



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

January 2024 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in January

Total home sales in the Sunflower multiple listing service fell last month to 198 units, compared to 201 units in January 2023. Total sales volume was \$41.1 million, up from a year earlier.

The median sale price in January was \$185,500, up from \$160,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of January

The total number of active listings in the Sunflower multiple listing service at the end of January was 316 units, up from 244 at the same point in 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$239,925.

During January, a total of 208 contracts were written down from 237 in January 2023. At the end of the month, there were 232 contracts still pending.

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Entire MLS System Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date			
		2024	2023	2022	2024	2023	2022	
Home Sales		198	201	252	198	201	252	
	Change from prior year	-1.5%	-20.2%	10.0%	-1.5%	-20.2%	10.0%	
Active Listings		316	244	177	N/A	N/A	N/A	
	Change from prior year	29.5%	37.9%	-34.4%				
Months' Supply		1.1	0.8	0.5	N/A	N/A	N/A	
	Change from prior year	37.5%	60.0%	-37.5%				
New Listings		215	227	248	215	227	248	
	Change from prior year	-5.3%	-8.5%	-15.1%	-5.3%	-8.5%	-15.1%	
Contracts Written		208	237	259	208	237	259	
	Change from prior year	-12.2%	-8.5%	-12.2%	-12.2%	-8.5%	-12.2%	
Pending Contracts		232	230	280	N/A	N/A	N/A	
	Change from prior year	0.9%	-17.9%	-10.8%				
Sales Volume (1,000s)		41,098	35,746	44,527	41,098	35,746	44,527	
	Change from prior year	15.0%	-19.7%	12.5%	15.0%	-19.7%	12.5%	
Average	Sale Price	207,563	177,842	176,696	207,563	177,842	176,696	
		Change from prior year	16.7%	0.6%	2.2%	16.7%	0.6%	2.2%
	List Price of Actives	291,332	312,787	240,586	N/A	N/A	N/A	
		Change from prior year	-6.9%	30.0%	14.1%			
	Days on Market	33	24	24	33	24	24	
	Change from prior year	37.5%	0.0%	-36.8%	37.5%	0.0%	-36.8%	
	Percent of List	97.9%	97.0%	98.2%	97.9%	97.0%	98.2%	
	Change from prior year	0.9%	-1.2%	0.6%	0.9%	-1.2%	0.6%	
	Percent of Original	95.6%	94.8%	96.0%	95.6%	94.8%	96.0%	
	Change from prior year	0.8%	-1.3%	-0.3%	0.8%	-1.3%	-0.3%	
Median	Sale Price	185,500	160,000	152,750	185,500	160,000	152,750	
		Change from prior year	15.9%	4.7%	1.2%	15.9%	4.7%	1.2%
	List Price of Actives	239,925	239,000	183,000	N/A	N/A	N/A	
		Change from prior year	0.4%	30.6%	30.7%			
	Days on Market	16	10	7	16	10	7	
	Change from prior year	60.0%	42.9%	-12.5%	60.0%	42.9%	-12.5%	
	Percent of List	100.0%	99.2%	100.0%	100.0%	99.2%	100.0%	
	Change from prior year	0.8%	-0.8%	0.0%	0.8%	-0.8%	0.0%	
	Percent of Original	97.3%	97.0%	100.0%	97.3%	97.0%	100.0%	
	Change from prior year	0.3%	-3.0%	1.4%	0.3%	-3.0%	1.4%	

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



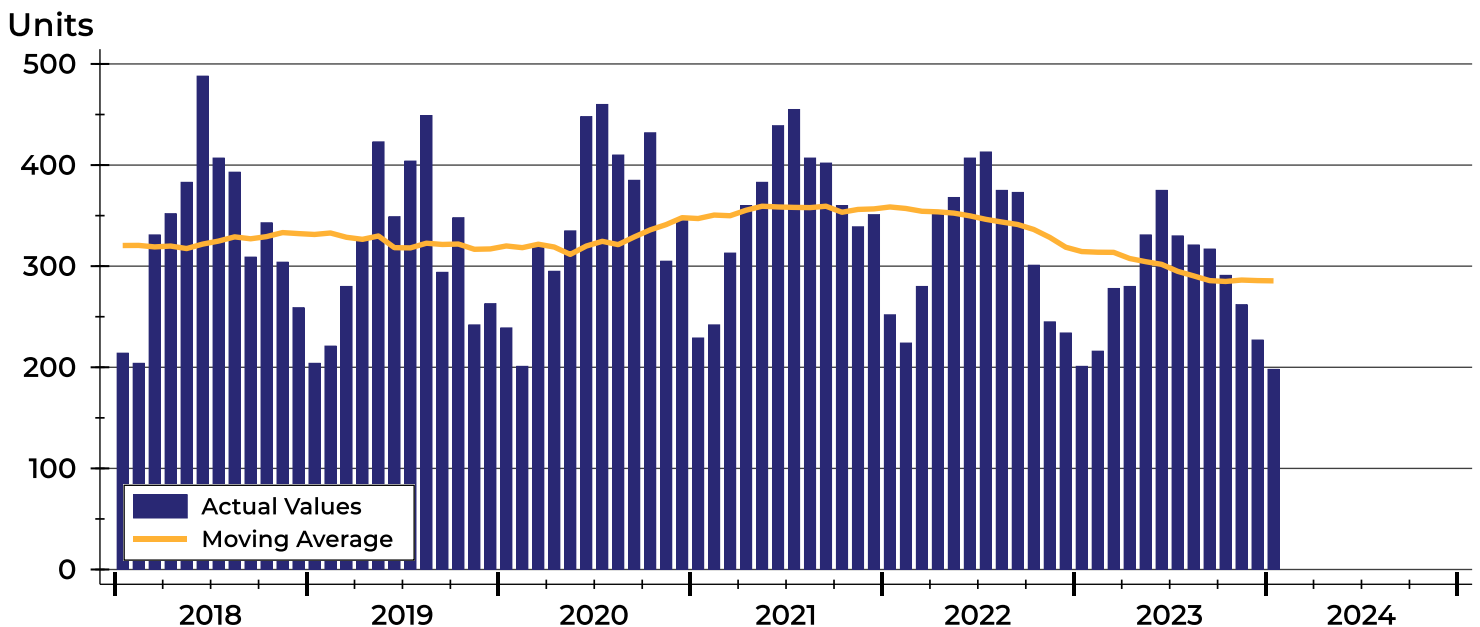
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		198	201	-1.5%	198	201	-1.5%
Volume (1,000s)		41,098	35,746	15.0%	41,098	35,746	15.0%
Months' Supply		1.1	0.8	37.5%	N/A	N/A	N/A
Average	Sale Price	207,563	177,842	16.7%	207,563	177,842	16.7%
	Days on Market	33	24	37.5%	33	24	37.5%
	Percent of List	97.9%	97.0%	0.9%	97.9%	97.0%	0.9%
	Percent of Original	95.6%	94.8%	0.8%	95.6%	94.8%	0.8%
Median	Sale Price	185,500	160,000	15.9%	185,500	160,000	15.9%
	Days on Market	16	10	60.0%	16	10	60.0%
	Percent of List	100.0%	99.2%	0.8%	100.0%	99.2%	0.8%
	Percent of Original	97.3%	97.0%	0.3%	97.3%	97.0%	0.3%

A total of 198 homes sold in the Sunflower multiple listing service in January, down from 201 units in January 2023. Total sales volume rose to \$41.1 million compared to \$35.7 million in the previous year.

The median sales price in January was \$185,500, up 15.9% compared to the prior year. Median days on market was 16 days, up from 14 days in December, and up from 10 in January 2023.

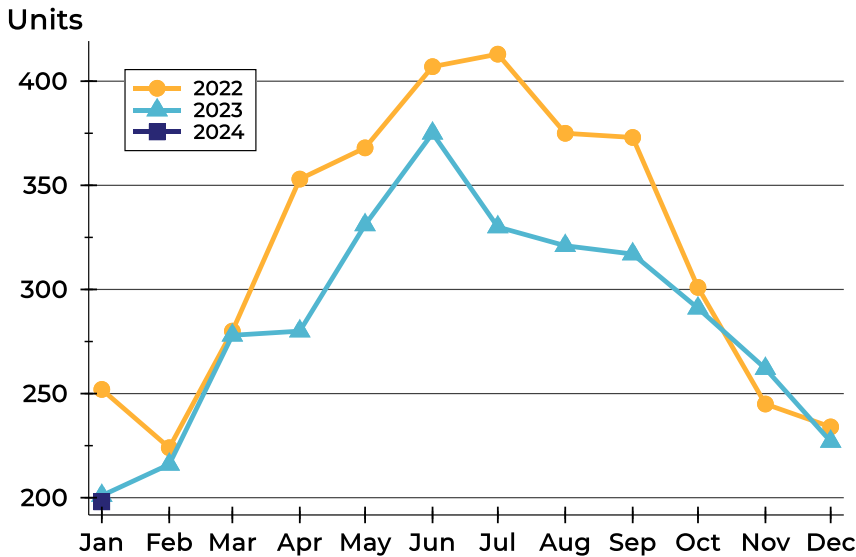
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	252	201	198
February	224	216	
March	280	278	
April	353	280	
May	368	331	
June	407	375	
July	413	330	
August	375	321	
September	373	317	
October	301	291	
November	245	262	
December	234	227	

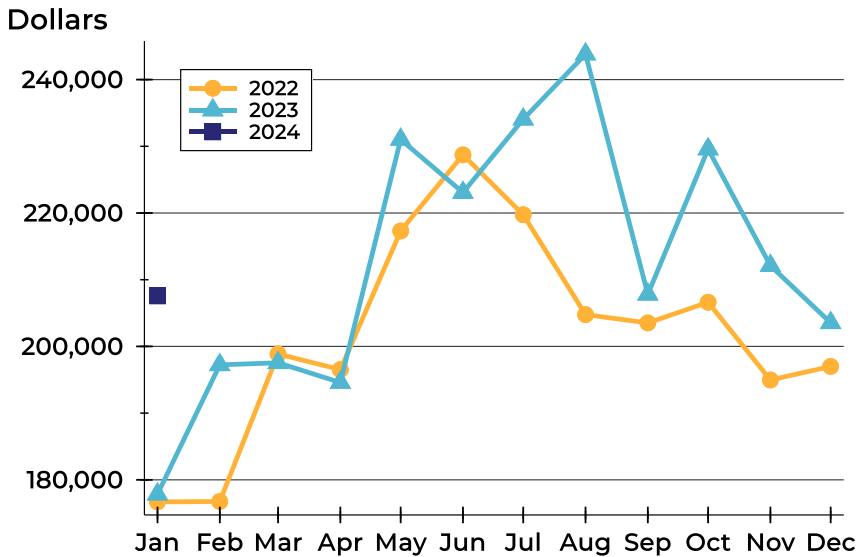
Closed Listings by Price Range

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	0.5%	0.7	20,000	20,000	60	60	69.0%	69.0%	69.0%	69.0%
\$25,000-\$49,999	10	5.1%	1.4	40,800	42,500	30	15	94.7%	93.8%	88.3%	87.6%
\$50,000-\$99,999	27	13.6%	0.9	79,648	80,000	44	16	94.1%	97.3%	87.9%	93.2%
\$100,000-\$124,999	13	6.6%	0.2	111,900	110,000	16	11	98.7%	98.8%	97.1%	96.1%
\$125,000-\$149,999	19	9.6%	1.0	140,122	140,000	31	13	99.5%	100.0%	97.3%	100.0%
\$150,000-\$174,999	19	9.6%	0.8	160,558	160,000	25	23	99.3%	99.6%	104.4%	97.3%
\$175,000-\$199,999	20	10.1%	1.1	186,690	185,500	36	17	99.5%	100.0%	95.6%	100.0%
\$200,000-\$249,999	26	13.1%	0.8	226,583	226,125	25	18	99.3%	100.0%	97.6%	97.9%
\$250,000-\$299,999	27	13.6%	0.9	272,585	275,000	30	18	98.6%	100.0%	96.5%	96.4%
\$300,000-\$399,999	22	11.1%	1.8	340,300	338,000	45	32	98.7%	99.6%	97.1%	97.4%
\$400,000-\$499,999	10	5.1%	1.6	443,450	437,500	27	9	97.0%	97.7%	95.7%	97.7%
\$500,000-\$749,999	4	2.0%	2.6	611,388	602,500	74	82	97.4%	96.1%	92.7%	89.9%
\$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



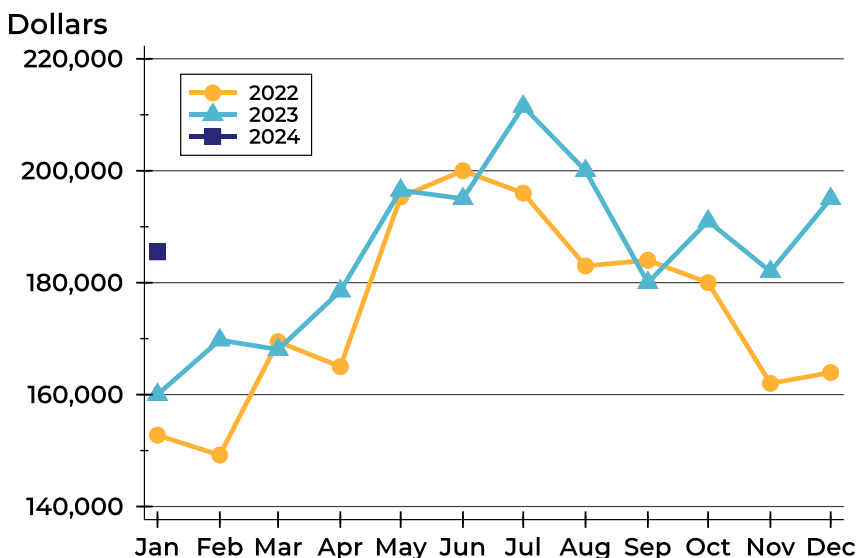
Entire MLS System Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	176,696	177,842	207,563
February	176,753	197,235	
March	198,872	197,546	
April	196,526	194,592	
May	217,312	231,025	
June	228,721	223,072	
July	219,747	234,063	
August	204,770	243,817	
September	203,529	207,809	
October	206,622	229,586	
November	194,969	212,106	
December	197,001	203,539	

Median Price

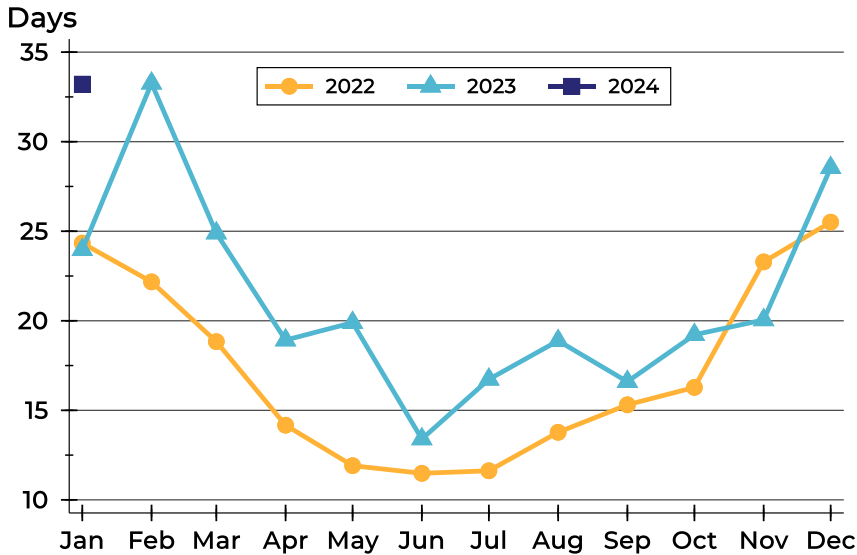


Month	2022	2023	2024
January	152,750	160,000	185,500
February	149,200	169,750	
March	169,450	168,050	
April	165,000	178,500	
May	195,300	196,500	
June	200,000	195,000	
July	196,000	211,500	
August	183,000	200,000	
September	184,000	180,000	
October	180,000	191,000	
November	162,000	182,000	
December	163,950	195,000	



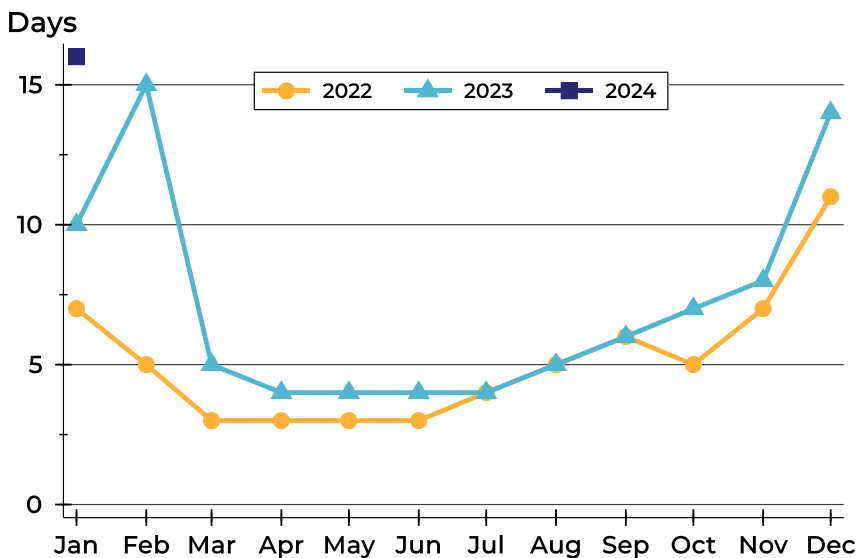
Entire MLS System Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	24	24	33
February	22	33	
March	19	25	
April	14	19	
May	12	20	
June	11	13	
July	12	17	
August	14	19	
September	15	17	
October	16	19	
November	23	20	
December	26	29	

Median DOM



Month	2022	2023	2024
January	7	10	16
February	5	15	
March	3	5	
April	3	4	
May	3	4	
June	3	4	
July	4	4	
August	5	5	
September	6	6	
October	5	7	
November	7	8	
December	11	14	



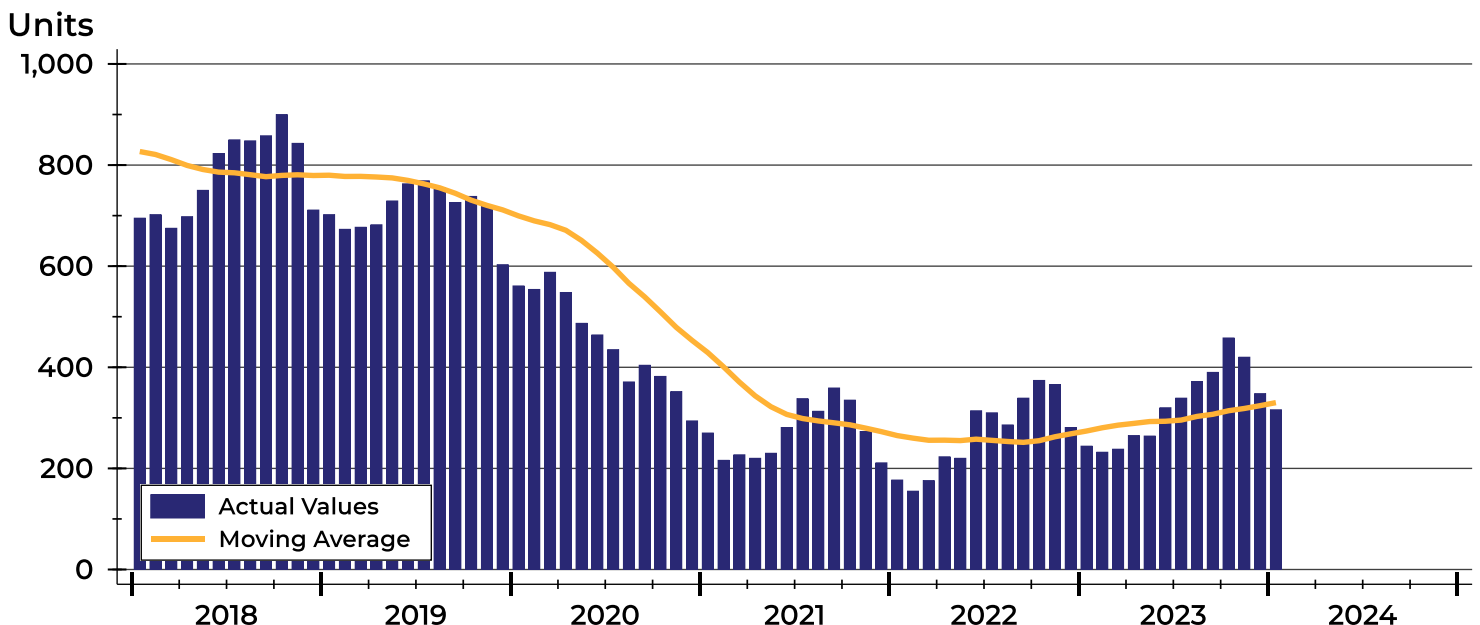
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		316	244	29.5%
Volume (1,000s)		92,061	76,320	20.6%
Months' Supply		1.1	0.8	37.5%
Average	List Price	291,332	312,787	-6.9%
	Days on Market	79	72	9.7%
	Percent of Original	96.5%	96.8%	-0.3%
Median	List Price	239,925	239,000	0.4%
	Days on Market	57	58	-1.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 316 homes were available for sale in the Sunflower multiple listing service at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$239,925, up 0.4% from 2023. The typical time on market for active listings was 57 days, down from 58 days a year earlier.

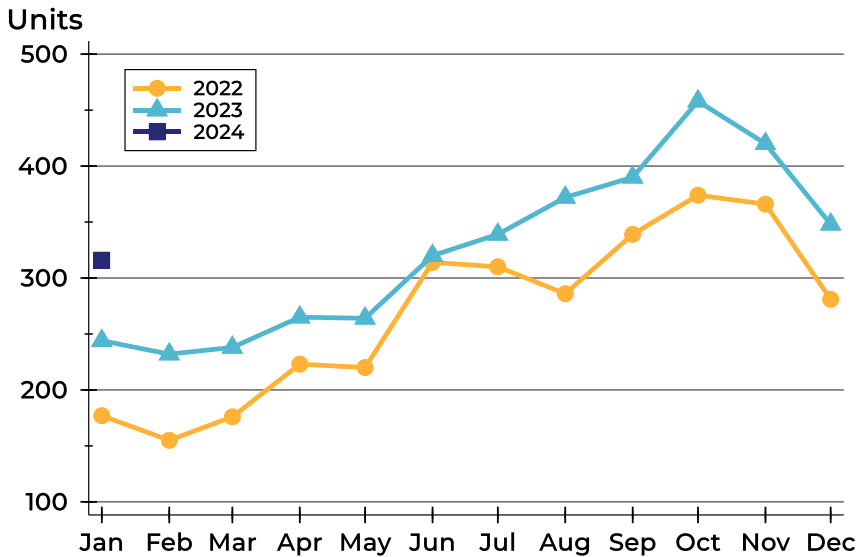
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	177	244	316
February	155	232	
March	176	238	
April	223	265	
May	220	264	
June	314	320	
July	310	339	
August	286	372	
September	339	390	
October	374	458	
November	366	420	
December	281	348	

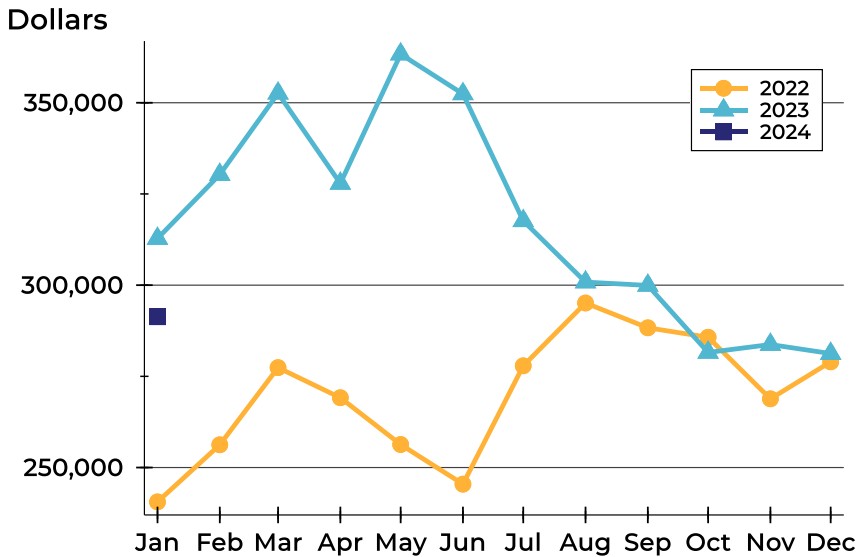
Active Listings by Price Range

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	2	0.6%	0.7	9,600	9,600	59	59	89.1%	89.1%
\$25,000-\$49,999	14	4.4%	1.4	37,956	38,700	77	60	88.9%	92.4%
\$50,000-\$99,999	37	11.7%	0.9	70,686	69,900	64	43	93.6%	100.0%
\$100,000-\$124,999	5	1.6%	0.2	112,390	110,000	97	108	97.2%	100.0%
\$125,000-\$149,999	26	8.2%	1.0	136,362	138,000	85	28	96.9%	100.0%
\$150,000-\$174,999	22	7.0%	0.8	161,480	159,925	59	42	99.1%	100.0%
\$175,000-\$199,999	26	8.2%	1.1	189,381	189,900	98	71	95.6%	99.7%
\$200,000-\$249,999	34	10.8%	0.8	230,192	232,450	68	50	97.7%	100.0%
\$250,000-\$299,999	27	8.5%	0.9	278,401	279,900	49	43	98.1%	100.0%
\$300,000-\$399,999	62	19.6%	1.8	350,950	350,000	67	53	97.8%	100.0%
\$400,000-\$499,999	23	7.3%	1.6	457,824	450,000	107	83	96.9%	100.0%
\$500,000-\$749,999	26	8.2%	2.6	591,958	572,450	101	80	96.6%	100.0%
\$750,000-\$999,999	9	2.8%	N/A	845,989	850,000	164	132	97.9%	100.0%
\$1,000,000 and up	3	0.9%	N/A	1,891,333	1,900,000	169	157	90.9%	91.7%



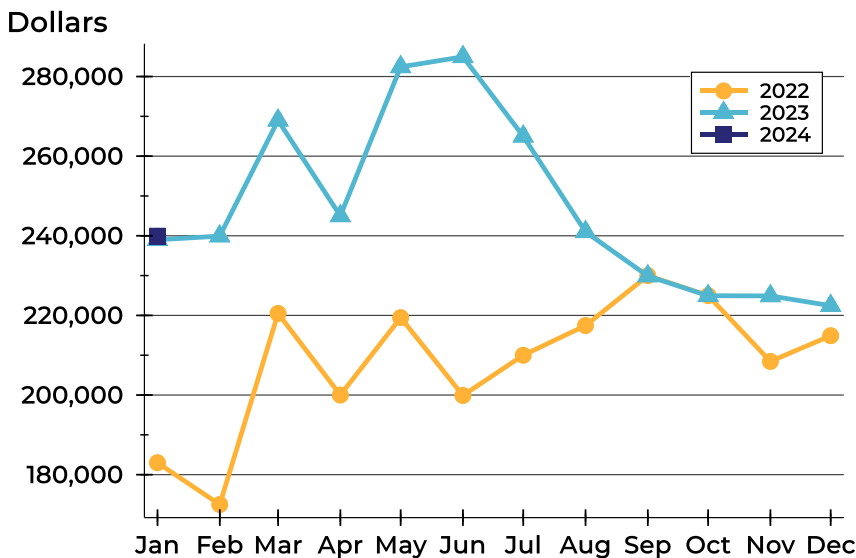
Entire MLS System Active Listings Analysis

Average Price



Month	2022	2023	2024
January	240,586	312,787	291,332
February	256,235	330,328	
March	277,392	352,597	
April	269,139	327,886	
May	256,311	363,329	
June	245,447	352,426	
July	277,893	317,632	
August	295,109	300,836	
September	288,305	299,924	
October	285,721	281,555	
November	268,840	283,725	
December	278,974	281,246	

Median Price

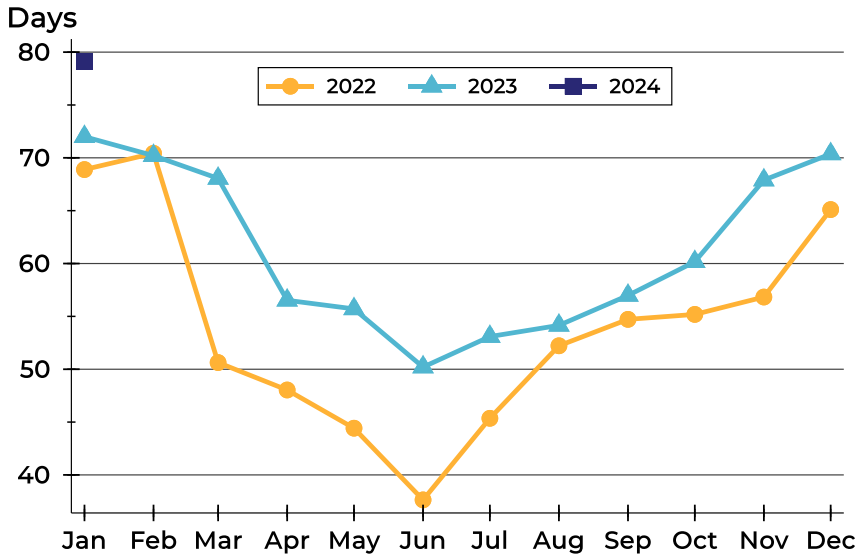


Month	2022	2023	2024
January	183,000	239,000	239,925
February	172,500	239,925	
March	220,500	269,000	
April	200,000	245,000	
May	219,450	282,425	
June	199,900	284,950	
July	210,000	265,000	
August	217,450	241,000	
September	230,000	229,900	
October	224,975	224,950	
November	208,450	224,900	
December	214,900	222,450	



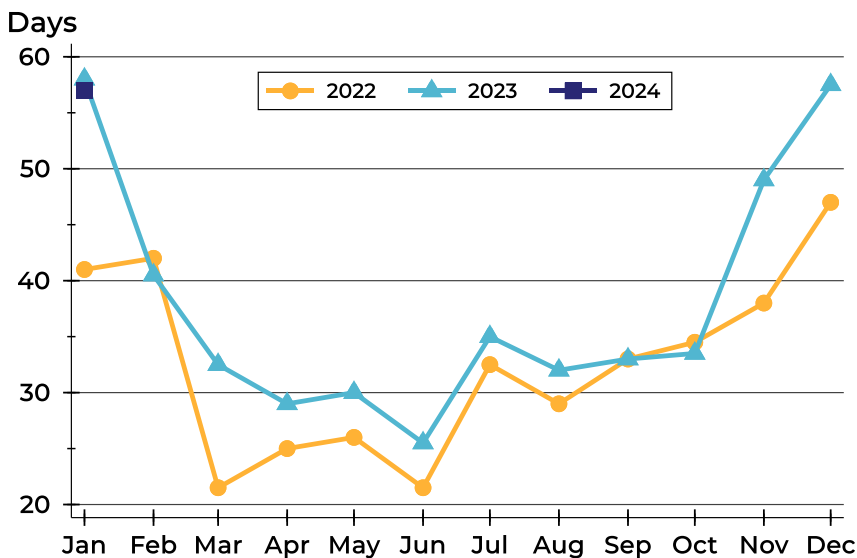
Entire MLS System Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	69	72	79
February	70	70	
March	51	68	
April	48	57	
May	44	56	
June	38	50	
July	45	53	
August	52	54	
September	55	57	
October	55	60	
November	57	68	
December	65	70	

Median DOM

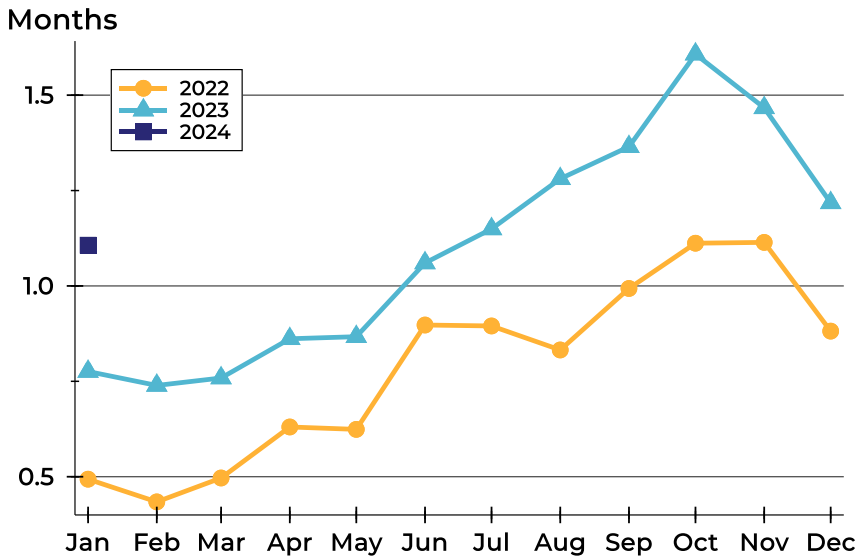


Month	2022	2023	2024
January	41	58	57
February	42	41	
March	22	33	
April	25	29	
May	26	30	
June	22	26	
July	33	35	
August	29	32	
September	33	33	
October	35	34	
November	38	49	
December	47	58	



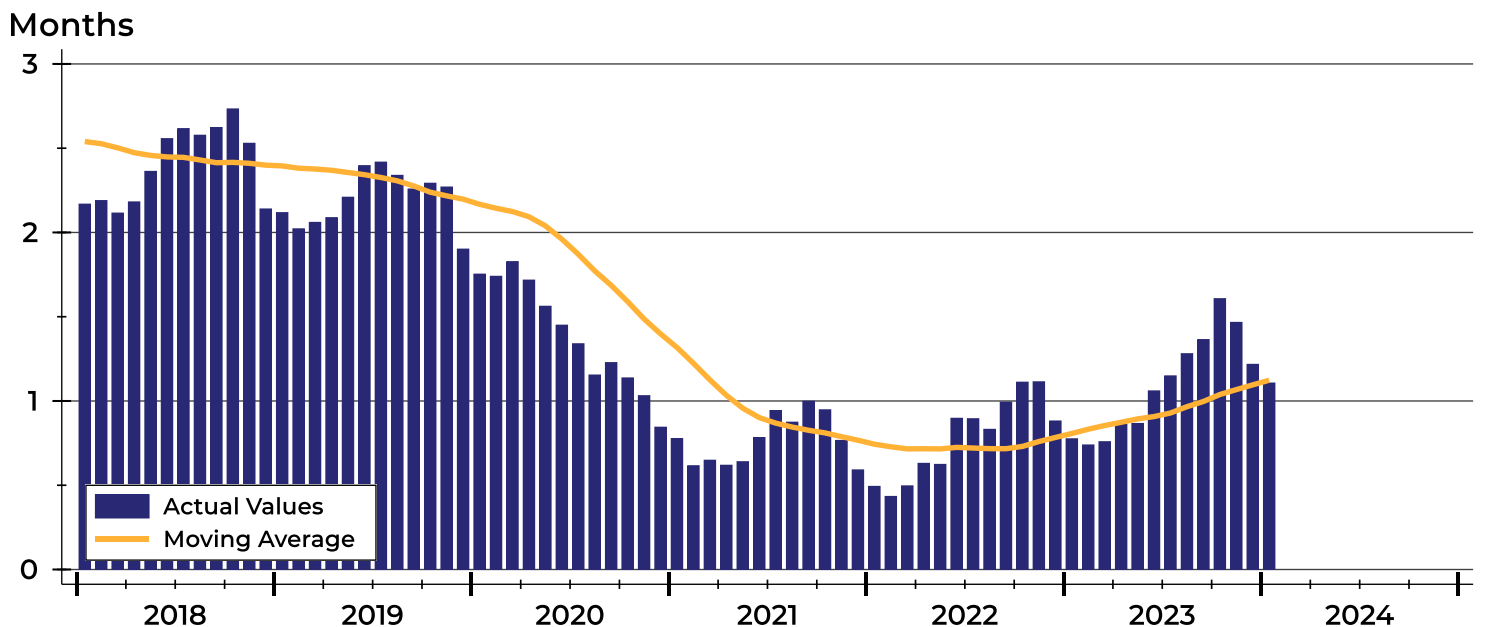
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.5	0.8	1.1
February	0.4	0.7	
March	0.5	0.8	
April	0.6	0.9	
May	0.6	0.9	
June	0.9	1.1	
July	0.9	1.1	
August	0.8	1.3	
September	1.0	1.4	
October	1.1	1.6	
November	1.1	1.5	
December	0.9	1.2	

History of Month's Supply





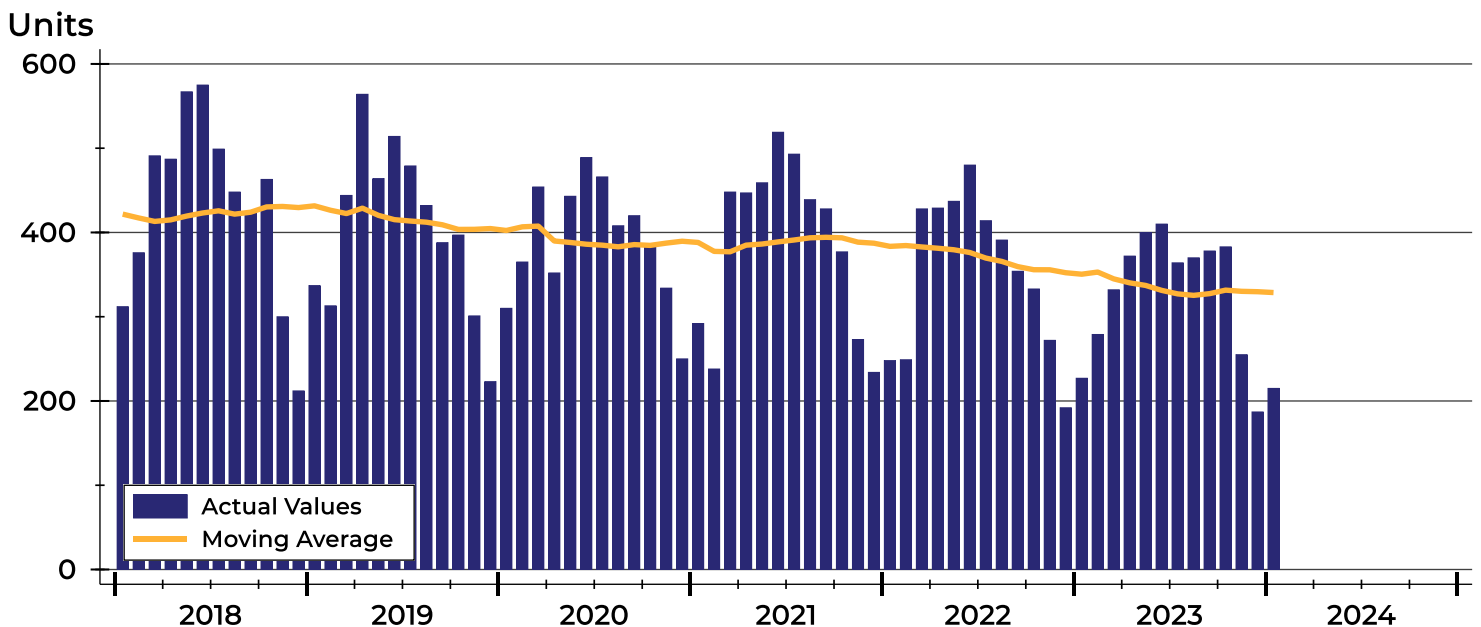
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	215	227	-5.3%
	Volume (1,000s)	45,825	47,991	-4.5%
	Average List Price	213,139	211,416	0.8%
	Median List Price	189,500	179,900	5.3%
Year-to-Date	New Listings	215	227	-5.3%
	Volume (1,000s)	45,825	47,991	-4.5%
	Average List Price	213,139	211,416	0.8%
	Median List Price	189,500	179,900	5.3%

A total of 215 new listings were added in the Sunflower multiple listing service during January, down 5.3% from the same month in 2023.

The median list price of these homes was \$189,500 up from \$179,900 in 2023.

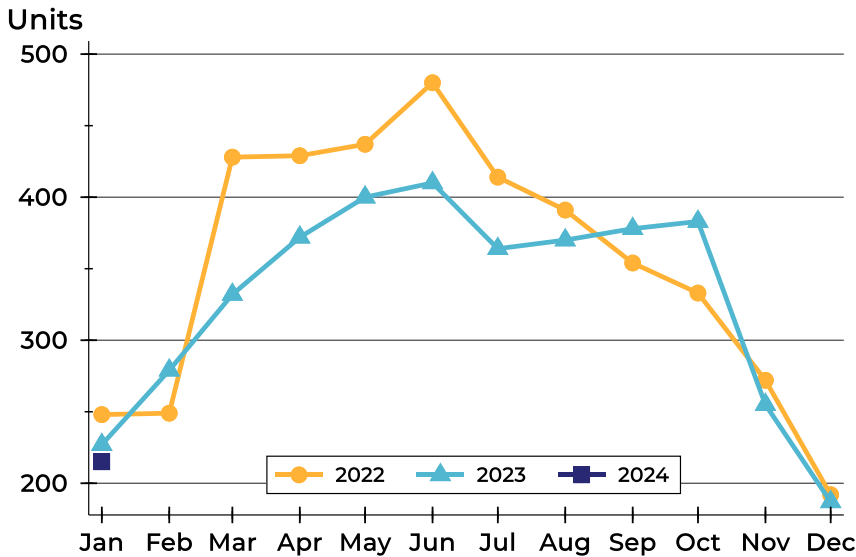
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	248	227	215
February	249	279	
March	428	332	
April	429	372	
May	437	400	
June	480	410	
July	414	364	
August	391	370	
September	354	378	
October	333	383	
November	272	255	
December	192	187	

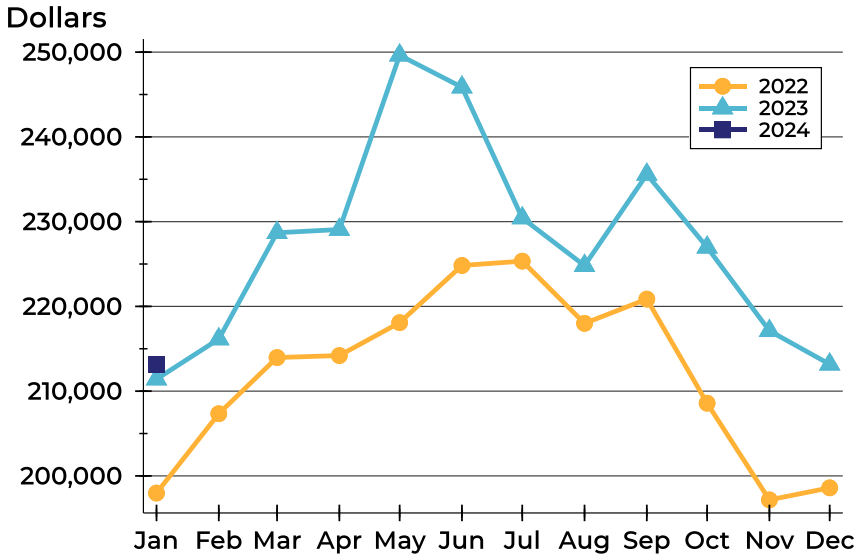
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	1,200	1,200	26	26	100.0%	100.0%
\$25,000-\$49,999	8	3.7%	41,525	40,950	7	3	100.8%	100.0%
\$50,000-\$99,999	36	16.7%	74,951	76,000	10	10	98.7%	100.0%
\$100,000-\$124,999	10	4.7%	113,180	112,500	5	3	100.2%	100.0%
\$125,000-\$149,999	23	10.7%	136,446	135,000	14	11	99.5%	100.0%
\$150,000-\$174,999	20	9.3%	163,128	165,000	12	6	99.4%	100.0%
\$175,000-\$199,999	19	8.8%	188,784	189,500	9	5	99.7%	100.0%
\$200,000-\$249,999	28	13.0%	228,386	230,000	14	13	99.3%	100.0%
\$250,000-\$299,999	25	11.6%	276,968	279,900	9	6	99.5%	100.0%
\$300,000-\$399,999	28	13.0%	344,932	332,853	17	17	99.3%	100.0%
\$400,000-\$499,999	8	3.7%	458,850	462,000	16	15	98.6%	100.0%
\$500,000-\$749,999	9	4.2%	558,422	537,000	11	12	99.4%	100.0%
\$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



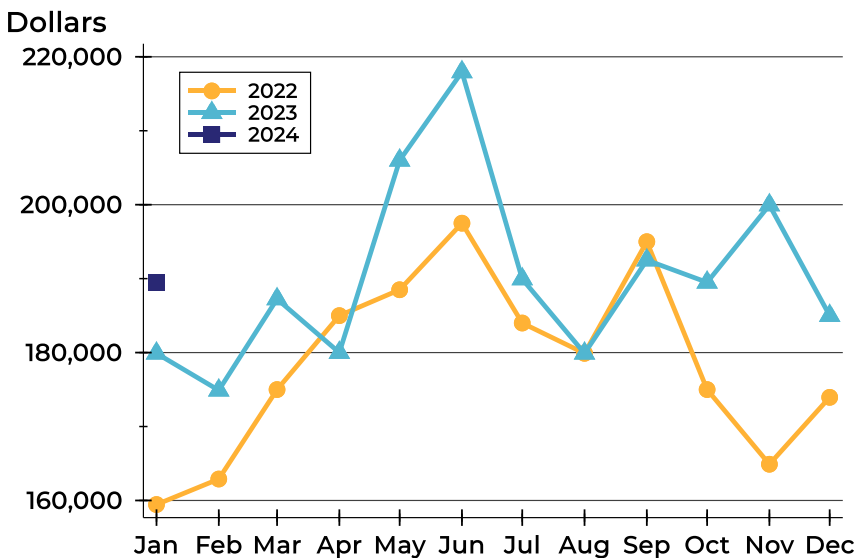
Entire MLS System New Listings Analysis

Average Price



Month	2022	2023	2024
January	197,975	211,416	213,139
February	207,340	216,149	
March	213,967	228,692	
April	214,200	229,073	
May	218,085	249,635	
June	224,830	245,865	
July	225,340	230,427	
August	217,996	224,811	
September	220,862	235,571	
October	208,577	226,974	
November	197,172	217,124	
December	198,595	213,173	

Median Price



Month	2022	2023	2024
January	159,450	179,900	189,500
February	162,900	174,900	
March	175,000	187,250	
April	185,000	180,000	
May	188,500	206,000	
June	197,500	217,950	
July	184,000	189,950	
August	179,900	179,900	
September	195,000	192,500	
October	175,000	189,500	
November	164,900	199,950	
December	173,950	185,000	



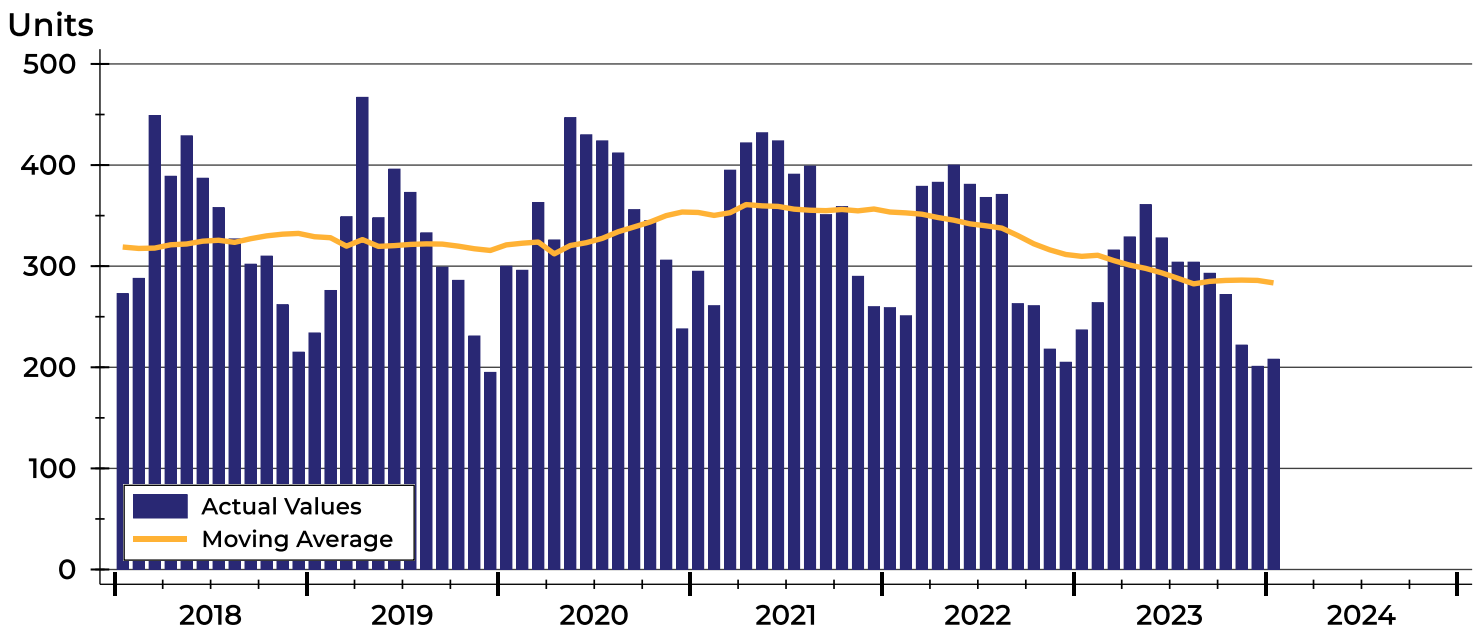
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		208	237	-12.2%	208	237	-12.2%
Volume (1,000s)		42,670	47,303	-9.8%	42,670	47,303	-9.8%
Average	Sale Price	205,145	199,592	2.8%	205,145	199,592	2.8%
	Days on Market	37	30	23.3%	37	30	23.3%
	Percent of Original	96.6%	96.1%	0.5%	96.6%	96.1%	0.5%
Median	Sale Price	179,900	170,000	5.8%	179,900	170,000	5.8%
	Days on Market	15	10	50.0%	15	10	50.0%
	Percent of Original	100.0%	98.0%	2.0%	100.0%	98.0%	2.0%

A total of 208 contracts for sale were written in the Sunflower multiple listing service during the month of January, down from 237 in 2023. The median list price of these homes was \$179,900, up from \$170,000 the prior year.

Half of the homes that went under contract in January were on the market less than 15 days, compared to 10 days in January 2023.

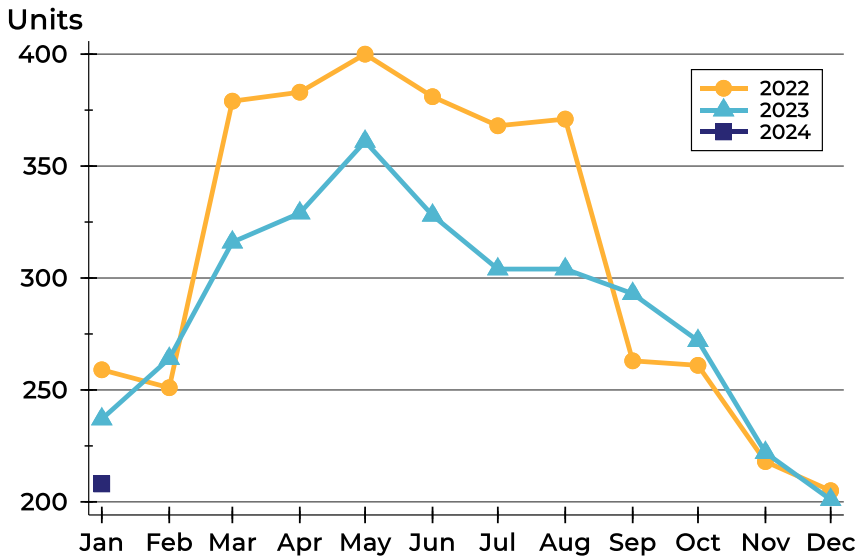
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	259	237	208
February	251	264	
March	379	316	
April	383	329	
May	400	361	
June	381	328	
July	368	304	
August	371	304	
September	263	293	
October	261	272	
November	218	222	
December	205	201	

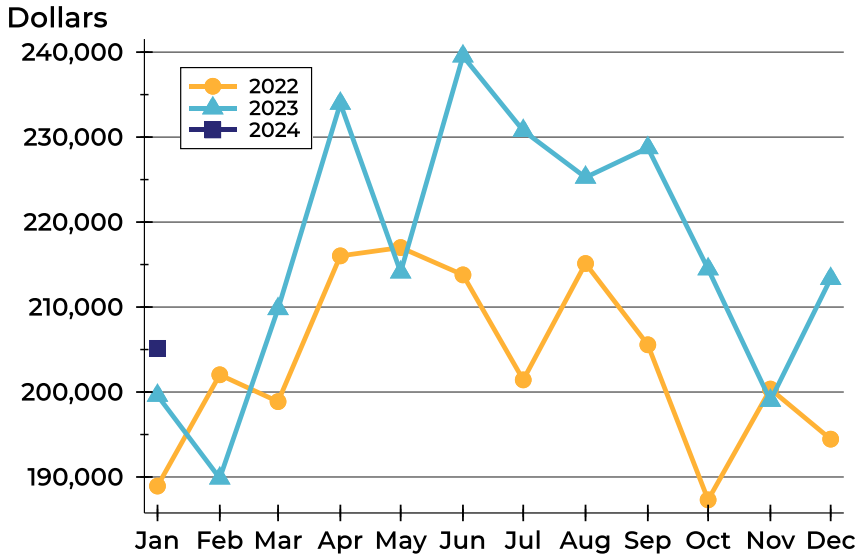
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	20,000	20,000	26	26	80.0%	80.0%
\$25,000-\$49,999	12	5.8%	37,204	38,700	48	40	91.3%	100.0%
\$50,000-\$99,999	29	13.9%	78,903	79,900	29	7	94.3%	100.0%
\$100,000-\$124,999	19	9.1%	113,842	115,000	41	18	94.3%	100.0%
\$125,000-\$149,999	19	9.1%	137,747	139,950	33	11	98.6%	100.0%
\$150,000-\$174,999	21	10.1%	162,133	162,000	31	7	97.1%	100.0%
\$175,000-\$199,999	26	12.5%	188,326	187,750	41	14	97.8%	100.0%
\$200,000-\$249,999	28	13.5%	227,542	227,450	27	7	98.7%	100.0%
\$250,000-\$299,999	23	11.1%	275,091	275,000	30	9	98.2%	100.0%
\$300,000-\$399,999	16	7.7%	352,306	349,250	59	43	97.4%	100.0%
\$400,000-\$499,999	6	2.9%	460,650	454,500	76	35	95.5%	100.0%
\$500,000-\$749,999	7	3.4%	577,843	575,000	37	4	97.5%	100.0%
\$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	0.5%	1,690,000	1,690,000	111	111	100.0%	100.0%



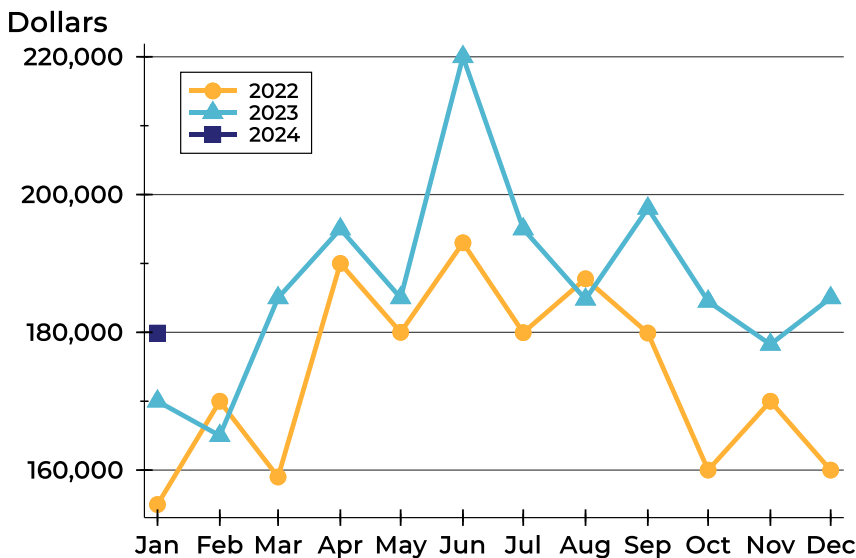
Entire MLS System Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	188,936	199,592	205,145
February	202,031	189,853	
March	198,870	209,791	
April	216,026	233,959	
May	217,002	214,103	
June	213,787	239,525	
July	201,430	230,760	
August	215,127	225,260	
September	205,559	228,735	
October	187,308	214,474	
November	200,349	198,998	
December	194,455	213,340	

Median Price

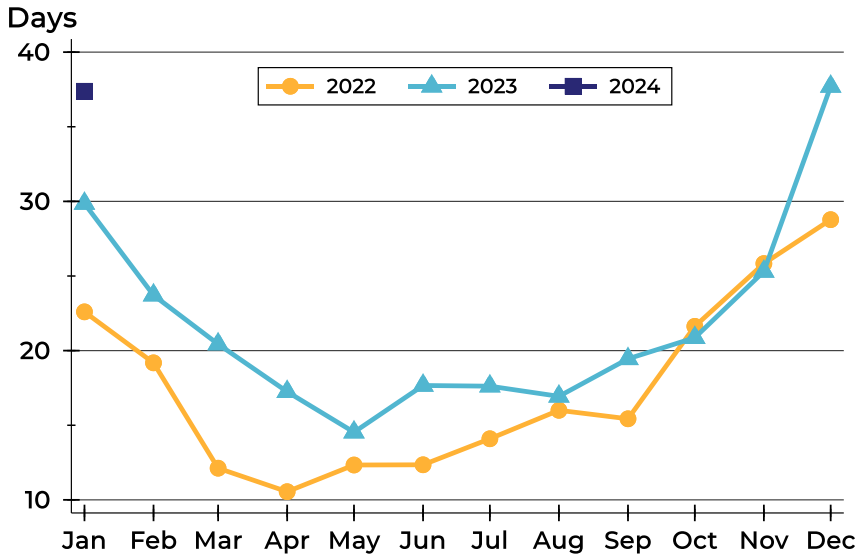


Month	2022	2023	2024
January	155,000	170,000	179,900
February	170,000	165,000	
March	159,000	185,000	
April	190,000	195,000	
May	180,000	185,000	
June	193,000	220,000	
July	179,950	195,000	
August	187,777	184,800	
September	179,900	198,000	
October	160,000	184,500	
November	170,000	178,250	
December	160,000	185,000	



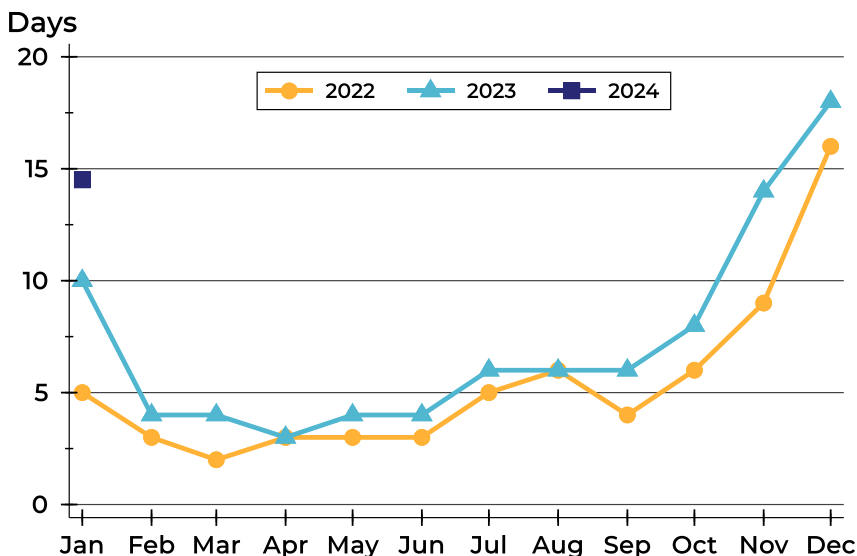
Entire MLS System Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	30	37
February	19	24	
March	12	20	
April	11	17	
May	12	15	
June	12	18	
July	14	18	
August	16	17	
September	15	19	
October	22	21	
November	26	25	
December	29	38	

Median DOM



Month	2022	2023	2024
January	5	10	15
February	3	4	
March	2	4	
April	3	3	
May	3	4	
June	3	4	
July	5	6	
August	6	6	
September	4	6	
October	6	8	
November	9	14	
December	16	18	



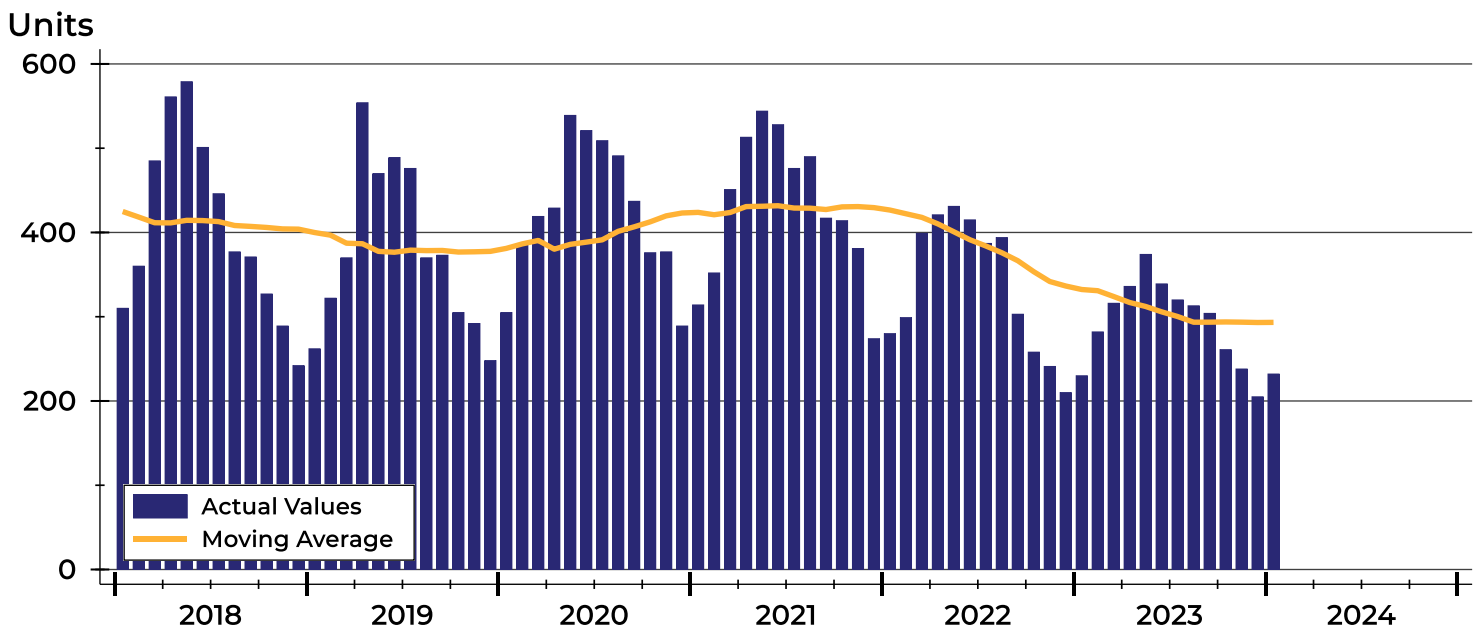
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		232	230	0.9%
Volume (1,000s)		49,790	46,563	6.9%
Average	List Price	214,610	202,450	6.0%
	Days on Market	38	35	8.6%
	Percent of Original	97.7%	97.5%	0.2%
Median	List Price	181,490	169,900	6.8%
	Days on Market	18	14	28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 232 listings in the Sunflower multiple listing service had contracts pending at the end of January, up from 230 contracts pending at the end of January 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.

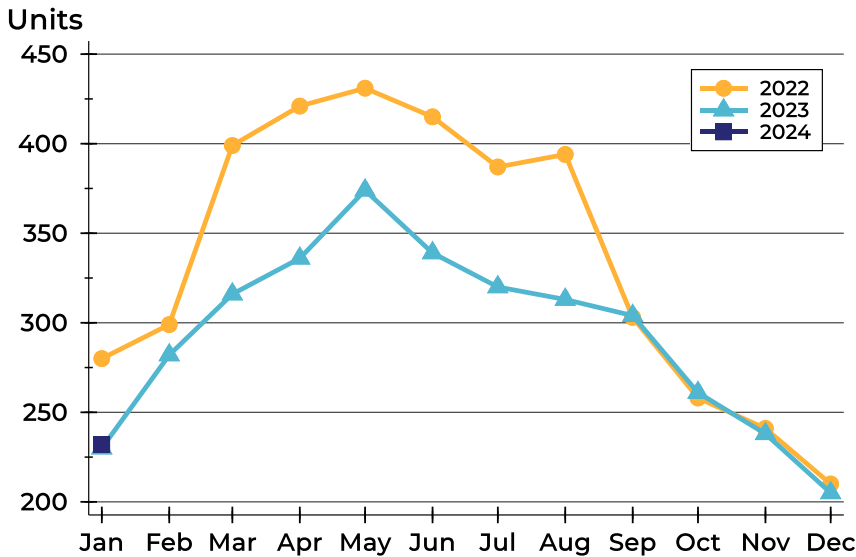
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	280	230	232
February	299	282	
March	399	316	
April	421	336	
May	431	374	
June	415	339	
July	387	320	
August	394	313	
September	303	304	
October	258	261	
November	241	238	
December	210	205	

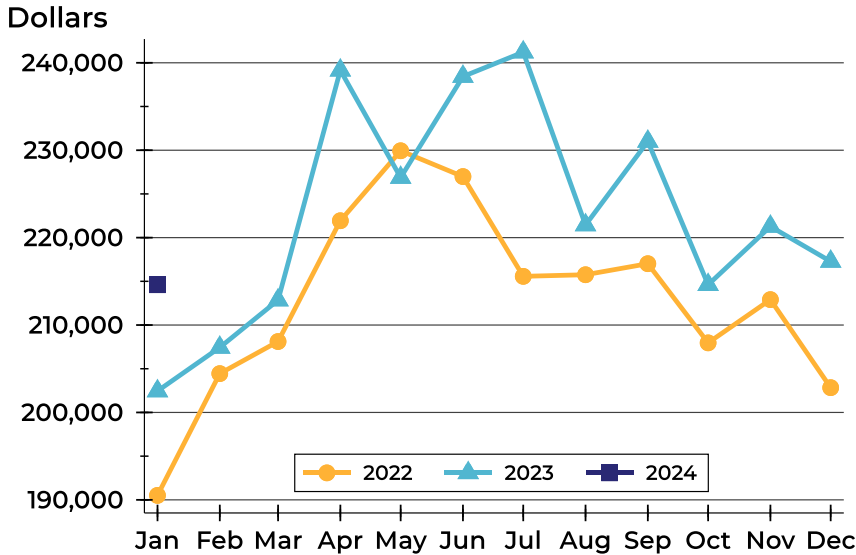
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.9%	18,250	18,250	13	13	100.0%	100.0%
\$25,000-\$49,999	8	3.4%	35,644	35,250	40	27	98.1%	100.0%
\$50,000-\$99,999	30	12.9%	77,855	79,900	36	15	95.3%	100.0%
\$100,000-\$124,999	22	9.5%	114,605	115,000	33	17	97.8%	100.0%
\$125,000-\$149,999	21	9.1%	138,738	140,000	32	11	99.0%	100.0%
\$150,000-\$174,999	25	10.8%	160,584	160,000	22	4	99.3%	100.0%
\$175,000-\$199,999	27	11.6%	189,191	189,900	35	12	98.5%	100.0%
\$200,000-\$249,999	33	14.2%	224,929	225,000	37	18	98.5%	100.0%
\$250,000-\$299,999	25	10.8%	274,640	275,000	36	27	96.7%	98.7%
\$300,000-\$399,999	22	9.5%	354,264	349,250	54	38	98.1%	100.0%
\$400,000-\$499,999	6	2.6%	470,650	472,500	102	96	95.0%	100.0%
\$500,000-\$749,999	10	4.3%	597,840	592,500	40	13	96.3%	100.0%
\$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	0.4%	1,690,000	1,690,000	111	111	100.0%	100.0%



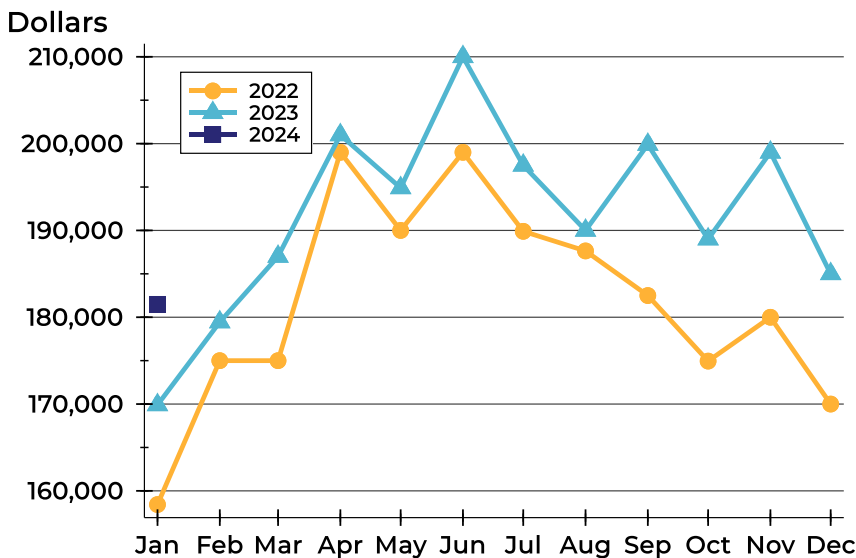
Entire MLS System Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	190,513	202,450	214,610
February	204,443	207,439	
March	208,113	212,853	
April	221,932	239,144	
May	229,938	226,876	
June	226,987	238,431	
July	215,573	241,219	
August	215,755	221,444	
September	217,017	231,005	
October	207,962	214,614	
November	212,909	221,280	
December	202,836	217,278	

Median Price

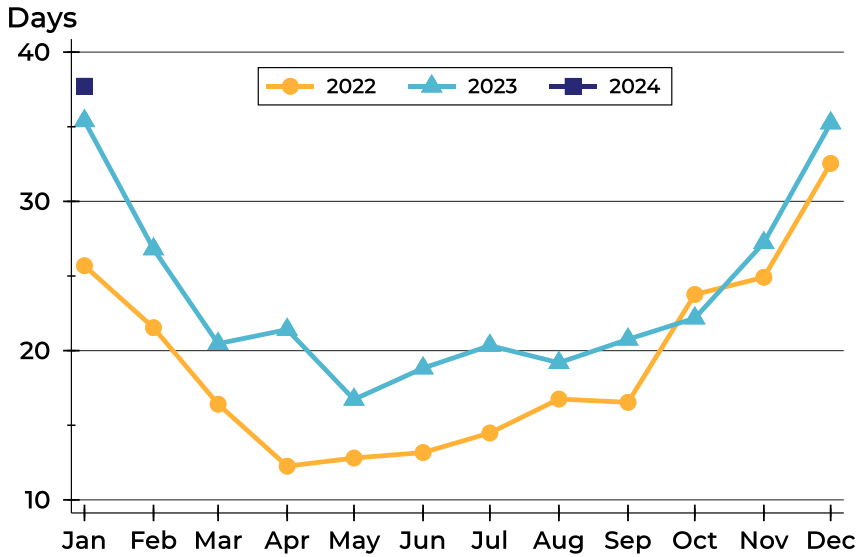


Month	2022	2023	2024
January	158,425	169,900	181,490
February	175,000	179,450	
March	175,000	187,000	
April	199,000	201,000	
May	190,000	194,900	
June	199,000	210,000	
July	189,900	197,500	
August	187,639	190,000	
September	182,500	199,900	
October	174,950	189,000	
November	180,000	199,000	
December	170,000	185,000	



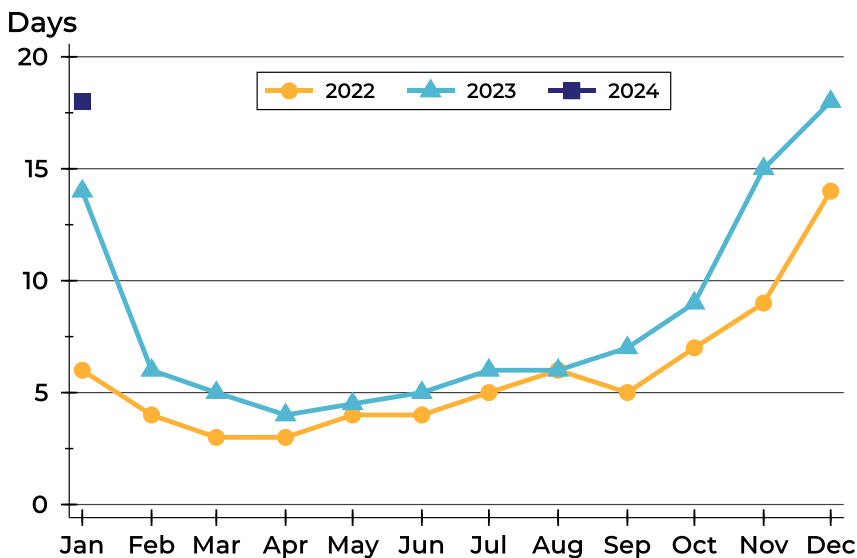
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	26	35	38
February	22	27	
March	16	20	
April	12	21	
May	13	17	
June	13	19	
July	14	20	
August	17	19	
September	17	21	
October	24	22	
November	25	27	
December	33	35	

Median DOM



Month	2022	2023	2024
January	6	14	18
February	4	6	
March	3	5	
April	3	4	
May	4	5	
June	4	5	
July	5	6	
August	6	6	
September	5	7	
October	7	9	
November	9	15	
December	14	18	



Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in January

Total home sales in Coffey County fell last month to 1 unit, compared to 6 units in January 2023. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in January was \$123,500, up from \$105,563 a year earlier. Homes that sold in January were typically on the market for 25 days and sold for 98.8% of their list prices.

Coffey County Active Listings Up at End of January

The total number of active listings in Coffey County at the end of January was 12 units, up from 9 at the same point in 2023. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$322,400.

During January, a total of 4 contracts were written down from 6 in January 2023. At the end of the month, there were 5 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

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Coffey County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	1 -83.3%	6 200.0%	2 -66.7%	1 -83.3%	6 200.0%	2 -66.7%	
Active Listings Change from prior year	12 33.3%	9 -10.0%	10 -58.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.9 70.6%	1.7 13.3%	1.5 -58.3%	N/A	N/A	N/A	
New Listings Change from prior year	4 -33.3%	6 50.0%	4 -42.9%	4 -33.3%	6 50.0%	4 -42.9%	
Contracts Written Change from prior year	4 -33.3%	6 -25.0%	8 60.0%	4 -33.3%	6 -25.0%	8 60.0%	
Pending Contracts Change from prior year	5 25.0%	4 -50.0%	8 33.3%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	124 -84.0%	774 369.1%	165 -77.1%	124 -84.0%	774 369.1%	165 -77.1%	
Average	Sale Price Change from prior year	123,500 -4.2%	128,938 56.8%	82,250 -31.6%	123,500 -4.2%	128,938 56.8%	82,250 -31.6%
	List Price of Actives Change from prior year	295,108 49.7%	197,167 59.9%	123,309 -14.0%	N/A	N/A	N/A
	Days on Market Change from prior year	25 -19.4%	31 -68.4%	98 -51.7%	25 -19.4%	31 -68.4%	98 -51.7%
	Percent of List Change from prior year	98.8% 6.7%	92.6% 5.1%	88.1% -7.9%	98.8% 6.7%	92.6% 5.1%	88.1% -7.9%
	Percent of Original Change from prior year	98.8% 6.7%	92.6% 44.9%	63.9% -30.4%	98.8% 6.7%	92.6% 44.9%	63.9% -30.4%
Median	Sale Price Change from prior year	123,500 17.0%	105,563 28.3%	82,250 -31.5%	123,500 17.0%	105,563 28.3%	82,250 -31.5%
	List Price of Actives Change from prior year	322,400 98.4%	162,500 91.3%	84,950 7.9%	N/A	N/A	N/A
	Days on Market Change from prior year	25 316.7%	6 -93.9%	98 188.2%	25 316.7%	6 -93.9%	98 188.2%
	Percent of List Change from prior year	98.8% 0.8%	98.0% 11.2%	88.1% -7.9%	98.8% 0.8%	98.0% 11.2%	88.1% -7.9%
	Percent of Original Change from prior year	98.8% 0.8%	98.0% 53.4%	63.9% -31.4%	98.8% 0.8%	98.0% 53.4%	63.9% -31.4%

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



Coffey County Closed Listings Analysis

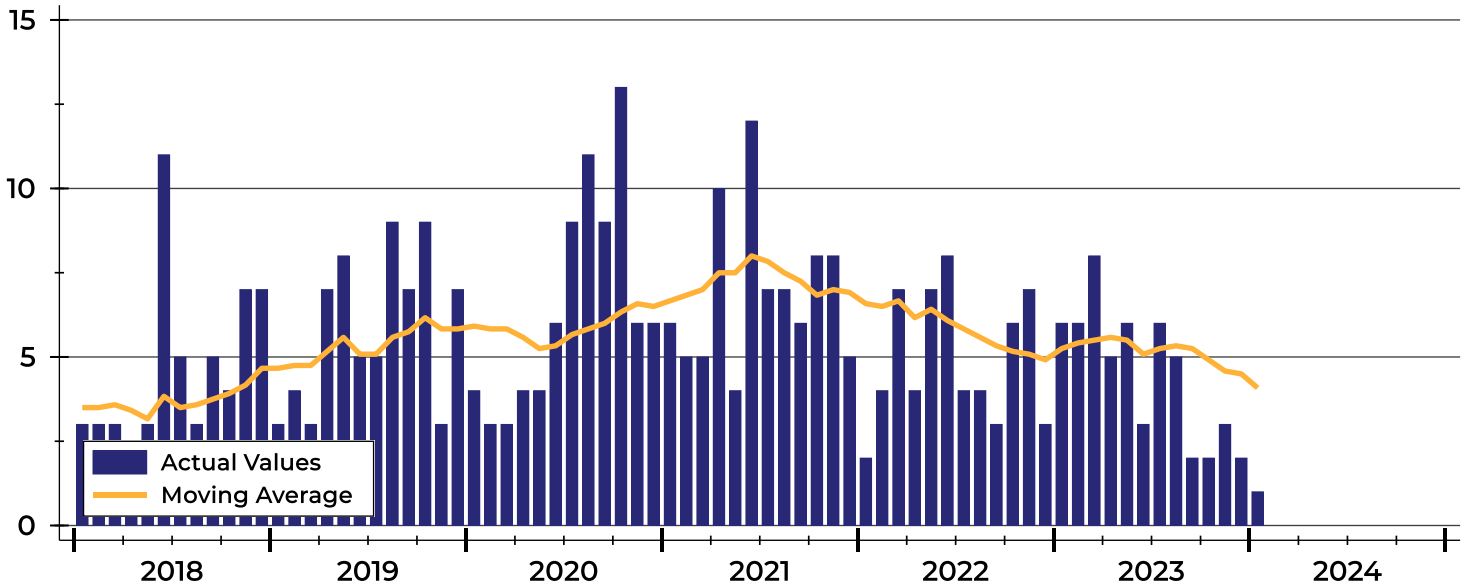
Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		1	6	-83.3%	1	6	-83.3%
Volume (1,000s)		124	774	-84.0%	124	774	-84.0%
Months' Supply		2.9	1.7	70.6%	N/A	N/A	N/A
Average	Sale Price	123,500	128,938	-4.2%	123,500	128,938	-4.2%
	Days on Market	25	31	-19.4%	25	31	-19.4%
	Percent of List	98.8%	92.6%	6.7%	98.8%	92.6%	6.7%
	Percent of Original	98.8%	92.6%	6.7%	98.8%	92.6%	6.7%
Median	Sale Price	123,500	105,563	17.0%	123,500	105,563	17.0%
	Days on Market	25	6	316.7%	25	6	316.7%
	Percent of List	98.8%	98.0%	0.8%	98.8%	98.0%	0.8%
	Percent of Original	98.8%	98.0%	0.8%	98.8%	98.0%	0.8%

A total of 1 home sold in Coffey County in January, down from 6 units in January 2023. Total sales volume fell to \$0.1 million compared to \$0.8 million in the previous year.

The median sales price in January was \$123,500, up 17.0% compared to the prior year. Median days on market was 25 days, up from 22 days in December, and up from 6 in January 2023.

History of Closed Listings

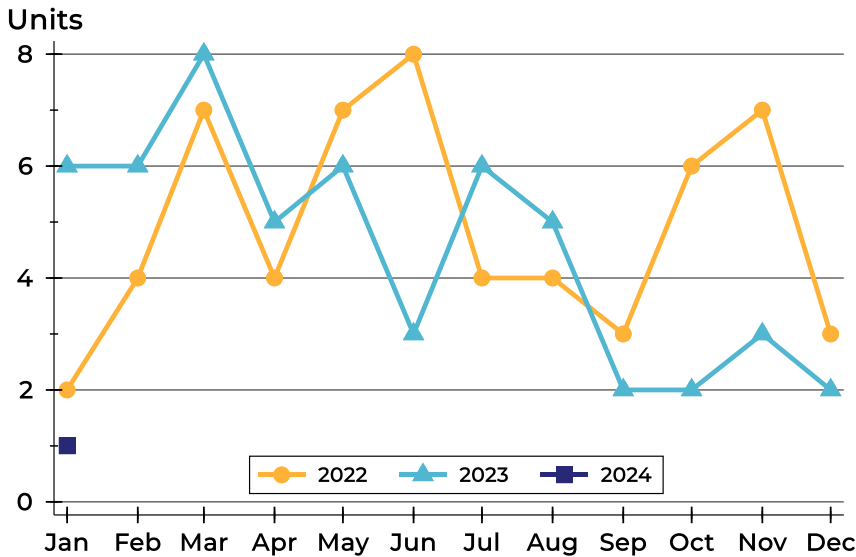
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	2	6	1
February	4	6	
March	7	8	
April	4	5	
May	7	6	
June	8	3	
July	4	6	
August	4	5	
September	3	2	
October	6	2	
November	7	3	
December	3	2	

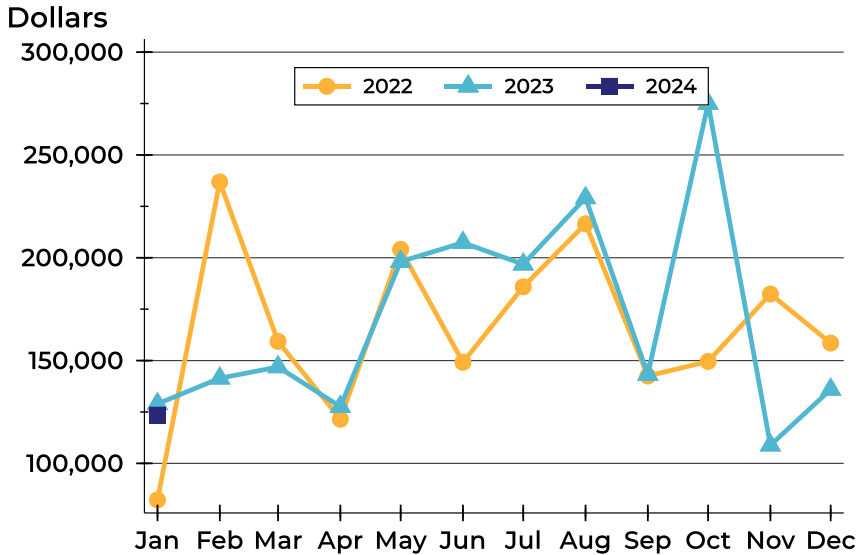
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	100.0%	0.0	123,500	123,500	25	25	98.8%	98.8%	98.8%	98.8%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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



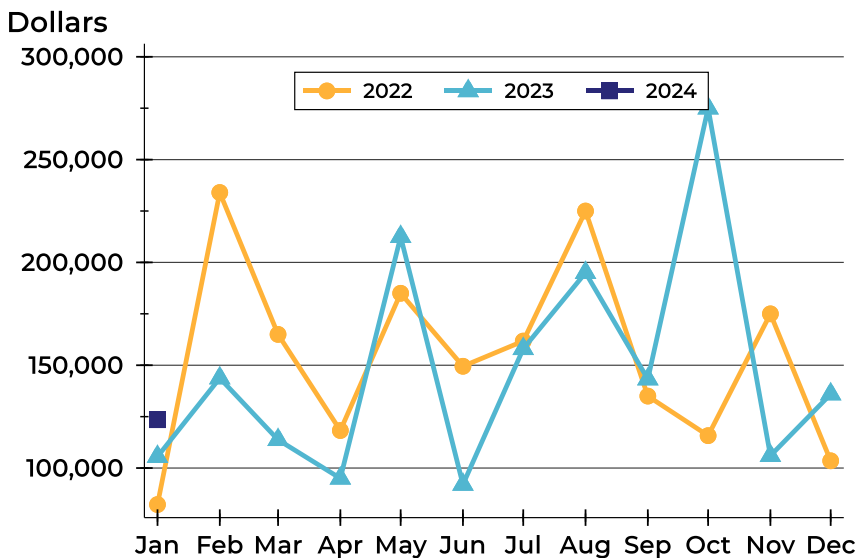
Coffey County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	82,250	128,938	123,500
February	236,875	141,400	
March	159,357	146,881	
April	121,500	127,600	
May	204,064	198,150	
June	149,188	207,333	
July	185,875	196,833	
August	216,500	229,100	
September	142,500	143,250	
October	149,567	275,000	
November	182,359	108,833	
December	158,505	135,950	

Median Price

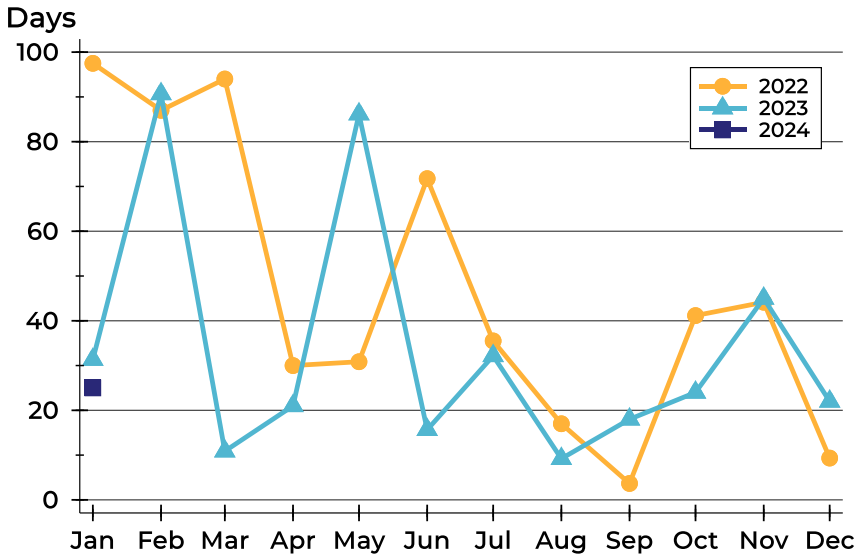


Month	2022	2023	2024
January	82,250	105,563	123,500
February	234,000	143,750	
March	165,000	113,750	
April	118,250	95,000	
May	185,000	212,500	
June	149,500	92,000	
July	161,750	158,000	
August	225,000	195,000	
September	135,000	143,250	
October	115,750	275,000	
November	175,000	106,000	
December	103,516	135,950	



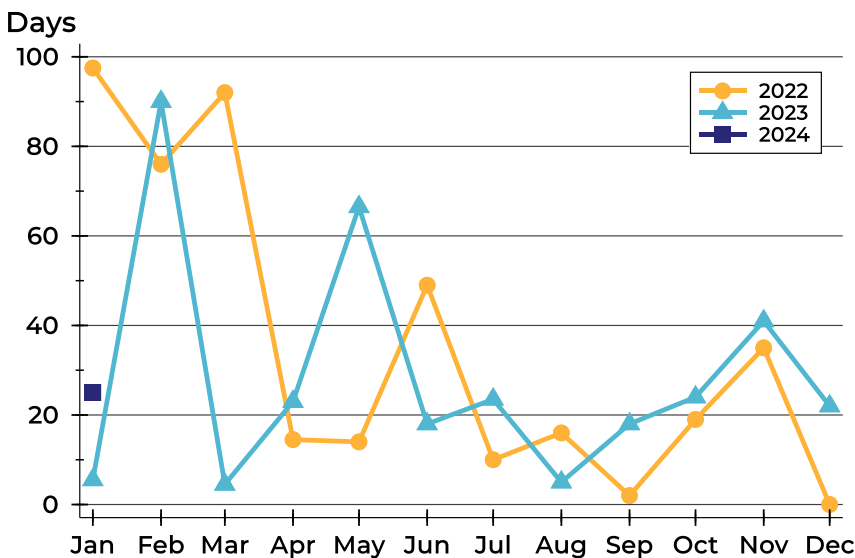
Coffey County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	98	31	25
February	87	91	
March	94	11	
April	30	21	
May	31	86	
June	72	16	
July	36	32	
August	17	9	
September	4	18	
October	41	24	
November	44	45	
December	9	22	

Median DOM



Month	2022	2023	2024
January	98	6	25
February	76	90	
March	92	5	
April	15	23	
May	14	67	
June	49	18	
July	10	24	
August	16	5	
September	2	18	
October	19	24	
November	35	41	
December	N/A	22	



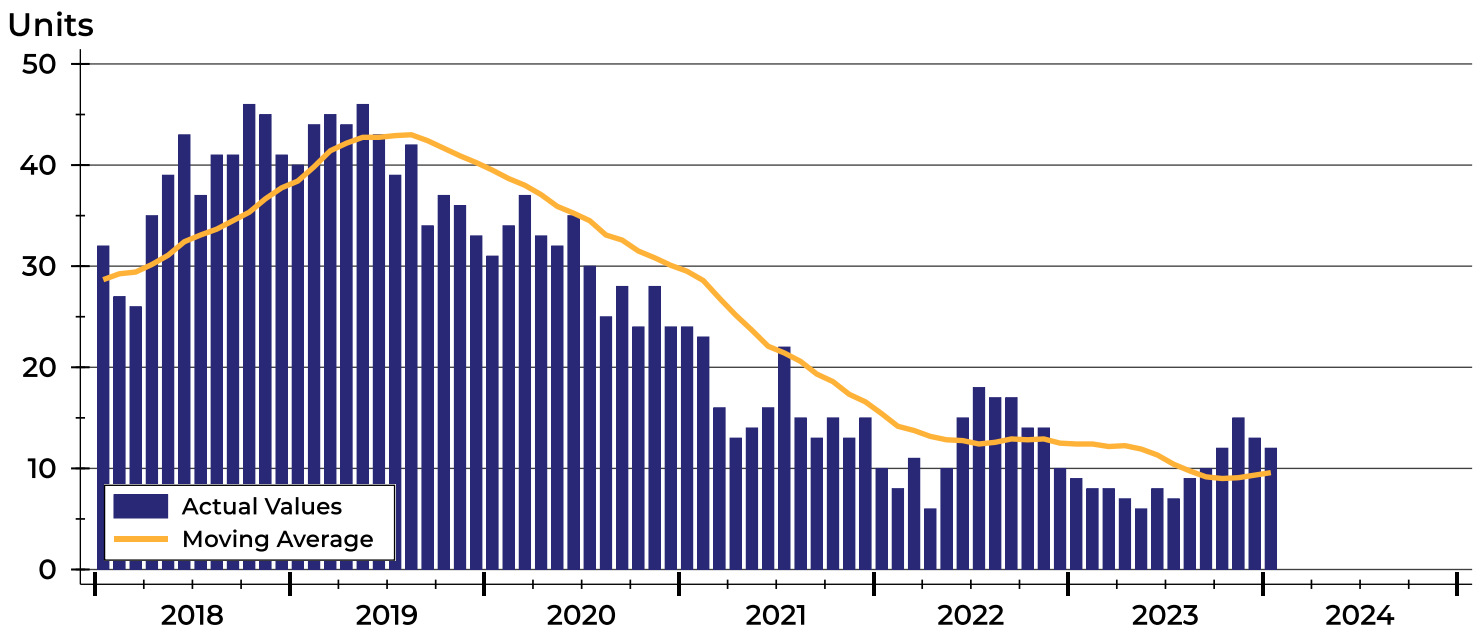
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		12	9	33.3%
Volume (1,000s)		3,541	1,775	99.5%
Months' Supply		2.9	1.7	70.6%
Average	List Price	295,108	197,167	49.7%
	Days on Market	92	65	41.5%
	Percent of Original	96.9%	98.6%	-1.7%
Median	List Price	322,400	162,500	98.4%
	Days on Market	94	48	95.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 homes were available for sale in Coffey County at the end of January. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$322,400, up 98.4% from 2023. The typical time on market for active listings was 94 days, up from 48 days a year earlier.

