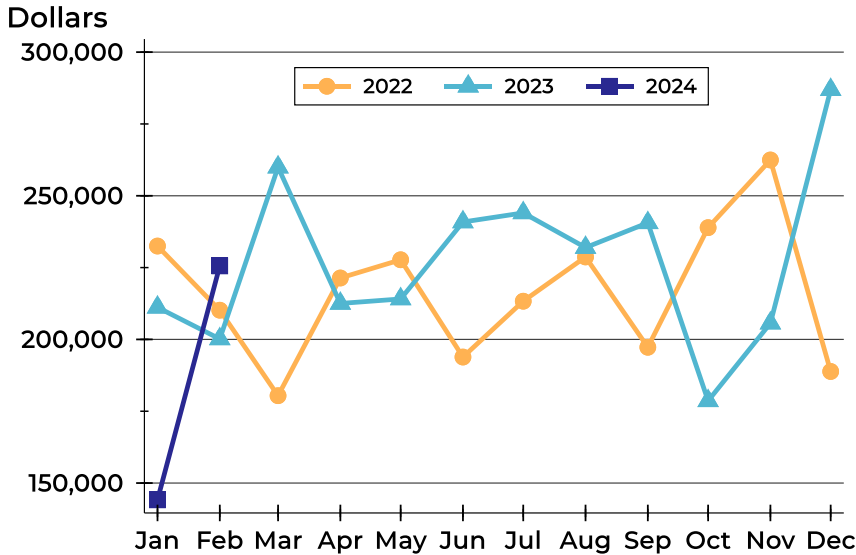
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	21.1%	68,500	67,500	55	42	98.3%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	10.5%	139,500	139,500	35	35	98.0%	98.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	10.5%	191,950	191,950	9	9	98.7%	98.7%
\$200,000-\$249,999	4	21.1%	228,725	229,950	121	127	94.3%	94.7%
\$250,000-\$299,999	3	15.8%	274,633	275,000	57	57	99.0%	100.0%
\$300,000-\$399,999	2	10.5%	330,703	330,703	37	37	96.0%	96.0%
\$400,000-\$499,999	2	10.5%	474,450	474,450	111	111	91.6%	91.6%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



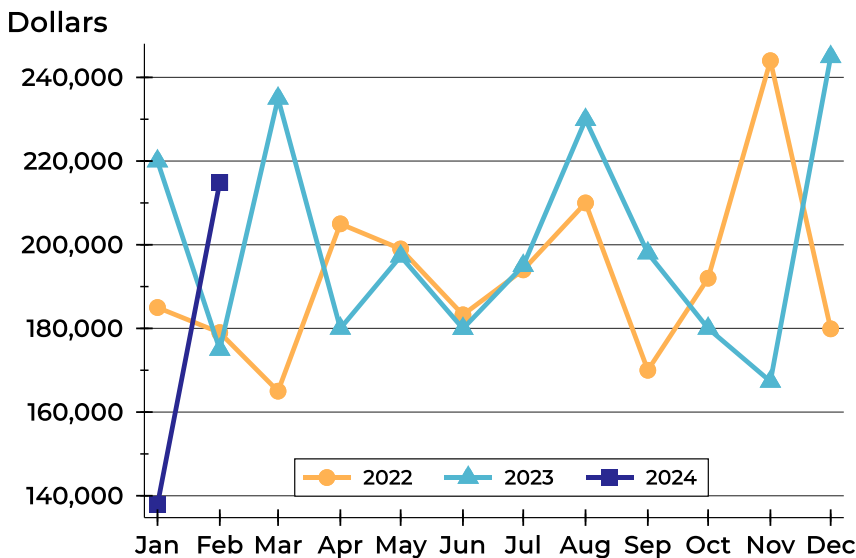
North Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	232,503	211,177	144,147
February	210,178	200,164	225,579
March	180,415	259,953	
April	221,386	212,524	
May	227,724	214,082	
June	193,868	240,868	
July	213,306	244,043	
August	228,714	231,974	
September	197,277	240,583	
October	238,916	178,630	
November	262,463	205,652	
December	188,847	286,939	

Median Price

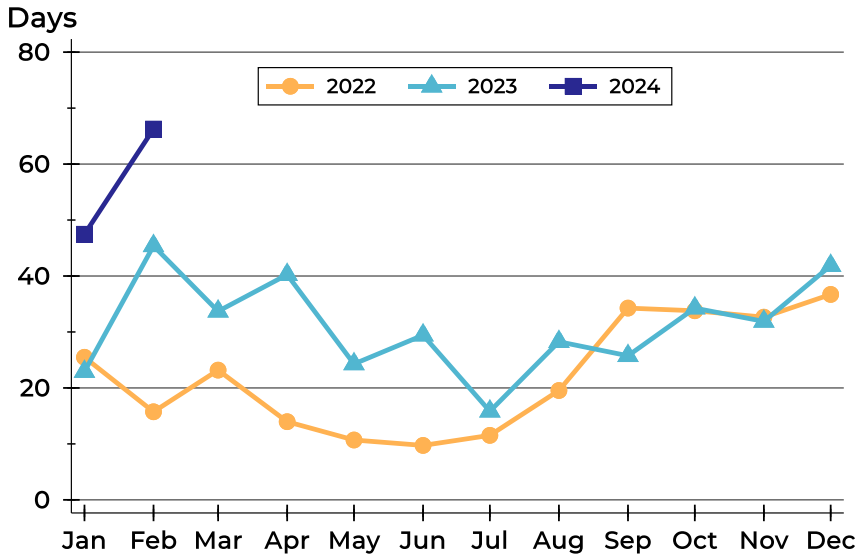


Month	2022	2023	2024
January	185,000	220,000	137,900
February	179,000	174,950	214,900
March	165,000	235,000	
April	205,000	180,000	
May	199,000	197,250	
June	183,250	179,950	
July	194,000	195,000	
August	210,000	229,900	
September	170,000	198,000	
October	192,000	180,000	
November	244,000	167,325	
December	179,900	244,925	



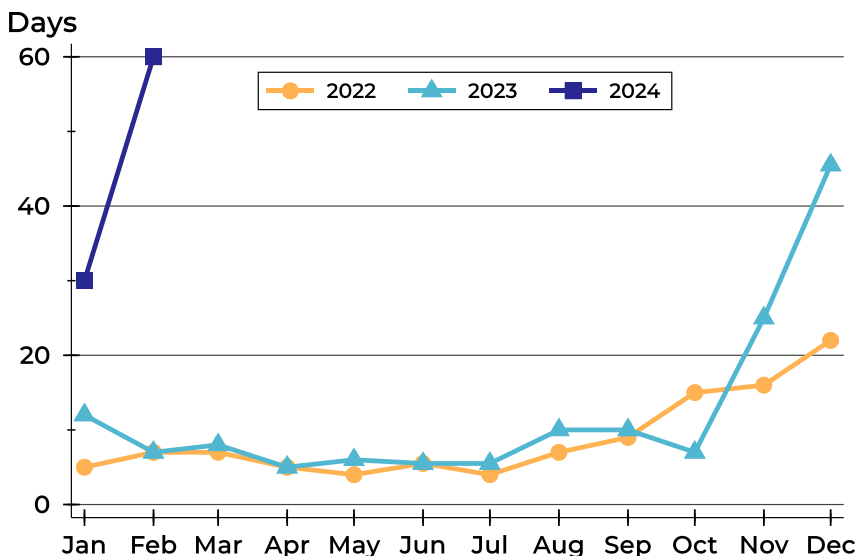
North Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	25	23	47
February	16	45	66
March	23	34	
April	14	40	
May	11	24	
June	10	29	
July	12	16	
August	20	28	
September	34	26	
October	34	34	
November	33	32	
December	37	42	

Median DOM



Month	2022	2023	2024
January	5	12	30
February	7	7	60
March	7	8	
April	5	5	
May	4	6	
June	6	6	
July	4	6	
August	7	10	
September	9	10	
October	15	7	
November	16	25	
December	22	46	



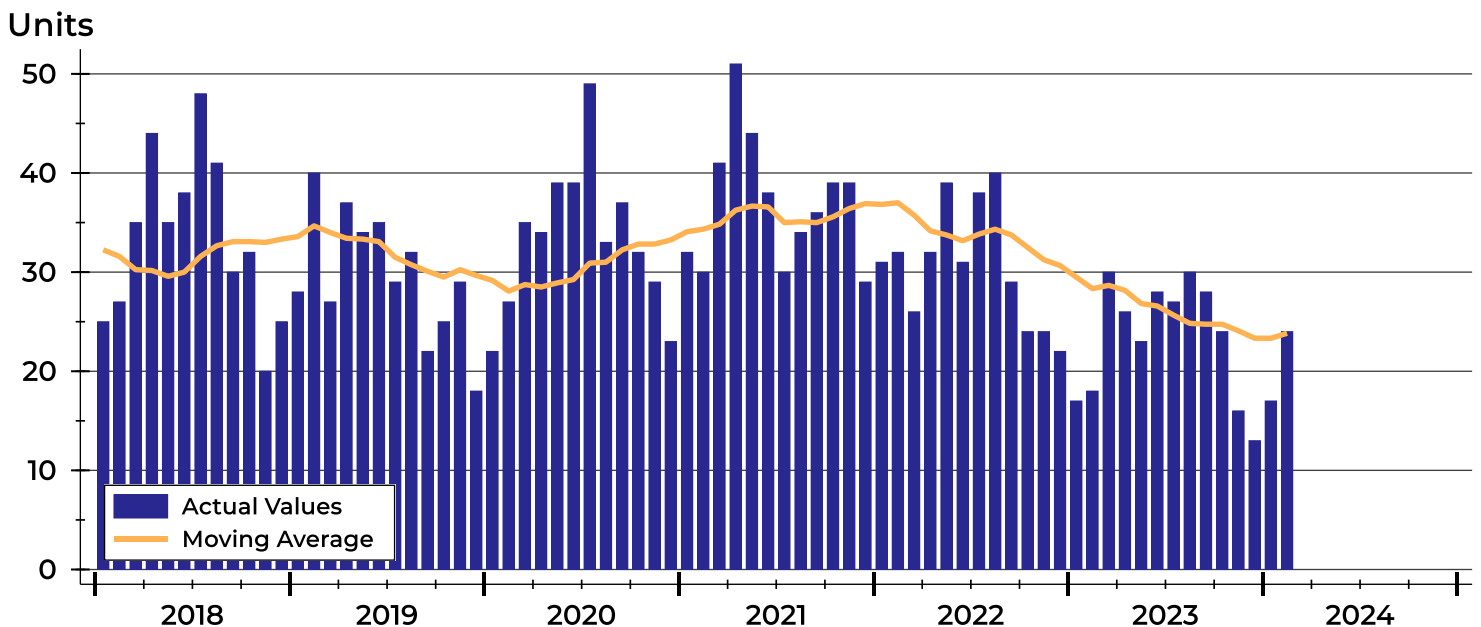
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		24	18	33.3%
Volume (1,000s)		5,871	3,779	55.4%
Average	List Price	244,604	209,936	16.5%
	Days on Market	60	33	81.8%
	Percent of Original	96.8%	98.7%	-1.9%
Median	List Price	212,450	217,500	-2.3%
	Days on Market	59	8	637.5%
	Percent of Original	97.8%	100.0%	-2.2%

A total of 24 listings in North Region had contracts pending at the end of February, up from 18 contracts pending at the end of February 2023.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