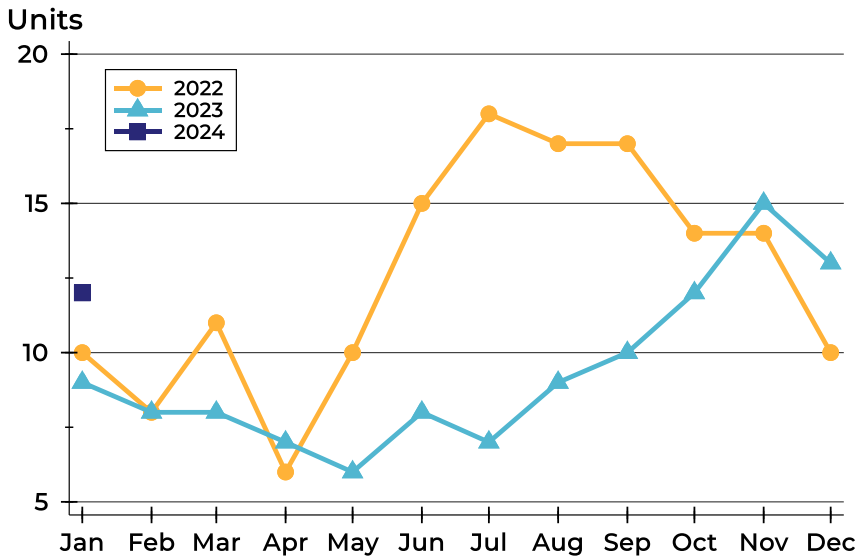
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	10	9	12
February	8	8	
March	11	8	
April	6	7	
May	10	6	
June	15	8	
July	18	7	
August	17	9	
September	17	10	
October	14	12	
November	14	15	
December	10	13	

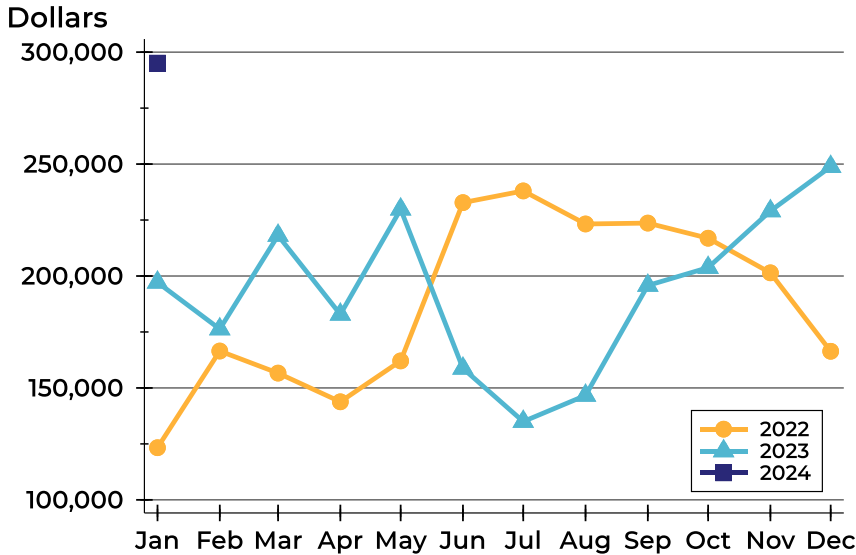
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	8.3%	N/A	135,000	135,000	168	168	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	N/A	159,500	159,500	113	113	100.0%	100.0%
\$175,000-\$199,999	2	16.7%	N/A	199,000	199,000	172	172	89.5%	89.5%
\$200,000-\$249,999	1	8.3%	N/A	230,000	230,000	34	34	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	6	50.0%	N/A	353,300	362,500	52	50	98.1%	100.0%
\$400,000-\$499,999	1	8.3%	N/A	499,000	499,000	136	136	95.0%	95.0%
\$500,000-\$749,999	0	0.0%	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
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



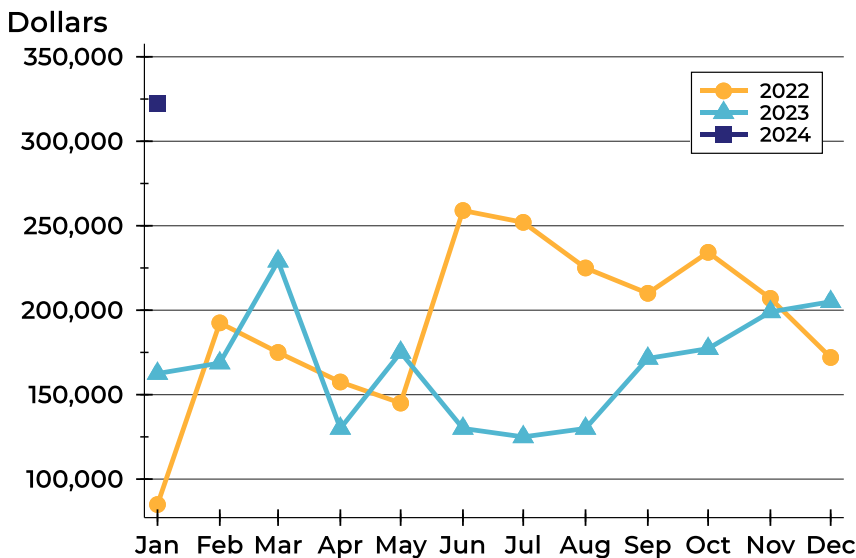
Coffey County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	123,309	197,167	295,108
February	166,488	176,300	
March	156,627	218,113	
April	143,817	182,857	
May	162,080	229,817	
June	232,787	158,738	
July	238,017	134,986	
August	223,253	146,644	
September	223,641	195,780	
October	216,886	203,750	
November	201,421	229,060	
December	166,380	248,846	

Median Price

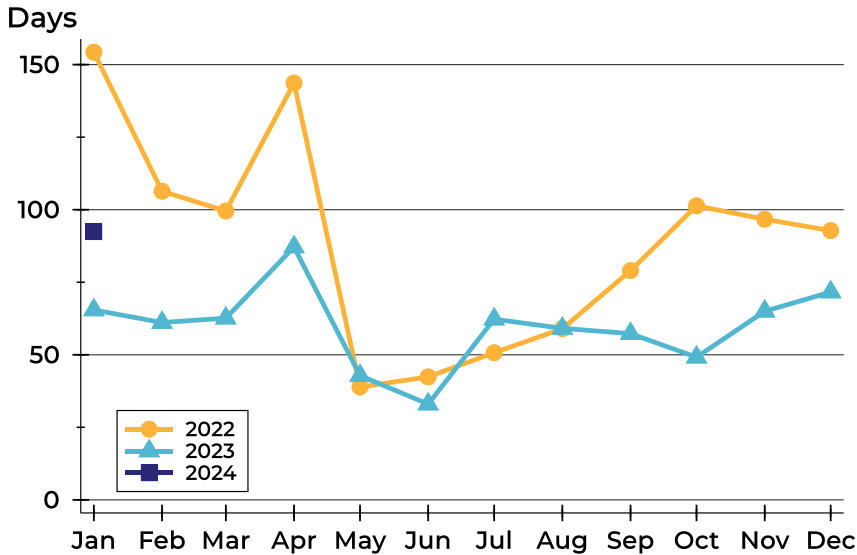


Month	2022	2023	2024
January	84,950	162,500	322,400
February	192,500	168,700	
March	175,000	229,000	
April	157,500	130,000	
May	145,000	175,000	
June	259,000	130,000	
July	252,000	125,000	
August	225,000	130,000	
September	210,000	171,450	
October	234,250	177,250	
November	207,000	199,000	
December	172,000	205,000	



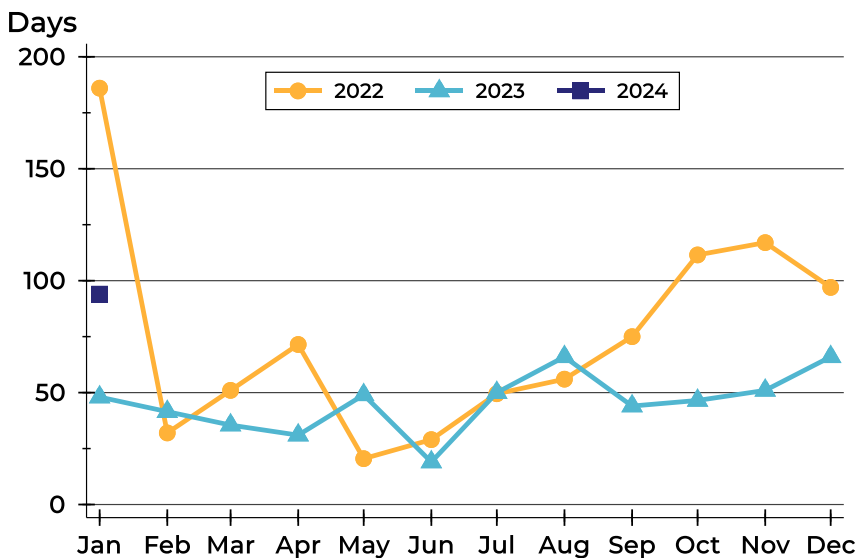
Coffey County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	154	65	92
February	106	61	
March	100	63	
April	144	87	
May	39	43	
June	42	33	
July	51	62	
August	59	59	
September	79	57	
October	101	49	
November	97	65	
December	93	72	

Median DOM

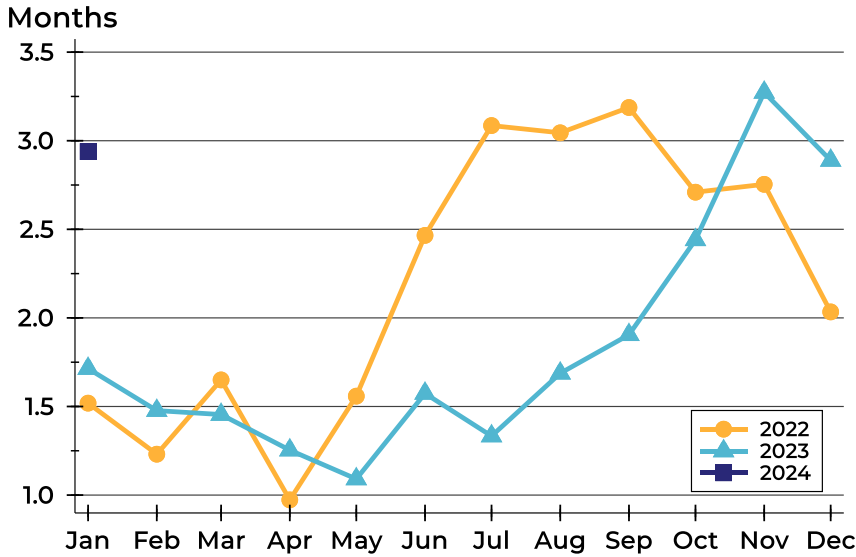


Month	2022	2023	2024
January	186	48	94
February	32	42	
March	51	36	
April	72	31	
May	21	49	
June	29	19	
July	50	50	
August	56	66	
September	75	44	
October	112	47	
November	117	51	
December	97	66	



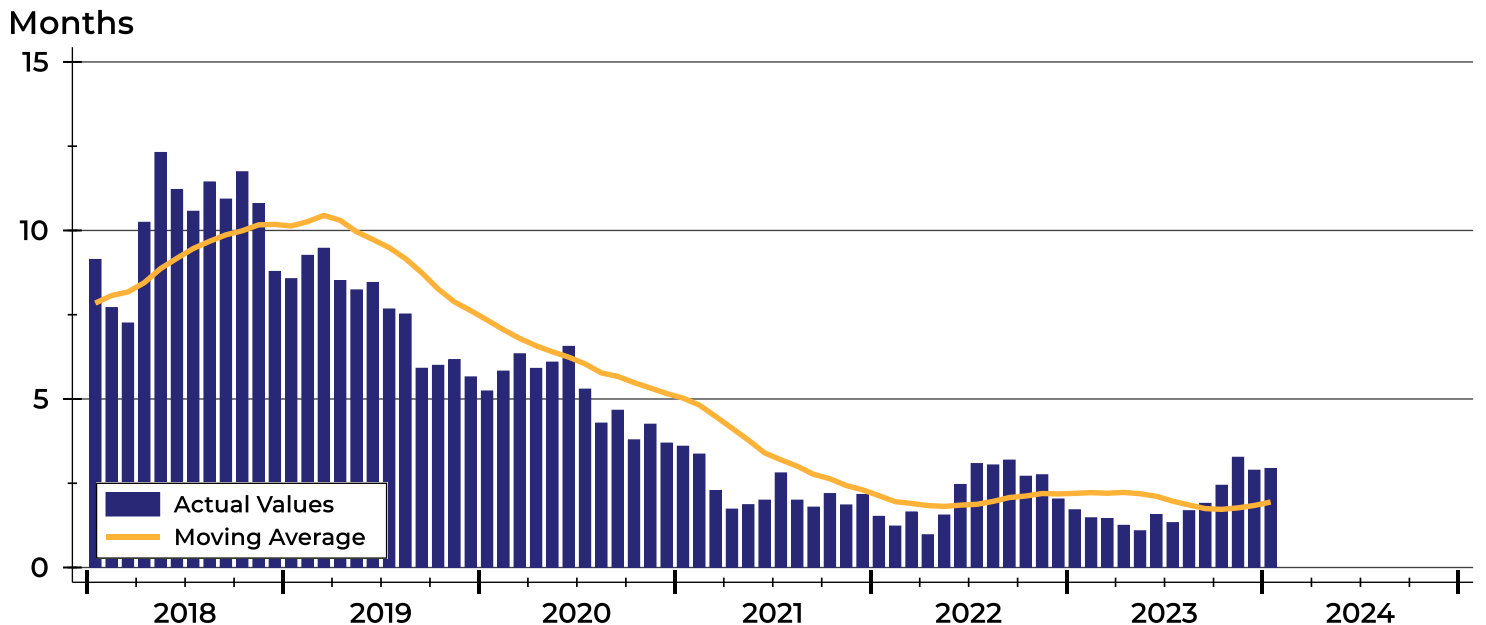
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.5	1.7	2.9
February	1.2	1.5	
March	1.7	1.5	
April	1.0	1.3	
May	1.6	1.1	
June	2.5	1.6	
July	3.1	1.3	
August	3.0	1.7	
September	3.2	1.9	
October	2.7	2.4	
November	2.8	3.3	
December	2.0	2.9	

History of Month's Supply





Coffey County New Listings Analysis

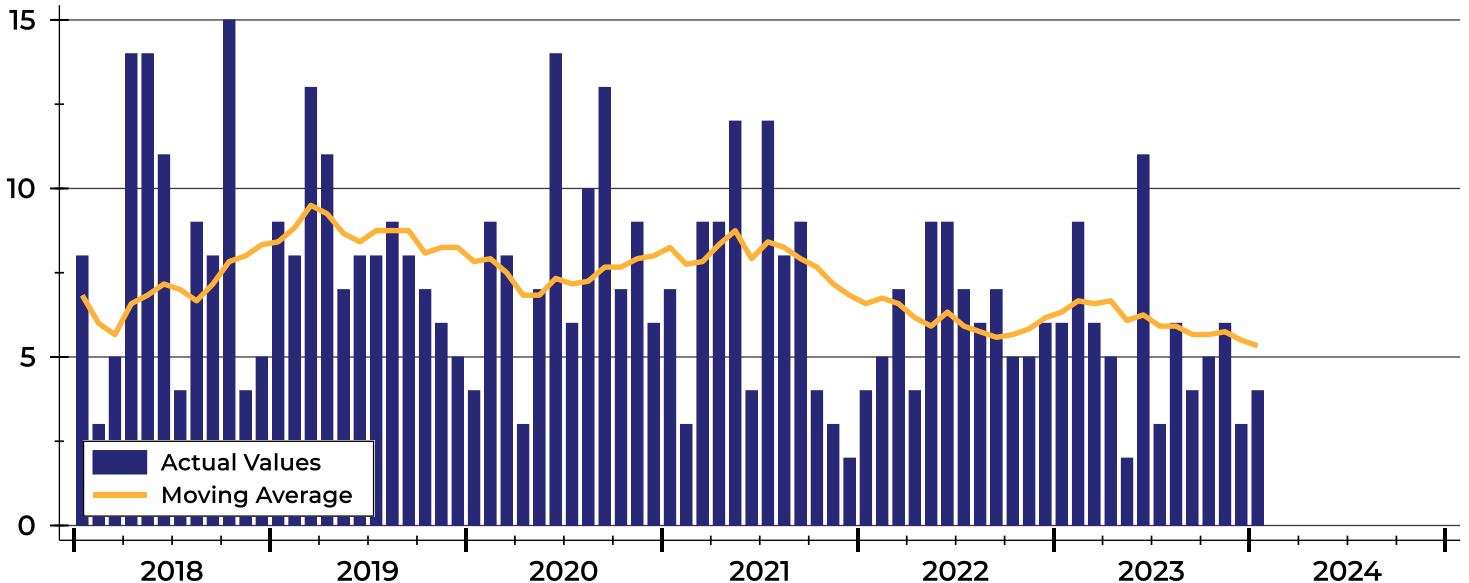
Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	4	6	-33.3%
	Volume (1,000s)	1,045	1,024	2.1%
	Average List Price	261,175	170,667	53.0%
	Median List Price	292,400	141,000	107.4%
Year-to-Date	New Listings	4	6	-33.3%
	Volume (1,000s)	1,045	1,024	2.1%
	Average List Price	261,175	170,667	53.0%
	Median List Price	292,400	141,000	107.4%

A total of 4 new listings were added in Coffey County during January, down 33.3% from the same month in 2023.

The median list price of these homes was \$292,400 up from \$141,000 in 2023.

History of New Listings

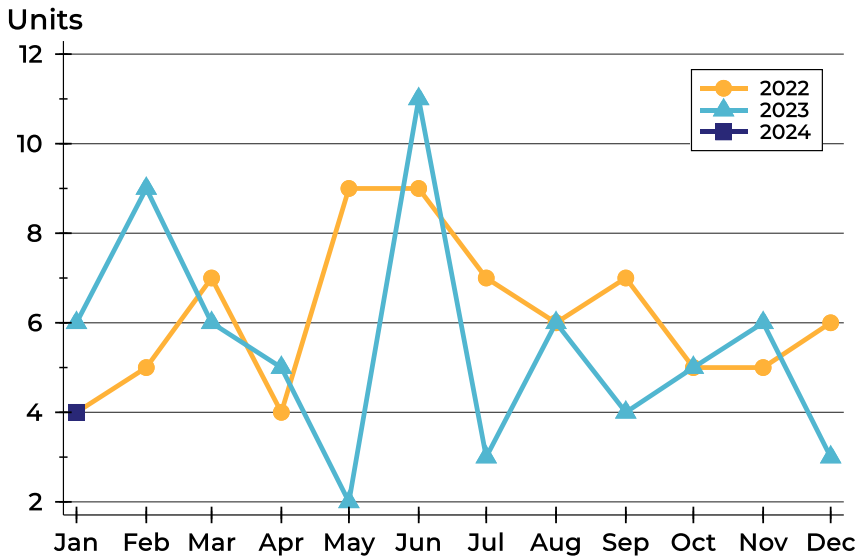
Units





Coffey County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	4	6	4
February	5	9	
March	7	6	
April	4	5	
May	9	2	
June	9	11	
July	7	3	
August	6	6	
September	7	4	
October	5	5	
November	5	6	
December	6	3	

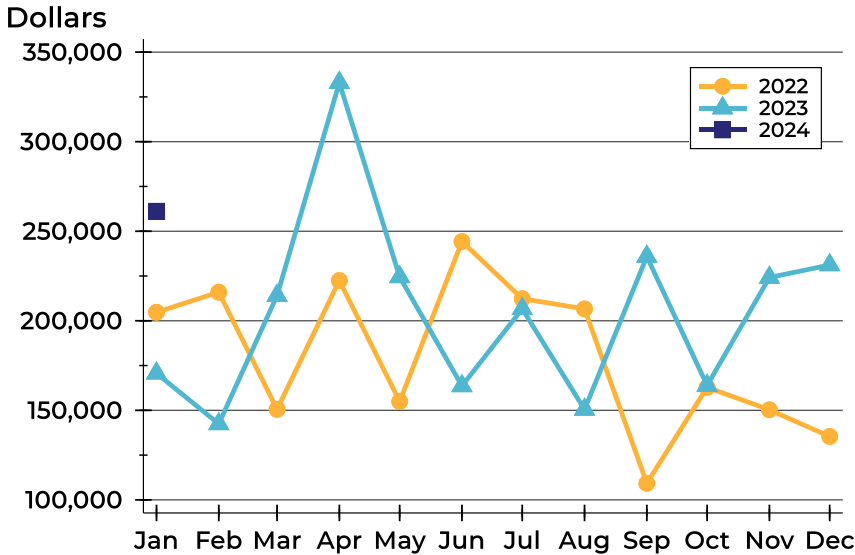
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	130,000	130,000	6	6	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	2	50.0%	322,400	322,400	19	19	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	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
\$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



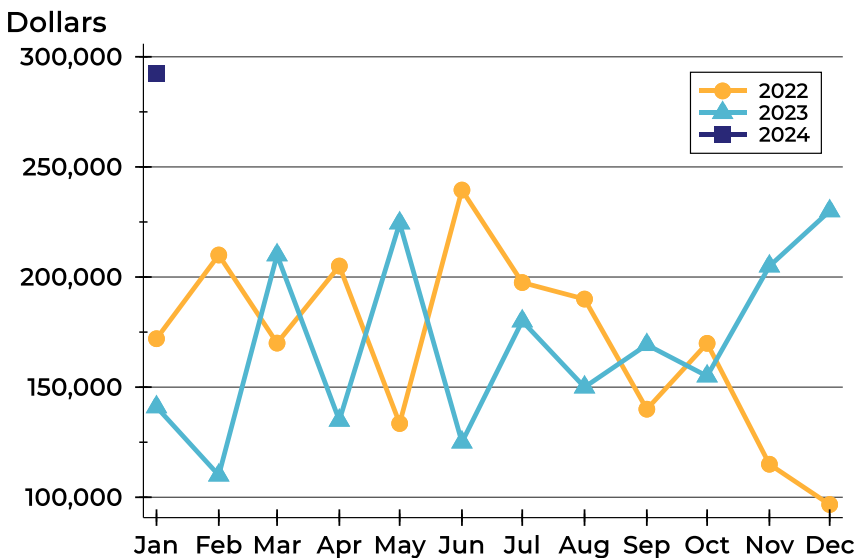
Coffey County New Listings Analysis

Average Price



Month	2022	2023	2024
January	204,750	170,667	261,175
February	215,980	142,422	
March	150,557	214,083	
April	222,500	332,960	
May	154,922	224,500	
June	244,256	163,627	
July	212,343	206,667	
August	206,650	150,483	
September	109,257	235,875	
October	162,860	163,900	
November	150,300	224,150	
December	135,400	231,167	

Median Price



Month	2022	2023	2024
January	172,000	141,000	292,400
February	210,000	110,000	
March	170,000	210,000	
April	205,000	134,900	
May	133,500	224,500	
June	239,500	125,000	
July	197,500	180,000	
August	190,000	150,000	
September	140,000	169,250	
October	169,900	155,000	
November	115,000	204,950	
December	96,700	230,000	



Coffey County Contracts Written Analysis

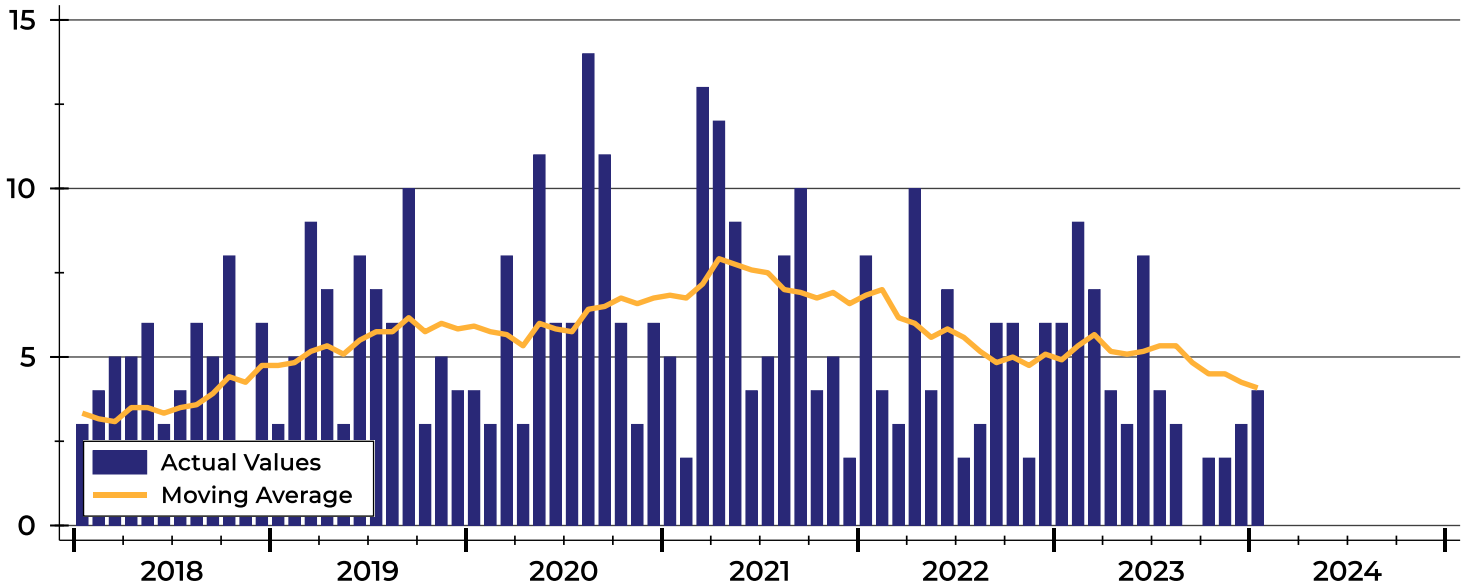
Summary Statistics for Contracts Written		January 2024			Year-to-Date 2024		
		2024	2023	Change	2024	2023	Change
Contracts Written		4	6	-33.3%	4	6	-33.3%
Volume (1,000s)		523	1,096	-52.3%	523	1,096	-52.3%
Average	Sale Price	130,850	182,650	-28.4%	130,850	182,650	-28.4%
	Days on Market	29	45	-35.6%	29	45	-35.6%
	Percent of Original	102.3%	94.2%	8.6%	102.3%	94.2%	8.6%
Median	Sale Price	114,250	205,000	-44.3%	114,250	205,000	-44.3%
	Days on Market	12	30	-60.0%	12	30	-60.0%
	Percent of Original	100.0%	93.9%	6.5%	100.0%	93.9%	6.5%

A total of 4 contracts for sale were written in Coffey County during the month of January, down from 6 in 2023. The median list price of these homes was \$114,250, down from \$205,000 the prior year.

Half of the homes that went under contract in January were on the market less than 12 days, compared to 30 days in January 2023.

History of Contracts Written

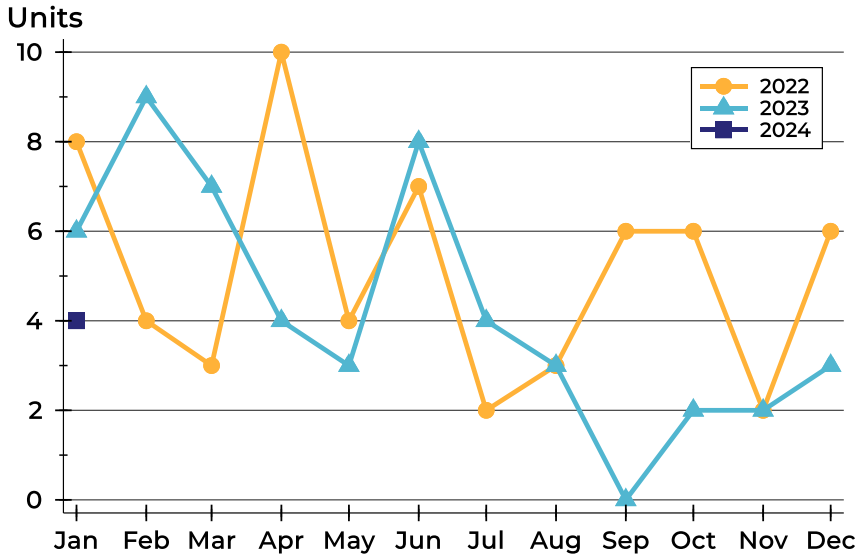
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	8	6	4
February	4	9	
March	3	7	
April	10	4	
May	4	3	
June	7	8	
July	2	4	
August	3	3	
September	6	N/A	
October	6	2	
November	2	2	
December	6	3	

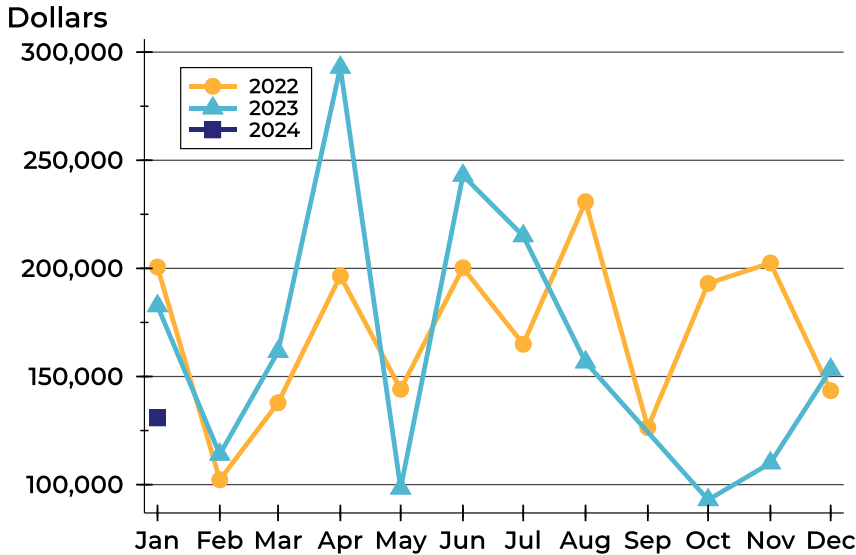
Contracts Written by Price Range

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	1	25.0%	25,000	25,000	90	90	100.0%	100.0%
\$50,000-\$99,999	1	25.0%	98,500	98,500	18	18	100.0%	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	1	25.0%	130,000	130,000	6	6	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



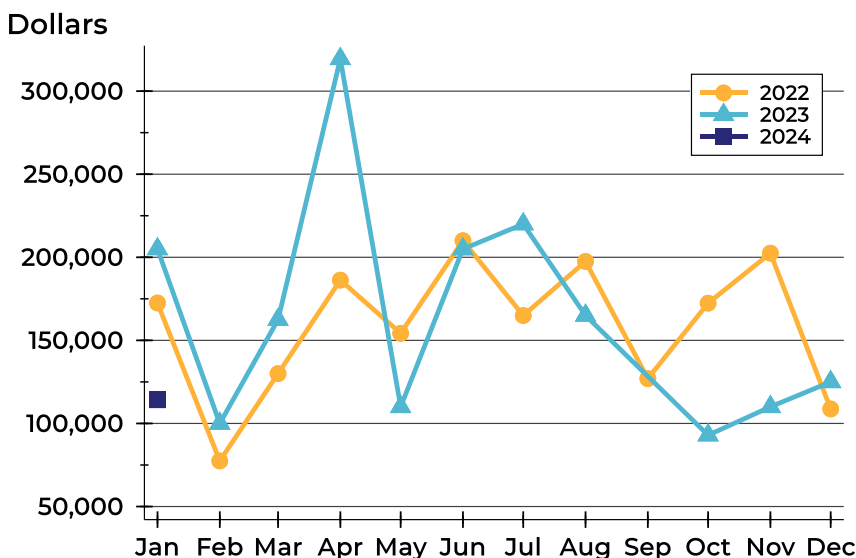
Coffey County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	200,625	182,650	130,850
February	102,223	113,989	
March	137,833	161,486	
April	196,490	292,950	
May	144,125	98,333	
June	200,243	242,975	
July	164,950	215,000	
August	230,833	156,667	
September	126,400	N/A	
October	193,050	92,950	
November	202,500	110,000	
December	143,417	153,300	

Median Price

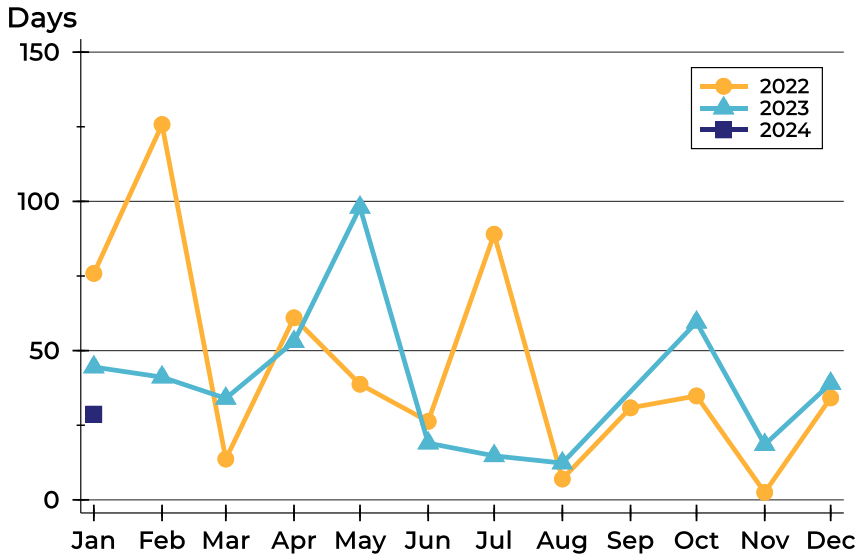


Month	2022	2023	2024
January	172,500	205,000	114,250
February	77,450	100,000	
March	130,000	162,500	
April	186,250	319,450	
May	154,250	110,000	
June	210,000	204,950	
July	164,950	220,000	
August	197,500	165,000	
September	127,000	N/A	
October	172,400	92,950	
November	202,500	110,000	
December	108,750	125,000	



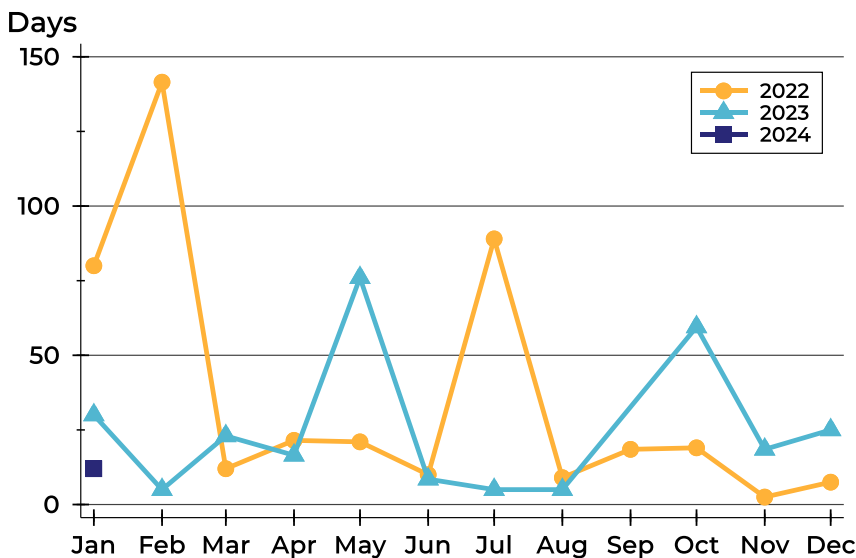
Coffey County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	76	45	29
February	126	41	
March	14	34	
April	61	53	
May	39	98	
June	26	19	
July	89	15	
August	7	12	
September	31	N/A	
October	35	60	
November	3	19	
December	34	39	

Median DOM



Month	2022	2023	2024
January	80	30	12
February	142	5	
March	12	23	
April	22	17	
May	21	76	
June	10	9	
July	89	5	
August	9	5	
September	19	N/A	
October	19	60	
November	3	19	
December	8	25	



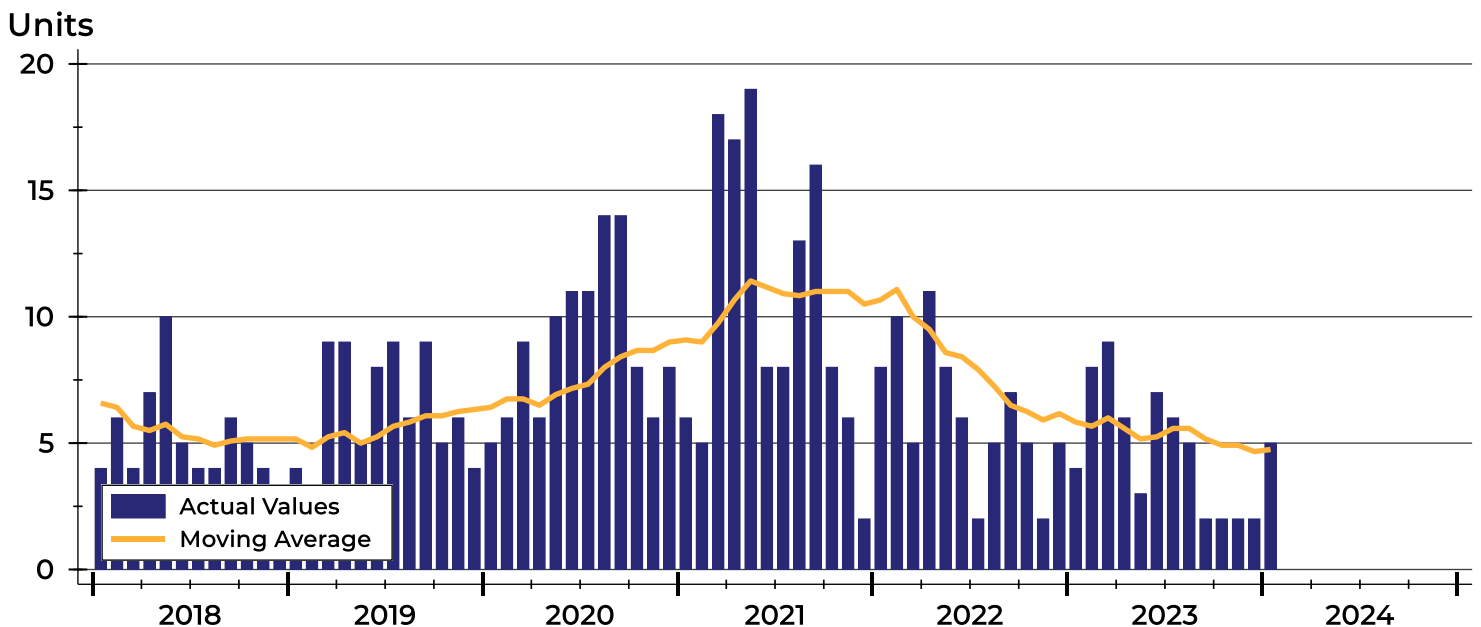
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		5	4	25.0%
Volume (1,000s)		638	588	8.5%
Average	List Price	127,680	146,975	-13.1%
	Days on Market	37	118	-68.6%
	Percent of Original	100.2%	89.8%	11.6%
Median	List Price	115,000	131,450	-12.5%
	Days on Market	18	133	-86.5%
	Percent of Original	100.0%	92.3%	8.3%

A total of 5 listings in Coffey County had contracts pending at the end of January, up from 4 contracts pending at the end of January 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.

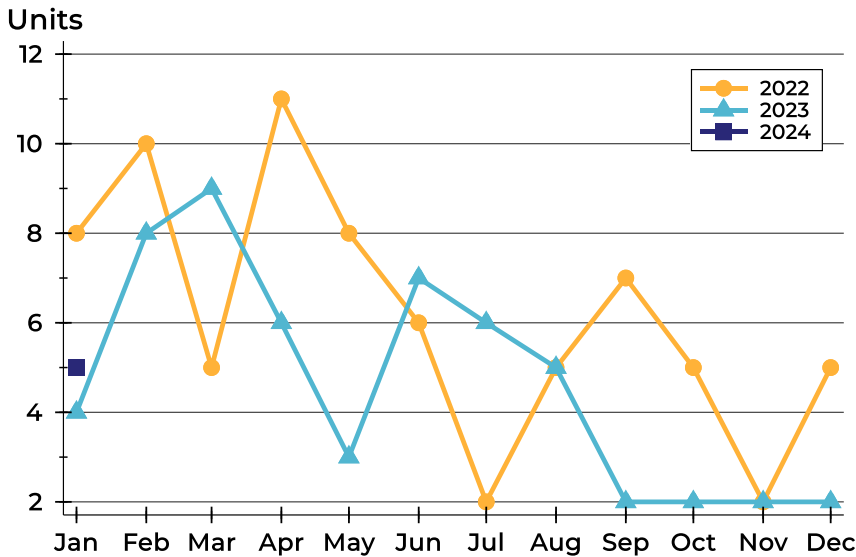
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	8	4	5
February	10	8	
March	5	9	
April	11	6	
May	8	3	
June	6	7	
July	2	6	
August	5	5	
September	7	2	
October	5	2	
November	2	2	
December	5	2	

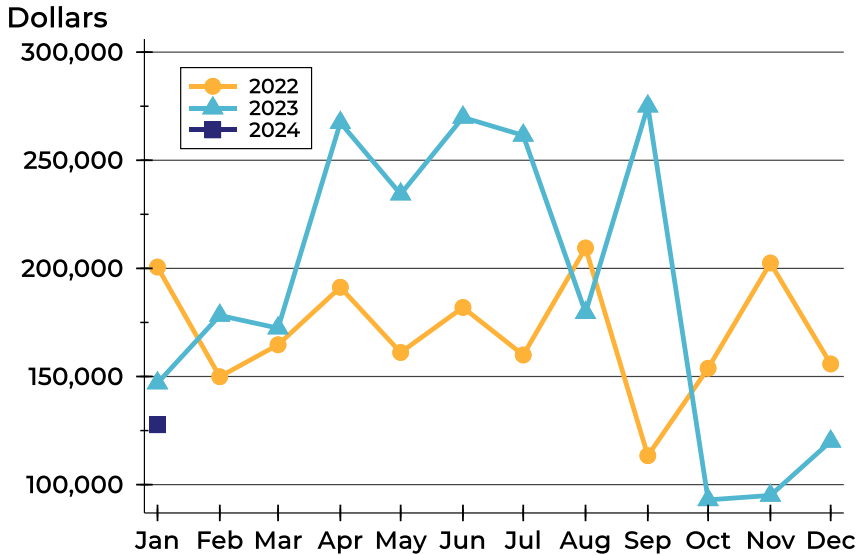
Pending Contracts by Price Range

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	1	20.0%	25,000	25,000	90	90	100.0%	100.0%
\$50,000-\$99,999	1	20.0%	98,500	98,500	18	18	100.0%	100.0%
\$100,000-\$124,999	1	20.0%	115,000	115,000	69	69	92.0%	92.0%
\$125,000-\$149,999	1	20.0%	130,000	130,000	6	6	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



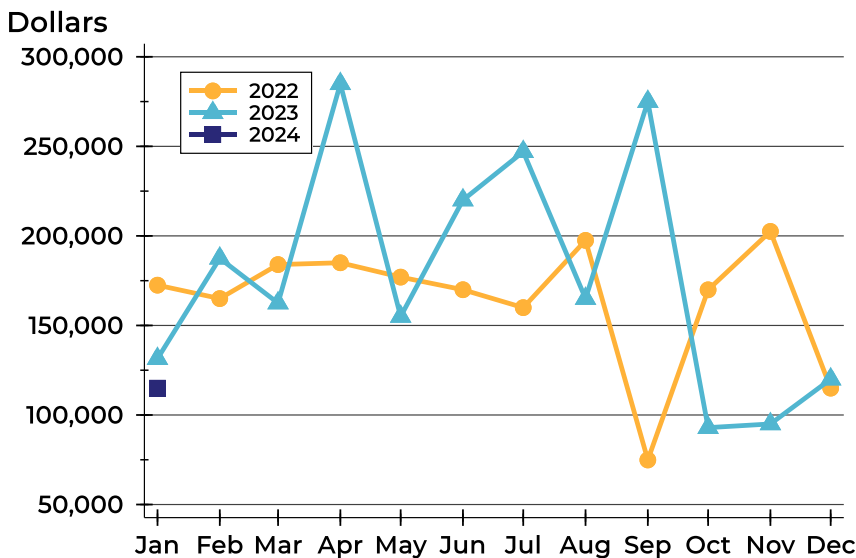
Coffey County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	200,625	146,975	127,680
February	149,889	178,238	
March	164,680	172,378	
April	191,264	267,383	
May	161,113	234,333	
June	181,950	269,829	
July	159,950	261,500	
August	209,460	179,500	
September	113,371	275,000	
October	153,840	92,950	
November	202,500	95,000	
December	155,800	120,000	

Median Price

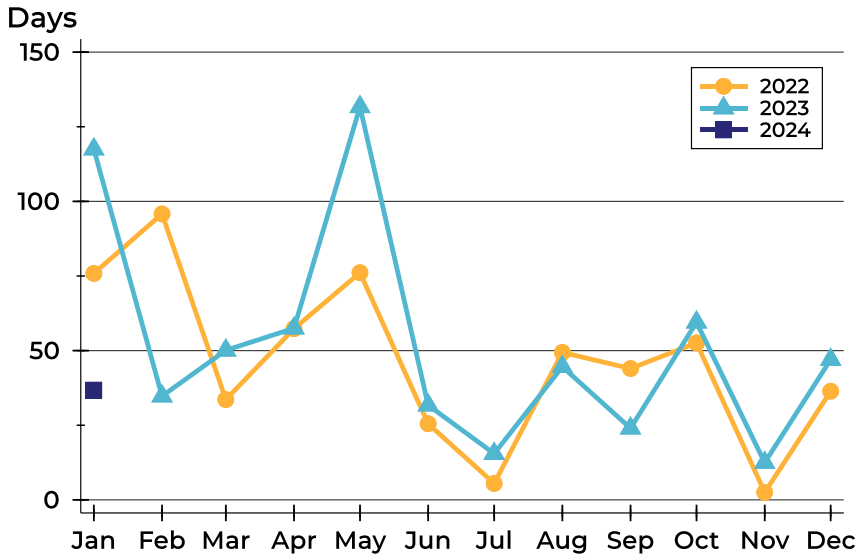


Month	2022	2023	2024
January	172,500	131,450	115,000
February	165,000	187,500	
March	184,000	162,500	
April	185,000	284,950	
May	177,000	155,000	
June	169,950	220,000	
July	159,950	247,000	
August	197,500	165,000	
September	74,900	275,000	
October	169,900	92,950	
November	202,500	95,000	
December	115,000	120,000	



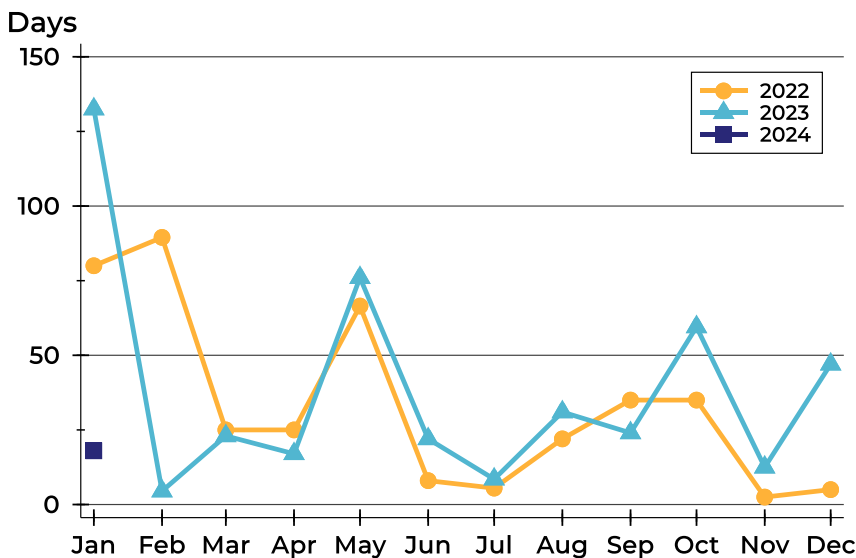
Coffey County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	76	118	37
February	96	35	
March	34	50	
April	57	58	
May	76	132	
June	26	32	
July	6	16	
August	49	45	
September	44	24	
October	53	60	
November	3	13	
December	36	47	

Median DOM



Month	2022	2023	2024
January	80	133	18
February	90	5	
March	25	23	
April	25	17	
May	67	76	
June	8	22	
July	6	9	
August	22	31	
September	35	24	
October	35	60	
November	3	13	
December	5	47	



Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in January

Total home sales in Douglas County fell last month to 7 units, compared to 10 units in January 2023. Total sales volume was \$2.0 million, down from a year earlier.

The median sale price in January was \$279,000, down from \$305,000 a year earlier. Homes that sold in January were typically on the market for 60 days and sold for 98.9% of their list prices.

Douglas County Active Listings Remain the Same at End of January

The total number of active listings in Douglas County at the end of January was 13 units, the same as in January 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$369,900.

During January, a total of 5 contracts were written down from 8 in January 2023. At the end of the month, there were 8 contracts still pending.

Report Contents

- 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

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Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		7	10	5	7	10	5
Change from prior year		-30.0%	100.0%	25.0%	-30.0%	100.0%	25.0%
Active Listings		13	13	7	N/A	N/A	N/A
Change from prior year		0.0%	85.7%	0.0%			
Months' Supply		1.1	0.9	0.5	N/A	N/A	N/A
Change from prior year		22.2%	80.0%	25.0%			
New Listings		5	9	7	5	9	7
Change from prior year		-44.4%	28.6%	-36.4%	-44.4%	28.6%	-36.4%
Contracts Written		5	8	13	5	8	13
Change from prior year		-37.5%	-38.5%	18.2%	-37.5%	-38.5%	18.2%
Pending Contracts		8	7	10	N/A	N/A	N/A
Change from prior year		14.3%	-30.0%	25.0%			
Sales Volume (1,000s)		1,977	3,372	1,577	1,977	3,372	1,577
Change from prior year		-41.4%	113.8%	74.8%	-41.4%	113.8%	74.8%
Average	Sale Price	282,421	337,150	315,400	282,421	337,150	315,400
	Change from prior year	-16.2%	6.9%	39.9%	-16.2%	6.9%	39.9%
	List Price of Actives	431,604	435,738	564,814	N/A	N/A	N/A
	Change from prior year	-0.9%	-22.9%	4.6%			
	Days on Market	51	21	37	51	21	37
Change from prior year	142.9%	-43.2%	208.3%	142.9%	-43.2%	208.3%	
Percent of List	97.1%	94.7%	97.7%	97.1%	94.7%	97.7%	
Change from prior year	2.5%	-3.1%	-6.7%	2.5%	-3.1%	-6.7%	
Percent of Original	95.3%	93.5%	96.7%	95.3%	93.5%	96.7%	
Change from prior year	1.9%	-3.3%	-7.6%	1.9%	-3.3%	-7.6%	
Median	Sale Price	279,000	305,000	282,000	279,000	305,000	282,000
	Change from prior year	-8.5%	8.2%	16.1%	-8.5%	8.2%	16.1%
	List Price of Actives	369,900	415,000	460,000	N/A	N/A	N/A
	Change from prior year	-10.9%	-9.8%	15.0%			
	Days on Market	60	6	28	60	6	28
Change from prior year	900.0%	-78.6%	133.3%	900.0%	-78.6%	133.3%	
Percent of List	98.9%	96.4%	97.2%	98.9%	96.4%	97.2%	
Change from prior year	2.6%	-0.8%	-2.8%	2.6%	-0.8%	-2.8%	
Percent of Original	95.0%	95.5%	97.2%	95.0%	95.5%	97.2%	
Change from prior year	-0.5%	-1.7%	-2.8%	-0.5%	-1.7%	-2.8%	

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



Douglas County Closed Listings Analysis

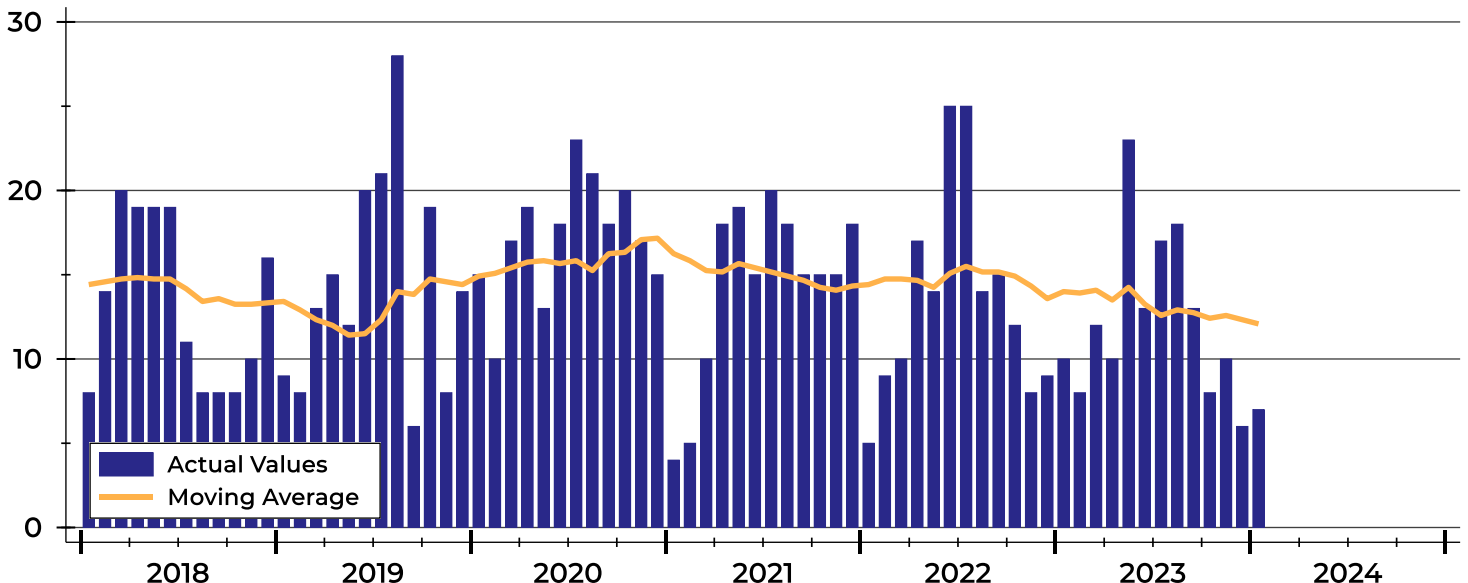
Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		7	10	-30.0%	7	10	-30.0%
Volume (1,000s)		1,977	3,372	-41.4%	1,977	3,372	-41.4%
Months' Supply		1.1	0.9	22.2%	N/A	N/A	N/A
Average	Sale Price	282,421	337,150	-16.2%	282,421	337,150	-16.2%
	Days on Market	51	21	142.9%	51	21	142.9%
	Percent of List	97.1%	94.7%	2.5%	97.1%	94.7%	2.5%
	Percent of Original	95.3%	93.5%	1.9%	95.3%	93.5%	1.9%
Median	Sale Price	279,000	305,000	-8.5%	279,000	305,000	-8.5%
	Days on Market	60	6	900.0%	60	6	900.0%
	Percent of List	98.9%	96.4%	2.6%	98.9%	96.4%	2.6%
	Percent of Original	95.0%	95.5%	-0.5%	95.0%	95.5%	-0.5%

A total of 7 homes sold in Douglas County in January, down from 10 units in January 2023. Total sales volume fell to \$2.0 million compared to \$3.4 million in the previous year.

The median sales price in January was \$279,000, down 8.5% compared to the prior year. Median days on market was 60 days, up from 15 days in December, and up from 6 in January 2023.

History of Closed Listings

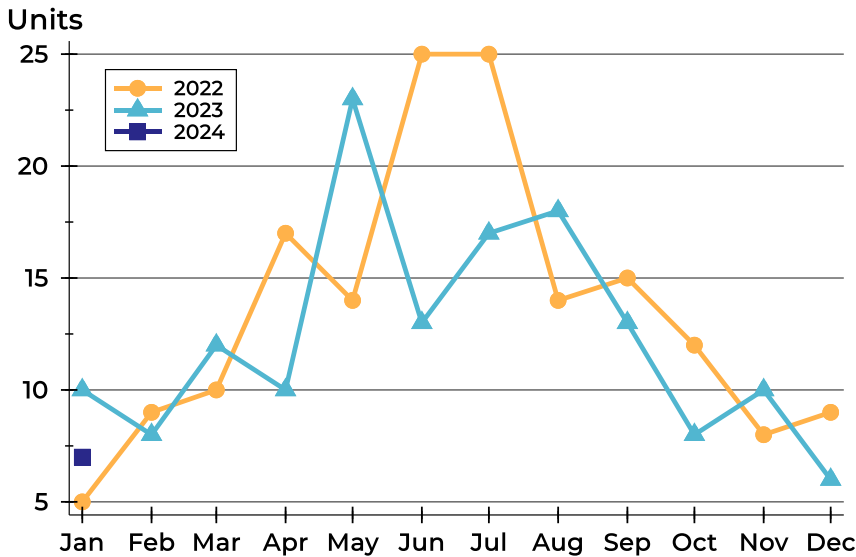
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	5	10	7
February	9	8	
March	10	12	
April	17	10	
May	14	23	
June	25	13	
July	25	17	
August	14	18	
September	15	13	
October	12	8	
November	8	10	
December	9	6	

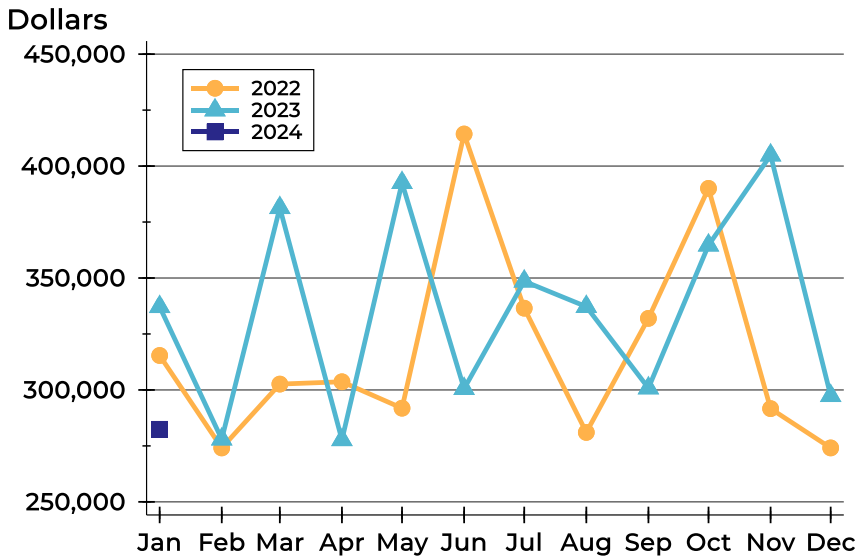
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	0.0	142,950	142,950	66	66	89.4%	89.4%	89.4%	89.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	0.0	225,000	225,000	12	12	102.3%	102.3%	100.0%	100.0%
\$250,000-\$299,999	3	42.9%	1.5	271,333	279,000	53	60	96.9%	99.7%	93.5%	94.4%
\$300,000-\$399,999	1	14.3%	0.6	325,000	325,000	73	73	98.5%	98.5%	98.5%	98.5%
\$400,000-\$499,999	1	14.3%	1.2	470,000	470,000	46	46	98.9%	98.9%	98.9%	98.9%
\$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



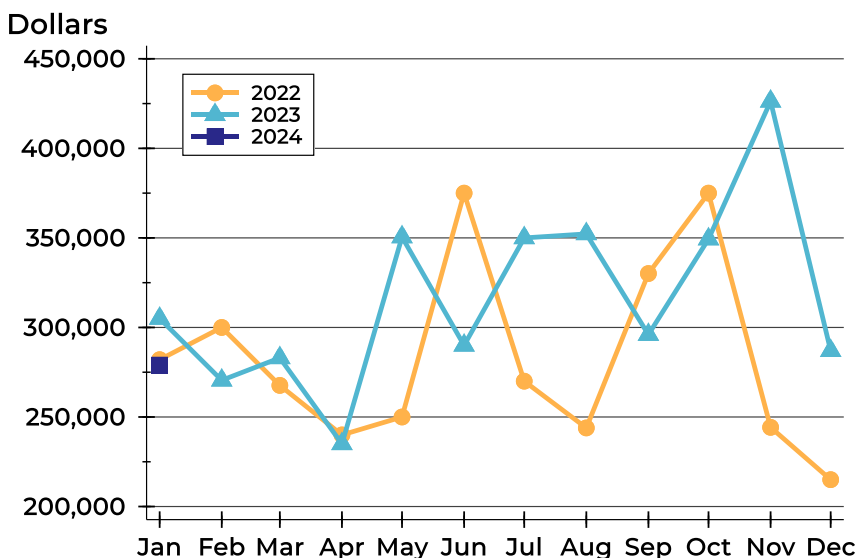
Douglas County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	315,400	337,150	282,421
February	274,111	278,000	
March	302,610	381,375	
April	303,650	277,700	
May	291,857	392,566	
June	414,334	300,569	
July	336,523	348,550	
August	281,029	337,211	
September	331,973	300,827	
October	390,042	364,631	
November	291,657	404,865	
December	274,100	297,400	

Median Price

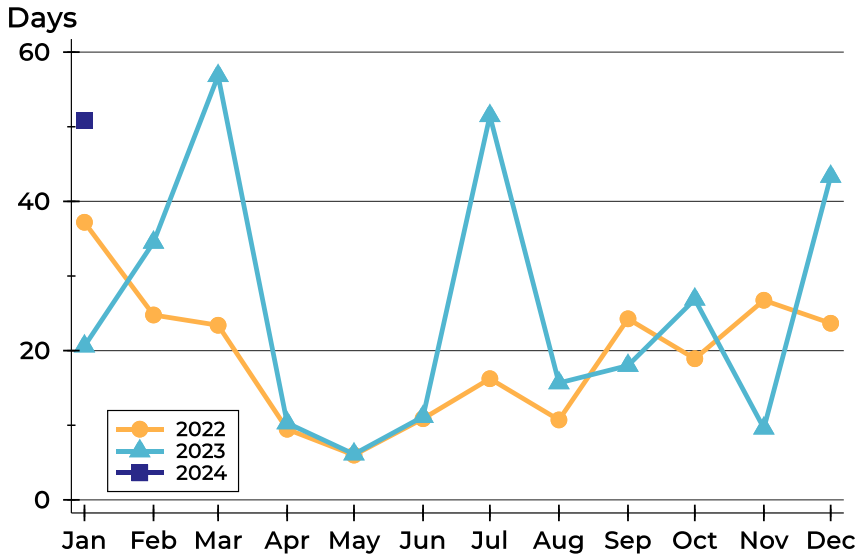


Month	2022	2023	2024
January	282,000	305,000	279,000
February	300,000	270,500	
March	267,648	283,000	
April	240,000	235,000	
May	250,000	350,500	
June	375,000	290,000	
July	270,000	350,000	
August	243,900	352,250	
September	330,100	296,000	
October	375,000	349,325	
November	244,226	426,250	
December	215,000	287,000	



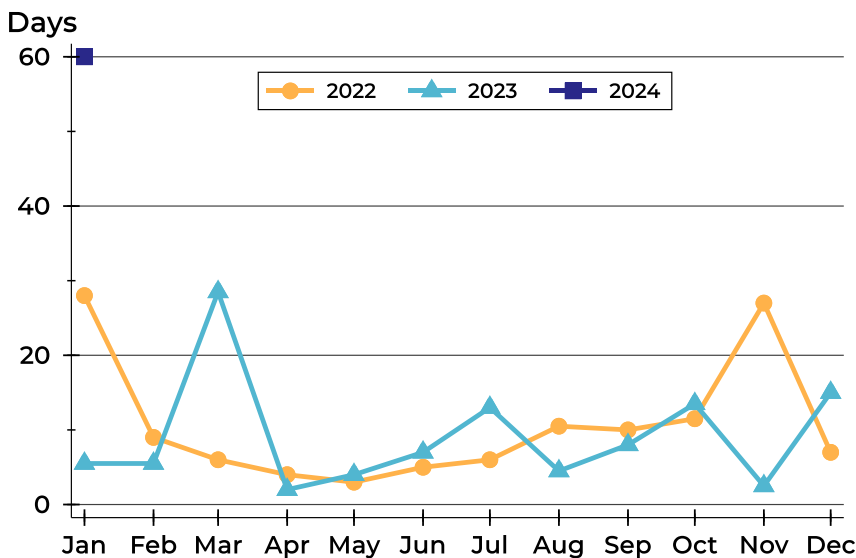
Douglas County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	21	51
February	25	35	
March	23	57	
April	9	10	
May	6	6	
June	11	11	
July	16	51	
August	11	16	
September	24	18	
October	19	27	
November	27	10	
December	24	43	

Median DOM



Month	2022	2023	2024
January	28	6	60
February	9	6	
March	6	29	
April	4	2	
May	3	4	
June	5	7	
July	6	13	
August	11	5	
September	10	8	
October	12	14	
November	27	3	
December	7	15	



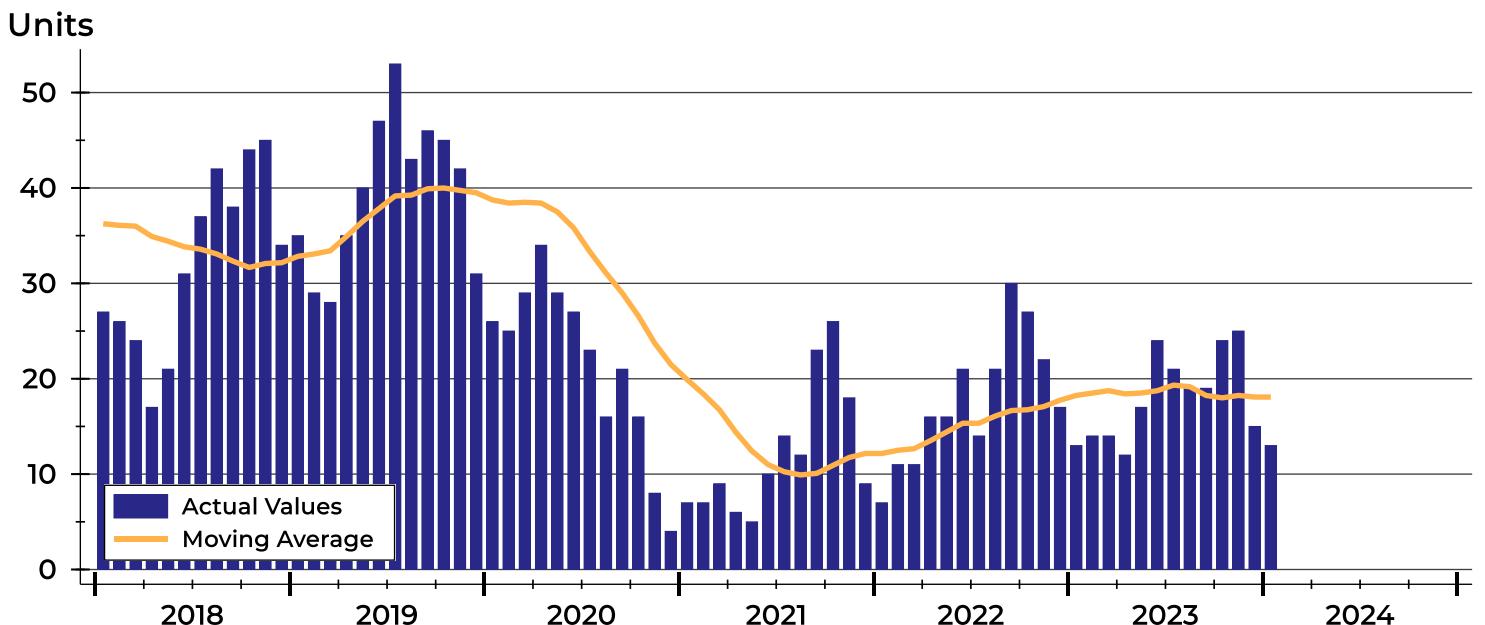
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		13	13	0.0%
Volume (1,000s)		5,611	5,665	-1.0%
Months' Supply		1.1	0.9	22.2%
Average	List Price	431,604	435,738	-0.9%
	Days on Market	89	94	-5.3%
	Percent of Original	99.0%	95.5%	3.7%
Median	List Price	369,900	415,000	-10.9%
	Days on Market	55	83	-33.7%
	Percent of Original	100.0%	98.1%	1.9%

A total of 13 homes were available for sale in Douglas County at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$369,900, down 10.9% from 2023. The typical time on market for active listings was 55 days, down from 83 days a year earlier.

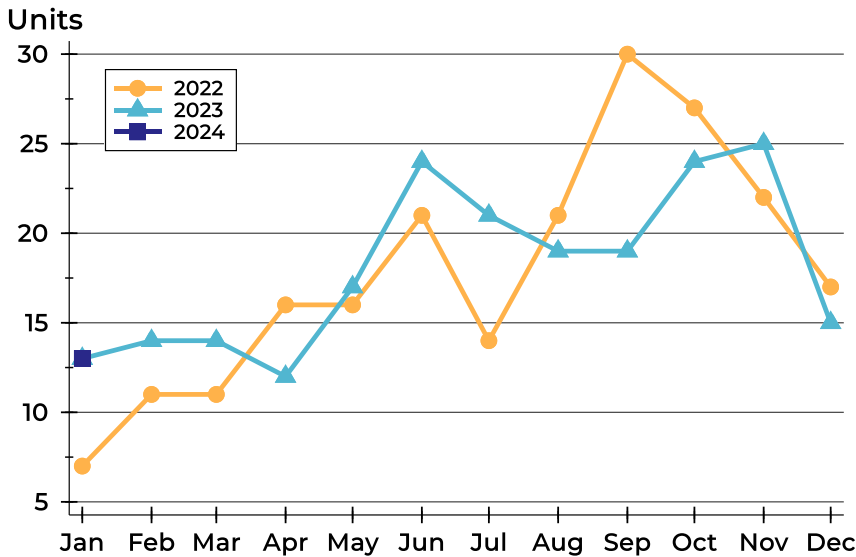
History of Active Listings





Douglas County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	7	13	13
February	11	14	
March	11	14	
April	16	12	
May	16	17	
June	21	24	
July	14	21	
August	21	19	
September	30	19	
October	27	24	
November	22	25	
December	17	15	

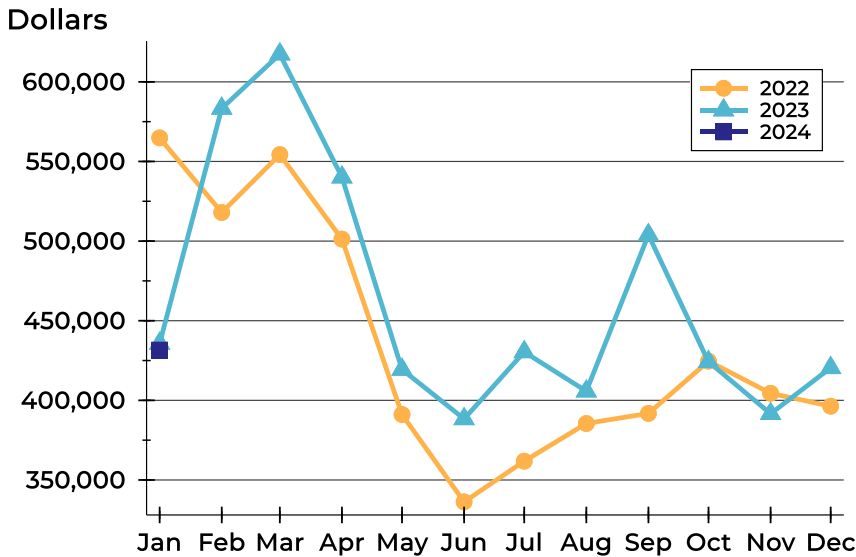
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	15.4%	N/A	116,475	116,475	131	131	97.6%	97.6%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	23.1%	1.5	274,933	279,900	14	10	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	0.6	359,900	359,900	41	41	100.0%	100.0%
\$400,000-\$499,999	2	15.4%	1.2	489,250	489,250	117	117	98.0%	98.0%
\$500,000-\$749,999	2	15.4%	N/A	554,900	554,900	35	35	99.6%	99.6%
\$750,000-\$999,999	2	15.4%	N/A	872,500	872,500	237	237	98.4%	98.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



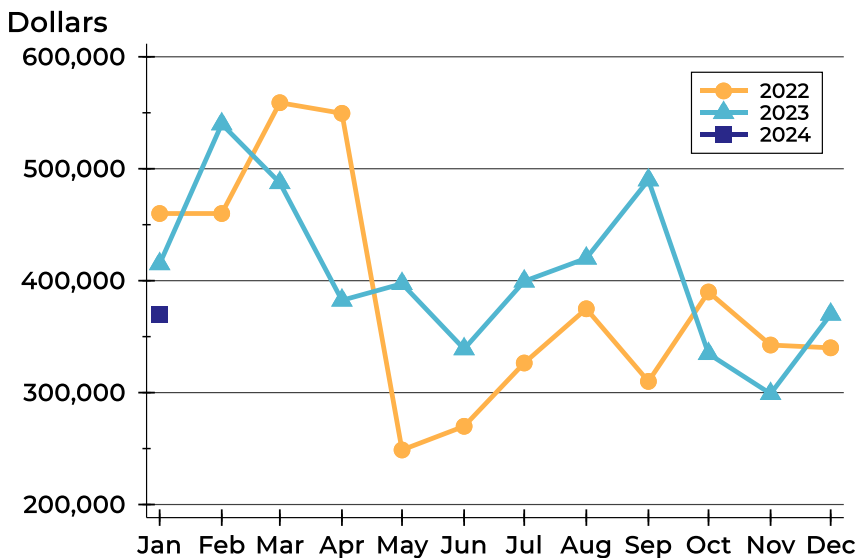
Douglas County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	564,814	435,738	431,604
February	517,973	583,329	
March	554,341	617,400	
April	501,256	540,133	
May	391,125	419,378	
June	336,252	388,364	
July	361,820	430,408	
August	385,476	405,745	
September	391,790	503,907	
October	424,604	424,216	
November	404,441	391,598	
December	396,341	420,437	

Median Price

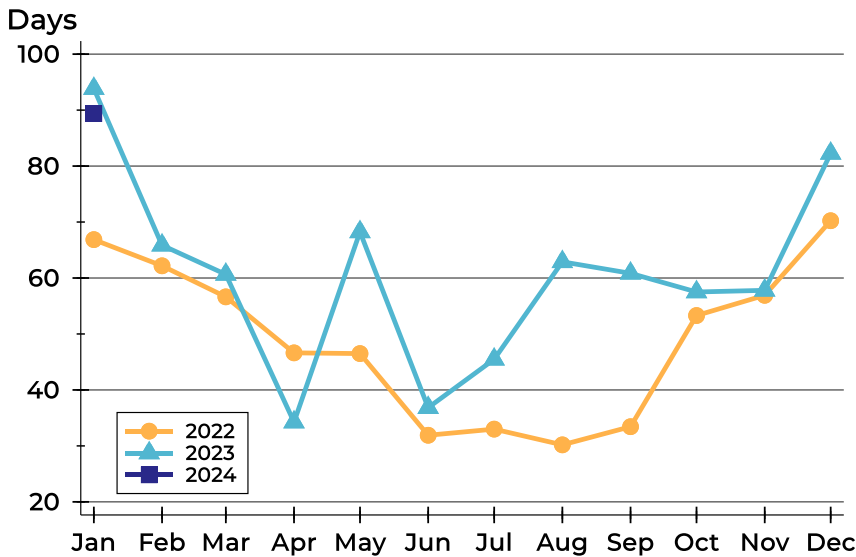


Month	2022	2023	2024
January	460,000	415,000	369,900
February	460,000	539,950	
March	559,000	487,450	
April	549,500	382,450	
May	248,750	397,300	
June	269,900	339,000	
July	326,450	399,500	
August	374,900	420,000	
September	310,000	489,900	
October	389,900	334,700	
November	342,500	299,000	
December	340,000	369,900	



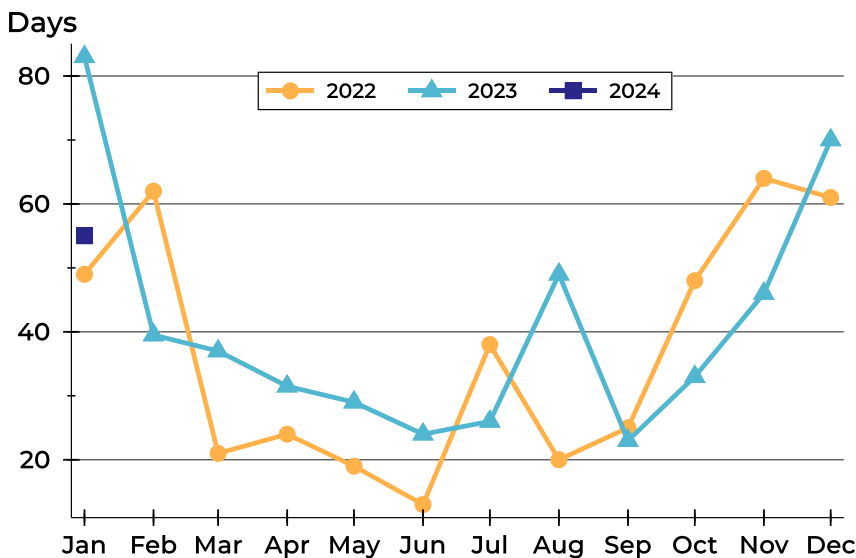
Douglas County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	67	94	89
February	62	66	
March	57	61	
April	47	34	
May	47	68	
June	32	37	
July	33	45	
August	30	63	
September	33	61	
October	53	58	
November	57	58	
December	70	82	

Median DOM

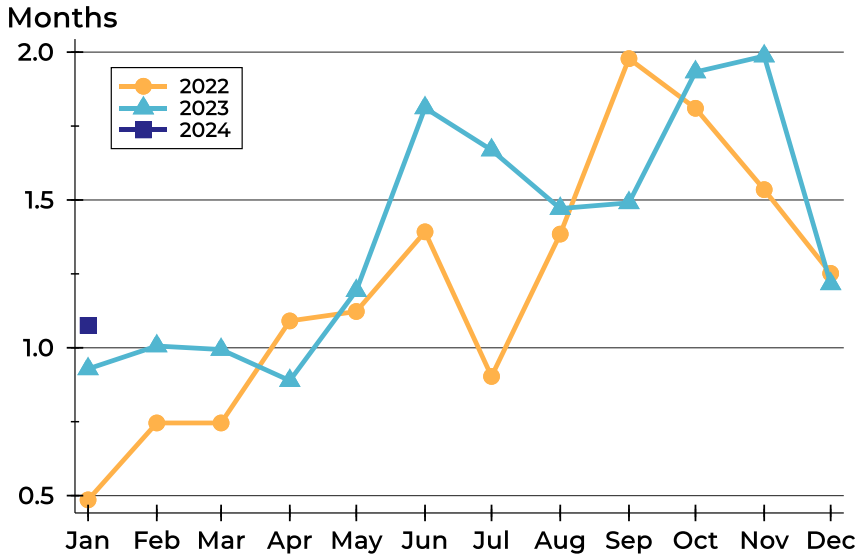


Month	2022	2023	2024
January	49	83	55
February	62	40	
March	21	37	
April	24	32	
May	19	29	
June	13	24	
July	38	26	
August	20	49	
September	25	23	
October	48	33	
November	64	46	
December	61	70	



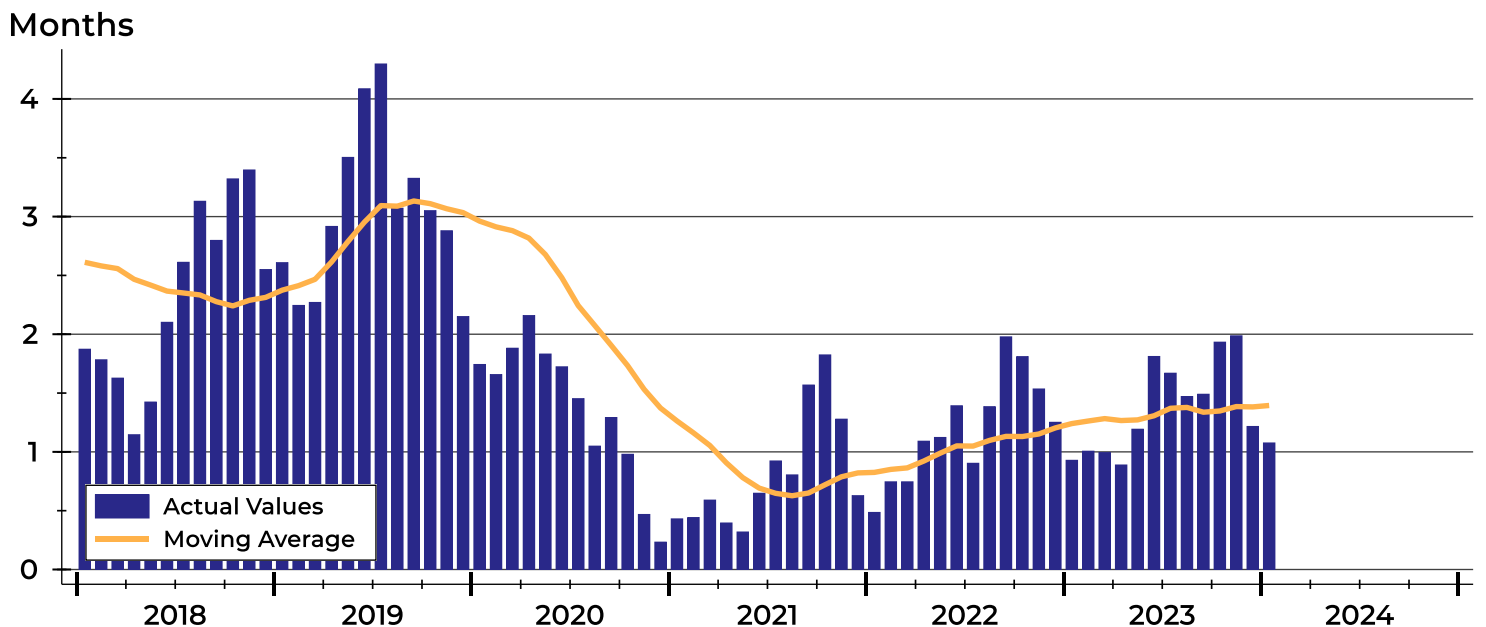
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.5	0.9	1.1
February	0.7	1.0	
March	0.7	1.0	
April	1.1	0.9	
May	1.1	1.2	
June	1.4	1.8	
July	0.9	1.7	
August	1.4	1.5	
September	2.0	1.5	
October	1.8	1.9	
November	1.5	2.0	
December	1.3	1.2	

History of Month's Supply





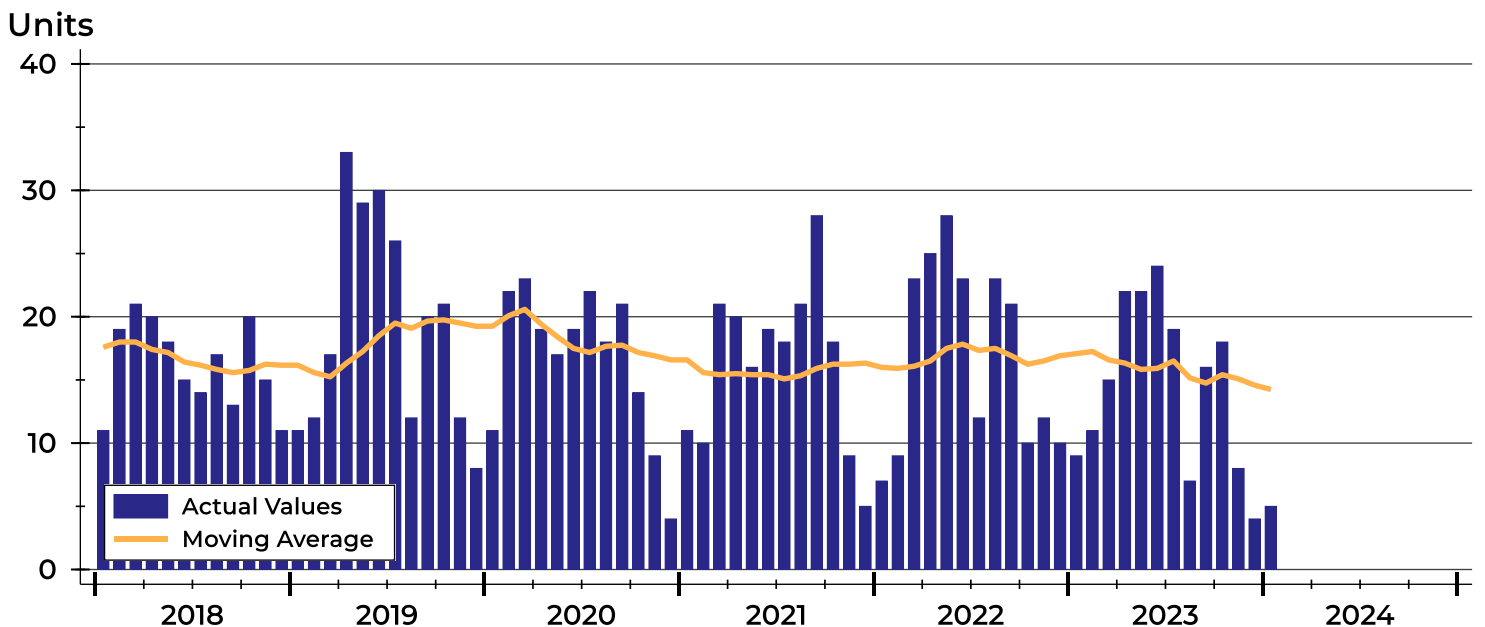
Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	5	9	-44.4%
	Volume (1,000s)	1,710	3,223	-46.9%
	Average List Price	341,920	358,089	-4.5%
	Median List Price	279,900	250,000	12.0%
Year-to-Date	New Listings	5	9	-44.4%
	Volume (1,000s)	1,710	3,223	-46.9%
	Average List Price	341,920	358,089	-4.5%
	Median List Price	279,900	250,000	12.0%

A total of 5 new listings were added in Douglas County during January, down 44.4% from the same month in 2023.

The median list price of these homes was \$279,900 up from \$250,000 in 2023.

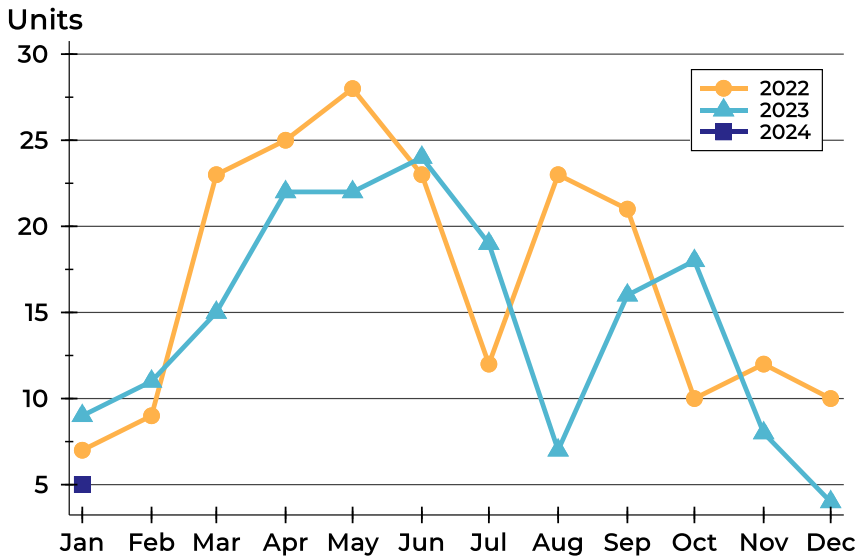
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	7	9	5
February	9	11	
March	23	15	
April	25	22	
May	28	22	
June	23	24	
July	12	19	
August	23	7	
September	21	16	
October	10	18	
November	12	8	
December	10	4	

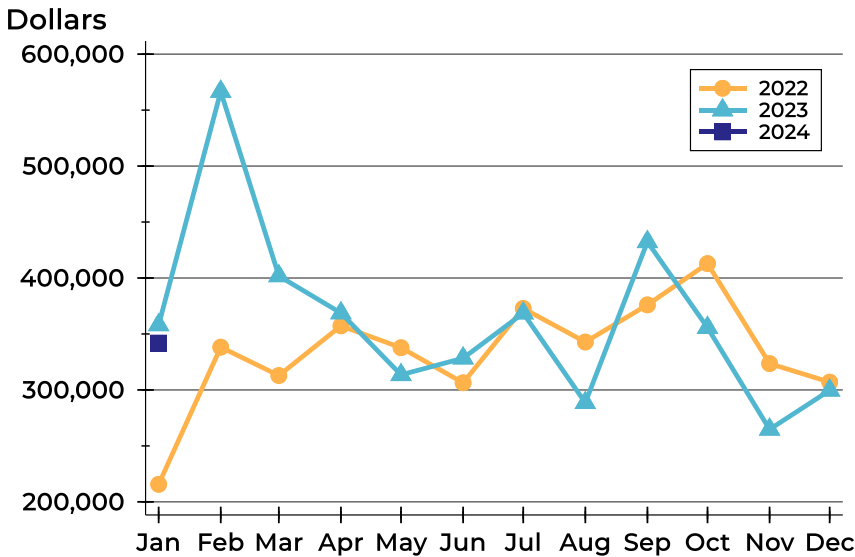
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	60.0%	274,933	274,900	18	16	99.4%	100.0%
\$300,000-\$399,999	1	20.0%	349,900	349,900	33	33	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	534,900	534,900	20	20	100.0%	100.0%
\$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



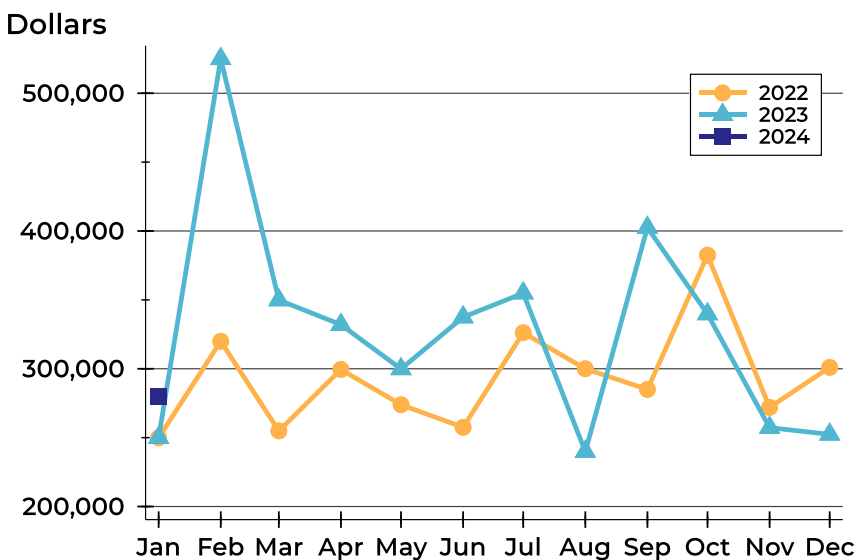
Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	215,700	358,089	341,920
February	338,233	566,618	
March	312,877	401,847	
April	357,280	368,714	
May	337,738	313,506	
June	306,378	328,375	
July	372,849	368,593	
August	342,817	288,557	
September	376,000	432,319	
October	412,880	355,683	
November	323,550	264,775	
December	306,970	299,663	

Median Price



Month	2022	2023	2024
January	249,900	250,000	279,900
February	320,000	525,000	
March	254,900	349,900	
April	299,500	332,000	
May	273,930	299,900	
June	257,500	337,500	
July	326,200	354,900	
August	300,000	239,900	
September	285,000	402,500	
October	382,450	339,750	
November	272,000	257,250	
December	301,000	252,400	



Douglas County Contracts Written Analysis

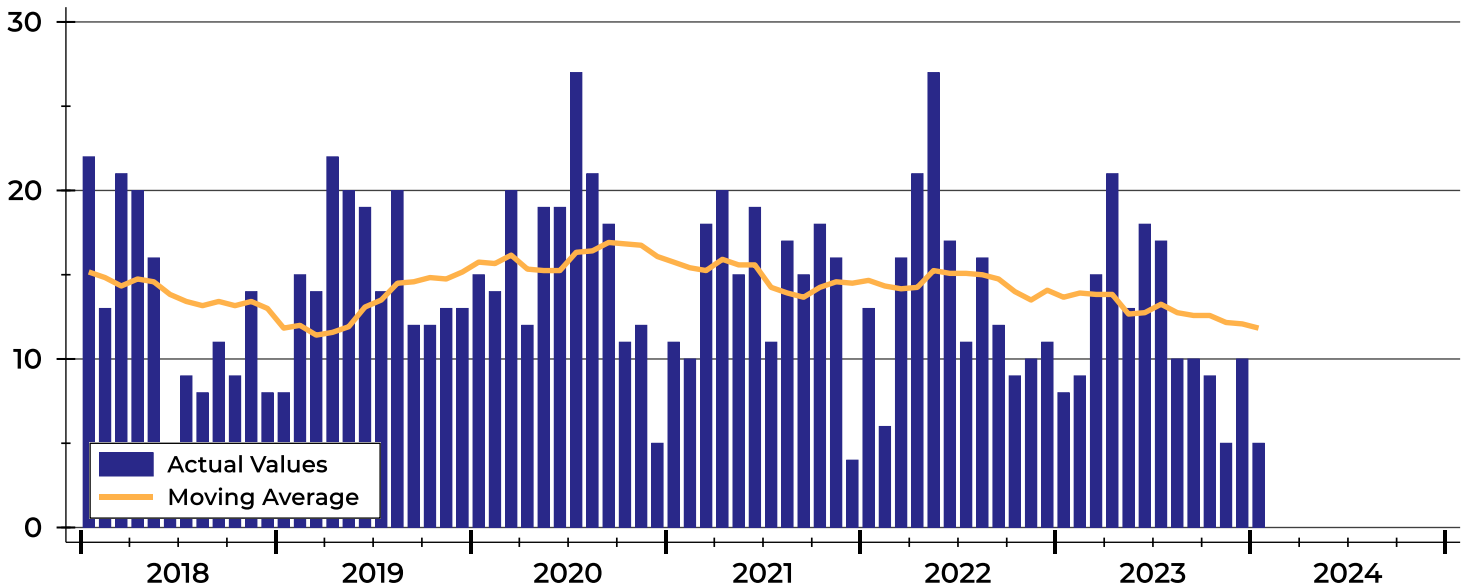
Summary Statistics for Contracts Written		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		5	8	-37.5%	5	8	-37.5%
Volume (1,000s)		1,469	3,003	-51.1%	1,469	3,003	-51.1%
Average	Sale Price	293,860	375,375	-21.7%	293,860	375,375	-21.7%
	Days on Market	86	48	79.2%	86	48	79.2%
	Percent of Original	96.6%	92.9%	4.0%	96.6%	92.9%	4.0%
Median	Sale Price	285,000	287,500	-0.9%	285,000	287,500	-0.9%
	Days on Market	86	7	1128.6%	86	7	1128.6%
	Percent of Original	100.0%	94.0%	6.4%	100.0%	94.0%	6.4%

A total of 5 contracts for sale were written in Douglas County during the month of January, down from 8 in 2023. The median list price of these homes was \$285,000, down from \$287,500 the prior year.