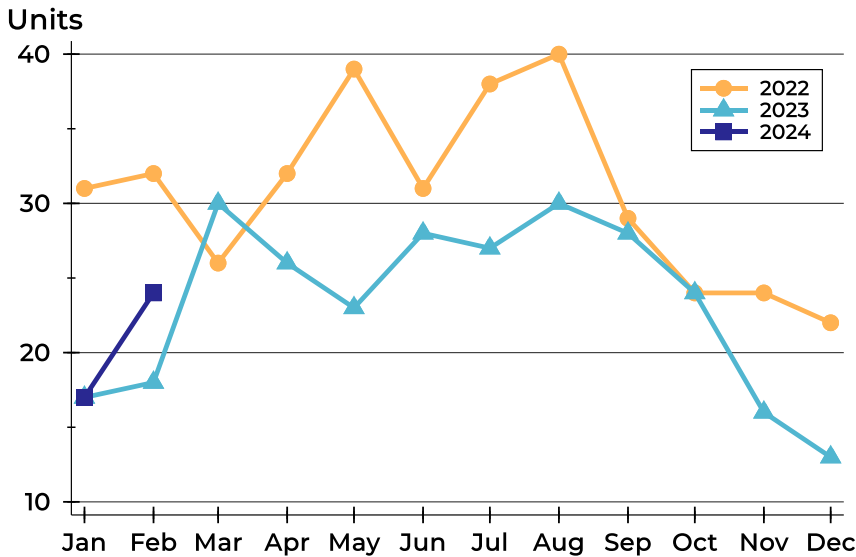
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	31	17	17
February	32	18	24
March	26	30	
April	32	26	
May	39	23	
June	31	28	
July	38	27	
August	40	30	
September	29	28	
October	24	24	
November	24	16	
December	22	13	

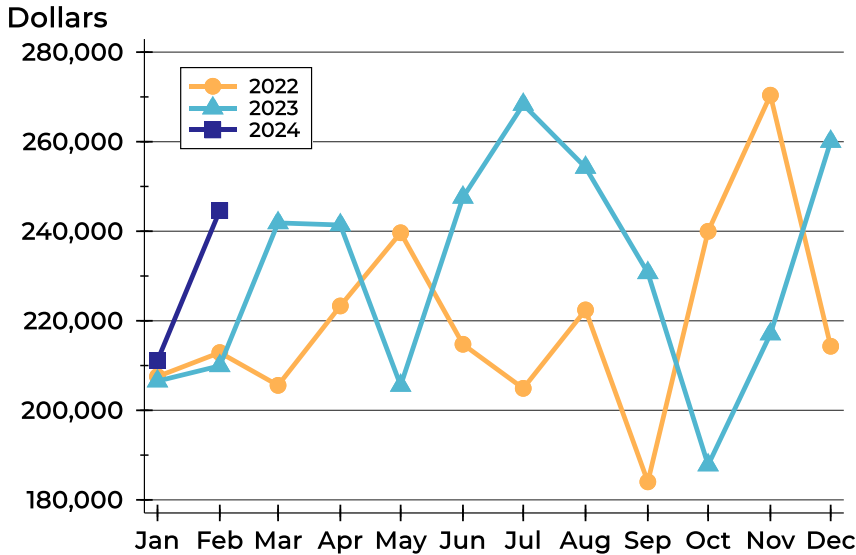
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	12.5%	69,667	70,000	49	11	100.0%	100.0%
\$100,000-\$124,999	2	8.3%	116,000	116,000	8	8	100.0%	100.0%
\$125,000-\$149,999	3	12.5%	142,500	140,000	50	60	96.4%	95.9%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	8.3%	191,950	191,950	9	9	98.7%	98.7%
\$200,000-\$249,999	5	20.8%	224,980	214,900	98	117	95.4%	96.1%
\$250,000-\$299,999	3	12.5%	274,633	275,000	57	57	98.8%	100.0%
\$300,000-\$399,999	3	12.5%	340,468	332,405	50	61	95.2%	95.0%
\$400,000-\$499,999	2	8.3%	474,450	474,450	111	111	91.6%	91.6%
\$500,000-\$749,999	1	4.2%	699,000	699,000	73	73	93.2%	93.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



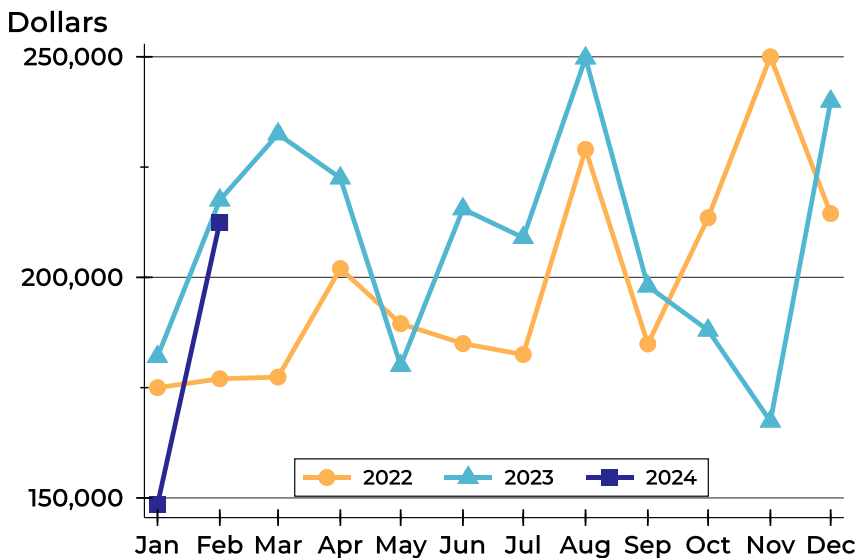
North Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	207,539	206,529	211,123
February	212,903	209,936	244,604
March	205,571	241,861	
April	223,314	241,394	
May	239,659	205,548	
June	214,753	247,564	
July	204,908	268,311	
August	222,430	254,242	
September	184,028	230,713	
October	239,988	187,777	
November	270,383	217,041	
December	214,309	260,042	

Median Price

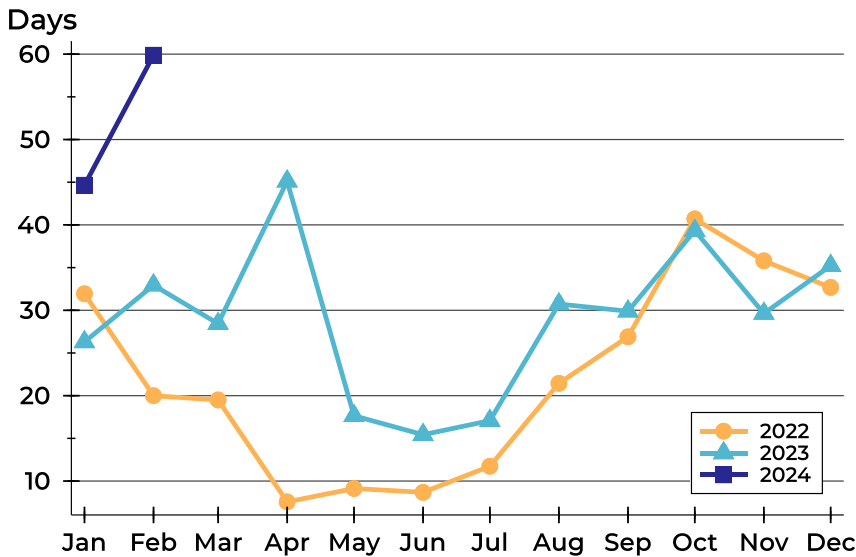


Month	2022	2023	2024
January	175,000	182,000	148,500
February	177,000	217,500	212,450
March	177,400	232,500	
April	202,000	222,500	
May	189,500	180,000	
June	185,000	215,500	
July	182,500	209,000	
August	229,000	249,700	
September	184,900	198,000	
October	213,500	188,000	
November	250,000	167,375	
December	214,450	239,900	



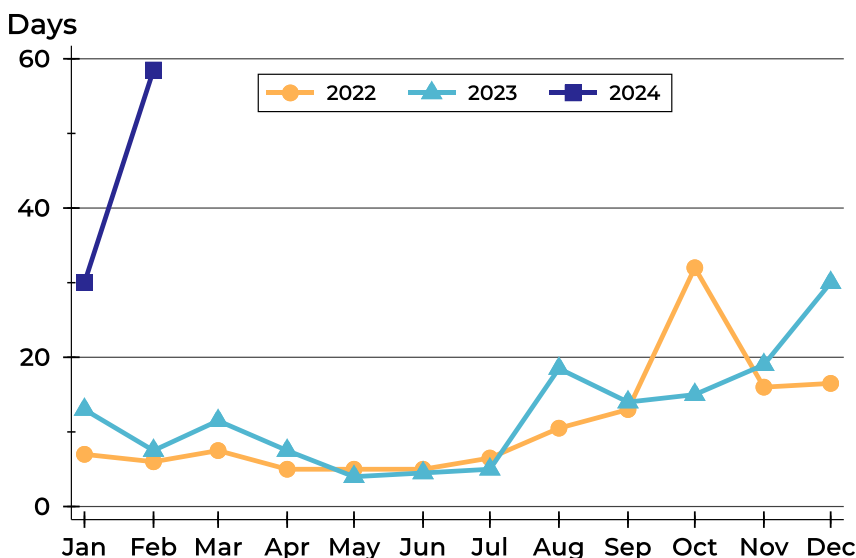
North Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	32	26	45
February	20	33	60
March	20	28	
April	8	45	
May	9	18	
June	9	15	
July	12	17	
August	21	31	
September	27	30	
October	41	39	
November	36	30	
December	33	35	

Median DOM



Month	2022	2023	2024
January	7	13	30
February	6	8	59
March	8	12	
April	5	8	
May	5	4	
June	5	5	
July	7	5	
August	11	19	
September	13	14	
October	32	15	
November	16	19	
December	17	30	



South Region Housing Report



Market Overview

South Region Home Sales Fell in February

Total home sales in South Region fell last month to 15 units, compared to 19 units in February 2023. Total sales volume was \$2.7 million, down from a year earlier.

The median sale price in February was \$159,900, down from \$180,000 a year earlier. Homes that sold in February were typically on the market for 4 days and sold for 100.0% of their list prices.

South Region Active Listings Up at End of February

The total number of active listings in South Region at the end of February was 23 units, up from 22 at the same point in 2023. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$199,900.

During February, a total of 31 contracts were written up from 30 in February 2023. At the end of the month, there were 38 contracts still pending.

Report Contents

- Summary Statistics – Page 2
- Closed Listing Analysis – Page 3
- Active Listings Analysis – Page 7
- Months' Supply Analysis – Page 11
- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

Contact Information

Denise Humphrey, Chief Executive Officer
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3215
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



South Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		15	19	32	25	28	46
Change from prior year		-21.1%	-40.6%	18.5%	-10.7%	-39.1%	-8.0%
Active Listings		23	22	18	N/A	N/A	N/A
Change from prior year		4.5%	22.2%	-28.0%			
Months' Supply		0.8	0.7	0.5	N/A	N/A	N/A
Change from prior year		14.3%	40.0%	-28.6%			
New Listings		27	23	23	47	52	48
Change from prior year		17.4%	0.0%	0.0%	-9.6%	8.3%	-21.3%
Contracts Written		31	30	19	42	51	47
Change from prior year		3.3%	57.9%	-44.1%	-17.6%	8.5%	-27.7%
Pending Contracts		38	37	40	N/A	N/A	N/A
Change from prior year		2.7%	-7.5%	-4.8%			
Sales Volume (1,000s)		2,683	3,155	5,317	4,698	4,686	6,896
Change from prior year		-15.0%	-40.7%	25.9%	0.3%	-32.0%	-12.8%
Average	Sale Price	178,884	166,053	166,151	187,915	167,339	149,913
	Change from prior year	7.7%	-0.1%	6.2%	12.3%	11.6%	-5.2%
	List Price of Actives	193,028	362,877	129,250	N/A	N/A	N/A
	Change from prior year	-46.8%	180.8%	-20.4%			
	Days on Market	18	49	19	31	46	19
Change from prior year	-63.3%	157.9%	-24.0%	-32.6%	142.1%	-47.2%	
Percent of List	97.3%	97.5%	97.6%	96.4%	95.9%	97.0%	
Change from prior year	-0.2%	-0.1%	-0.3%	0.5%	-1.1%	0.4%	
Percent of Original	96.4%	95.3%	96.8%	94.8%	93.3%	95.7%	
Change from prior year	1.2%	-1.5%	-0.1%	1.6%	-2.5%	0.4%	
Median	Sale Price	159,900	180,000	133,250	164,200	172,500	119,450
	Change from prior year	-11.2%	35.1%	-14.6%	-4.8%	44.4%	-25.1%
	List Price of Actives	199,900	236,750	89,900	N/A	N/A	N/A
	Change from prior year	-15.6%	163.3%	-29.2%			
	Days on Market	4	27	8	13	26	11
Change from prior year	-85.2%	237.5%	60.0%	-50.0%	136.4%	37.5%	
Percent of List	100.0%	96.8%	98.3%	99.6%	96.0%	97.9%	
Change from prior year	3.3%	-1.5%	-0.2%	3.8%	-1.9%	-0.3%	
Percent of Original	100.0%	95.2%	98.3%	97.8%	93.6%	97.7%	
Change from prior year	5.0%	-3.2%	-0.2%	4.5%	-4.2%	-0.2%	

Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.



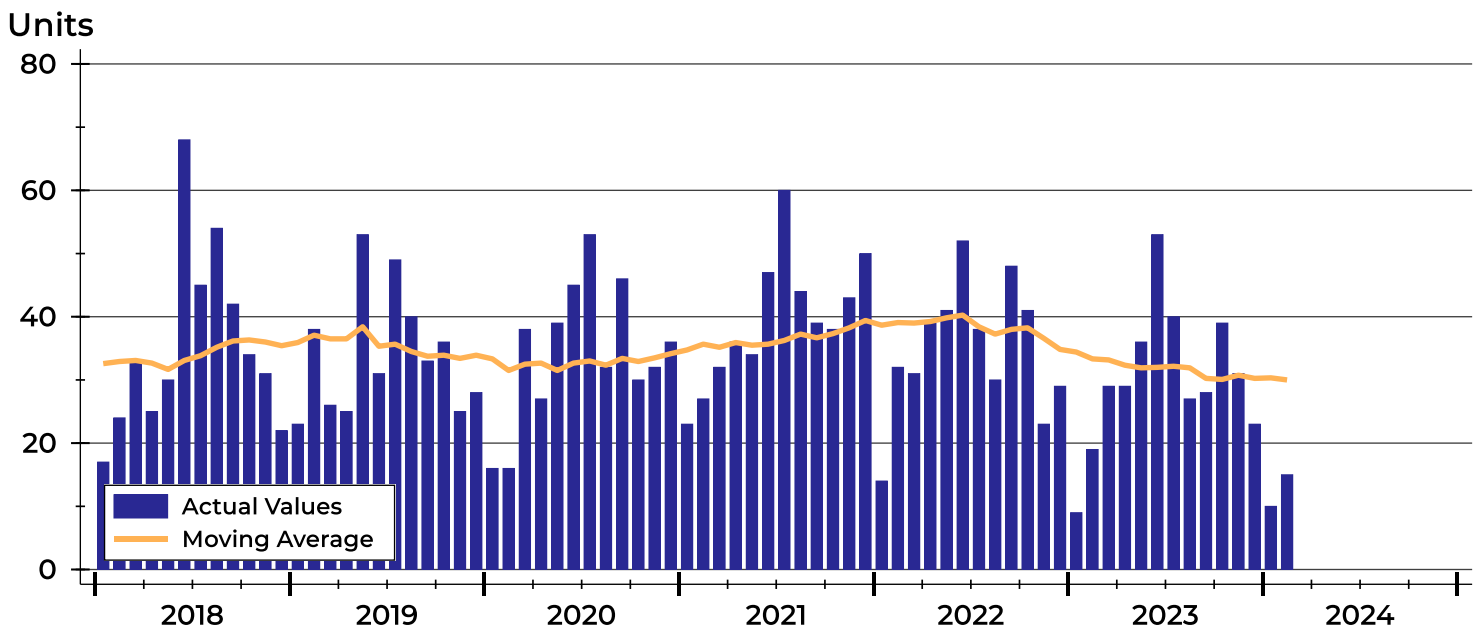
South Region Closed Listings Analysis

Summary Statistics for Closed Listings		February			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		15	19	-21.1%	25	28	-10.7%
Volume (1,000s)		2,683	3,155	-15.0%	4,698	4,686	0.3%
Months' Supply		0.8	0.7	14.3%	N/A	N/A	N/A
Average	Sale Price	178,884	166,053	7.7%	187,915	167,339	12.3%
	Days on Market	18	49	-63.3%	31	46	-32.6%
	Percent of List	97.3%	97.5%	-0.2%	96.4%	95.9%	0.5%
	Percent of Original	96.4%	95.3%	1.2%	94.8%	93.3%	1.6%
Median	Sale Price	159,900	180,000	-11.2%	164,200	172,500	-4.8%
	Days on Market	4	27	-85.2%	13	26	-50.0%
	Percent of List	100.0%	96.8%	3.3%	99.6%	96.0%	3.8%
	Percent of Original	100.0%	95.2%	5.0%	97.8%	93.6%	4.5%

A total of 15 homes sold in South Region in February, down from 19 units in February 2023. Total sales volume fell to \$2.7 million compared to \$3.2 million in the previous year.

The median sales price in February was \$159,900, down 11.2% compared to the prior year. Median days on market was 4 days, down from 34 days in January, and down from 27 in February 2023.

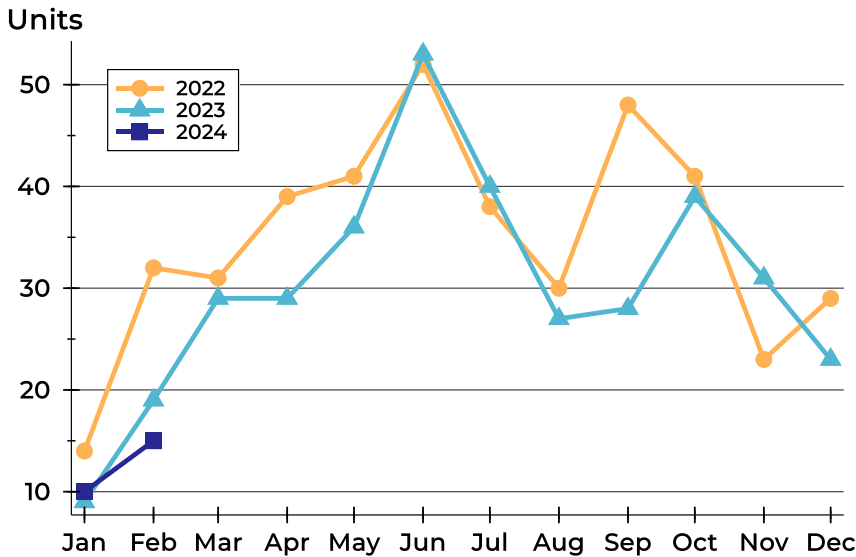
History of Closed Listings





South Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	9	10
February	32	19	15
March	31	29	
April	39	29	
May	41	36	
June	52	53	
July	38	40	
August	30	27	
September	48	28	
October	41	39	
November	23	31	
December	29	23	

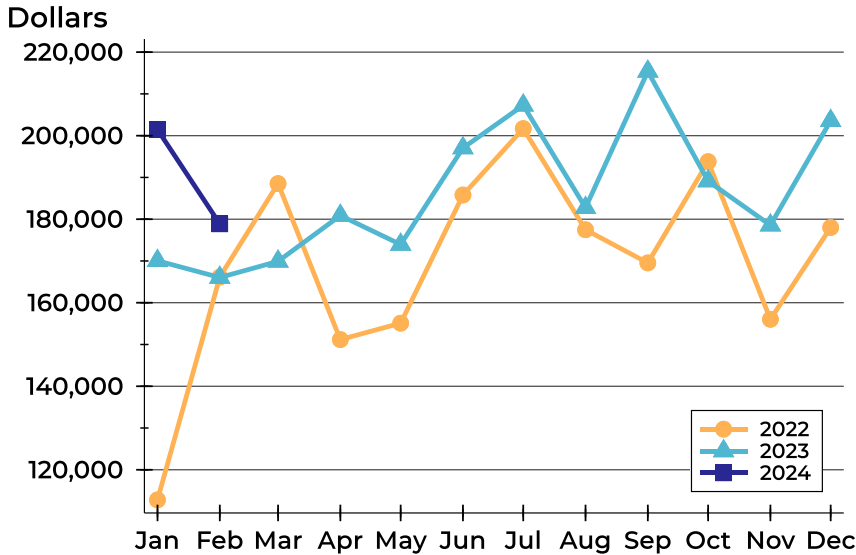
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.7%	2.6	38,000	38,000	20	20	69.2%	69.2%	63.4%	63.4%
\$50,000-\$99,999	1	6.7%	0.9	58,000	58,000	4	4	96.8%	96.8%	96.8%	96.8%
\$100,000-\$124,999	2	13.3%	0.3	105,732	105,732	39	39	100.3%	100.3%	102.8%	102.8%
\$125,000-\$149,999	2	13.3%	0.2	137,450	137,450	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	2	13.3%	1.0	156,450	156,450	4	4	101.0%	101.0%	101.0%	101.0%
\$175,000-\$199,999	0	0.0%	0.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	33.3%	1.0	211,600	209,000	6	2	99.6%	101.8%	99.6%	101.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	13.3%	0.6	365,000	365,000	67	67	96.1%	96.1%	91.8%	91.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



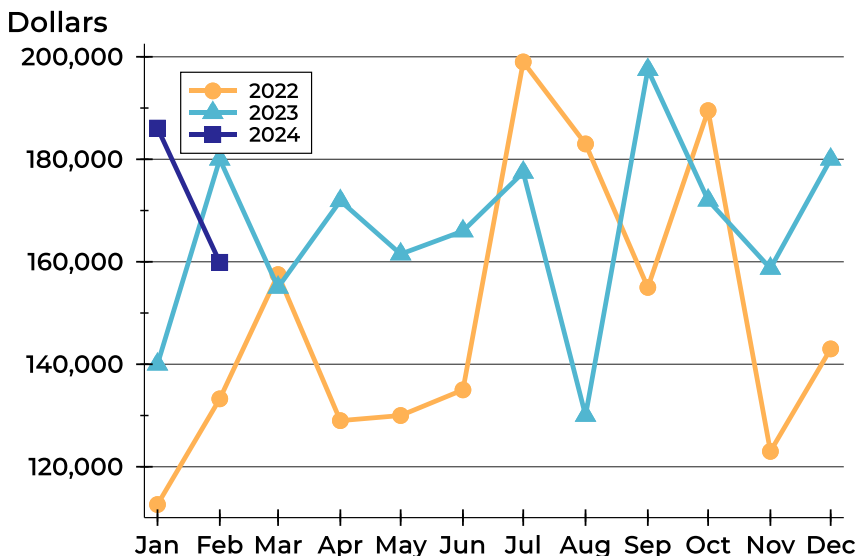
South Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	112,796	170,056	201,460
February	166,151	166,053	178,884
March	188,532	169,907	
April	151,170	180,879	
May	155,110	173,943	
June	185,795	197,045	
July	201,697	207,278	
August	177,477	182,759	
September	169,540	215,396	
October	193,788	189,132	
November	156,032	178,562	
December	178,024	203,578	