Half of the homes that went under contract in January were on the market less than 86 days, compared to 7 days in January 2023.

History of Contracts Written

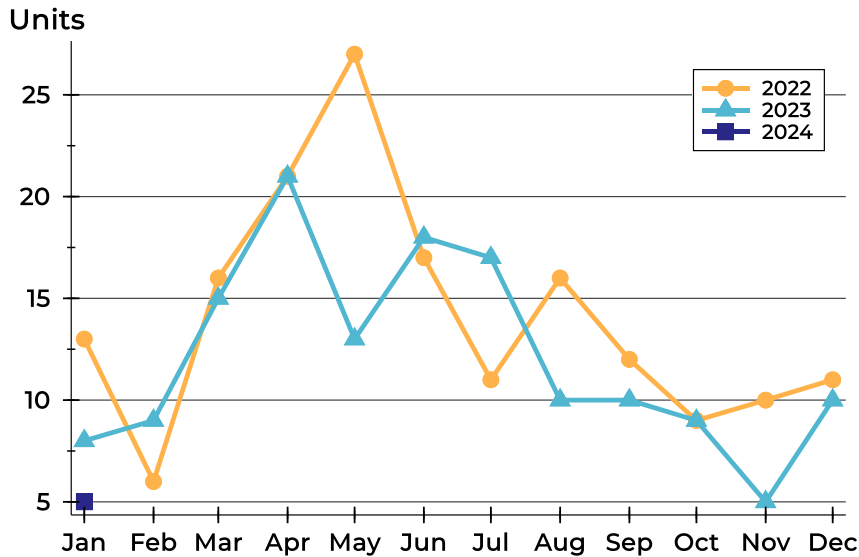
Units





Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	13	8	5
February	6	9	
March	16	15	
April	21	21	
May	27	13	
June	17	18	
July	11	17	
August	16	10	
September	12	10	
October	9	9	
November	10	5	
December	11	10	

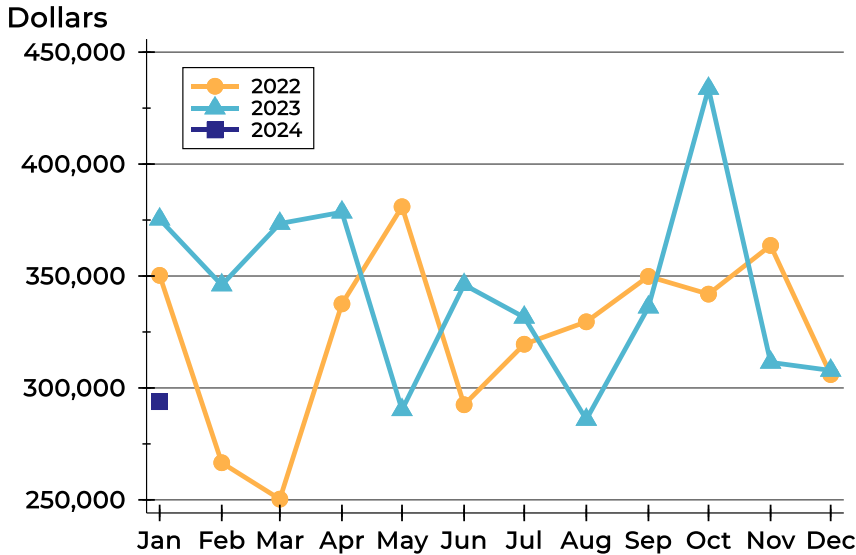
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	134,900	134,900	28	28	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	40.0%	269,950	269,950	97	97	91.6%	91.6%
\$300,000-\$399,999	1	20.0%	349,500	349,500	86	86	100.0%	100.0%
\$400,000-\$499,999	1	20.0%	445,000	445,000	123	123	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



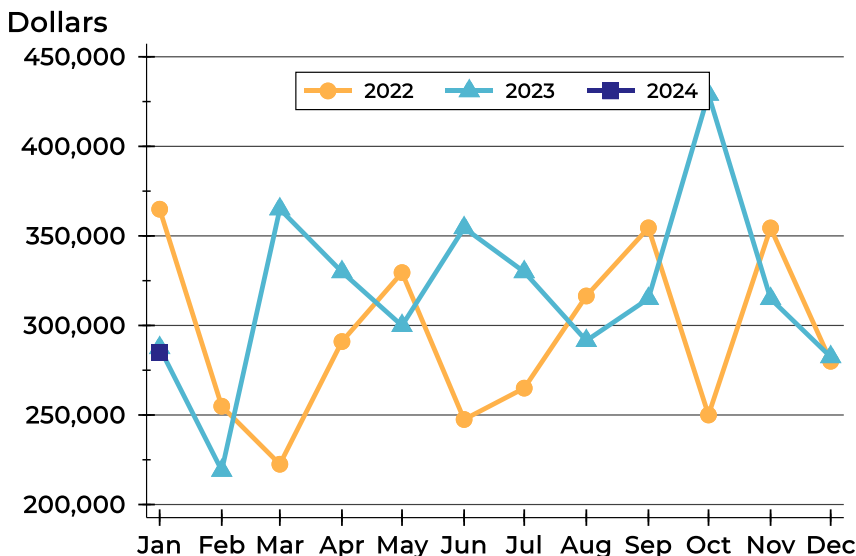
Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	350,285	375,375	293,860
February	266,583	345,967	
March	250,336	373,447	
April	337,552	378,505	
May	380,954	290,231	
June	292,494	346,106	
July	319,518	331,544	
August	329,549	285,900	
September	349,833	336,080	
October	341,911	433,761	
November	363,650	311,415	
December	305,973	307,825	

Median Price

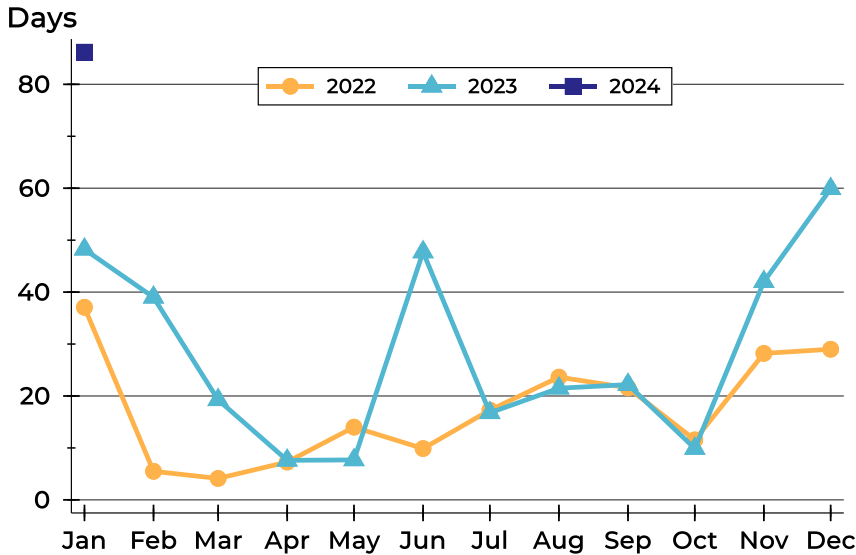


Month	2022	2023	2024
January	364,900	287,500	285,000
February	254,900	219,000	
March	222,500	365,000	
April	291,000	329,900	
May	329,500	299,900	
June	247,500	354,500	
July	265,000	329,900	
August	316,450	291,500	
September	354,500	314,950	
October	250,000	429,000	
November	354,450	314,900	
December	280,000	282,450	



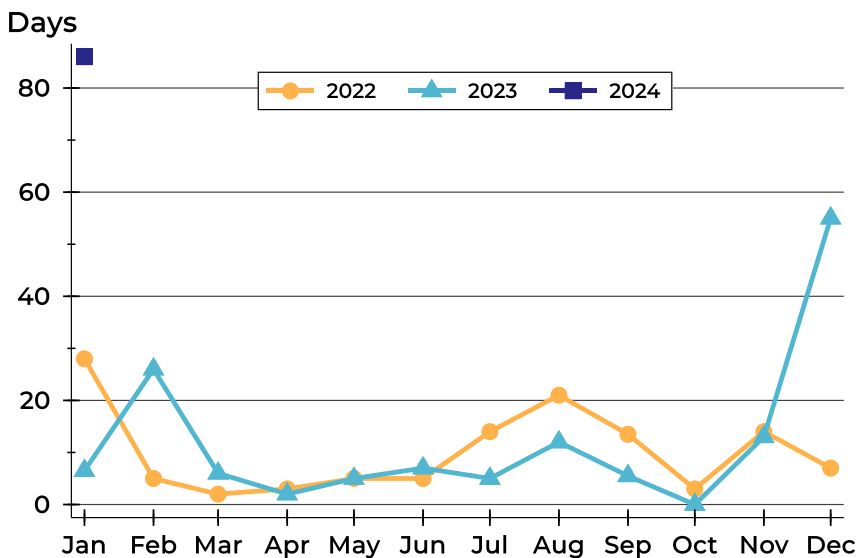
Douglas County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	37	48	86
February	6	39	
March	4	19	
April	7	8	
May	14	8	
June	10	48	
July	17	17	
August	24	22	
September	22	22	
October	12	10	
November	28	42	
December	29	60	

Median DOM



Month	2022	2023	2024
January	28	7	86
February	5	26	
March	2	6	
April	3	2	
May	5	5	
June	5	7	
July	14	5	
August	21	12	
September	14	6	
October	3	N/A	
November	14	13	
December	7	55	



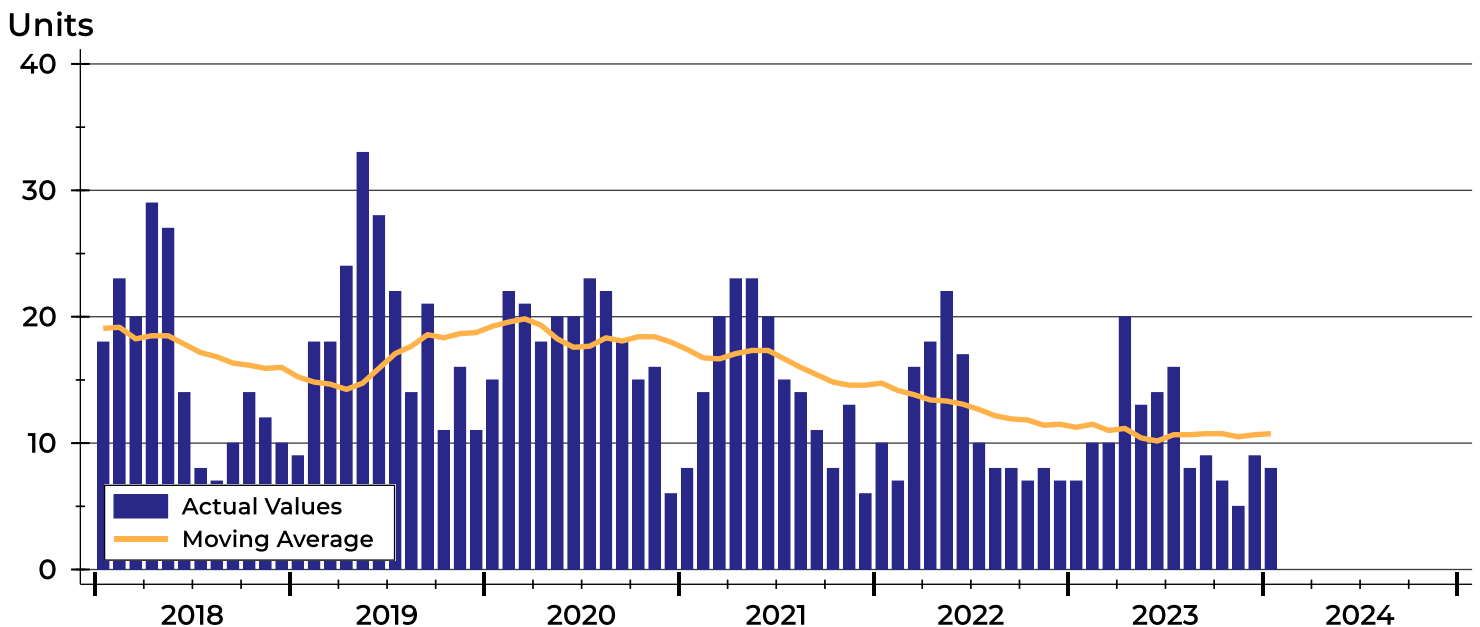
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		8	7	14.3%
Volume (1,000s)		2,422	1,908	26.9%
Average	List Price	302,775	272,557	11.1%
	Days on Market	78	40	95.0%
	Percent of Original	96.2%	98.4%	-2.2%
Median	List Price	292,000	250,000	16.8%
	Days on Market	79	5	1480.0%
	Percent of Original	97.7%	100.0%	-2.3%

A total of 8 listings in Douglas County had contracts pending at the end of January, up from 7 contracts pending at the end of January 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.

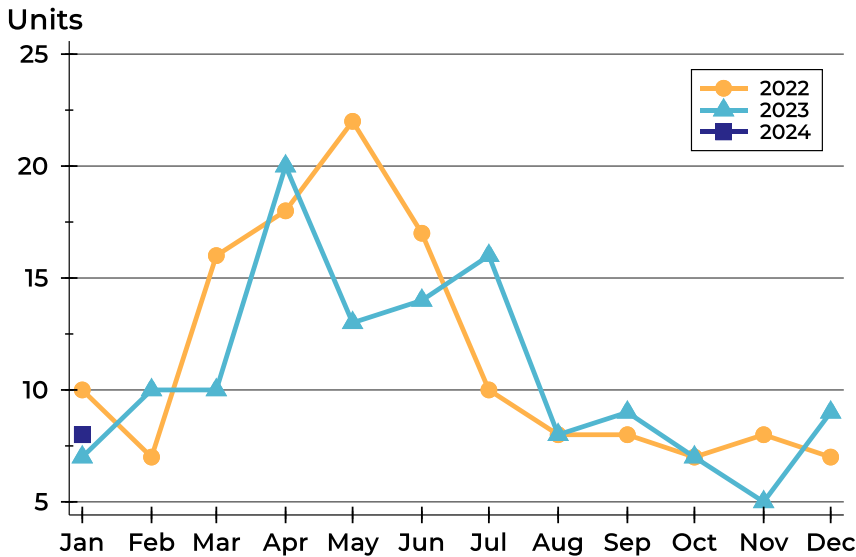
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	10	7	8
February	7	10	
March	16	10	
April	18	20	
May	22	13	
June	17	14	
July	10	16	
August	8	8	
September	8	9	
October	7	7	
November	8	5	
December	7	9	

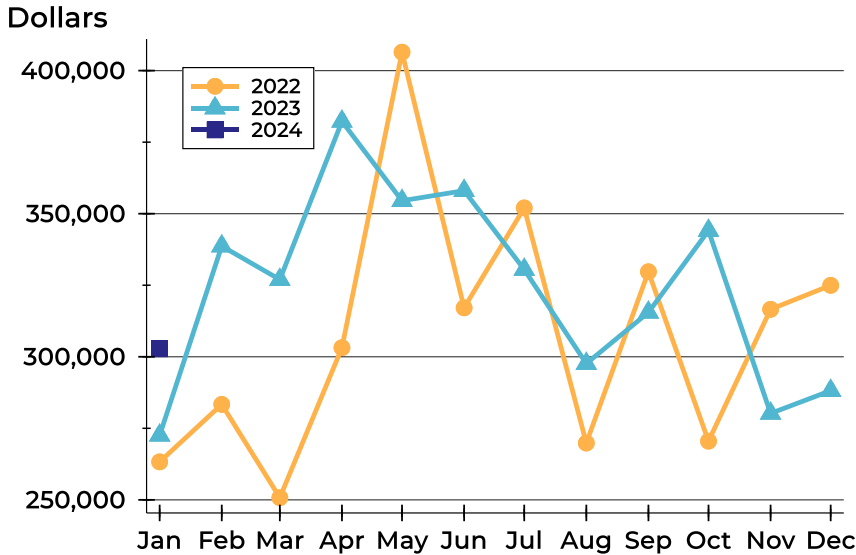
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	134,900	134,900	28	28	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	37.5%	279,633	285,000	78	71	91.7%	92.0%
\$300,000-\$399,999	1	12.5%	349,500	349,500	86	86	100.0%	100.0%
\$400,000-\$499,999	2	25.0%	470,000	470,000	138	138	97.1%	97.1%
\$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



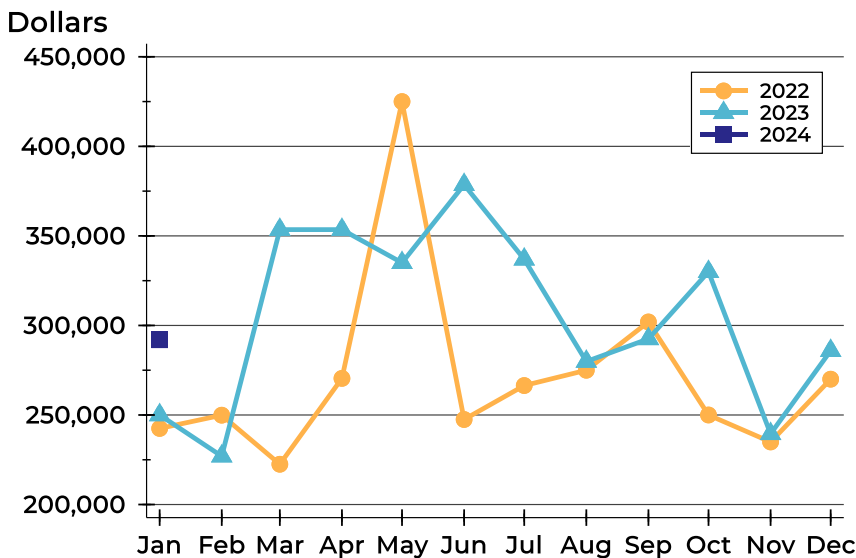
Douglas County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	263,280	272,557	302,775
February	283,371	338,670	
March	250,774	326,980	
April	303,178	382,265	
May	406,453	354,538	
June	317,118	358,050	
July	352,020	330,508	
August	269,863	297,616	
September	329,713	315,522	
October	270,514	344,100	
November	316,588	280,215	
December	324,971	288,172	

Median Price

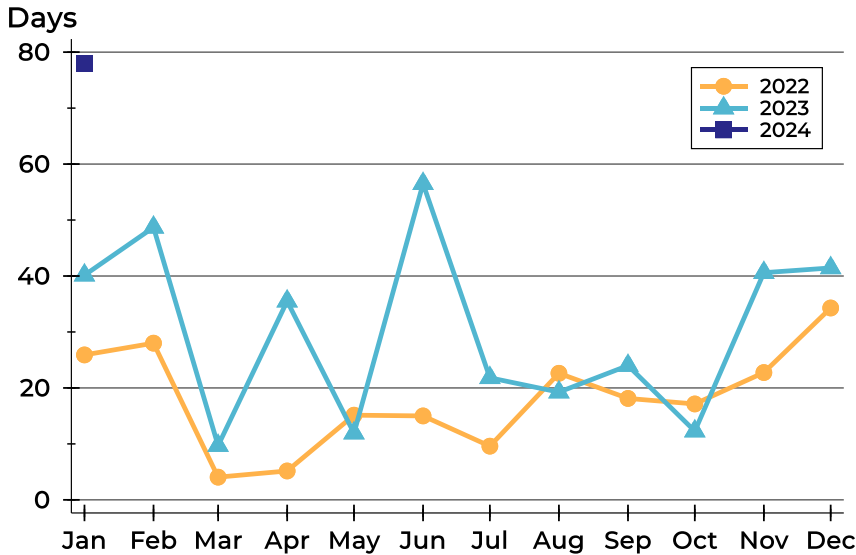


Month	2022	2023	2024
January	242,500	250,000	292,000
February	249,900	227,000	
March	222,500	353,500	
April	270,450	353,500	
May	425,000	335,000	
June	247,500	378,600	
July	266,450	336,950	
August	275,000	279,875	
September	301,950	292,500	
October	250,000	330,000	
November	234,950	239,500	
December	270,000	285,900	



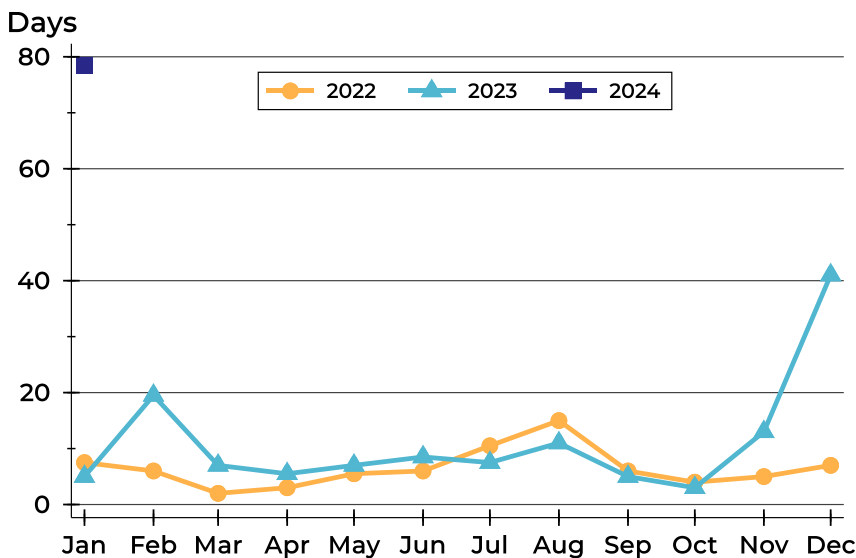
Douglas County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	26	40	78
February	28	49	
March	4	10	
April	5	36	
May	15	12	
June	15	57	
July	10	22	
August	23	19	
September	18	24	
October	17	12	
November	23	41	
December	34	41	

Median DOM



Month	2022	2023	2024
January	8	5	79
February	6	20	
March	2	7	
April	3	6	
May	6	7	
June	6	9	
July	11	8	
August	15	11	
September	6	5	
October	4	3	
November	5	13	
December	7	41	



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in January

Total home sales in the Emporia area fell last month to 11 units, compared to 15 units in January 2023. Total sales volume was \$2.1 million, down from a year earlier.

The median sale price in January was \$164,200, up from \$121,125 a year earlier. Homes that sold in January were typically on the market for 31 days and sold for 97.7% of their list prices.

Emporia Area Active Listings Down at End of January

The total number of active listings in the Emporia area at the end of January was 39 units, down from 41 at the same point in 2023. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$209,900.

During January, a total of 15 contracts were written down from 25 in January 2023. At the end of the month, there were 27 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

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Emporia Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	11 -26.7%	15 -6.3%	16 -44.8%	11 -26.7%	15 -6.3%	16 -44.8%	
Active Listings Change from prior year	39 -4.9%	41 28.1%	32 -49.2%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.2 9.1%	1.1 57.1%	0.7 -53.3%	N/A	N/A	N/A	
New Listings Change from prior year	23 -32.4%	34 17.2%	29 -32.6%	23 -32.4%	34 17.2%	29 -32.6%	
Contracts Written Change from prior year	15 -40.0%	25 -30.6%	36 0.0%	15 -40.0%	25 -30.6%	36 0.0%	
Pending Contracts Change from prior year	27 -3.6%	28 -46.2%	52 33.3%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	2,138 -7.2%	2,304 32.1%	1,744 -60.4%	2,138 -7.2%	2,304 32.1%	1,744 -60.4%	
Average	Sale Price Change from prior year	194,373 26.5%	153,608 41.0%	108,978 -28.3%	194,373 26.5%	153,608 41.0%	108,978 -28.3%
	List Price of Actives Change from prior year	240,669 -7.3%	259,538 52.6%	170,090 14.5%	N/A	N/A	N/A
	Days on Market Change from prior year	48 33.3%	36 20.0%	30 -63.0%	48 33.3%	36 20.0%	30 -63.0%
	Percent of List Change from prior year	95.5% 3.1%	92.6% -2.0%	94.5% -0.7%	95.5% 3.1%	92.6% -2.0%	94.5% -0.7%
	Percent of Original Change from prior year	93.2% 3.0%	90.5% 0.9%	89.7% -3.7%	93.2% 3.0%	90.5% 0.9%	89.7% -3.7%
Median	Sale Price Change from prior year	164,200 35.6%	121,125 7.5%	112,625 -9.9%	164,200 35.6%	121,125 7.5%	112,625 -9.9%
	List Price of Actives Change from prior year	209,900 5.0%	199,900 63.3%	122,400 16.6%	N/A	N/A	N/A
	Days on Market Change from prior year	31 287.5%	8 -61.9%	21 133.3%	31 287.5%	8 -61.9%	21 133.3%
	Percent of List Change from prior year	97.7% 1.9%	95.9% -1.1%	97.0% -0.4%	97.7% 1.9%	95.9% -1.1%	97.0% -0.4%
	Percent of Original Change from prior year	96.7% 7.0%	90.4% -4.4%	94.6% -2.5%	96.7% 7.0%	90.4% -4.4%	94.6% -2.5%

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



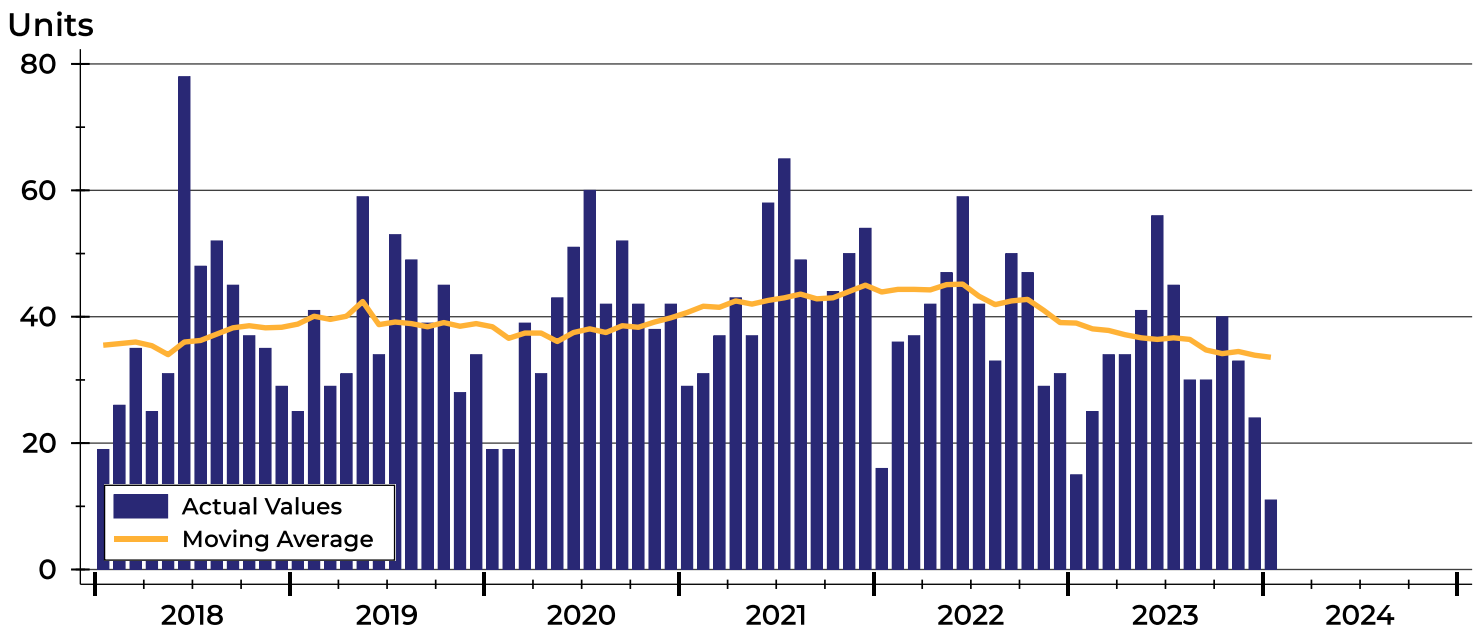
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		January 2023			Year-to-Date 2023		
		2024	2023	Change	2024	2023	Change
Closed Listings		11	15	-26.7%	11	15	-26.7%
Volume (1,000s)		2,138	2,304	-7.2%	2,138	2,304	-7.2%
Months' Supply		1.2	1.1	9.1%	N/A	N/A	N/A
Average	Sale Price	194,373	153,608	26.5%	194,373	153,608	26.5%
	Days on Market	48	36	33.3%	48	36	33.3%
	Percent of List	95.5%	92.6%	3.1%	95.5%	92.6%	3.1%
	Percent of Original	93.2%	90.5%	3.0%	93.2%	90.5%	3.0%
Median	Sale Price	164,200	121,125	35.6%	164,200	121,125	35.6%
	Days on Market	31	8	287.5%	31	8	287.5%
	Percent of List	97.7%	95.9%	1.9%	97.7%	95.9%	1.9%
	Percent of Original	96.7%	90.4%	7.0%	96.7%	90.4%	7.0%

A total of 11 homes sold in the Emporia area in January, down from 15 units in January 2023. Total sales volume fell to \$2.1 million compared to \$2.3 million in the previous year.

The median sales price in January was \$164,200, up 35.6% compared to the prior year. Median days on market was 31 days, up from 4 days in December, and up from 8 in January 2023.

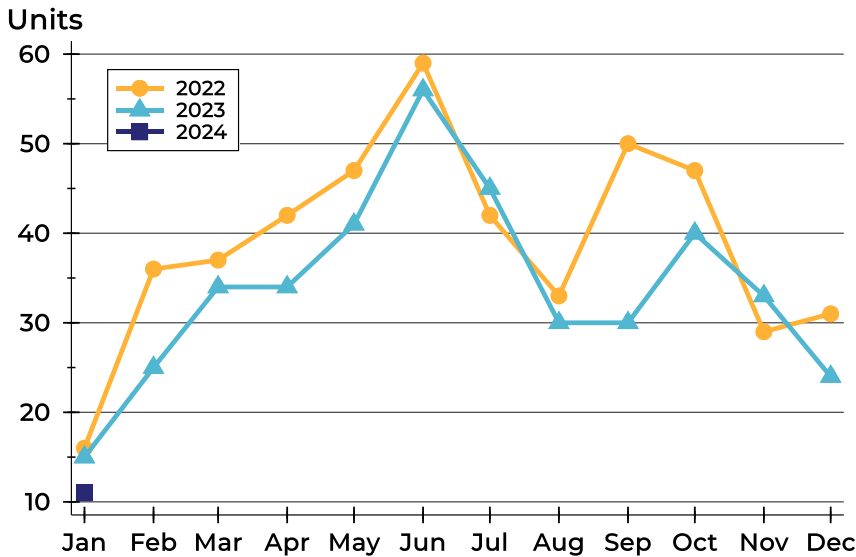
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	16	15	11
February	36	25	
March	37	34	
April	42	34	
May	47	41	
June	59	56	
July	42	45	
August	33	30	
September	50	30	
October	47	40	
November	29	33	
December	31	24	

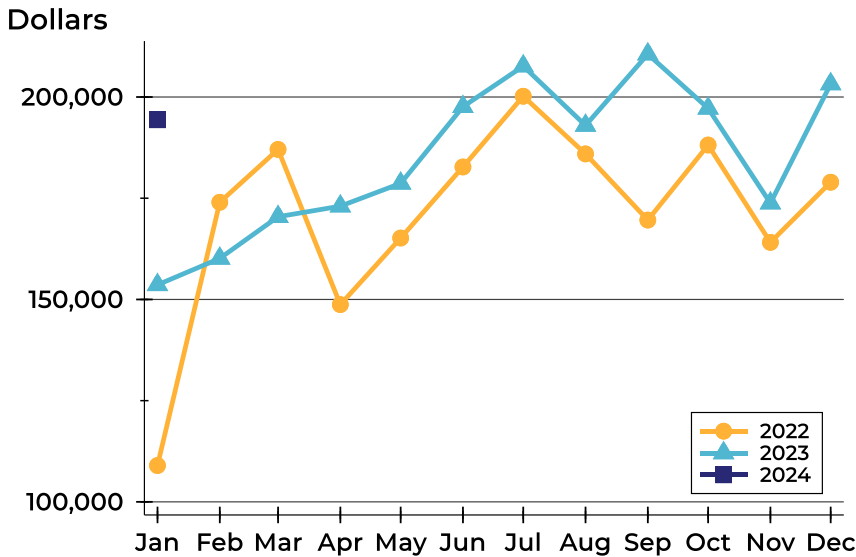
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	18.2%	0.9	78,250	78,250	87	87	85.5%	85.5%	78.1%	78.1%
\$100,000-\$124,999	2	18.2%	0.5	122,250	122,250	19	19	96.7%	96.7%	96.7%	96.7%
\$125,000-\$149,999	1	9.1%	0.3	144,900	144,900	68	68	100.0%	100.0%	96.7%	96.7%
\$150,000-\$174,999	1	9.1%	2.0	164,200	164,200	1	1	99.6%	99.6%	99.6%	99.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	0.9	208,000	208,000	1	1	97.7%	97.7%	97.7%	97.7%
\$250,000-\$299,999	1	9.1%	1.1	280,000	280,000	107	107	93.3%	93.3%	87.8%	87.8%
\$300,000-\$399,999	3	27.3%	2.3	313,333	310,000	47	31	98.5%	98.4%	98.0%	98.4%
\$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



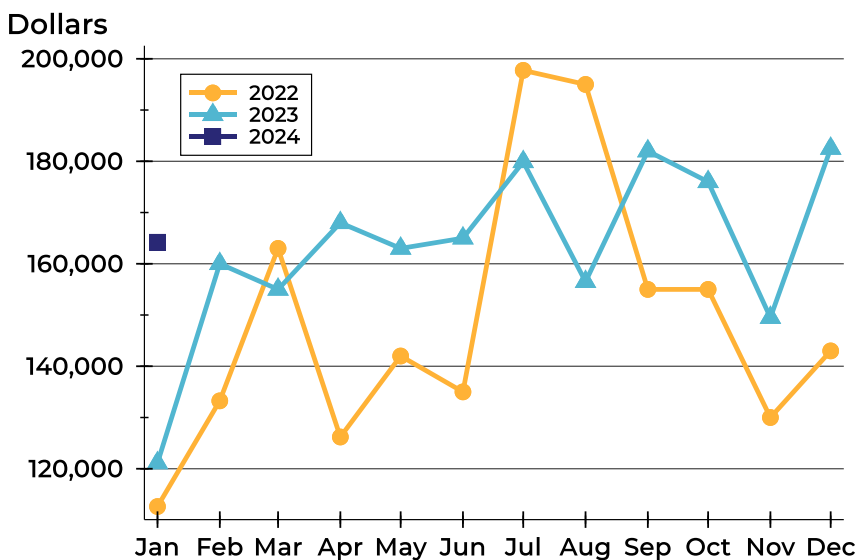
Emporia Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	108,978	153,608	194,373
February	174,009	160,136	
March	187,054	170,425	
April	148,729	173,044	
May	165,169	178,679	
June	182,726	197,596	
July	200,190	207,624	
August	185,948	192,967	
September	169,608	210,587	
October	188,143	197,204	
November	164,098	173,785	
December	178,955	203,217	

Median Price

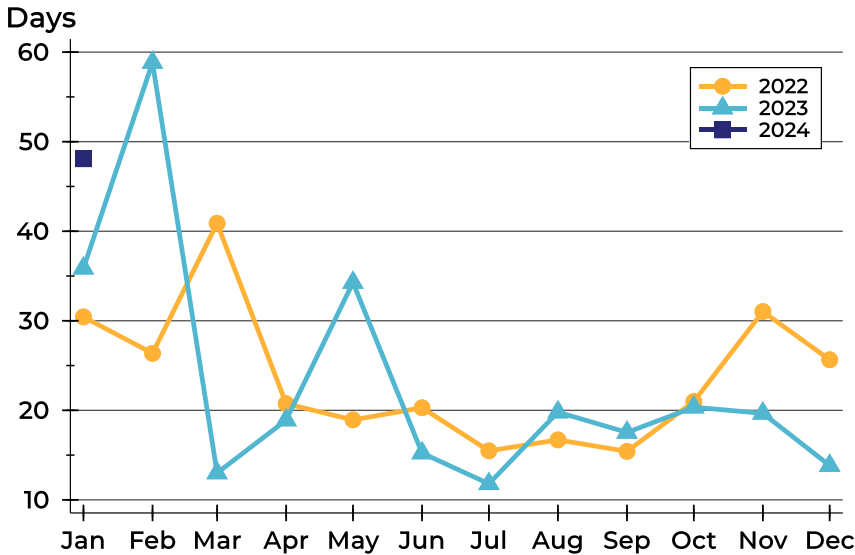


Month	2022	2023	2024
January	112,625	121,125	164,200
February	133,250	160,000	
March	163,000	155,000	
April	126,200	168,000	
May	142,000	163,000	
June	135,000	165,000	
July	197,750	179,900	
August	195,000	156,500	
September	155,000	182,000	
October	155,000	176,000	
November	130,000	149,500	
December	143,000	182,500	



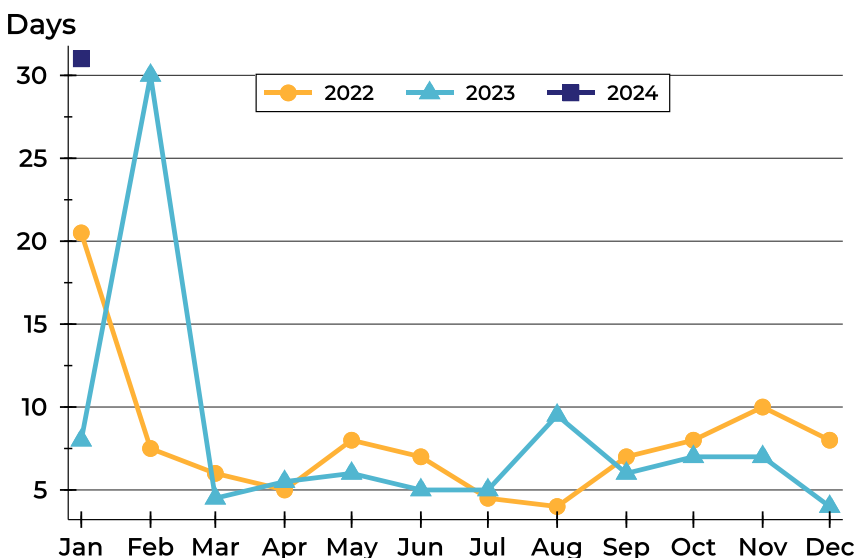
Emporia Area Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	30	36	48
February	26	59	
March	41	13	
April	21	19	
May	19	34	
June	20	15	
July	15	12	
August	17	20	
September	15	18	
October	21	20	
November	31	20	
December	26	14	

Median DOM



Month	2022	2023	2024
January	21	8	31
February	8	30	
March	6	5	
April	5	6	
May	8	6	
June	7	5	
July	5	5	
August	4	10	
September	7	6	
October	8	7	
November	10	7	
December	8	4	



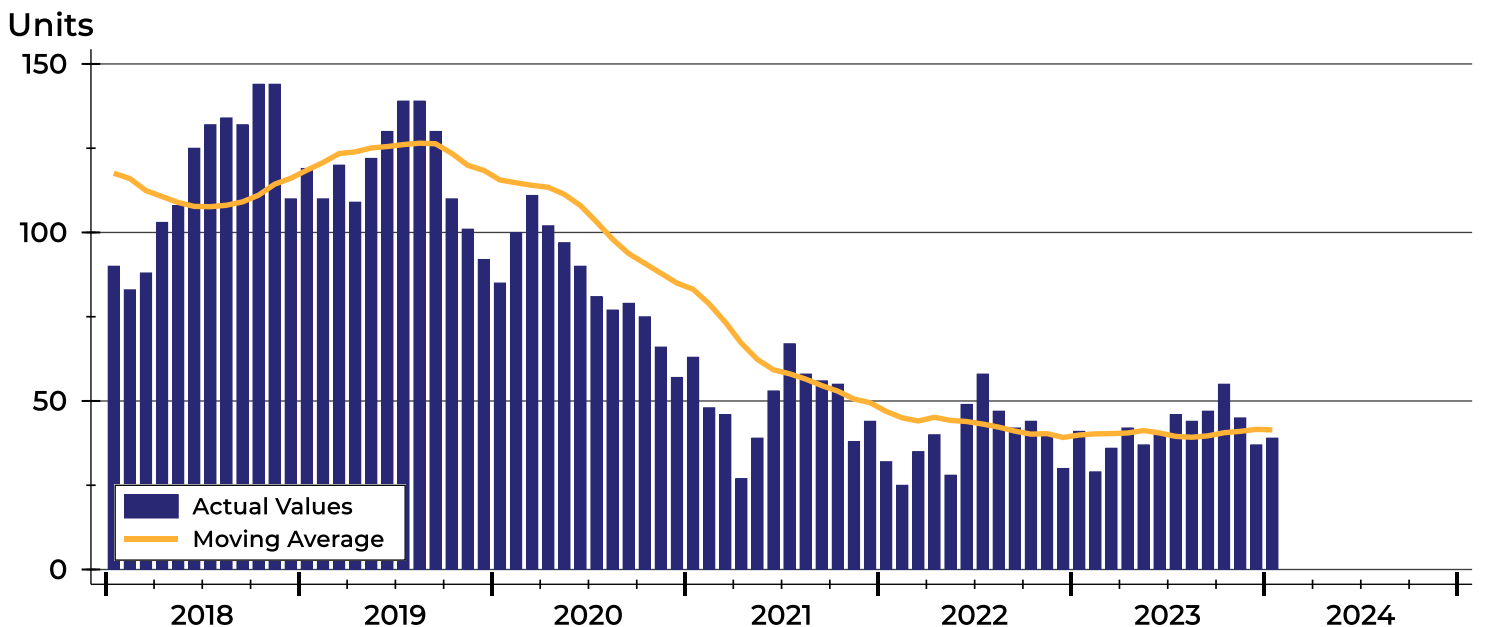
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		39	41	-4.9%
Volume (1,000s)		9,386	10,641	-11.8%
Months' Supply		1.2	1.1	9.1%
Average	List Price	240,669	259,538	-7.3%
	Days on Market	82	50	64.0%
	Percent of Original	96.8%	97.7%	-0.9%
Median	List Price	209,900	199,900	5.0%
	Days on Market	66	28	135.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 homes were available for sale in the Emporia area at the end of January. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of January was \$209,900, up 5.0% from 2023. The typical time on market for active listings was 66 days, up from 28 days a year earlier.

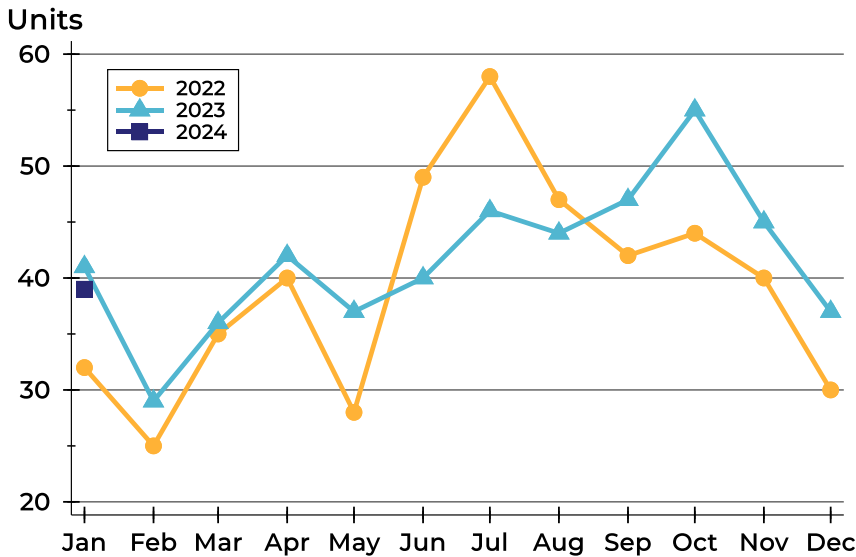
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	32	41	39
February	25	29	
March	35	36	
April	40	42	
May	28	37	
June	49	40	
July	58	46	
August	47	44	
September	42	47	
October	44	55	
November	40	45	
December	30	37	

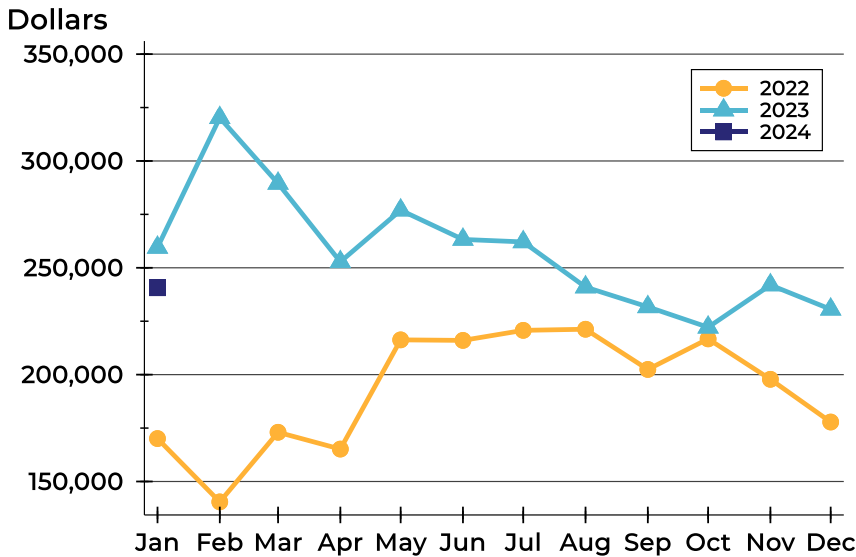
Active Listings by Price Range

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	1	2.6%	N/A	37,500	37,500	159	159	94.0%	94.0%
\$50,000-\$99,999	4	10.3%	0.9	65,950	64,950	74	90	90.8%	97.9%
\$100,000-\$124,999	2	5.1%	0.5	109,500	109,500	55	55	95.5%	95.5%
\$125,000-\$149,999	1	2.6%	0.3	135,000	135,000	168	168	100.0%	100.0%
\$150,000-\$174,999	7	17.9%	2.0	162,186	167,500	106	115	99.7%	100.0%
\$175,000-\$199,999	4	10.3%	N/A	192,875	194,250	140	172	93.4%	92.6%
\$200,000-\$249,999	5	12.8%	0.9	224,080	225,000	65	28	96.4%	100.0%
\$250,000-\$299,999	3	7.7%	1.1	270,667	259,000	48	44	100.0%	100.0%
\$300,000-\$399,999	8	20.5%	2.3	352,338	362,500	51	50	97.8%	100.0%
\$400,000-\$499,999	2	5.1%	N/A	461,500	461,500	80	80	97.5%	97.5%
\$500,000-\$749,999	2	5.1%	N/A	574,950	574,950	67	67	98.8%	98.8%
\$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



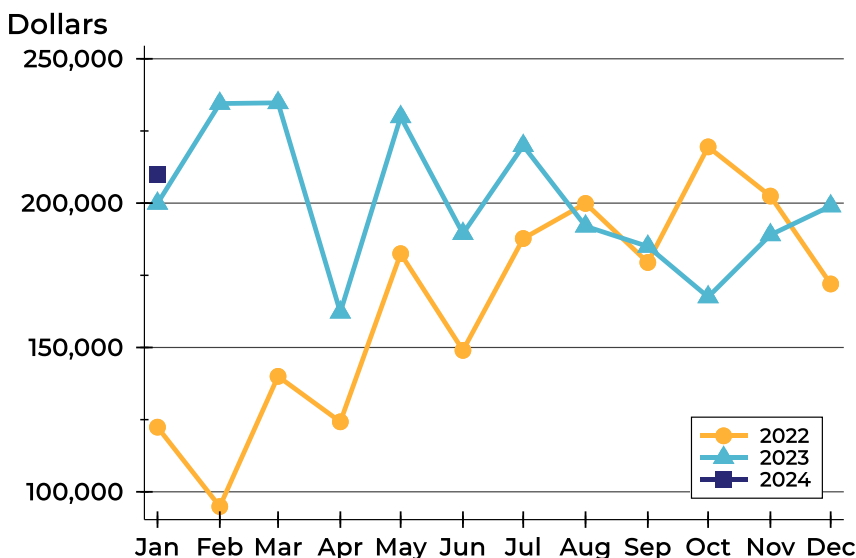
Emporia Area Active Listings Analysis

Average Price



Month	2022	2023	2024
January	170,090	259,538	240,669
February	140,460	320,231	
March	173,041	289,508	
April	165,172	252,814	
May	216,288	276,970	
June	216,044	263,288	
July	220,734	262,126	
August	221,258	240,991	
September	202,443	231,733	
October	216,745	222,173	
November	197,828	241,958	
December	177,827	230,595	

Median Price

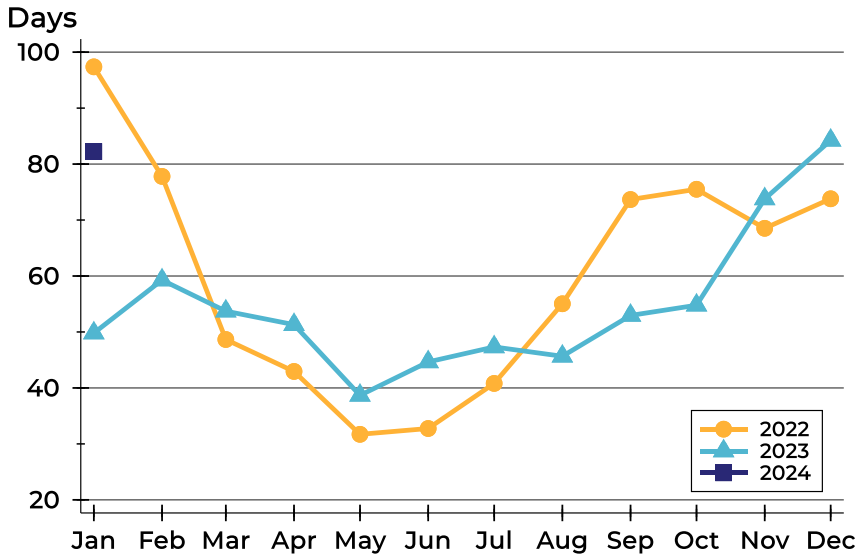


Month	2022	2023	2024
January	122,400	199,900	209,900
February	94,900	234,500	
March	140,000	234,750	
April	124,250	162,200	
May	182,500	229,900	
June	149,000	189,450	
July	187,750	219,900	
August	199,900	192,000	
September	179,450	185,000	
October	219,500	167,500	
November	202,450	189,000	
December	172,000	199,000	



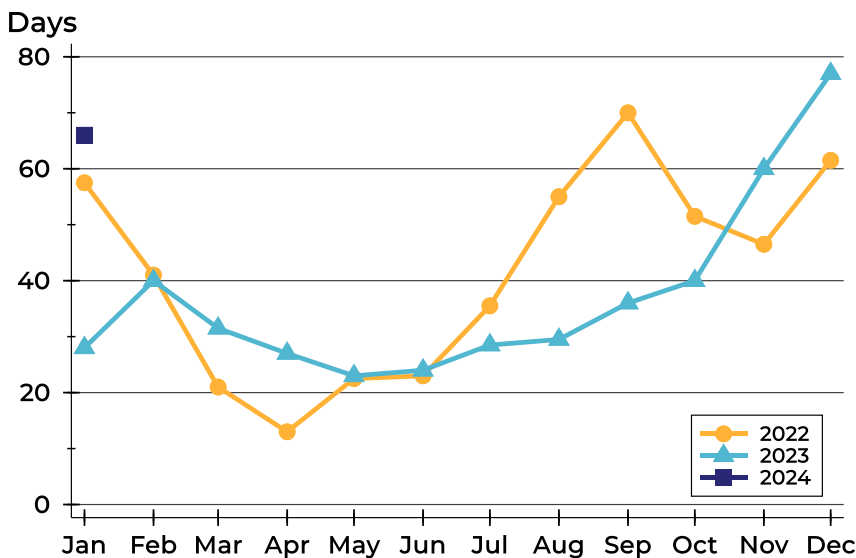
Emporia Area Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	97	50	82
February	78	59	
March	49	54	
April	43	51	
May	32	39	
June	33	45	
July	41	47	
August	55	46	
September	74	53	
October	76	55	
November	69	74	
December	74	84	

Median DOM

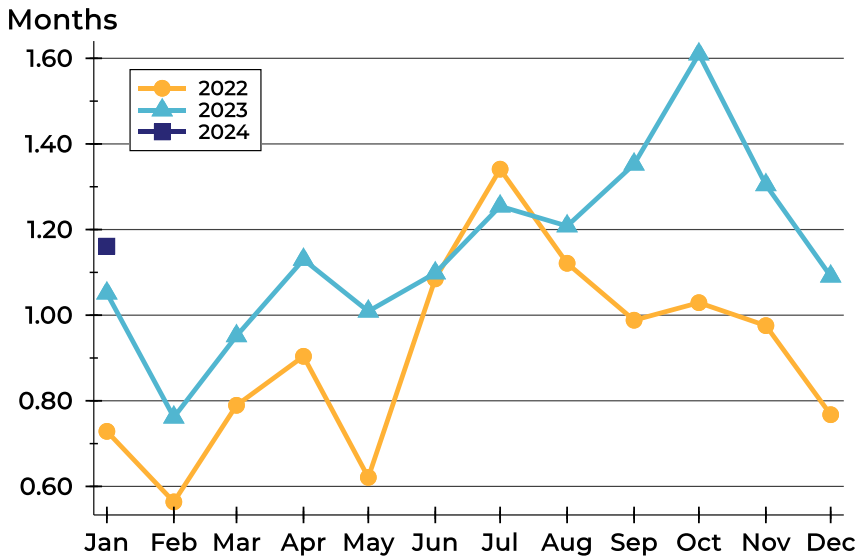


Month	2022	2023	2024
January	58	28	66
February	41	40	
March	21	32	
April	13	27	
May	23	23	
June	23	24	
July	36	29	
August	55	30	
September	70	36	
October	52	40	
November	47	60	
December	62	77	



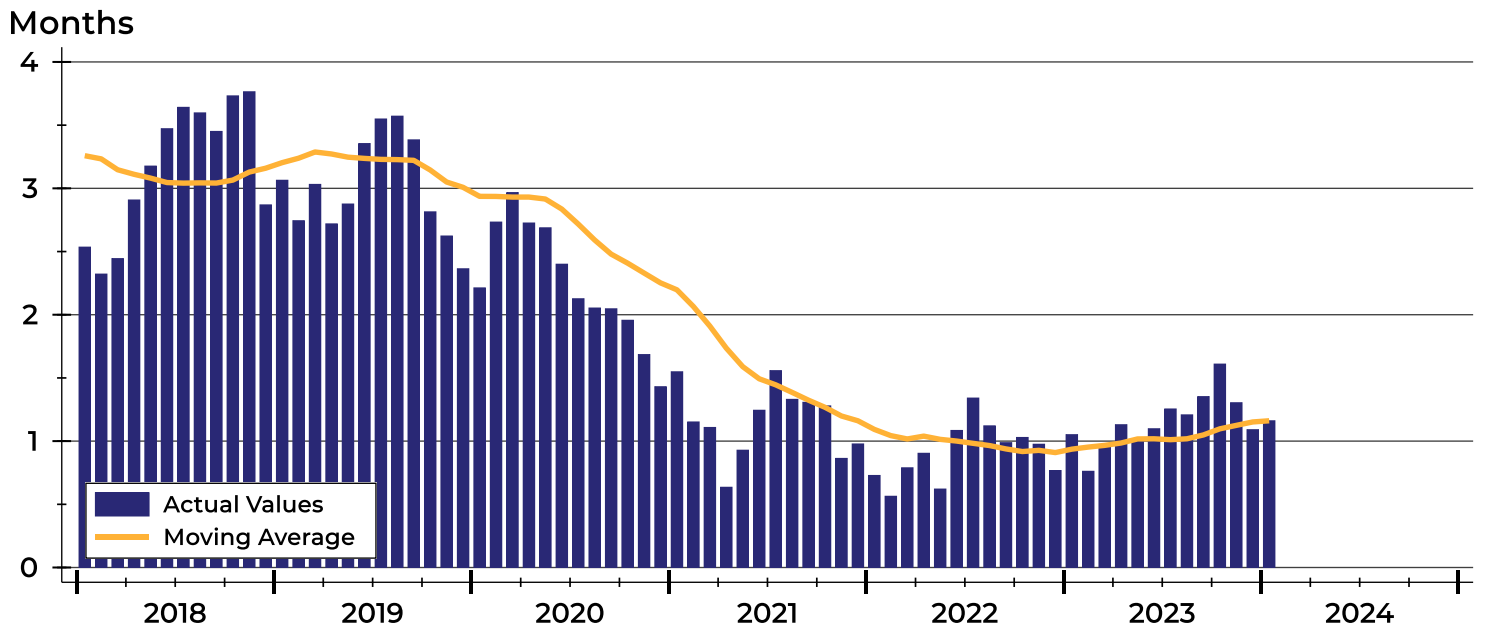
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	1.1	1.2
February	0.6	0.8	
March	0.8	1.0	
April	0.9	1.1	
May	0.6	1.0	
June	1.1	1.1	
July	1.3	1.3	
August	1.1	1.2	
September	1.0	1.4	
October	1.0	1.6	
November	1.0	1.3	
December	0.8	1.1	

History of Month's Supply





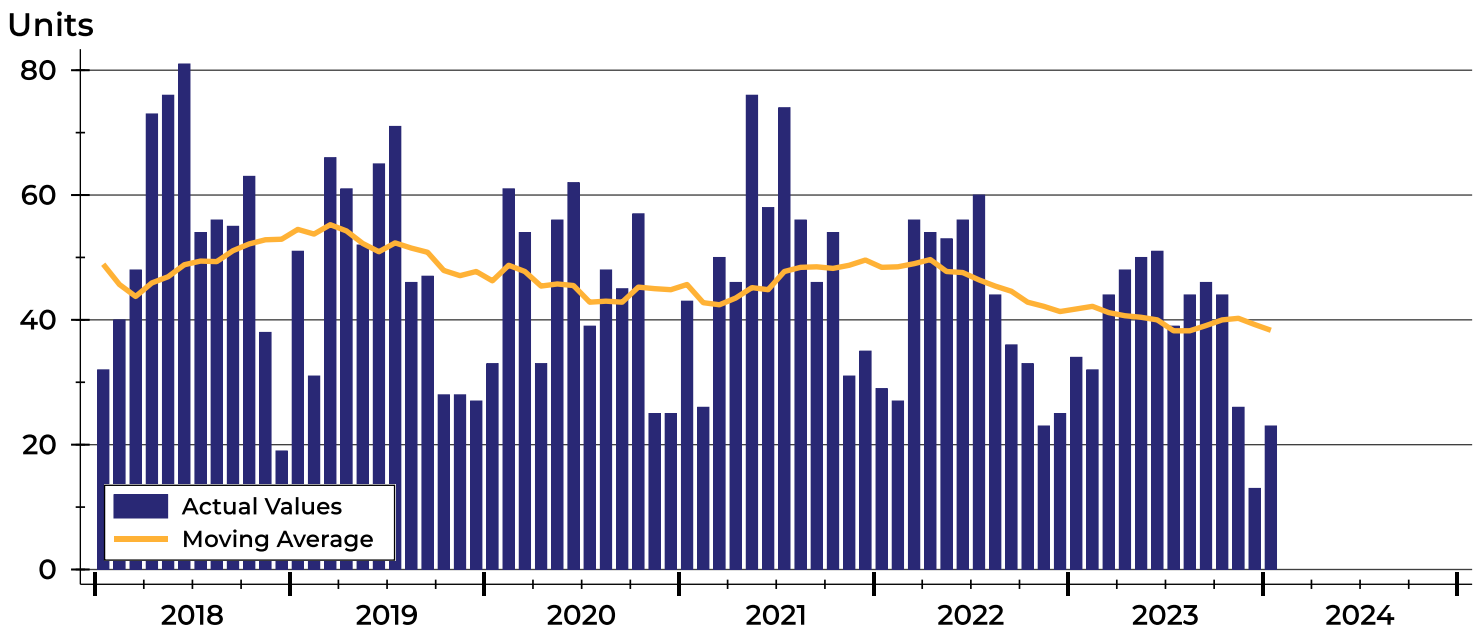
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	23	34	-32.4%
	Volume (1,000s)	5,443	8,693	-37.4%
	Average List Price	236,657	255,681	-7.4%
	Median List Price	209,900	182,450	15.0%
Year-to-Date	New Listings	23	34	-32.4%
	Volume (1,000s)	5,443	8,693	-37.4%
	Average List Price	236,657	255,681	-7.4%
	Median List Price	209,900	182,450	15.0%

A total of 23 new listings were added in the Emporia area during January, down 32.4% from the same month in 2023.

The median list price of these homes was \$209,900 up from \$182,450 in 2023.

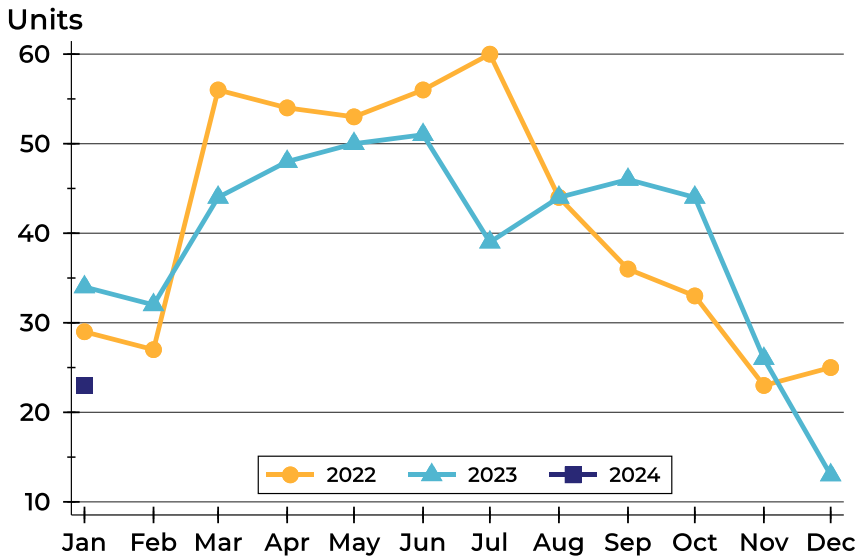
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	29	34	23
February	27	32	
March	56	44	
April	54	48	
May	53	50	
June	56	51	
July	60	39	
August	44	44	
September	36	46	
October	33	44	
November	23	26	
December	25	13	

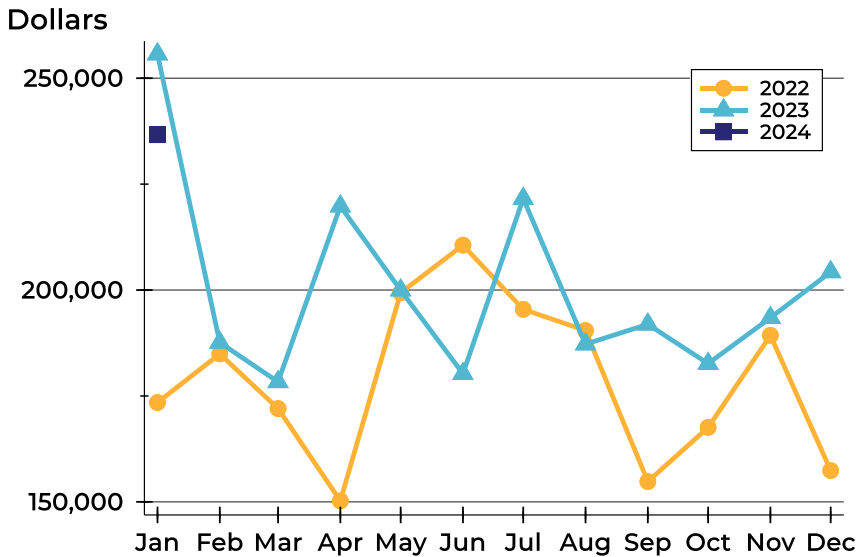
New Listings by Price Range

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	1	4.3%	79,900	79,900	10	10	100.0%	100.0%
\$100,000-\$124,999	2	8.7%	109,950	109,950	12	12	100.0%	100.0%
\$125,000-\$149,999	1	4.3%	130,000	130,000	6	6	100.0%	100.0%
\$150,000-\$174,999	5	21.7%	160,860	159,900	10	4	100.4%	100.0%
\$175,000-\$199,999	1	4.3%	184,000	184,000	18	18	100.0%	100.0%
\$200,000-\$249,999	5	21.7%	221,060	217,000	16	12	100.0%	100.0%
\$250,000-\$299,999	1	4.3%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	5	21.7%	338,160	329,900	15	19	98.4%	100.0%
\$400,000-\$499,999	1	4.3%	424,000	424,000	30	30	100.0%	100.0%
\$500,000-\$749,999	1	4.3%	535,000	535,000	25	25	100.0%	100.0%
\$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



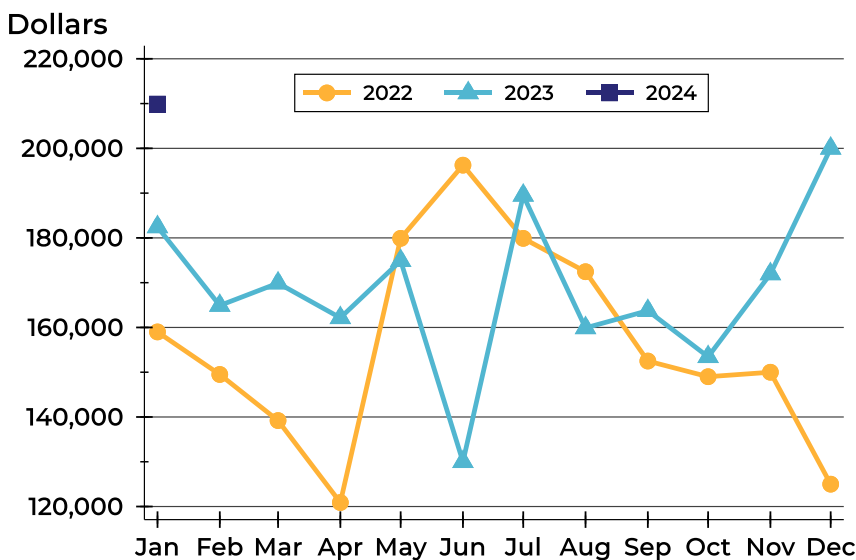
Emporia Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	173,452	255,681	236,657
February	184,924	187,622	
March	172,033	178,327	
April	150,236	219,792	
May	199,364	199,980	
June	210,593	180,267	
July	195,452	221,597	
August	190,442	187,233	
September	154,800	191,912	
October	167,576	182,640	
November	189,300	193,450	
December	157,392	204,269	

Median Price



Month	2022	2023	2024
January	159,000	182,450	209,900
February	149,500	164,900	
March	139,200	169,900	
April	120,900	162,150	
May	179,900	174,900	
June	196,250	130,000	
July	179,900	189,500	
August	172,450	159,900	
September	152,500	163,750	
October	149,000	153,450	
November	150,000	171,950	
December	125,000	200,000	



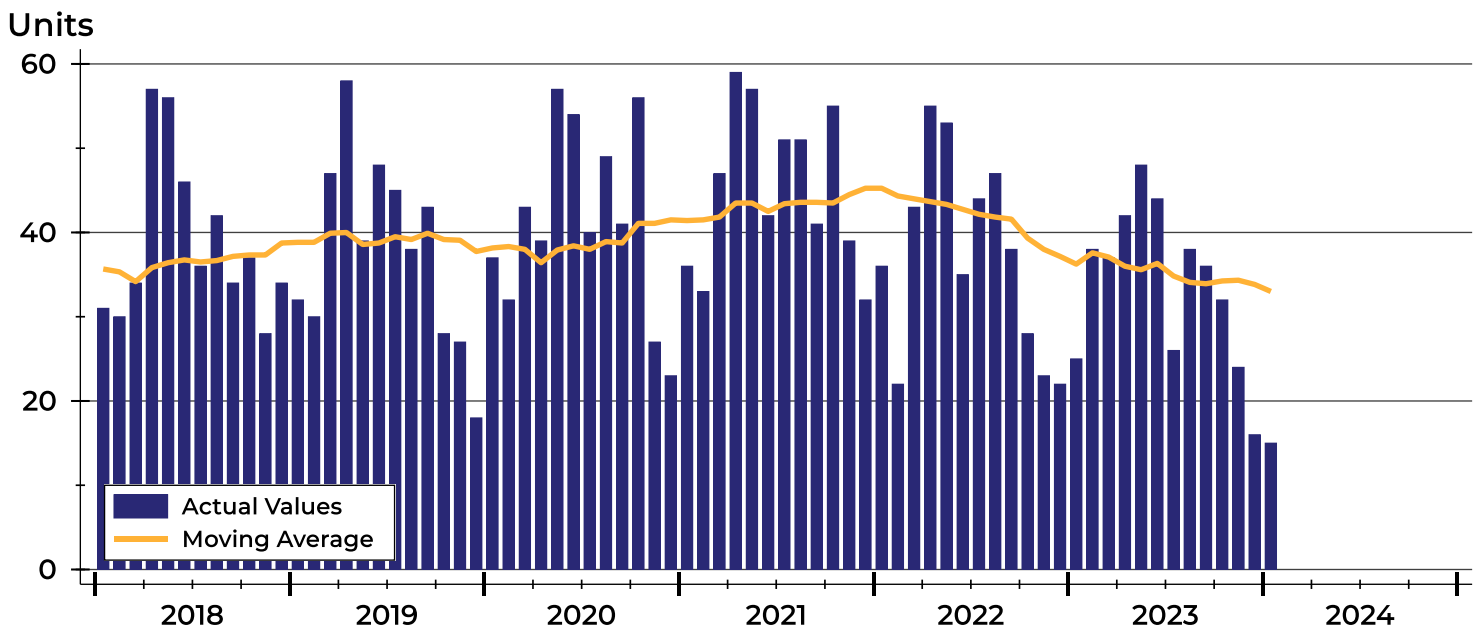
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		15	25	-40.0%	15	25	-40.0%
Volume (1,000s)		2,915	4,912	-40.7%	2,915	4,912	-40.7%
Average	Sale Price	194,353	196,480	-1.1%	194,353	196,480	-1.1%
	Days on Market	32	34	-5.9%	32	34	-5.9%
	Percent of Original	99.3%	94.4%	5.2%	99.3%	94.4%	5.2%
Median	Sale Price	174,500	205,000	-14.9%	174,500	205,000	-14.9%
	Days on Market	9	14	-35.7%	9	14	-35.7%
	Percent of Original	100.0%	94.8%	5.5%	100.0%	94.8%	5.5%

A total of 15 contracts for sale were written in the Emporia area during the month of January, down from 25 in 2023. The median list price of these homes was \$174,500, down from \$205,000 the prior year.

Half of the homes that went under contract in January were on the market less than 9 days, compared to 14 days in January 2023.

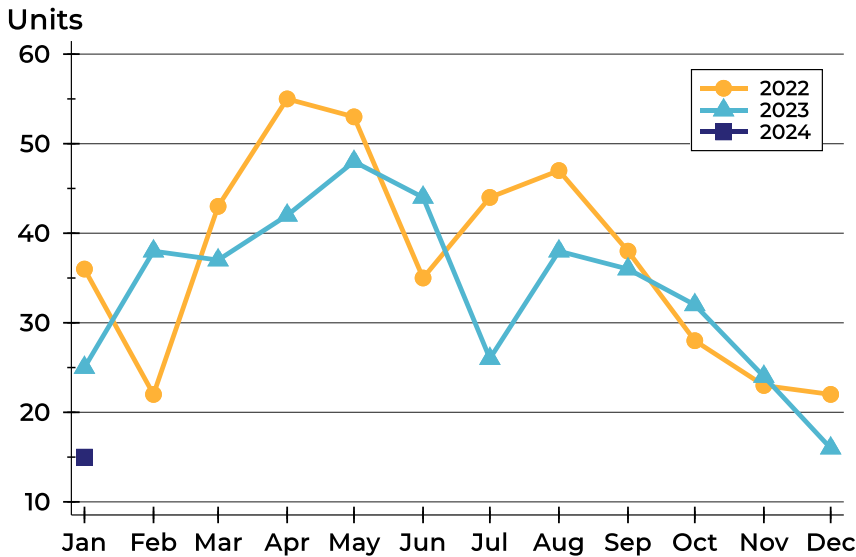
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	36	25	15
February	22	38	
March	43	37	
April	55	42	
May	53	48	
June	35	44	
July	44	26	
August	47	38	
September	38	36	
October	28	32	
November	23	24	
December	22	16	

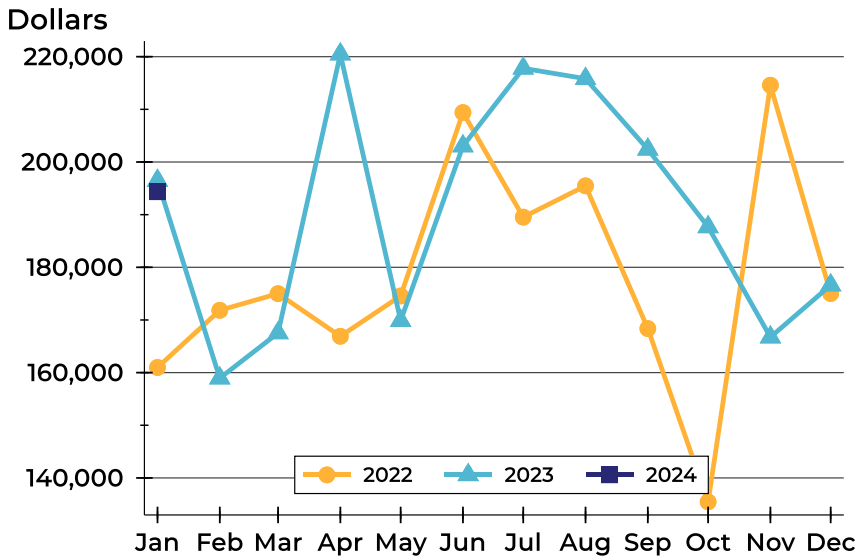
Contracts Written by Price Range

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	1	6.7%	25,000	25,000	90	90	100.0%	100.0%
\$50,000-\$99,999	1	6.7%	98,500	98,500	18	18	100.0%	100.0%
\$100,000-\$124,999	1	6.7%	105,900	105,900	44	44	100.0%	100.0%
\$125,000-\$149,999	2	13.3%	137,500	137,500	59	59	95.5%	95.5%
\$150,000-\$174,999	3	20.0%	161,467	159,900	3	4	100.7%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	26.7%	219,925	219,900	32	12	99.4%	100.0%
\$250,000-\$299,999	1	6.7%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	2	13.3%	388,450	388,450	35	35	94.9%	94.9%
\$400,000-\$499,999	0	0.0%	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
\$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



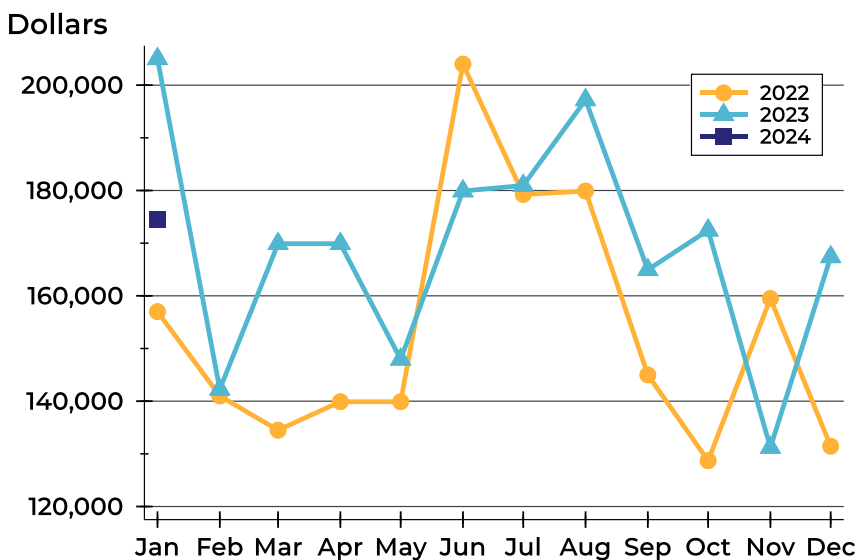
Emporia Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	160,978	196,480	194,353
February	171,836	158,949	
March	175,007	167,535	
April	166,905	220,486	
May	174,564	169,863	
June	209,397	203,027	
July	189,539	217,796	
August	195,481	215,824	
September	168,367	202,414	
October	135,454	187,672	
November	214,591	166,738	
December	175,032	176,619	

Median Price

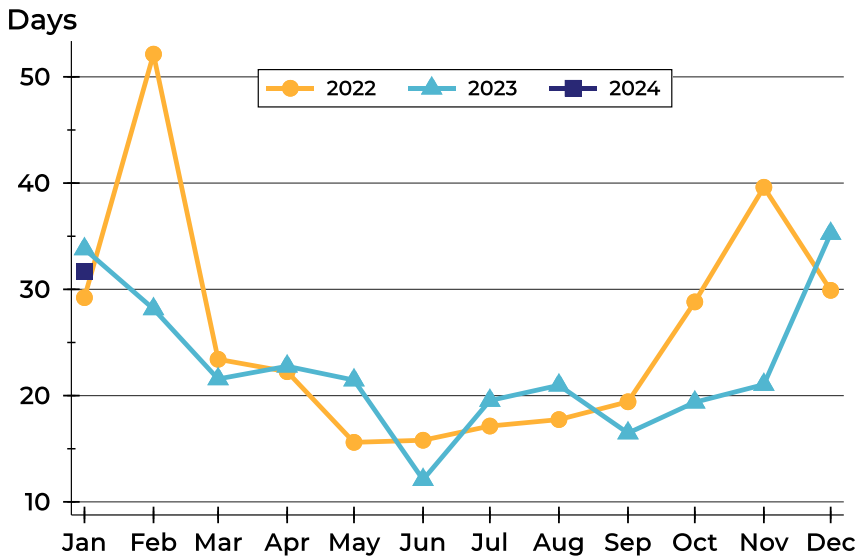


Month	2022	2023	2024
January	157,000	205,000	174,500
February	141,000	142,250	
March	134,500	169,900	
April	139,900	169,900	
May	139,900	147,950	
June	204,000	179,900	
July	179,250	180,950	
August	179,900	197,200	
September	145,000	164,950	
October	128,700	172,450	
November	159,500	131,200	
December	131,450	167,400	



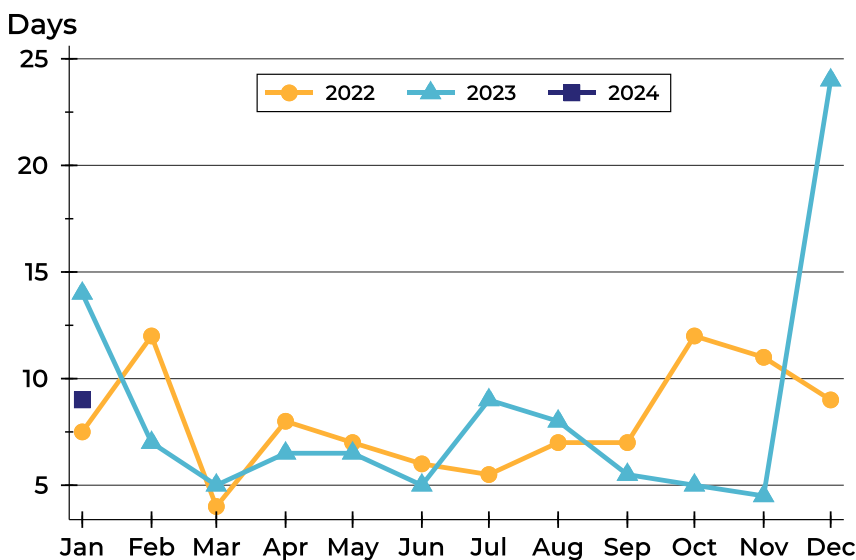
Emporia Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	29	34	32
February	52	28	
March	23	22	
April	22	23	
May	16	21	
June	16	12	
July	17	20	
August	18	21	
September	19	16	
October	29	19	
November	40	21	
December	30	35	

Median DOM



Month	2022	2023	2024
January	8	14	9
February	12	7	
March	4	5	
April	8	7	
May	7	7	
June	6	5	
July	6	9	
August	7	8	
September	7	6	
October	12	5	
November	11	5	
December	9	24	



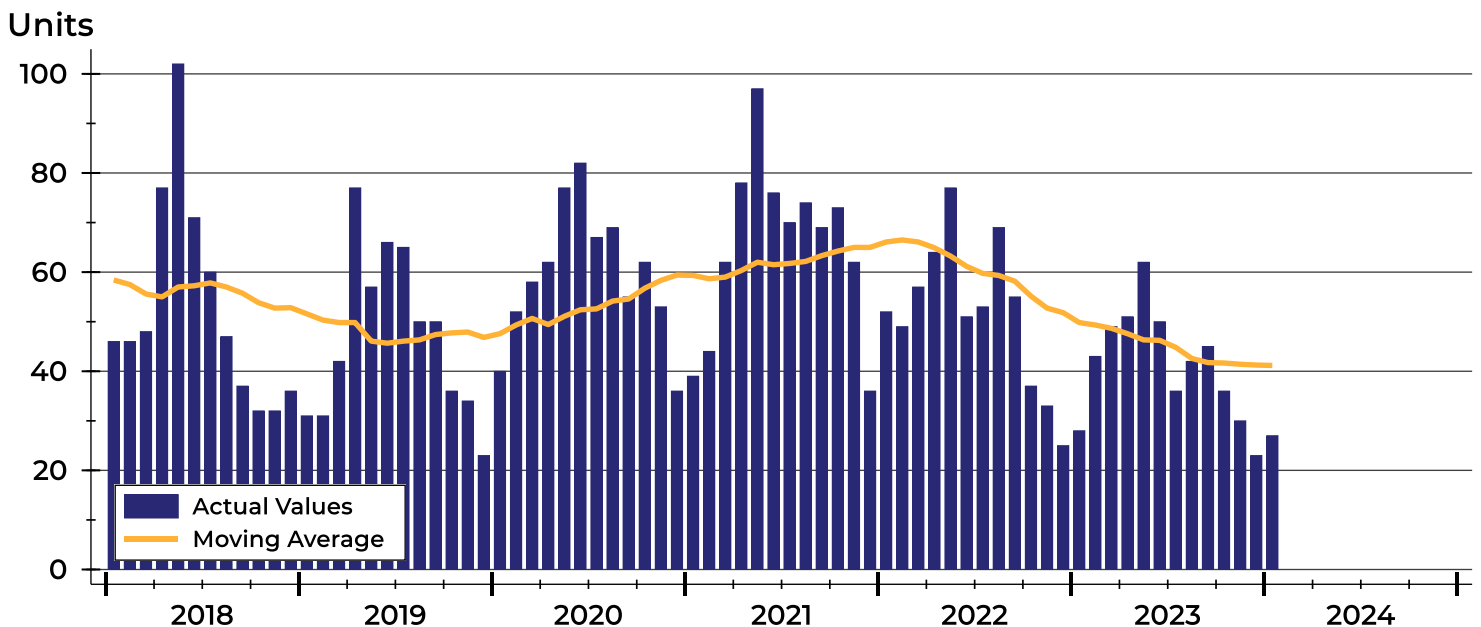
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		27	28	-3.6%
Volume (1,000s)		4,667	5,146	-9.3%
Average	List Price	172,848	183,800	-6.0%
	Days on Market	30	46	-34.8%
	Percent of Original	99.5%	97.4%	2.2%
Median	List Price	150,000	154,500	-2.9%
	Days on Market	9	10	-10.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 27 listings in the Emporia area had contracts pending at the end of January, down from 28 contracts pending at the end of January 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.

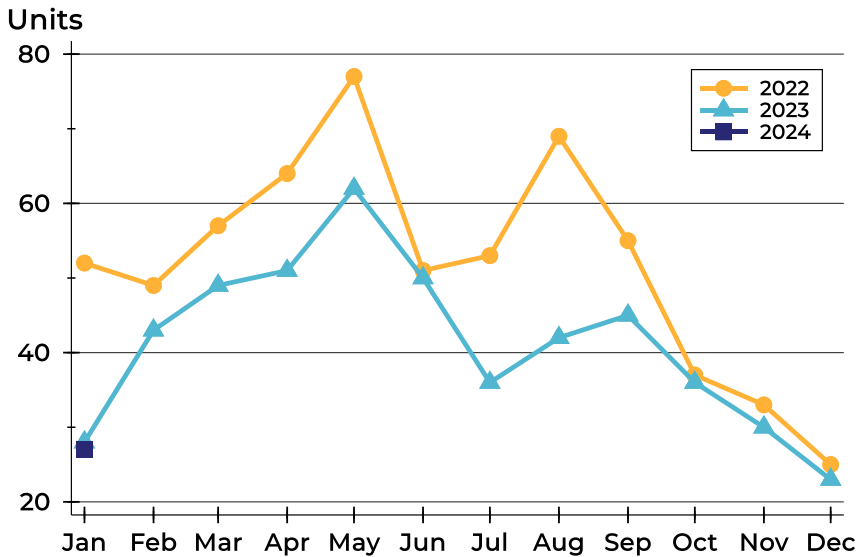
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	52	28	27
February	49	43	
March	57	49	
April	64	51	
May	77	62	
June	51	50	
July	53	36	
August	69	42	
September	55	45	
October	37	36	
November	33	30	
December	25	23	

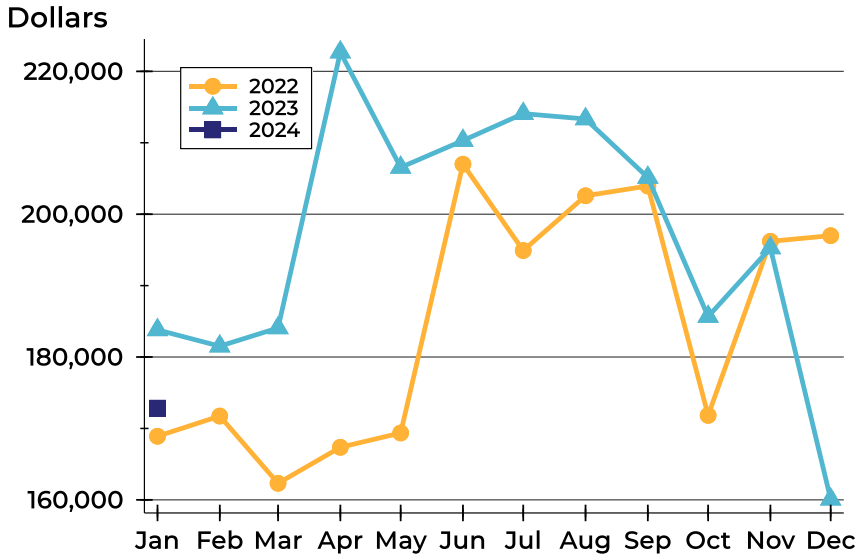
Pending Contracts by Price Range

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	1	3.7%	25,000	25,000	90	90	100.0%	100.0%
\$50,000-\$99,999	5	18.5%	74,540	69,400	31	18	99.9%	100.0%
\$100,000-\$124,999	4	14.8%	111,075	110,450	38	39	99.3%	100.0%
\$125,000-\$149,999	3	11.1%	140,000	145,000	39	6	97.0%	100.0%
\$150,000-\$174,999	3	11.1%	161,467	159,900	3	4	100.0%	100.0%
\$175,000-\$199,999	1	3.7%	199,500	199,500	6	6	100.0%	100.0%
\$200,000-\$249,999	6	22.2%	215,700	214,700	24	10	99.6%	100.0%
\$250,000-\$299,999	1	3.7%	269,900	269,900	1	1	109.1%	109.1%
\$300,000-\$399,999	3	11.1%	385,633	380,000	48	61	97.1%	97.4%
\$400,000-\$499,999	0	0.0%	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
\$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



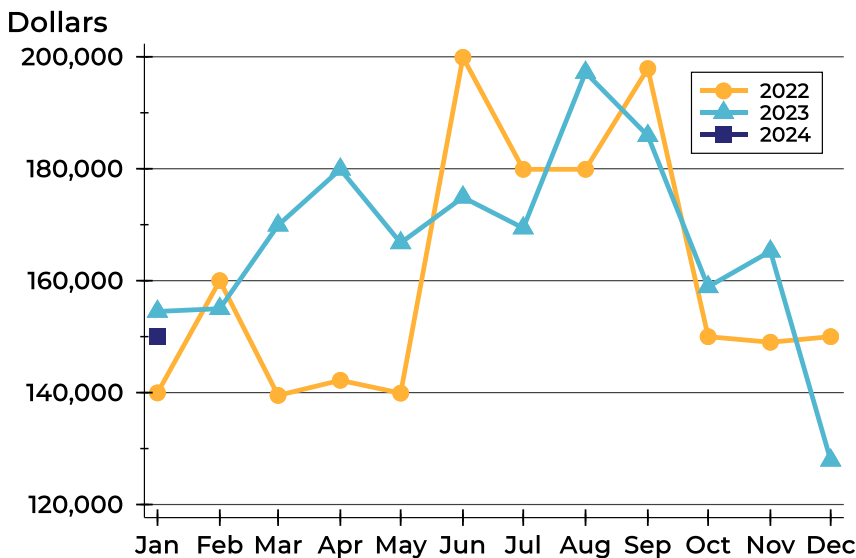
Emporia Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	168,904	183,800	172,848
February	171,734	181,521	
March	162,322	184,071	
April	167,365	222,690	
May	169,369	206,548	
June	207,006	210,310	
July	194,911	214,081	
August	202,583	213,333	
September	203,950	205,142	
October	171,833	185,671	
November	196,197	195,270	
December	196,996	160,087	

Median Price

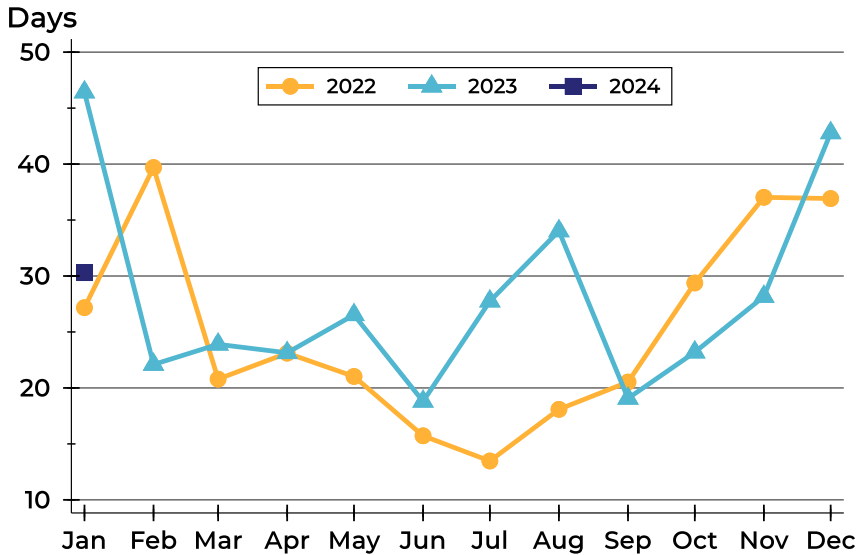


Month	2022	2023	2024
January	139,950	154,500	150,000
February	160,000	155,000	
March	139,500	169,900	
April	142,200	179,900	
May	139,900	166,750	
June	199,900	174,900	
July	179,900	169,400	
August	179,900	197,200	
September	197,900	185,900	
October	150,000	158,900	
November	149,000	165,250	
December	150,000	127,900	



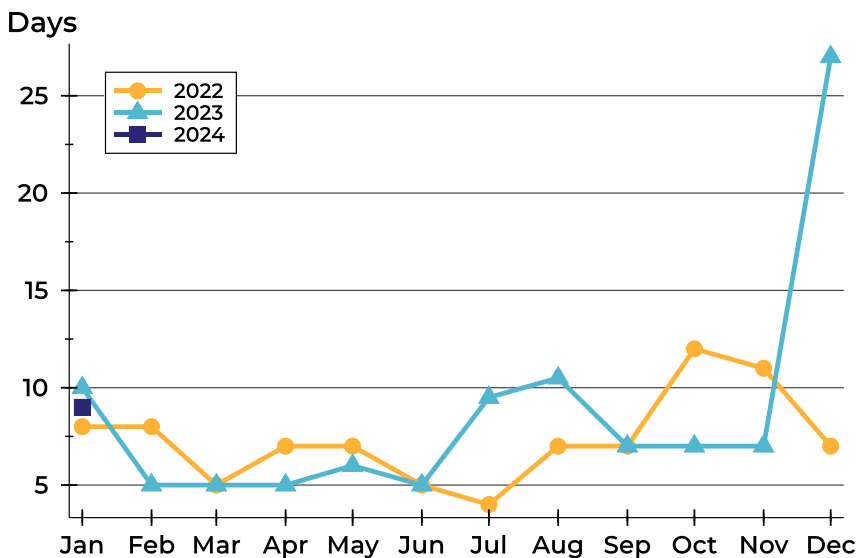
Emporia Area Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	27	46	30
February	40	22	
March	21	24	
April	23	23	
May	21	27	
June	16	19	
July	13	28	
August	18	34	
September	21	19	
October	29	23	
November	37	28	
December	37	43	

Median DOM



Month	2022	2023	2024
January	8	10	9
February	8	5	
March	5	5	
April	7	5	
May	7	6	
June	5	5	
July	4	10	
August	7	11	
September	7	7	
October	12	7	
November	11	7	
December	7	27	



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in January

Total home sales in Greenwood County remained at 0 units last month, the same as in January 2023. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

Since there were no sales last month, the median sale price cannot be calculated.