Median Price

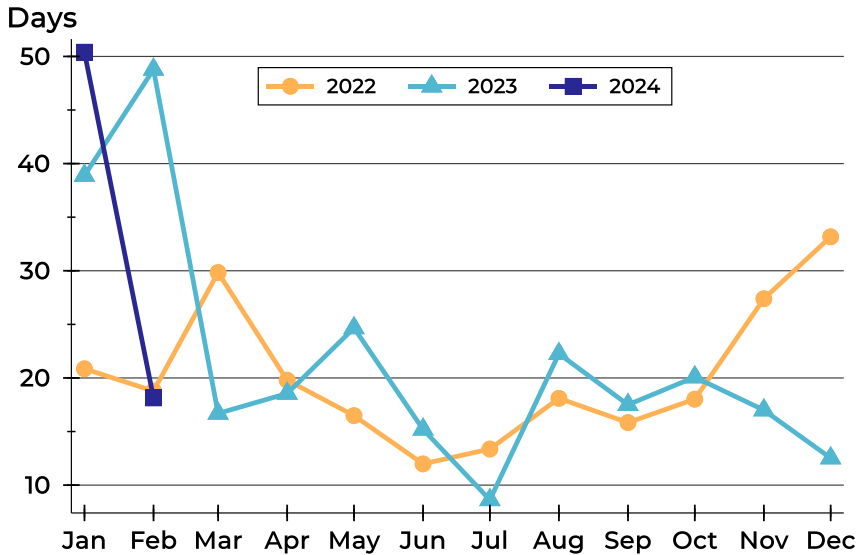


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	159,900
March	157,500	155,000	
April	129,000	171,900	
May	130,000	161,500	
June	135,000	166,000	
July	199,000	177,450	
August	183,000	130,000	
September	155,000	197,500	
October	189,500	172,000	
November	123,000	158,700	
December	143,000	180,000	



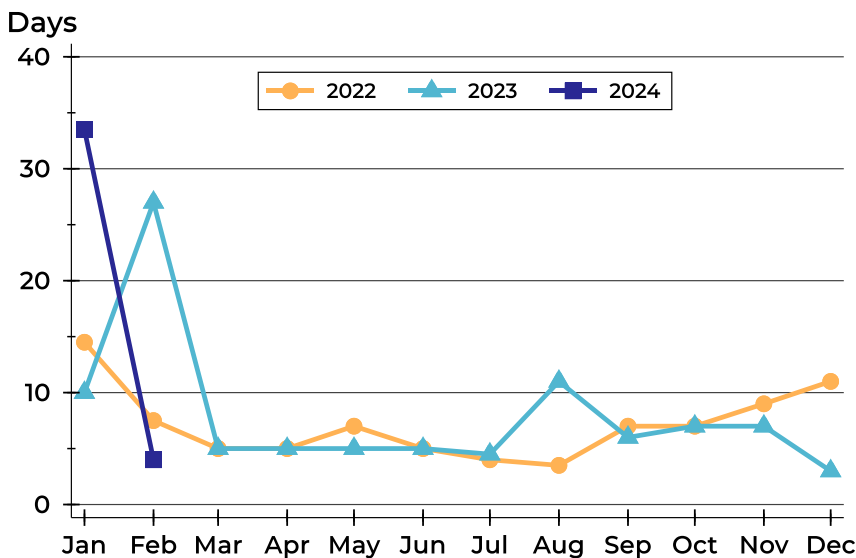
South Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	39	50
February	19	49	18
March	30	17	
April	20	19	
May	16	25	
June	12	15	
July	13	9	
August	18	22	
September	16	18	
October	18	20	
November	27	17	
December	33	13	

Median DOM



Month	2022	2023	2024
January	15	10	34
February	8	27	4
March	5	5	
April	5	5	
May	7	5	
June	5	5	
July	4	5	
August	4	11	
September	7	6	
October	7	7	
November	9	7	
December	11	3	



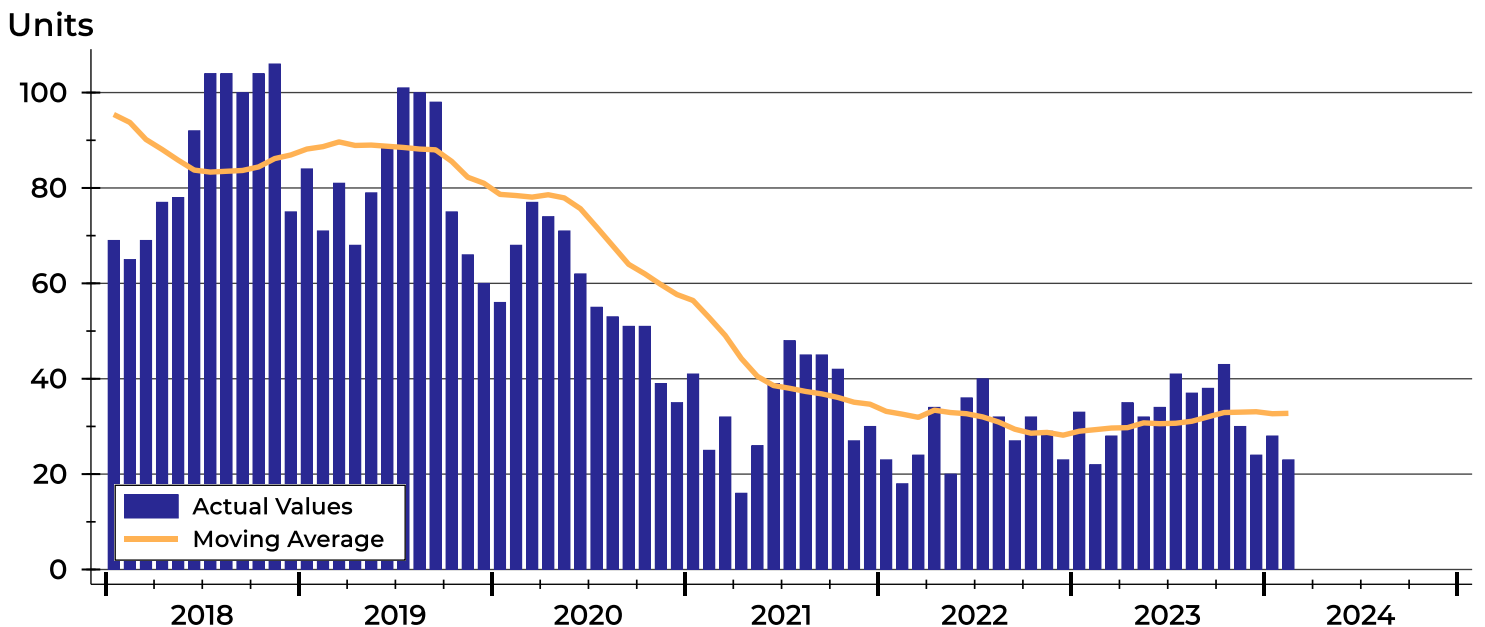
South Region Active Listings Analysis

Summary Statistics for Active Listings		2024	End of February 2023	Change
Active Listings		23	22	4.5%
Volume (1,000s)		4,440	7,983	-44.4%
Months' Supply		0.8	0.7	14.3%
Average	List Price	193,028	362,877	-46.8%
	Days on Market	77	64	20.3%
	Percent of Original	96.1%	96.1%	0.0%
Median	List Price	199,900	236,750	-15.6%
	Days on Market	57	42	35.7%
	Percent of Original	100.0%	99.5%	0.5%

A total of 23 homes were available for sale in South Region at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$199,900, down 15.6% from 2023. The typical time on market for active listings was 57 days, up from 42 days a year earlier.

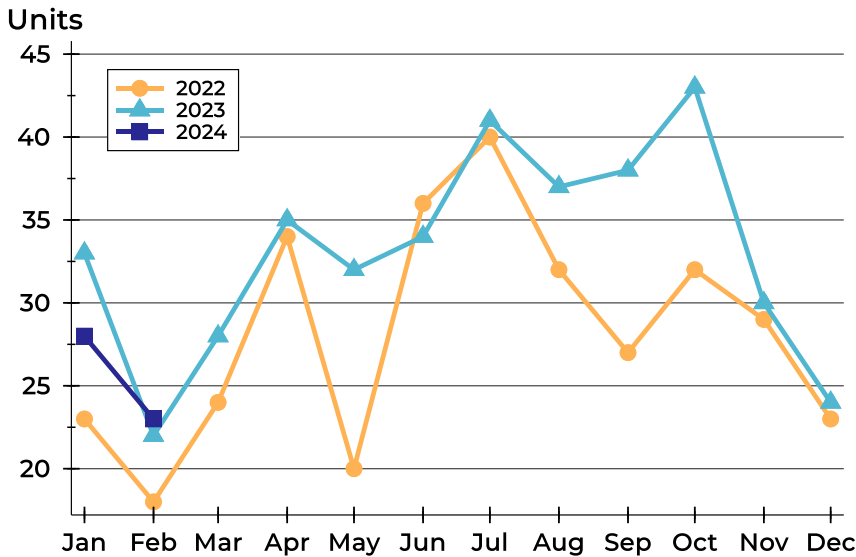
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	23	33	28
February	18	22	23
March	24	28	
April	34	35	
May	20	32	
June	36	34	
July	40	41	
August	32	37	
September	27	38	
October	32	43	
November	29	30	
December	23	24	

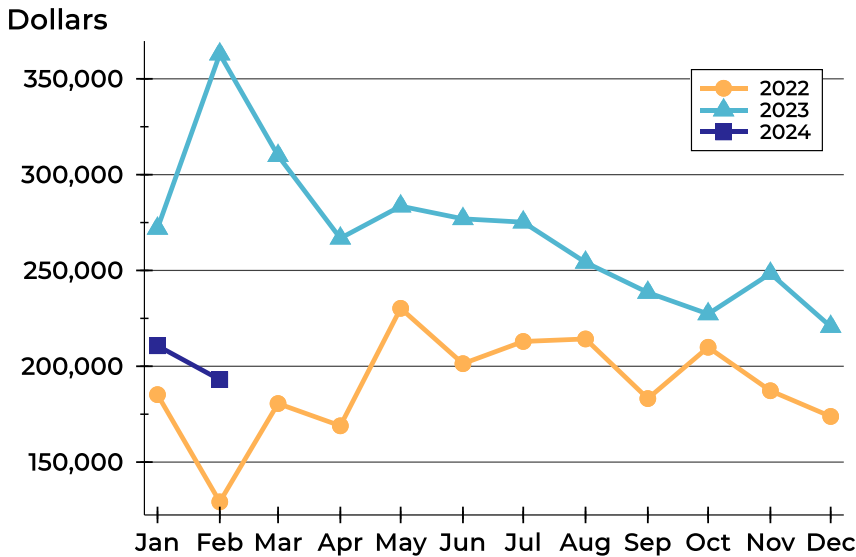
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	13.0%	2.6	37,050	36,250	98	95	82.4%	90.9%
\$50,000-\$99,999	3	13.0%	0.9	69,333	69,000	53	14	100.0%	100.0%
\$100,000-\$124,999	1	4.3%	0.3	109,000	109,000	137	137	90.9%	90.9%
\$125,000-\$149,999	1	4.3%	0.2	129,900	129,900	15	15	100.0%	100.0%
\$150,000-\$174,999	3	13.0%	1.0	161,667	167,500	138	178	100.0%	100.0%
\$175,000-\$199,999	2	8.7%	0.9	199,900	199,900	9	9	100.0%	100.0%
\$200,000-\$249,999	5	21.7%	1.0	228,600	225,000	93	57	95.1%	99.5%
\$250,000-\$299,999	2	8.7%	N/A	277,500	277,500	53	53	100.0%	100.0%
\$300,000-\$399,999	2	8.7%	0.6	341,950	341,950	10	10	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.3%	N/A	614,900	614,900	142	142	97.6%	97.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



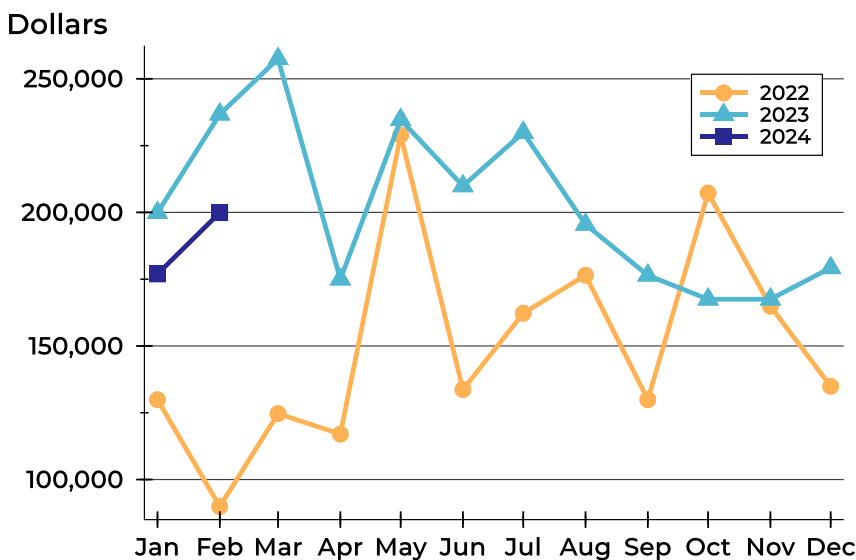
South Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	185,204	271,926	210,704
February	129,250	362,877	193,028
March	180,565	309,907	
April	168,941	266,806	
May	230,253	283,563	
June	201,368	276,956	
July	212,957	275,188	
August	214,261	254,205	
September	183,156	238,491	
October	209,934	227,314	
November	187,245	248,407	
December	173,822	220,708	

Median Price

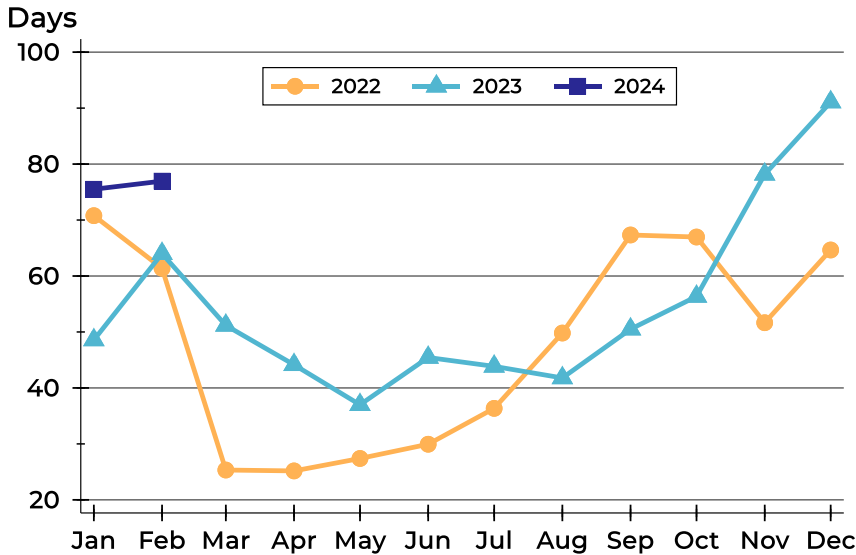


Month	2022	2023	2024
January	129,900	199,900	176,950
February	89,900	236,750	199,900
March	124,700	257,500	
April	117,000	175,000	
May	228,950	234,700	
June	133,700	209,900	
July	162,250	229,900	
August	176,500	195,500	
September	129,900	176,450	
October	207,250	167,500	
November	164,900	167,500	
December	134,900	179,250	



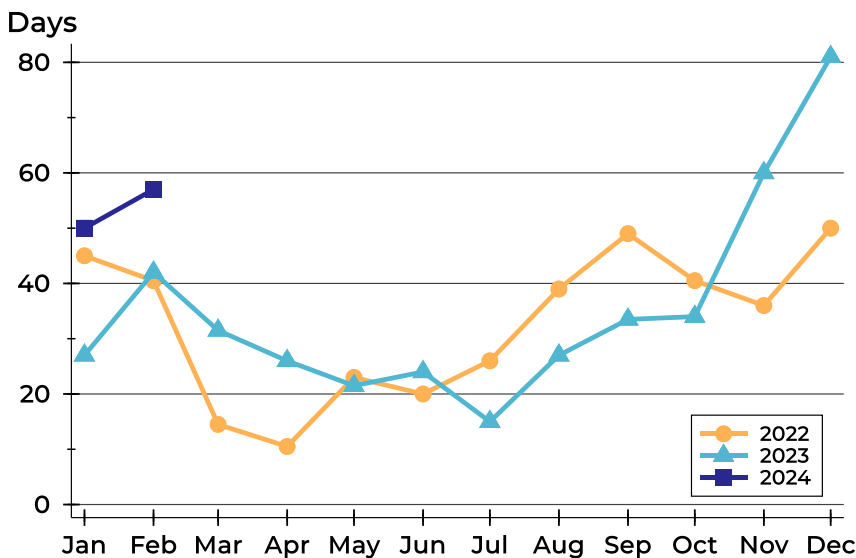
South Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	71	49	76
February	61	64	77
March	25	51	
April	25	44	
May	27	37	
June	30	45	
July	36	44	
August	50	42	
September	67	51	
October	67	56	
November	52	78	
December	65	91	

Median DOM



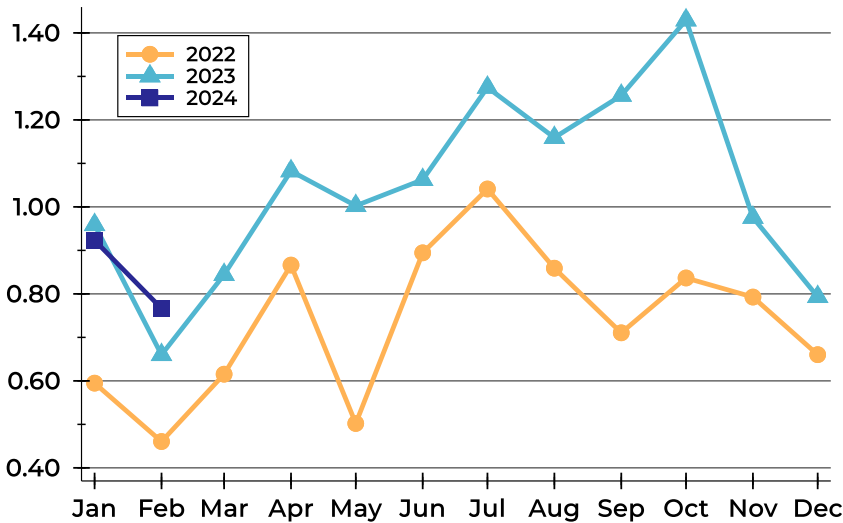
Month	2022	2023	2024
January	45	27	50
February	41	42	57
March	15	32	
April	11	26	
May	23	22	
June	20	24	
July	26	15	
August	39	27	
September	49	34	
October	41	34	
November	36	60	
December	50	81	



South Region Months' Supply Analysis

Months' Supply by Month

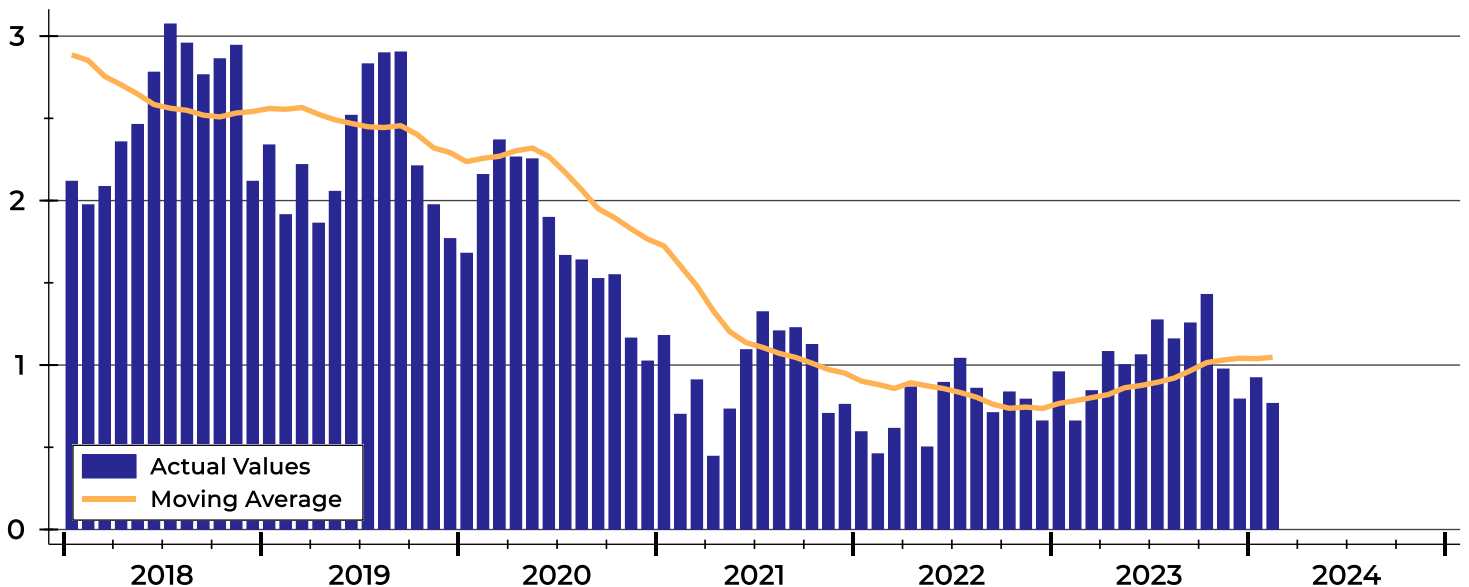
Months



Month	2022	2023	2024
January	0.6	1.0	0.9
February	0.5	0.7	0.8
March	0.6	0.8	
April	0.9	1.1	
May	0.5	1.0	
June	0.9	1.1	
July	1.0	1.3	
August	0.9	1.2	
September	0.7	1.3	
October	0.8	1.4	
November	0.8	1.0	
December	0.7	0.8	

History of Month's Supply

Months





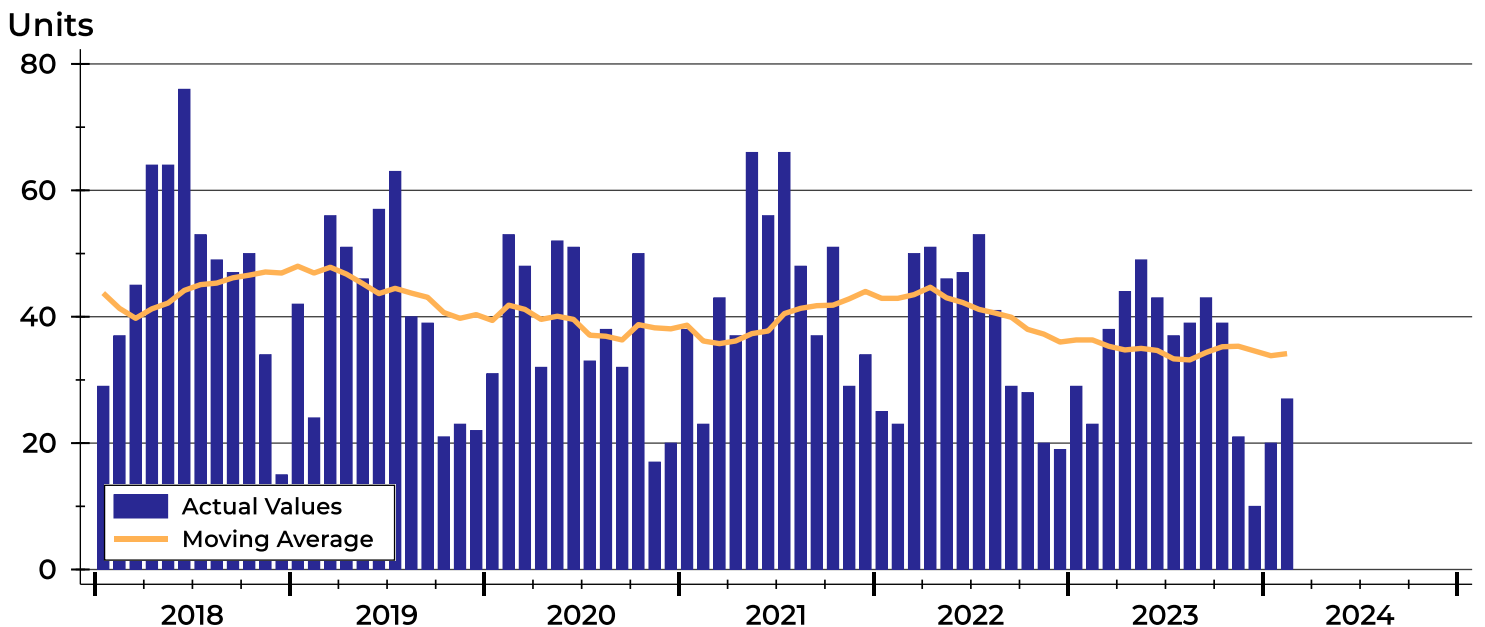
South Region New Listings Analysis

Summary Statistics for New Listings		2024	February 2023	Change
Current Month	New Listings	27	23	17.4%
	Volume (1,000s)	5,424	4,722	14.9%
	Average List Price	200,874	205,309	-2.2%
	Median List Price	164,500	173,000	-4.9%
Year-to-Date	New Listings	47	52	-9.6%
	Volume (1,000s)	9,862	12,473	-20.9%
	Average List Price	209,838	239,870	-12.5%
	Median List Price	179,900	182,450	-1.4%