Greenwood County Active Listings Remain the Same at End of January

The total number of active listings in Greenwood County at the end of January was 1 units, the same as in January 2023. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of January was \$54,900.

During January, a total of 0 contracts were written down from 2 in January 2023. At the end of the month, there were 0 contracts still pending.

Report Contents

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

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Greenwood County Summary Statistics

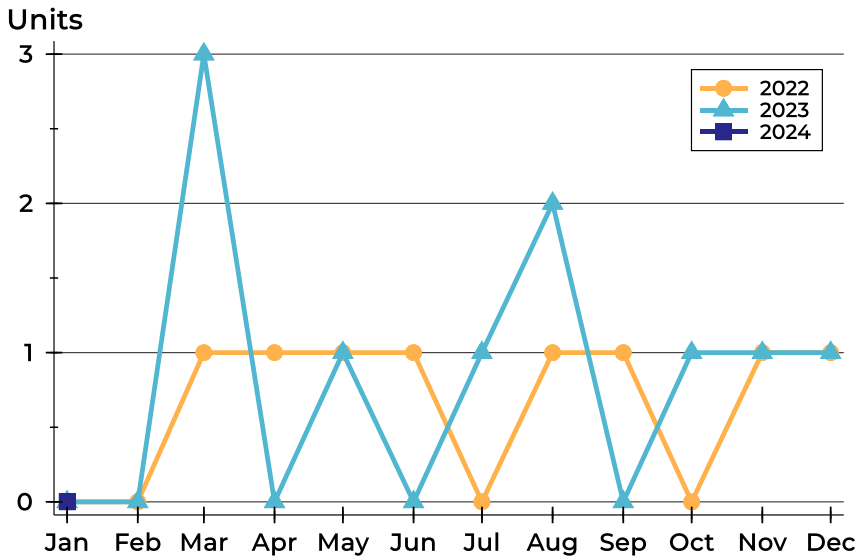
January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	
Active Listings Change from prior year	1 0.0%	1 0.0%	1 -50.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	1.2 -20.0%	1.5 87.5%	0.8 -70.4%	N/A	N/A	N/A	
New Listings Change from prior year	1 0.0%	1 N/A	0 -100.0%	1 0.0%	1 N/A	0 -100.0%	
Contracts Written Change from prior year	0 -100.0%	2 N/A	0 N/A	0 -100.0%	2 N/A	0 N/A	
Pending Contracts Change from prior year	0 -100.0%	2 N/A	0 -100.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	
Average	Sale Price Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	List Price of Actives Change from prior year	54,900 -48.7%	107,000 114.4%	49,900 0.7%	N/A	N/A	
	Days on Market Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of List Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of Original Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
Median	Sale Price Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	List Price of Actives Change from prior year	54,900 -48.7%	107,000 114.4%	49,900 0.7%	N/A	N/A	
	Days on Market Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of List Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of Original Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	

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



Greenwood County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	0	0	0
February	0	0	0
March	1	3	0
April	1	0	0
May	1	1	0
June	1	0	0
July	0	1	0
August	1	2	0
September	1	0	0
October	0	1	0
November	1	1	0
December	1	1	0

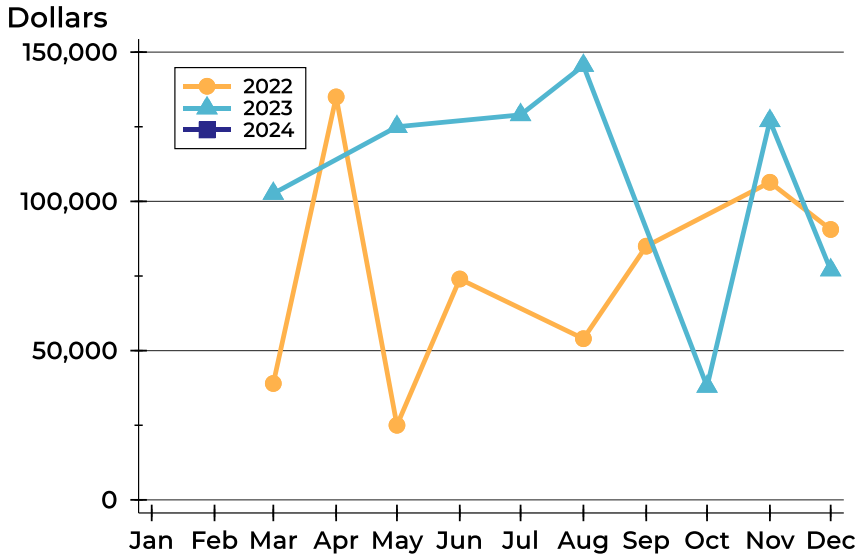
Closed Listings by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



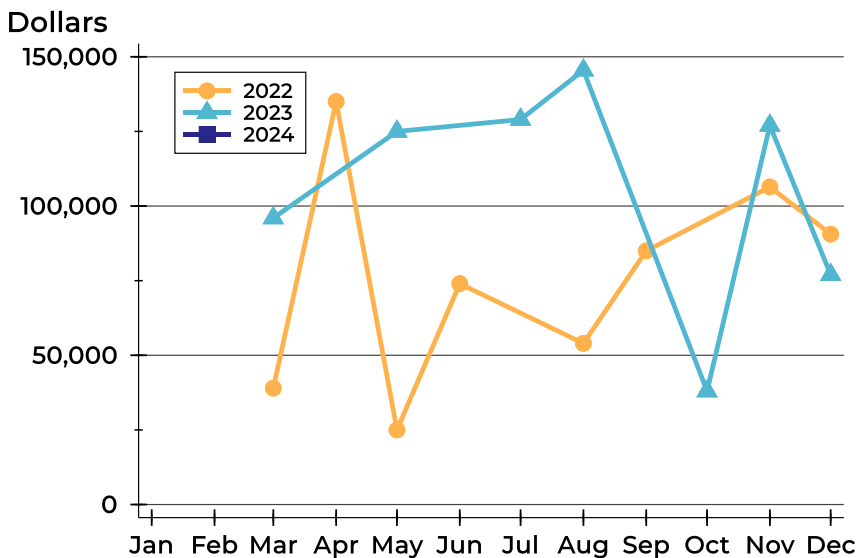
Greenwood County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	
March	39,000	102,633	
April	135,000	N/A	
May	25,000	125,000	
June	74,000	N/A	
July	N/A	129,000	
August	54,000	145,500	
September	85,000	N/A	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	

Median Price

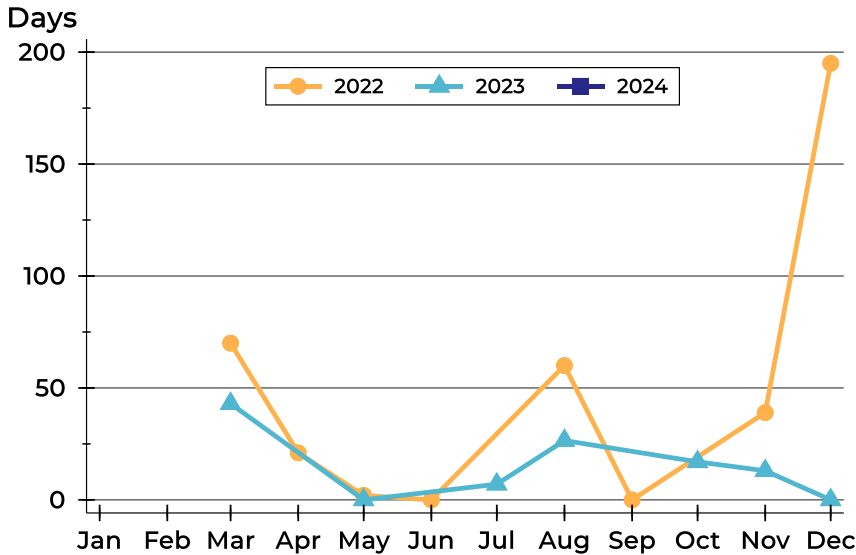


Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	
March	39,000	96,000	
April	135,000	N/A	
May	25,000	125,000	
June	74,000	N/A	
July	N/A	129,000	
August	54,000	145,500	
September	85,000	N/A	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	



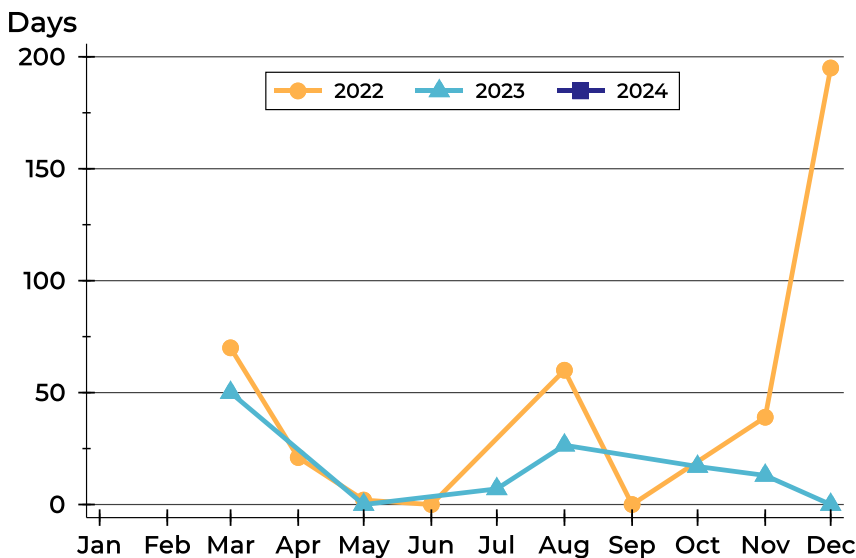
Greenwood County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	
March	70	43	
April	21	N/A	
May	2	N/A	
June	N/A	N/A	
July	N/A	7	
August	60	27	
September	N/A	N/A	
October	N/A	17	
November	39	13	
December	195	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	
March	70	50	
April	21	N/A	
May	2	N/A	
June	N/A	N/A	
July	N/A	7	
August	60	27	
September	N/A	N/A	
October	N/A	17	
November	39	13	
December	195	N/A	



Greenwood County Active Listings Analysis

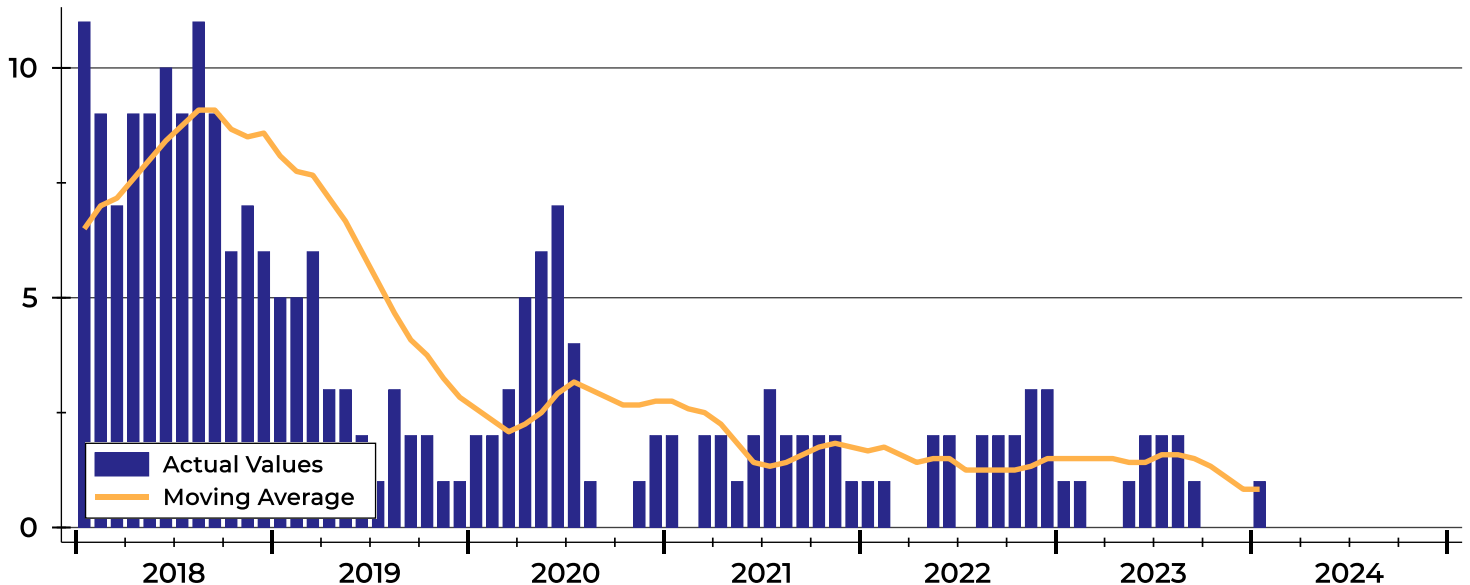
Summary Statistics for Active Listings		End of January		
		2024	2023	Change
Active Listings		1	1	0.0%
Volume (1,000s)		55	107	-48.6%
Months' Supply		1.2	1.5	-20.0%
Average	List Price	54,900	107,000	-48.7%
	Days on Market	16	150	-89.3%
	Percent of Original	91.7%	83.9%	9.3%
Median	List Price	54,900	107,000	-48.7%
	Days on Market	16	150	-89.3%
	Percent of Original	91.7%	83.9%	9.3%

A total of 1 homes were available for sale in Greenwood County at the end of January. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of January was \$54,900, down 48.7% from 2023. The typical time on market for active listings was 16 days, down from 150 days a year earlier.

History of Active Listings

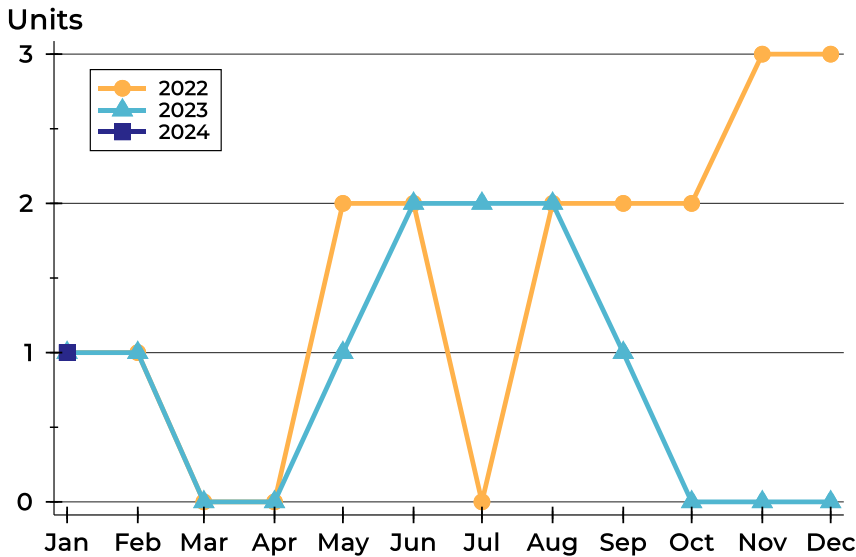
Units





Greenwood County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	1	1	1
February	1	1	
March	0	0	
April	0	0	
May	2	1	
June	2	2	
July	0	2	
August	2	2	
September	2	1	
October	2	0	
November	3	0	
December	3	0	

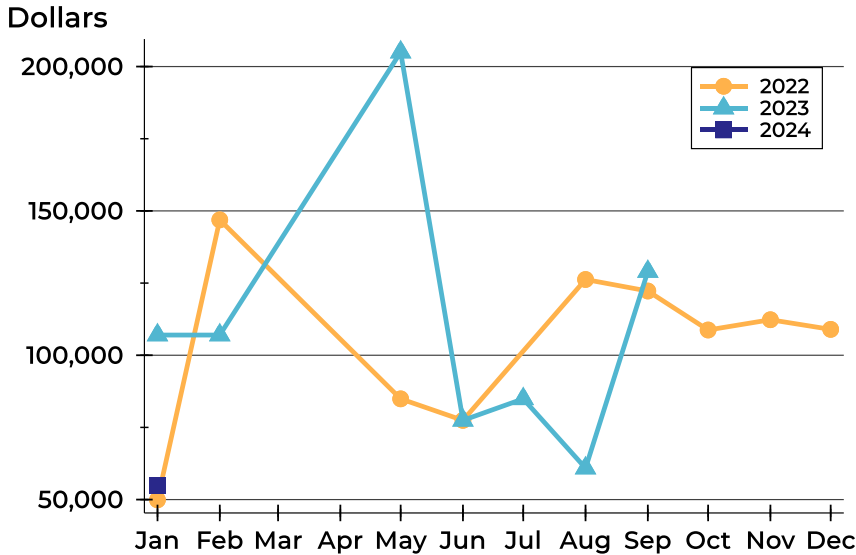
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	N/A	54,900	54,900	16	16	91.7%	91.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	0	0.0%	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
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



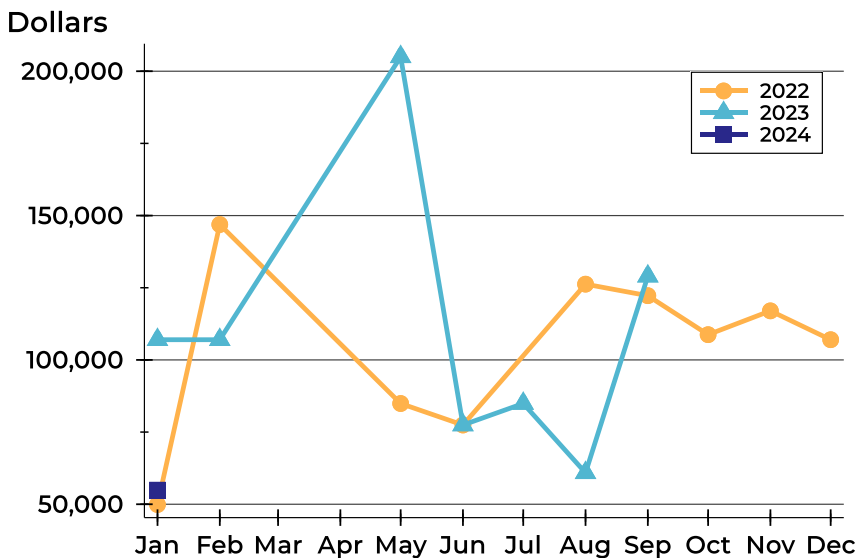
Greenwood County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	49,900	107,000	54,900
February	146,900	107,000	
March	N/A	N/A	
April	N/A	N/A	
May	84,900	205,000	
June	77,450	77,450	
July	N/A	84,900	
August	126,250	60,900	
September	122,250	129,000	
October	108,750	N/A	
November	112,300	N/A	
December	108,967	N/A	

Median Price

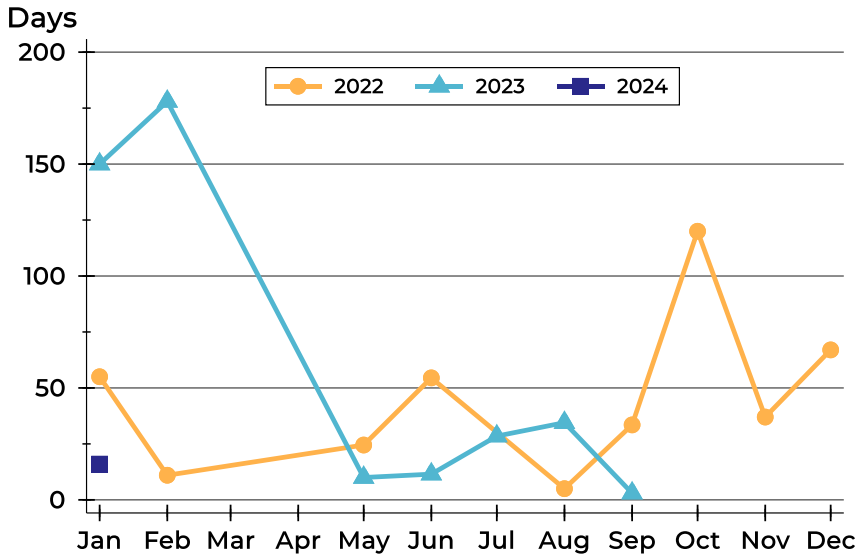


Month	2022	2023	2024
January	49,900	107,000	54,900
February	146,900	107,000	
March	N/A	N/A	
April	N/A	N/A	
May	84,900	205,000	
June	77,450	77,450	
July	N/A	84,900	
August	126,250	60,900	
September	122,250	129,000	
October	108,750	N/A	
November	117,000	N/A	
December	107,000	N/A	



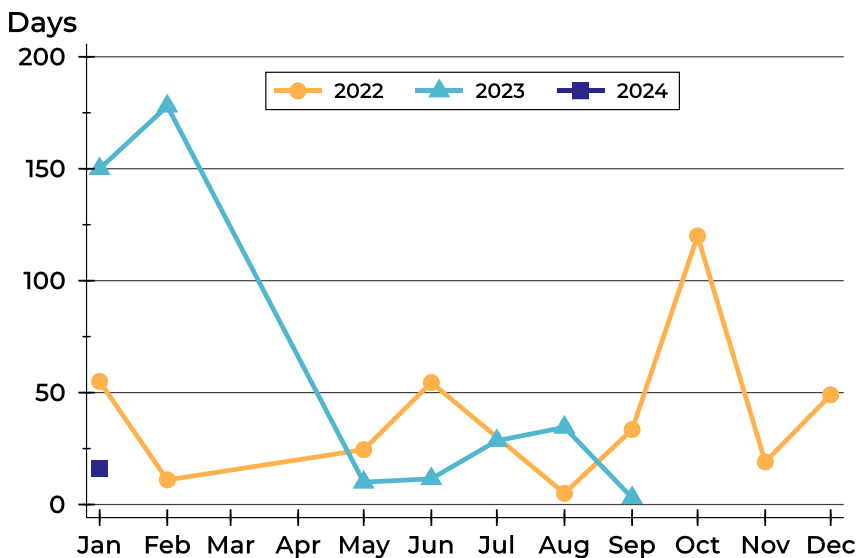
Greenwood County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	55	150	16
February	11	178	
March	N/A	N/A	
April	N/A	N/A	
May	25	10	
June	55	12	
July	N/A	29	
August	5	35	
September	34	3	
October	120	N/A	
November	37	N/A	
December	67	N/A	

Median DOM

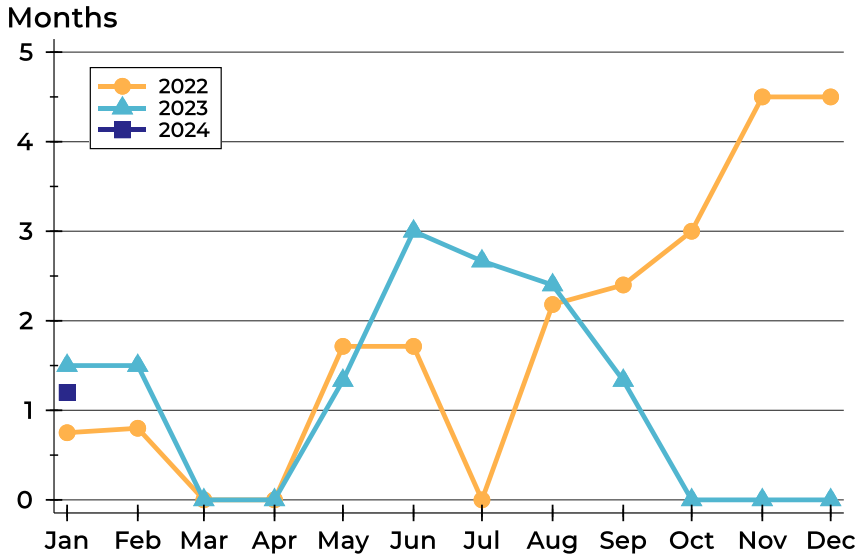


Month	2022	2023	2024
January	55	150	16
February	11	178	
March	N/A	N/A	
April	N/A	N/A	
May	25	10	
June	55	12	
July	N/A	29	
August	5	35	
September	34	3	
October	120	N/A	
November	19	N/A	
December	49	N/A	



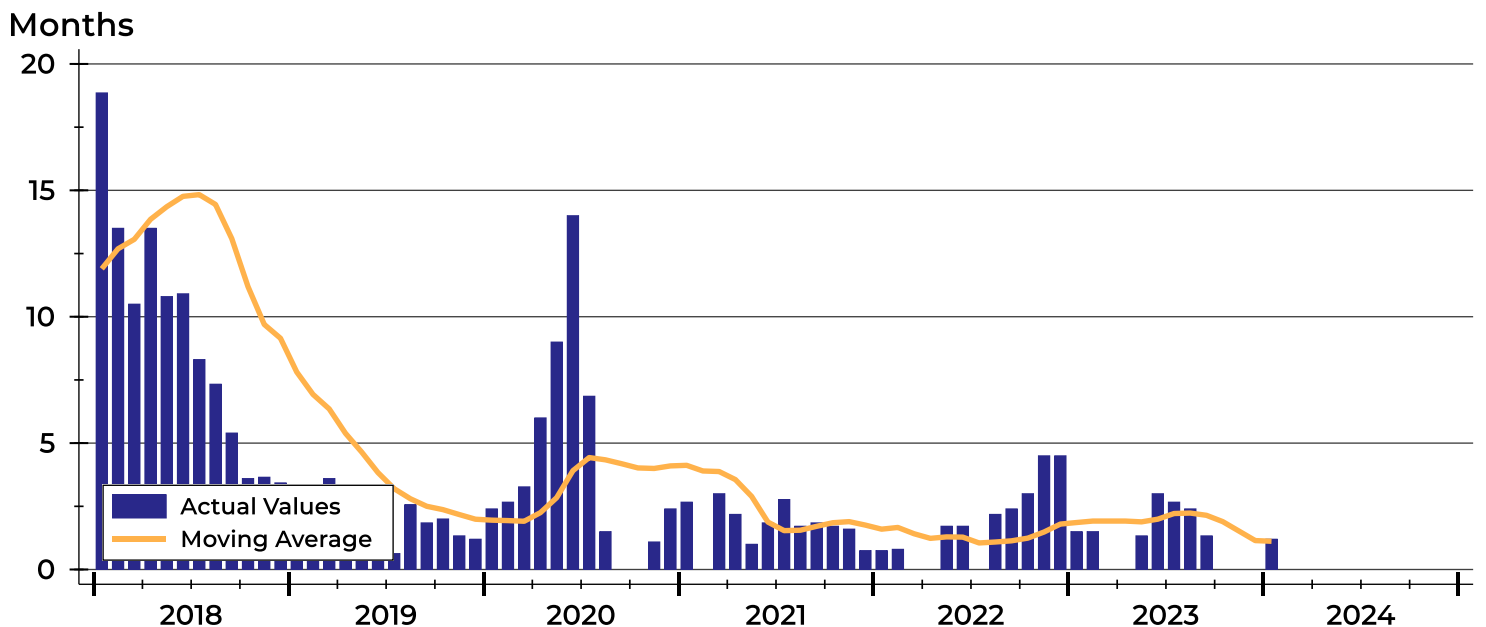
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.8	1.5	1.2
February	0.8	1.5	
March	0.0	0.0	
April	0.0	0.0	
May	1.7	1.3	
June	1.7	3.0	
July	0.0	2.7	
August	2.2	2.4	
September	2.4	1.3	
October	3.0	0.0	
November	4.5	0.0	
December	4.5	0.0	

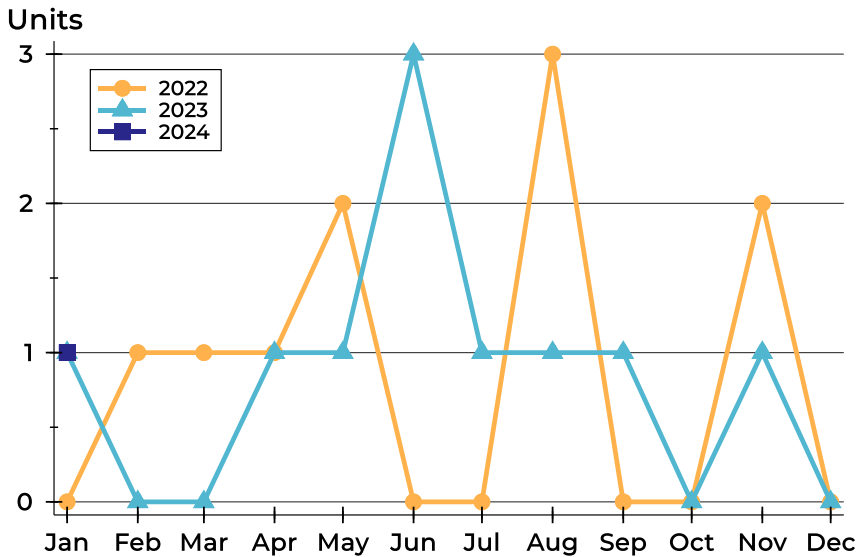
History of Month's Supply





Greenwood County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	0	1	1
February	1	0	
March	1	0	
April	1	1	
May	2	1	
June	0	3	
July	0	1	
August	3	1	
September	0	1	
October	0	0	
November	2	1	
December	0	0	

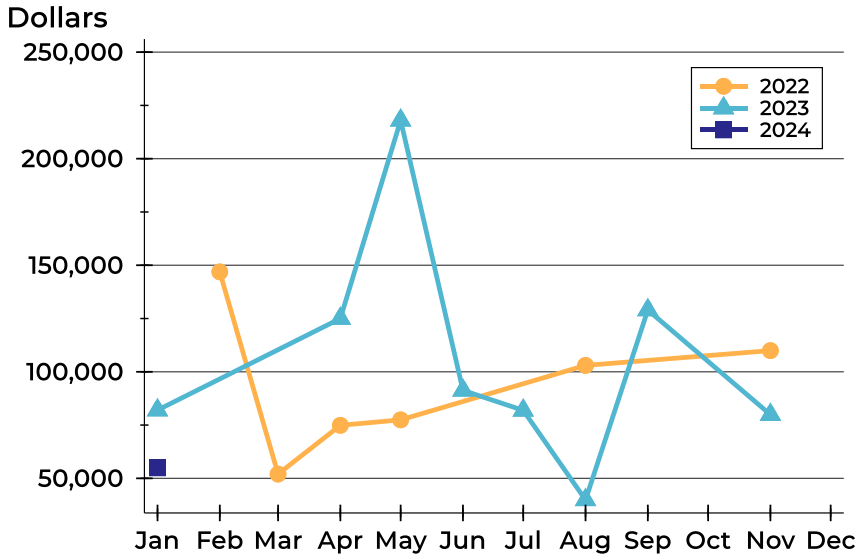
New Listings by Price Range

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	1	100.0%	54,900	54,900	20	20	91.7%	91.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



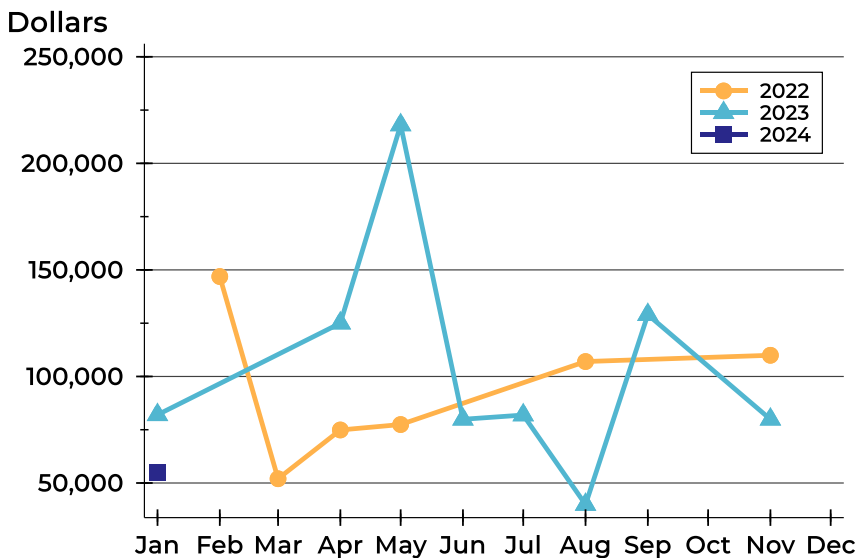
Greenwood County New Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	82,000	54,900
February	146,900	N/A	
March	52,000	N/A	
April	74,900	125,000	
May	77,450	218,000	
June	N/A	91,300	
July	N/A	81,900	
August	103,000	39,900	
September	N/A	129,000	
October	N/A	N/A	
November	109,950	79,900	
December	N/A	N/A	

Median Price

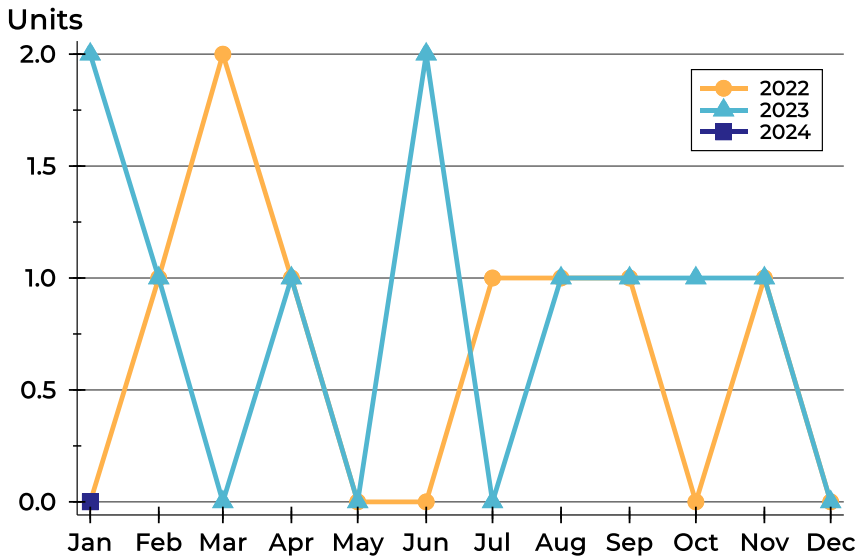


Month	2022	2023	2024
January	N/A	82,000	54,900
February	146,900	N/A	
March	52,000	N/A	
April	74,900	125,000	
May	77,450	218,000	
June	N/A	79,900	
July	N/A	81,900	
August	107,000	39,900	
September	N/A	129,000	
October	N/A	N/A	
November	109,950	79,900	
December	N/A	N/A	



Greenwood County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	N/A	2	N/A
February	1	1	
March	2	N/A	
April	1	1	
May	N/A	N/A	
June	N/A	2	
July	1	N/A	
August	1	1	
September	1	1	
October	N/A	1	
November	1	1	
December	N/A	N/A	

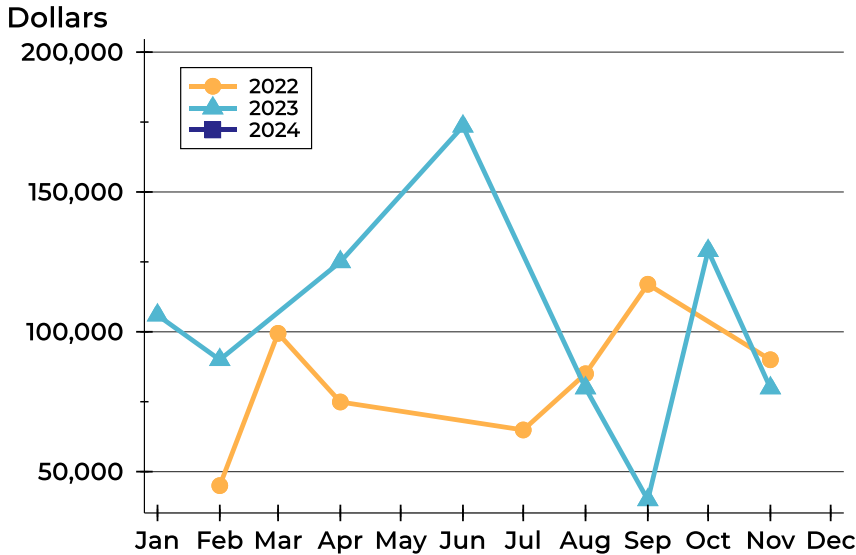
Contracts Written by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



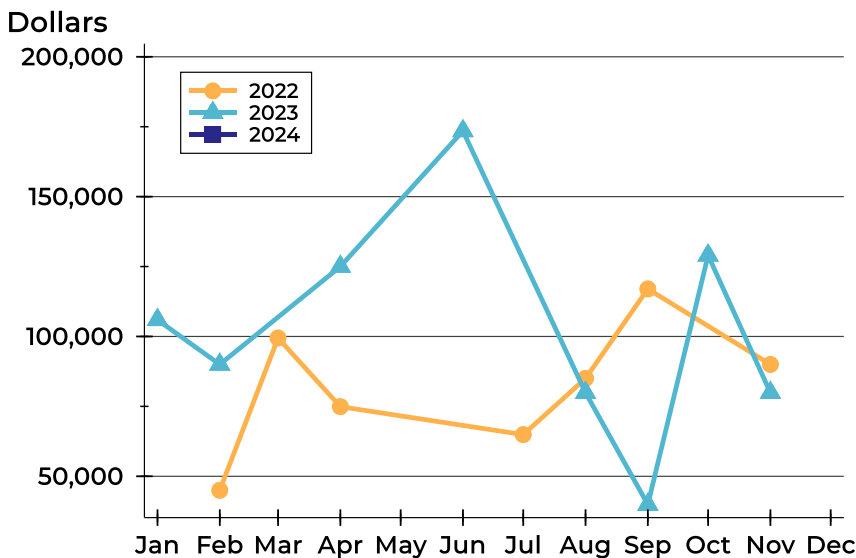
Greenwood County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	
March	99,450	N/A	
April	74,900	125,000	
May	N/A	N/A	
June	N/A	173,500	
July	64,900	N/A	
August	85,000	79,900	
September	117,000	39,900	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	

Median Price

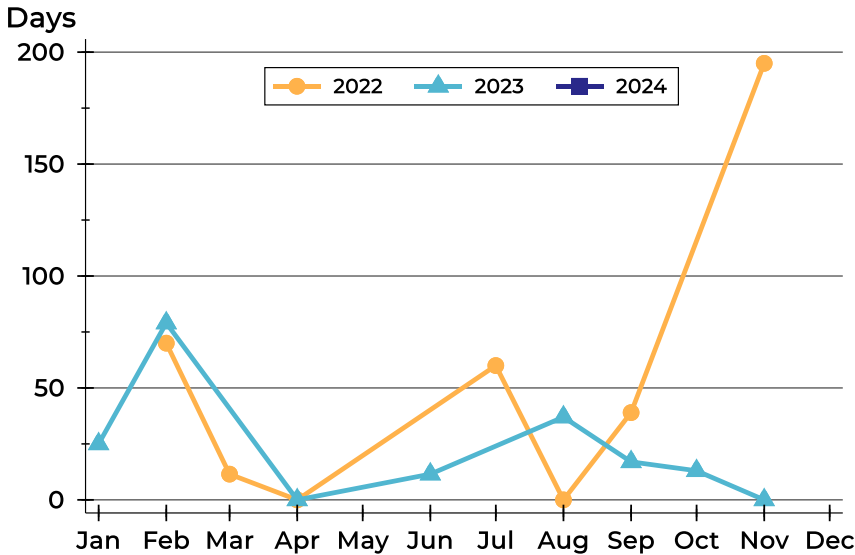


Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	
March	99,450	N/A	
April	74,900	125,000	
May	N/A	N/A	
June	N/A	173,500	
July	64,900	N/A	
August	85,000	79,900	
September	117,000	39,900	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	



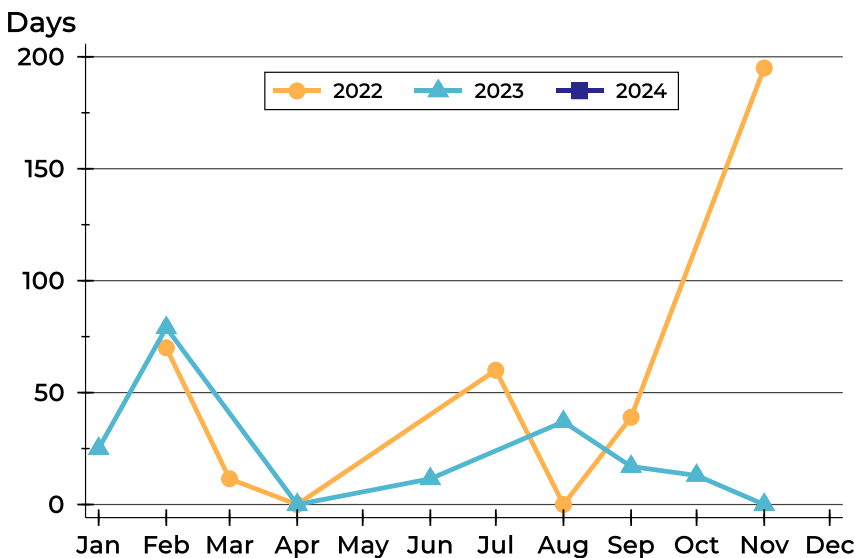
Greenwood County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	N/A	25	N/A
February	70	79	
March	12	N/A	
April	N/A	N/A	
May	N/A	N/A	
June	N/A	12	
July	60	N/A	
August	N/A	37	
September	39	17	
October	N/A	13	
November	195	N/A	
December	N/A	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	25	N/A
February	70	79	
March	12	N/A	
April	N/A	N/A	
May	N/A	N/A	
June	N/A	12	
July	60	N/A	
August	N/A	37	
September	39	17	
October	N/A	13	
November	195	N/A	
December	N/A	N/A	



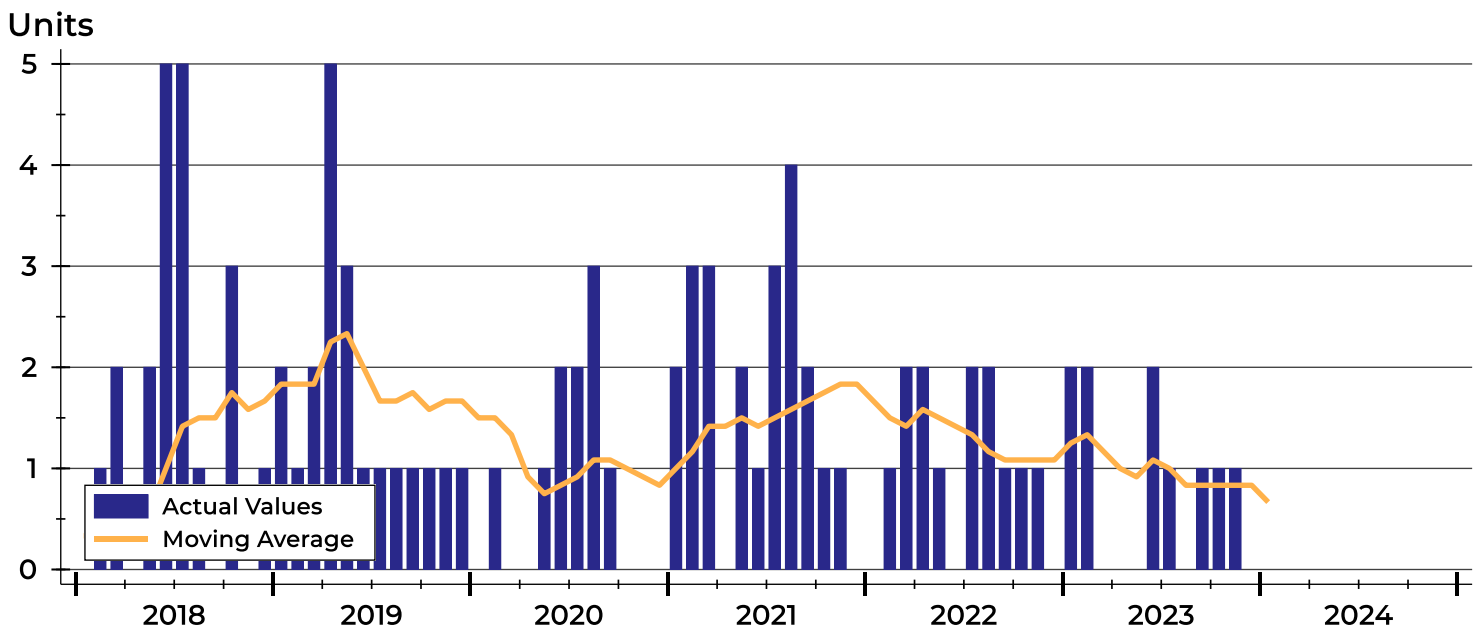
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of January 2023	Change
Pending Contracts		0	2	-100.0%
Volume (1,000s)		0	220	-100.0%
Average	List Price	N/A	109,950	N/A
	Days on Market	N/A	46	N/A
	Percent of Original	N/A	100.0%	N/A
Median	List Price	N/A	109,950	N/A
	Days on Market	N/A	46	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 listings in Greenwood County had contracts pending at the end of January, down from 2 contracts pending at the end of January 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.

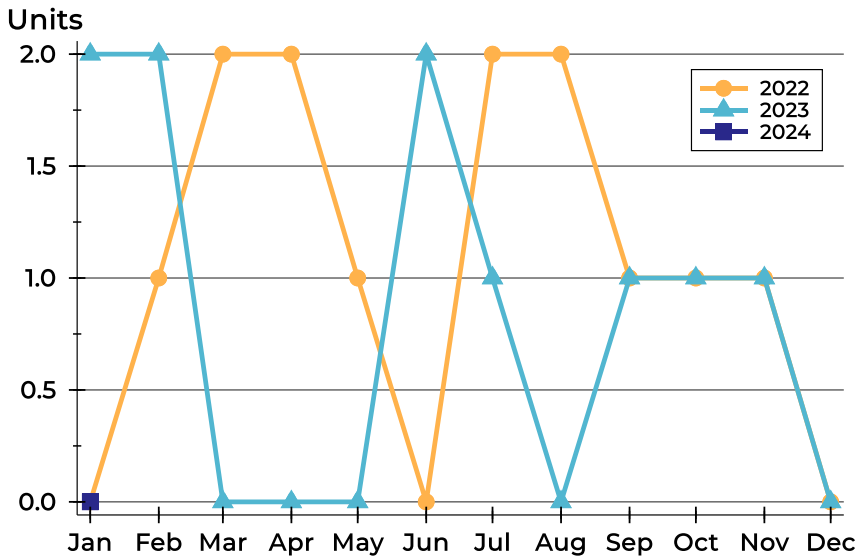
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	0	2	0
February	1	2	
March	2	0	
April	2	0	
May	1	0	
June	0	2	
July	2	1	
August	2	0	
September	1	1	
October	1	1	
November	1	1	
December	0	0	

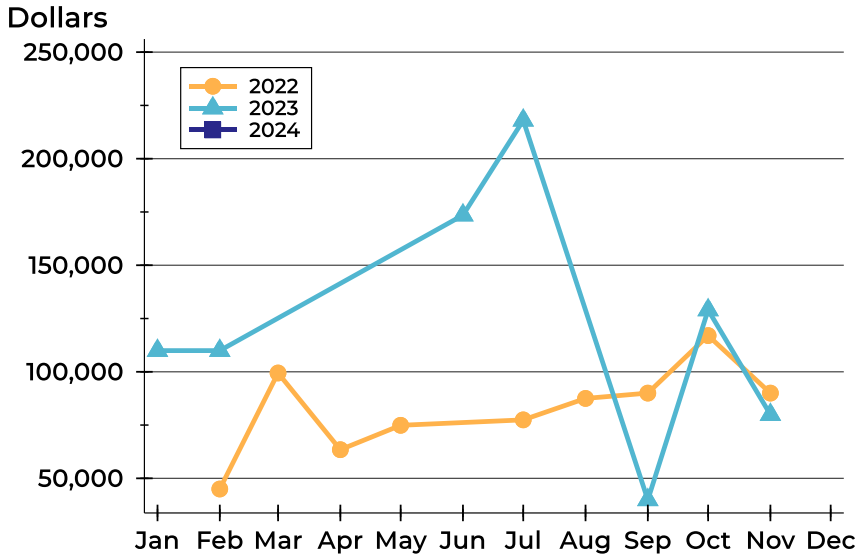
Pending Contracts by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



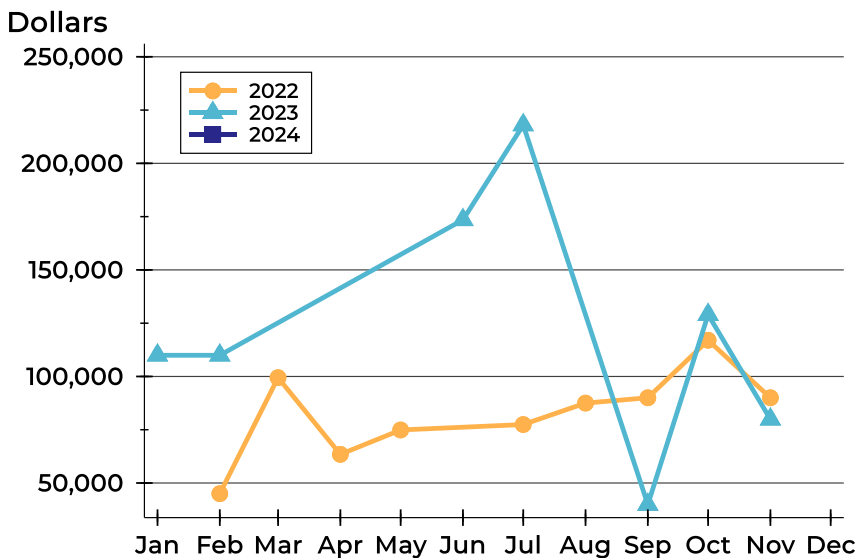
Greenwood County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	
March	99,450	N/A	
April	63,450	N/A	
May	74,900	N/A	
June	N/A	173,500	
July	77,450	218,000	
August	87,500	N/A	
September	90,000	39,900	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	

Median Price

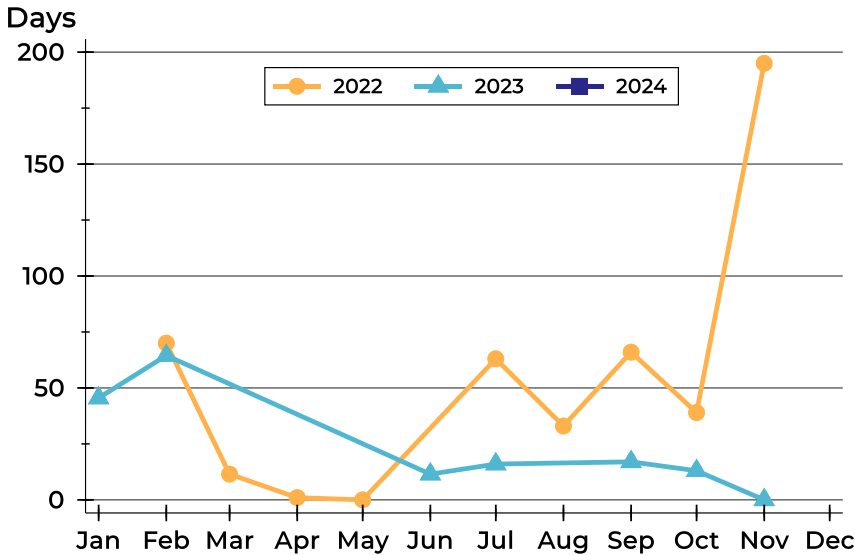


Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	
March	99,450	N/A	
April	63,450	N/A	
May	74,900	N/A	
June	N/A	173,500	
July	77,450	218,000	
August	87,500	N/A	
September	90,000	39,900	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	



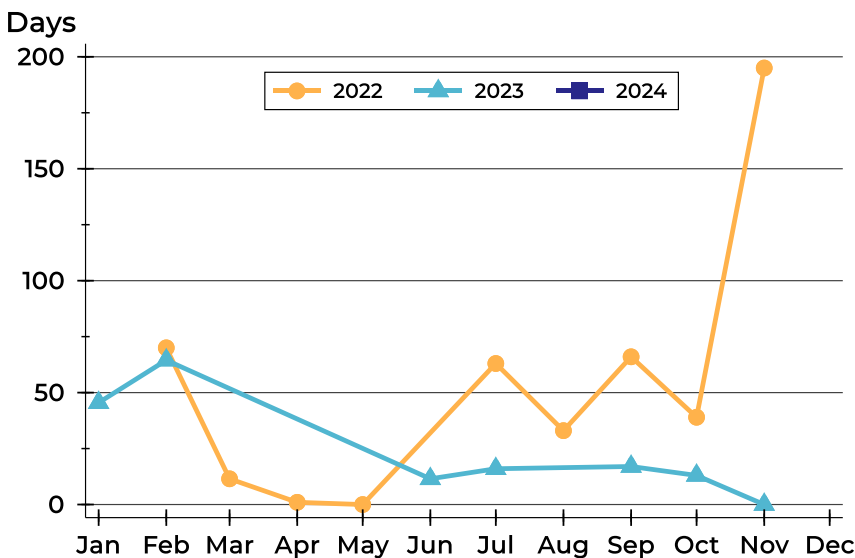
Greenwood County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	N/A	46	N/A
February	70	65	N/A
March	12	N/A	N/A
April	1	N/A	N/A
May	N/A	N/A	N/A
June	N/A	12	N/A
July	63	16	N/A
August	33	N/A	N/A
September	66	17	N/A
October	39	13	N/A
November	195	N/A	N/A
December	N/A	N/A	N/A

Median DOM



Month	2022	2023	2024
January	N/A	46	N/A
February	70	65	N/A
March	12	N/A	N/A
April	1	N/A	N/A
May	N/A	N/A	N/A
June	N/A	12	N/A
July	63	16	N/A
August	33	N/A	N/A
September	66	17	N/A
October	39	13	N/A
November	195	N/A	N/A
December	N/A	N/A	N/A



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in January

Total home sales in Jackson County fell last month to 1 unit, compared to 6 units in January 2023. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in January was \$200,000, up from \$174,950 a year earlier. Homes that sold in January were typically on the market for 66 days and sold for 100.3% of their list prices.

Jackson County Active Listings Up at End of January

The total number of active listings in Jackson County at the end of January was 20 units, up from 10 at the same point in 2023. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$217,450.

During January, a total of 6 contracts were written up from 2 in January 2023. At the end of the month, there were 7 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

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Jackson County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	1 -83.3%	6 -45.5%	11 450.0%	1 -83.3%	6 -45.5%	11 450.0%	
Active Listings Change from prior year	20 100.0%	10 25.0%	8 -61.9%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.8 211.1%	0.9 28.6%	0.7 -63.2%	N/A	N/A	N/A	
New Listings Change from prior year	1 -83.3%	6 -50.0%	12 -7.7%	1 -83.3%	6 -50.0%	12 -7.7%	
Contracts Written Change from prior year	6 200.0%	2 -87.5%	16 14.3%	6 200.0%	2 -87.5%	16 14.3%	
Pending Contracts Change from prior year	7 40.0%	5 -68.8%	16 0.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	200 -79.1%	958 -57.8%	2,270 367.1%	200 -79.1%	958 -57.8%	2,270 367.1%	
Average	Sale Price Change from prior year	200,000 25.3%	159,650 -22.6%	206,357 -15.1%	200,000 25.3%	159,650 -22.6%	206,357 -15.1%
	List Price of Actives Change from prior year	274,408 -27.7%	379,285 41.6%	267,850 93.0%	N/A	N/A	N/A
	Days on Market Change from prior year	66 29.4%	51 54.5%	33 450.0%	66 29.4%	51 54.5%	33 450.0%
	Percent of List Change from prior year	100.3% 6.4%	94.3% -3.1%	97.3% 0.9%	100.3% 6.4%	94.3% -3.1%	97.3% 0.9%
	Percent of Original Change from prior year	95.7% 12.5%	85.1% -11.5%	96.2% -0.2%	95.7% 12.5%	85.1% -11.5%	96.2% -0.2%
Median	Sale Price Change from prior year	200,000 14.3%	174,950 -2.8%	180,000 -25.9%	200,000 14.3%	174,950 -2.8%	180,000 -25.9%
	List Price of Actives Change from prior year	217,450 -30.4%	312,475 49.4%	209,200 122.6%	N/A	N/A	N/A
	Days on Market Change from prior year	66 78.4%	37 131.3%	16 166.7%	66 78.4%	37 131.3%	16 166.7%
	Percent of List Change from prior year	100.3% 5.6%	95.0% -5.0%	100.0% 3.7%	100.3% 5.6%	95.0% -5.0%	100.0% 3.7%
	Percent of Original Change from prior year	95.7% 4.6%	91.5% -8.5%	100.0% 3.7%	95.7% 4.6%	91.5% -8.5%	100.0% 3.7%

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



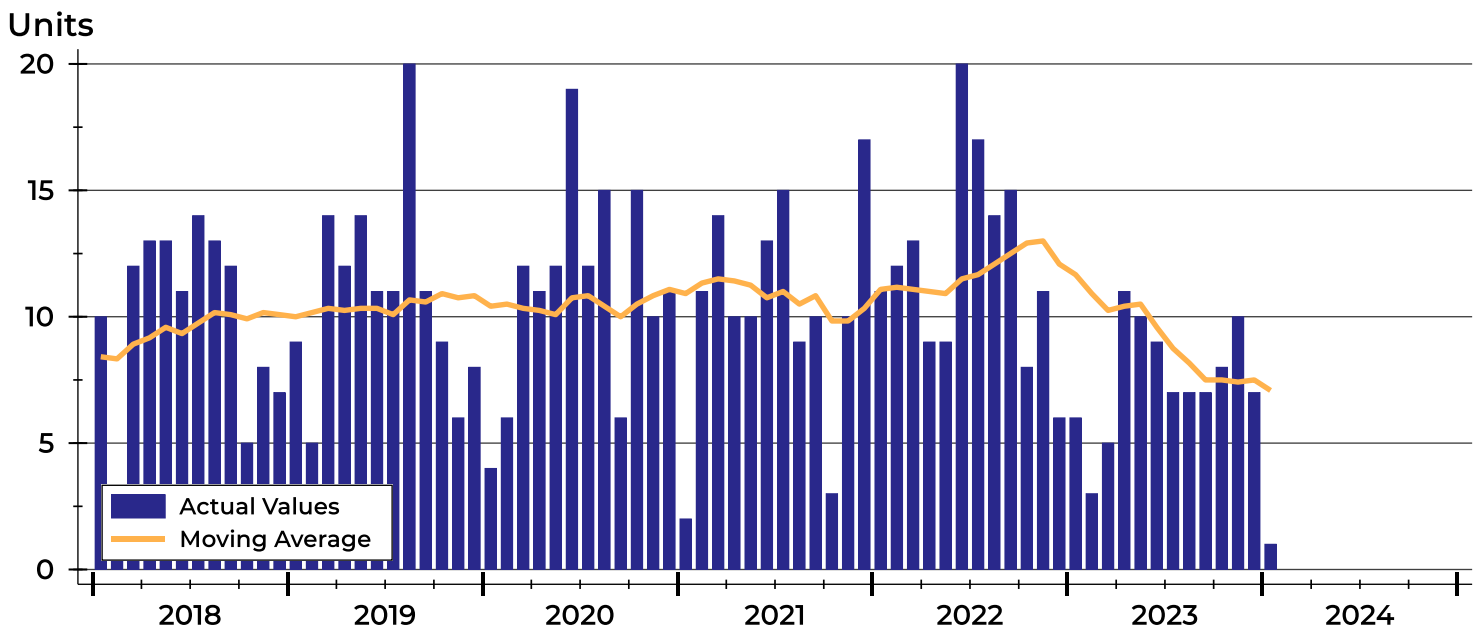
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		1	6	-83.3%	1	6	-83.3%
Volume (1,000s)		200	958	-79.1%	200	958	-79.1%
Months' Supply		2.8	0.9	211.1%	N/A	N/A	N/A
Average	Sale Price	200,000	159,650	25.3%	200,000	159,650	25.3%
	Days on Market	66	51	29.4%	66	51	29.4%
	Percent of List	100.3%	94.3%	6.4%	100.3%	94.3%	6.4%
	Percent of Original	95.7%	85.1%	12.5%	95.7%	85.1%	12.5%
Median	Sale Price	200,000	174,950	14.3%	200,000	174,950	14.3%
	Days on Market	66	37	78.4%	66	37	78.4%
	Percent of List	100.3%	95.0%	5.6%	100.3%	95.0%	5.6%
	Percent of Original	95.7%	91.5%	4.6%	95.7%	91.5%	4.6%

A total of 1 home sold in Jackson County in January, down from 6 units in January 2023. Total sales volume fell to \$0.2 million compared to \$1.0 million in the previous year.

The median sales price in January was \$200,000, up 14.3% compared to the prior year. Median days on market was 66 days, up from 22 days in December, and up from 37 in January 2023.

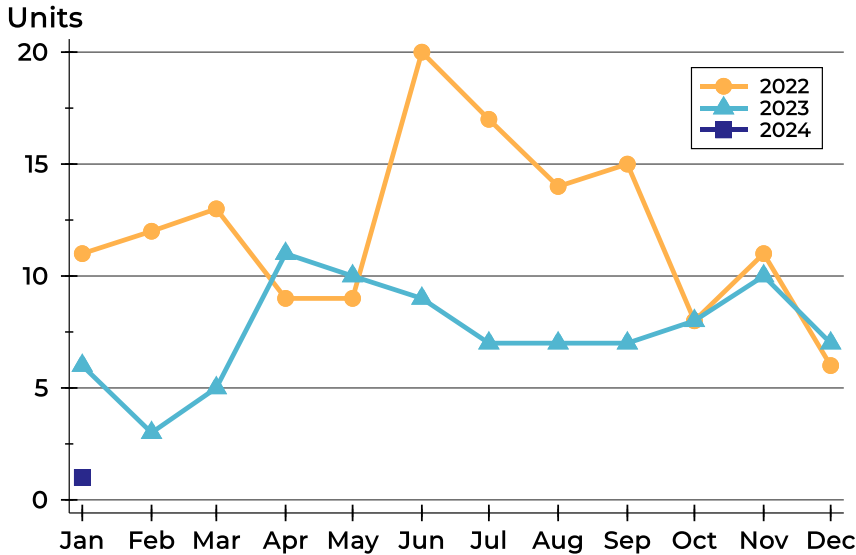
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	11	6	1
February	12	3	
March	13	5	
April	9	11	
May	9	10	
June	20	9	
July	17	7	
August	14	7	
September	15	7	
October	8	8	
November	11	10	
December	6	7	

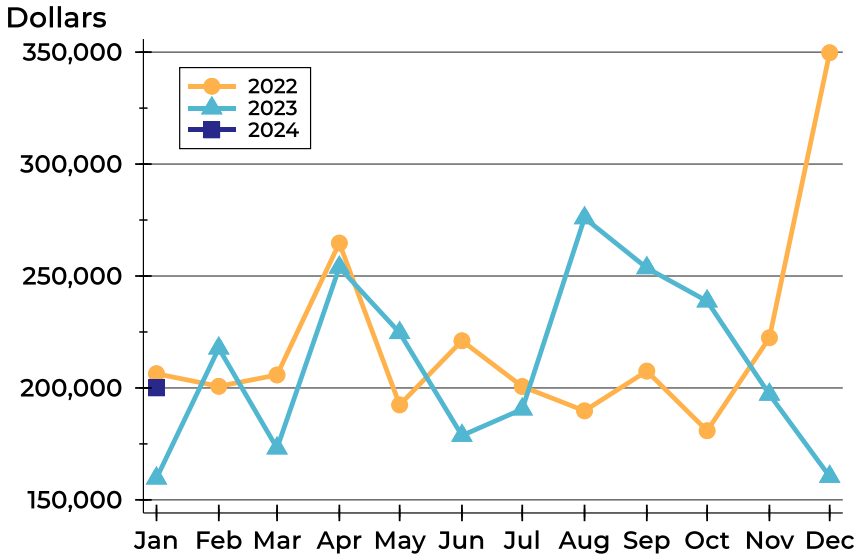
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	100.0%	3.0	200,000	200,000	66	66	100.3%	100.3%	95.7%	95.7%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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



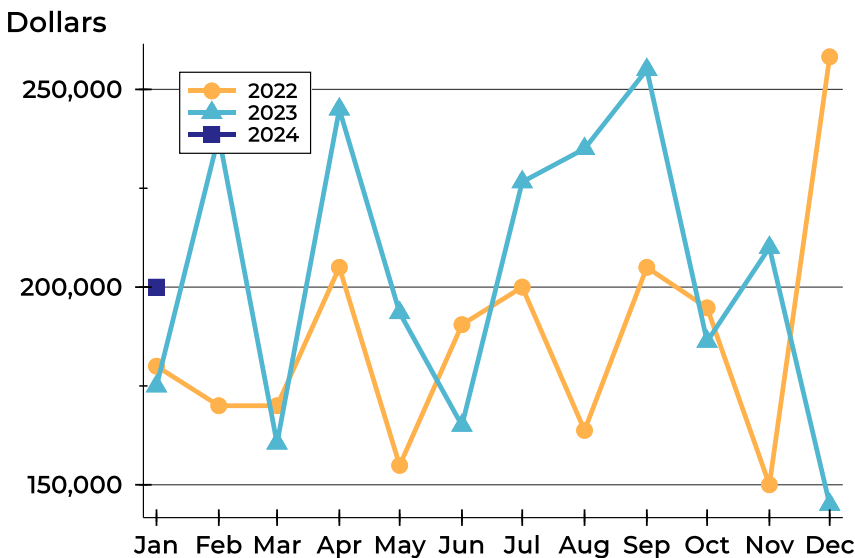
Jackson County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	206,357	159,650	200,000
February	200,723	217,742	
March	205,800	173,090	
April	264,722	253,864	
May	192,422	224,630	
June	221,075	178,722	
July	200,641	190,514	
August	189,771	275,929	
September	207,533	253,600	
October	180,875	238,768	
November	222,404	197,100	
December	349,750	160,414	

Median Price

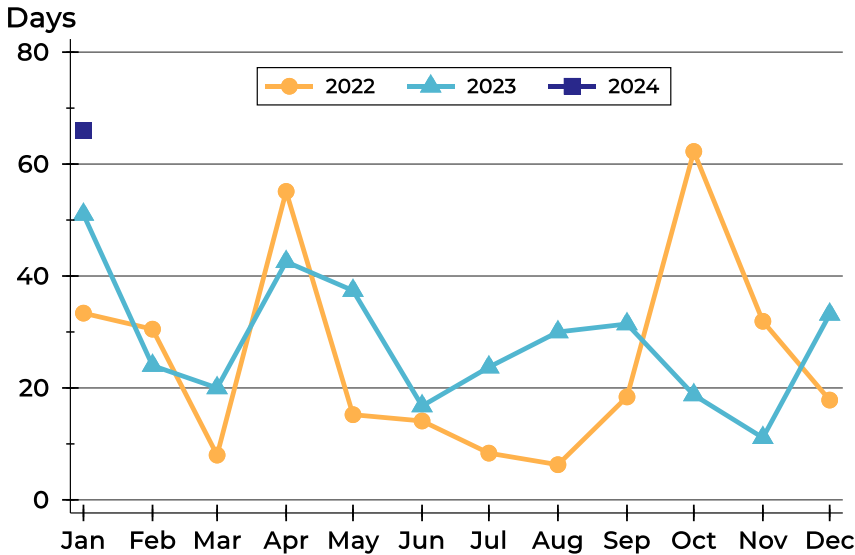


Month	2022	2023	2024
January	180,000	174,950	200,000
February	170,000	238,225	
March	170,000	160,500	
April	205,000	245,000	
May	154,900	193,500	
June	190,500	165,000	
July	200,000	226,600	
August	163,750	235,000	
September	205,000	255,000	
October	194,750	186,250	
November	150,000	210,000	
December	258,250	145,000	



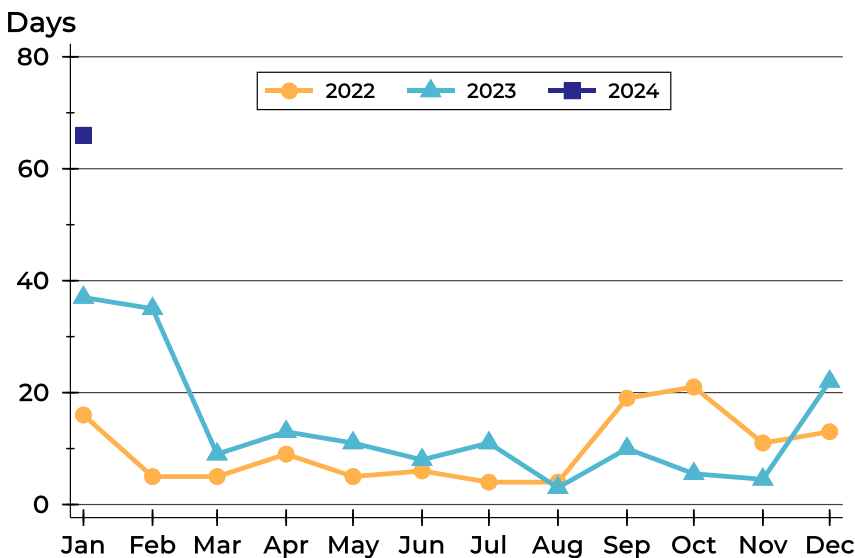
Jackson County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	51	66
February	31	24	
March	8	20	
April	55	43	
May	15	37	
June	14	17	
July	8	24	
August	6	30	
September	18	31	
October	62	19	
November	32	11	
December	18	33	

Median DOM



Month	2022	2023	2024
January	16	37	66
February	5	35	
March	5	9	
April	9	13	
May	5	11	
June	6	8	
July	4	11	
August	4	3	
September	19	10	
October	21	6	
November	11	5	
December	13	22	



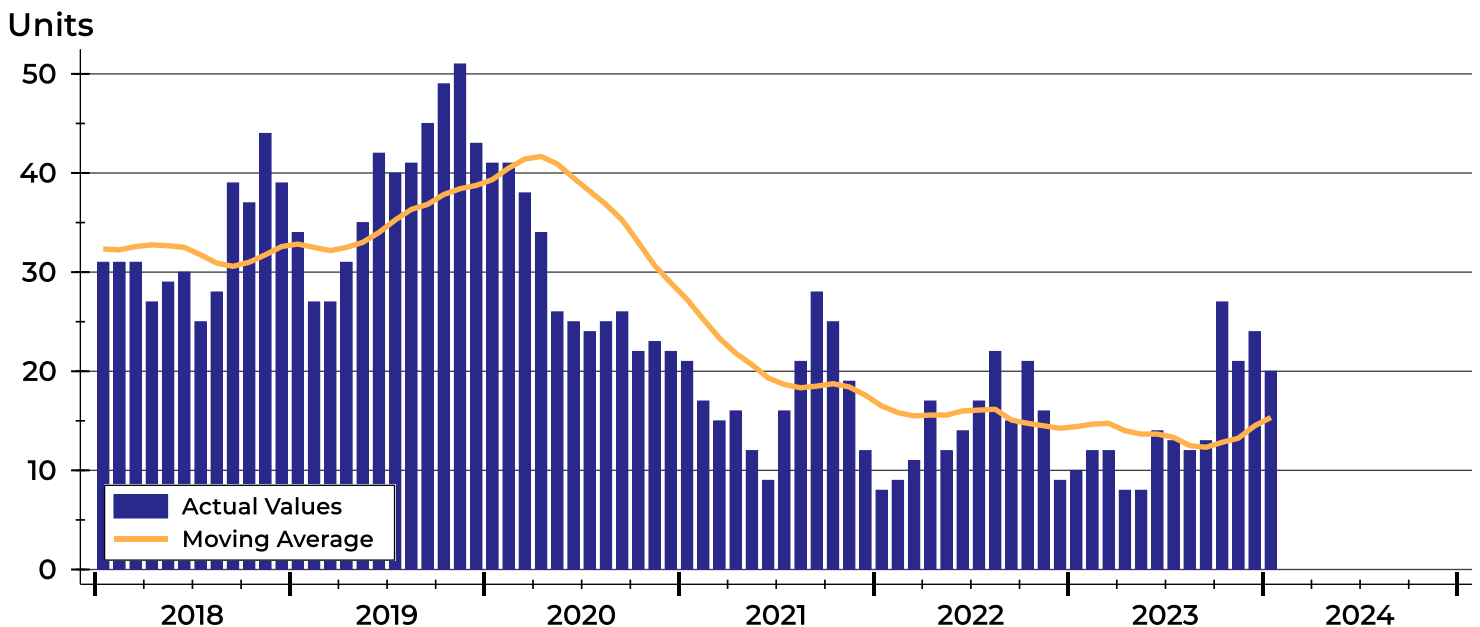
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		20	10	100.0%
Volume (1,000s)		5,488	3,793	44.7%
Months' Supply		2.8	0.9	211.1%
Average	List Price	274,408	379,285	-27.7%
	Days on Market	109	113	-3.5%
	Percent of Original	97.1%	90.8%	6.9%
Median	List Price	217,450	312,475	-30.4%
	Days on Market	101	64	57.8%
	Percent of Original	100.0%	97.1%	3.0%

A total of 20 homes were available for sale in Jackson County at the end of January. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$217,450, down 30.4% from 2023. The typical time on market for active listings was 101 days, up from 64 days a year earlier.

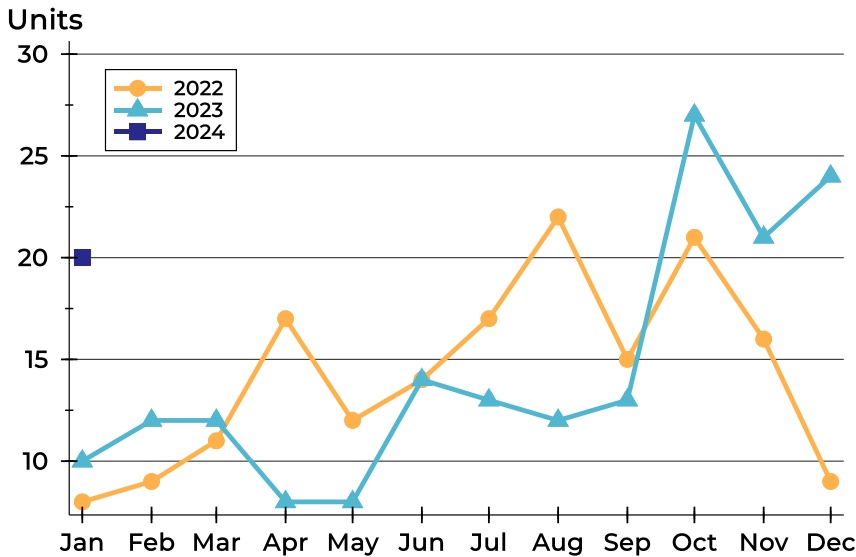
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	8	10	20
February	9	12	
March	11	12	
April	17	8	
May	12	8	
June	14	14	
July	17	13	
August	22	12	
September	15	13	
October	21	27	
November	16	21	
December	9	24	

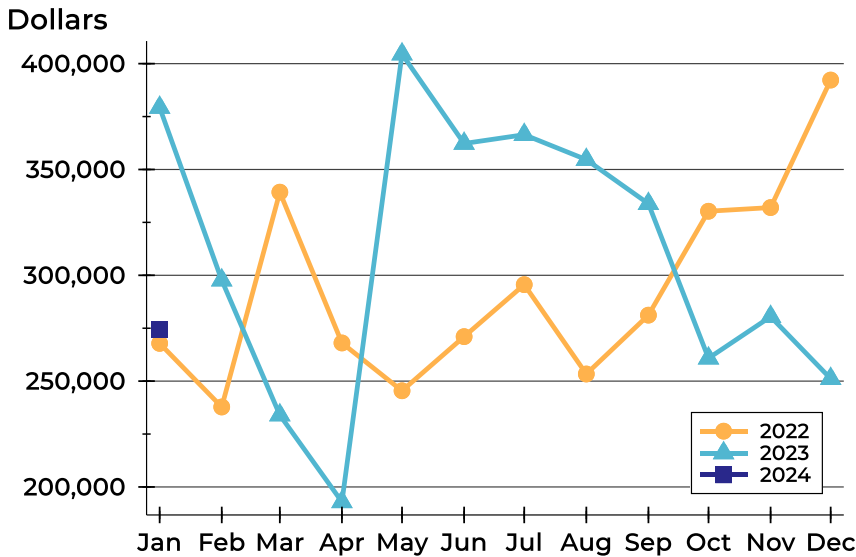
Active Listings by Price Range

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	1	5.0%	N/A	45,000	45,000	57	57	100.0%	100.0%
\$50,000-\$99,999	1	5.0%	N/A	65,000	65,000	59	59	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	15.0%	N/A	143,483	141,950	75	56	99.3%	100.0%
\$150,000-\$174,999	2	10.0%	N/A	156,000	156,000	82	82	101.0%	101.0%
\$175,000-\$199,999	1	5.0%	N/A	179,900	179,900	67	67	97.2%	97.2%
\$200,000-\$249,999	4	20.0%	3.0	219,975	217,450	103	101	95.8%	96.7%
\$250,000-\$299,999	4	20.0%	N/A	269,475	269,000	87	101	99.1%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	10.0%	N/A	474,500	474,500	199	199	82.5%	82.5%
\$500,000-\$749,999	1	5.0%	N/A	699,000	699,000	175	175	100.0%	100.0%
\$750,000-\$999,999	1	5.0%	N/A	850,000	850,000	272	272	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



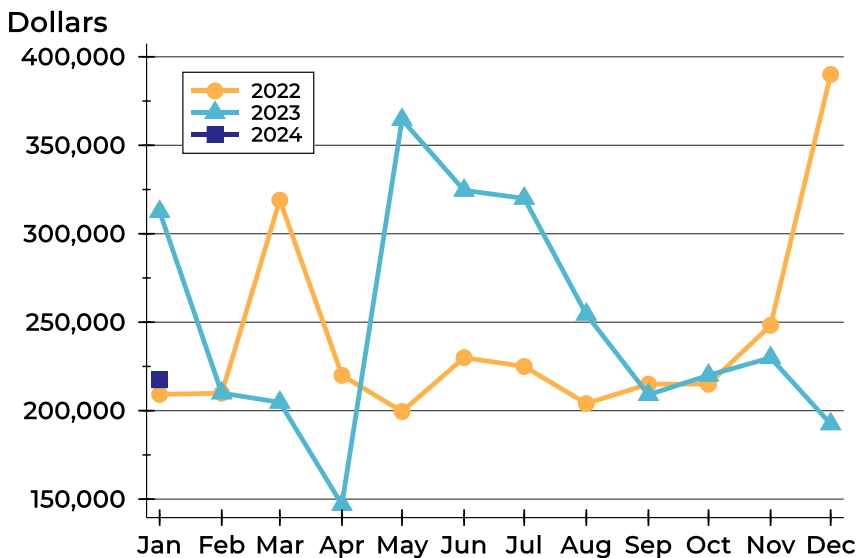
Jackson County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	267,850	379,285	274,408
February	237,789	297,717	
March	339,282	233,967	
April	268,035	192,950	
May	245,450	404,500	
June	271,021	362,286	
July	295,600	366,446	
August	253,373	354,654	
September	281,178	333,838	
October	330,275	260,818	
November	332,016	280,466	
December	392,256	251,167	

Median Price

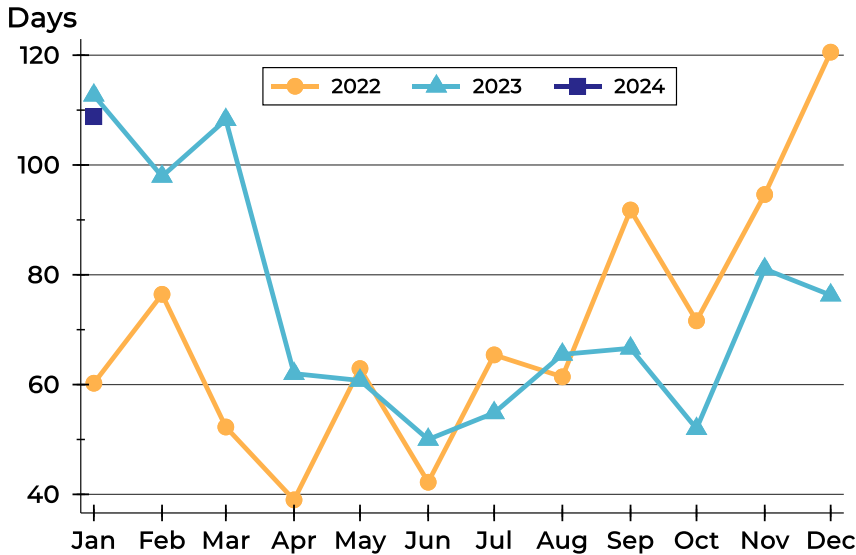


Month	2022	2023	2024
January	209,200	312,475	217,450
February	209,900	209,950	
March	319,000	204,700	
April	220,000	146,950	
May	199,499	364,500	
June	229,950	324,500	
July	225,000	320,000	
August	204,000	254,475	
September	215,000	209,000	
October	215,000	220,000	
November	248,250	229,900	
December	390,000	192,500	



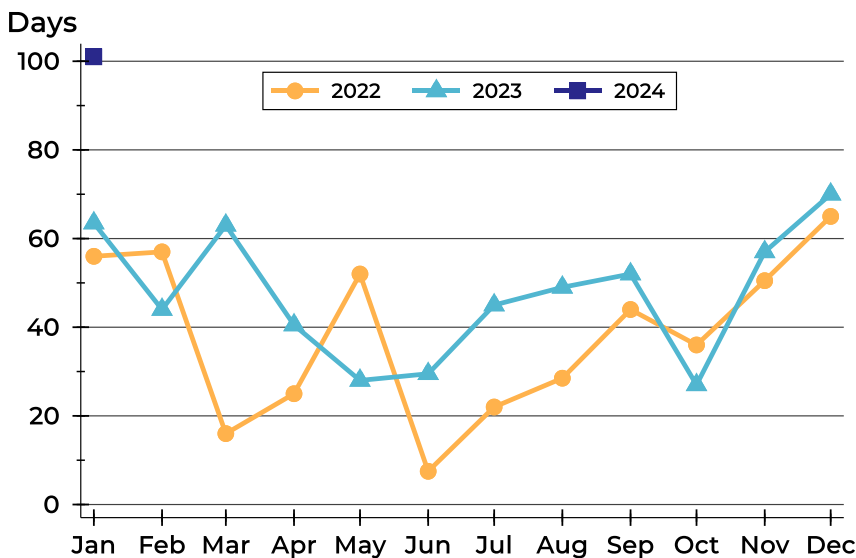
Jackson County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	60	113	109
February	76	98	
March	52	108	
April	39	62	
May	63	61	
June	42	50	
July	65	55	
August	61	66	
September	92	67	
October	72	52	
November	95	81	
December	121	76	

Median DOM

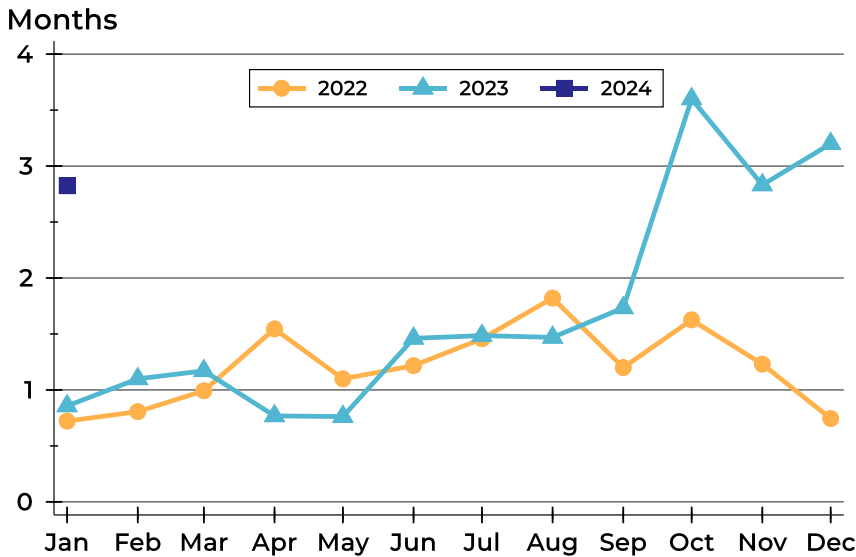


Month	2022	2023	2024
January	56	64	101
February	57	44	
March	16	63	
April	25	41	
May	52	28	
June	8	30	
July	22	45	
August	29	49	
September	44	52	
October	36	27	
November	51	57	
December	65	70	



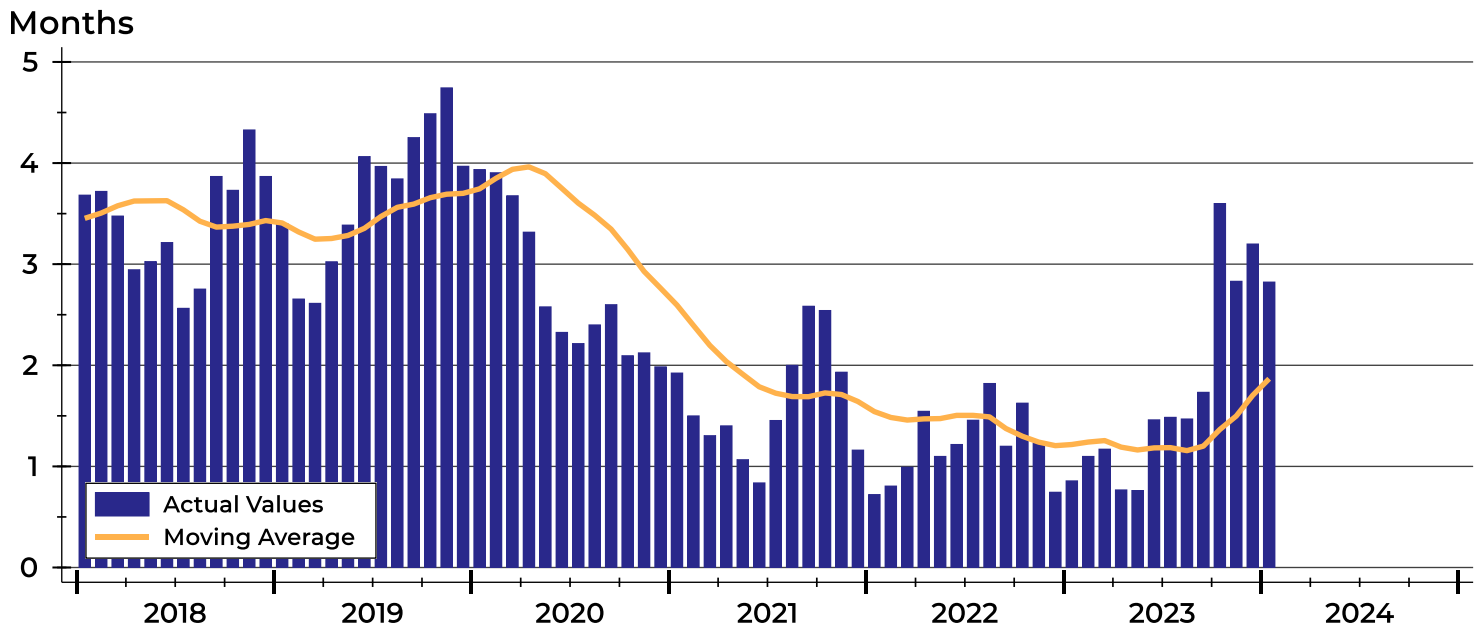
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	0.9	2.8
February	0.8	1.1	
March	1.0	1.2	
April	1.5	0.8	
May	1.1	0.8	
June	1.2	1.5	
July	1.5	1.5	
August	1.8	1.5	
September	1.2	1.7	
October	1.6	3.6	
November	1.2	2.8	
December	0.7	3.2	

History of Month's Supply





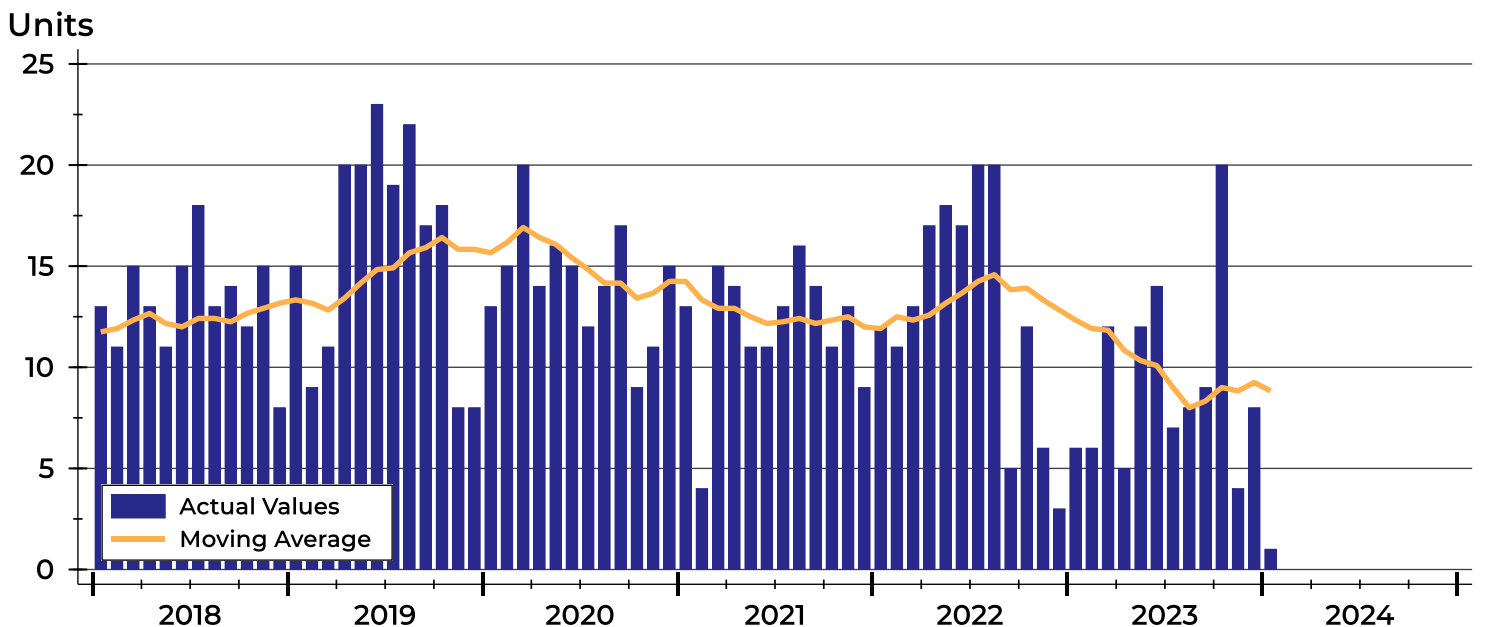
Jackson County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	1	6	-83.3%
	Volume (1,000s)	165	1,299	-87.3%
	Average List Price	165,000	216,492	-23.8%
	Median List Price	165,000	225,000	-26.7%
Year-to-Date	New Listings	1	6	-83.3%
	Volume (1,000s)	165	1,299	-87.3%
	Average List Price	165,000	216,492	-23.8%
	Median List Price	165,000	225,000	-26.7%

A total of 1 new listing was added in Jackson County during January, down 83.3% from the same month in 2023.

The median list price of these homes was \$165,000 down from \$225,000 in 2023.