A total of 27 new listings were added in South Region during February, up 17.4% from the same month in 2023. Year-to-date South Region has seen 47 new listings.

The median list price of these homes was \$164,500 down from \$173,000 in 2023.

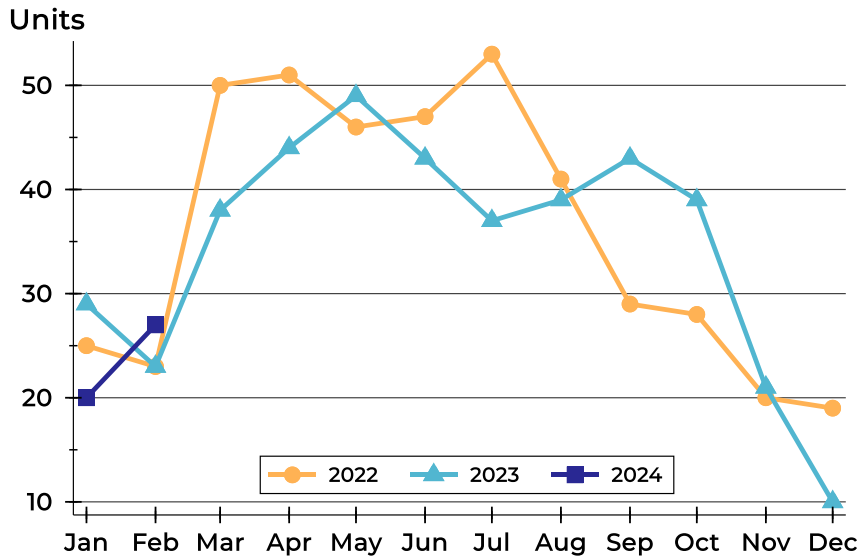
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	29	20
February	23	23	27
March	50	38	
April	51	44	
May	46	49	
June	47	43	
July	53	37	
August	41	39	
September	29	43	
October	28	39	
November	20	21	
December	19	10	

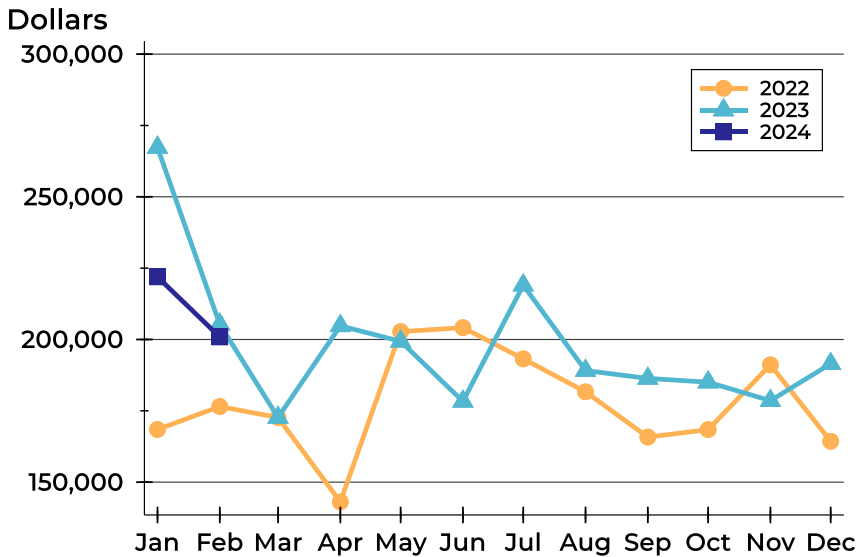
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.7%	29,900	29,900	16	16	100.0%	100.0%
\$50,000-\$99,999	3	11.1%	81,300	79,000	9	3	100.0%	100.0%
\$100,000-\$124,999	1	3.7%	119,900	119,900	4	4	100.0%	100.0%
\$125,000-\$149,999	7	25.9%	139,271	139,900	7	4	100.0%	100.0%
\$150,000-\$174,999	2	7.4%	162,200	162,200	4	4	100.0%	100.0%
\$175,000-\$199,999	3	11.1%	188,233	189,900	11	15	93.7%	95.0%
\$200,000-\$249,999	2	7.4%	238,450	238,450	21	21	100.0%	100.0%
\$250,000-\$299,999	2	7.4%	266,950	266,950	16	16	128.8%	128.8%
\$300,000-\$399,999	5	18.5%	331,820	324,900	11	10	97.7%	98.5%
\$400,000-\$499,999	1	3.7%	496,000	496,000	16	16	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



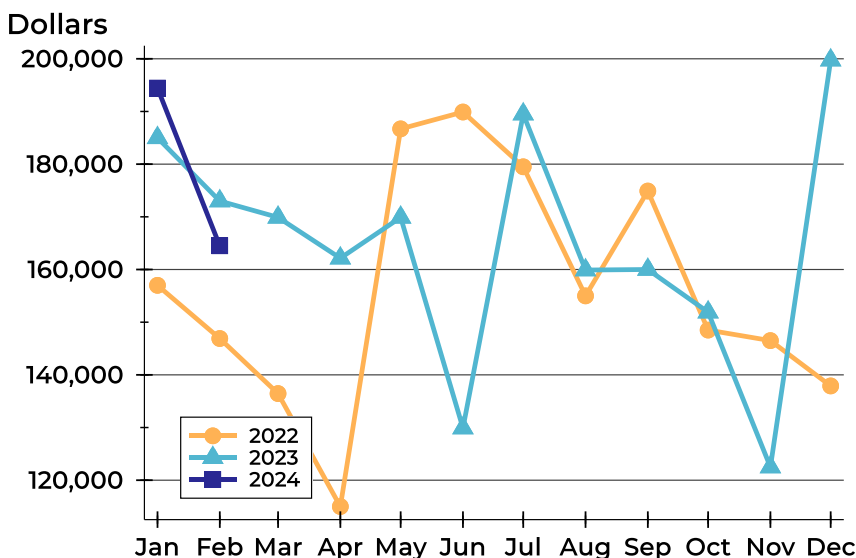
South Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	267,281	221,940
February	176,520	205,309	200,874
March	172,639	172,682	
April	143,091	204,777	
May	202,759	199,347	
June	204,147	178,316	
July	193,221	219,032	
August	181,672	189,109	
September	165,793	186,359	
October	168,418	185,043	
November	191,115	178,557	
December	164,337	191,500	

Median Price



Month	2022	2023	2024
January	157,000	185,000	194,450
February	146,900	173,000	164,500
March	136,450	169,900	
April	115,000	162,150	
May	186,700	169,900	
June	189,900	129,900	
July	179,500	189,500	
August	155,000	159,900	
September	174,900	160,000	
October	148,500	151,900	
November	146,500	122,500	
December	137,900	199,750	



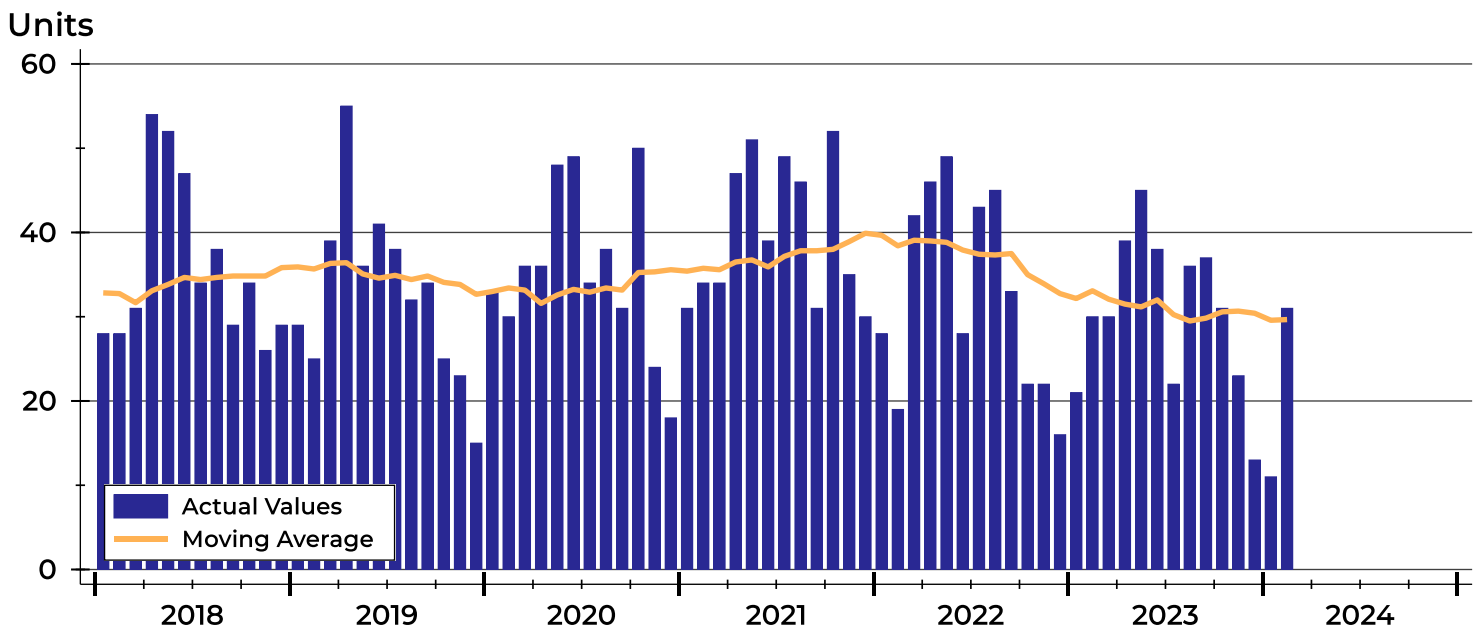
South Region Contracts Written Analysis

Summary Statistics for Contracts Written		2024	February 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		31	30	3.3%	42	51	-17.6%
Volume (1,000s)		5,946	5,104	16.5%	8,612	9,132	-5.7%
Average	Sale Price	191,790	170,138	12.7%	205,055	179,062	14.5%
	Days on Market	29	26	11.5%	28	28	0.0%
	Percent of Original	98.5%	98.2%	0.3%	98.4%	96.9%	1.5%
Median	Sale Price	164,500	154,900	6.2%	172,200	159,900	7.7%
	Days on Market	10	7	42.9%	10	7	42.9%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	98.7%	1.3%

A total of 31 contracts for sale were written in South Region during the month of February, up from 30 in 2023. The median list price of these homes was \$164,500, up from \$154,900 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 7 days in February 2023.

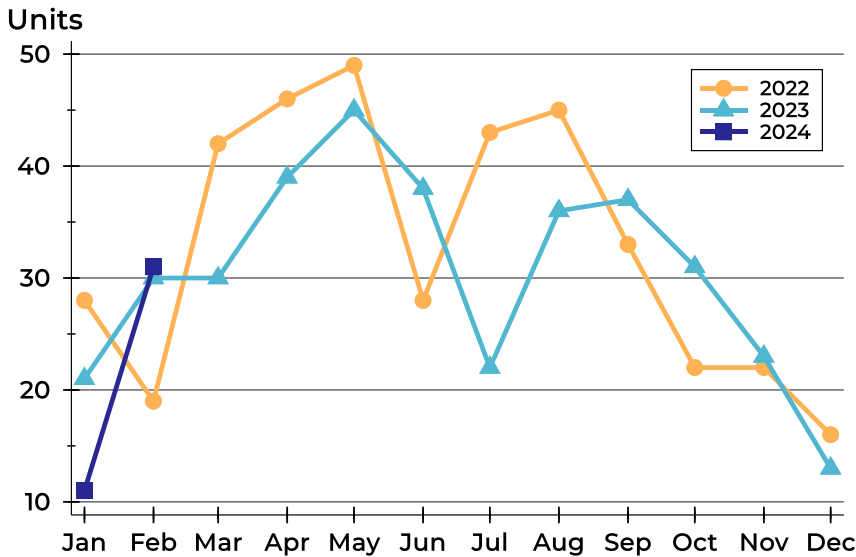
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	28	21	11
February	19	30	31
March	42	30	
April	46	39	
May	49	45	
June	28	38	
July	43	22	
August	45	36	
September	33	37	
October	22	31	
November	22	23	
December	16	13	

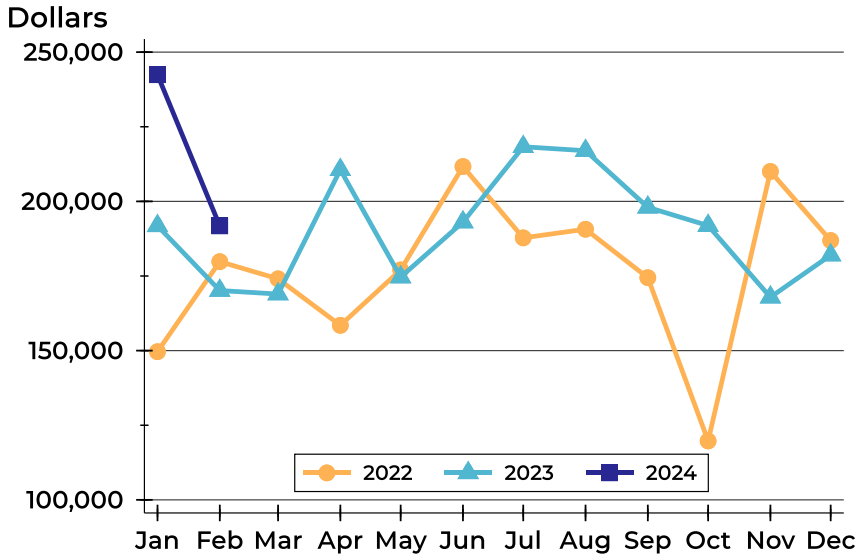
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	16.1%	72,920	69,900	31	13	86.3%	93.7%
\$100,000-\$124,999	2	6.5%	114,950	114,950	16	16	100.0%	100.0%
\$125,000-\$149,999	6	19.4%	140,833	143,200	5	4	100.0%	100.0%
\$150,000-\$174,999	5	16.1%	163,040	164,500	67	5	100.8%	100.0%
\$175,000-\$199,999	3	9.7%	184,600	184,000	31	18	96.4%	100.0%
\$200,000-\$249,999	3	9.7%	229,633	228,900	36	26	95.2%	98.5%
\$250,000-\$299,999	1	3.2%	273,900	273,900	5	5	157.5%	157.5%
\$300,000-\$399,999	5	16.1%	335,640	334,900	27	10	96.9%	98.5%
\$400,000-\$499,999	1	3.2%	496,000	496,000	16	16	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



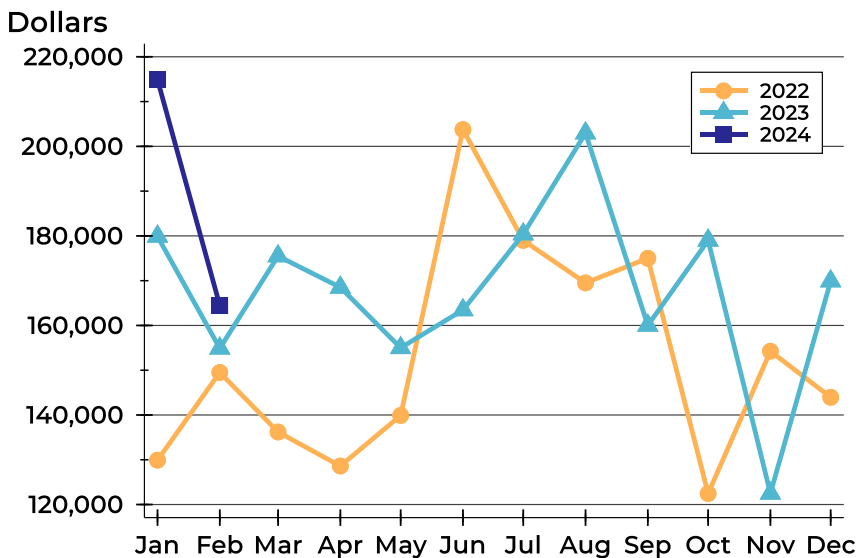
South Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	191,810	242,436
February	179,816	170,138	191,790
March	174,064	168,947	
April	158,473	210,605	
May	177,049	174,631	
June	211,686	193,063	
July	187,784	218,305	
August	190,669	216,978	
September	174,441	198,022	
October	119,745	191,890	
November	210,027	167,896	
December	186,888	182,000	

Median Price

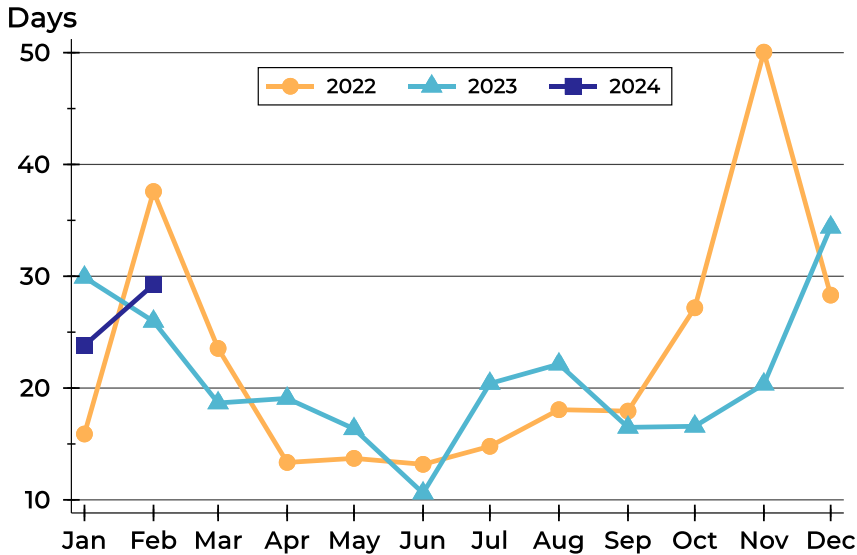


Month	2022	2023	2024
January	129,900	179,900	214,900
February	149,500	154,900	164,500
March	136,200	175,500	
April	128,600	168,500	
May	139,900	155,000	
June	203,750	163,450	
July	179,000	180,400	
August	169,500	202,950	
September	175,000	160,000	
October	122,450	179,000	
November	154,250	122,500	
December	143,950	169,900	



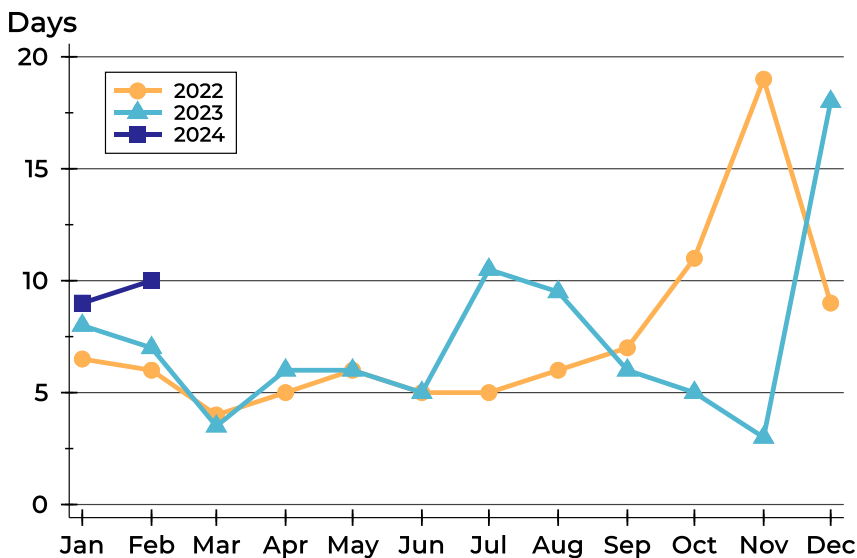
South Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	24
February	38	26	29
March	24	19	
April	13	19	
May	14	16	
June	13	11	
July	15	20	
August	18	22	
September	18	16	
October	27	17	
November	50	20	
December	28	34	

Median DOM



Month	2022	2023	2024
January	7	8	9
February	6	7	10
March	4	4	
April	5	6	
May	6	6	
June	5	5	
July	5	11	
August	6	10	
September	7	6	
October	11	5	
November	19	3	
December	9	18	