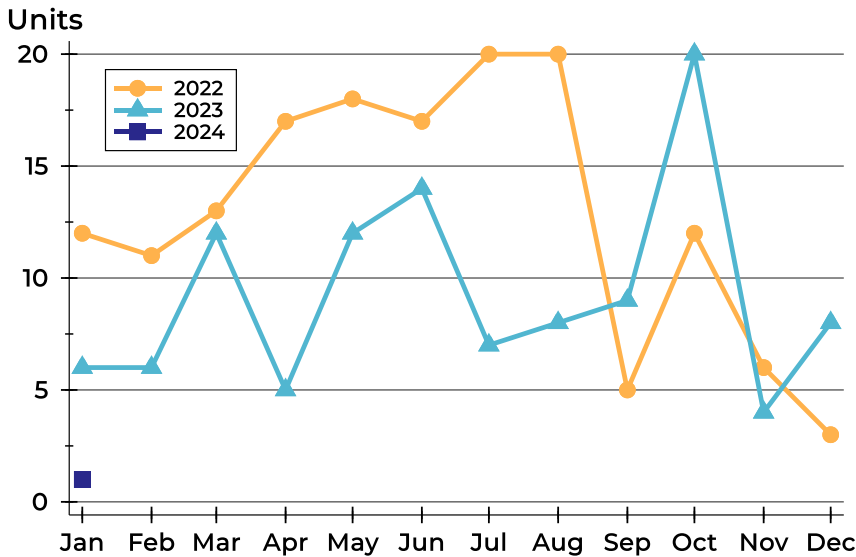
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	12	6	1
February	11	6	0
March	13	12	0
April	17	5	0
May	18	12	0
June	17	14	0
July	20	7	0
August	20	8	0
September	5	9	0
October	12	20	0
November	6	4	0
December	3	8	0

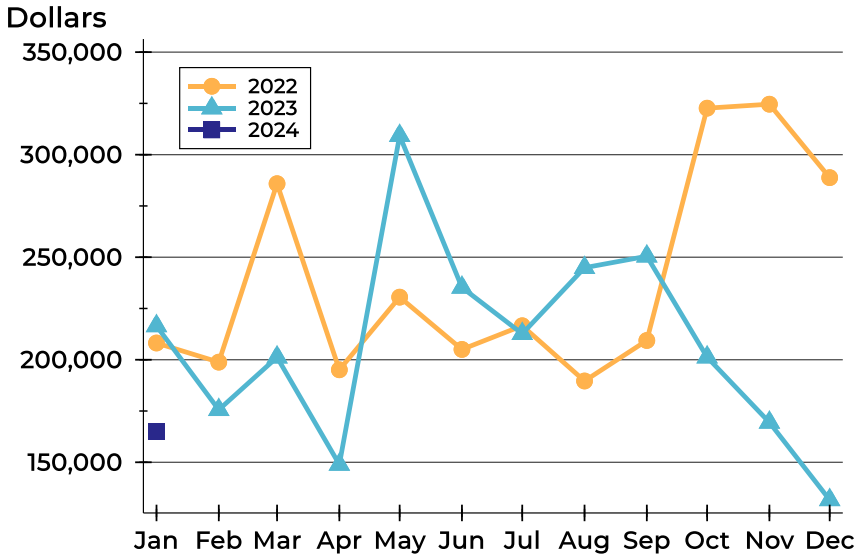
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



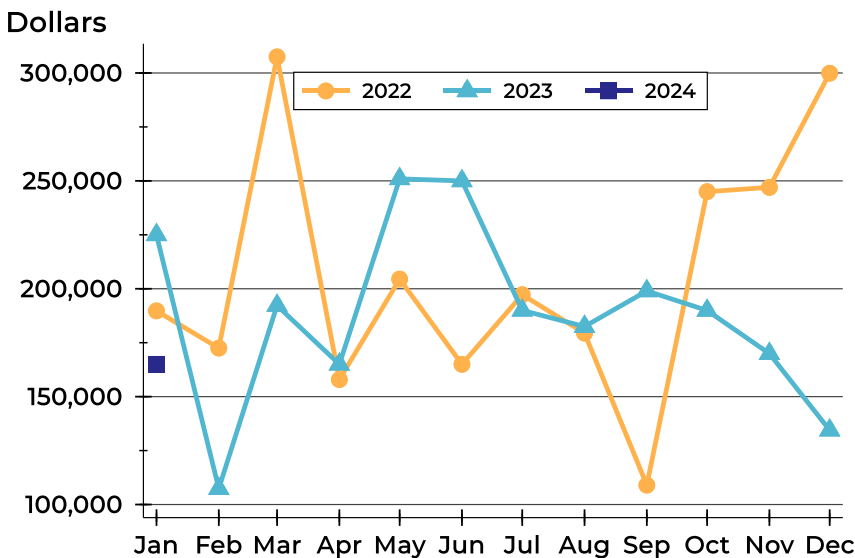
Jackson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	208,175	216,492	165,000
February	198,832	175,617	
March	285,862	201,233	
April	195,112	148,940	
May	230,539	309,267	
June	205,038	235,275	
July	216,580	212,686	
August	189,645	244,875	
September	209,400	250,471	
October	322,683	201,265	
November	324,617	169,450	
December	288,800	131,675	

Median Price



Month	2022	2023	2024
January	189,750	225,000	165,000
February	172,500	107,400	
March	307,500	192,250	
April	157,900	165,000	
May	204,499	250,950	
June	165,000	249,975	
July	197,250	190,000	
August	179,450	182,500	
September	109,000	199,000	
October	245,000	189,950	
November	247,000	169,950	
December	299,900	134,450	



Jackson County Contracts Written Analysis

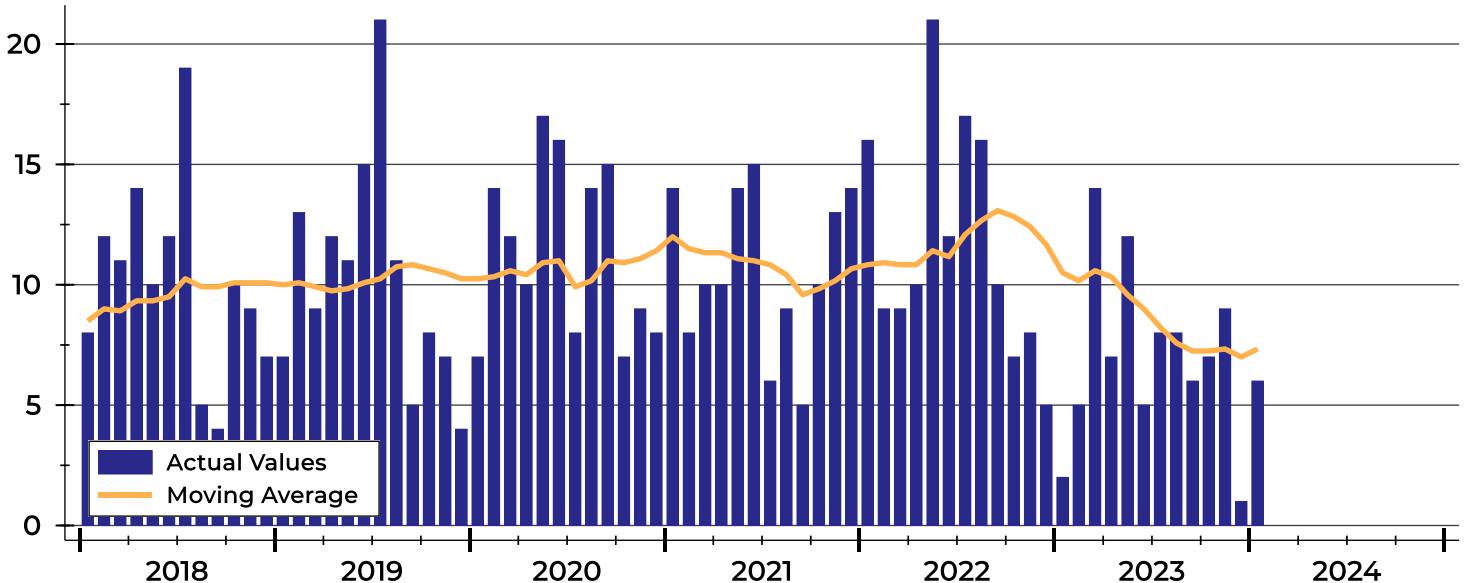
Summary Statistics for Contracts Written		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		6	2	200.0%	6	2	200.0%
Volume (1,000s)		767	550	39.5%	767	550	39.5%
Average	Sale Price	127,800	274,950	-53.5%	127,800	274,950	-53.5%
	Days on Market	55	6	816.7%	55	6	816.7%
	Percent of Original	92.5%	93.3%	-0.9%	92.5%	93.3%	-0.9%
Median	Sale Price	133,900	274,950	-51.3%	133,900	274,950	-51.3%
	Days on Market	40	6	566.7%	40	6	566.7%
	Percent of Original	100.0%	93.3%	7.2%	100.0%	93.3%	7.2%

A total of 6 contracts for sale were written in Jackson County during the month of January, up from 2 in 2023. The median list price of these homes was \$133,900, down from \$274,950 the prior year.

Half of the homes that went under contract in January were on the market less than 40 days, compared to 6 days in January 2023.

History of Contracts Written

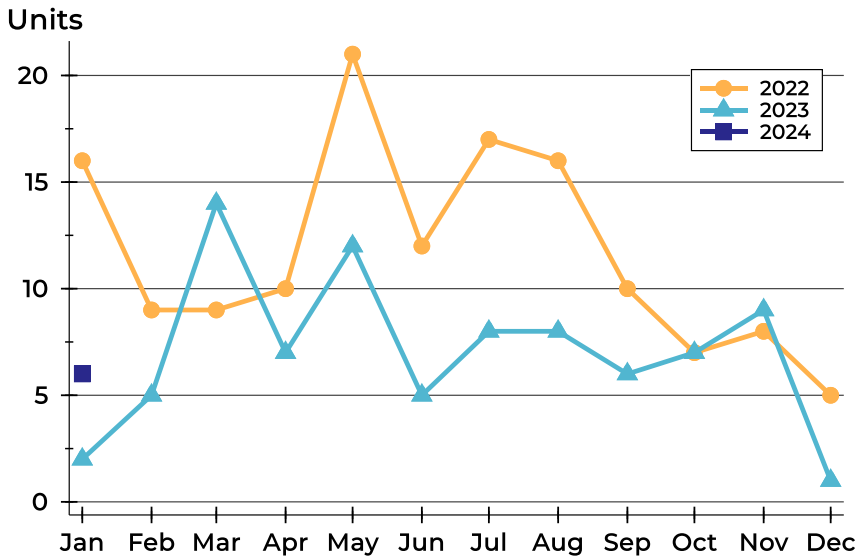
Units





Jackson County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	16	2	6
February	9	5	
March	9	14	
April	10	7	
May	21	12	
June	12	5	
July	17	8	
August	16	8	
September	10	6	
October	7	7	
November	8	9	
December	5	1	

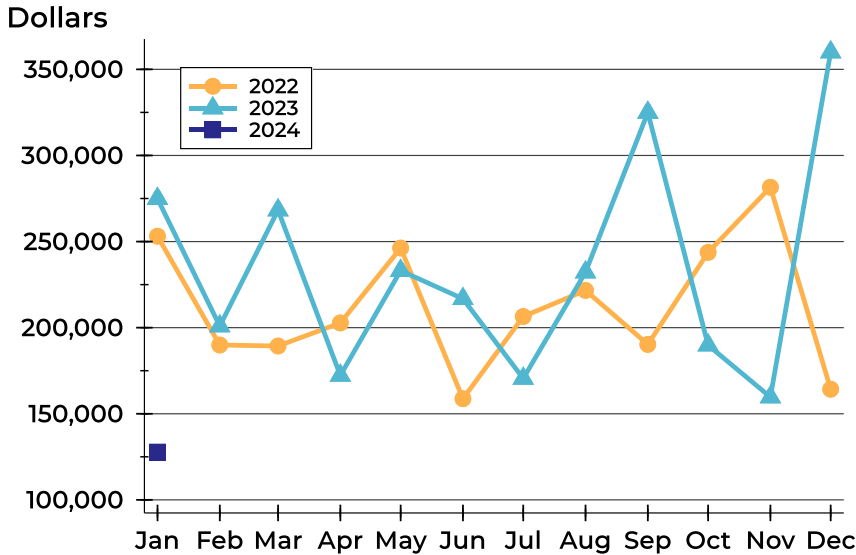
Contracts Written by Price Range

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	1	16.7%	85,000	85,000	134	134	56.7%	56.7%
\$100,000-\$124,999	1	16.7%	109,000	109,000	15	15	100.0%	100.0%
\$125,000-\$149,999	3	50.0%	135,933	137,900	59	52	99.5%	100.0%
\$150,000-\$174,999	1	16.7%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



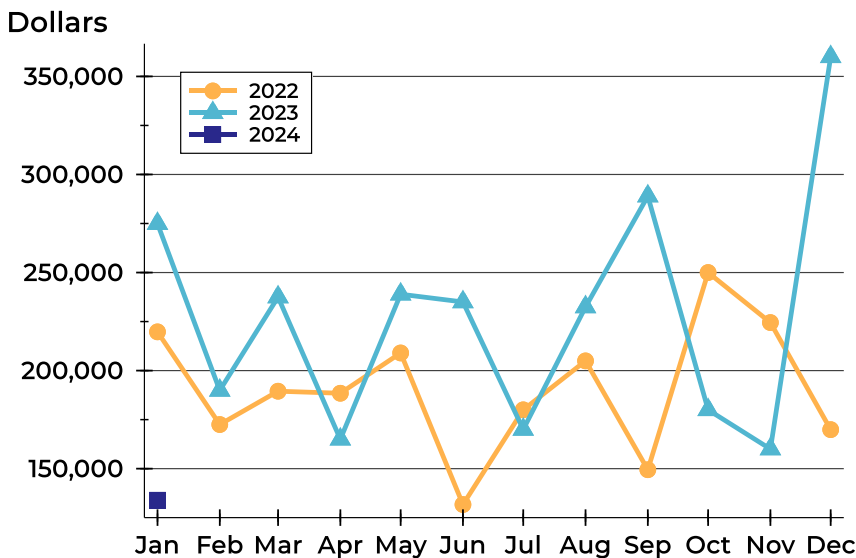
Jackson County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	253,125	274,950	127,800
February	189,917	200,930	
March	189,356	268,271	
April	202,750	172,257	
May	246,243	233,117	
June	158,737	216,780	
July	206,476	170,500	
August	221,638	232,225	
September	190,290	324,948	
October	243,743	189,829	
November	281,550	159,688	
December	164,260	360,000	

Median Price

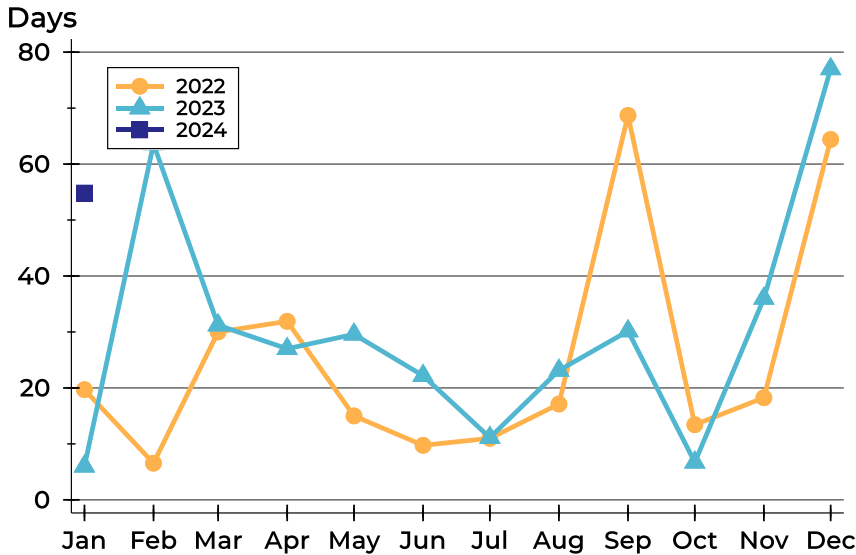


Month	2022	2023	2024
January	219,750	274,950	133,900
February	172,500	189,900	
March	189,500	237,500	
April	188,450	165,000	
May	209,000	238,950	
June	131,700	235,000	
July	180,000	170,000	
August	204,950	232,450	
September	149,450	288,975	
October	250,000	180,000	
November	224,500	160,000	
December	169,900	360,000	



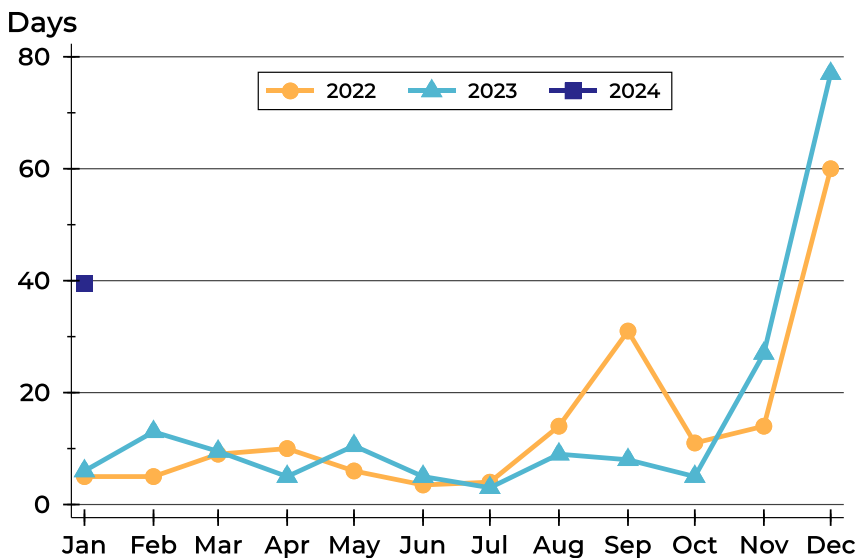
Jackson County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	20	6	55
February	7	64	
March	30	31	
April	32	27	
May	15	30	
June	10	22	
July	11	11	
August	17	23	
September	69	30	
October	13	7	
November	18	36	
December	64	77	

Median DOM



Month	2022	2023	2024
January	5	6	40
February	5	13	
March	9	10	
April	10	5	
May	6	11	
June	4	5	
July	4	3	
August	14	9	
September	31	8	
October	11	5	
November	14	27	
December	60	77	



Jackson County Pending Contracts Analysis

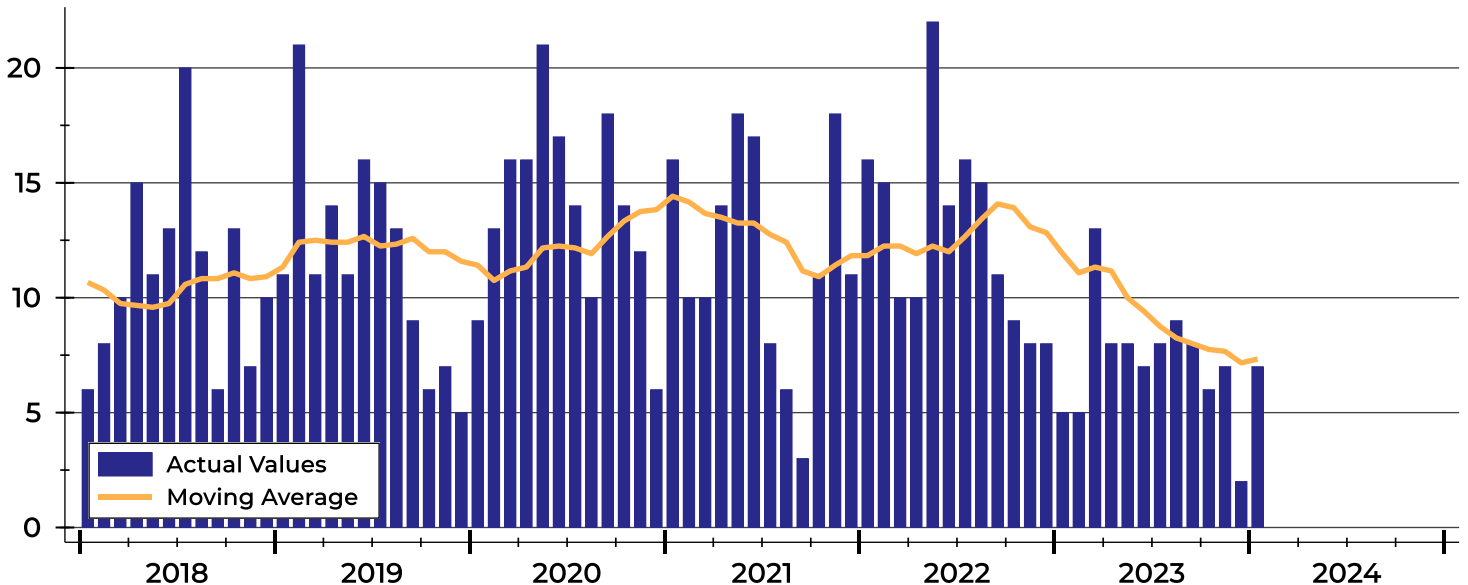
Summary Statistics for Pending Contracts		2024	End of January 2023	Change
Pending Contracts		7	5	40.0%
Volume (1,000s)		1,127	1,054	6.9%
Average	List Price	160,971	210,740	-23.6%
	Days on Market	58	30	93.3%
	Percent of Original	92.7%	98.3%	-5.7%
Median	List Price	137,900	169,900	-18.8%
	Days on Market	52	35	48.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Jackson County had contracts pending at the end of January, up from 5 contracts pending at the end of January 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

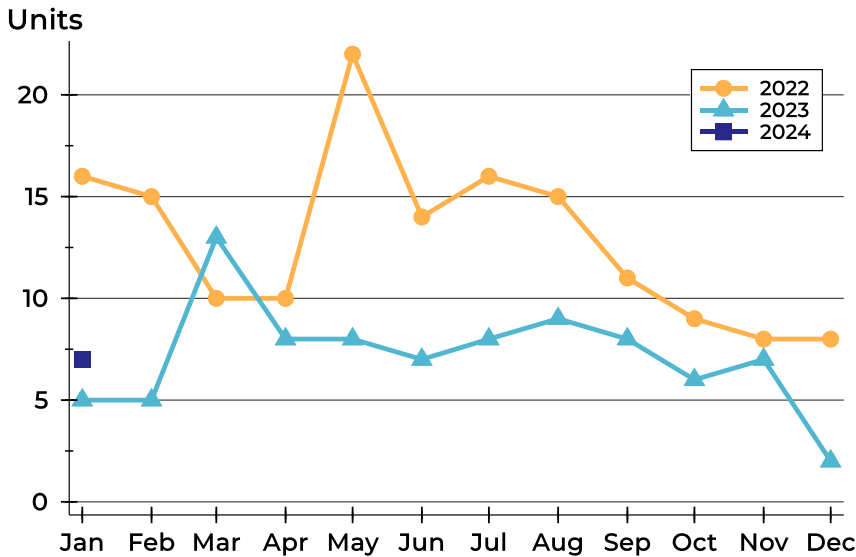
Units





Jackson County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	16	5	7
February	15	5	
March	10	13	
April	10	8	
May	22	8	
June	14	7	
July	16	8	
August	15	9	
September	11	8	
October	9	6	
November	8	7	
December	8	2	

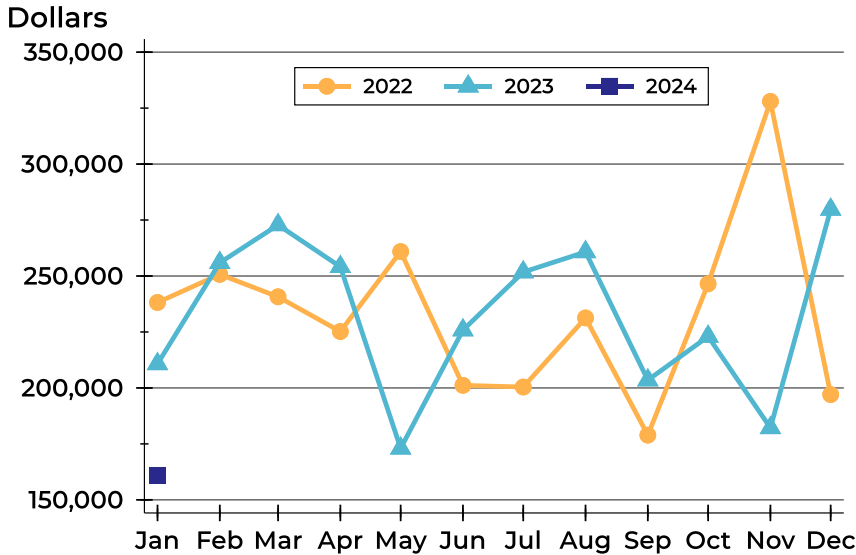
Pending Contracts by Price Range

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	1	14.3%	85,000	85,000	134	134	56.7%	56.7%
\$100,000-\$124,999	1	14.3%	109,000	109,000	15	15	100.0%	100.0%
\$125,000-\$149,999	3	42.9%	135,933	137,900	59	52	99.5%	100.0%
\$150,000-\$174,999	1	14.3%	165,000	165,000	4	4	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	14.3%	360,000	360,000	77	77	93.5%	93.5%
\$400,000-\$499,999	0	0.0%	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
\$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



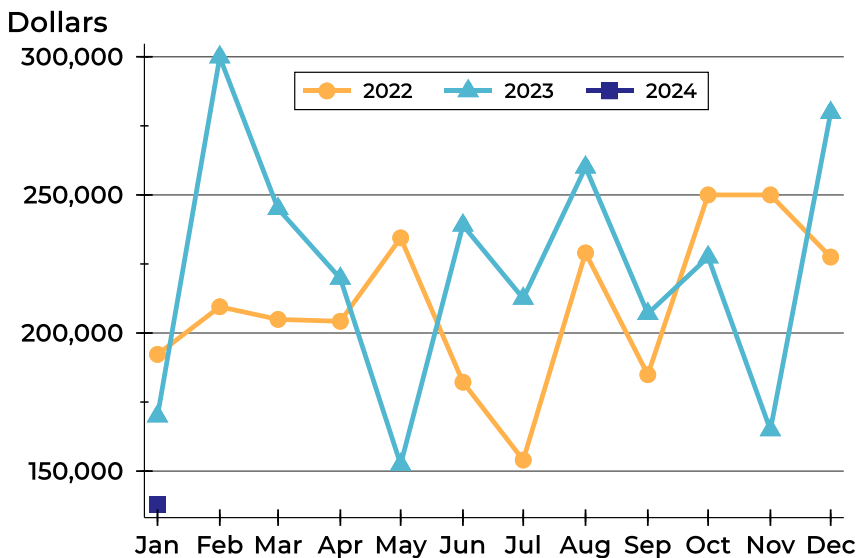
Jackson County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	238,169	210,740	160,971
February	250,723	255,930	
March	240,725	272,815	
April	225,210	254,138	
May	260,918	173,050	
June	201,161	225,843	
July	200,419	251,750	
August	231,287	260,767	
September	178,927	203,494	
October	246,511	222,992	
November	327,999	182,171	
December	197,038	279,750	

Median Price

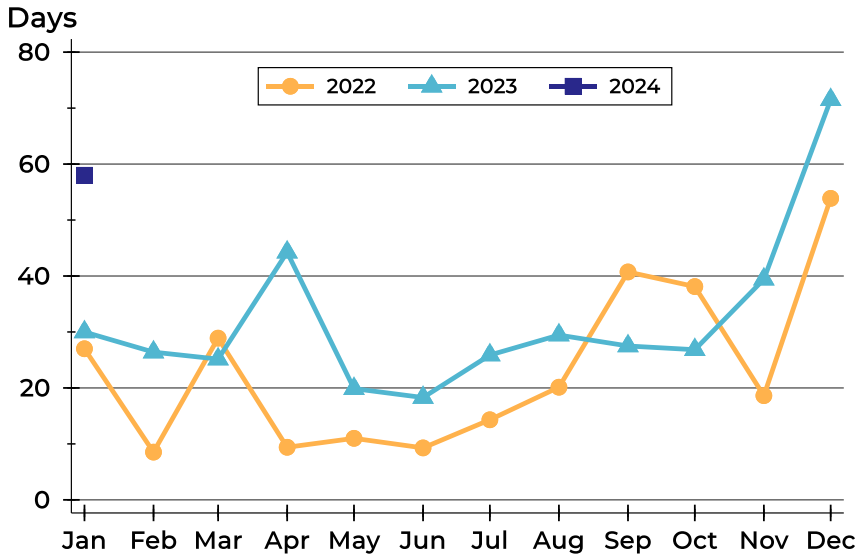


Month	2022	2023	2024
January	192,250	169,900	137,900
February	209,500	299,900	
March	204,925	245,000	
April	204,250	219,750	
May	234,450	152,400	
June	182,200	239,000	
July	154,000	212,500	
August	229,000	260,000	
September	184,900	207,000	
October	250,000	227,475	
November	250,000	164,900	
December	227,500	279,750	



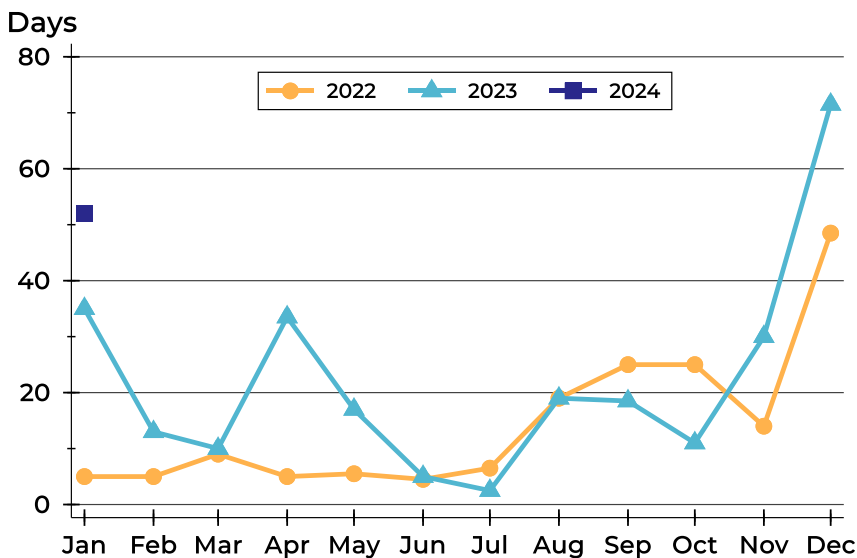
Jackson County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	27	30	58
February	9	26	
March	29	25	
April	9	44	
May	11	20	
June	9	18	
July	14	26	
August	20	29	
September	41	28	
October	38	27	
November	19	39	
December	54	72	

Median DOM



Month	2022	2023	2024
January	5	35	52
February	5	13	
March	9	10	
April	5	34	
May	6	17	
June	5	5	
July	7	3	
August	19	19	
September	25	19	
October	25	11	
November	14	30	
December	49	72	



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Rose in January

Total home sales in Jefferson County rose by 10.0% last month to 11 units, compared to 10 units in January 2023. Total sales volume was \$2.5 million, up 29.7% from a year earlier.

The median sale price in January was \$240,000, up from \$188,950 a year earlier. Homes that sold in January were typically on the market for 30 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Up at End of January

The total number of active listings in Jefferson County at the end of January was 21 units, up from 16 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$295,000.

During January, a total of 5 contracts were written down from 10 in January 2023. At the end of the month, there were 9 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

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Jefferson County Summary Statistics

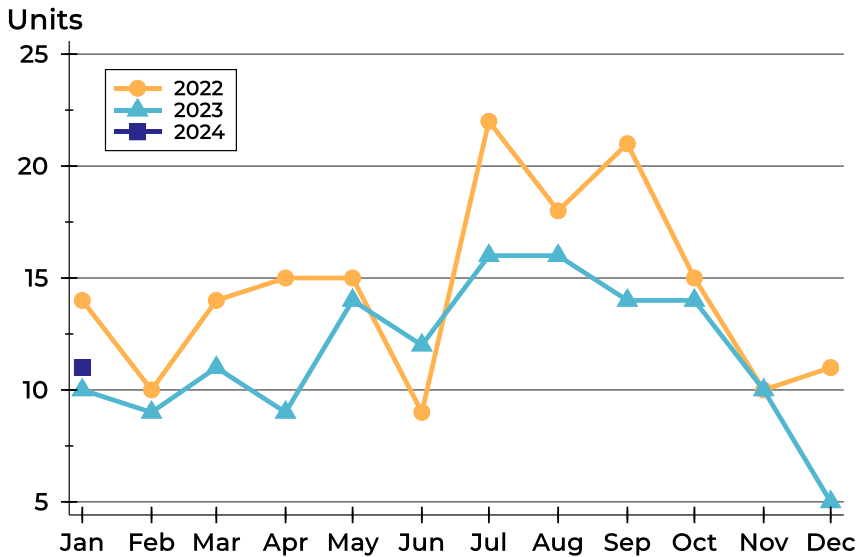
January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		11	10	14	11	10	14
Change from prior year		10.0%	-28.6%	100.0%	10.0%	-28.6%	100.0%
Active Listings		21	16	11	N/A	N/A	N/A
Change from prior year		31.3%	45.5%	22.2%			
Months' Supply		1.8	1.1	0.7	N/A	N/A	N/A
Change from prior year		63.6%	57.1%	16.7%			
New Listings		13	14	9	13	14	9
Change from prior year		-7.1%	55.6%	12.5%	-7.1%	55.6%	12.5%
Contracts Written		5	10	11	5	10	11
Change from prior year		-50.0%	-9.1%	37.5%	-50.0%	-9.1%	37.5%
Pending Contracts		9	11	9	N/A	N/A	N/A
Change from prior year		-18.2%	22.2%	-30.8%			
Sales Volume (1,000s)		2,489	1,920	3,516	2,489	1,920	3,516
Change from prior year		29.6%	-45.4%	242.4%	29.6%	-45.4%	242.4%
Average	Sale Price	226,291	191,980	251,111	226,291	191,980	251,111
	Change from prior year	17.9%	-23.5%	71.2%	17.9%	-23.5%	71.2%
	List Price of Actives	276,829	277,778	282,223	N/A	N/A	N/A
	Change from prior year	-0.3%	-1.6%	76.8%			
	Days on Market	34	26	37	34	26	37
Change from prior year	30.8%	-29.7%	85.0%	30.8%	-29.7%	85.0%	
Percent of List	100.9%	94.2%	98.5%	100.9%	94.2%	98.5%	
Change from prior year	7.1%	-4.4%	-2.5%	7.1%	-4.4%	-2.5%	
Percent of Original	99.8%	92.5%	95.8%	99.8%	92.5%	95.8%	
Change from prior year	7.9%	-3.4%	-2.7%	7.9%	-3.4%	-2.7%	
Median	Sale Price	240,000	188,950	206,250	240,000	188,950	206,250
	Change from prior year	27.0%	-8.4%	32.7%	27.0%	-8.4%	32.7%
	List Price of Actives	295,000	264,450	249,950	N/A	N/A	N/A
	Change from prior year	11.6%	5.8%	66.6%			
	Days on Market	30	17	10	30	17	10
Change from prior year	76.5%	70.0%	100.0%	76.5%	70.0%	100.0%	
Percent of List	100.0%	96.3%	100.0%	100.0%	96.3%	100.0%	
Change from prior year	3.8%	-3.7%	-1.5%	3.8%	-3.7%	-1.5%	
Percent of Original	100.0%	94.3%	98.6%	100.0%	94.3%	98.6%	
Change from prior year	6.0%	-4.4%	-1.4%	6.0%	-4.4%	-1.4%	

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



Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	10	11
February	10	9	
March	14	11	
April	15	9	
May	15	14	
June	9	12	
July	22	16	
August	18	16	
September	21	14	
October	15	14	
November	10	10	
December	11	5	

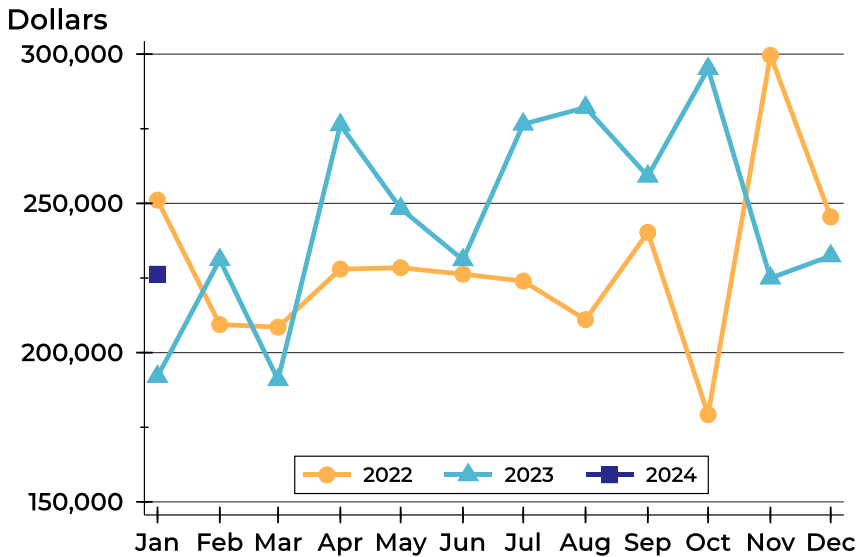
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	3.7	90,000	90,000	45	45	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	1.0	132,000	132,000	44	44	105.6%	105.6%	105.6%	105.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	18.2%	1.6	189,000	189,000	39	39	98.5%	98.5%	98.5%	98.5%
\$200,000-\$249,999	3	27.3%	1.7	229,400	240,000	4	2	102.1%	103.0%	102.1%	103.0%
\$250,000-\$299,999	3	27.3%	0.5	262,000	258,000	54	75	101.1%	100.0%	97.2%	95.9%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	9.1%	2.4	415,000	415,000	30	30	97.7%	97.7%	97.7%	97.7%
\$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



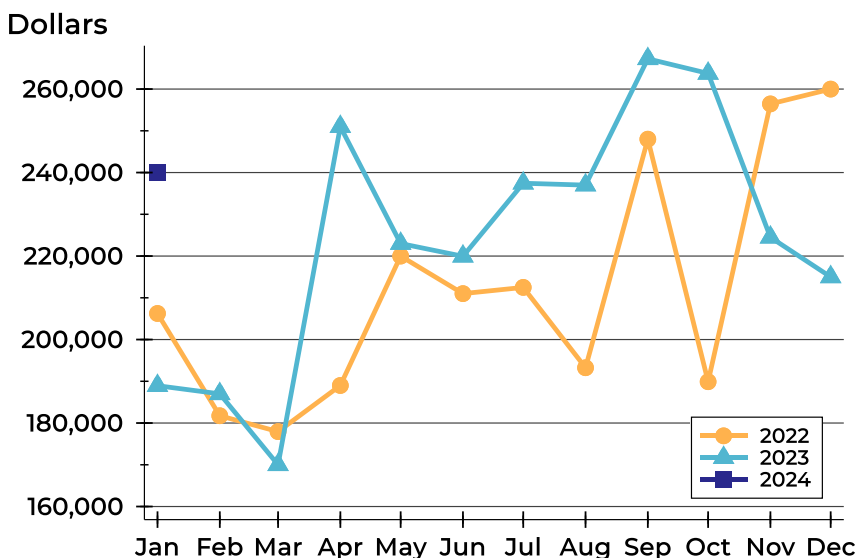
Jefferson County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	251,111	191,980	226,291
February	209,400	231,111	
March	208,539	190,909	
April	227,993	276,311	
May	228,443	248,286	
June	226,278	231,075	
July	223,977	276,540	
August	211,039	282,138	
September	240,283	259,107	
October	179,240	295,143	
November	299,590	224,978	
December	245,447	232,400	

Median Price

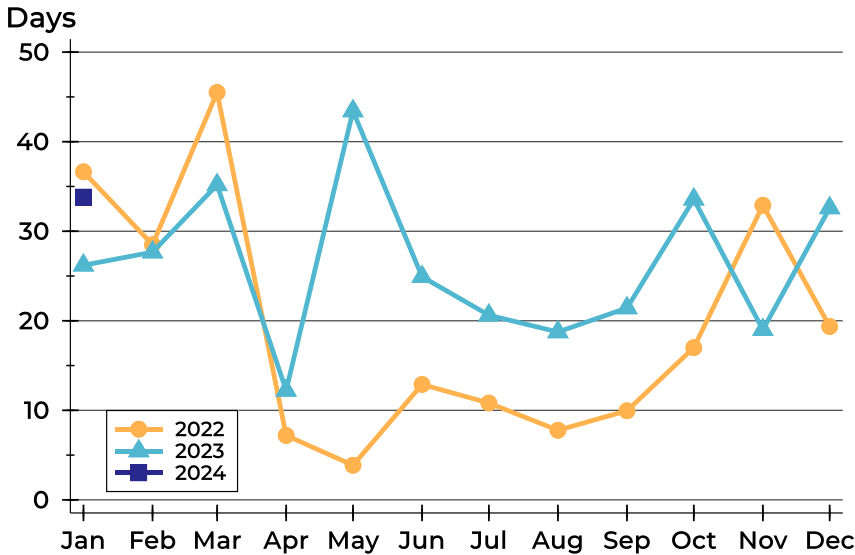


Month	2022	2023	2024
January	206,250	188,950	240,000
February	181,750	187,000	
March	177,950	170,000	
April	189,000	251,000	
May	220,000	223,000	
June	211,000	219,950	
July	212,500	237,450	
August	193,250	237,000	
September	248,000	267,250	
October	189,900	263,750	
November	256,450	224,500	
December	260,000	215,000	



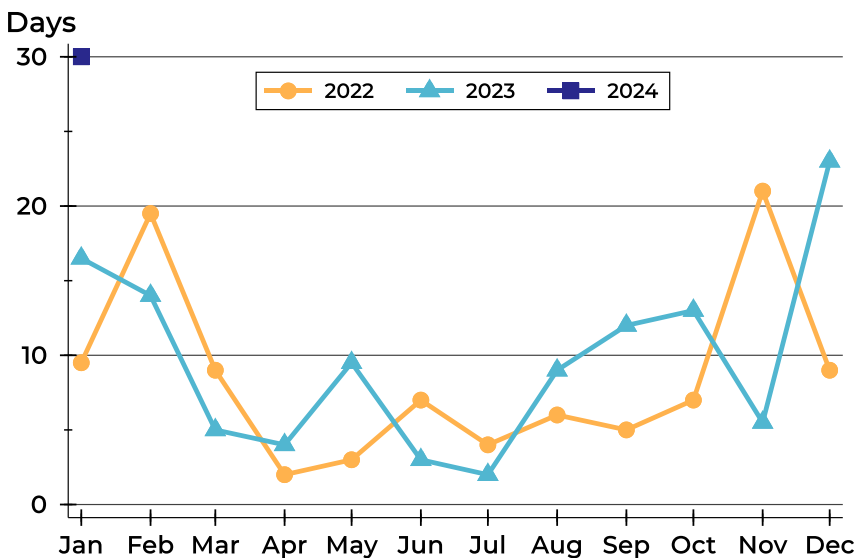
Jefferson County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	26	34
February	29	28	
March	46	35	
April	7	12	
May	4	43	
June	13	25	
July	11	21	
August	8	19	
September	10	21	
October	17	34	
November	33	19	
December	19	33	

Median DOM



Month	2022	2023	2024
January	10	17	30
February	20	14	
March	9	5	
April	2	4	
May	3	10	
June	7	3	
July	4	2	
August	6	9	
September	5	12	
October	7	13	
November	21	6	
December	9	23	



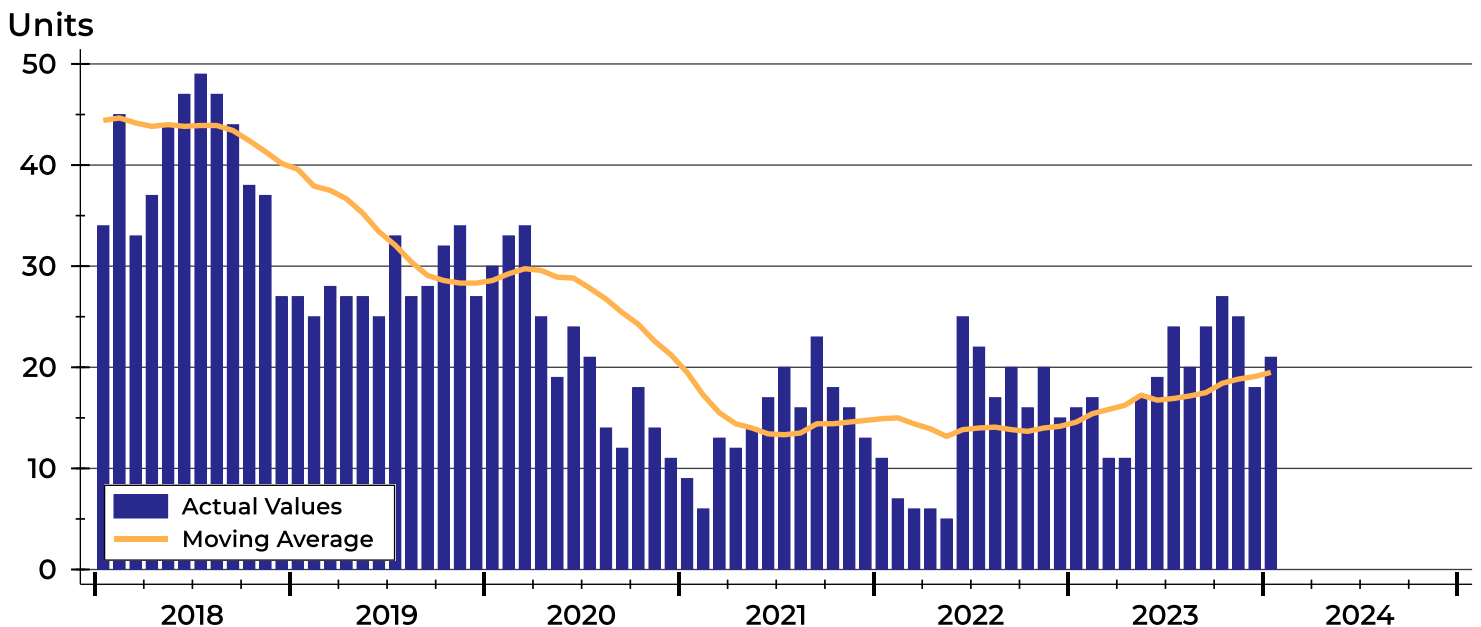
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		21	16	31.3%
Volume (1,000s)		5,813	4,444	30.8%
Months' Supply		1.8	1.1	63.6%
Average	List Price	276,829	277,778	-0.3%
	Days on Market	56	65	-13.8%
	Percent of Original	98.0%	98.1%	-0.1%
Median	List Price	295,000	264,450	11.6%
	Days on Market	44	45	-2.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 homes were available for sale in Jefferson County at the end of January. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$295,000, up 11.6% from 2023. The typical time on market for active listings was 44 days, down from 45 days a year earlier.

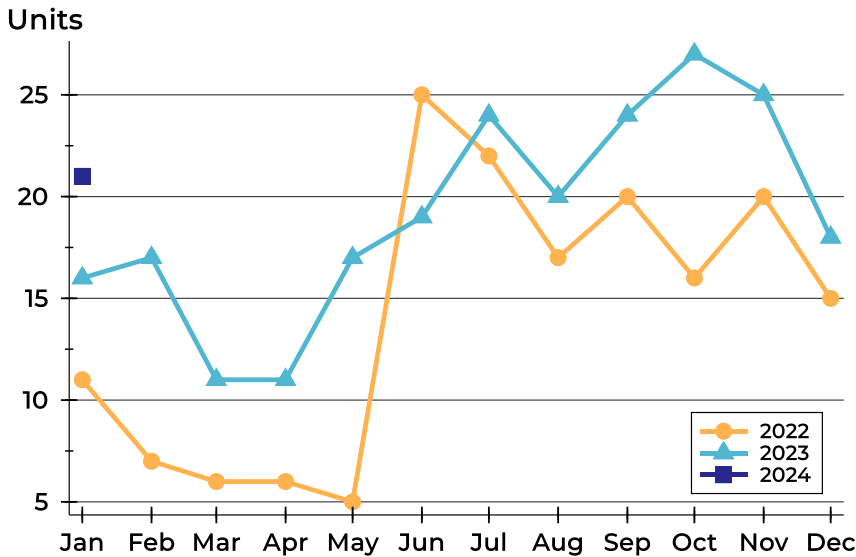
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	11	16	21
February	7	17	
March	6	11	
April	6	11	
May	5	17	
June	25	19	
July	22	24	
August	17	20	
September	20	24	
October	16	27	
November	20	25	
December	15	18	

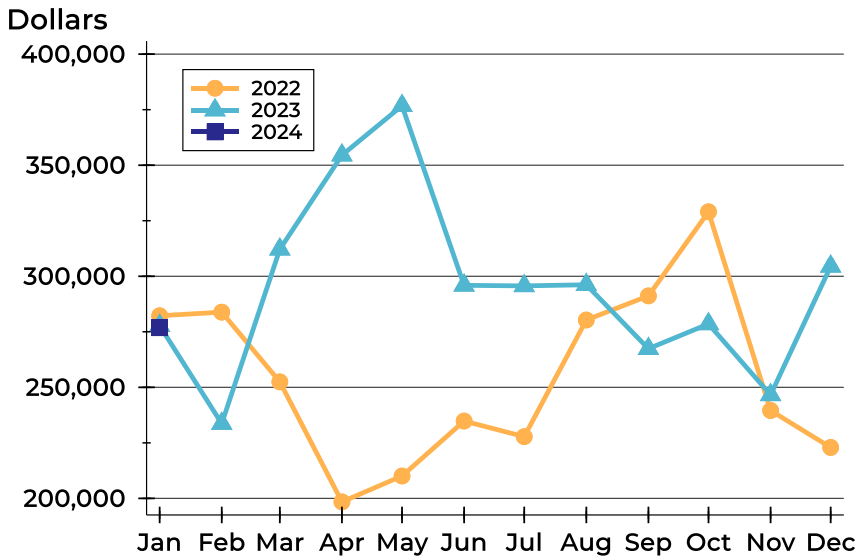
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	19.0%	3.7	72,875	71,250	38	9	97.7%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	4.8%	1.0	125,000	125,000	163	163	83.6%	83.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	9.5%	1.6	183,500	183,500	46	46	97.9%	97.9%
\$200,000-\$249,999	3	14.3%	1.7	228,000	230,000	75	44	98.7%	100.0%
\$250,000-\$299,999	1	4.8%	0.5	295,000	295,000	120	120	92.5%	92.5%
\$300,000-\$399,999	7	33.3%	N/A	348,128	340,000	45	49	100.0%	100.0%
\$400,000-\$499,999	2	9.5%	2.4	432,000	432,000	38	38	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	4.8%	N/A	750,000	750,000	35	35	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



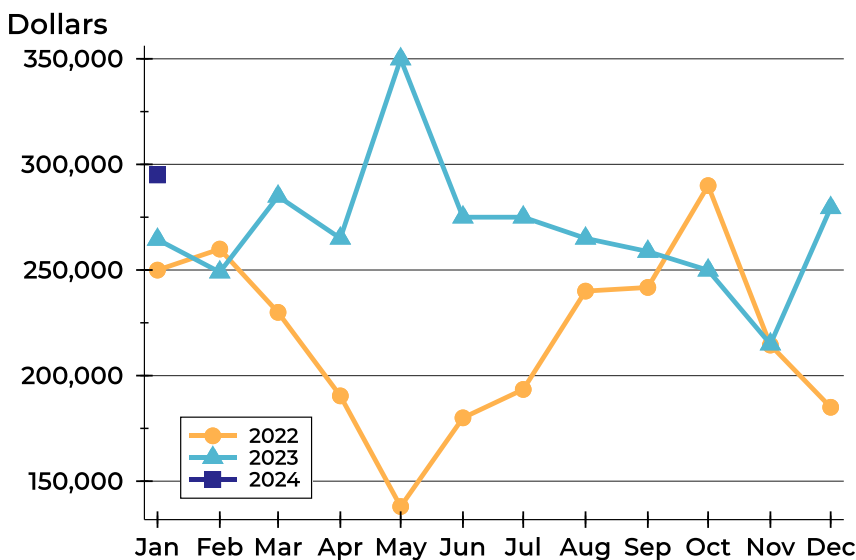
Jefferson County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	282,223	277,778	276,829
February	283,843	233,685	
March	252,467	312,145	
April	198,433	354,509	
May	210,080	376,765	
June	234,824	295,921	
July	227,791	295,677	
August	280,318	296,175	
September	291,175	267,396	
October	329,038	278,540	
November	239,568	246,606	
December	222,940	304,466	

Median Price

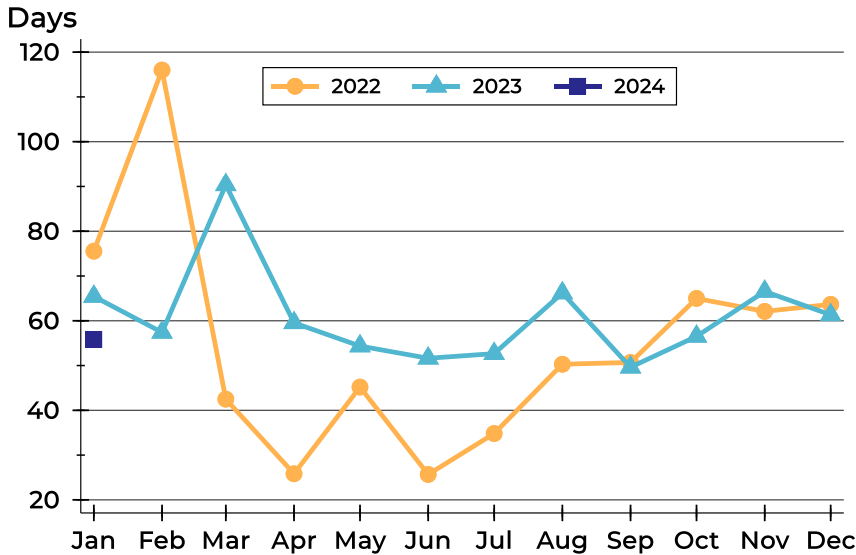


Month	2022	2023	2024
January	249,950	264,450	295,000
February	259,900	249,000	
March	229,950	284,900	
April	190,400	265,000	
May	138,000	349,900	
June	180,000	275,000	
July	193,450	275,000	
August	240,000	265,000	
September	241,750	258,750	
October	289,950	249,888	
November	214,450	214,900	
December	185,000	279,444	



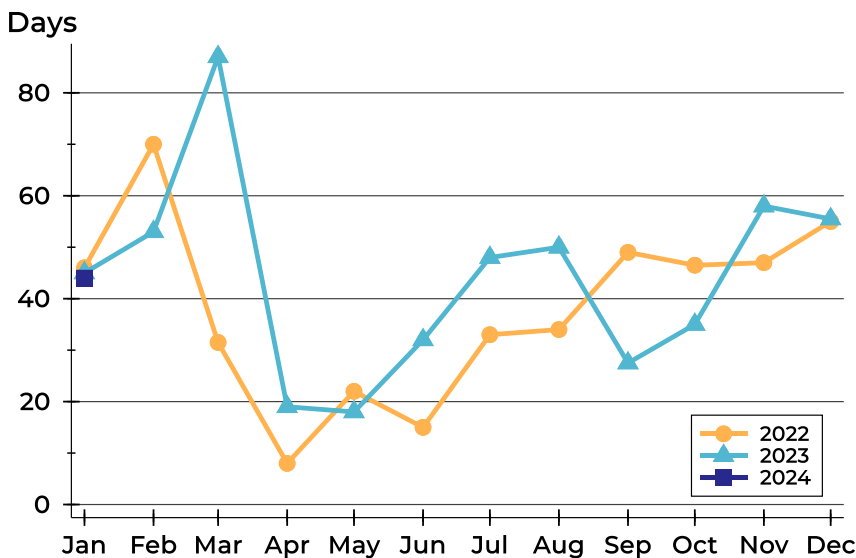
Jefferson County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	76	65	56
February	116	57	
March	43	90	
April	26	60	
May	45	54	
June	26	52	
July	35	53	
August	50	66	
September	51	50	
October	65	57	
November	62	67	
December	64	61	

Median DOM

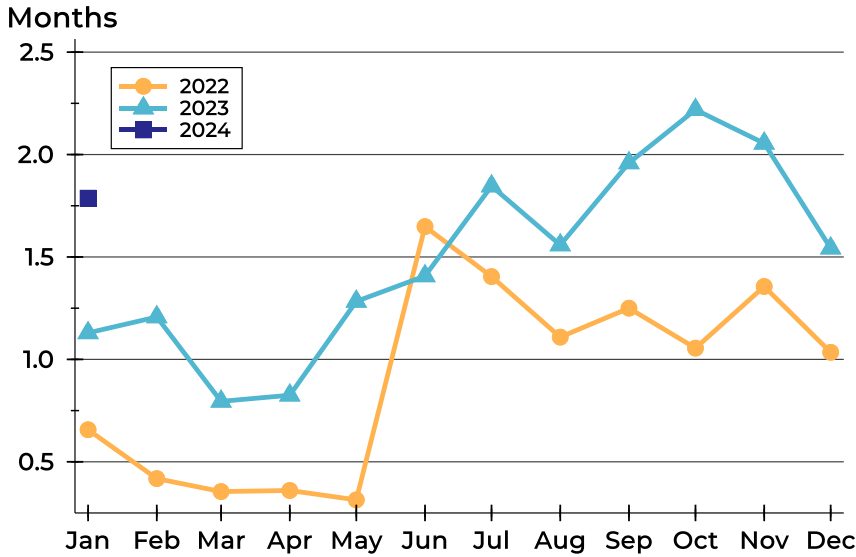


Month	2022	2023	2024
January	46	45	44
February	70	53	
March	32	87	
April	8	19	
May	22	18	
June	15	32	
July	33	48	
August	34	50	
September	49	28	
October	47	35	
November	47	58	
December	55	56	



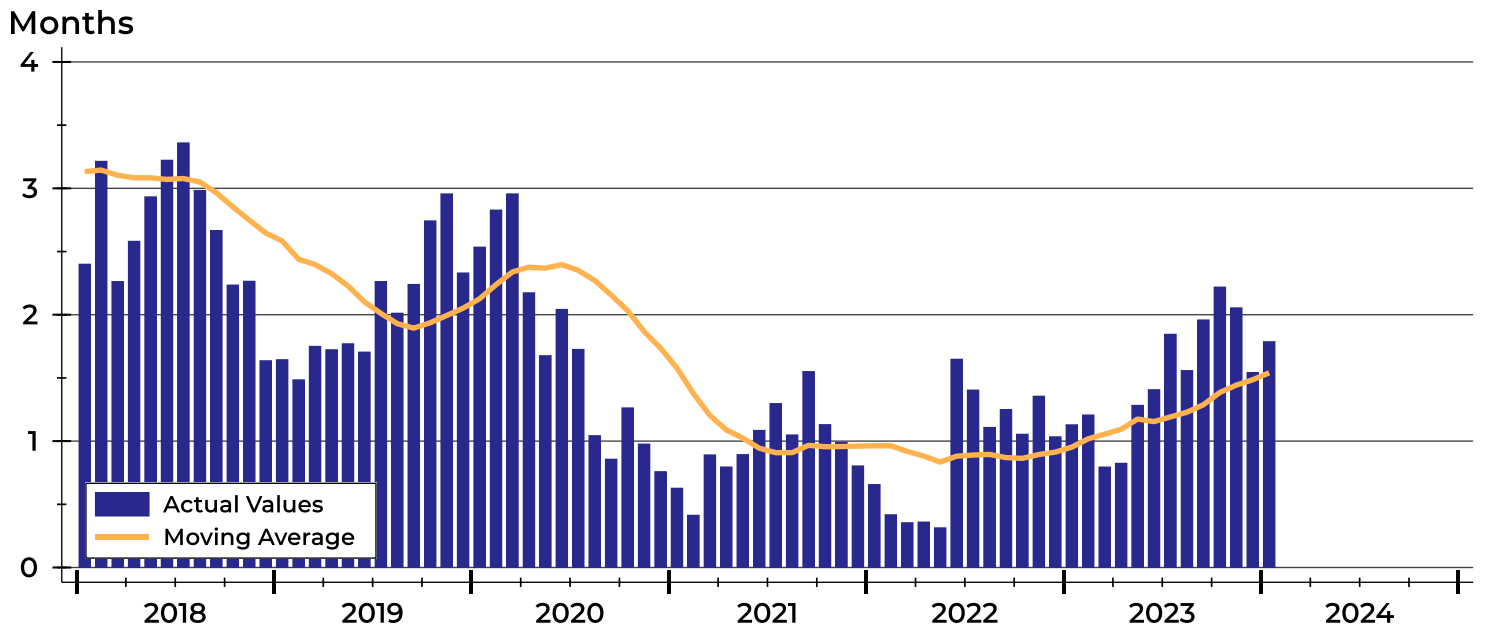
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	1.1	1.8
February	0.4	1.2	
March	0.4	0.8	
April	0.4	0.8	
May	0.3	1.3	
June	1.6	1.4	
July	1.4	1.8	
August	1.1	1.6	
September	1.3	2.0	
October	1.1	2.2	
November	1.4	2.1	
December	1.0	1.5	

History of Month's Supply





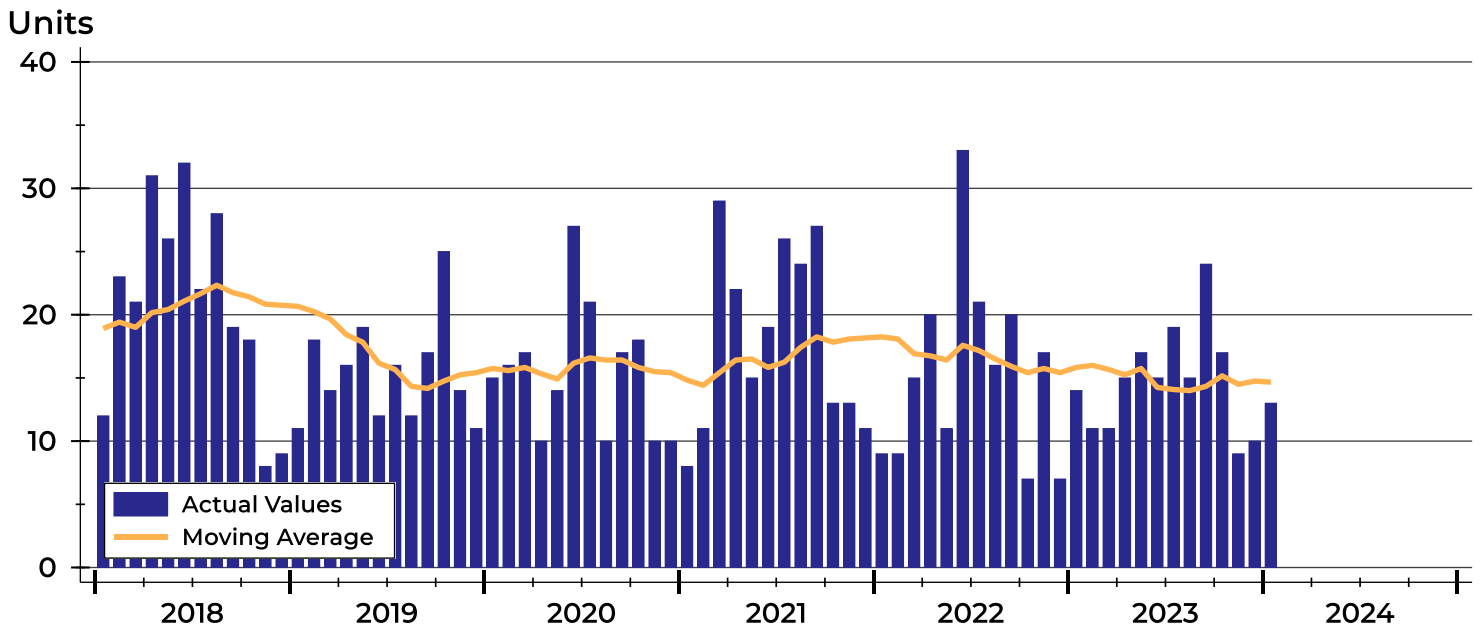
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	13	14	-7.1%
	Volume (1,000s)	2,735	3,894	-29.8%
	Average List Price	210,354	278,136	-24.4%
	Median List Price	209,000	236,500	-11.6%
Year-to-Date	New Listings	13	14	-7.1%
	Volume (1,000s)	2,735	3,894	-29.8%
	Average List Price	210,354	278,136	-24.4%
	Median List Price	209,000	236,500	-11.6%

A total of 13 new listings were added in Jefferson County during January, down 7.1% from the same month in 2023.

The median list price of these homes was \$209,000 down from \$236,500 in 2023.

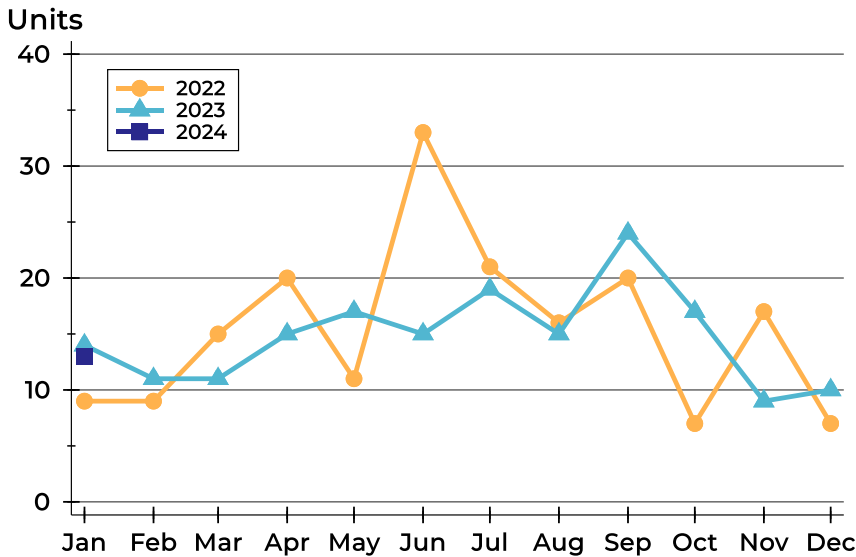
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	9	14	13
February	9	11	
March	15	11	
April	20	15	
May	11	17	
June	33	15	
July	21	19	
August	16	15	
September	20	24	
October	7	17	
November	17	9	
December	7	10	

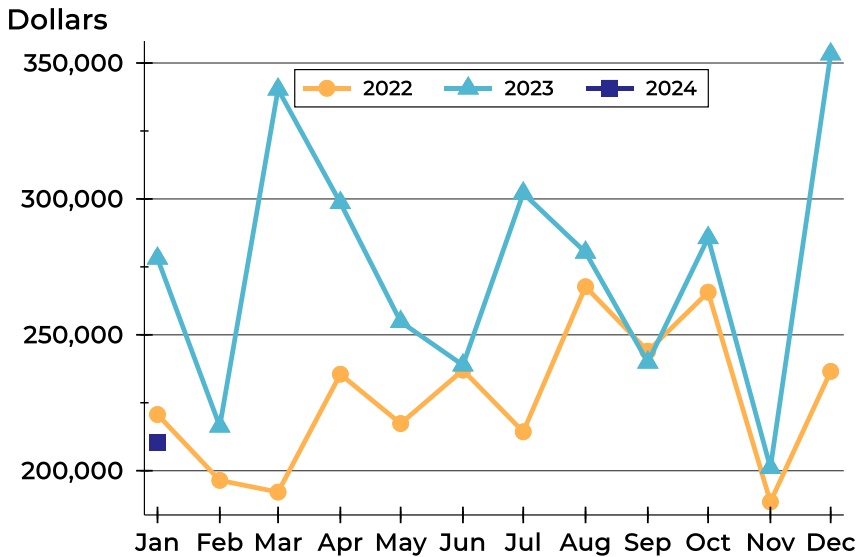
New Listings by Price Range

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	7.7%	32,999	32,999	3	3	100.0%	100.0%
\$50,000-\$99,999	3	23.1%	67,167	60,000	11	13	100.0%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	187,400	187,400	14	14	98.7%	98.7%
\$200,000-\$249,999	2	15.4%	209,500	209,500	19	19	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	284,900	284,900	2	2	100.0%	100.0%
\$300,000-\$399,999	3	23.1%	327,468	332,405	17	17	98.3%	100.0%
\$400,000-\$499,999	1	7.7%	439,000	439,000	33	33	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



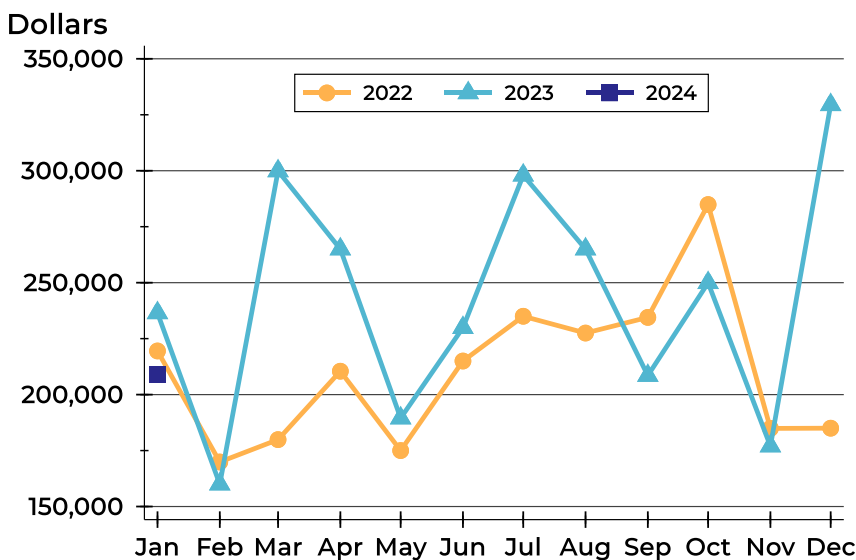
Jefferson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	220,689	278,136	210,354
February	196,450	216,336	
March	192,133	340,336	
April	235,508	298,580	
May	217,345	254,818	
June	237,012	238,847	
July	214,314	302,084	
August	267,700	280,340	
September	243,980	239,873	
October	265,700	285,685	
November	188,535	201,111	
December	236,543	353,270	

Median Price



Month	2022	2023	2024
January	219,500	236,500	209,000
February	169,900	160,000	
March	179,900	299,900	
April	210,450	265,000	
May	175,000	189,500	
June	215,000	229,900	
July	235,000	298,000	
August	227,500	265,000	
September	234,500	208,500	
October	284,900	249,950	
November	184,900	177,000	
December	185,000	329,450	



Jefferson County Contracts Written Analysis

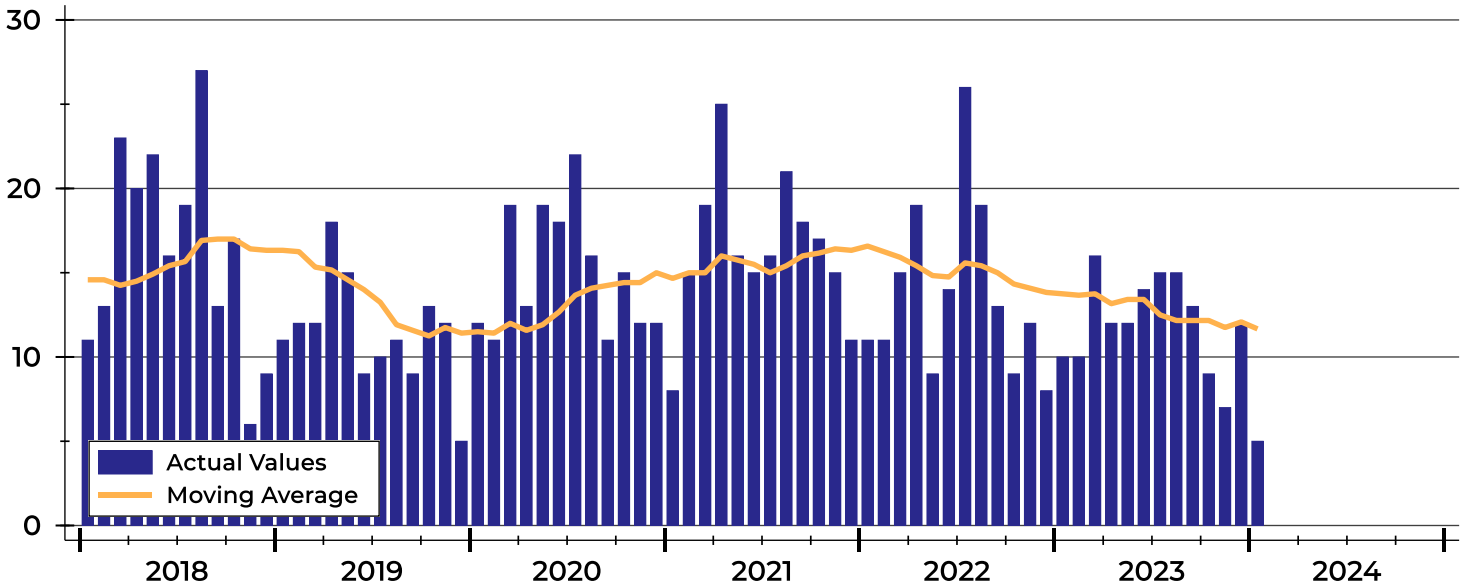
Summary Statistics for Contracts Written		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		5	10	-50.0%	5	10	-50.0%
Volume (1,000s)		745	2,150	-65.3%	745	2,150	-65.3%
Average	Sale Price	149,080	215,040	-30.7%	149,080	215,040	-30.7%
	Days on Market	36	25	44.0%	36	25	44.0%
	Percent of Original	98.7%	93.8%	5.2%	98.7%	93.8%	5.2%
Median	Sale Price	164,000	202,500	-19.0%	164,000	202,500	-19.0%
	Days on Market	15	12	25.0%	15	12	25.0%
	Percent of Original	100.0%	94.3%	6.0%	100.0%	94.3%	6.0%

A total of 5 contracts for sale were written in Jefferson County during the month of January, down from 10 in 2023. The median list price of these homes was \$164,000, down from \$202,500 the prior year.

Half of the homes that went under contract in January were on the market less than 15 days, compared to 12 days in January 2023.

History of Contracts Written

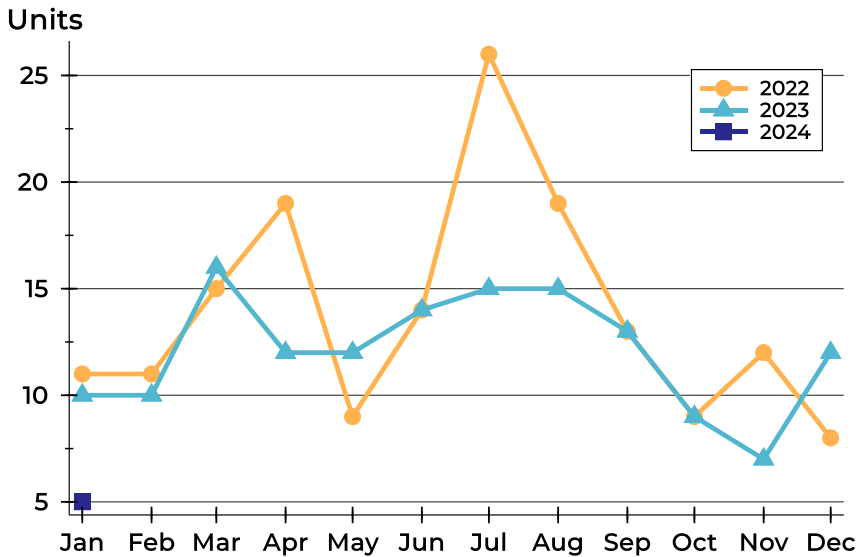
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	10	5
February	11	10	
March	15	16	
April	19	12	
May	9	12	
June	14	14	
July	26	15	
August	19	15	
September	13	13	
October	9	9	
November	12	7	
December	8	12	

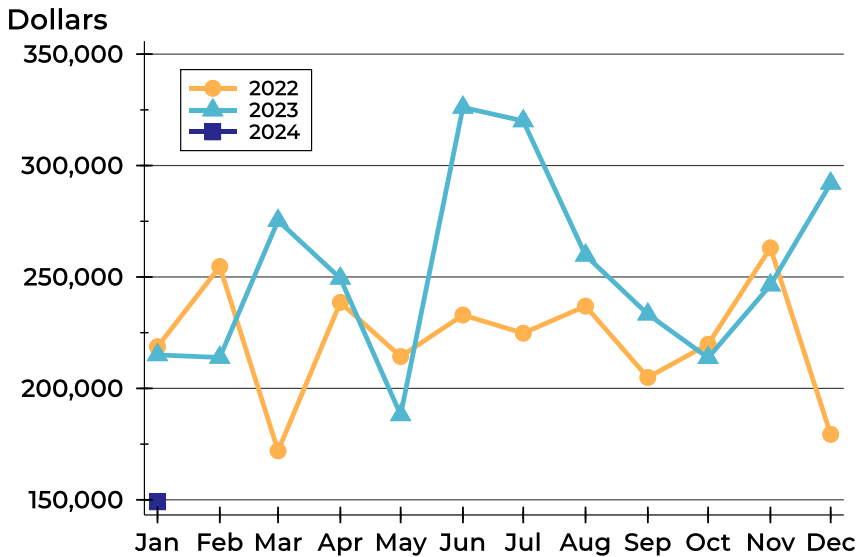
Contracts Written by Price Range

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	1	20.0%	32,999	32,999	3	3	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	148,500	148,500	82	82	93.4%	93.4%
\$150,000-\$174,999	1	20.0%	164,000	164,000	75	75	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	189,900	189,900	15	15	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	210,000	210,000	4	4	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



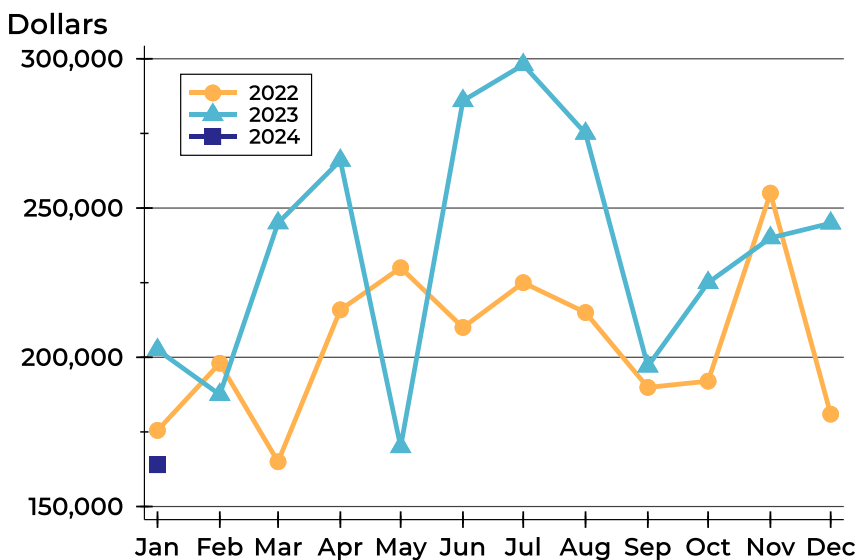
Jefferson County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	218,691	215,040	149,080
February	254,668	213,880	
March	171,967	275,290	
April	238,592	249,392	
May	214,311	188,117	
June	232,943	326,114	
July	224,781	320,020	
August	236,932	259,717	
September	204,908	233,300	
October	219,811	213,767	
November	263,063	246,363	
December	179,388	292,013	

Median Price

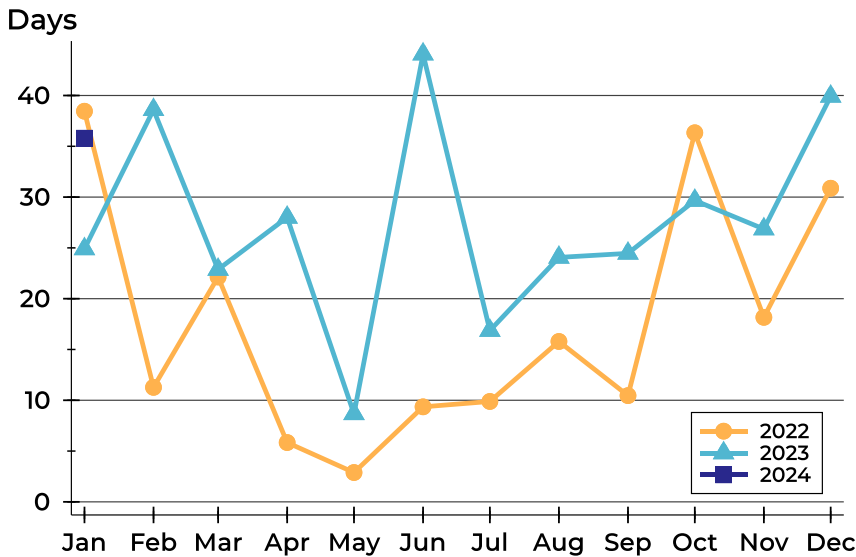


Month	2022	2023	2024
January	175,500	202,500	164,000
February	198,000	187,500	
March	165,000	245,000	
April	215,900	265,950	
May	230,000	170,000	
June	210,000	285,950	
July	225,000	298,000	
August	215,000	275,000	
September	189,900	197,000	
October	192,000	225,000	
November	255,000	240,000	
December	180,950	244,925	



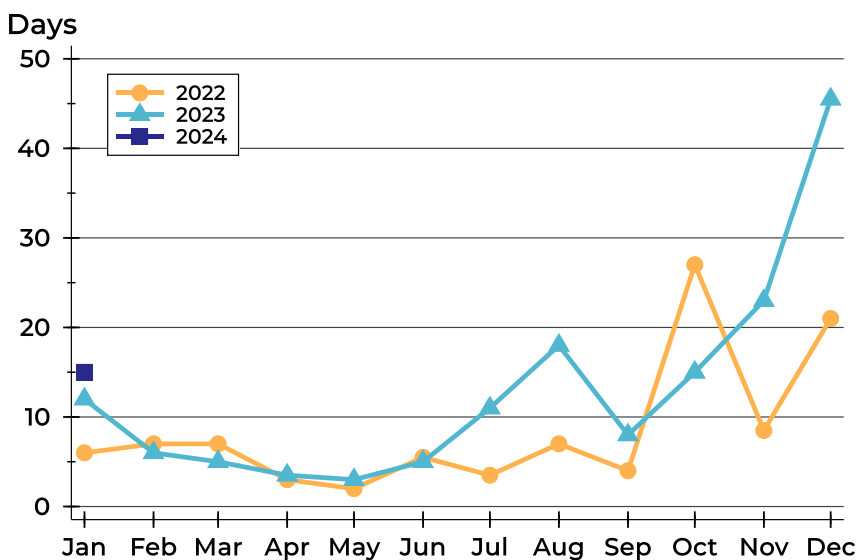
Jefferson County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	38	25	36
February	11	39	
March	22	23	
April	6	28	
May	3	9	
June	9	44	
July	10	17	
August	16	24	
September	10	24	
October	36	30	
November	18	27	
December	31	40	

Median DOM



Month	2022	2023	2024
January	6	12	15
February	7	6	
March	7	5	
April	3	4	
May	2	3	
June	6	5	
July	4	11	
August	7	18	
September	4	8	
October	27	15	
November	9	23	
December	21	46	



Jefferson County Pending Contracts Analysis

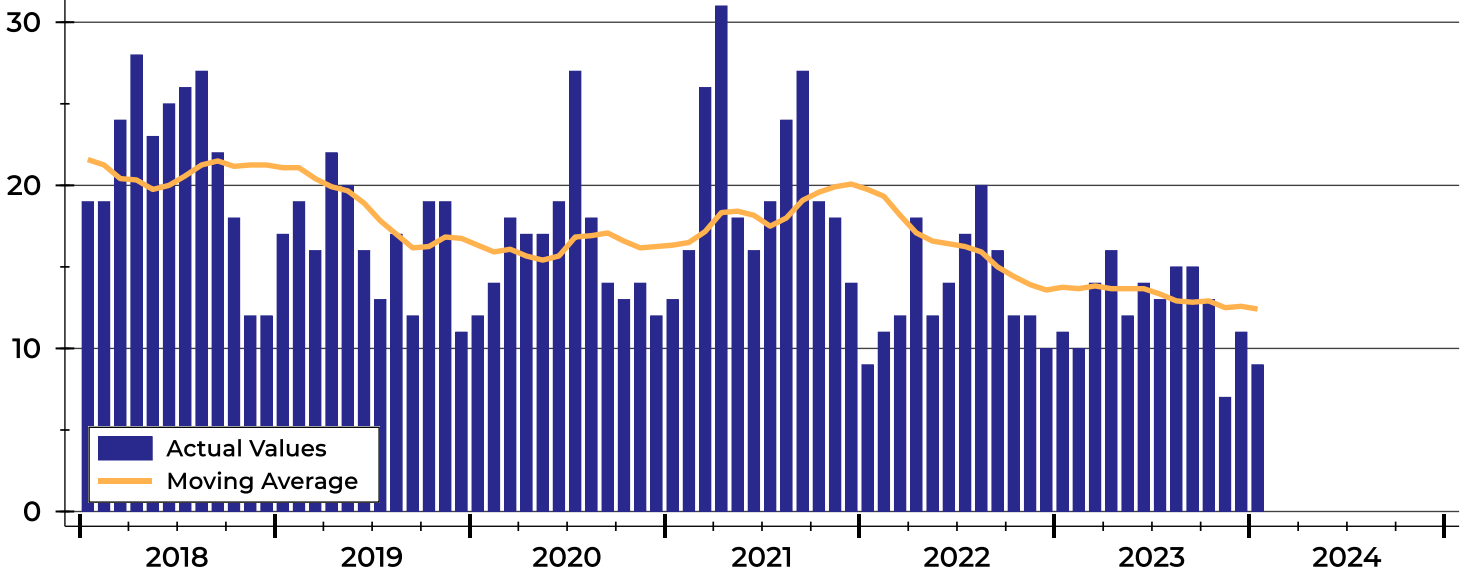
Summary Statistics for Pending Contracts		2024	End of January 2023	Change
Pending Contracts		9	11	-18.2%
Volume (1,000s)		2,432	2,412	0.8%
Average	List Price	270,255	219,300	23.2%
	Days on Market	36	24	50.0%
	Percent of Original	98.5%	97.5%	1.0%
Median	List Price	189,900	185,000	2.6%
	Days on Market	15	13	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Jefferson County had contracts pending at the end of January, down from 11 contracts pending at the end of January 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

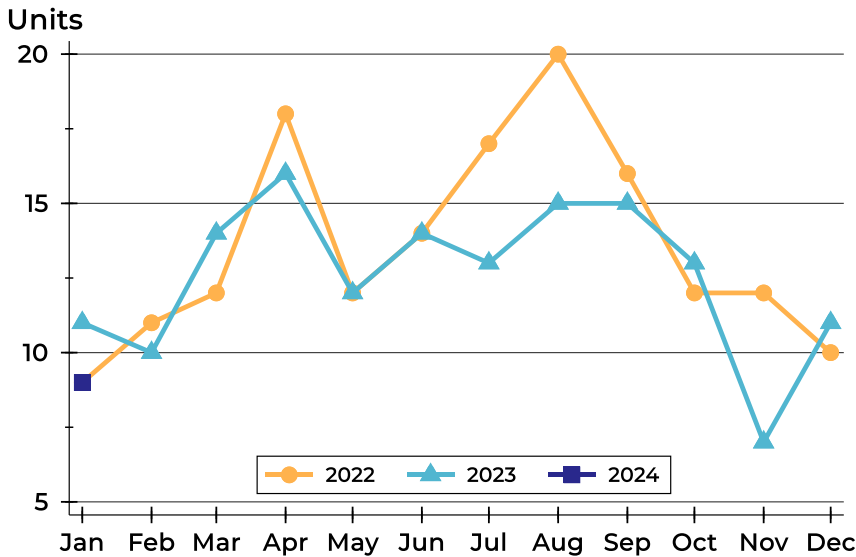
Units





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	9	11	9
February	11	10	
March	12	14	
April	18	16	
May	12	12	
June	14	14	
July	17	13	
August	20	15	
September	16	15	
October	12	13	
November	12	7	
December	10	11	

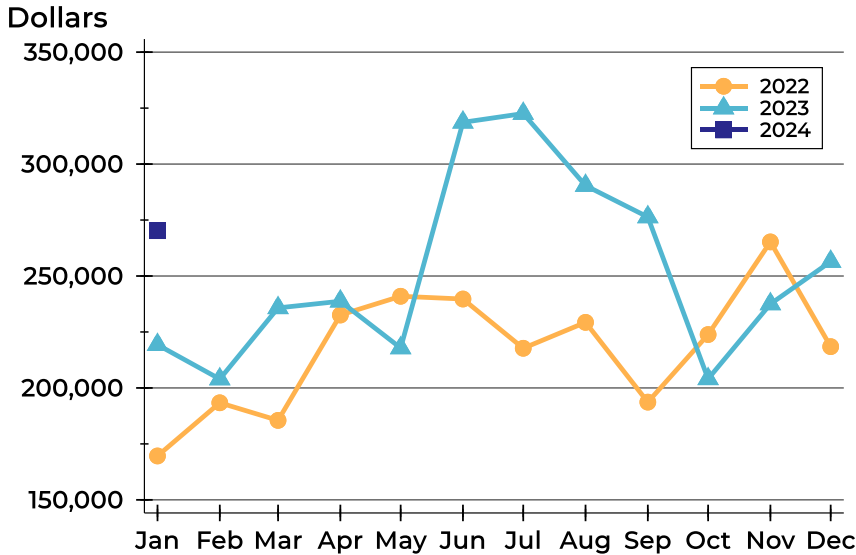
Pending Contracts by Price Range

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	1	11.1%	32,999	32,999	3	3	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	148,500	148,500	82	82	93.4%	93.4%
\$150,000-\$174,999	1	11.1%	164,000	164,000	75	75	100.0%	100.0%
\$175,000-\$199,999	1	11.1%	189,900	189,900	15	15	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	210,000	210,000	4	4	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	11.1%	329,900	329,900	7	7	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	22.2%	617,000	617,000	69	69	96.6%	96.6%
\$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



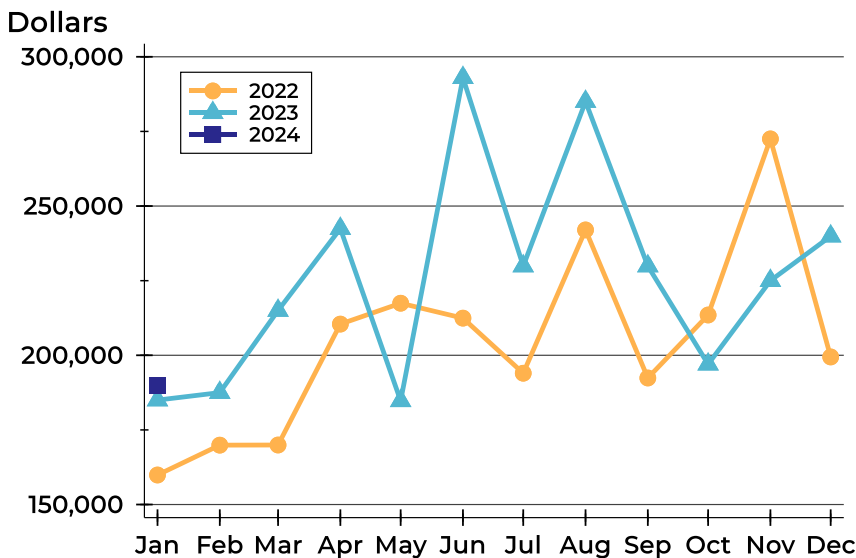
Jefferson County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	169,622	219,300	270,255
February	193,368	203,970	
March	185,508	235,767	
April	232,581	238,727	
May	240,958	217,850	
June	239,721	318,657	
July	217,724	322,577	
August	229,295	290,397	
September	193,663	276,373	
October	223,850	204,062	
November	265,233	237,507	
December	218,450	256,459	

Median Price

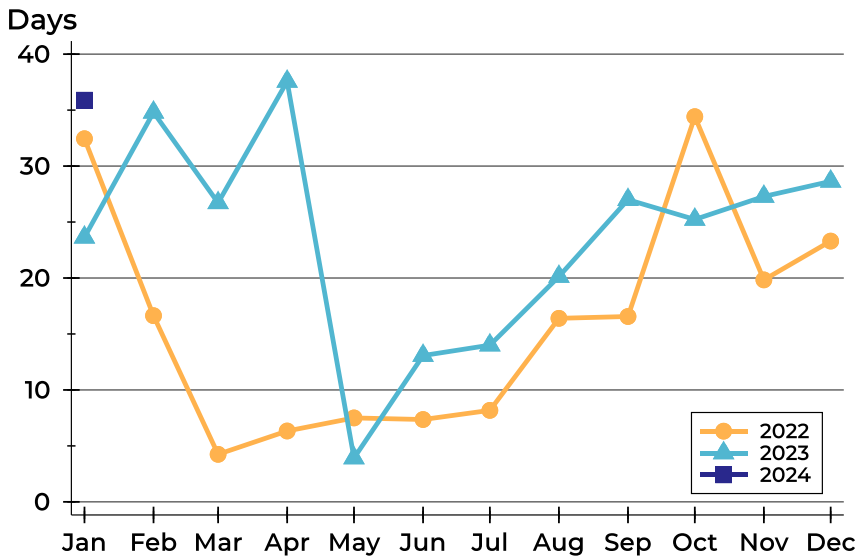


Month	2022	2023	2024
January	159,900	185,000	189,900
February	169,900	187,500	
March	169,950	215,000	
April	210,450	242,450	
May	217,450	184,750	
June	212,450	293,000	
July	194,000	229,900	
August	242,000	285,000	
September	192,400	229,900	
October	213,500	197,000	
November	272,500	225,000	
December	199,450	239,900	



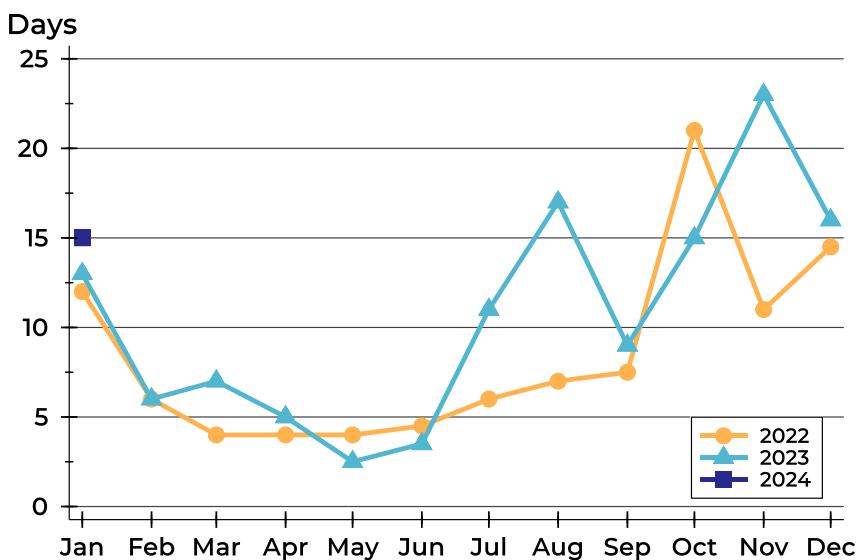
Jefferson County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	32	24	36
February	17	35	
March	4	27	
April	6	38	
May	8	4	
June	7	13	
July	8	14	
August	16	20	
September	17	27	
October	34	25	
November	20	27	
December	23	29	

Median DOM



Month	2022	2023	2024
January	12	13	15
February	6	6	
March	4	7	
April	4	5	
May	4	3	
June	5	4	
July	6	11	
August	7	17	
September	8	9	
October	21	15	
November	11	23	
December	15	16	



Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in January

Total home sales in Lyon County rose by 11.1% last month to 10 units, compared to 9 units in January 2023. Total sales volume was \$2.0 million, up 31.6% from a year earlier.

The median sale price in January was \$186,100, up from \$140,000 a year earlier. Homes that sold in January were typically on the market for 34 days and sold for 97.3% of their list prices.

Lyon County Active Listings Down at End of January

The total number of active listings in Lyon County at the end of January was 27 units, down from 32 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 January was \$184,000.

During January, a total of 11 contracts were written down from 19 in January 2023. At the end of the month, there were 22 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

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Lyon County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		10	9	14	10	9	14
Change from prior year		11.1%	-35.7%	-39.1%	11.1%	-35.7%	-39.1%
Active Listings		27	32	22	N/A	N/A	N/A
Change from prior year		-15.6%	45.5%	-43.6%			
Months' Supply		0.9	0.9	0.6	N/A	N/A	N/A
Change from prior year		0.0%	50.0%	-45.5%			
New Listings		19	28	25	19	28	25
Change from prior year		-32.1%	12.0%	-30.6%	-32.1%	12.0%	-30.6%
Contracts Written		11	19	28	11	19	28
Change from prior year		-42.1%	-32.1%	-9.7%	-42.1%	-32.1%	-9.7%
Pending Contracts		22	24	44	N/A	N/A	N/A
Change from prior year		-8.3%	-45.5%	33.3%			
Sales Volume (1,000s)		2,015	1,531	1,579	2,015	1,531	1,579
Change from prior year		31.6%	-3.0%	-57.2%	31.6%	-3.0%	-57.2%
Average	Sale Price	201,460	170,056	112,796	201,460	170,056	112,796
	Change from prior year	18.5%	50.8%	-29.6%	18.5%	50.8%	-29.6%
	List Price of Actives	216,474	277,080	191,355	N/A	N/A	N/A
	Change from prior year	-21.9%	44.8%	26.1%			
	Days on Market	50	39	21	50	39	21
Change from prior year	28.2%	85.7%	-57.1%	28.2%	85.7%	-57.1%	
Percent of List	95.2%	92.7%	95.4%	95.2%	92.7%	95.4%	
Change from prior year	2.7%	-2.8%	0.4%	2.7%	-2.8%	0.4%	
Percent of Original	92.6%	89.1%	93.3%	92.6%	89.1%	93.3%	
Change from prior year	3.9%	-4.5%	-0.2%	3.9%	-4.5%	-0.2%	
Median	Sale Price	186,100	140,000	112,625	186,100	140,000	112,625
	Change from prior year	32.9%	24.3%	-30.9%	32.9%	24.3%	-30.9%
	List Price of Actives	184,000	202,450	131,200	N/A	N/A	N/A
	Change from prior year	-9.1%	54.3%	6.8%			
	Days on Market	34	10	15	34	10	15
Change from prior year	240.0%	-33.3%	66.7%	240.0%	-33.3%	66.7%	
Percent of List	97.3%	95.3%	97.2%	97.3%	95.3%	97.2%	
Change from prior year	2.1%	-2.0%	-0.7%	2.1%	-2.0%	-0.7%	
Percent of Original	96.1%	90.0%	95.8%	96.1%	90.0%	95.8%	
Change from prior year	6.8%	-6.1%	-1.6%	6.8%	-6.1%	-1.6%	

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



Lyon County Closed Listings Analysis

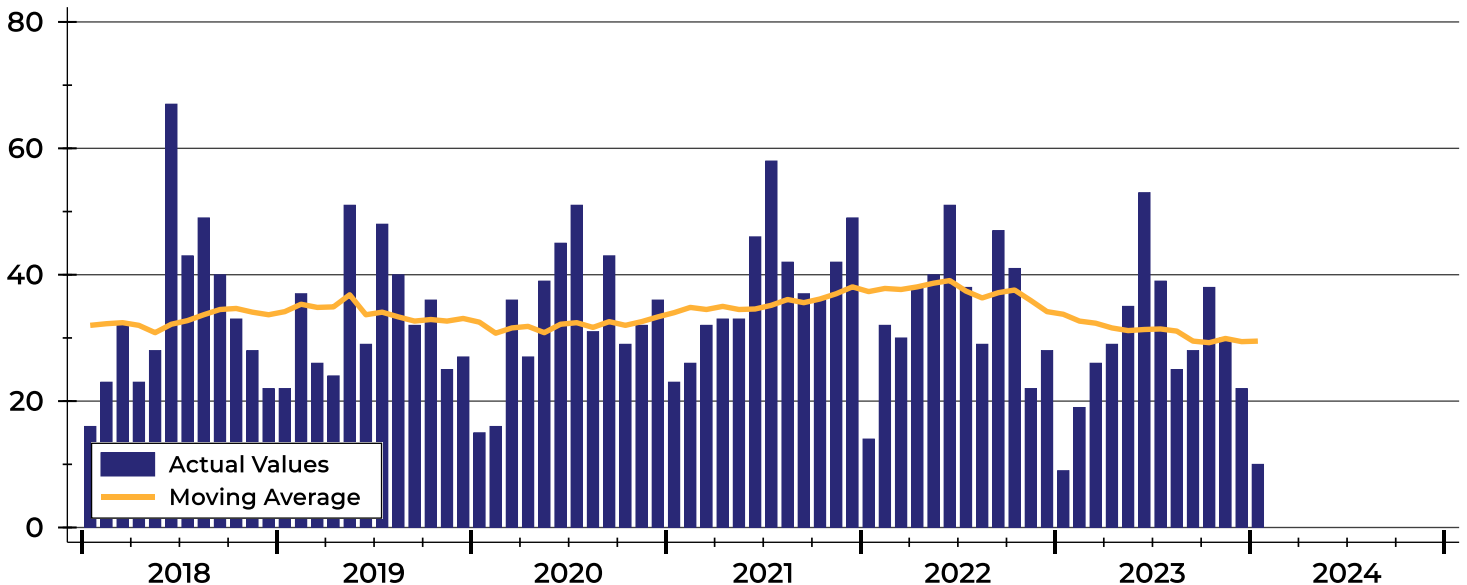
Summary Statistics for Closed Listings		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		10	9	11.1%	10	9	11.1%
Volume (1,000s)		2,015	1,531	31.6%	2,015	1,531	31.6%
Months' Supply		0.9	0.9	0.0%	N/A	N/A	N/A
Average	Sale Price	201,460	170,056	18.5%	201,460	170,056	18.5%
	Days on Market	50	39	28.2%	50	39	28.2%
	Percent of List	95.2%	92.7%	2.7%	95.2%	92.7%	2.7%
	Percent of Original	92.6%	89.1%	3.9%	92.6%	89.1%	3.9%
Median	Sale Price	186,100	140,000	32.9%	186,100	140,000	32.9%
	Days on Market	34	10	240.0%	34	10	240.0%
	Percent of List	97.3%	95.3%	2.1%	97.3%	95.3%	2.1%
	Percent of Original	96.1%	90.0%	6.8%	96.1%	90.0%	6.8%

A total of 10 homes sold in Lyon County in January, up from 9 units in January 2023. Total sales volume rose to \$2.0 million compared to \$1.5 million in the previous year.

The median sales price in January was \$186,100, up 32.9% compared to the prior year. Median days on market was 34 days, up from 4 days in December, and up from 10 in January 2023.

History of Closed Listings

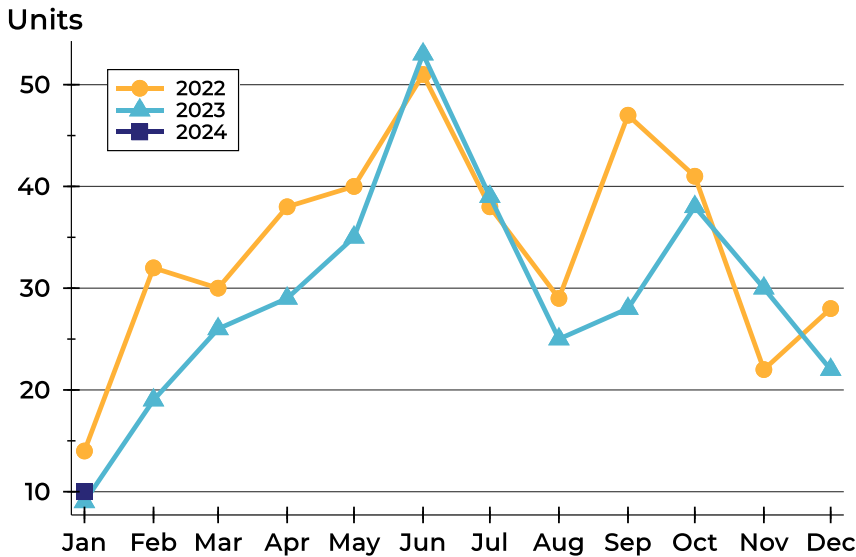
Units





Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	9	10
February	32	19	
March	30	26	
April	38	29	
May	40	35	
June	51	53	
July	38	39	
August	29	25	
September	47	28	
October	41	38	
November	22	30	
December	28	22	

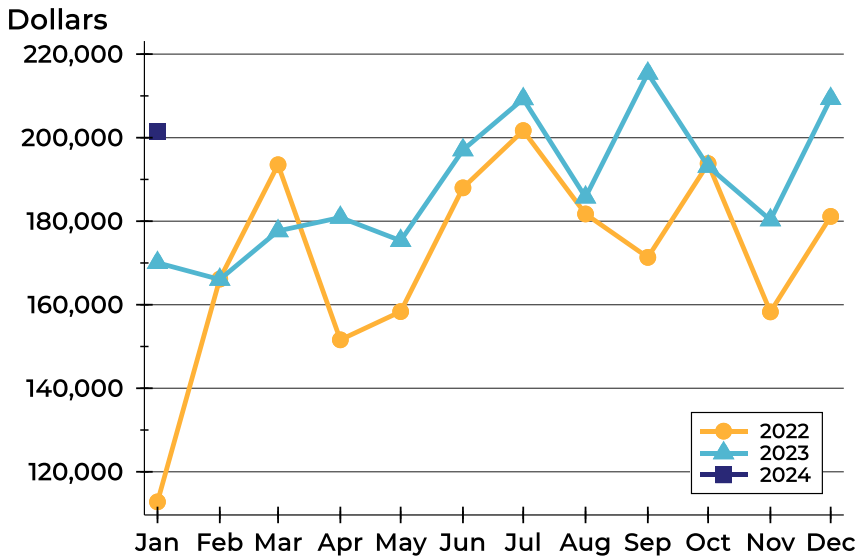
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	20.0%	1.2	78,250	78,250	87	87	85.5%	85.5%	78.1%	78.1%
\$100,000-\$124,999	1	10.0%	0.5	121,000	121,000	13	13	94.6%	94.6%	94.6%	94.6%
\$125,000-\$149,999	1	10.0%	0.0	144,900	144,900	68	68	100.0%	100.0%	96.7%	96.7%
\$150,000-\$174,999	1	10.0%	2.1	164,200	164,200	1	1	99.6%	99.6%	99.6%	99.6%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	10.0%	0.8	208,000	208,000	1	1	97.7%	97.7%	97.7%	97.7%
\$250,000-\$299,999	1	10.0%	1.4	280,000	280,000	107	107	93.3%	93.3%	87.8%	87.8%
\$300,000-\$399,999	3	30.0%	0.6	313,333	310,000	47	31	98.5%	98.4%	98.0%	98.4%
\$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



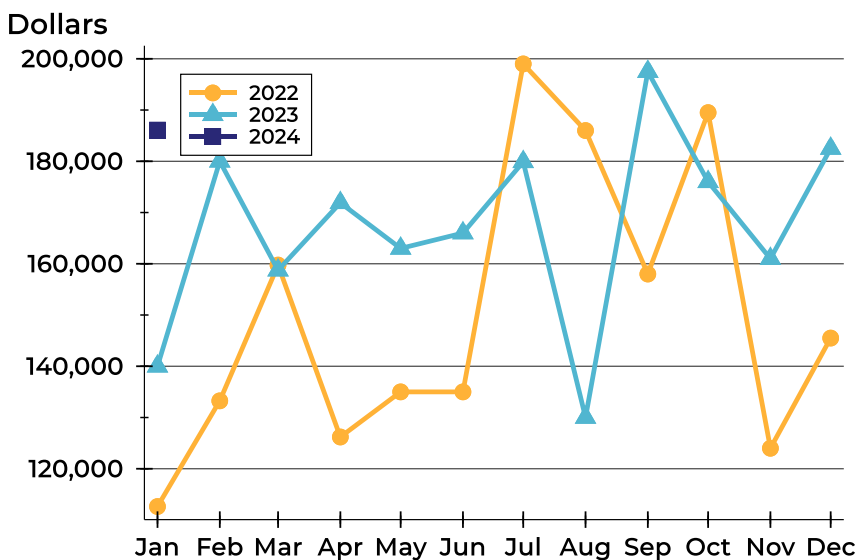
Lyon County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	112,796	170,056	201,460
February	166,151	166,053	
March	193,517	177,669	
April	151,595	180,879	
May	158,363	175,341	
June	187,987	197,045	
July	201,697	209,285	
August	181,734	185,740	
September	171,338	215,396	
October	193,788	193,110	
November	158,288	180,280	
December	181,146	209,332	

Median Price

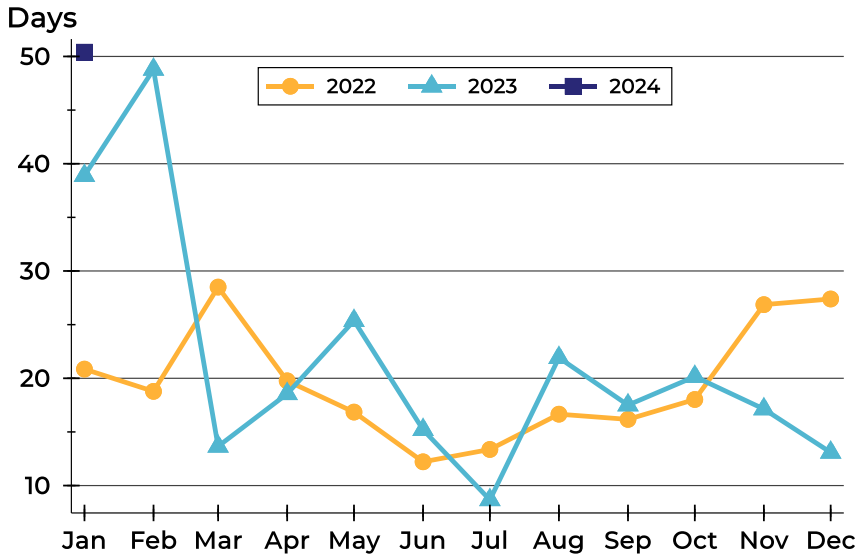


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	
March	159,750	158,750	
April	126,200	171,900	
May	135,000	163,000	
June	135,000	166,000	
July	199,000	179,900	
August	186,000	130,000	
September	158,000	197,500	
October	189,500	176,000	
November	124,000	161,000	
December	145,500	182,500	



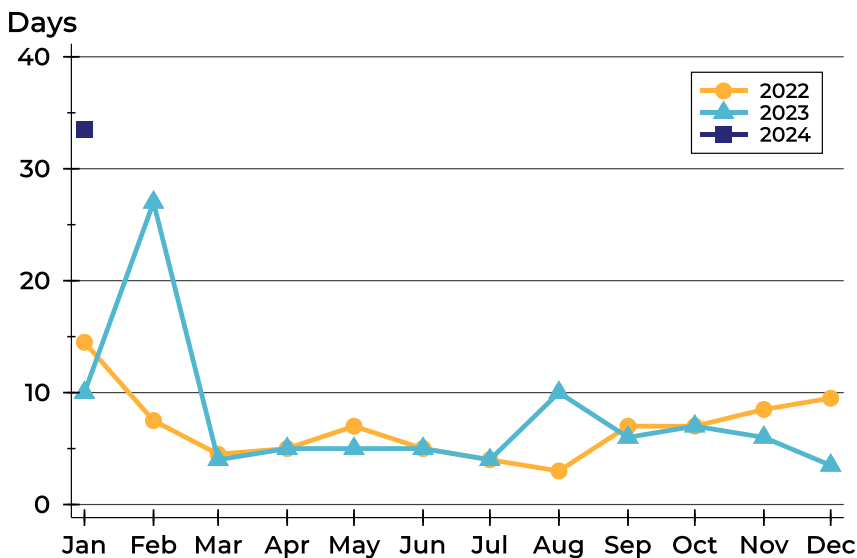
Lyon County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	39	50
February	19	49	
March	29	14	
April	20	19	
May	17	25	
June	12	15	
July	13	9	
August	17	22	
September	16	18	
October	18	20	
November	27	17	
December	27	13	

Median DOM



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



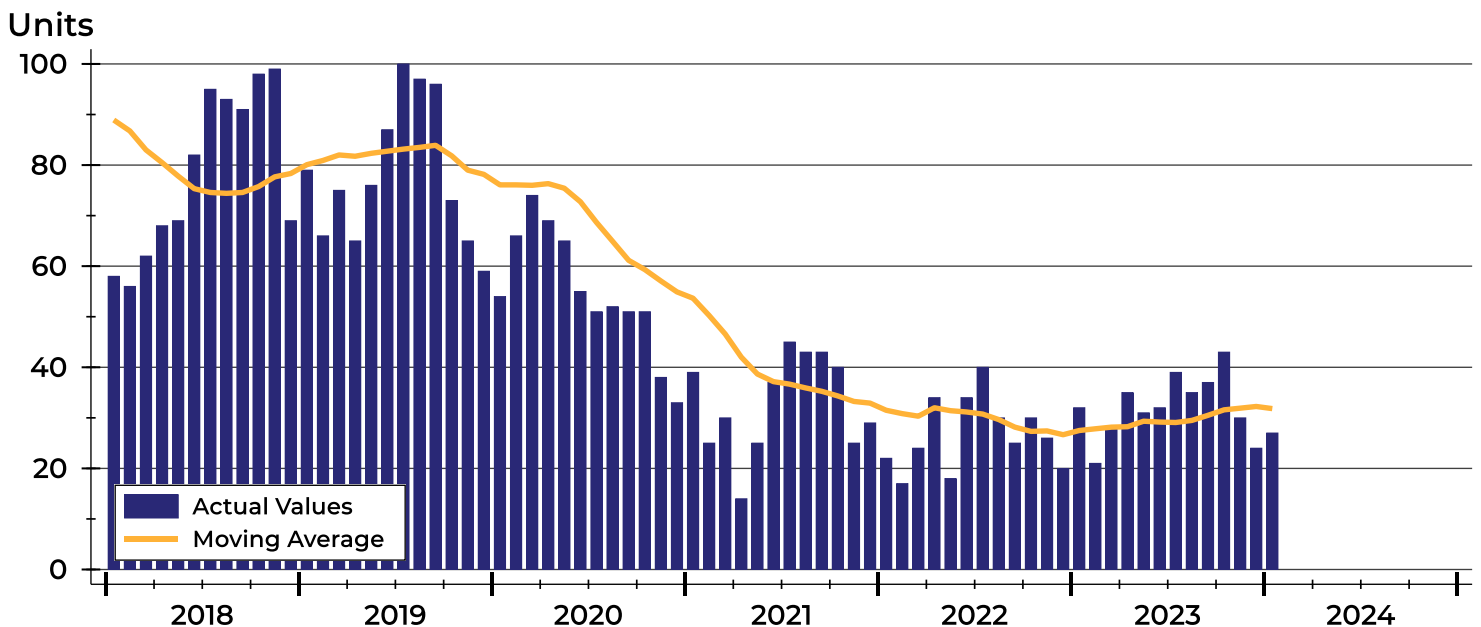
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		27	32	-15.6%
Volume (1,000s)		5,845	8,867	-34.1%
Months' Supply		0.9	0.9	0.0%
Average	List Price	216,474	277,080	-21.9%
	Days on Market	78	45	73.3%
	Percent of Original	96.8%	97.4%	-0.6%
Median	List Price	184,000	202,450	-9.1%
	Days on Market	56	26	115.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 27 homes were available for sale in Lyon County at the end of January. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$184,000, down 9.1% from 2023. The typical time on market for active listings was 56 days, up from 26 days a year earlier.

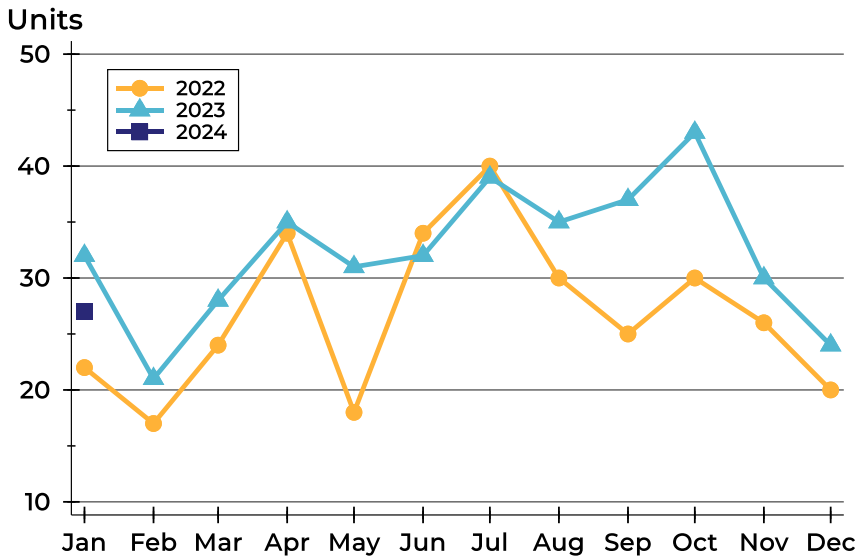
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	22	32	27
February	17	21	
March	24	28	
April	34	35	
May	18	31	
June	34	32	
July	40	39	
August	30	35	
September	25	37	
October	30	43	
November	26	30	
December	20	24	

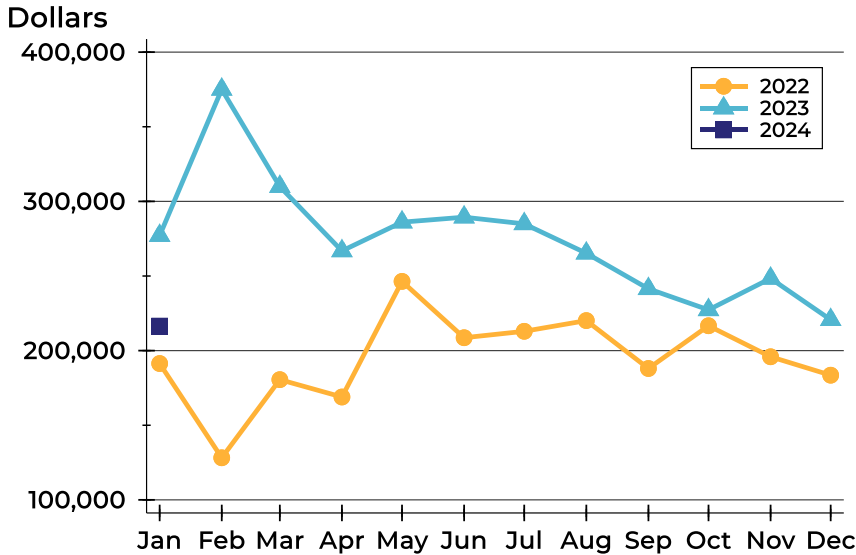
Active Listings by Price Range

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	1	3.7%	N/A	37,500	37,500	159	159	94.0%	94.0%
\$50,000-\$99,999	4	14.8%	1.2	65,950	64,950	74	90	90.8%	97.9%
\$100,000-\$124,999	2	7.4%	0.5	109,500	109,500	55	55	95.5%	95.5%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	6	22.2%	2.1	162,633	167,500	105	132	99.7%	100.0%
\$175,000-\$199,999	2	7.4%	N/A	186,750	186,750	107	107	97.4%	97.4%
\$200,000-\$249,999	4	14.8%	0.8	222,600	221,000	73	28	95.5%	100.0%
\$250,000-\$299,999	3	11.1%	1.4	270,667	259,000	48	44	100.0%	100.0%
\$300,000-\$399,999	2	7.4%	0.6	349,450	349,450	47	47	97.1%	97.1%
\$400,000-\$499,999	1	3.7%	N/A	424,000	424,000	24	24	100.0%	100.0%
\$500,000-\$749,999	2	7.4%	N/A	574,950	574,950	67	67	98.8%	98.8%
\$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



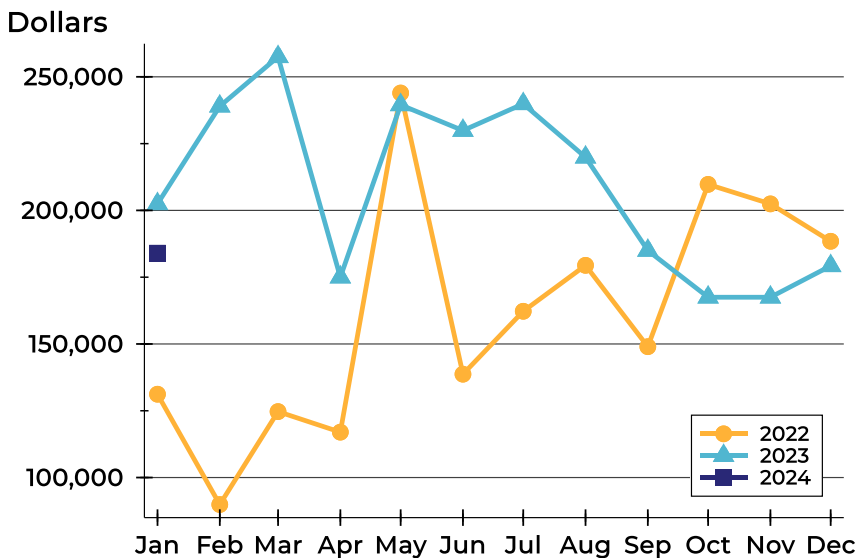
Lyon County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	191,355	277,080	216,474
February	128,212	375,062	
March	180,565	309,907	
April	168,941	266,806	
May	246,403	286,097	
June	208,657	289,425	
July	212,957	284,946	
August	220,128	265,251	
September	188,028	241,450	
October	216,680	227,314	
November	195,892	248,407	
December	183,550	220,708	

Median Price

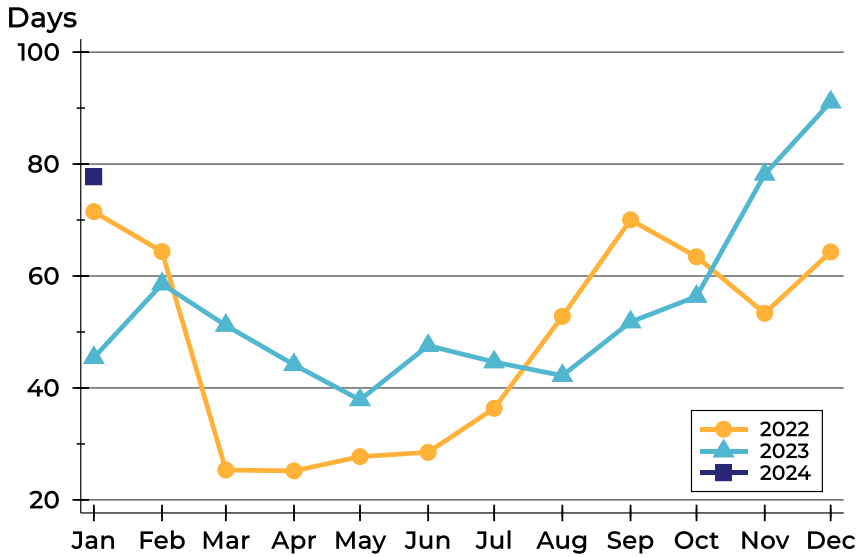


Month	2022	2023	2024
January	131,200	202,450	184,000
February	89,900	239,000	
March	124,700	257,500	
April	117,000	175,000	
May	243,950	239,500	
June	138,700	229,900	
July	162,250	239,900	
August	179,450	219,900	
September	149,000	185,000	
October	209,750	167,500	
November	202,450	167,500	
December	188,450	179,250	



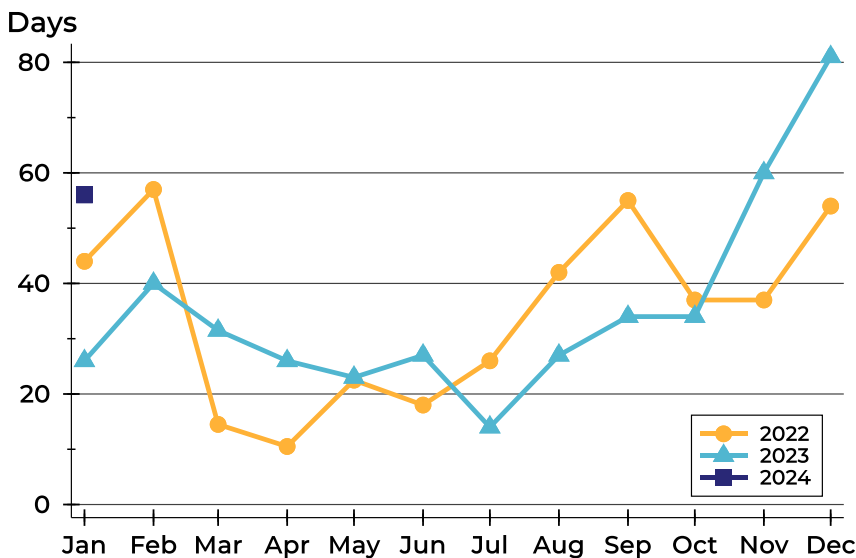
Lyon County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	72	45	78
February	64	59	
March	25	51	
April	25	44	
May	28	38	
June	29	48	
July	36	45	
August	53	42	
September	70	52	
October	63	56	
November	53	78	
December	64	91	

Median DOM

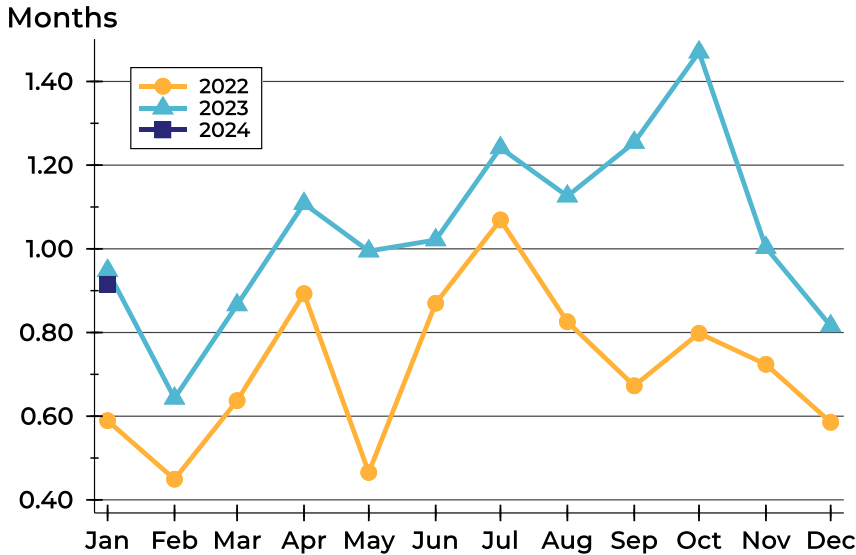


Month	2022	2023	2024
January	44	26	56
February	57	40	
March	15	32	
April	11	26	
May	23	23	
June	18	27	
July	26	14	
August	42	27	
September	55	34	
October	37	34	
November	37	60	
December	54	81	



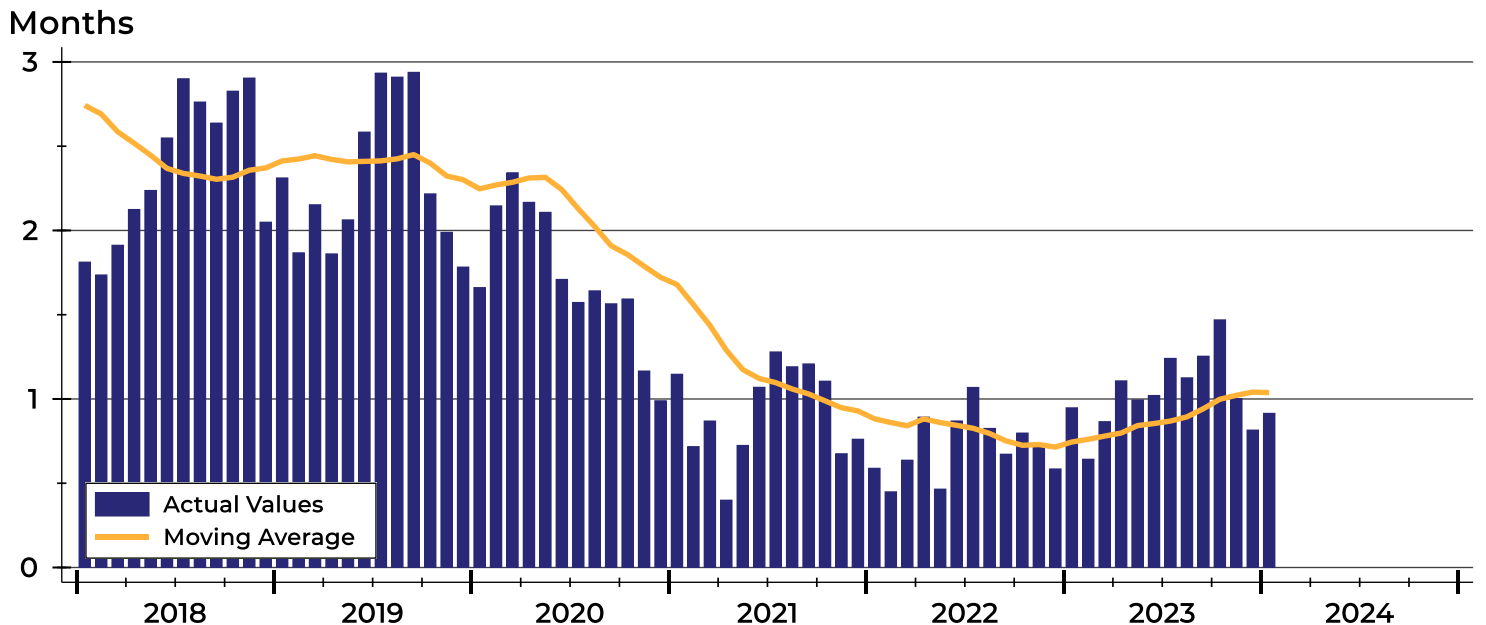
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	0.9	0.9
February	0.4	0.6	
March	0.6	0.9	
April	0.9	1.1	
May	0.5	1.0	
June	0.9	1.0	
July	1.1	1.2	
August	0.8	1.1	
September	0.7	1.3	
October	0.8	1.5	
November	0.7	1.0	
December	0.6	0.8	

History of Month's Supply





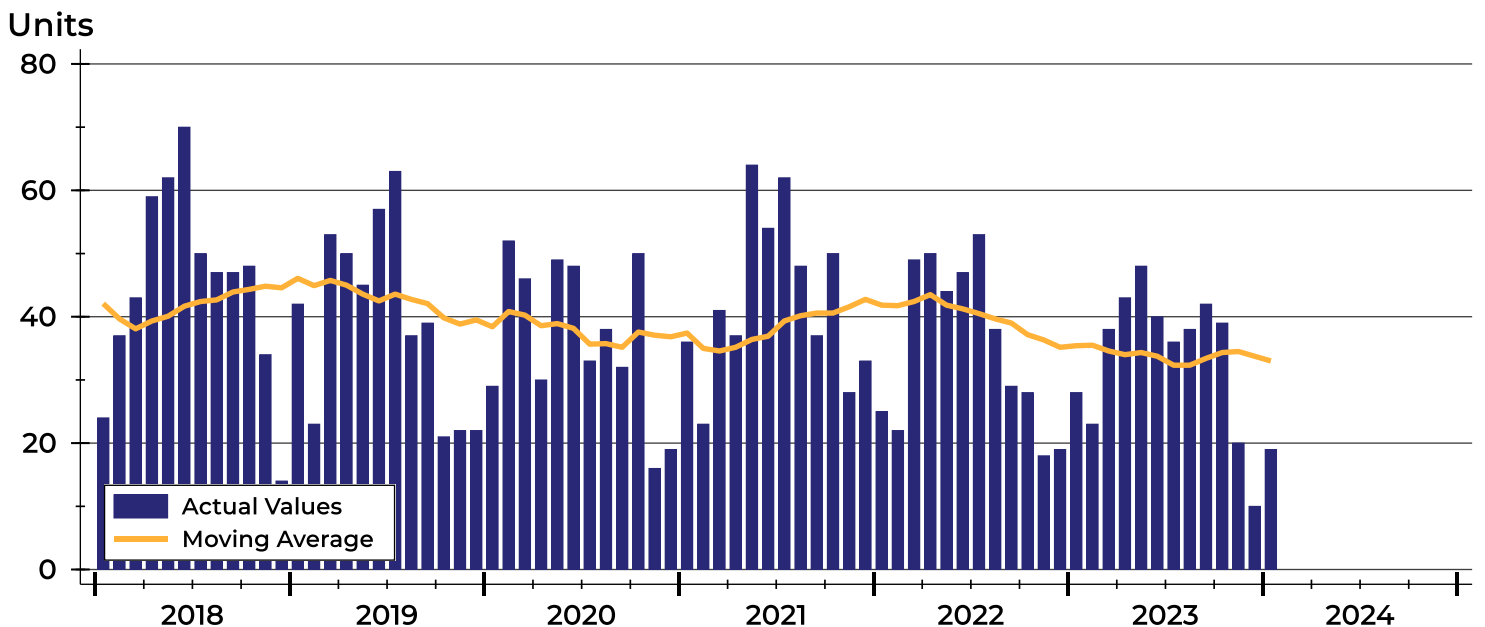
Lyon County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	19	28	-32.1%
	Volume (1,000s)	4,398	7,669	-42.7%
	Average List Price	231,495	273,898	-15.5%
	Median List Price	204,900	192,450	6.5%
Year-to-Date	New Listings	19	28	-32.1%
	Volume (1,000s)	4,398	7,669	-42.7%
	Average List Price	231,495	273,898	-15.5%
	Median List Price	204,900	192,450	6.5%

A total of 19 new listings were added in Lyon County during January, down 32.1% from the same month in 2023.

The median list price of these homes was \$204,900 up from \$192,450 in 2023.

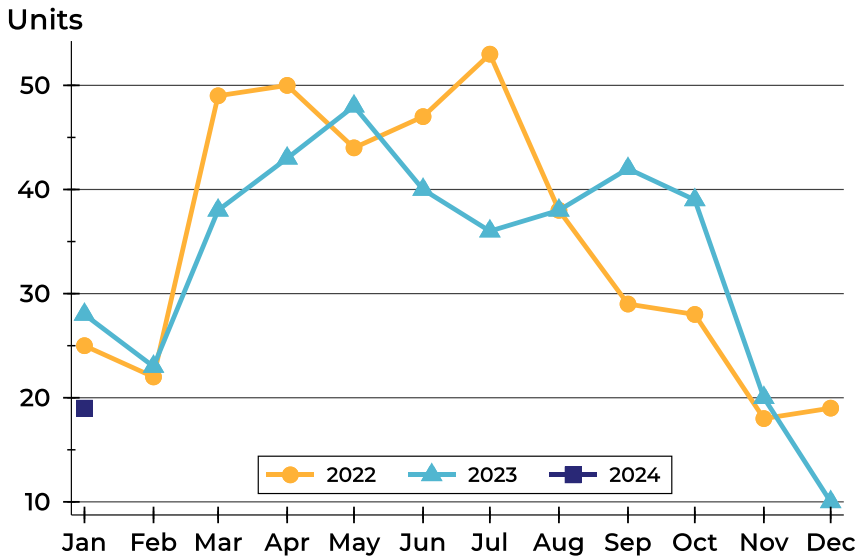
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	28	19
February	22	23	
March	49	38	
April	50	43	
May	44	48	
June	47	40	
July	53	36	
August	38	38	
September	29	42	
October	28	39	
November	18	20	
December	19	10	

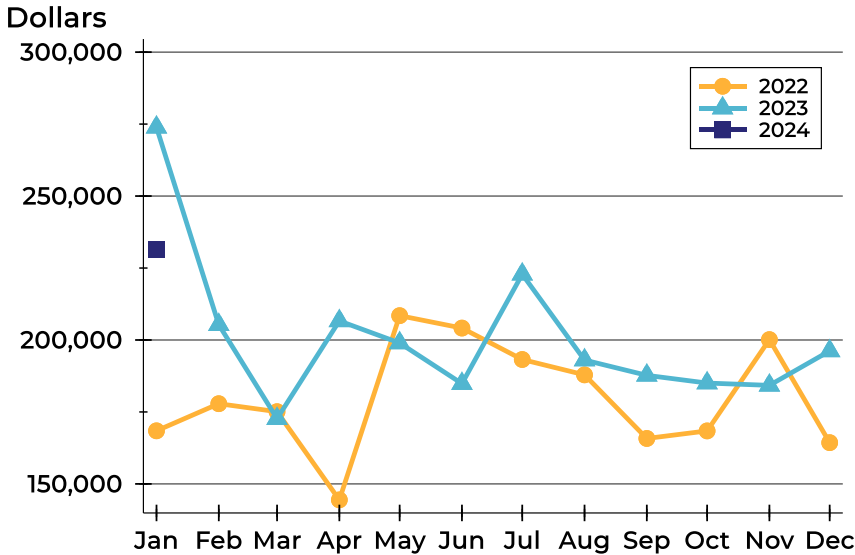
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.3%	79,900	79,900	10	10	100.0%	100.0%
\$100,000-\$124,999	2	10.5%	109,950	109,950	12	12	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	5	26.3%	160,860	159,900	10	4	100.4%	100.0%
\$175,000-\$199,999	1	5.3%	184,000	184,000	18	18	100.0%	100.0%
\$200,000-\$249,999	5	26.3%	221,060	217,000	16	12	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	15.8%	348,667	339,000	12	9	97.3%	100.0%
\$400,000-\$499,999	1	5.3%	424,000	424,000	30	30	100.0%	100.0%
\$500,000-\$749,999	1	5.3%	535,000	535,000	25	25	100.0%	100.0%
\$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



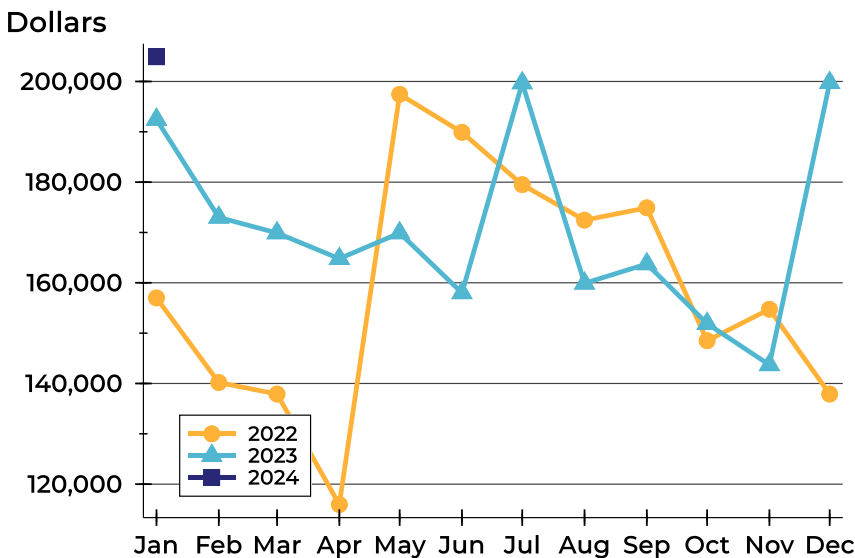
Lyon County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	273,898	231,495
February	177,866	205,309	
March	175,101	172,682	
April	144,455	206,633	
May	208,455	198,958	
June	204,147	184,843	
July	193,221	222,842	
August	187,883	193,035	
September	165,793	187,725	
October	168,418	185,043	
November	200,133	184,240	
December	164,337	196,200	

Median Price



Month	2022	2023	2024
January	157,000	192,450	204,900
February	140,200	173,000	
March	137,900	169,900	
April	115,950	164,800	
May	197,450	169,900	
June	189,900	158,000	
July	179,500	199,700	
August	172,450	159,900	
September	174,900	163,750	
October	148,500	151,900	
November	154,750	143,700	
December	137,900	199,750	



Lyon County Contracts Written Analysis

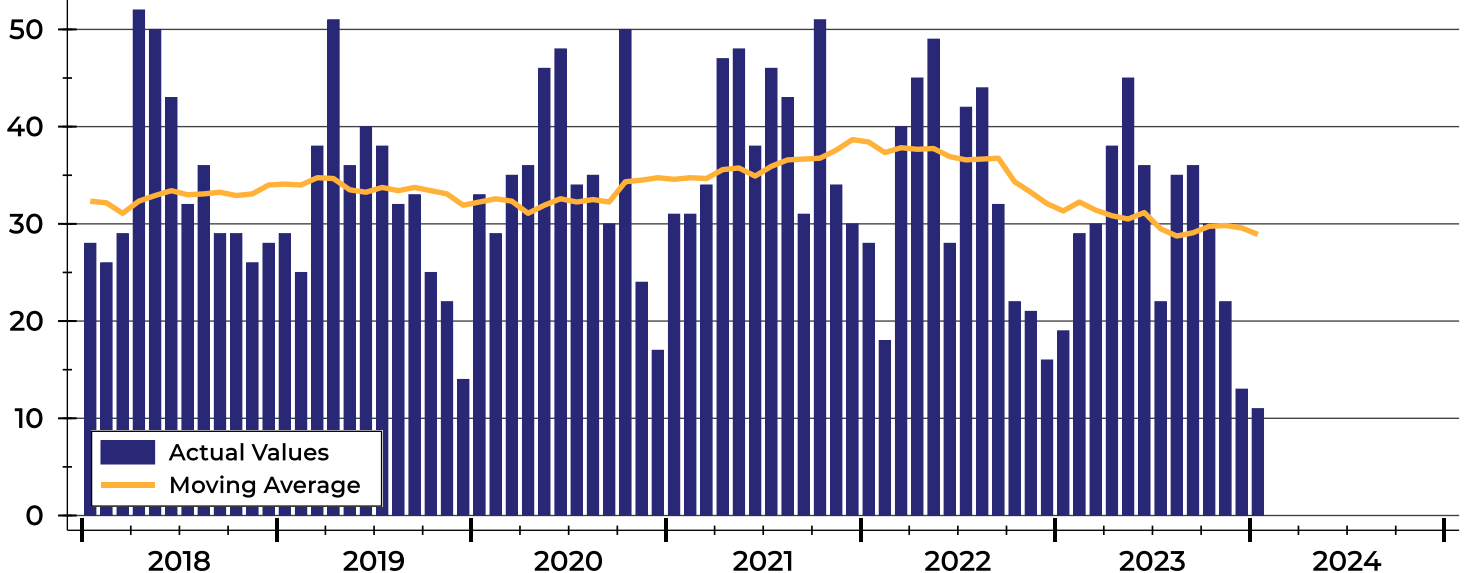
Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		11	19	-42.1%	11	19	-42.1%
Volume (1,000s)		2,392	3,816	-37.3%	2,392	3,816	-37.3%
Average	Sale Price	217,445	200,847	8.3%	217,445	200,847	8.3%
	Days on Market	33	30	10.0%	33	30	10.0%
	Percent of Original	98.2%	94.4%	4.0%	98.2%	94.4%	4.0%
Median	Sale Price	204,900	205,000	0.0%	204,900	205,000	0.0%
	Days on Market	9	8	12.5%	9	8	12.5%
	Percent of Original	100.0%	95.6%	4.6%	100.0%	95.6%	4.6%

A total of 11 contracts for sale were written in Lyon County during the month of January, down from 19 in 2023. The median list price of these homes was \$204,900, down from \$205,000 the prior year.

Half of the homes that went under contract in January were on the market less than 9 days, compared to 8 days in January 2023.

History of Contracts Written

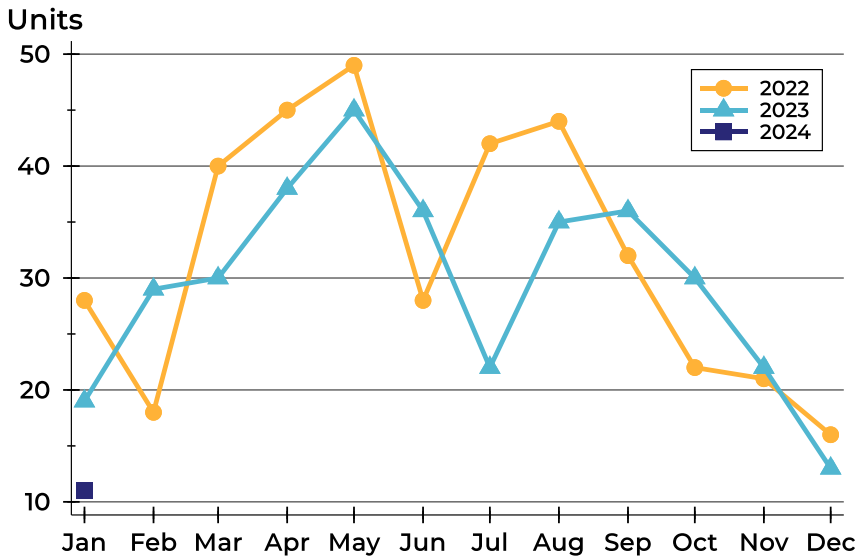
Units





Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	28	19	11
February	18	29	
March	40	30	
April	45	38	
May	49	45	
June	28	36	
July	42	22	
August	44	35	
September	32	36	
October	22	30	
November	21	22	
December	16	13	

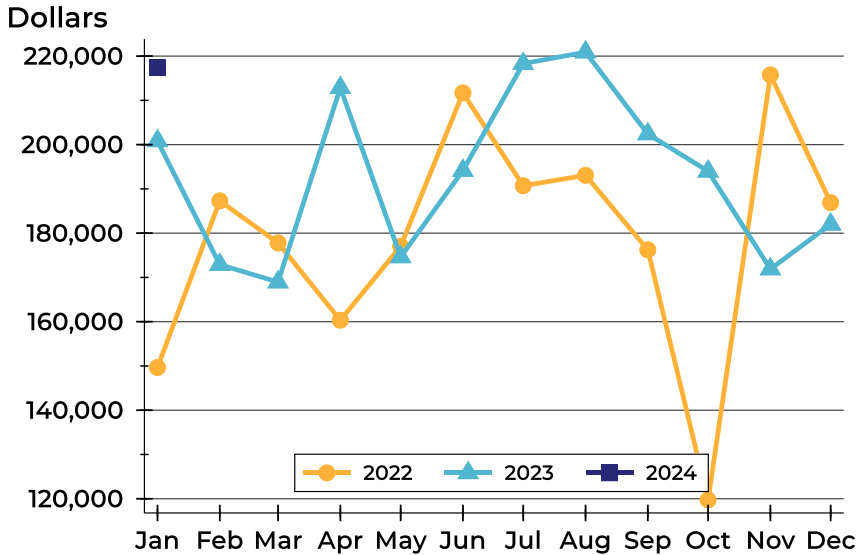
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	9.1%	105,900	105,900	44	44	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	145,000	145,000	112	112	90.9%	90.9%
\$150,000-\$174,999	3	27.3%	161,467	159,900	3	4	100.7%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	36.4%	219,925	219,900	32	12	99.4%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	18.2%	388,450	388,450	35	35	94.9%	94.9%
\$400,000-\$499,999	0	0.0%	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
\$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



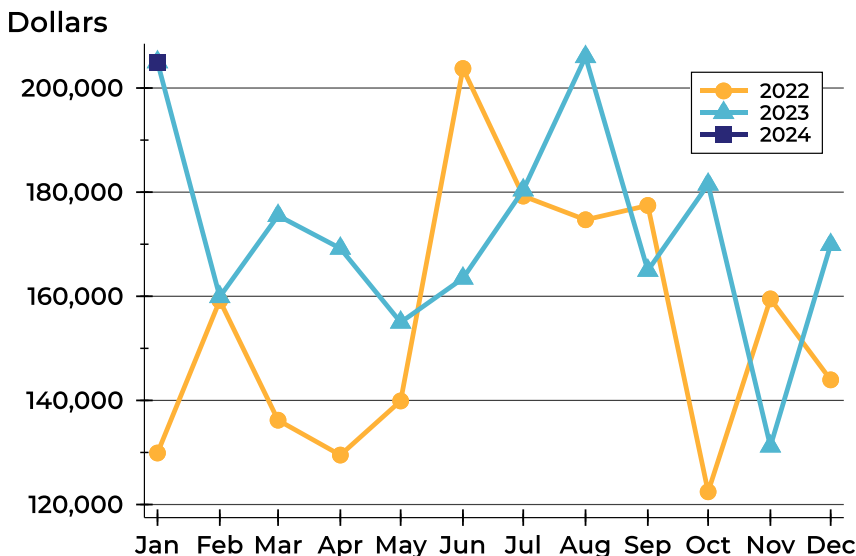
Lyon County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	200,847	217,445
February	187,306	172,902	
March	177,795	168,947	
April	160,330	212,858	
May	177,049	174,631	
June	211,686	194,150	
July	190,710	218,305	
August	193,070	220,894	
September	176,236	202,414	
October	119,745	193,987	
November	215,743	171,895	
December	186,888	182,000	

Median Price

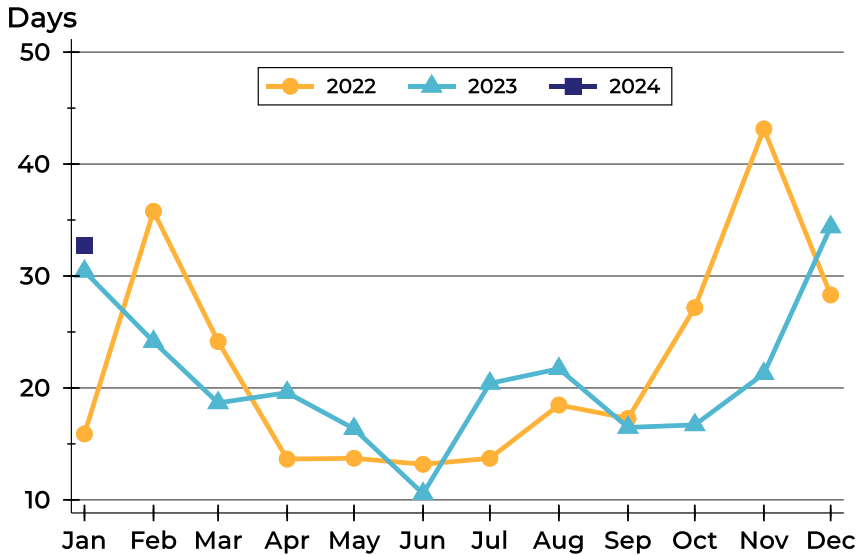


Month	2022	2023	2024
January	129,900	205,000	204,900
February	159,200	159,900	
March	136,200	175,500	
April	129,500	169,200	
May	139,900	155,000	
June	203,750	163,450	
July	179,250	180,400	
August	174,700	206,000	
September	177,450	164,950	
October	122,450	181,500	
November	159,500	131,200	
December	143,950	169,900	



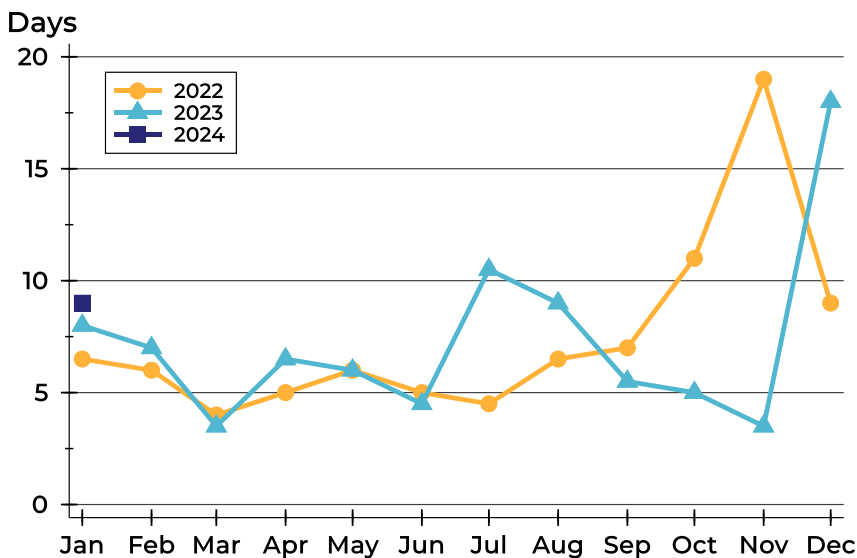
Lyon County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	33
February	36	24	
March	24	19	
April	14	20	
May	14	16	
June	13	11	
July	14	20	
August	18	22	
September	17	16	
October	27	17	
November	43	21	
December	28	34	

Median DOM



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



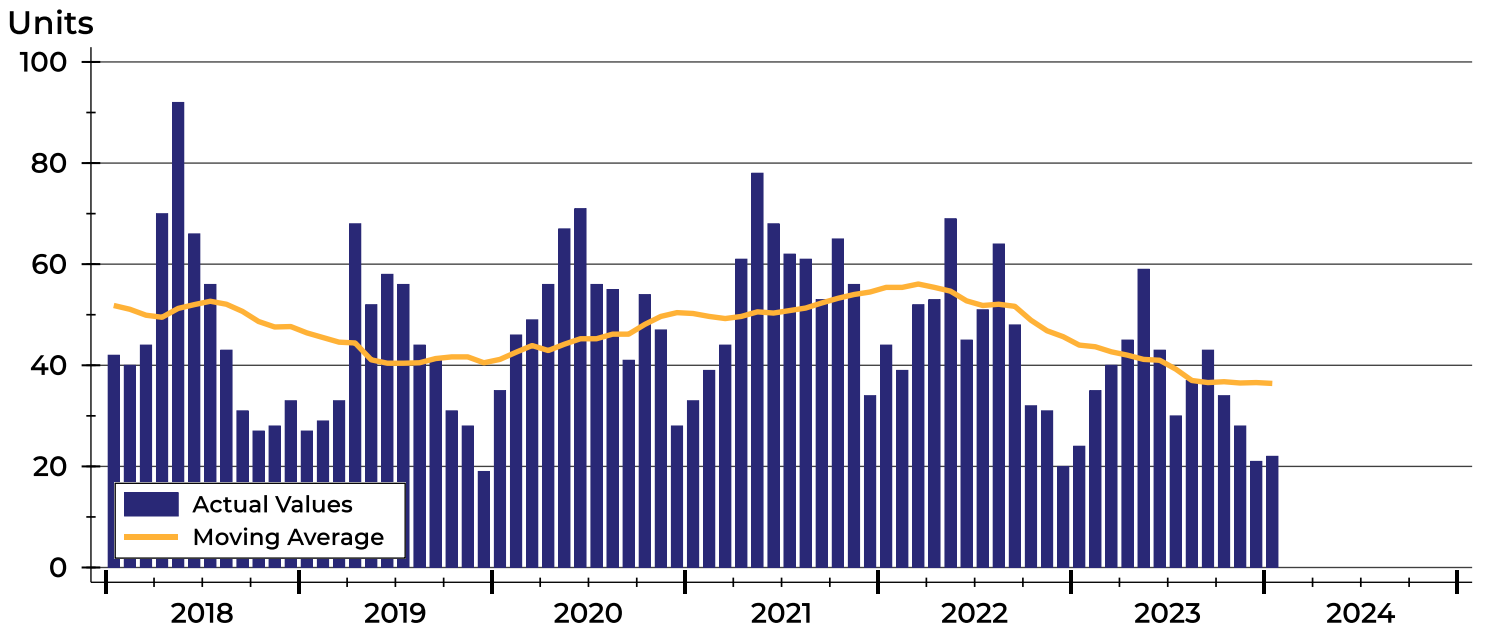
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		22	24	-8.3%
Volume (1,000s)		4,029	4,559	-11.6%
Average	List Price	183,114	189,938	-3.6%
	Days on Market	29	35	-17.1%
	Percent of Original	99.3%	98.7%	0.6%
Median	List Price	167,200	154,500	8.2%
	Days on Market	8	8	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in Lyon County had contracts pending at the end of January, down from 24 contracts pending at the end of January 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.

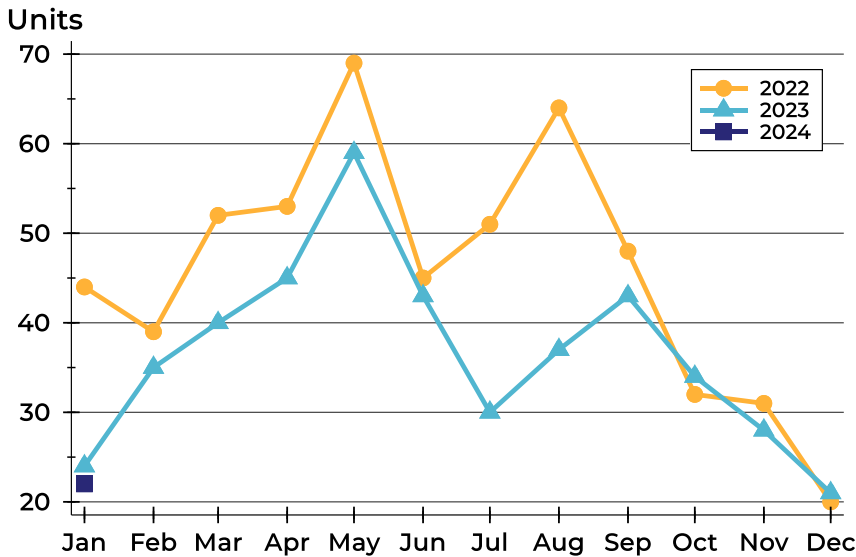
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	44	24	22
February	39	35	
March	52	40	
April	53	45	
May	69	59	
June	45	43	
July	51	30	
August	64	37	
September	48	43	
October	32	34	
November	31	28	
December	20	21	

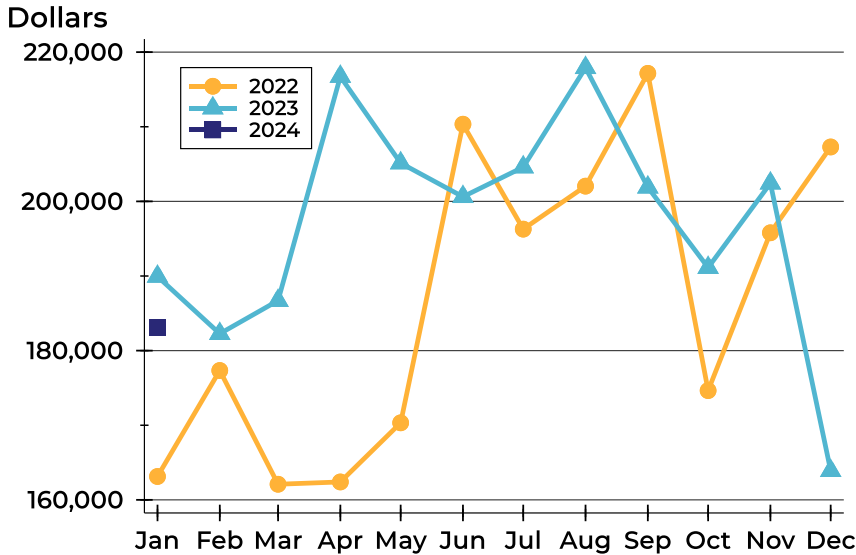
Pending Contracts by Price Range

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	4	18.2%	68,550	67,200	34	16	99.8%	100.0%
\$100,000-\$124,999	3	13.6%	109,767	105,900	28	33	101.7%	100.0%
\$125,000-\$149,999	2	9.1%	145,000	145,000	56	56	95.5%	95.5%
\$150,000-\$174,999	3	13.6%	161,467	159,900	3	4	100.0%	100.0%
\$175,000-\$199,999	1	4.5%	199,500	199,500	6	6	100.0%	100.0%
\$200,000-\$249,999	6	27.3%	215,700	214,700	24	10	99.6%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	13.6%	385,633	380,000	48	61	97.1%	97.4%
\$400,000-\$499,999	0	0.0%	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
\$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



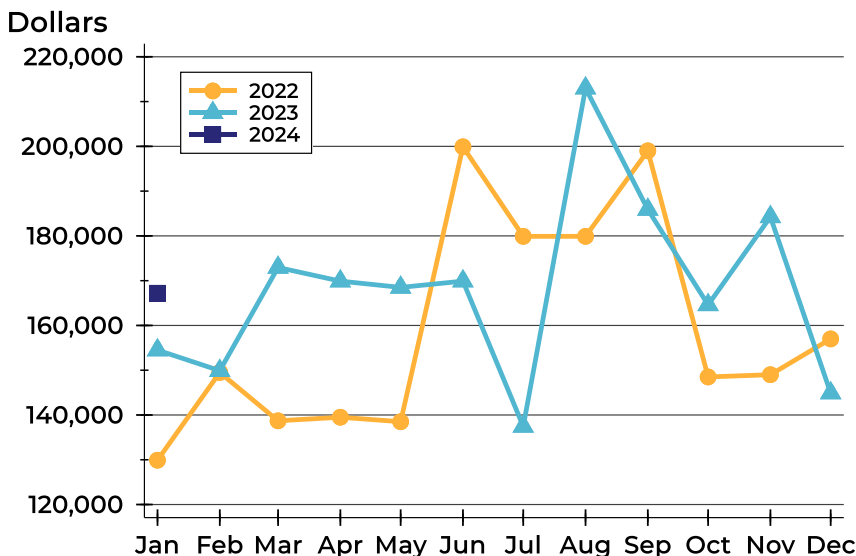
Lyon County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	163,136	189,938	183,114
February	177,336	182,271	
March	162,095	186,702	
April	162,405	216,731	
May	170,326	205,136	
June	210,347	200,621	
July	196,282	204,597	
August	202,045	217,905	
September	217,159	201,893	
October	174,645	191,125	
November	195,790	202,432	
December	207,295	163,905	

Median Price

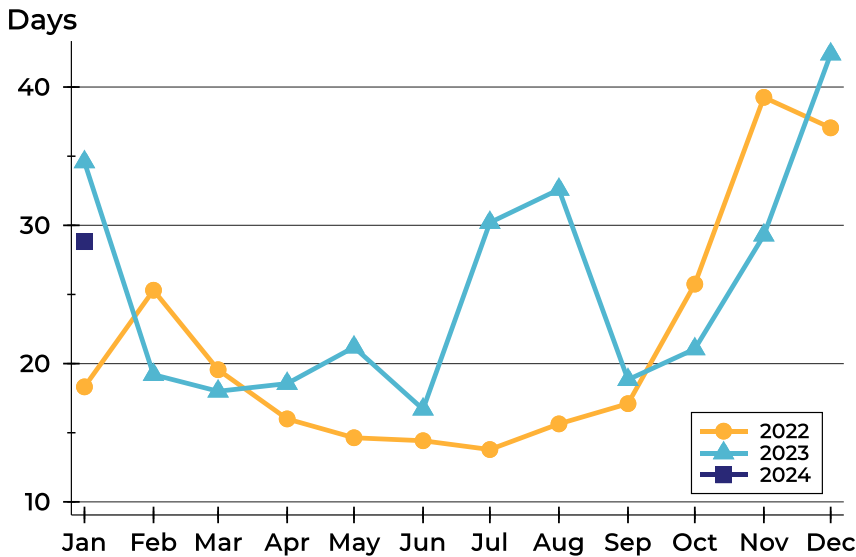


Month	2022	2023	2024
January	129,900	154,500	167,200
February	149,500	149,900	
March	138,700	172,950	
April	139,500	169,900	
May	138,500	168,500	
June	199,900	169,900	
July	179,900	137,450	
August	179,900	213,000	
September	199,000	185,900	
October	148,500	164,600	
November	149,000	184,250	
December	157,000	144,900	



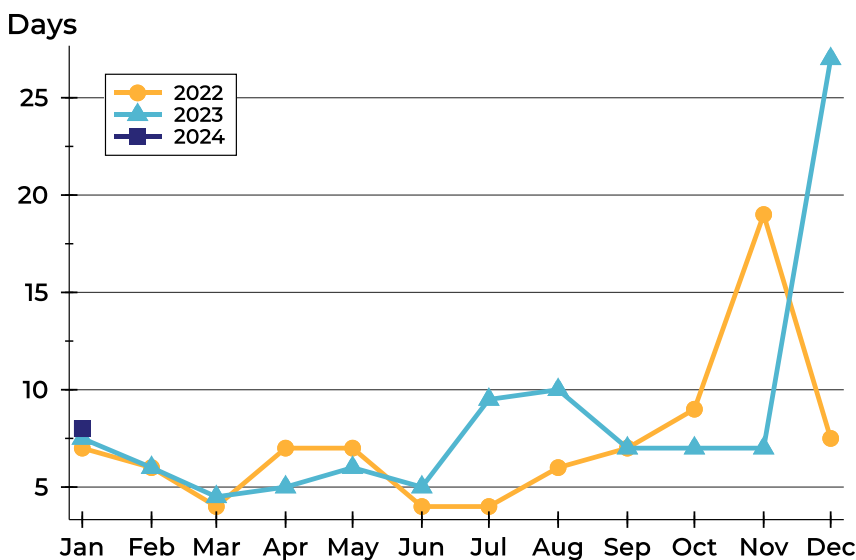
Lyon County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	35	29
February	25	19	
March	20	18	
April	16	19	
May	15	21	
June	14	17	
July	14	30	
August	16	33	
September	17	19	
October	26	21	
November	39	29	
December	37	42	

Median DOM



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



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in January

Total home sales in Osage County fell last month to 6 units, compared to 10 units in January 2023. Total sales volume was \$1.3 million, down from a year earlier.

The median sale price in January was \$210,000, up from \$111,750 a year earlier. Homes that sold in January were typically on the market for 17 days and sold for 98.4% of their list prices.

Osage County Active Listings Down at End of January

The total number of active listings in Osage County at the end of January was 15 units, down from 26 at the same point in 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$198,500.

During January, a total of 12 contracts were written up from 9 in January 2023. At the end of the month, there were 10 contracts still pending.

Report Contents

- 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

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Osage County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		6	10	14	6	10	14
Change from prior year		-40.0%	-28.6%	40.0%	-40.0%	-28.6%	40.0%
Active Listings		15	26	14	N/A	N/A	N/A
Change from prior year		-42.3%	85.7%	0.0%			
Months' Supply		1.1	1.7	0.9	N/A	N/A	N/A
Change from prior year		-35.3%	88.9%	0.0%			
New Listings		12	14	10	12	14	10
Change from prior year		-14.3%	40.0%	42.9%	-14.3%	40.0%	42.9%
Contracts Written		12	9	11	12	9	11
Change from prior year		33.3%	-18.2%	0.0%	33.3%	-18.2%	0.0%
Pending Contracts		10	8	18	N/A	N/A	N/A
Change from prior year		25.0%	-55.6%	28.6%			
Sales Volume (1,000s)		1,301	1,366	2,941	1,301	1,366	2,941
Change from prior year		-4.8%	-53.6%	79.7%	-4.8%	-53.6%	79.7%
Average	Sale Price	216,833	136,595	210,071	216,833	136,595	210,071
	Change from prior year	58.7%	-35.0%	28.3%	58.7%	-35.0%	28.3%
	List Price of Actives	259,840	597,438	212,281	N/A	N/A	N/A
	Change from prior year	-56.5%	181.4%	-5.5%			
	Days on Market	26	31	33	26	31	33
Change from prior year	-16.1%	-6.1%	-75.6%	-16.1%	-6.1%	-75.6%	
Percent of List	97.7%	97.2%	96.9%	97.7%	97.2%	96.9%	
Change from prior year	0.5%	0.3%	-1.5%	0.5%	0.3%	-1.5%	
Percent of Original	97.2%	93.2%	95.1%	97.2%	93.2%	95.1%	
Change from prior year	4.3%	-2.0%	-1.0%	4.3%	-2.0%	-1.0%	
Median	Sale Price	210,000	111,750	129,000	210,000	111,750	129,000
	Change from prior year	87.9%	-13.4%	-10.1%	87.9%	-13.4%	-10.1%
	List Price of Actives	198,500	247,450	87,200	N/A	N/A	N/A
	Change from prior year	-19.8%	183.8%	-48.7%			
	Days on Market	17	16	16	17	16	16
Change from prior year	6.3%	0.0%	-33.3%	6.3%	0.0%	-33.3%	
Percent of List	98.4%	100.0%	100.0%	98.4%	100.0%	100.0%	
Change from prior year	-1.6%	0.0%	0.0%	-1.6%	0.0%	0.0%	
Percent of Original	98.4%	94.1%	100.0%	98.4%	94.1%	100.0%	
Change from prior year	4.6%	-5.9%	2.9%	4.6%	-5.9%	2.9%	

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



Osage County Closed Listings Analysis

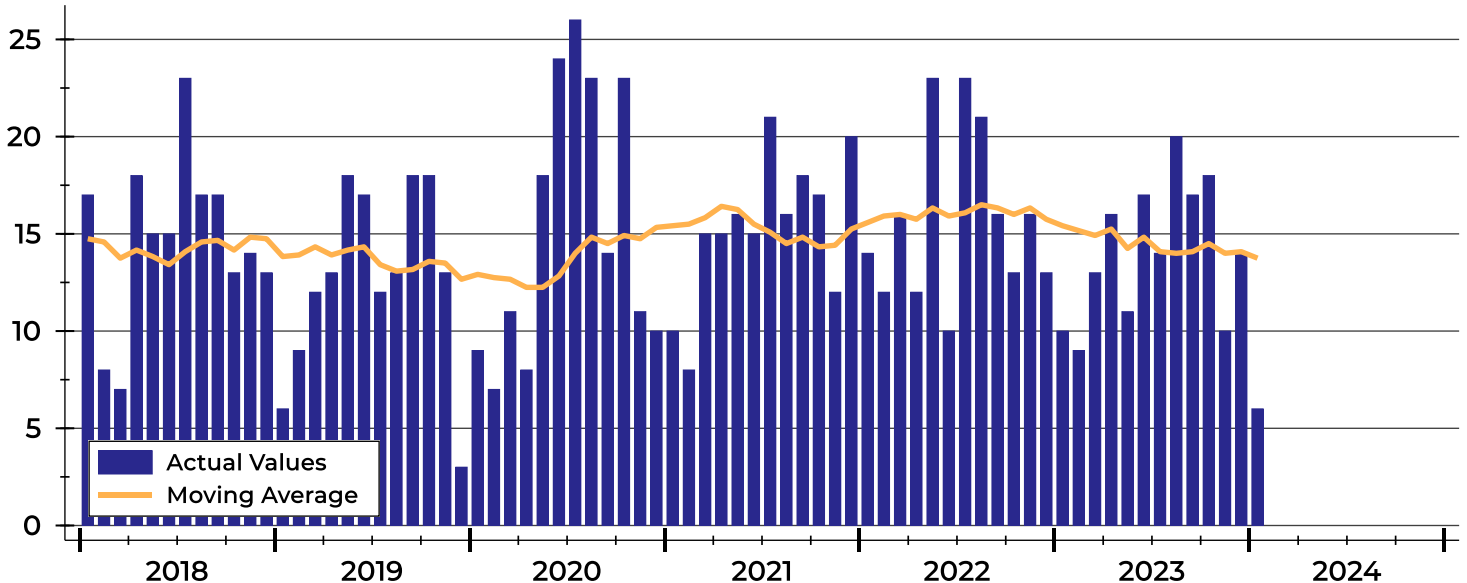
Summary Statistics for Closed Listings		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		6	10	-40.0%	6	10	-40.0%
Volume (1,000s)		1,301	1,366	-4.8%	1,301	1,366	-4.8%
Months' Supply		1.1	1.7	-35.3%	N/A	N/A	N/A
Average	Sale Price	216,833	136,595	58.7%	216,833	136,595	58.7%
	Days on Market	26	31	-16.1%	26	31	-16.1%
	Percent of List	97.7%	97.2%	0.5%	97.7%	97.2%	0.5%
	Percent of Original	97.2%	93.2%	4.3%	97.2%	93.2%	4.3%
Median	Sale Price	210,000	111,750	87.9%	210,000	111,750	87.9%
	Days on Market	17	16	6.3%	17	16	6.3%
	Percent of List	98.4%	100.0%	-1.6%	98.4%	100.0%	-1.6%
	Percent of Original	98.4%	94.1%	4.6%	98.4%	94.1%	4.6%

A total of 6 homes sold in Osage County in January, down from 10 units in January 2023. Total sales volume fell to \$1.3 million compared to \$1.4 million in the previous year.

The median sales price in January was \$210,000, up 87.9% compared to the prior year. Median days on market was 17 days, the same as December, and up from 16 in January 2023.

History of Closed Listings

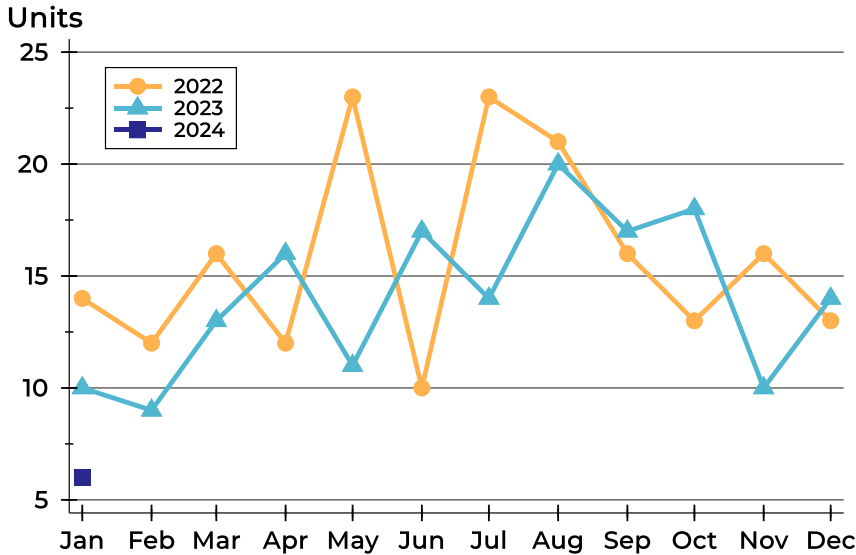
Units





Osage County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	10	6
February	12	9	
March	16	13	
April	12	16	
May	23	11	
June	10	17	
July	23	14	
August	21	20	
September	16	17	
October	13	18	
November	16	10	
December	13	14	

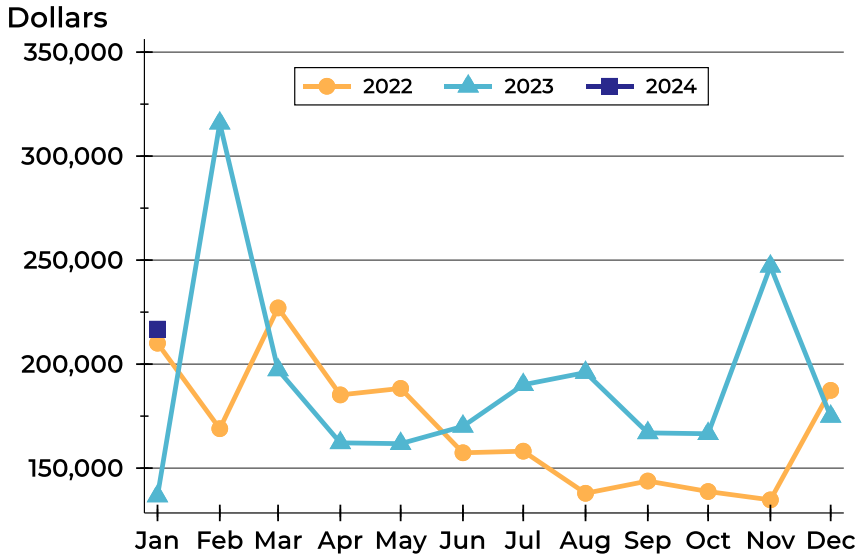
Closed Listings by Price Range

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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	16.7%	0.4	65,000	65,000	31	31	95.6%	95.6%	92.9%	92.9%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	0.7	163,000	163,000	15	15	98.8%	98.8%	98.8%	98.8%
\$175,000-\$199,999	1	16.7%	3.4	185,000	185,000	2	2	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	0.5	235,000	235,000	4	4	97.9%	97.9%	97.9%	97.9%
\$250,000-\$299,999	1	16.7%	1.7	278,000	278,000	85	85	99.6%	99.6%	99.6%	99.6%
\$300,000-\$399,999	1	16.7%	3.0	375,000	375,000	19	19	94.0%	94.0%	94.0%	94.0%
\$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



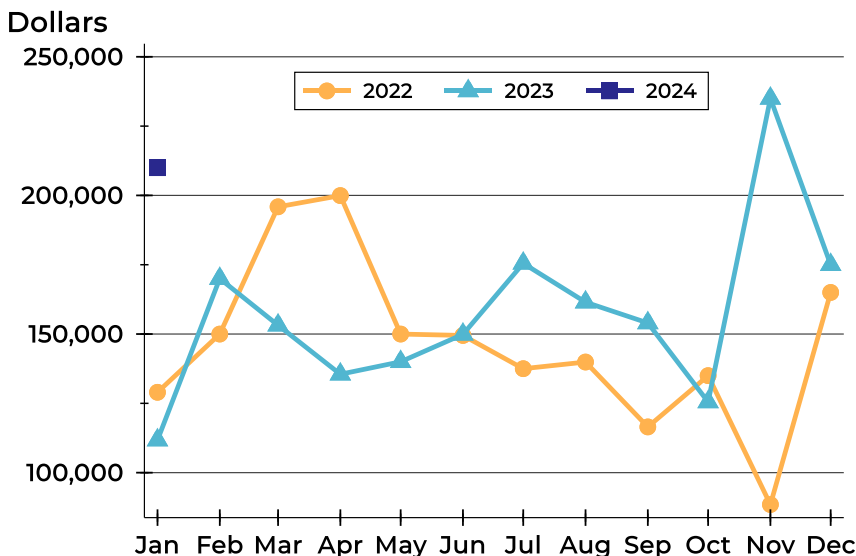
Osage County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	210,071	136,595	216,833
February	168,960	315,833	
March	227,041	197,213	
April	185,215	162,156	
May	188,326	161,773	
June	157,371	170,079	
July	158,142	190,093	
August	137,903	195,960	
September	143,794	166,939	
October	138,754	166,528	
November	134,734	247,040	
December	187,385	174,857	

Median Price

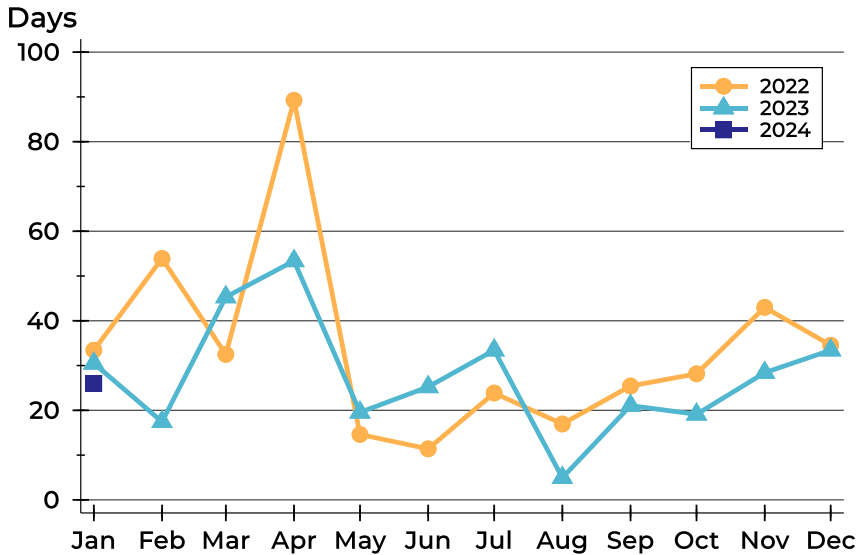


Month	2022	2023	2024
January	129,000	111,750	210,000
February	150,000	170,000	
March	195,900	153,175	
April	199,950	135,500	
May	150,000	140,000	
June	149,500	149,900	
July	137,500	175,500	
August	139,900	161,500	
September	116,500	154,000	
October	135,000	125,500	
November	88,500	235,000	
December	165,000	175,000	



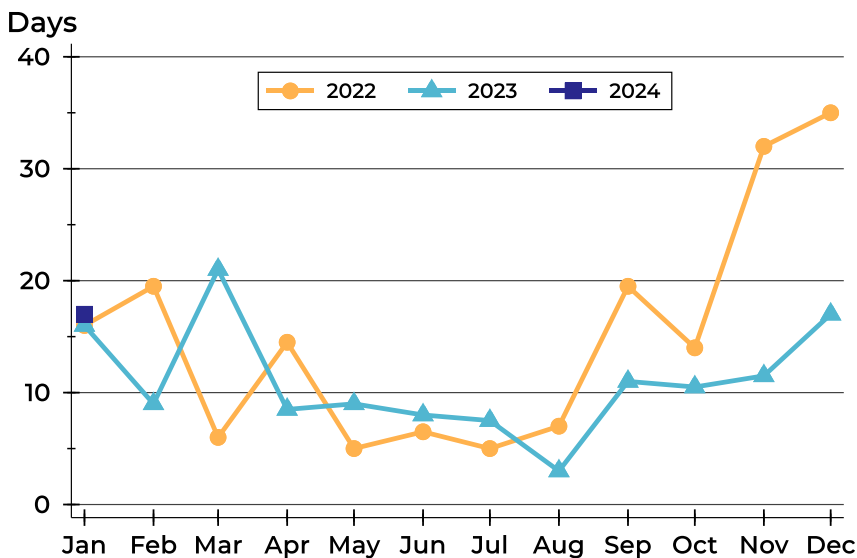
Osage County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	31	26
February	54	17	
March	33	45	
April	89	53	
May	15	20	
June	11	25	
July	24	33	
August	17	5	
September	25	21	
October	28	19	
November	43	28	
December	35	33	

Median DOM



Month	2022	2023	2024
January	16	16	17
February	20	9	
March	6	21	
April	15	9	
May	5	9	
June	7	8	
July	5	8	
August	7	3	
September	20	11	
October	14	11	
November	32	12	
December	35	17	



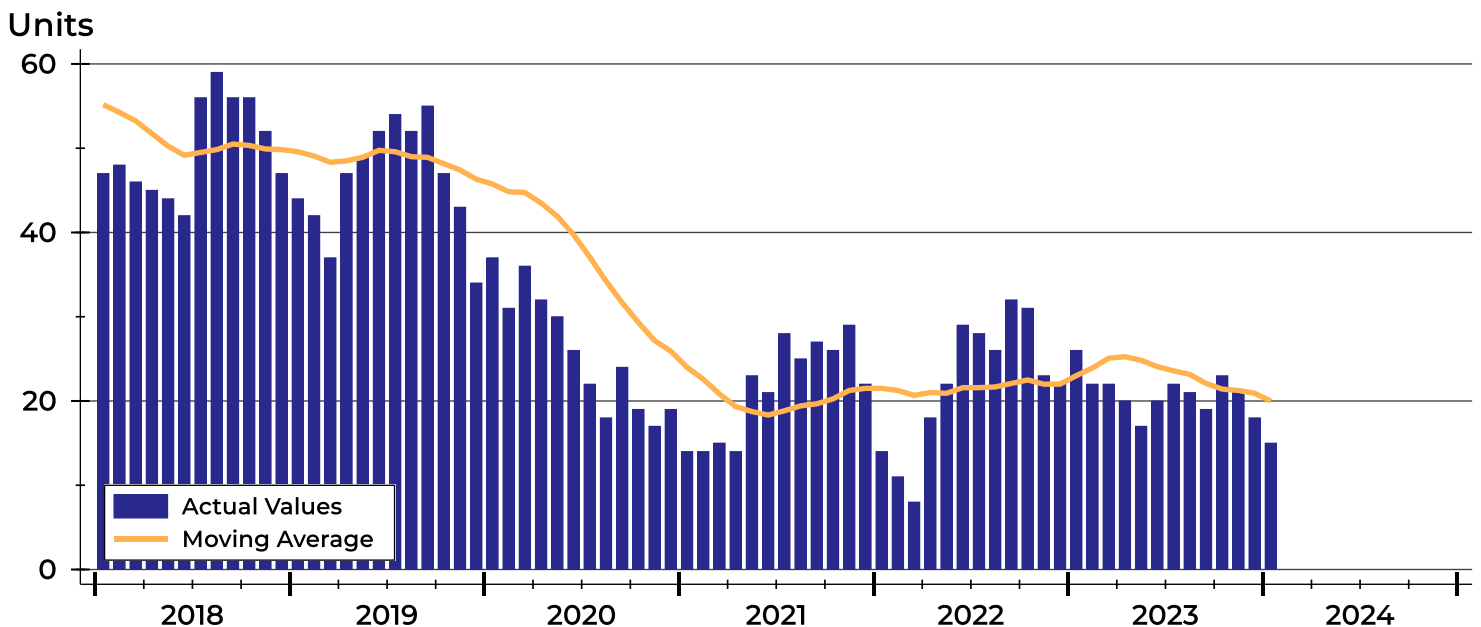
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		15	26	-42.3%
Volume (1,000s)		3,898	15,533	-74.9%
Months' Supply		1.1	1.7	-35.3%
Average	List Price	259,840	597,438	-56.5%
	Days on Market	89	83	7.2%
	Percent of Original	95.7%	95.2%	0.5%
Median	List Price	198,500	247,450	-19.8%
	Days on Market	74	60	23.3%
	Percent of Original	99.7%	100.0%	-0.3%

A total of 15 homes were available for sale in Osage County at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$198,500, down 19.8% from 2023. The typical time on market for active listings was 74 days, up from 60 days a year earlier.