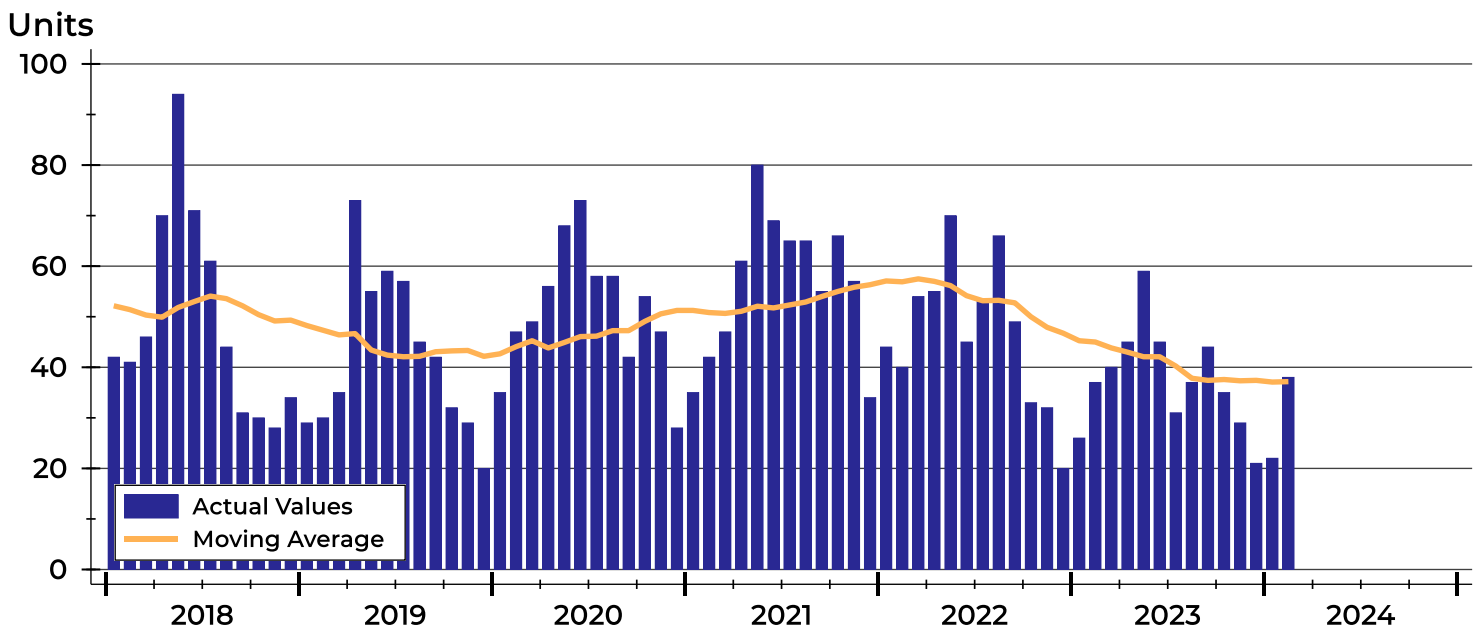
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2024	2023	Change
Pending Contracts		38	37	2.7%
Volume (1,000s)		7,570	6,599	14.7%
Average	List Price	199,218	178,362	11.7%
	Days on Market	31	22	40.9%
	Percent of Original	100.3%	98.9%	1.4%
Median	List Price	169,450	145,000	16.9%
	Days on Market	11	6	83.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 38 listings in South Region had contracts pending at the end of February, up from 37 contracts pending at the end of February 2023.

Pending contracts reflect listings with a contract in place at the end of the month. In contrast, contracts written measures the number of listings put under contract during the month.

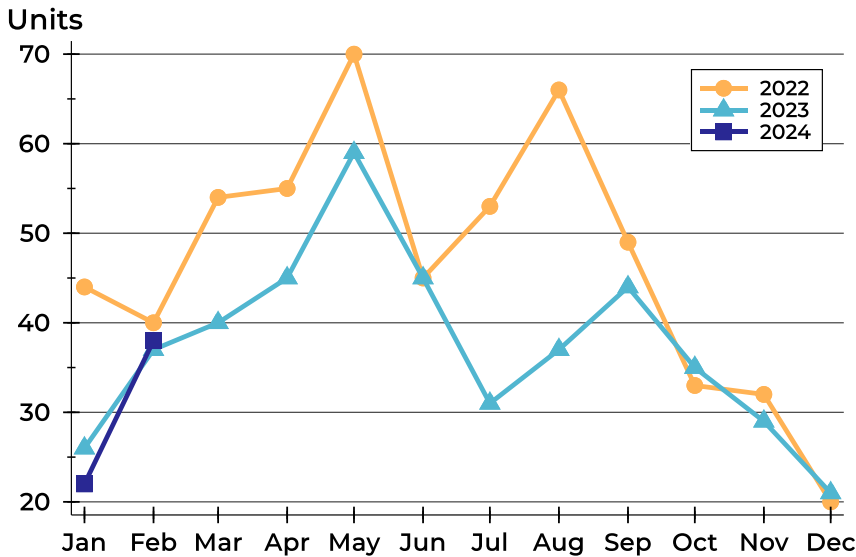
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	44	26	22
February	40	37	38
March	54	40	
April	55	45	
May	70	59	
June	45	45	
July	53	31	
August	66	37	
September	49	44	
October	33	35	
November	32	29	
December	20	21	

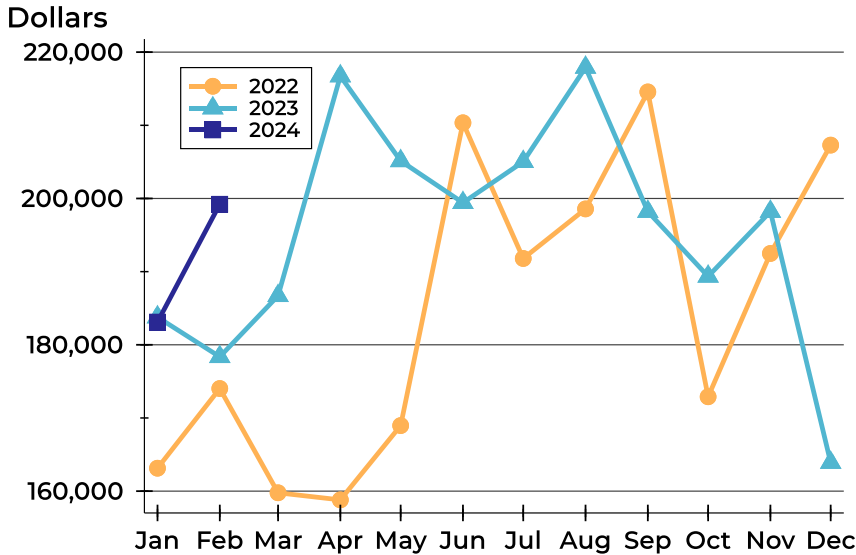
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	15.8%	75,833	72,400	44	20	98.2%	99.6%
\$100,000-\$124,999	3	7.9%	116,133	118,500	13	7	100.0%	100.0%
\$125,000-\$149,999	6	15.8%	140,017	142,450	5	4	100.0%	100.0%
\$150,000-\$174,999	6	15.8%	164,950	166,750	56	5	99.7%	100.0%
\$175,000-\$199,999	3	7.9%	184,600	184,000	31	18	100.0%	100.0%
\$200,000-\$249,999	5	13.2%	223,660	225,000	46	26	96.7%	98.5%
\$250,000-\$299,999	1	2.6%	273,900	273,900	5	5	157.5%	157.5%
\$300,000-\$399,999	6	15.8%	345,867	336,950	24	10	97.4%	99.3%
\$400,000-\$499,999	2	5.3%	457,950	457,950	15	15	99.5%	99.5%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



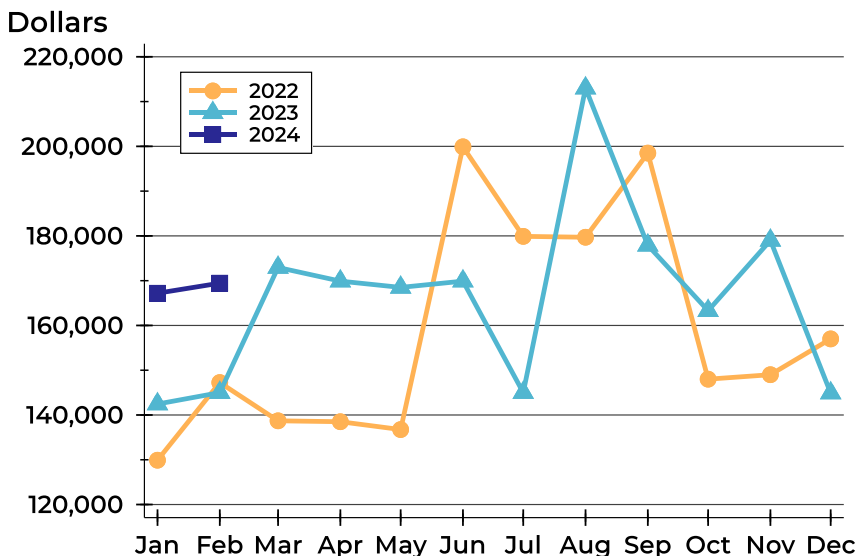
South Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	163,136	183,785	183,114
February	174,028	178,362	199,218
March	159,775	186,702	
April	158,806	216,731	
May	168,963	205,136	
June	210,347	199,416	
July	191,798	205,029	
August	198,574	217,905	
September	214,564	198,211	
October	172,898	189,350	
November	192,484	198,207	
December	207,295	163,905	

Median Price

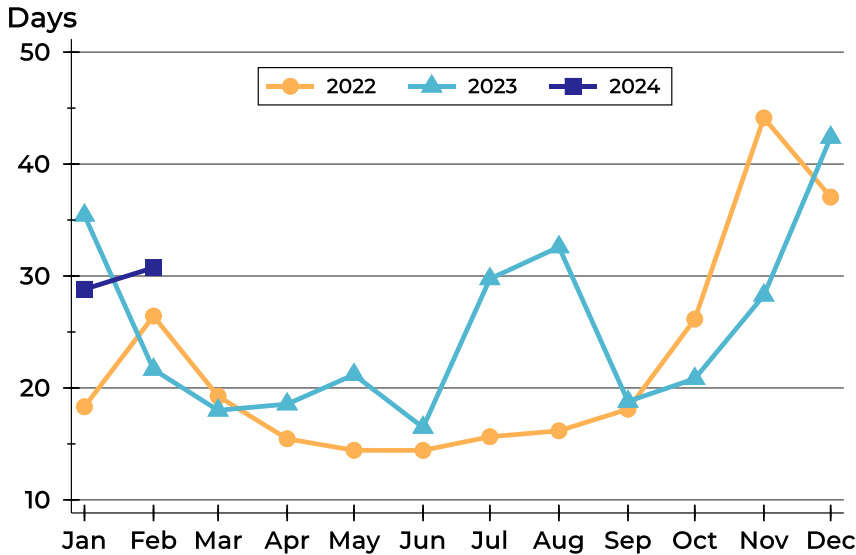


Month	2022	2023	2024
January	129,900	142,450	167,200
February	147,250	145,000	169,450
March	138,700	172,950	
April	138,500	169,900	
May	136,750	168,500	
June	199,900	169,900	
July	179,900	145,000	
August	179,700	213,000	
September	198,500	177,900	
October	148,000	163,300	
November	149,000	179,000	
December	157,000	144,900	



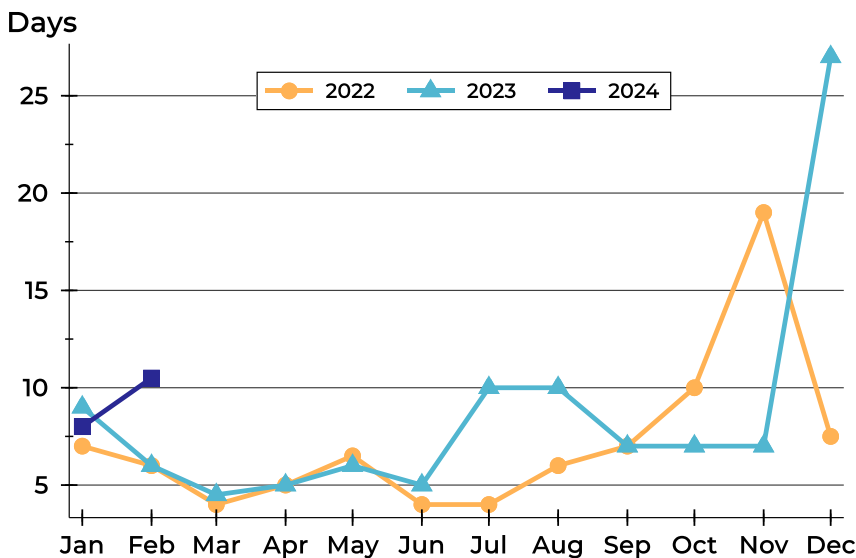
South Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	35	29
February	26	22	31
March	19	18	
April	15	19	
May	14	21	
June	14	16	
July	16	30	
August	16	33	
September	18	19	
October	26	21	
November	44	28	
December	37	42	

Median DOM



Month	2022	2023	2024
January	7	9	8
February	6	6	11
March	4	5	
April	5	5	
May	7	6	
June	4	5	
July	4	10	
August	6	10	
September	7	7	
October	10	7	
November	19	7	
December	8	27	