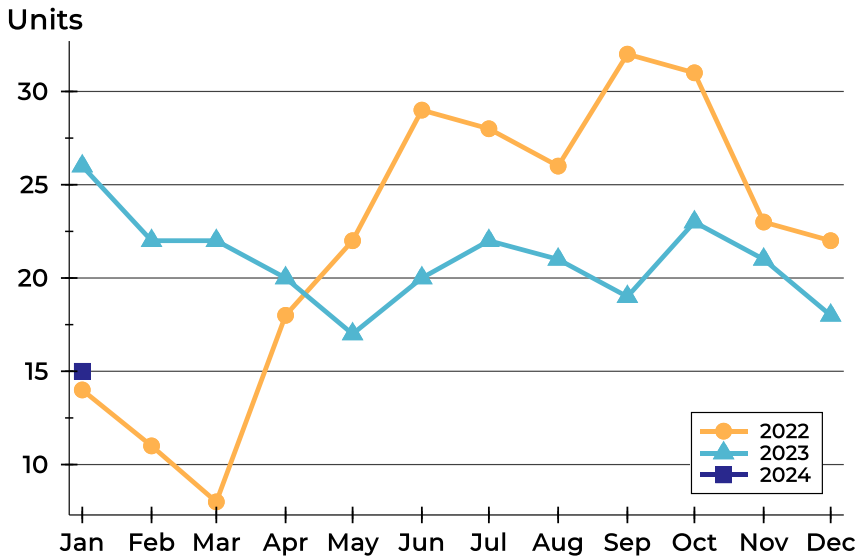
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	14	26	15
February	11	22	
March	8	22	
April	18	20	
May	22	17	
June	29	20	
July	28	22	
August	26	21	
September	32	19	
October	31	23	
November	23	21	
December	22	18	

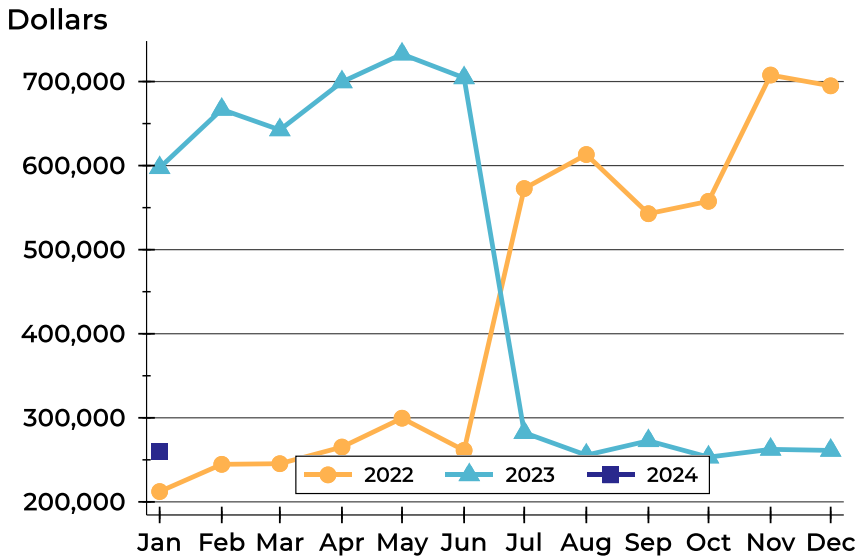
Active Listings by Price Range

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	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	0.4	70,000	70,000	7	7	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	13.3%	N/A	127,000	127,000	6	6	100.0%	100.0%
\$150,000-\$174,999	1	6.7%	0.7	159,900	159,900	35	35	100.0%	100.0%
\$175,000-\$199,999	4	26.7%	3.4	196,725	196,750	135	61	89.3%	93.2%
\$200,000-\$249,999	1	6.7%	0.5	209,000	209,000	74	74	98.6%	98.6%
\$250,000-\$299,999	2	13.3%	1.7	264,450	264,450	100	100	97.9%	97.9%
\$300,000-\$399,999	3	20.0%	3.0	379,633	389,000	118	153	94.8%	95.9%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.7%	N/A	750,000	750,000	111	111	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



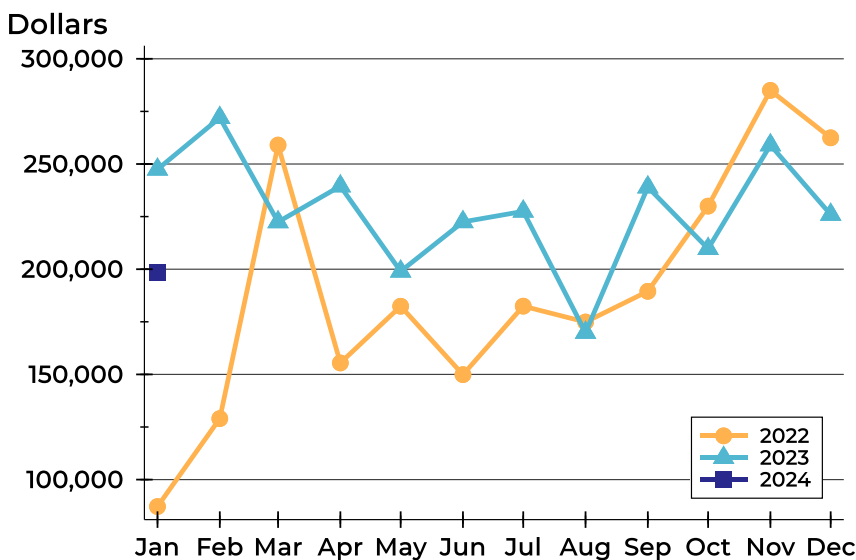
Osage County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	212,281	597,438	259,840
February	244,655	666,846	
March	245,425	642,477	
April	265,206	699,530	
May	299,541	732,603	
June	261,248	704,368	
July	572,721	282,352	
August	613,177	255,591	
September	542,797	272,673	
October	557,571	253,219	
November	707,765	262,485	
December	694,918	261,222	

Median Price

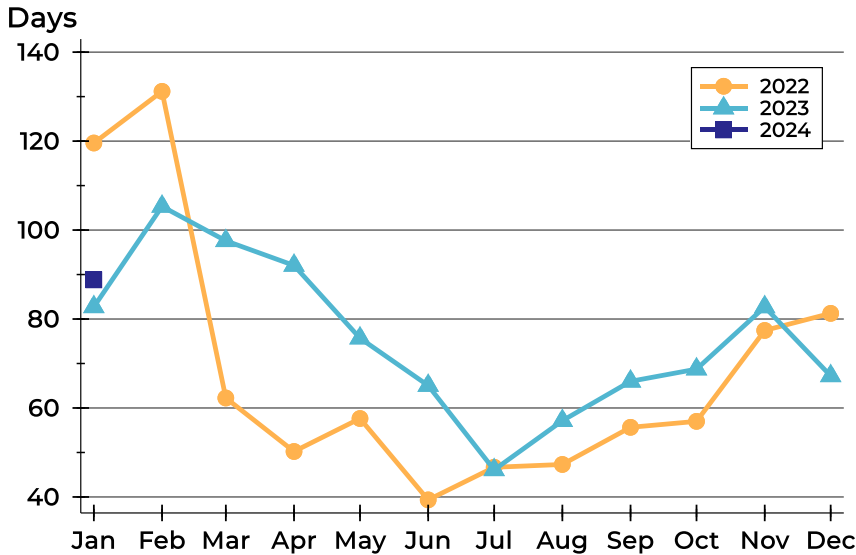


Month	2022	2023	2024
January	87,200	247,450	198,500
February	129,000	272,000	
March	259,000	222,450	
April	155,450	239,495	
May	182,400	199,000	
June	149,900	222,500	
July	182,450	227,500	
August	174,900	169,910	
September	189,500	239,000	
October	230,000	209,750	
November	285,000	259,000	
December	262,450	226,000	



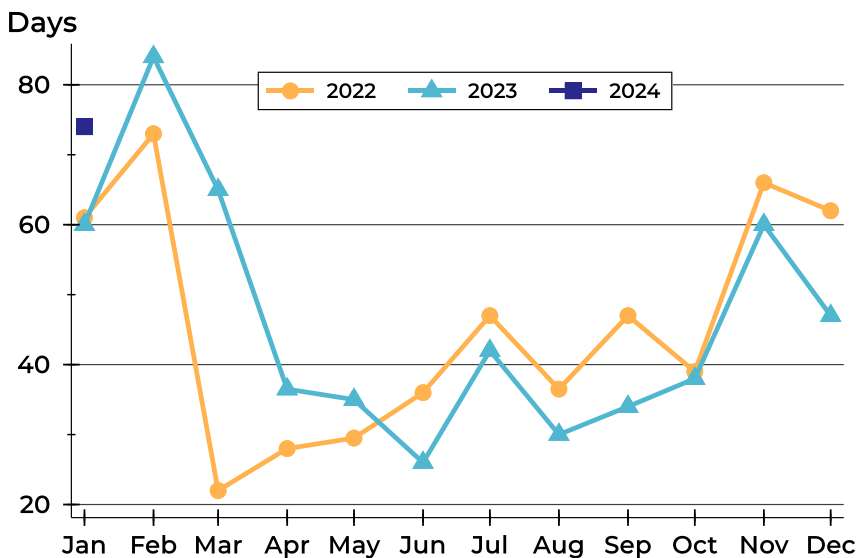
Osage County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	120	83	89
February	131	105	
March	62	98	
April	50	92	
May	58	76	
June	39	65	
July	47	46	
August	47	57	
September	56	66	
October	57	69	
November	77	83	
December	81	67	

Median DOM

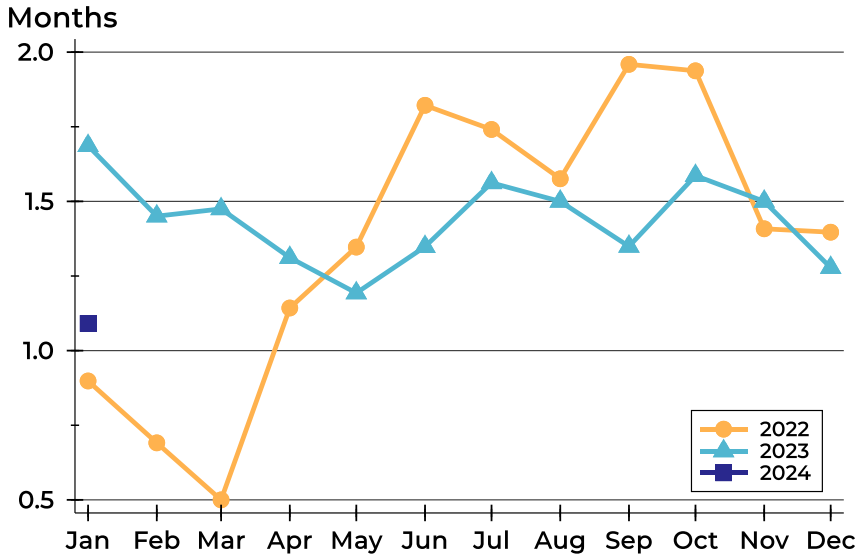


Month	2022	2023	2024
January	61	60	74
February	73	84	
March	22	65	
April	28	37	
May	30	35	
June	36	26	
July	47	42	
August	37	30	
September	47	34	
October	39	38	
November	66	60	
December	62	47	



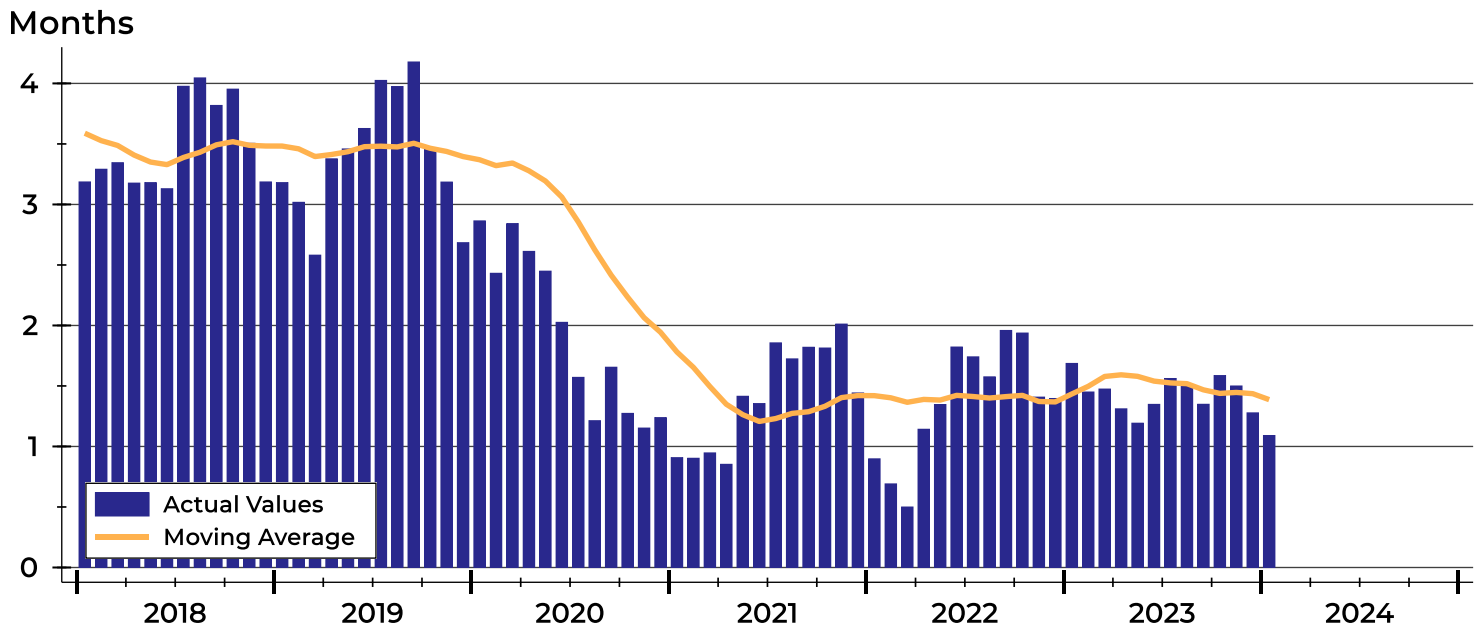
Osage County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.9	1.7	1.1
February	0.7	1.5	
March	0.5	1.5	
April	1.1	1.3	
May	1.3	1.2	
June	1.8	1.3	
July	1.7	1.6	
August	1.6	1.5	
September	2.0	1.3	
October	1.9	1.6	
November	1.4	1.5	
December	1.4	1.3	

History of Month's Supply





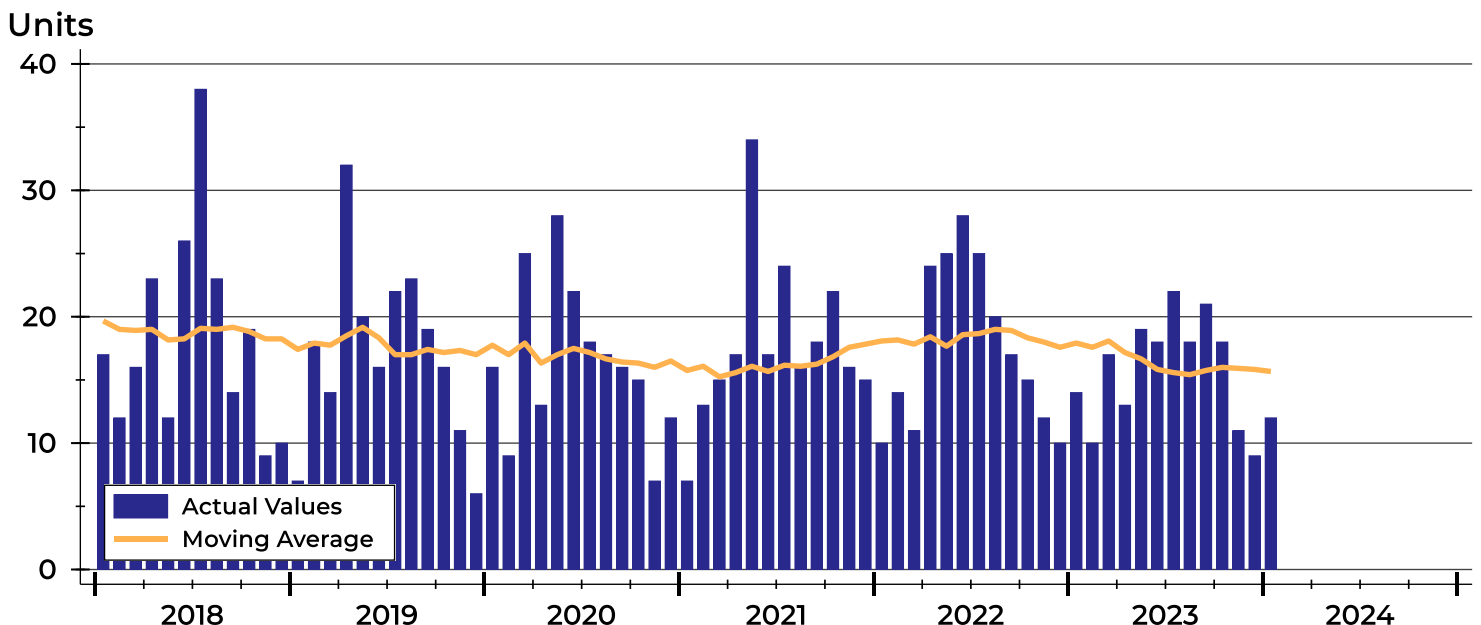
Osage County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	12	14	-14.3%
	Volume (1,000s)	1,336	2,614	-48.9%
	Average List Price	111,346	186,707	-40.4%
	Median List Price	111,000	146,750	-24.4%
Year-to-Date	New Listings	12	14	-14.3%
	Volume (1,000s)	1,336	2,614	-48.9%
	Average List Price	111,346	186,707	-40.4%
	Median List Price	111,000	146,750	-24.4%

A total of 12 new listings were added in Osage County during January, down 14.3% from the same month in 2023.

The median list price of these homes was \$111,000 down from \$146,750 in 2023.

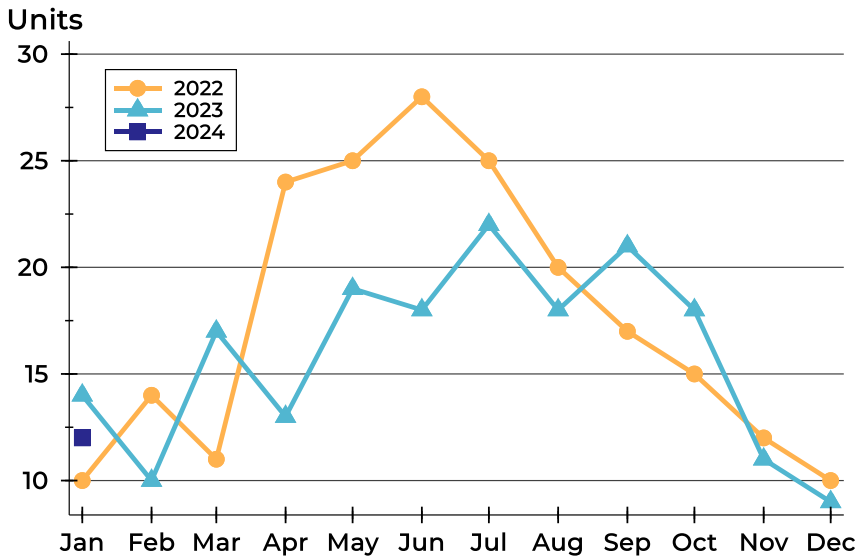
History of New Listings





Osage County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	10	14	12
February	14	10	
March	11	17	
April	24	13	
May	25	19	
June	28	18	
July	25	22	
August	20	18	
September	17	21	
October	15	18	
November	12	11	
December	10	9	

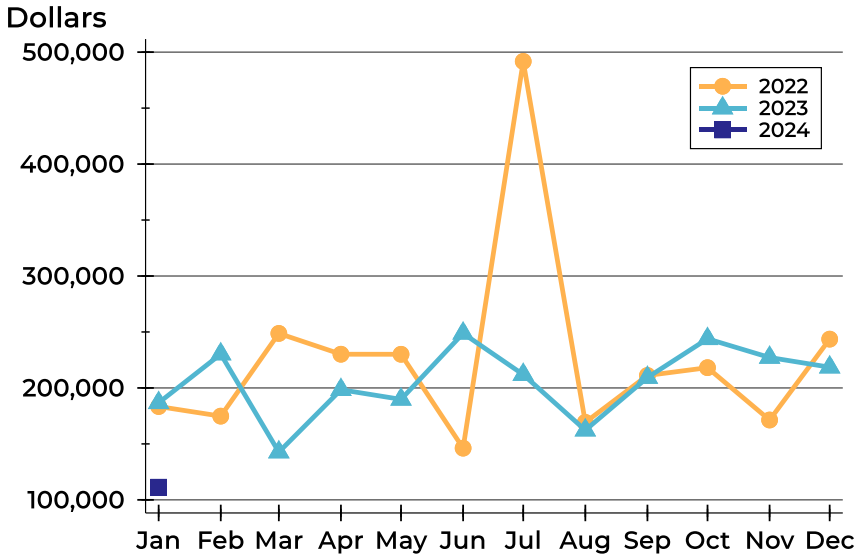
New Listings by Price Range

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	8.3%	37,500	37,500	1	1	104.0%	104.0%
\$50,000-\$99,999	4	33.3%	80,663	79,950	11	13	98.9%	100.0%
\$100,000-\$124,999	2	16.7%	111,000	111,000	10	10	105.0%	105.0%
\$125,000-\$149,999	3	25.0%	129,667	129,000	7	8	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	8.3%	200,000	200,000	1	1	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



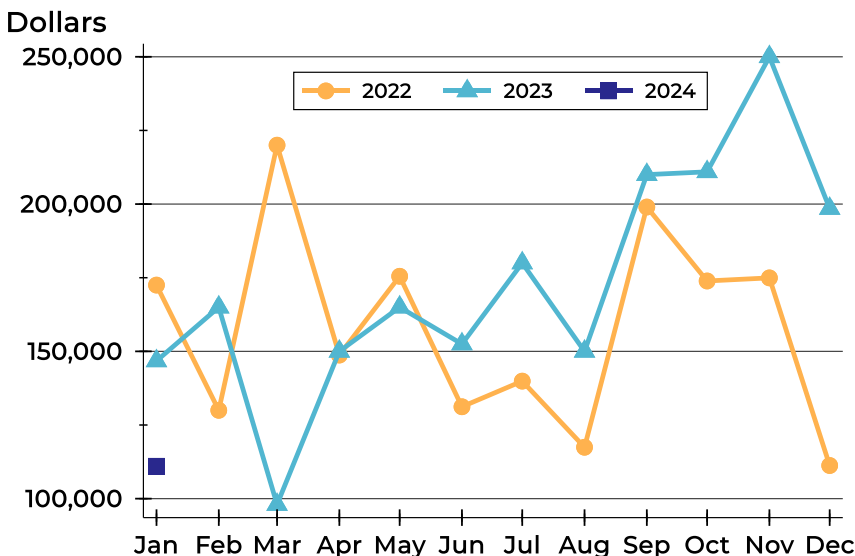
Osage County New Listings Analysis

Average Price



Month	2022	2023	2024
January	183,420	186,707	111,346
February	174,814	230,240	
March	248,700	142,694	
April	230,113	198,423	
May	230,080	189,803	
June	146,211	248,789	
July	491,756	211,936	
August	169,275	162,253	
September	211,147	209,300	
October	218,120	243,896	
November	171,354	227,218	
December	243,600	218,533	

Median Price



Month	2022	2023	2024
January	172,500	146,750	111,000
February	130,000	165,000	
March	220,000	98,000	
April	148,750	150,000	
May	175,500	165,000	
June	131,200	152,500	
July	139,900	180,000	
August	117,450	150,000	
September	199,005	210,000	
October	173,900	210,961	
November	174,950	250,000	
December	111,250	198,500	



Osage County Contracts Written Analysis

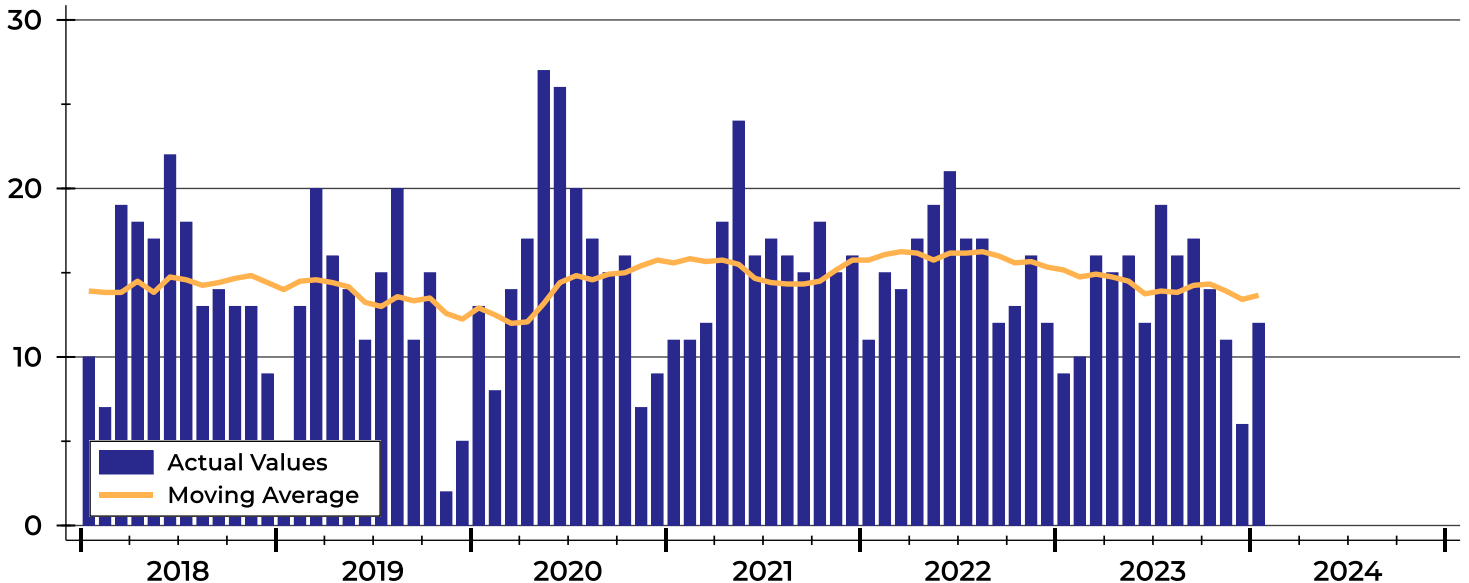
Summary Statistics for Contracts Written		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		12	9	33.3%	12	9	33.3%
Volume (1,000s)		1,907	1,957	-2.6%	1,907	1,957	-2.6%
Average	Sale Price	158,879	217,489	-26.9%	158,879	217,489	-26.9%
	Days on Market	28	25	12.0%	28	25	12.0%
	Percent of Original	98.6%	101.5%	-2.9%	98.6%	101.5%	-2.9%
Median	Sale Price	128,500	114,500	12.2%	128,500	114,500	12.2%
	Days on Market	4	15	-73.3%	4	15	-73.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 12 contracts for sale were written in Osage County during the month of January, up from 9 in 2023. The median list price of these homes was \$128,500, up from \$114,500 the prior year.

Half of the homes that went under contract in January were on the market less than 4 days, compared to 15 days in January 2023.

History of Contracts Written

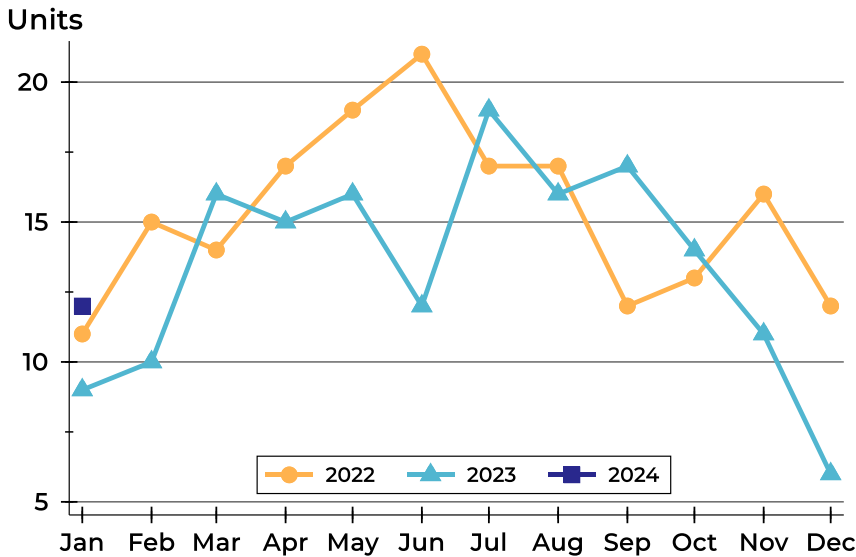
Units





Osage County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	9	12
February	15	10	
March	14	16	
April	17	15	
May	19	16	
June	21	12	
July	17	19	
August	17	16	
September	12	17	
October	13	14	
November	16	11	
December	12	6	

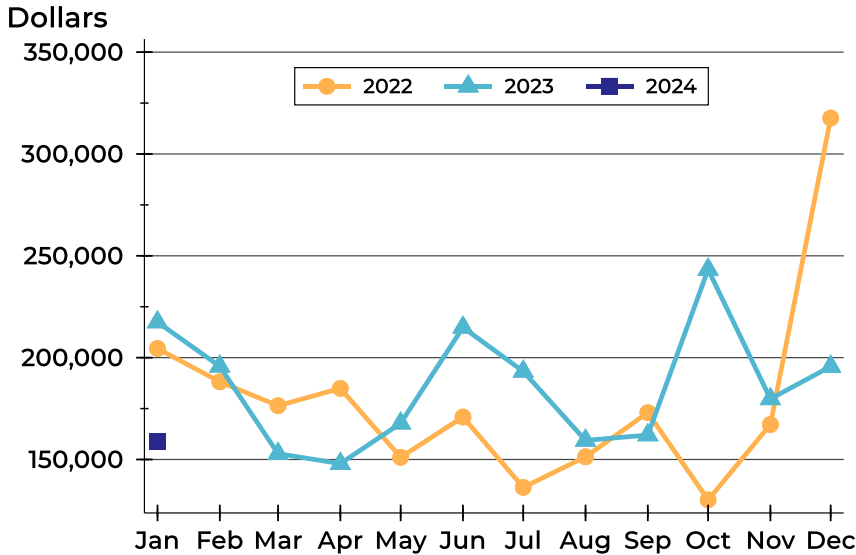
Contracts Written by Price Range

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	1	8.3%	37,500	37,500	1	1	104.0%	104.0%
\$50,000-\$99,999	3	25.0%	75,850	79,900	35	19	89.6%	95.4%
\$100,000-\$124,999	2	16.7%	111,000	111,000	10	10	105.0%	105.0%
\$125,000-\$149,999	1	8.3%	135,000	135,000	2	2	100.0%	100.0%
\$150,000-\$174,999	1	8.3%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	16.7%	220,000	220,000	3	3	99.0%	99.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	16.7%	339,750	339,750	102	102	101.1%	101.1%
\$400,000-\$499,999	0	0.0%	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
\$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



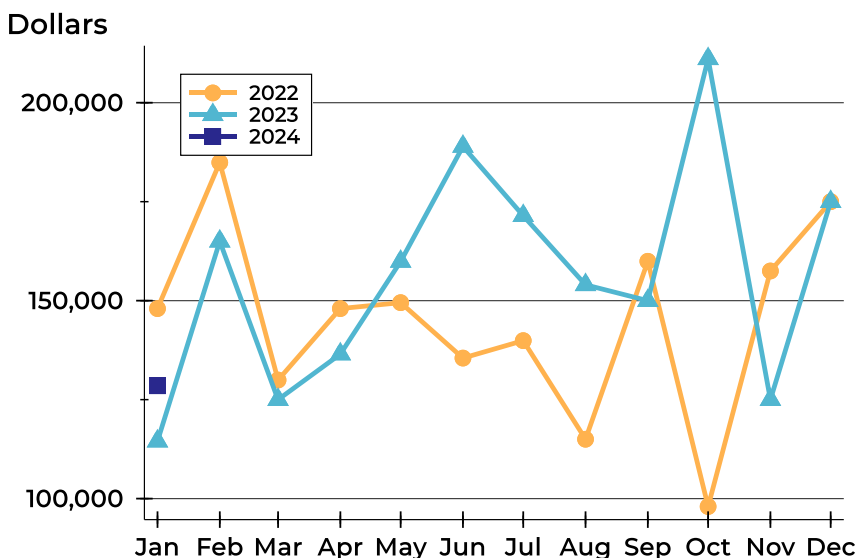
Osage County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	204,523	217,489	158,879
February	188,153	195,750	
March	176,407	152,863	
April	184,918	147,980	
May	151,085	167,806	
June	170,855	214,854	
July	136,309	193,269	
August	151,324	159,364	
September	173,017	162,012	
October	130,177	243,319	
November	167,184	179,750	
December	317,658	195,667	

Median Price

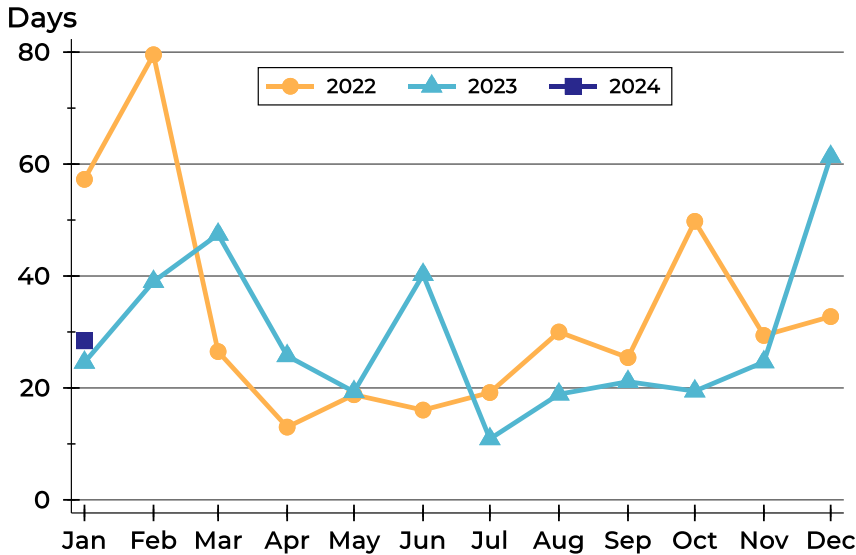


Month	2022	2023	2024
January	148,000	114,500	128,500
February	184,900	165,000	
March	129,950	125,000	
April	148,000	136,500	
May	149,500	159,900	
June	135,500	188,950	
July	139,900	171,454	
August	115,000	154,000	
September	159,950	150,000	
October	98,000	211,086	
November	157,500	125,000	
December	175,000	175,000	



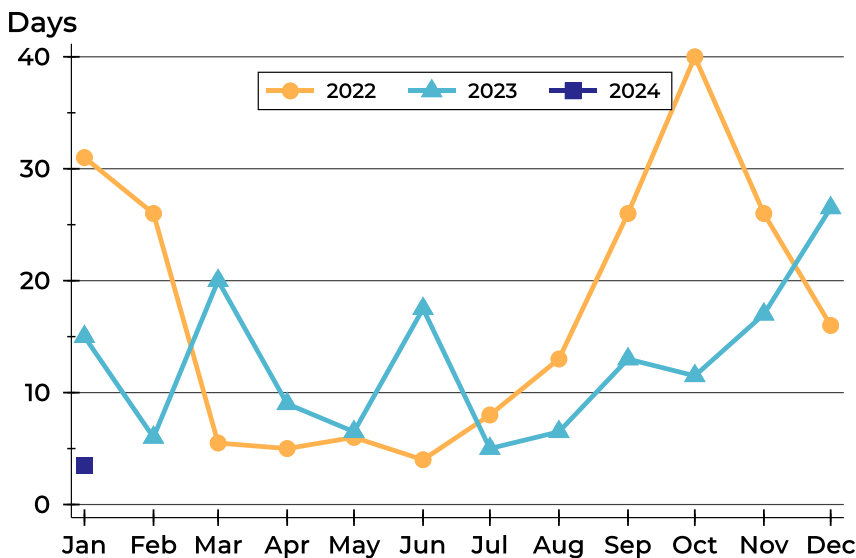
Osage County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	25	28
February	80	39	
March	27	47	
April	13	26	
May	19	19	
June	16	40	
July	19	11	
August	30	19	
September	25	21	
October	50	19	
November	29	25	
December	33	61	

Median DOM



Month	2022	2023	2024
January	31	15	4
February	26	6	
March	6	20	
April	5	9	
May	6	7	
June	4	18	
July	8	5	
August	13	7	
September	26	13	
October	40	12	
November	26	17	
December	16	27	



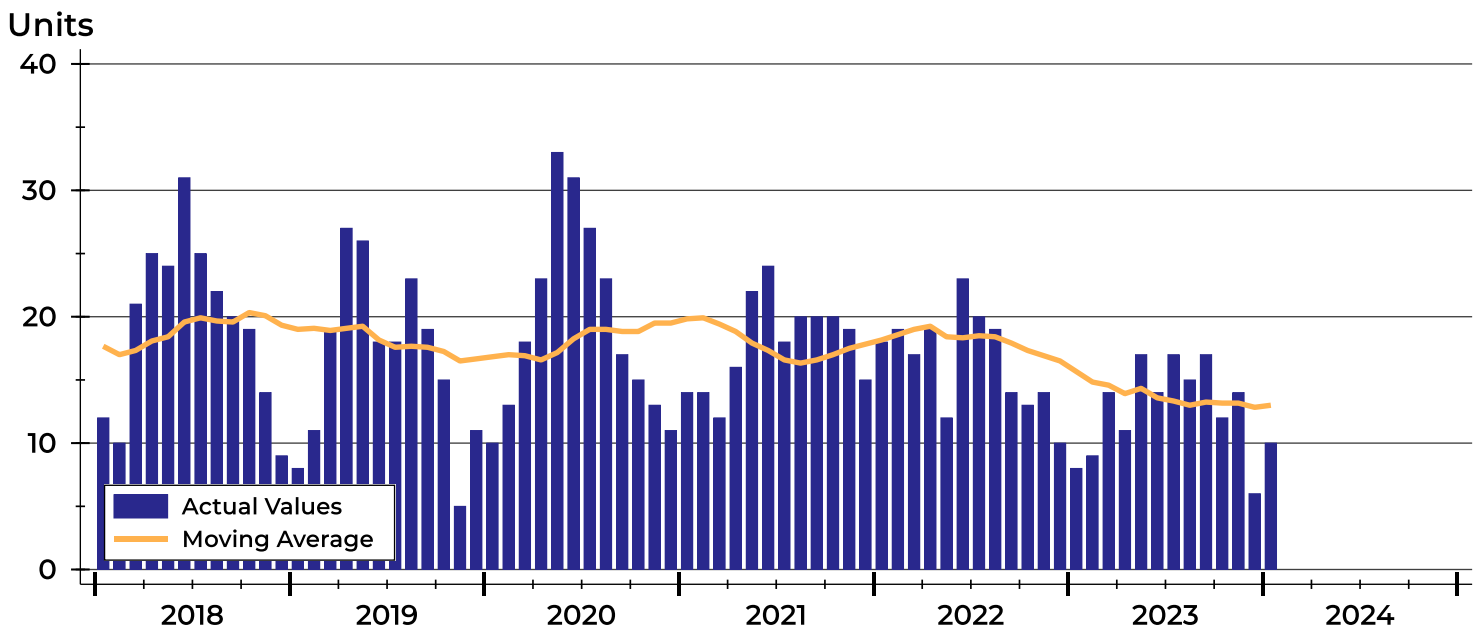
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		10	8	25.0%
Volume (1,000s)		1,574	2,061	-23.6%
Average	List Price	157,380	257,600	-38.9%
	Days on Market	34	35	-2.9%
	Percent of Original	97.5%	98.9%	-1.4%
Median	List Price	128,500	144,750	-11.2%
	Days on Market	11	27	-59.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 10 listings in Osage County had contracts pending at the end of January, up from 8 contracts pending at the end of January 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.

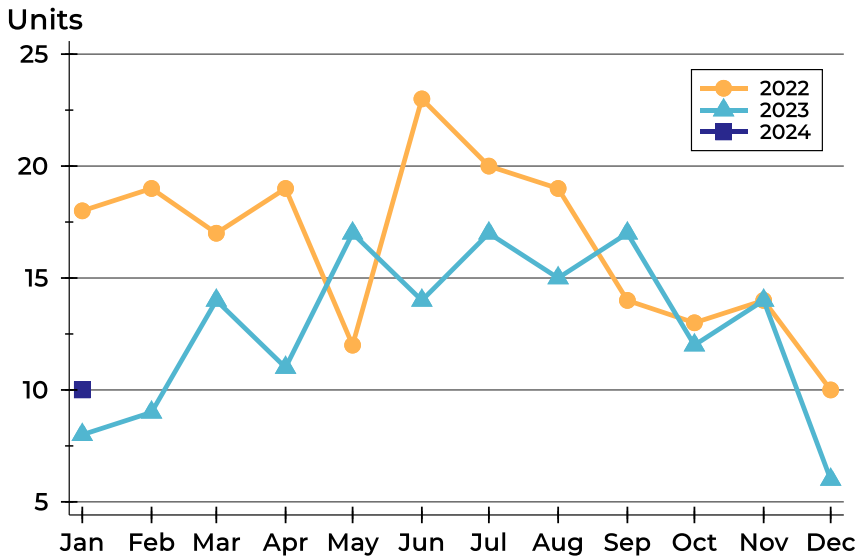
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	18	8	10
February	19	9	
March	17	14	
April	19	11	
May	12	17	
June	23	14	
July	20	17	
August	19	15	
September	14	17	
October	13	12	
November	14	14	
December	10	6	

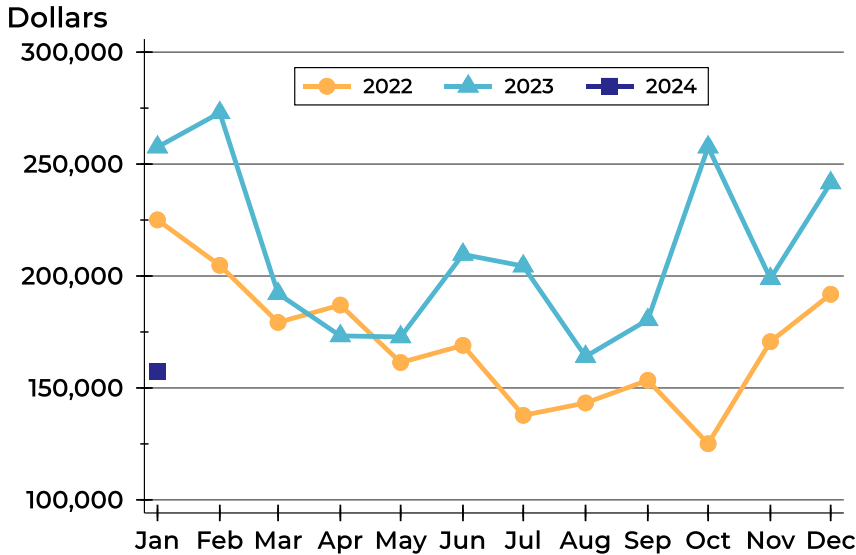
Pending Contracts by Price Range

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	1	10.0%	37,500	37,500	1	1	100.0%	100.0%
\$50,000-\$99,999	2	20.0%	67,400	67,400	53	53	86.6%	86.6%
\$100,000-\$124,999	2	20.0%	111,000	111,000	10	10	100.0%	100.0%
\$125,000-\$149,999	1	10.0%	135,000	135,000	2	2	100.0%	100.0%
\$150,000-\$174,999	1	10.0%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	10.0%	200,000	200,000	1	1	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	20.0%	339,750	339,750	102	102	101.1%	101.1%
\$400,000-\$499,999	0	0.0%	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
\$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



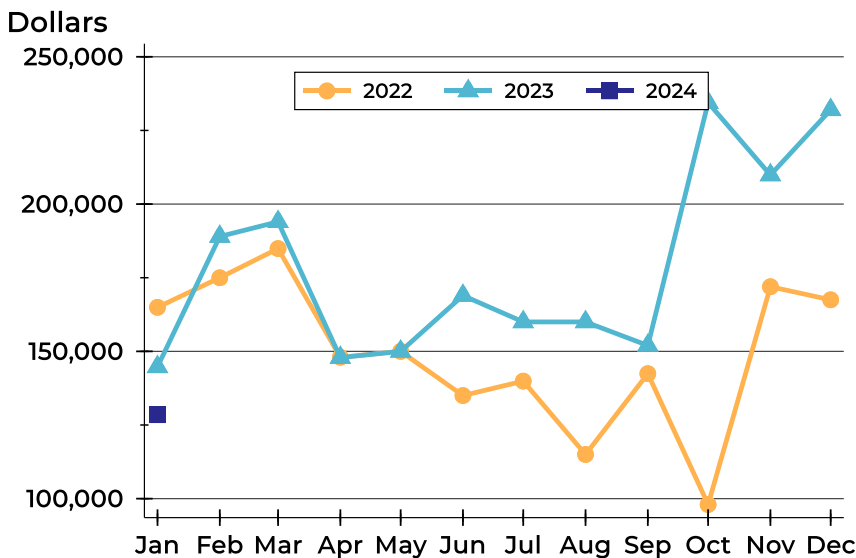
Osage County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	225,058	257,600	157,380
February	204,761	272,922	
March	179,271	192,136	
April	187,026	173,264	
May	161,350	172,788	
June	169,024	209,643	
July	137,757	204,430	
August	143,279	164,022	
September	153,414	180,447	
October	125,092	257,581	
November	170,661	198,816	
December	191,845	241,583	

Median Price

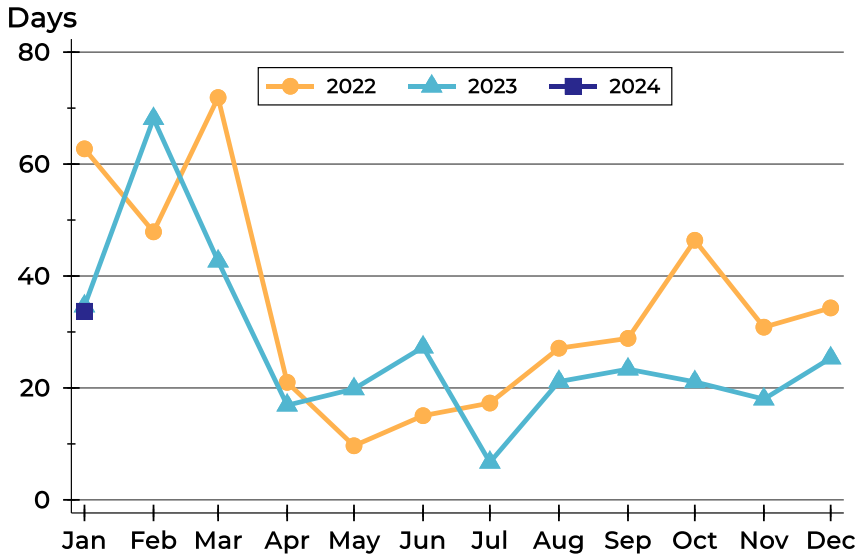


Month	2022	2023	2024
January	164,950	144,750	128,500
February	175,000	189,000	
March	184,900	194,003	
April	148,000	147,900	
May	150,000	150,000	
June	135,000	168,950	
July	139,900	160,000	
August	115,000	160,000	
September	142,450	152,000	
October	98,000	234,450	
November	171,950	209,875	
December	167,500	232,000	



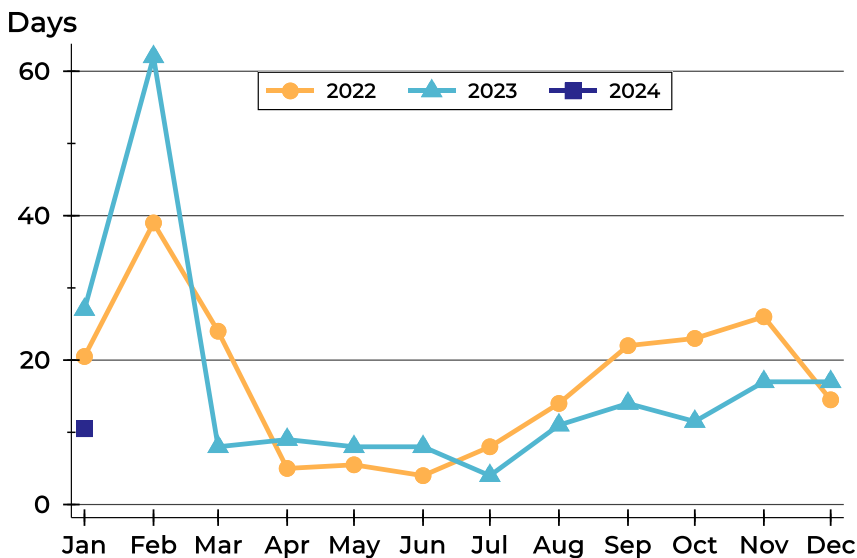
Osage County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	63	35	34
February	48	68	
March	72	43	
April	21	17	
May	10	20	
June	15	27	
July	17	7	
August	27	21	
September	29	23	
October	46	21	
November	31	18	
December	34	25	

Median DOM



Month	2022	2023	2024
January	21	27	11
February	39	62	
March	24	8	
April	5	9	
May	6	8	
June	4	8	
July	8	4	
August	14	11	
September	22	14	
October	23	12	
November	26	17	
December	15	17	



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Fell in January

Total home sales in other counties in the Sunflower MLS fell last month to 11 units, compared to 12 units in January 2023. Total sales volume was \$2.5 million, down from a year earlier.

The median sale price in January was \$154,000, down from \$190,000 a year earlier. Homes that sold in January were typically on the market for 6 days and sold for 100.0% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of January

The total number of active listings in other counties in the Sunflower MLS at the end of January was 41 units, up from 23 at the same point in 2023. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$245,000.

There were 8 contracts written in January 2024 and 2023, showing no change over the year. At the end of the month, there were 5 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

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Other Sunflower MLS Counties Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year		11 -8.3%	12 50.0%	8 -20.0%	11 -8.3%	12 50.0%	8 -20.0%
Active Listings Change from prior year		41 78.3%	23 0.0%	23 -32.4%	N/A	N/A	N/A
Months' Supply Change from prior year		2.8 75.0%	1.6 14.3%	1.4 -33.3%	N/A	N/A	N/A
New Listings Change from prior year		11 57.1%	7 -68.2%	22 144.4%	11 57.1%	7 -68.2%	22 144.4%
Contracts Written Change from prior year		8 0.0%	8 -46.7%	15 0.0%	8 0.0%	8 -46.7%	15 0.0%
Pending Contracts Change from prior year		5 -44.4%	9 -47.1%	17 13.3%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		2,513 -2.2%	2,570 159.9%	989 -54.0%	2,513 -2.2%	2,570 159.9%	989 -54.0%
Average	Sale Price Change from prior year	228,436 6.6%	214,200 73.3%	123,625 -42.6%	228,436 6.6%	214,200 73.3%	123,625 -42.6%
	List Price of Actives Change from prior year	270,194 46.5%	184,428 -14.2%	214,843 -26.5%	N/A	N/A	N/A
	Days on Market Change from prior year	22 -15.4%	26 -21.2%	33 -21.4%	22 -15.4%	26 -21.2%	33 -21.4%
	Percent of List Change from prior year	99.4% 0.2%	99.2% 10.7%	89.6% -5.5%	99.4% 0.2%	99.2% 10.7%	89.6% -5.5%
	Percent of Original Change from prior year	96.2% -1.9%	98.1% 16.5%	84.2% -9.7%	96.2% -1.9%	98.1% 16.5%	84.2% -9.7%
Median	Sale Price Change from prior year	154,000 -18.9%	190,000 117.1%	87,500 -53.4%	154,000 -18.9%	190,000 117.1%	87,500 -53.4%
	List Price of Actives Change from prior year	245,000 96.0%	125,000 0.9%	123,900 -24.9%	N/A	N/A	N/A
	Days on Market Change from prior year	6 -68.4%	19 -47.2%	36 100.0%	6 -68.4%	19 -47.2%	36 100.0%
	Percent of List Change from prior year	100.0% 1.7%	98.3% 4.6%	94.0% -2.1%	100.0% 1.7%	98.3% 4.6%	94.0% -2.1%
	Percent of Original Change from prior year	100.0% 3.7%	96.4% 12.7%	85.5% -8.6%	100.0% 3.7%	96.4% 12.7%	85.5% -8.6%

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



Other Sunflower MLS Counties Closed Listings Analysis

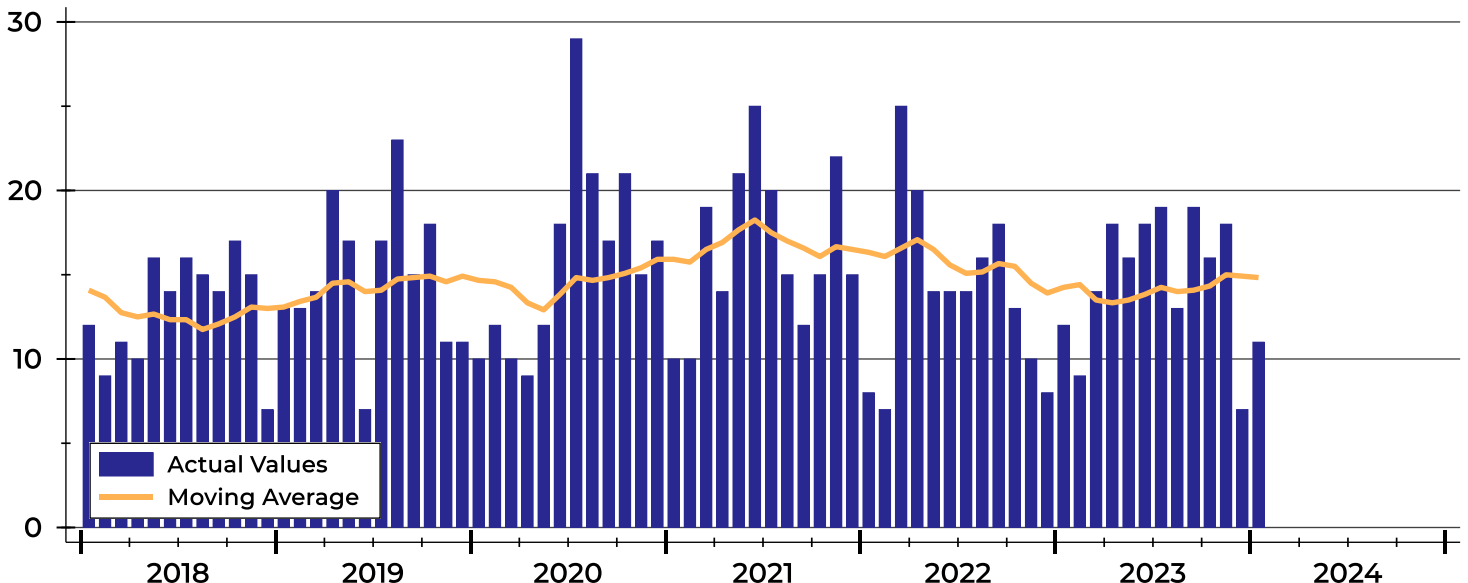
Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		11	12	-8.3%	11	12	-8.3%
Volume (1,000s)		2,513	2,570	-2.2%	2,513	2,570	-2.2%
Months' Supply		2.8	1.6	75.0%	N/A	N/A	N/A
Average	Sale Price	228,436	214,200	6.6%	228,436	214,200	6.6%
	Days on Market	22	26	-15.4%	22	26	-15.4%
	Percent of List	99.4%	99.2%	0.2%	99.4%	99.2%	0.2%
	Percent of Original	96.2%	98.1%	-1.9%	96.2%	98.1%	-1.9%
Median	Sale Price	154,000	190,000	-18.9%	154,000	190,000	-18.9%
	Days on Market	6	19	-68.4%	6	19	-68.4%
	Percent of List	100.0%	98.3%	1.7%	100.0%	98.3%	1.7%
	Percent of Original	100.0%	96.4%	3.7%	100.0%	96.4%	3.7%

A total of 11 homes sold in other counties in the Sunflower MLS in January, down from 12 units in January 2023. Total sales volume fell to \$2.5 million compared to \$2.6 million in the previous year.

The median sales price in January was \$154,000, down 18.9% compared to the prior year. Median days on market was 6 days, down from 7 days in December, and down from 19 in January 2023.

History of Closed Listings

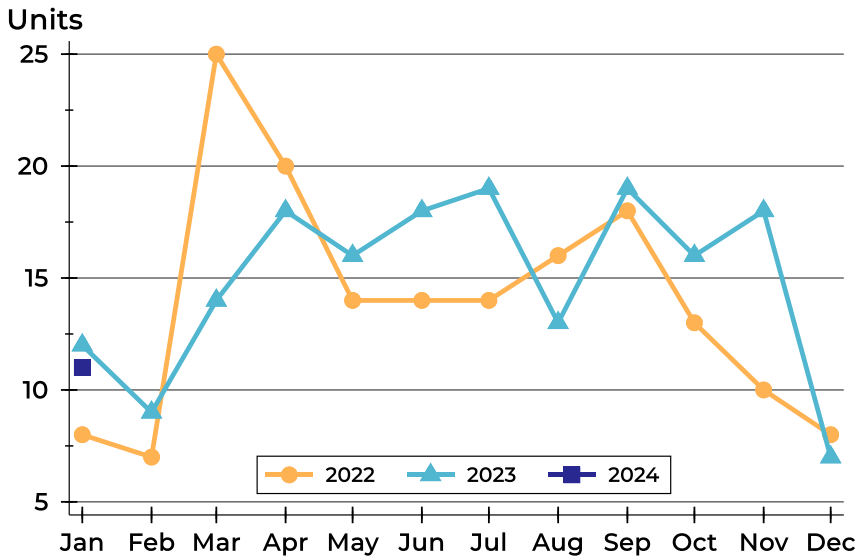
Units





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	8	12	11
February	7	9	
March	25	14	
April	20	18	
May	14	16	
June	14	18	
July	14	19	
August	16	13	
September	18	19	
October	13	16	
November	10	18	
December	8	7	

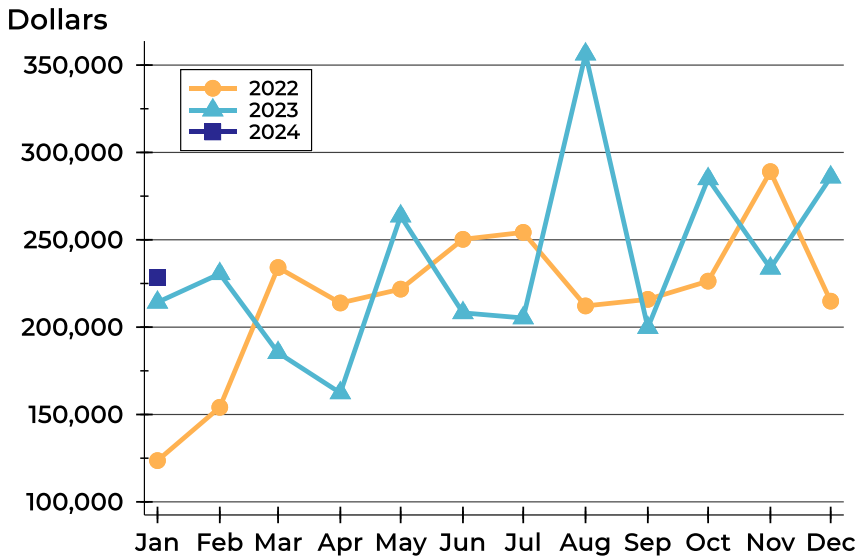
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	3.2	80,000	80,000	129	129	80.0%	80.0%	50.3%	50.3%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	27.3%	3.0	140,000	140,000	16	13	101.0%	100.0%	100.3%	100.0%
\$150,000-\$174,999	2	18.2%	0.5	152,500	152,500	16	16	106.4%	106.4%	106.4%	106.4%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	2.2	244,900	244,900	17	17	98.0%	98.0%	94.2%	94.2%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	27.3%	5.2	352,633	339,000	4	6	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	5.1	405,000	405,000	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	5.0	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



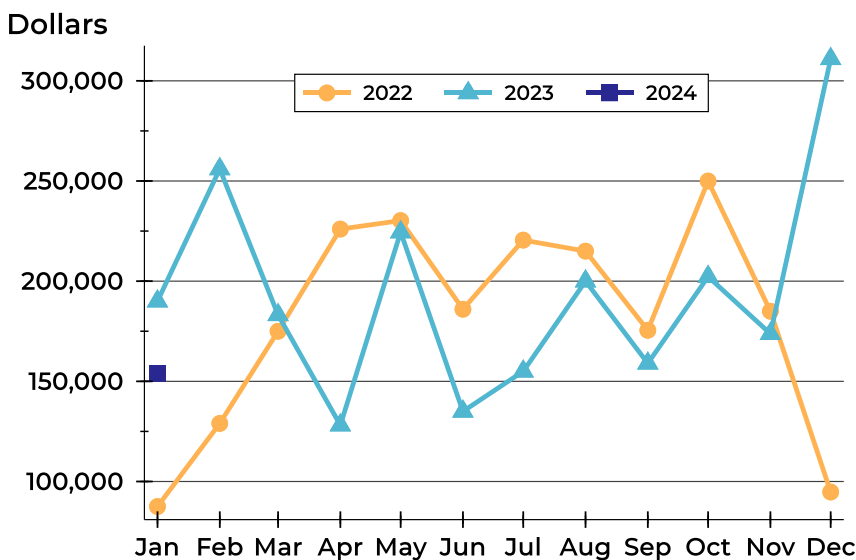
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	123,625	214,200	228,436
February	154,129	230,550	
March	234,131	185,379	
April	213,845	162,358	
May	221,750	263,578	
June	250,279	208,183	
July	254,254	205,261	
August	212,156	356,262	
September	215,906	199,734	
October	226,338	284,888	
November	289,037	233,689	
December	214,863	285,857	

Median Price

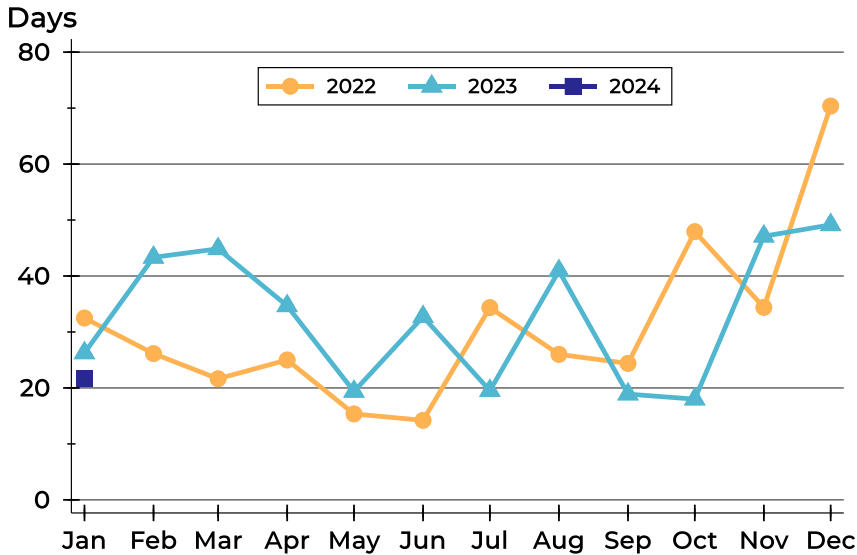


Month	2022	2023	2024
January	87,500	190,000	154,000
February	129,000	256,000	
March	175,000	183,200	
April	226,000	128,125	
May	230,250	224,500	
June	186,000	135,000	
July	220,500	155,000	
August	215,000	200,000	
September	175,500	159,000	
October	250,000	202,250	
November	185,000	173,750	
December	94,750	311,000	



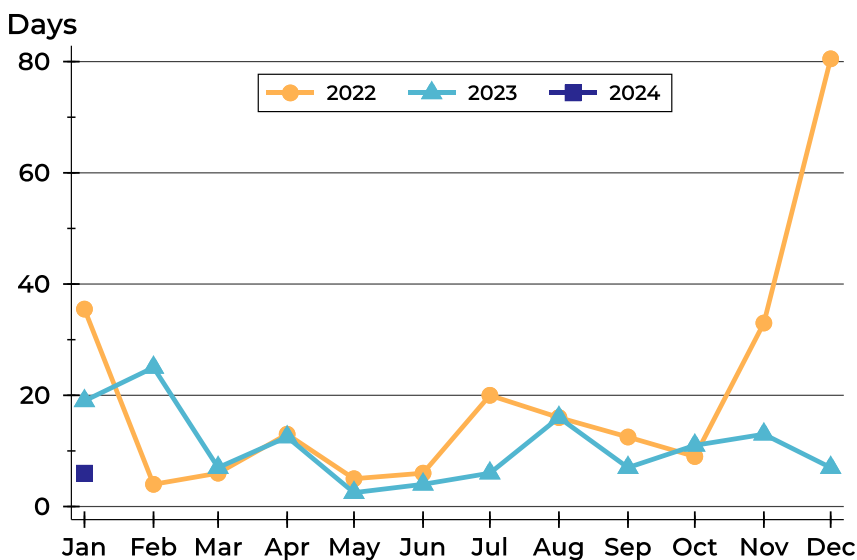
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	26	22
February	26	43	
March	22	45	
April	25	35	
May	15	19	
June	14	33	
July	34	20	
August	26	41	
September	24	19	
October	48	18	
November	34	47	
December	70	49	

Median DOM



Month	2022	2023	2024
January	36	19	6
February	4	25	
March	6	7	
April	13	13	
May	5	3	
June	6	4	
July	20	6	
August	16	16	
September	13	7	
October	9	11	
November	33	13	
December	81	7	



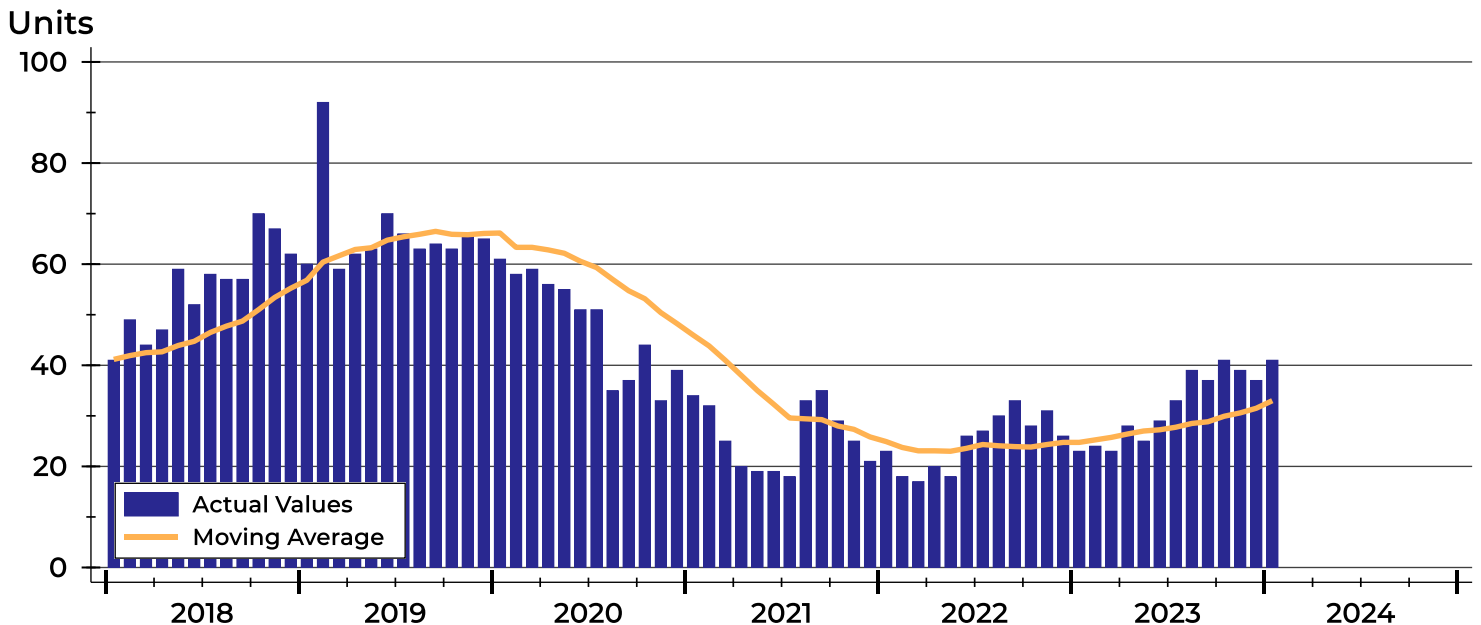
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		41	23	78.3%
Volume (1,000s)		11,078	4,242	161.2%
Months' Supply		2.8	1.6	75.0%
Average	List Price	270,194	184,428	46.5%
	Days on Market	111	111	0.0%
	Percent of Original	96.1%	95.6%	0.5%
Median	List Price	245,000	125,000	96.0%
	Days on Market	111	77	44.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 41 homes were available for sale in other counties in the Sunflower MLS at the end of January. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$245,000, up 96.0% from 2023. The typical time on market for active listings was 111 days, up from 77 days a year earlier.

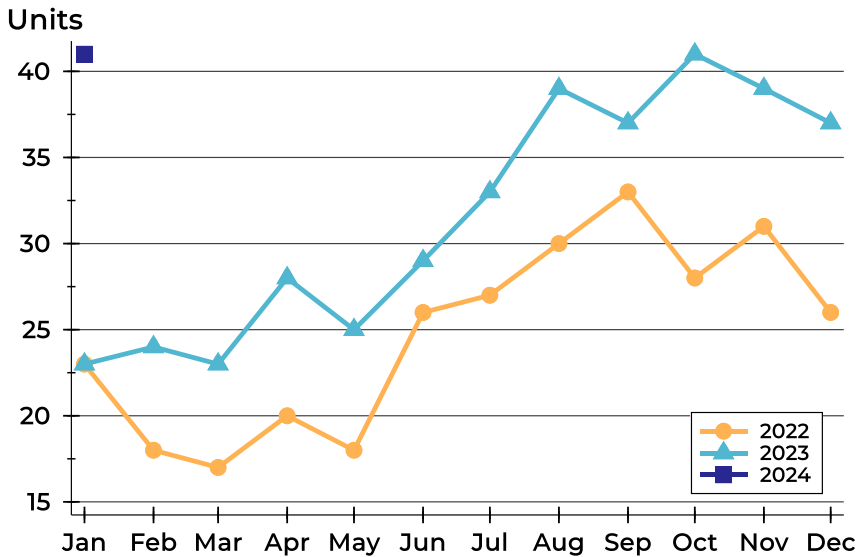
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	23	23	41
February	18	24	
March	17	23	
April	20	28	
May	18	25	
June	26	29	
July	27	33	
August	30	39	
September	33	37	
October	28	41	
November	31	39	
December	26	37	

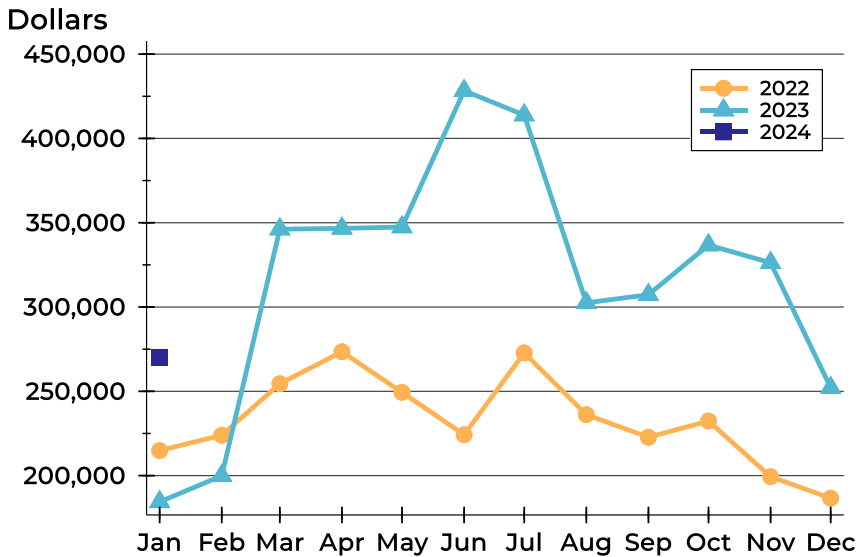
Active Listings by Price Range

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	4	9.8%	N/A	36,725	36,000	107	64	89.0%	87.5%
\$50,000-\$99,999	8	19.5%	3.2	71,088	69,950	77	38	95.9%	100.0%
\$100,000-\$124,999	1	2.4%	N/A	110,000	110,000	115	115	100.0%	100.0%
\$125,000-\$149,999	3	7.3%	3.0	137,267	139,900	344	174	90.9%	88.3%
\$150,000-\$174,999	1	2.4%	0.5	150,000	150,000	49	49	100.0%	100.0%
\$175,000-\$199,999	1	2.4%	N/A	199,000	199,000	20	20	100.0%	100.0%
\$200,000-\$249,999	4	9.8%	2.2	231,225	234,950	68	58	97.3%	97.9%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	10	24.4%	5.2	368,965	364,950	88	113	100.0%	100.0%
\$400,000-\$499,999	3	7.3%	5.1	422,500	425,000	87	118	99.4%	100.0%
\$500,000-\$749,999	5	12.2%	5.0	536,900	525,000	135	141	91.6%	87.3%
\$750,000-\$999,999	1	2.4%	N/A	925,000	925,000	220	220	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



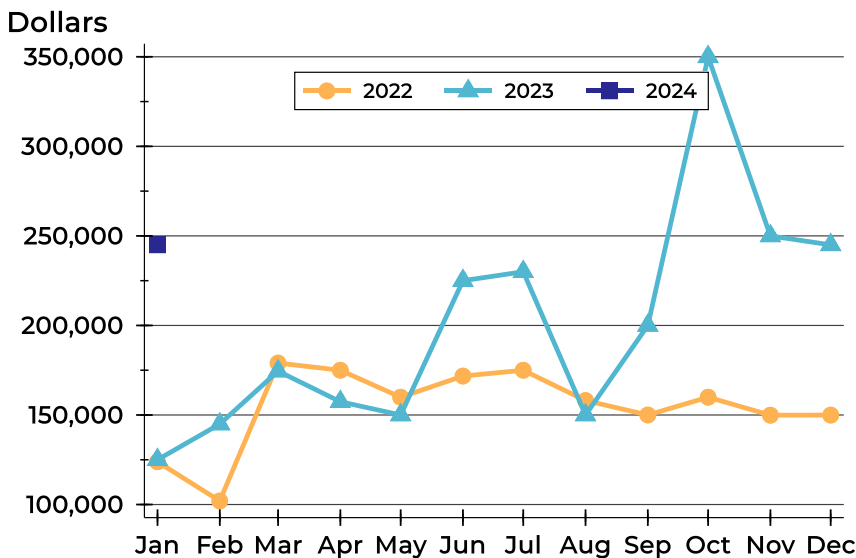
Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2022	2023	2024
January	214,843	184,428	270,194
February	223,958	199,913	
March	254,500	346,191	
April	273,461	346,646	
May	249,394	347,468	
June	224,254	428,307	
July	272,802	413,864	
August	236,167	302,486	
September	222,776	307,308	
October	232,386	336,764	
November	199,360	326,275	
December	186,629	252,154	

Median Price

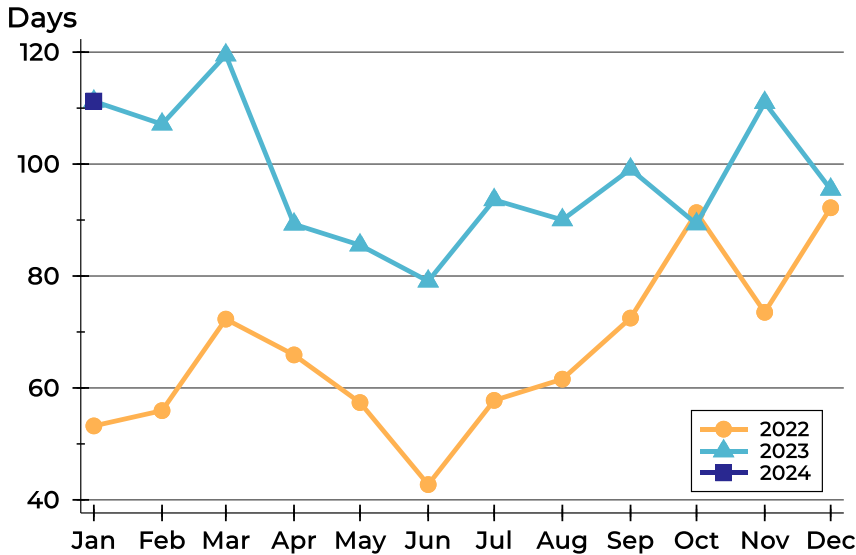


Month	2022	2023	2024
January	123,900	125,000	245,000
February	102,000	144,950	
March	179,000	174,500	
April	175,000	157,400	
May	159,950	150,000	
June	171,750	225,000	
July	175,000	230,000	
August	158,078	150,000	
September	150,000	200,000	
October	159,950	350,000	
November	149,900	250,000	
December	149,950	245,000	



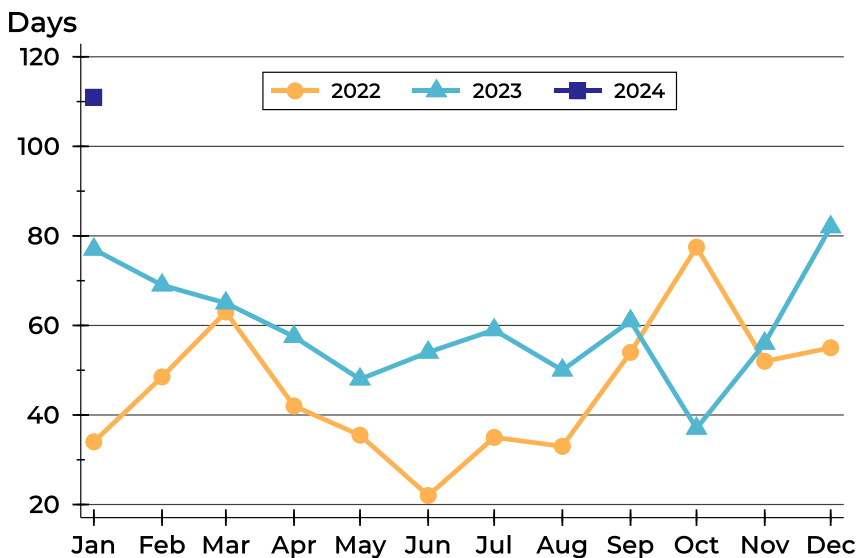
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	53	111	111
February	56	107	
March	72	119	
April	66	89	
May	57	86	
June	43	79	
July	58	94	
August	62	90	
September	72	99	
October	91	89	
November	74	111	
December	92	95	

Median DOM

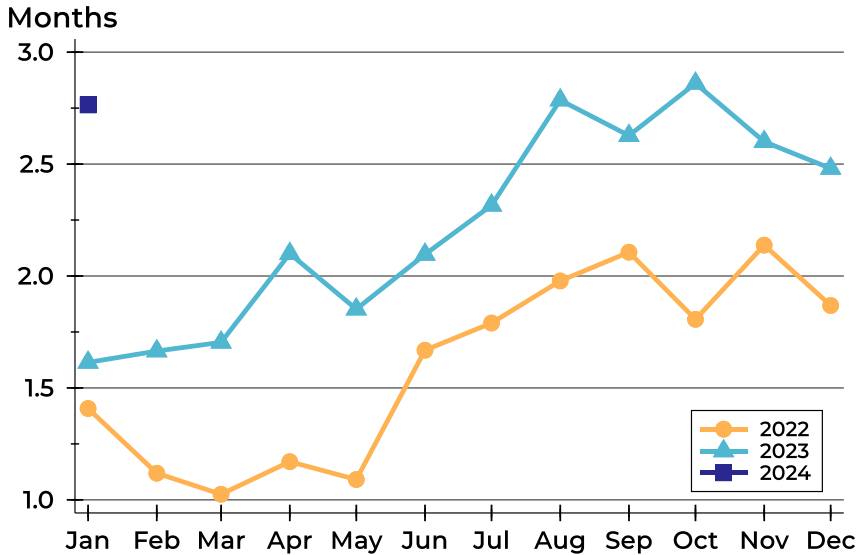


Month	2022	2023	2024
January	34	77	111
February	49	69	
March	63	65	
April	42	58	
May	36	48	
June	22	54	
July	35	59	
August	33	50	
September	54	61	
October	78	37	
November	52	56	
December	55	82	



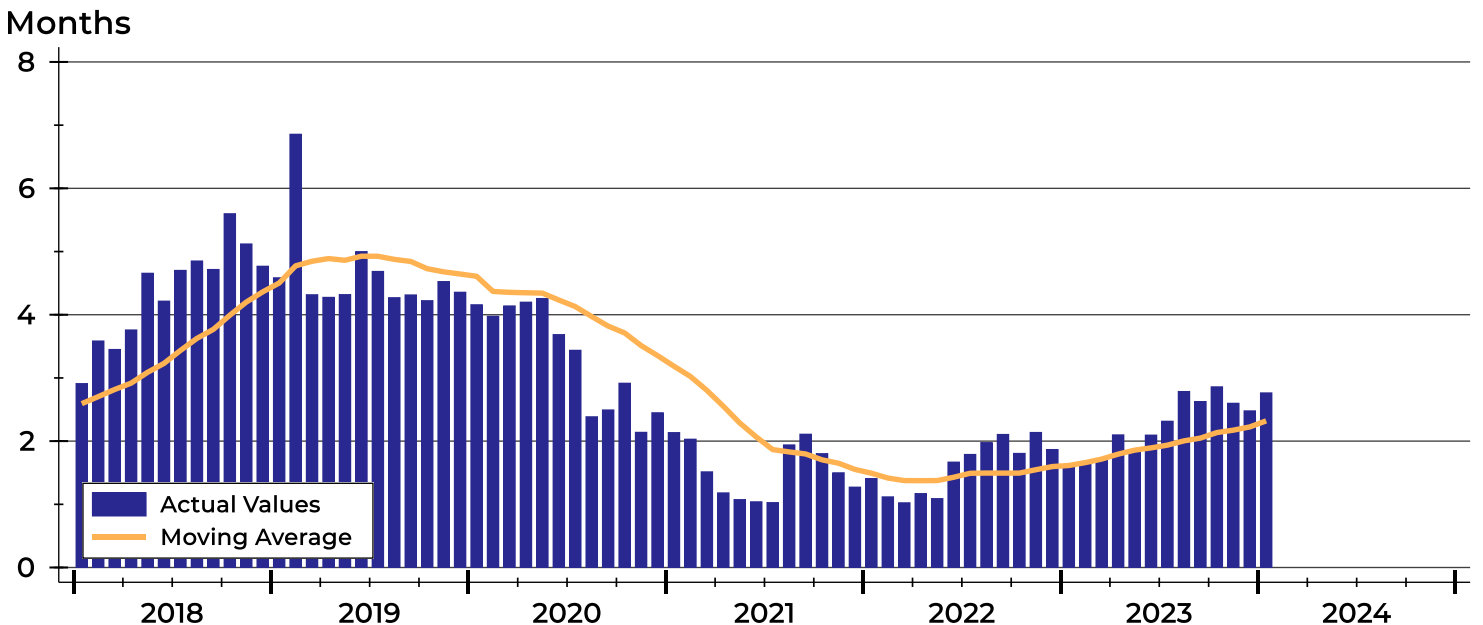
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.4	1.6	2.8
February	1.1	1.7	
March	1.0	1.7	
April	1.2	2.1	
May	1.1	1.9	
June	1.7	2.1	
July	1.8	2.3	
August	2.0	2.8	
September	2.1	2.6	
October	1.8	2.9	
November	2.1	2.6	
December	1.9	2.5	

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

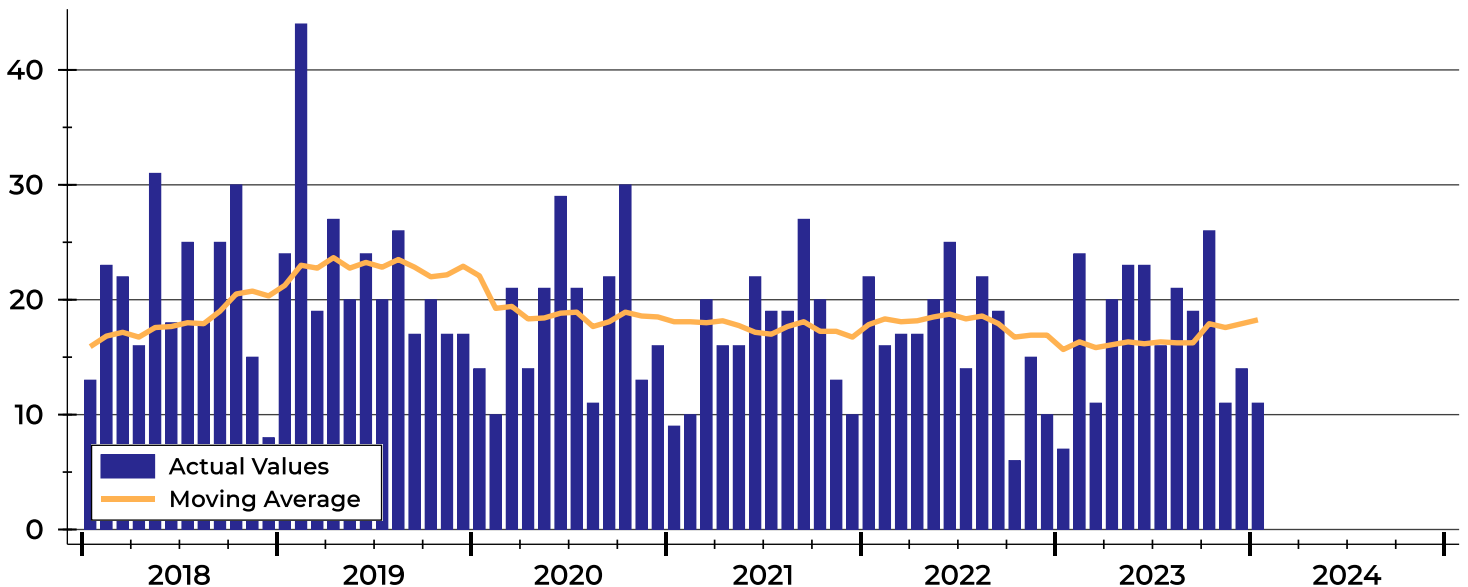
Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	11	7	57.1%
	Volume (1,000s)	2,692	1,697	58.6%
	Average List Price	244,705	242,479	0.9%
	Median List Price	199,000	250,000	-20.4%
Year-to-Date	New Listings	11	7	57.1%
	Volume (1,000s)	2,692	1,697	58.6%
	Average List Price	244,705	242,479	0.9%
	Median List Price	199,000	250,000	-20.4%

A total of 11 new listings were added in other counties in the Sunflower MLS during January, up 57.1% from the same month in 2023.

The median list price of these homes was \$199,000 down from \$250,000 in 2023.

History of New Listings

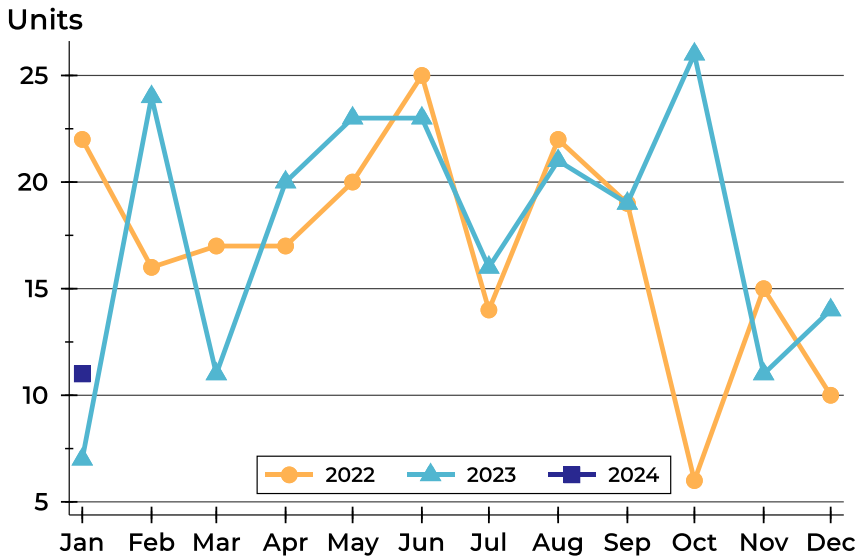
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	22	7	11
February	16	24	
March	17	11	
April	17	20	
May	20	23	
June	25	23	
July	14	16	
August	22	21	
September	19	19	
October	6	26	
November	15	11	
December	10	14	

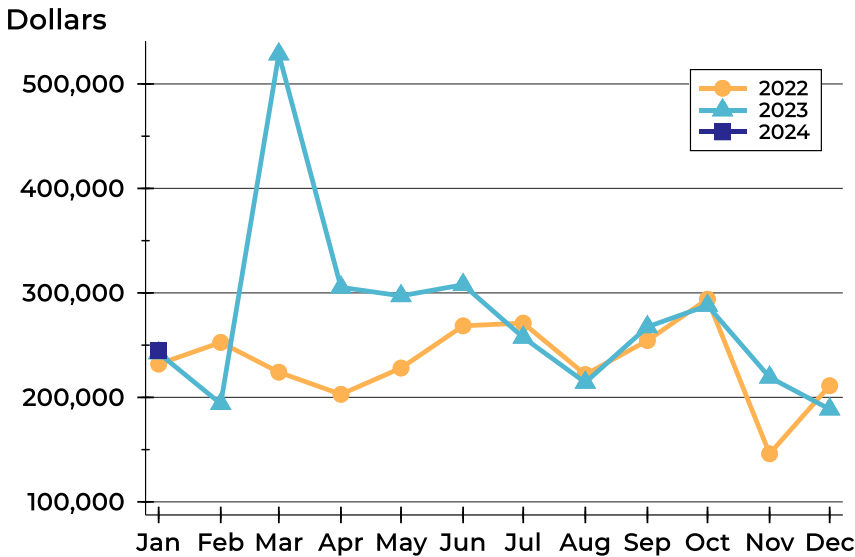
New Listings by Price Range

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	3	27.3%	74,633	70,000	14	12	100.0%	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	18.2%	139,925	139,925	10	10	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	9.1%	199,000	199,000	26	26	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	9.1%	295,000	295,000	0	0	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	387,500	387,500	31	31	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	410,000	410,000	9	9	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	509,000	509,000	0	0	100.0%	100.0%
\$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



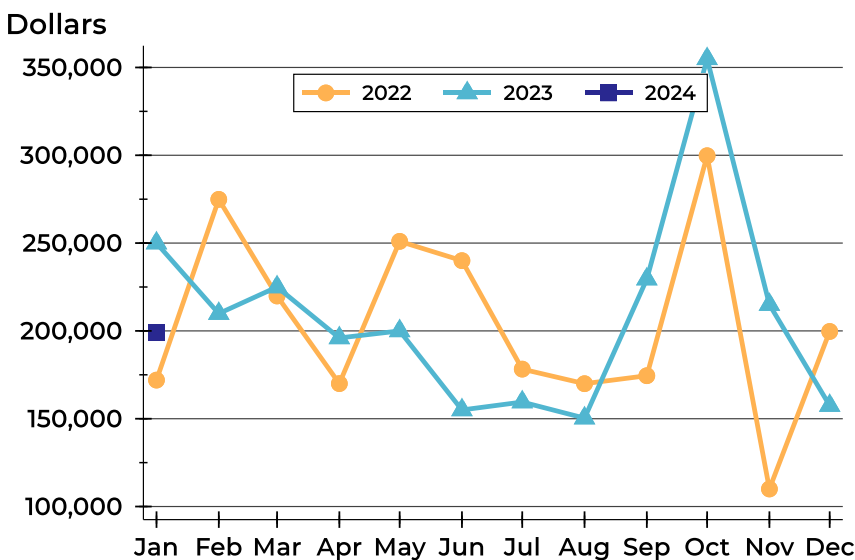
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2022	2023	2024
January	231,859	242,479	244,705
February	252,629	193,938	
March	224,124	528,527	
April	202,936	305,345	
May	228,105	297,170	
June	268,488	307,804	
July	271,132	257,413	
August	221,862	214,260	
September	254,405	267,489	
October	294,050	287,956	
November	146,017	219,236	
December	211,190	188,700	

Median Price



Month	2022	2023	2024
January	172,000	250,000	199,000
February	274,900	209,875	
March	219,900	225,000	
April	170,000	196,000	
May	251,000	200,000	
June	240,000	155,000	
July	178,250	159,500	
August	169,950	150,350	
September	174,500	229,500	
October	299,750	354,925	
November	110,000	215,000	
December	199,700	157,500	



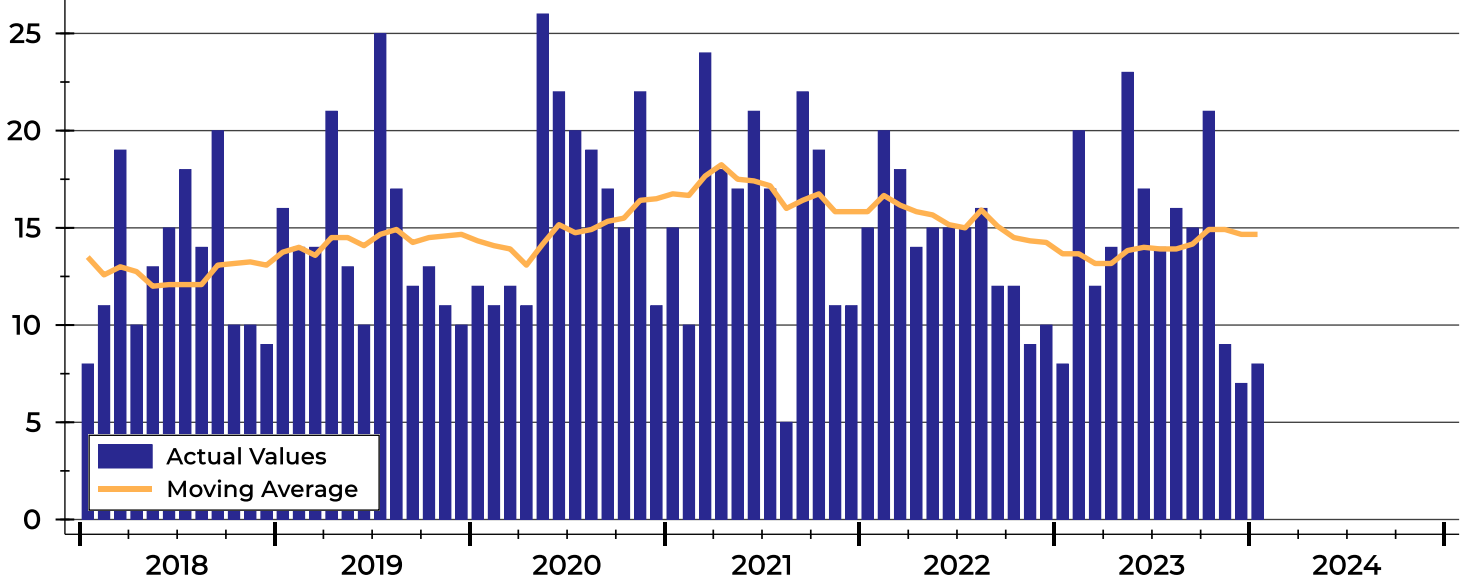
Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		January 2024			Year-to-Date 2024		
		2024	2023	Change	2024	2023	Change
Contracts Written		8	8	0.0%	8	8	0.0%
Volume (1,000s)		1,803	1,910	-5.6%	1,803	1,910	-5.6%
Average	Sale Price	225,363	238,744	-5.6%	225,363	238,744	-5.6%
	Days on Market	80	39	105.1%	80	39	105.1%
	Percent of Original	93.2%	86.2%	8.1%	93.2%	86.2%	8.1%
Median	Sale Price	177,000	255,000	-30.6%	177,000	255,000	-30.6%
	Days on Market	31	22	40.9%	31	22	40.9%
	Percent of Original	100.0%	96.3%	3.8%	100.0%	96.3%	3.8%

A total of 8 contracts for sale were written in other counties in the Sunflower MLS during the month of January, the same as in 2023. The median list price of these homes was \$177,000, down from \$255,000 the prior year. Half of the homes that went under contract in January were on the market less than 31 days, compared to 22 days in January 2023.

History of Contracts Written

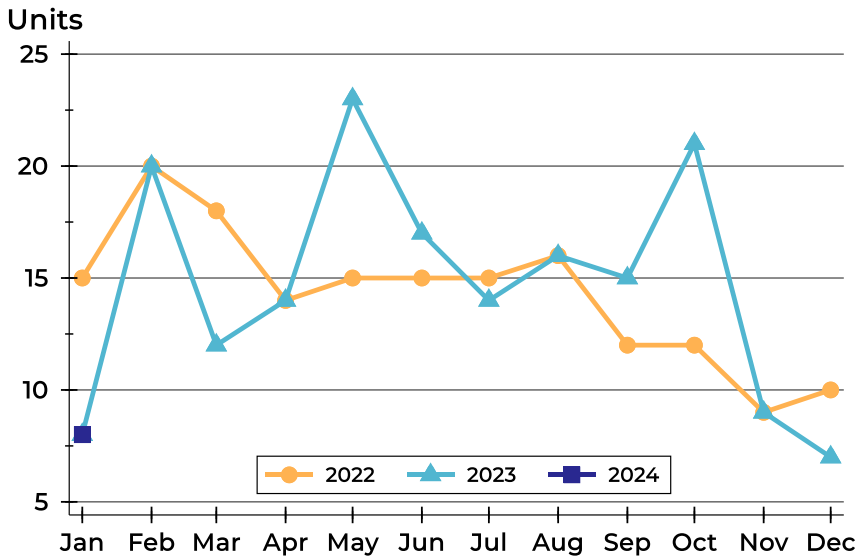
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	15	8	8
February	20	20	
March	18	12	
April	14	14	
May	15	23	
June	15	17	
July	15	14	
August	16	16	
September	12	15	
October	12	21	
November	9	9	
December	10	7	

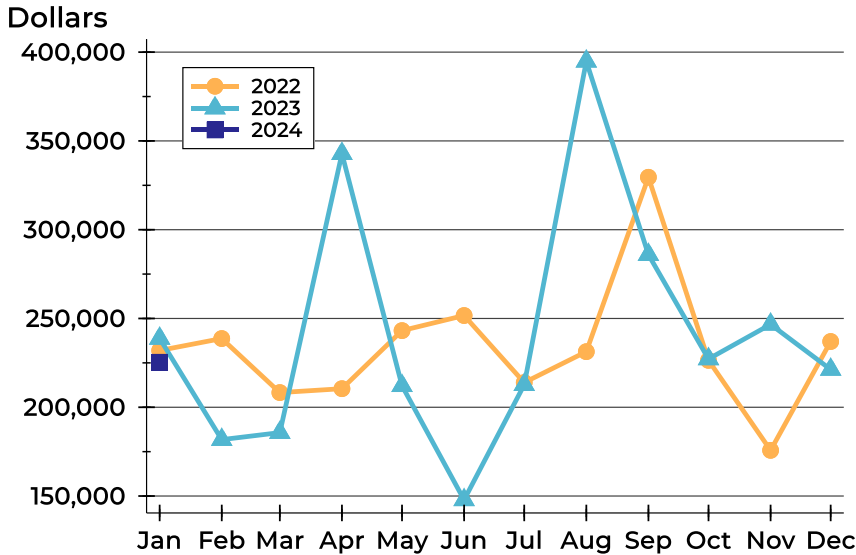
Contracts Written by Price Range

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	1	12.5%	30,000	30,000	30	30	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	100,000	100,000	129	129	50.3%	50.3%
\$125,000-\$149,999	1	12.5%	139,950	139,950	0	0	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	165,000	165,000	32	32	100.0%	100.0%
\$175,000-\$199,999	1	12.5%	189,000	189,000	335	335	95.0%	95.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	12.5%	295,000	295,000	0	0	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	374,950	374,950	111	111	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	509,000	509,000	0	0	100.0%	100.0%
\$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



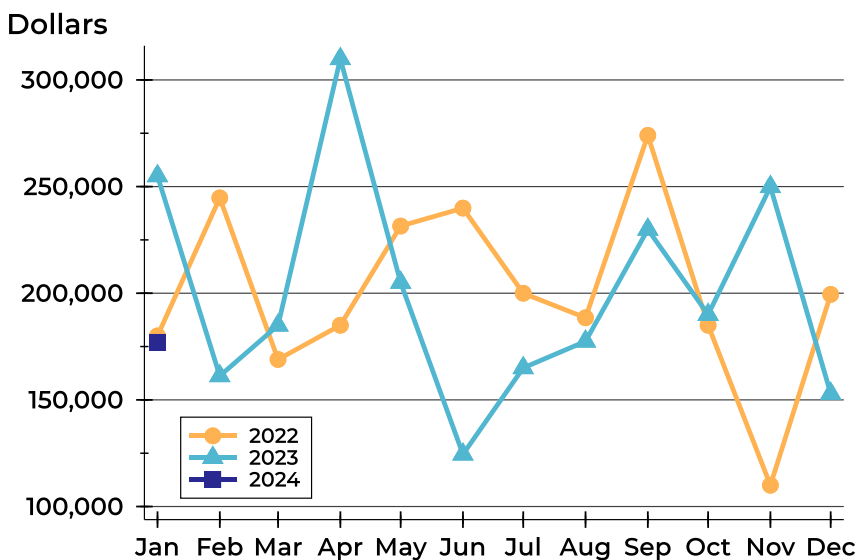
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	231,987	238,744	225,363
February	238,700	181,775	
March	208,275	185,725	
April	210,464	342,821	
May	243,174	212,117	
June	251,680	147,841	
July	213,920	212,693	
August	231,319	394,841	
September	329,542	285,947	
October	226,425	227,200	
November	175,744	246,683	
December	237,040	221,271	

Median Price

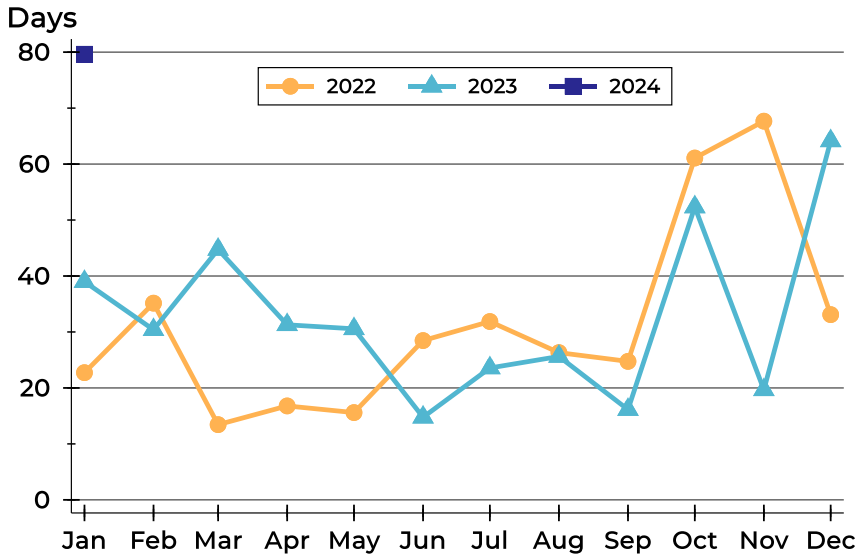


Month	2022	2023	2024
January	180,000	255,000	177,000
February	244,700	161,250	
March	168,950	184,950	
April	185,000	309,900	
May	231,500	205,000	
June	239,900	124,500	
July	200,000	165,000	
August	188,500	177,450	
September	274,000	229,900	
October	185,000	189,995	
November	110,000	249,900	
December	199,450	153,000	



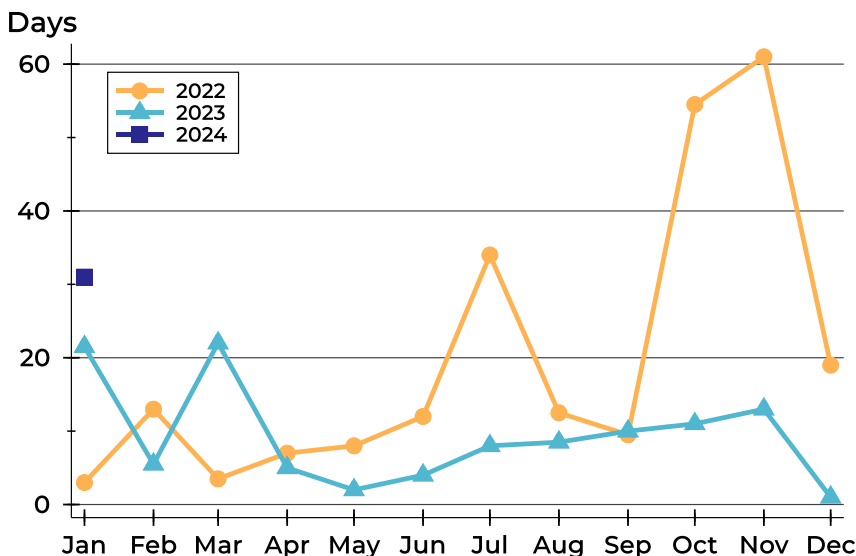
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	39	80
February	35	30	
March	13	45	
April	17	31	
May	16	31	
June	28	15	
July	32	24	
August	26	26	
September	25	16	
October	61	52	
November	68	20	
December	33	64	

Median DOM



Month	2022	2023	2024
January	3	22	31
February	13	6	
March	4	22	
April	7	5	
May	8	2	
June	12	4	
July	34	8	
August	13	9	
September	10	10	
October	55	11	
November	61	13	
December	19	1	



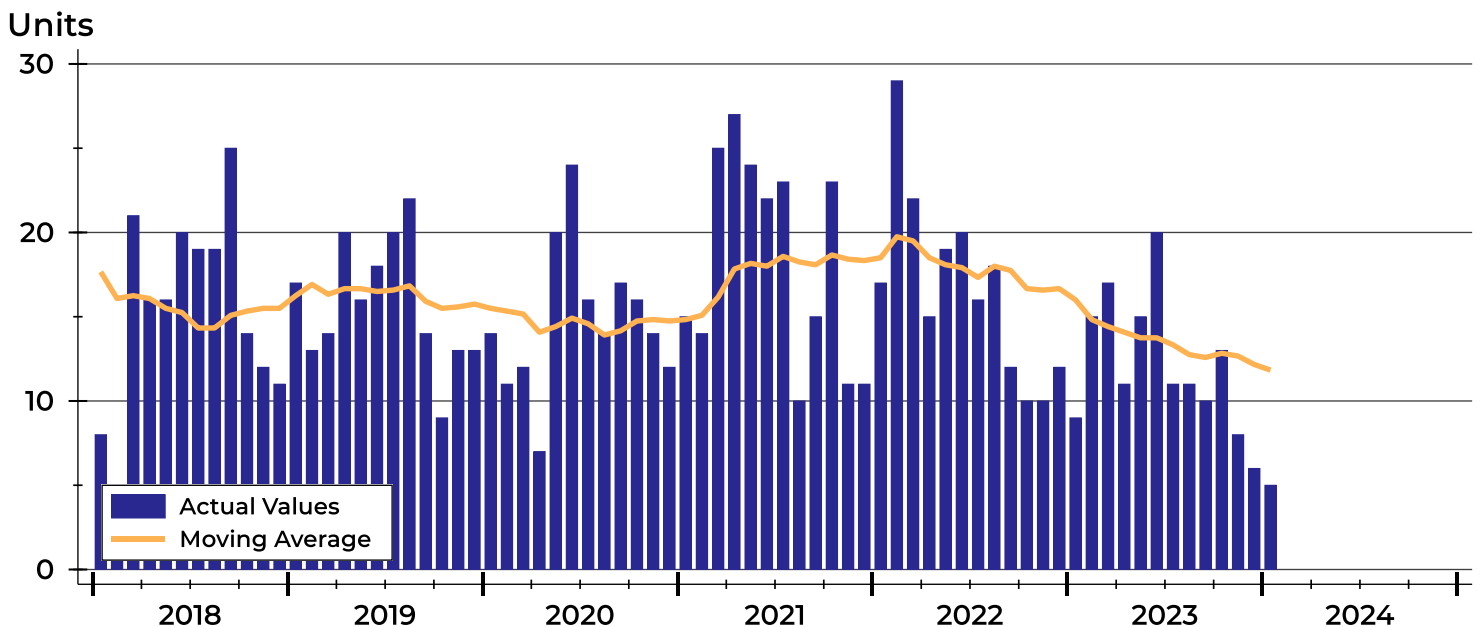
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		5	9	-44.4%
Volume (1,000s)		989	1,819	-45.6%
Average	List Price	197,790	202,144	-2.2%
	Days on Market	178	68	161.8%
	Percent of Original	95.4%	95.3%	0.1%
Median	List Price	189,000	199,500	-5.3%
	Days on Market	111	38	192.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in other counties in the Sunflower MLS had contracts pending at the end of January, down from 9 contracts pending at the end of January 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.

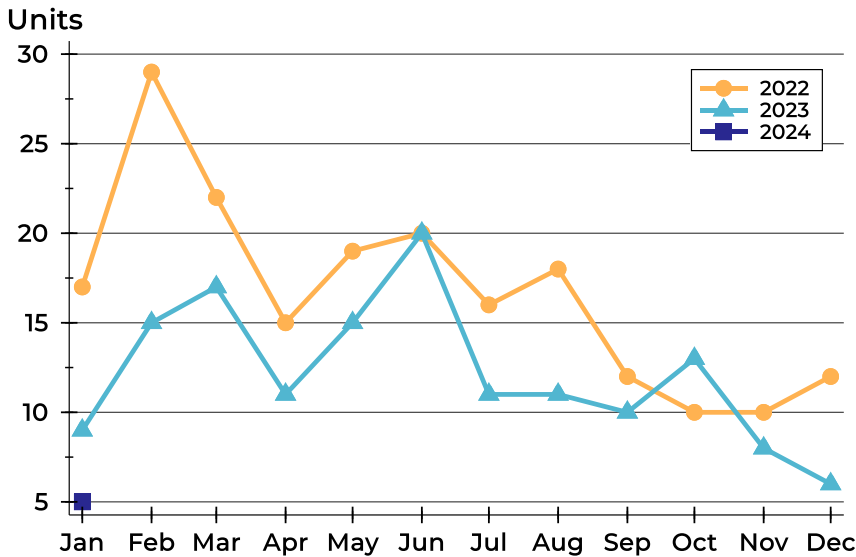
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	17	9	5
February	29	15	
March	22	17	
April	15	11	
May	19	15	
June	20	20	
July	16	11	
August	18	11	
September	12	10	
October	10	13	
November	10	8	
December	12	6	

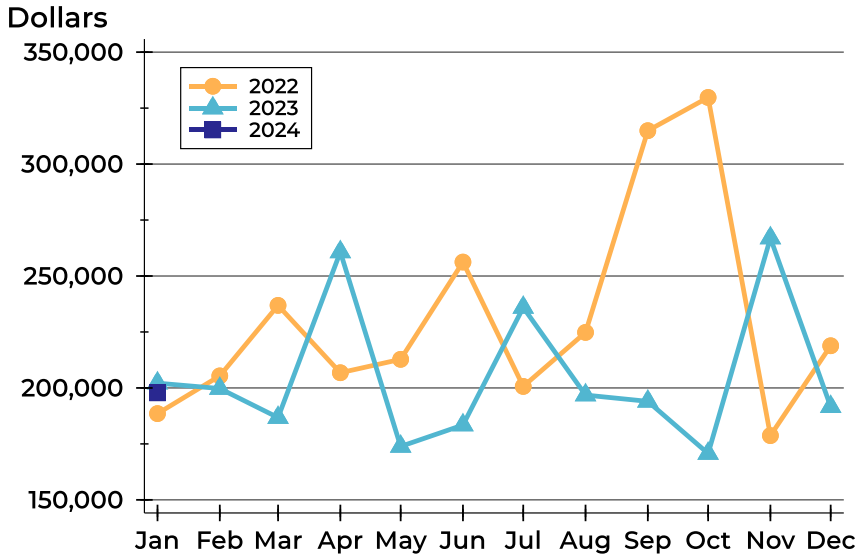
Pending Contracts by Price Range

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	1	20.0%	30,000	30,000	30	30	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	165,000	165,000	32	32	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	189,000	189,000	335	335	95.0%	95.0%
\$200,000-\$249,999	1	20.0%	230,000	230,000	382	382	82.2%	82.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	374,950	374,950	111	111	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	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
\$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



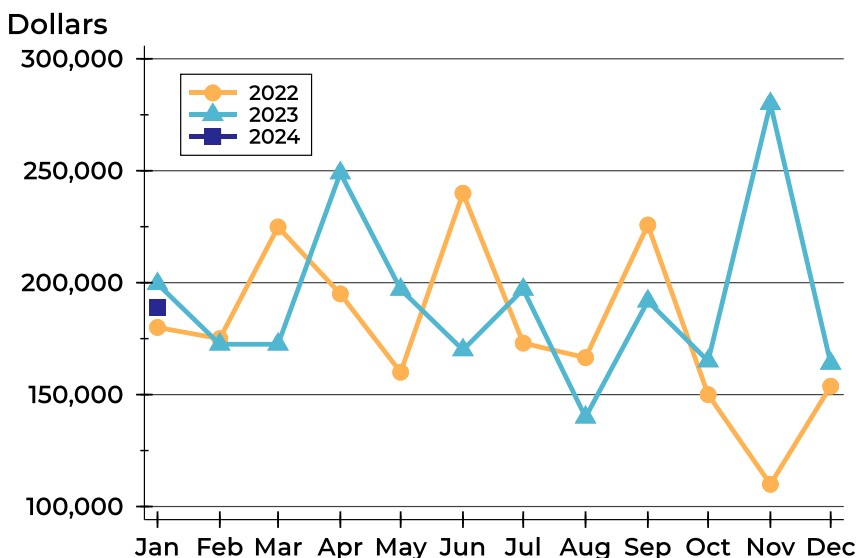
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	188,541	202,144	197,790
February	205,390	199,740	
March	236,875	186,759	
April	206,793	260,745	
May	212,785	173,873	
June	256,226	183,425	
July	200,675	235,955	
August	224,806	196,827	
September	314,917	194,010	
October	329,760	170,715	
November	178,710	266,963	
December	218,850	191,633	

Median Price

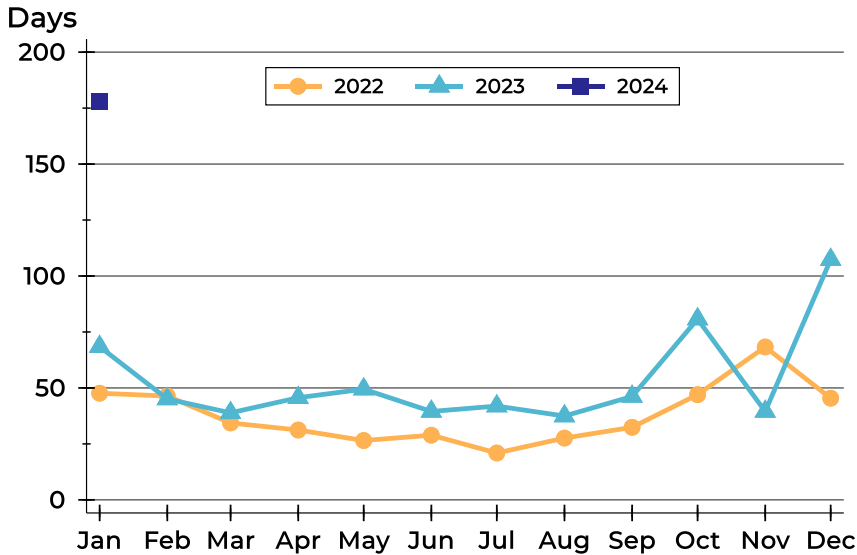


Month	2022	2023	2024
January	180,000	199,500	189,000
February	175,000	172,500	
March	224,900	172,500	
April	195,000	249,000	
May	160,000	197,000	
June	239,950	169,950	
July	173,000	197,000	
August	166,500	139,900	
September	225,750	191,750	
October	150,000	165,000	
November	109,950	279,950	
December	153,750	163,950	



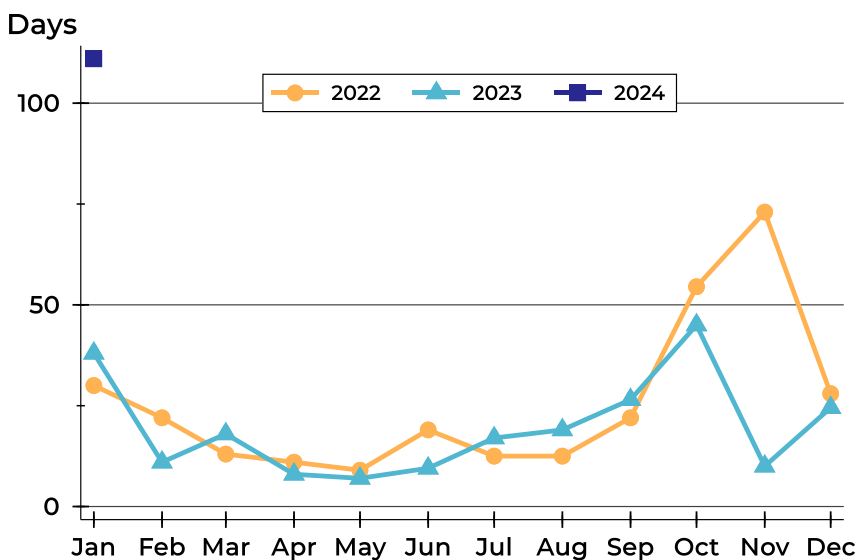
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	48	68	178
February	46	45	
March	34	39	
April	31	46	
May	27	49	
June	29	40	
July	21	42	
August	28	37	
September	32	46	
October	47	81	
November	68	40	
December	45	107	

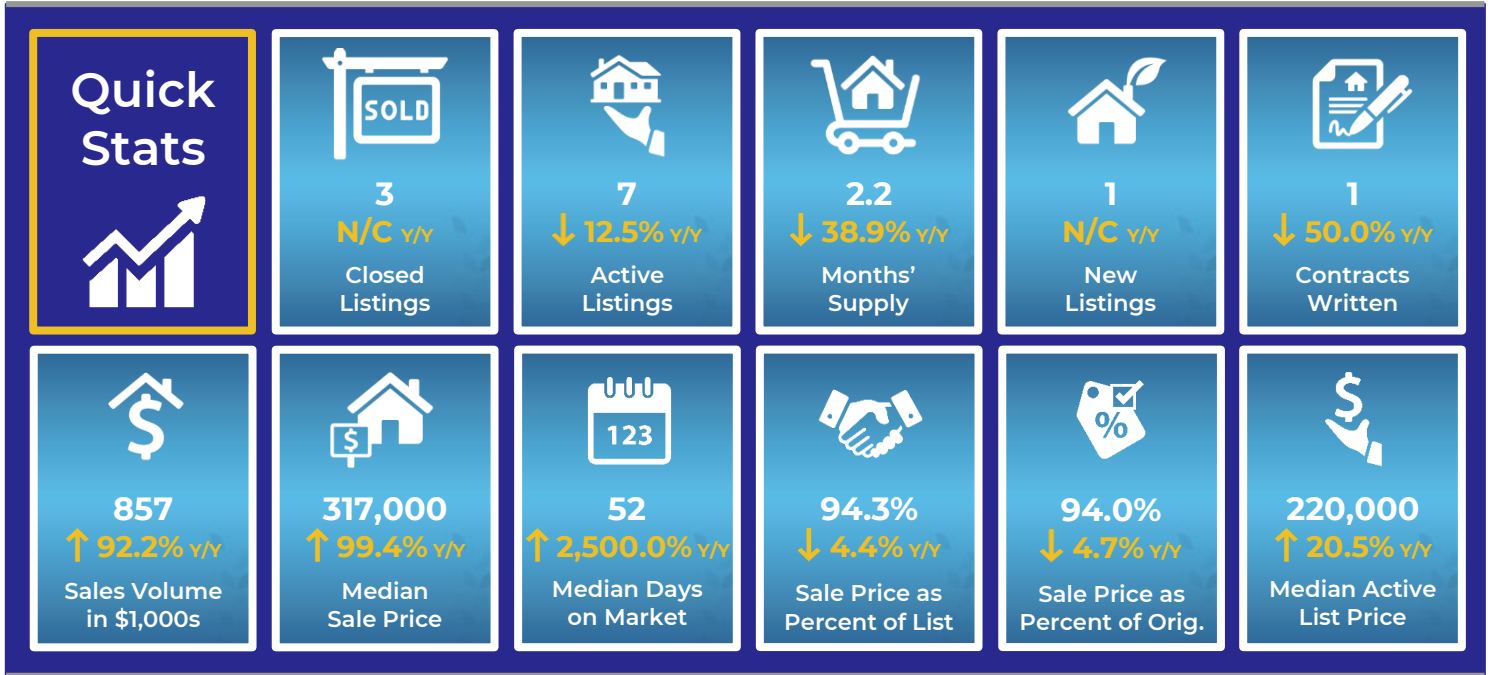
Median DOM



Month	2022	2023	2024
January	30	38	111
February	22	11	
March	13	18	
April	11	8	
May	9	7	
June	19	10	
July	13	17	
August	13	19	
September	22	27	
October	55	45	
November	73	10	
December	28	25	



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Remained Constant in January

Total home sales in Pottawatomie County remained at 3 units last month, the same as in January 2023. Total sales volume was \$0.9 million, up from a year earlier.

The median sale price in January was \$317,000, up from \$159,000 a year earlier. Homes that sold in January were typically on the market for 52 days and sold for 94.3% of their list prices.

Pottawatomie County Active Listings Down at End of January

The total number of active listings in Pottawatomie County at the end of January was 7 units, down from 8 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$220,000.

During January, a total of 1 contract was written down from 2 in January 2023. At the end of the month, there were 3 contracts still pending.

Report Contents

- 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

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Pottawatomie County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales	3	3	3	3	3	3	
Change from prior year	0.0%	0.0%	200.0%	0.0%	0.0%	200.0%	
Active Listings	7	8	1	N/A	N/A	N/A	
Change from prior year	-12.5%	700.0%	-85.7%				
Months' Supply	2.2	3.6	0.3	N/A	N/A	N/A	
Change from prior year	-38.9%	1100.0%	-86.4%				
New Listings	1	1	3	1	1	3	
Change from prior year	0.0%	-66.7%	-50.0%	0.0%	-66.7%	-50.0%	
Contracts Written	1	2	2	1	2	2	
Change from prior year	-50.0%	0.0%	-60.0%	-50.0%	0.0%	-60.0%	
Pending Contracts	3	1	3	N/A	N/A	N/A	
Change from prior year	200.0%	-66.7%	-40.0%				
Sales Volume (1,000s)	857	446	650	857	446	650	
Change from prior year	92.2%	-31.4%	622.2%	92.2%	-31.4%	622.2%	
Average	Sale Price	285,667	148,590	216,667	285,667	148,590	216,667
	Change from prior year	92.3%	-31.4%	140.7%	92.3%	-31.4%	140.7%
	List Price of Actives	527,700	216,675	84,900	N/A	N/A	N/A
	Change from prior year	143.5%	155.2%	-79.5%			
	Days on Market	79	15	62	79	15	62
Change from prior year	426.7%	-75.8%	-88.1%	426.7%	-75.8%	-88.1%	
Percent of List	94.3%	96.4%	96.4%	94.3%	96.4%	96.4%	
Change from prior year	-2.2%	0.0%	17.8%	-2.2%	0.0%	17.8%	
Percent of Original	92.6%	96.4%	94.7%	92.6%	96.4%	94.7%	
Change from prior year	-3.9%	1.8%	57.8%	-3.9%	1.8%	57.8%	
Median	Sale Price	317,000	159,000	210,000	317,000	159,000	210,000
	Change from prior year	99.4%	-24.3%	133.3%	99.4%	-24.3%	133.3%
	List Price of Actives	220,000	182,500	84,900	N/A	N/A	N/A
	Change from prior year	20.5%	115.0%	-57.3%			
	Days on Market	52	2	69	52	2	69
Change from prior year	2500.0%	-97.1%	-86.8%	2500.0%	-97.1%	-86.8%	
Percent of List	94.3%	98.6%	95.0%	94.3%	98.6%	95.0%	
Change from prior year	-4.4%	3.8%	16.1%	-4.4%	3.8%	16.1%	
Percent of Original	94.0%	98.6%	94.2%	94.0%	98.6%	94.2%	
Change from prior year	-4.7%	4.7%	57.0%	-4.7%	4.7%	57.0%	

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



Pottawatomie County Closed Listings Analysis

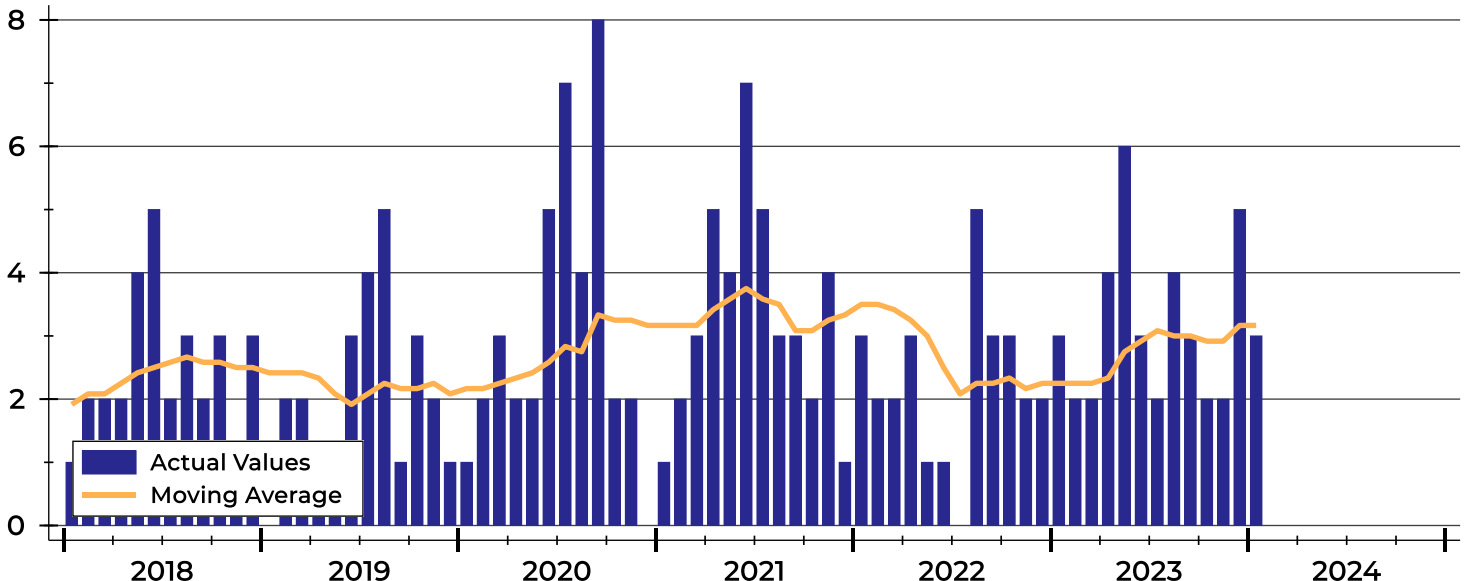
Summary Statistics for Closed Listings		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		3	3	0.0%	3	3	0.0%
Volume (1,000s)		857	446	92.2%	857	446	92.2%
Months' Supply		2.2	3.6	-38.9%	N/A	N/A	N/A
Average	Sale Price	285,667	148,590	92.3%	285,667	148,590	92.3%
	Days on Market	79	15	426.7%	79	15	426.7%
	Percent of List	94.3%	96.4%	-2.2%	94.3%	96.4%	-2.2%
	Percent of Original	92.6%	96.4%	-3.9%	92.6%	96.4%	-3.9%
Median	Sale Price	317,000	159,000	99.4%	317,000	159,000	99.4%
	Days on Market	52	2	2500.0%	52	2	2500.0%
	Percent of List	94.3%	98.6%	-4.4%	94.3%	98.6%	-4.4%
	Percent of Original	94.0%	98.6%	-4.7%	94.0%	98.6%	-4.7%

A total of 3 homes sold in Pottawatomie County in January, showing no change from January 2023. Total sales volume rose to \$0.9 million compared to \$0.4 million in the previous year.

The median sales price in January was \$317,000, up 99.4% compared to the prior year. Median days on market was 52 days, up from 5 days in December, and up from 2 in January 2023.

History of Closed Listings

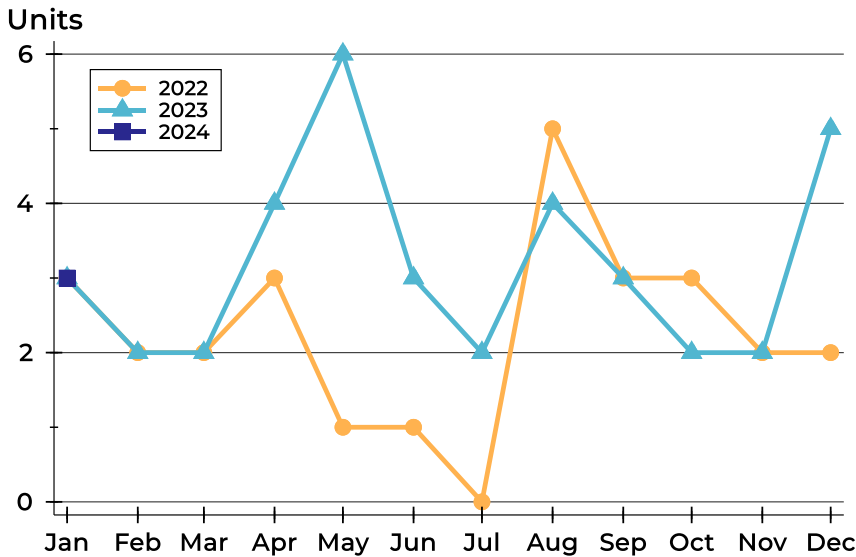
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	3	3	3
February	2	2	
March	2	2	
April	3	4	
May	1	6	
June	1	3	
July	0	2	
August	5	4	
September	3	3	
October	3	2	
November	2	2	
December	2	5	

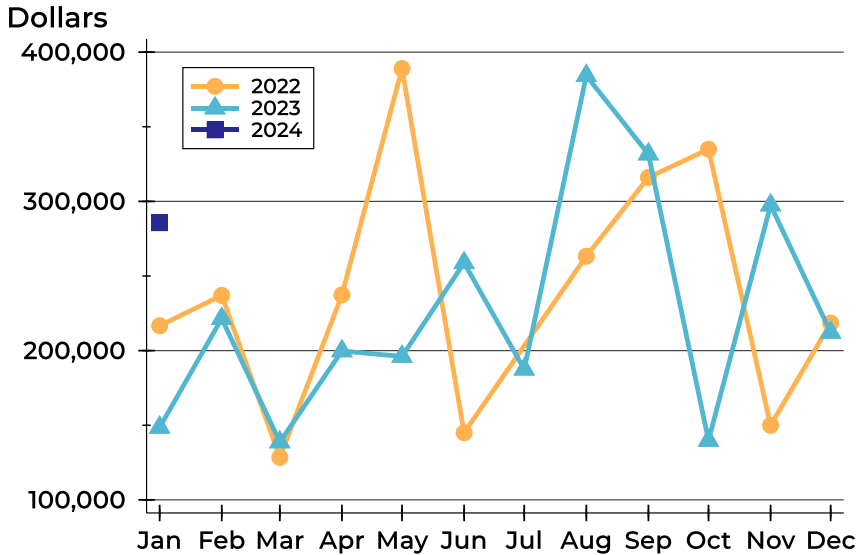
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	4.0	165,000	165,000	51	51	94.3%	94.3%	89.2%	89.2%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	66.7%	1.7	346,000	346,000	94	94	94.3%	94.3%	94.3%	94.3%
\$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



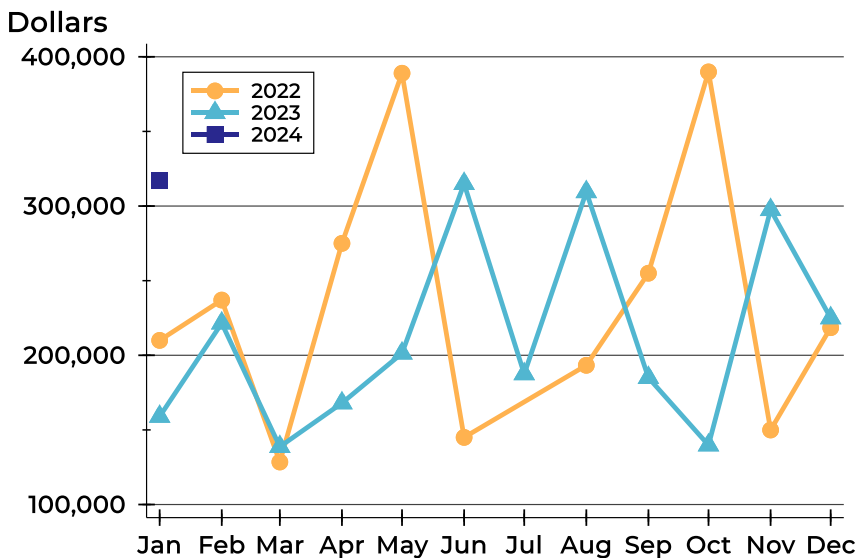
Pottawatomie County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	216,667	148,590	285,667
February	237,000	221,500	
March	128,500	138,750	
April	237,333	199,750	
May	389,000	196,117	
June	145,000	258,833	
July	N/A	187,500	
August	263,255	384,250	
September	316,058	331,667	
October	334,967	139,799	
November	149,950	297,500	
December	218,500	212,200	

Median Price

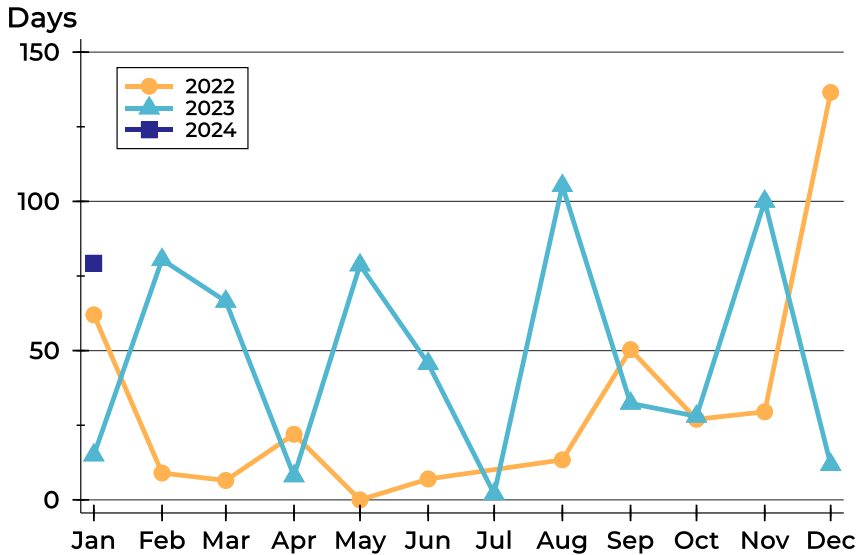


Month	2022	2023	2024
January	210,000	159,000	317,000
February	237,000	221,500	
March	128,500	138,750	
April	275,000	168,000	
May	389,000	201,350	
June	145,000	315,000	
July	N/A	187,500	
August	193,300	309,500	
September	255,000	185,000	
October	389,900	139,799	
November	149,950	297,500	
December	218,500	225,000	



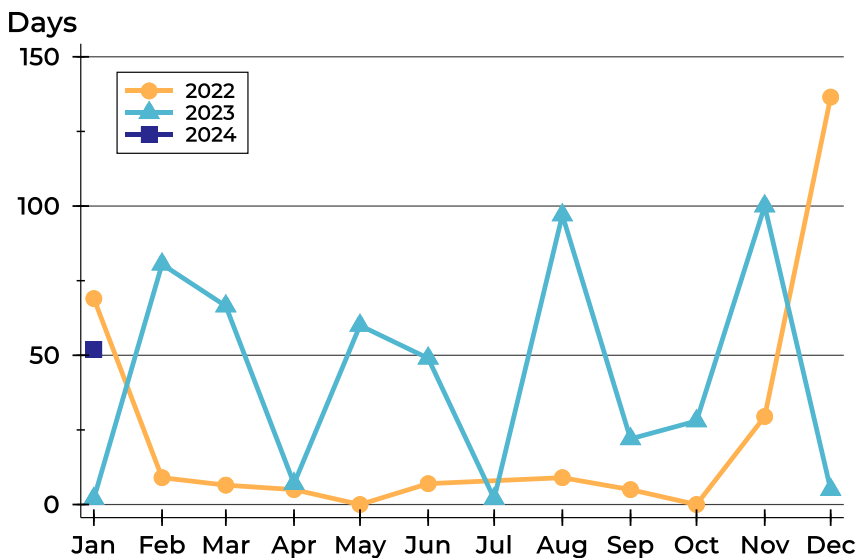
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	15	79
February	9	81	
March	7	67	
April	22	8	
May	N/A	79	
June	7	46	
July	N/A	2	
August	13	105	
September	50	32	
October	27	28	
November	30	100	
December	137	12	

Median DOM



Month	2022	2023	2024
January	69	2	52
February	9	81	
March	7	67	
April	5	7	
May	N/A	60	
June	7	49	
July	N/A	2	
August	9	97	
September	5	22	
October	N/A	28	
November	30	100	
December	137	5	



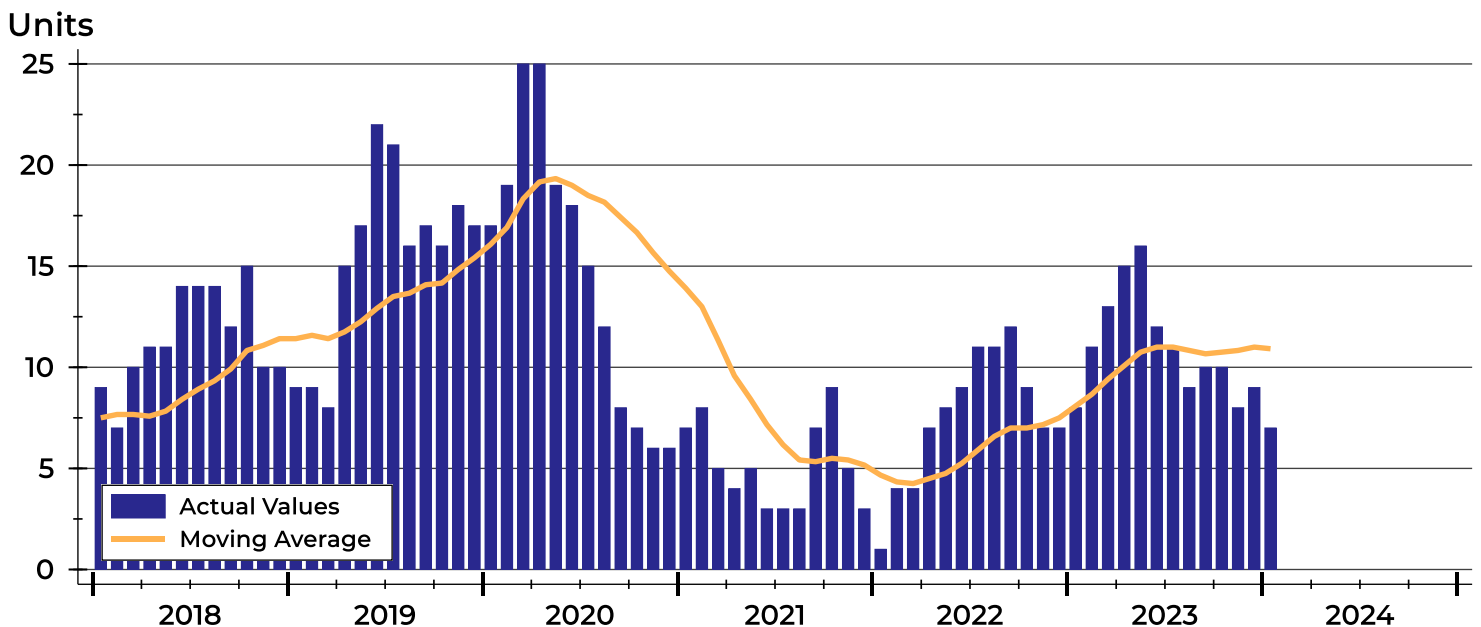
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		7	8	-12.5%
Volume (1,000s)		3,694	1,733	113.2%
Months' Supply		2.2	3.6	-38.9%
Average	List Price	527,700	216,675	143.5%
	Days on Market	57	80	-28.8%
	Percent of Original	98.4%	94.2%	4.5%
Median	List Price	220,000	182,500	20.5%
	Days on Market	57	82	-30.5%
	Percent of Original	100.0%	98.2%	1.8%

A total of 7 homes were available for sale in Pottawatomie County at the end of January. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of January was \$220,000, up 20.5% from 2023. The typical time on market for active listings was 57 days, down from 82 days a year earlier.

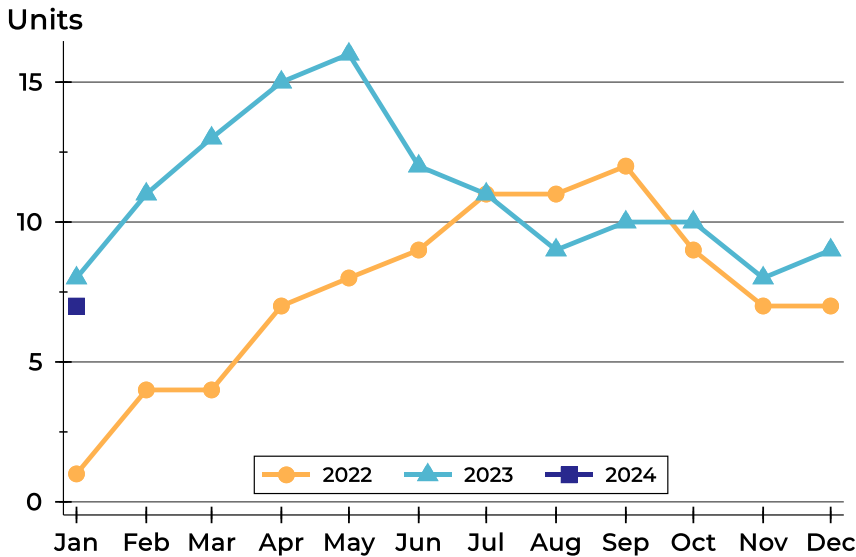
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	1	8	7
February	4	11	
March	4	13	
April	7	15	
May	8	16	
June	9	12	
July	11	11	
August	11	9	
September	12	10	
October	9	10	
November	7	8	
December	7	9	

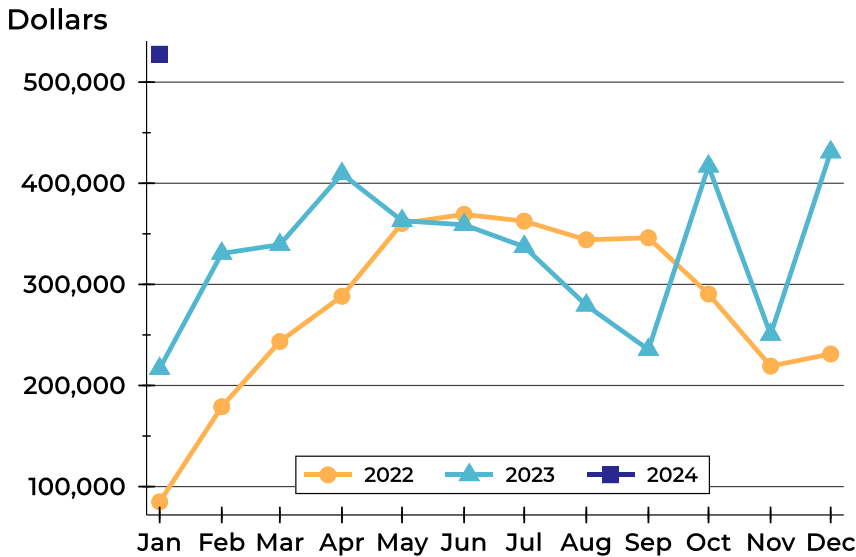
Active Listings by Price Range

Price Range	Active Listings Number	Percent	Months' Supply	List Price Average	Median	Days on Market Avg.	Med.	Price as % of Orig. 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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	N/A	125,000	125,000	55	55	92.6%	92.6%
\$150,000-\$174,999	2	28.6%	4.0	162,000	162,000	60	60	98.2%	98.2%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	N/A	220,000	220,000	62	62	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	14.3%	1.7	395,900	395,900	16	16	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	14.3%	N/A	729,000	729,000	54	54	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
\$1,000,000 and up	1	14.3%	N/A	1,900,000	1,900,000	94	94	100.0%	100.0%



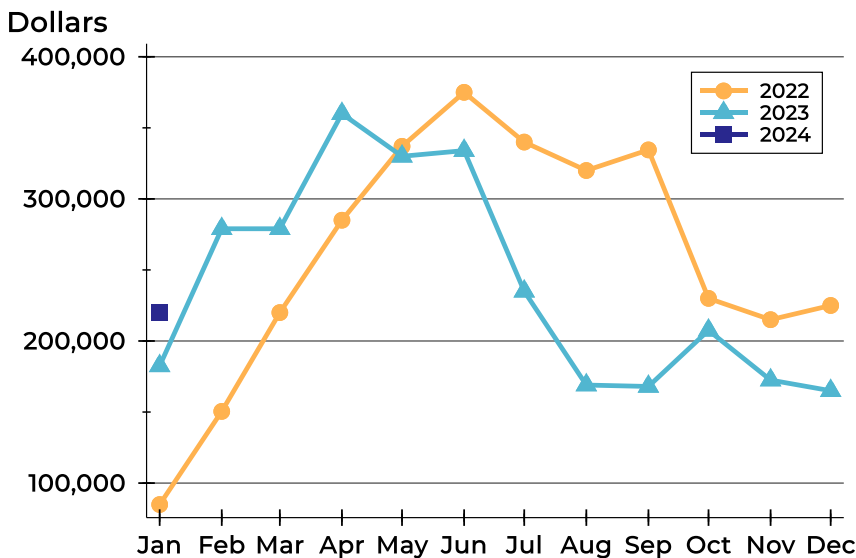
Pottawatomie County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	84,900	216,675	527,700
February	178,950	330,602	
March	243,500	339,271	
April	288,286	409,368	
May	360,375	362,933	
June	369,222	358,948	
July	362,545	337,270	
August	344,073	279,333	
September	346,088	235,490	
October	290,506	416,860	
November	219,186	250,450	
December	231,186	430,889	

Median Price

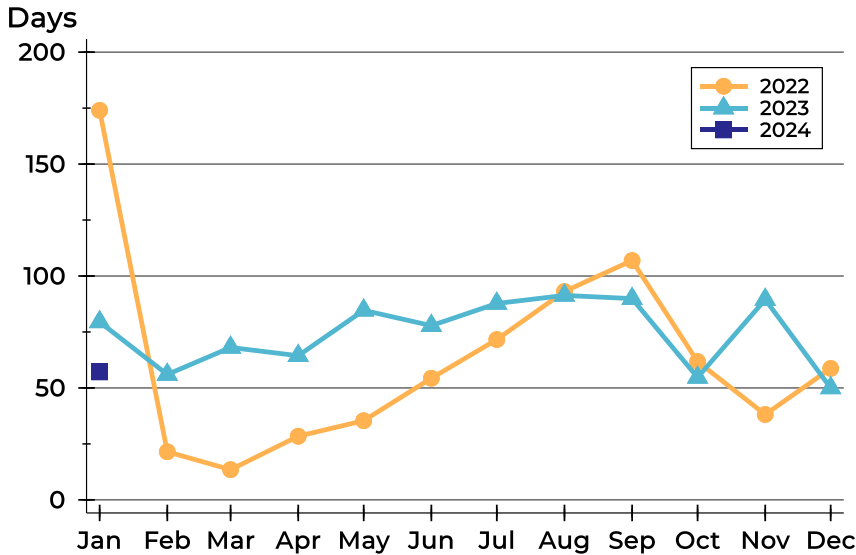


Month	2022	2023	2024
January	84,900	182,500	220,000
February	150,450	279,000	
March	220,000	279,000	
April	285,000	360,000	
May	337,000	330,000	
June	375,000	334,000	
July	340,000	235,000	
August	320,000	169,000	
September	334,500	168,000	
October	230,000	207,500	
November	215,000	172,500	
December	225,000	165,000	



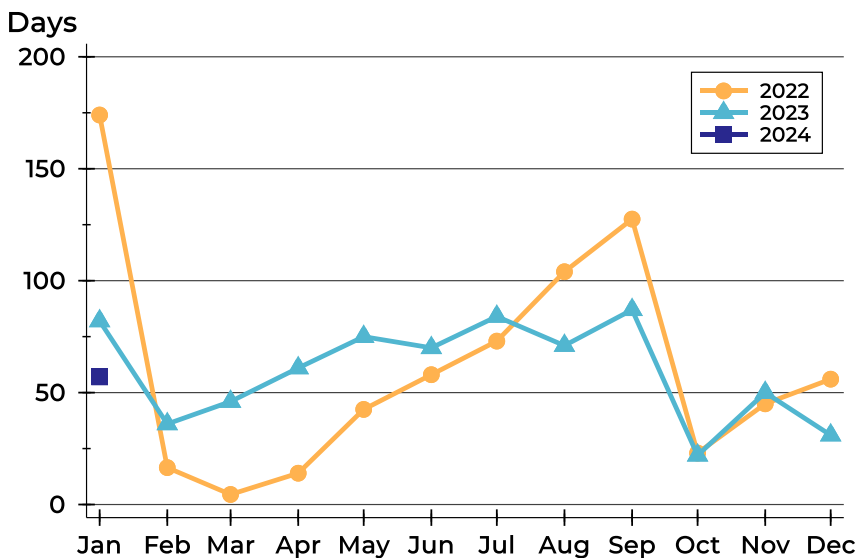
Pottawatomie County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	174	80	57
February	22	56	
March	14	68	
April	28	64	
May	35	85	
June	54	78	
July	72	88	
August	93	91	
September	107	90	
October	62	55	
November	38	90	
December	59	50	

Median DOM

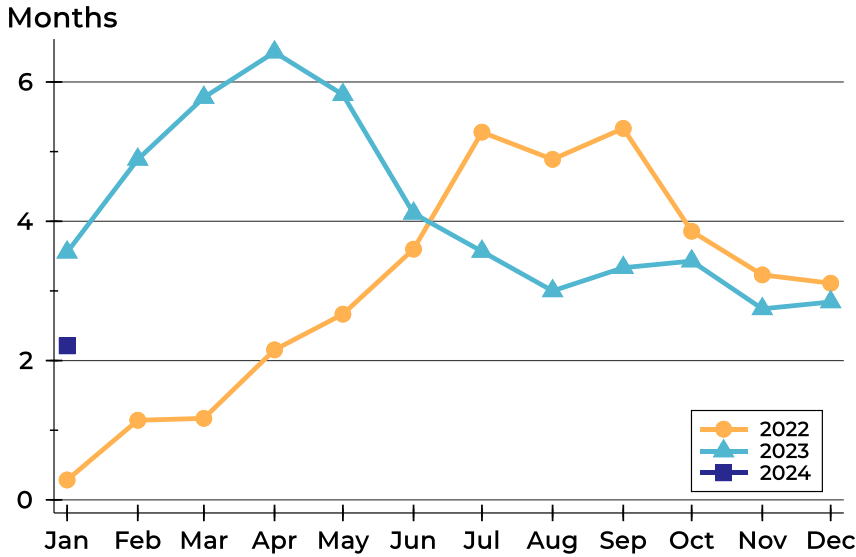


Month	2022	2023	2024
January	174	82	57
February	17	36	
March	5	46	
April	14	61	
May	43	75	
June	58	70	
July	73	84	
August	104	71	
September	128	87	
October	23	22	
November	45	50	
December	56	31	



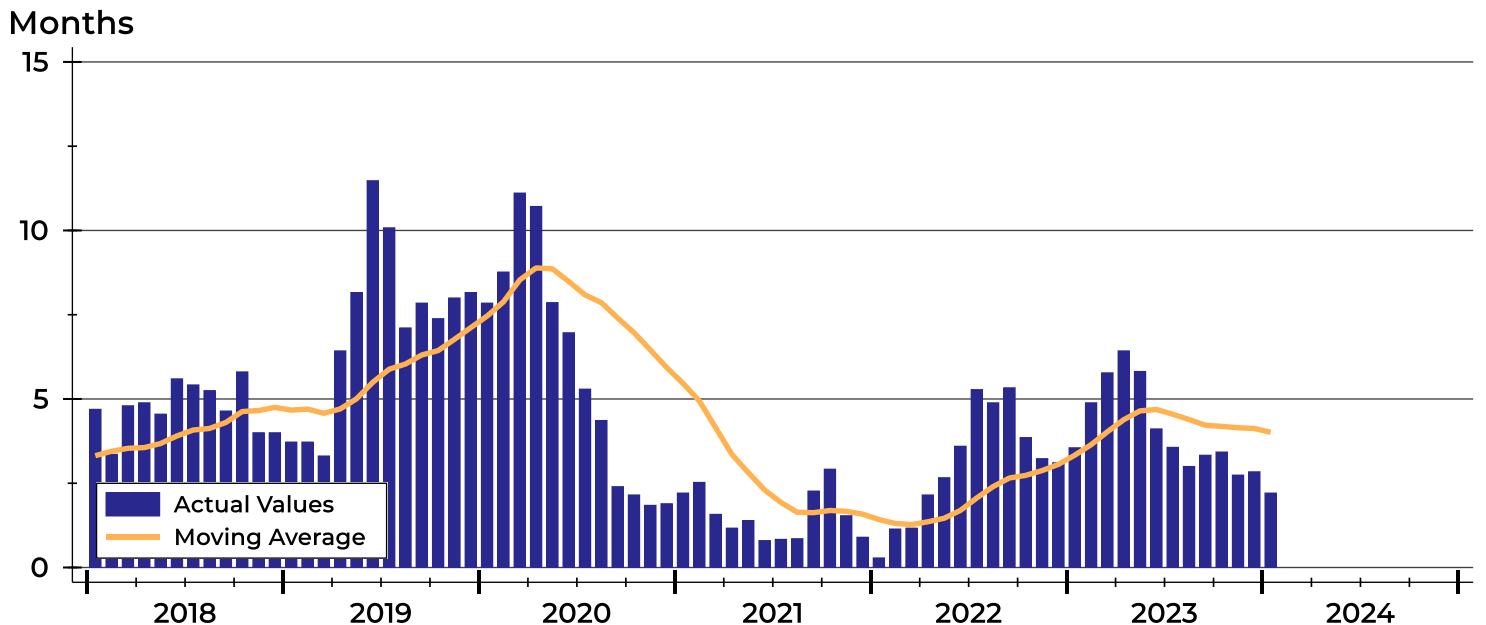
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.3	3.6	2.2
February	1.1	4.9	
March	1.2	5.8	
April	2.2	6.4	
May	2.7	5.8	
June	3.6	4.1	
July	5.3	3.6	
August	4.9	3.0	
September	5.3	3.3	
October	3.9	3.4	
November	3.2	2.7	
December	3.1	2.8	

History of Month's Supply





Pottawatomie County New Listings Analysis

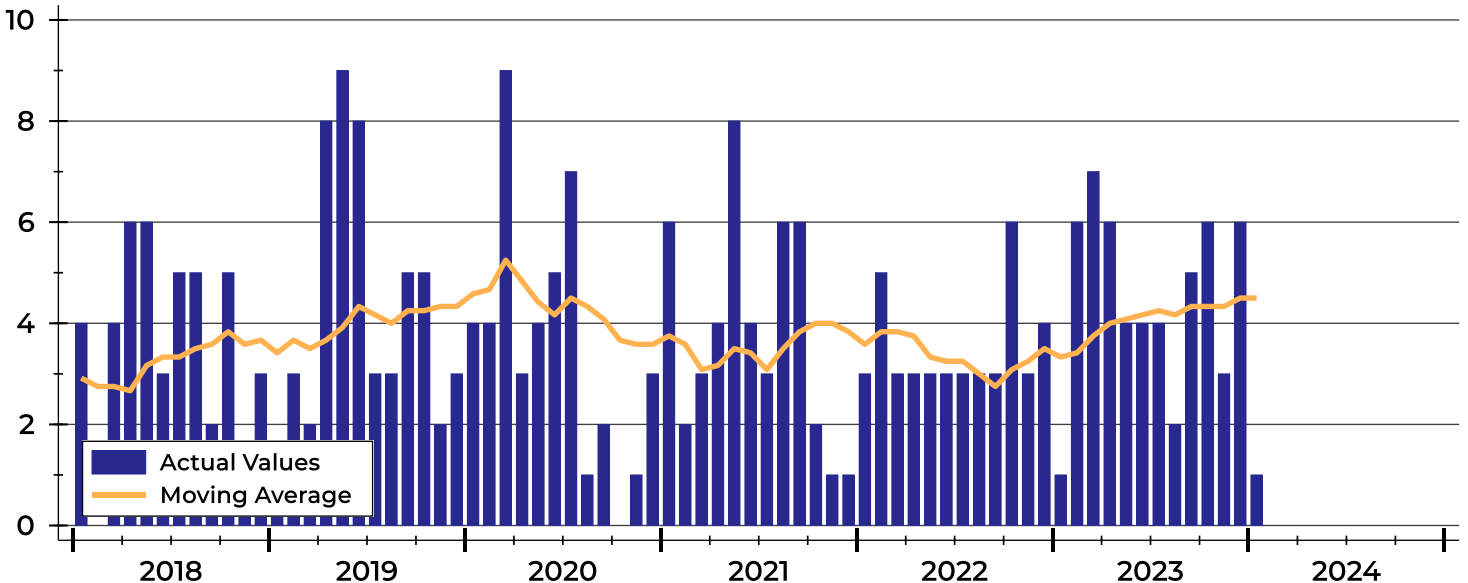
Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	1	1	0.0%
	Volume (1,000s)	396	140	182.9%
	Average List Price	395,900	139,900	183.0%
	Median List Price	395,900	139,900	183.0%
Year-to-Date	New Listings	1	1	0.0%
	Volume (1,000s)	396	140	182.9%
	Average List Price	395,900	139,900	183.0%
	Median List Price	395,900	139,900	183.0%

A total of 1 new listing was added in Pottawatomie County during January, the same figure as reported in 2023.

The median list price of these homes was \$395,900 up from \$139,900 in 2023.

History of New Listings

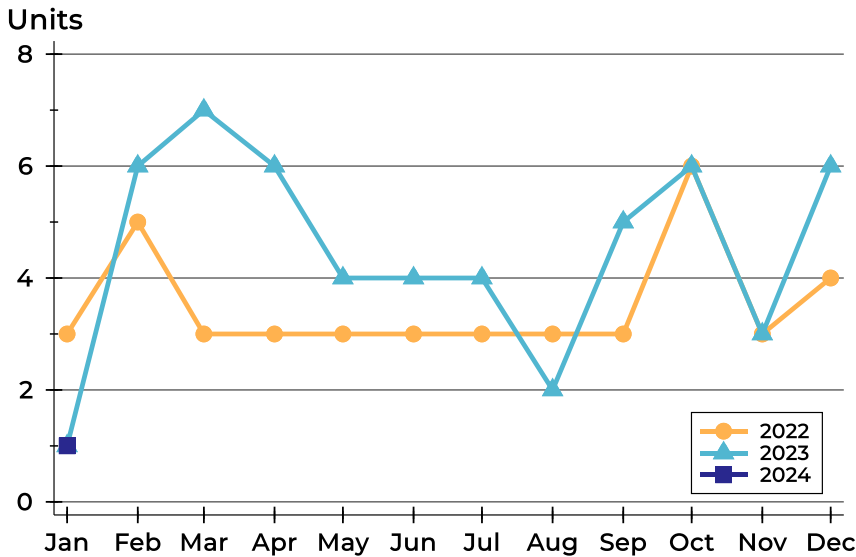
Units





Pottawatomie County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	3	1	1
February	5	6	6
March	3	7	7
April	3	6	6
May	3	4	4
June	3	4	4
July	3	4	4
August	3	2	2
September	3	5	5
October	6	6	6
November	3	3	3
December	4	6	6

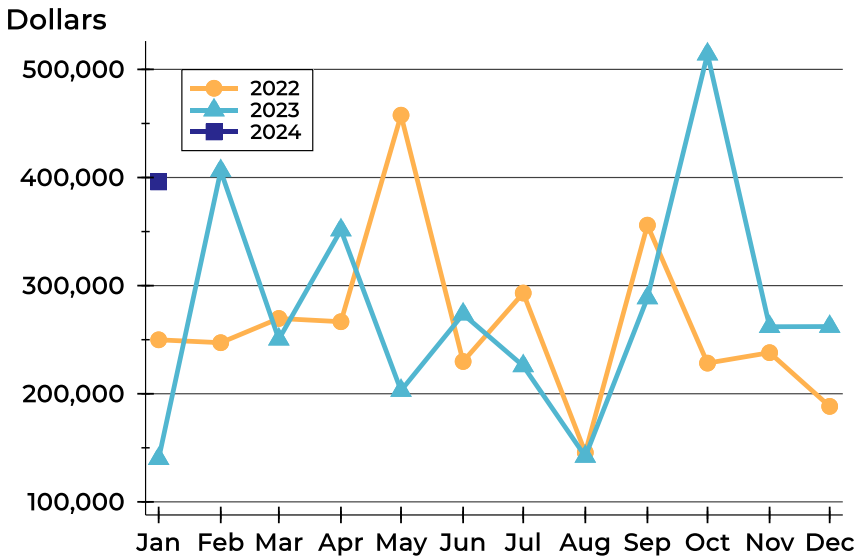
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	395,900	395,900	22	22	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	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
\$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



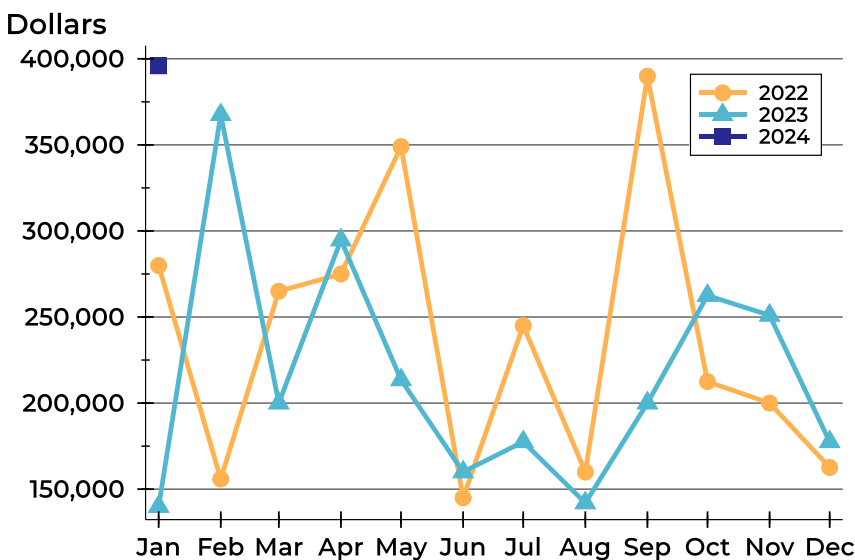
Pottawatomie County New Listings Analysis

Average Price



Month	2022	2023	2024
January	249,900	139,900	395,900
February	247,220	406,188	
March	269,667	250,429	
April	266,633	351,417	
May	457,667	202,975	
June	229,833	273,619	
July	293,167	225,750	
August	145,617	142,000	
September	355,933	288,600	
October	228,333	514,116	
November	238,000	262,000	
December	188,313	262,167	

Median Price

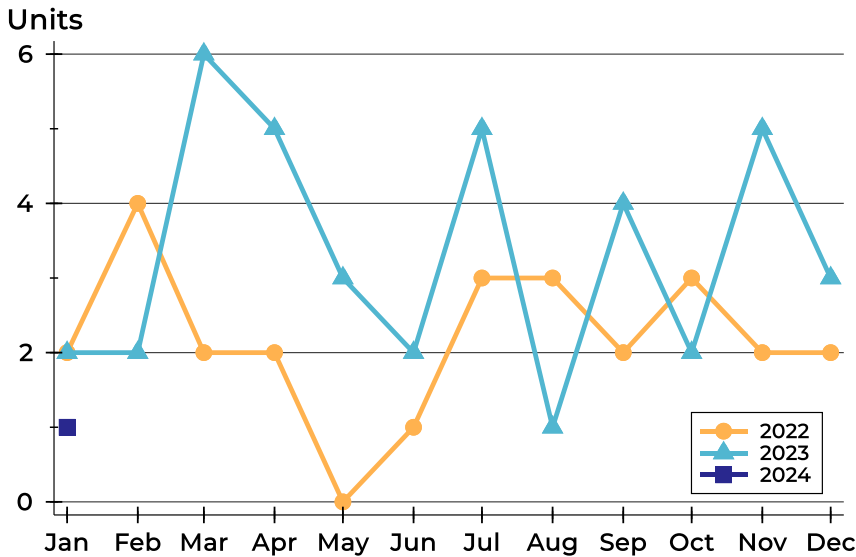


Month	2022	2023	2024
January	279,900	139,900	395,900
February	155,900	367,500	
March	265,000	200,000	
April	275,000	294,750	
May	349,000	213,500	
June	145,000	160,000	
July	245,000	177,500	
August	159,950	142,000	
September	389,900	200,000	
October	212,500	262,500	
November	200,000	251,000	
December	162,625	177,500	



Pottawatomie County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	2	2	1
February	4	2	
March	2	6	
April	2	5	
May	N/A	3	
June	1	2	
July	3	5	
August	3	1	
September	2	4	
October	3	2	
November	2	5	
December	2	3	

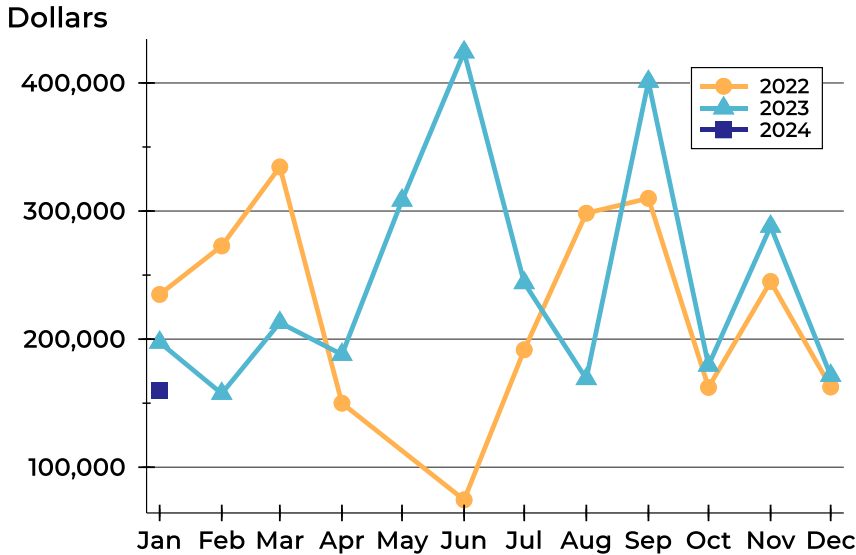
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	100.0%	160,000	160,000	117	117	94.1%	94.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



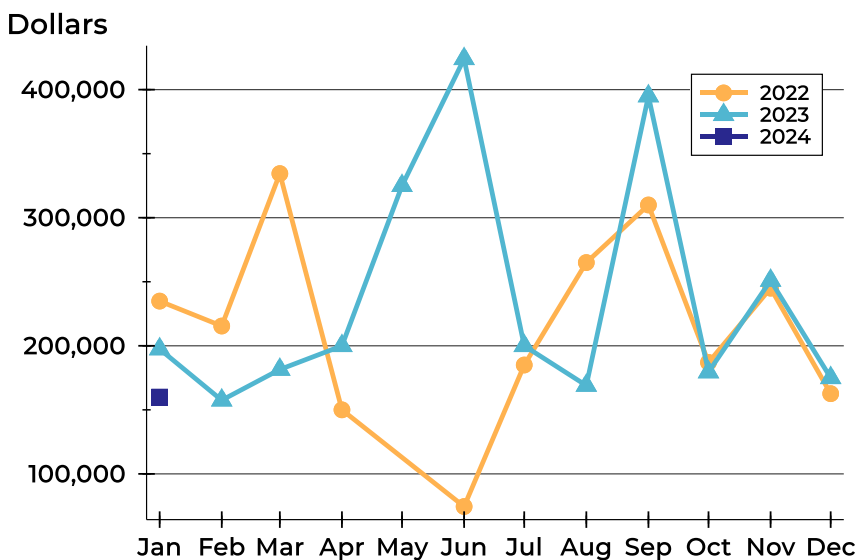
Pottawatomie County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	234,900	197,450	160,000
February	272,775	157,500	
March	334,450	212,833	
April	150,000	187,980	
May	N/A	308,333	
June	74,500	424,063	
July	191,667	243,900	
August	298,317	169,000	
September	309,950	401,119	
October	162,300	179,500	
November	245,000	288,000	
December	162,625	171,566	

Median Price

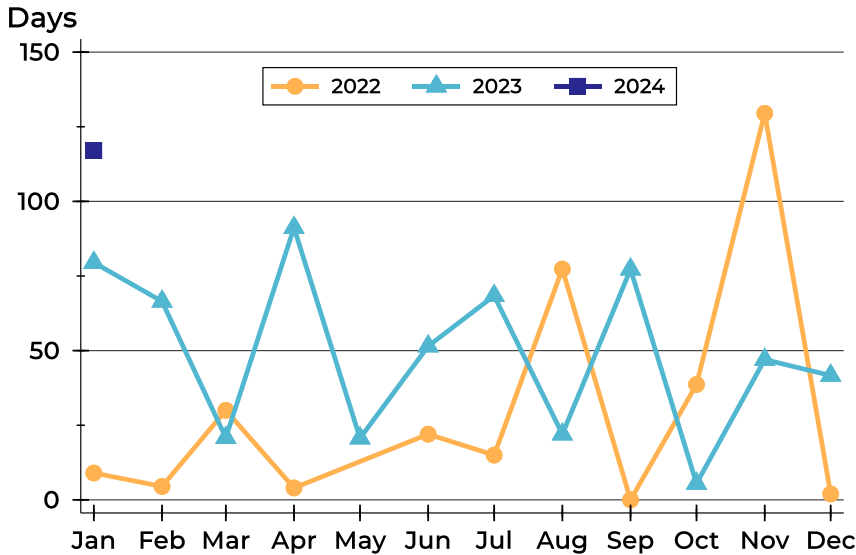


Month	2022	2023	2024
January	234,900	197,450	160,000
February	215,450	157,500	
March	334,450	181,500	
April	150,000	200,000	
May	N/A	325,000	
June	74,500	424,063	
July	185,000	200,000	
August	265,000	169,000	
September	309,950	395,000	
October	187,000	179,500	
November	245,000	251,000	
December	162,625	175,000	



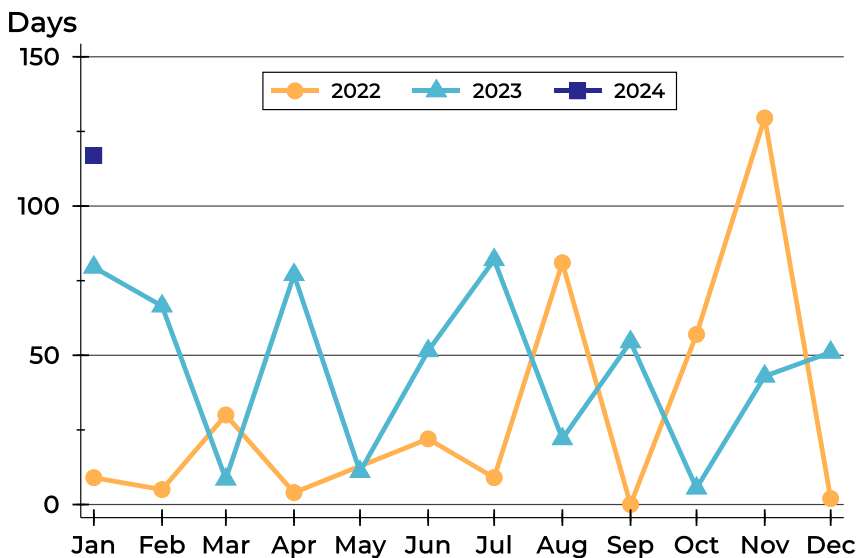
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	9	80	117
February	5	67	
March	30	21	
April	4	91	
May	N/A	21	
June	22	52	
July	15	68	
August	77	22	
September	N/A	77	
October	39	6	
November	130	47	
December	2	42	

Median DOM



Month	2022	2023	2024
January	9	80	117
February	5	67	
March	30	9	
April	4	77	
May	N/A	11	
June	22	52	
July	9	82	
August	81	22	
September	N/A	55	
October	57	6	
November	130	43	
December	2	51	



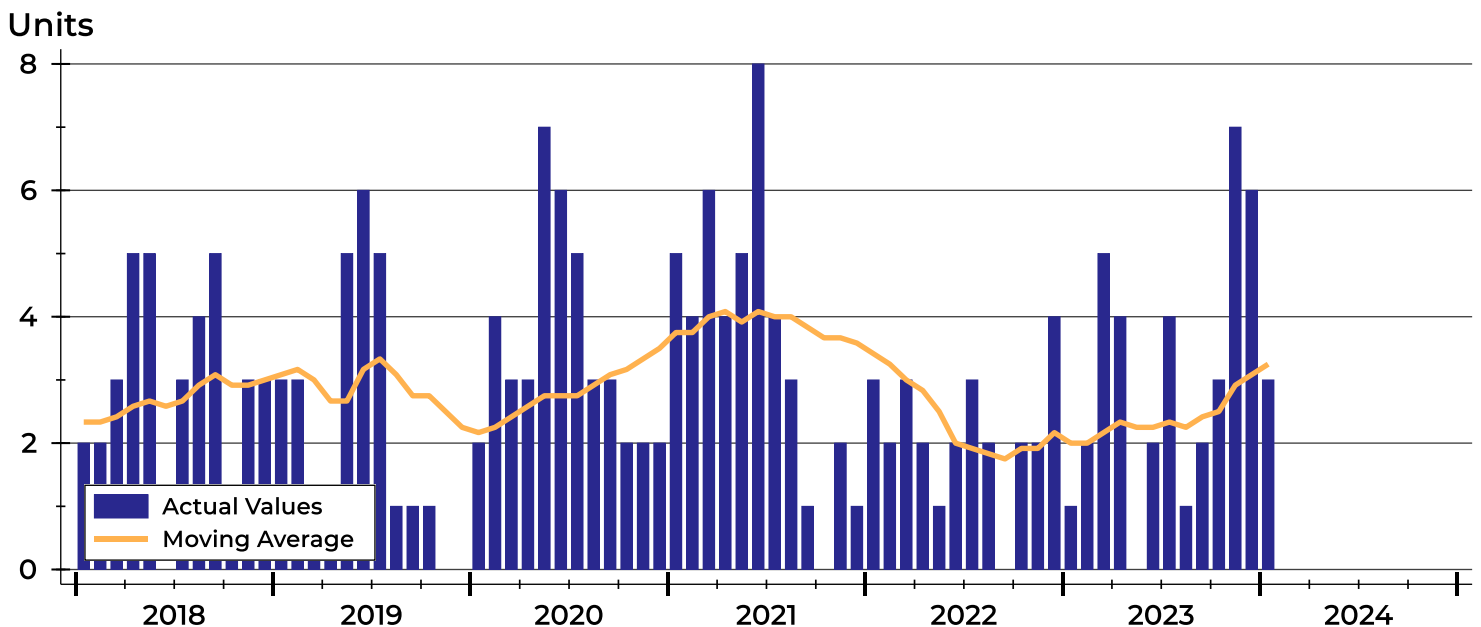
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		3	1	200.0%
Volume (1,000s)		500	215	132.6%
Average	List Price	166,566	215,000	-22.5%
	Days on Market	64	43	48.8%
	Percent of Original	98.0%	100.0%	-2.0%
Median	List Price	160,000	215,000	-25.6%
	Days on Market	59	43	37.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Pottawatomie County had contracts pending at the end of January, up from 1 contract pending at the end of January 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.

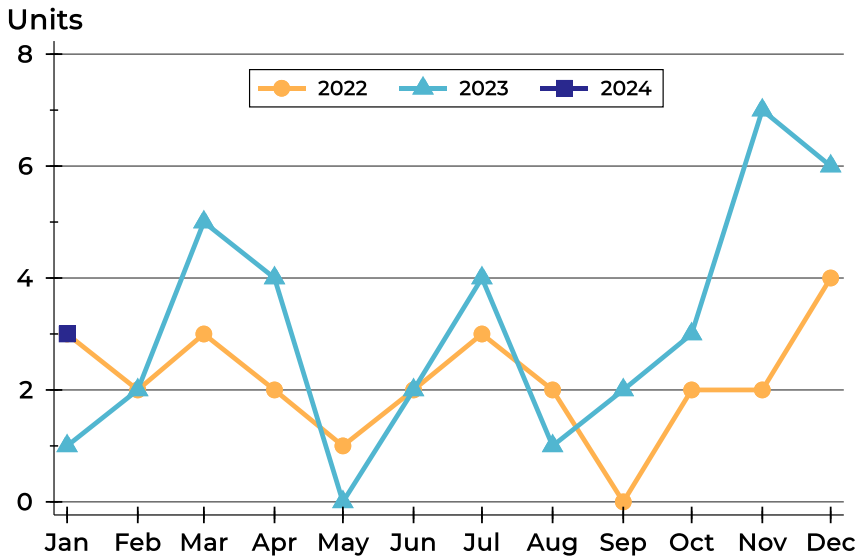
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	3	1	3
February	2	2	
March	3	5	
April	2	4	
May	1	0	
June	2	2	
July	3	4	
August	2	1	
September	0	2	
October	2	3	
November	2	7	
December	4	6	

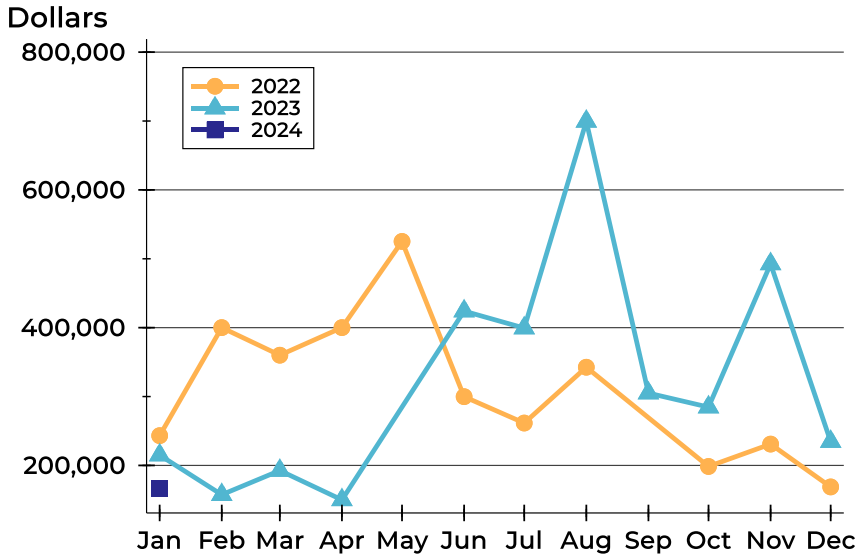
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	149,698	149,698	59	59	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	160,000	160,000	117	117	94.1%	94.1%
\$175,000-\$199,999	1	33.3%	190,000	190,000	15	15	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	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
\$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



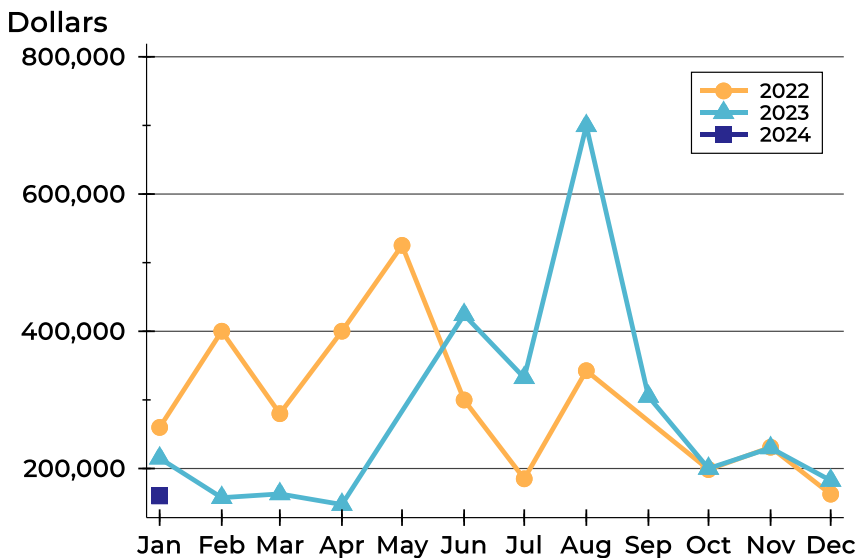
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	243,233	215,000	166,566
February	400,100	157,500	
March	360,033	192,600	
April	400,100	150,000	
May	525,200	N/A	
June	299,850	424,063	
July	261,567	399,406	
August	342,575	699,475	
September	N/A	305,000	
October	198,500	284,667	
November	231,000	492,571	
December	168,813	234,616	

Median Price

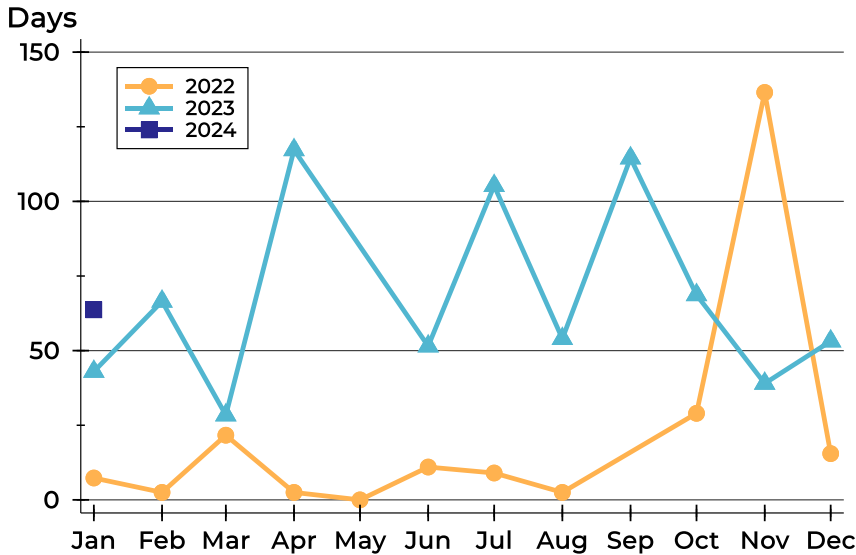


Month	2022	2023	2024
January	259,900	215,000	160,000
February	400,100	157,500	
March	279,900	163,000	
April	400,100	147,500	
May	525,200	N/A	
June	299,850	424,063	
July	185,000	332,250	
August	342,575	699,475	
September	N/A	305,000	
October	198,500	200,000	
November	231,000	230,000	
December	162,625	182,500	



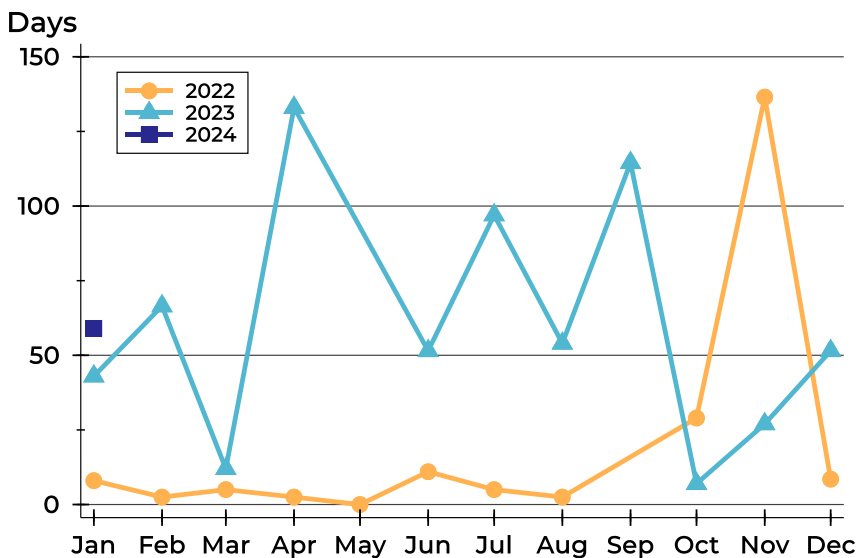
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	7	43	64
February	3	67	
March	22	28	
April	3	117	
May	N/A	N/A	
June	11	52	
July	9	105	
August	3	54	
September	N/A	115	
October	29	69	
November	137	39	
December	16	53	

Median DOM



Month	2022	2023	2024
January	8	43	59
February	3	67	
March	5	12	
April	3	133	
May	N/A	N/A	
June	11	52	
July	5	97	
August	3	54	
September	N/A	115	
October	29	7	
November	137	27	
December	9	52	



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in January

Total home sales in Shawnee County rose by 11.5% last month to 146 units, compared to 131 units in January 2023. Total sales volume was \$29.2 million, up 31.7% from a year earlier.

The median sale price in January was \$179,450, up from \$147,000 a year earlier. Homes that sold in January were typically on the market for 14 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of January

The total number of active listings in Shawnee County at the end of January was 157 units, up from 106 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 January was \$249,000.

During January, a total of 155 contracts were written down from 166 in January 2023. At the end of the month, there were 161 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

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Shawnee County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		146	131	179	146	131	179
Change from prior year		11.5%	-26.8%	9.8%	11.5%	-26.8%	9.8%
Active Listings		157	106	75	N/A	N/A	N/A
Change from prior year		48.1%	41.3%	-31.8%			
Months' Supply		0.8	0.5	0.3	N/A	N/A	N/A
Change from prior year		60.0%	66.7%	-40.0%			
New Listings		148	137	154	148	137	154
Change from prior year		8.0%	-11.0%	-17.6%	8.0%	-11.0%	-17.6%
Contracts Written		155	166	154	155	166	154
Change from prior year		-6.6%	7.8%	-19.4%	-6.6%	7.8%	-19.4%
Pending Contracts		161	155	154	N/A	N/A	N/A
Change from prior year		3.9%	0.6%	-22.6%			
Sales Volume (1,000s)		29,247	22,203	30,416	29,247	22,203	30,416
Change from prior year		31.7%	-27.0%	6.5%	31.7%	-27.0%	6.5%
Average	Sale Price	200,325	169,487	169,920	200,325	169,487	169,920
	Change from prior year	18.2%	-0.3%	-3.0%	18.2%	-0.3%	-3.0%
	List Price of Actives	292,789	284,543	240,503	N/A	N/A	N/A
	Change from prior year	2.9%	18.3%	22.9%			
	Days on Market	31	21	20	31	21	20
Change from prior year	47.6%	5.0%	-13.0%	47.6%	5.0%	-13.0%	
Percent of List	97.8%	97.7%	99.0%	97.8%	97.7%	99.0%	
Change from prior year	0.1%	-1.3%	1.0%	0.1%	-1.3%	1.0%	
Percent of Original	95.7%	95.7%	97.2%	95.7%	95.7%	97.2%	
Change from prior year	0.0%	-1.5%	0.2%	0.0%	-1.5%	0.2%	
Median	Sale Price	179,450	147,000	150,000	179,450	147,000	150,000
	Change from prior year	22.1%	-2.0%	-0.7%	22.1%	-2.0%	-0.7%
	List Price of Actives	249,000	251,225	187,500	N/A	N/A	N/A
	Change from prior year	-0.9%	34.0%	41.6%			
	Days on Market	14	9	5	14	9	5
Change from prior year	55.6%	80.0%	-28.6%	55.6%	80.0%	-28.6%	
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	97.2%	97.9%	100.0%	97.2%	97.9%	100.0%	
Change from prior year	-0.7%	-2.1%	0.6%	-0.7%	-2.1%	0.6%	

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



Shawnee County Closed Listings Analysis

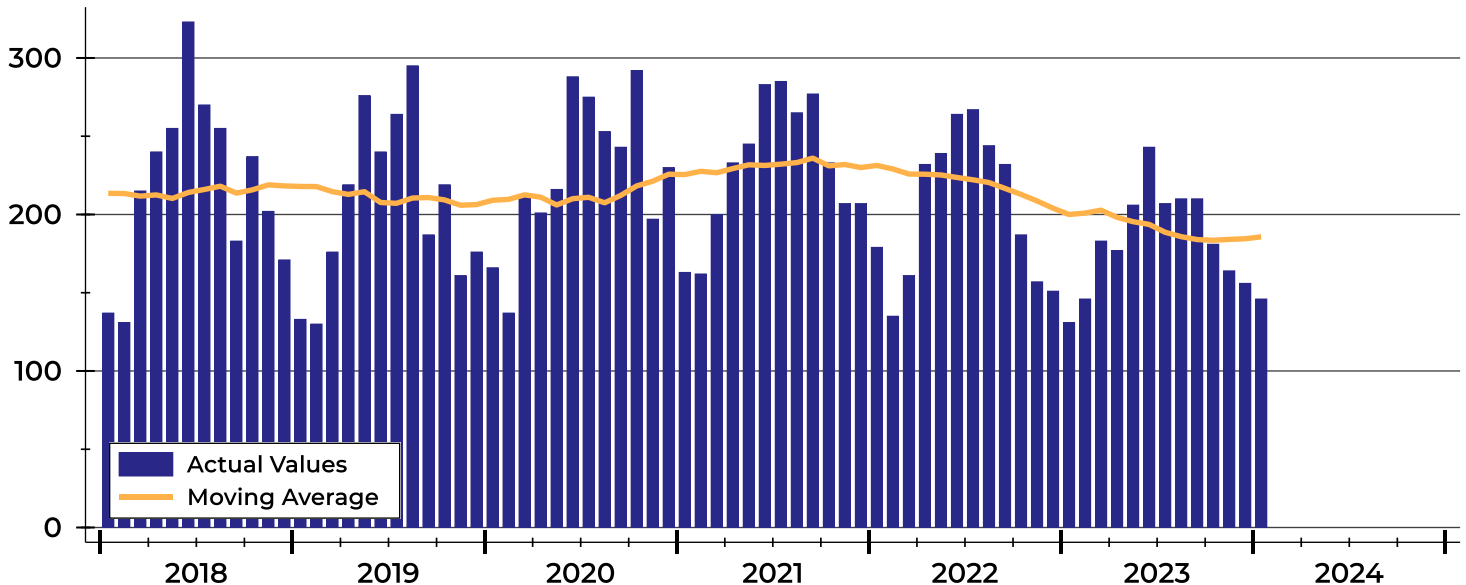
Summary Statistics for Closed Listings		2024	January 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		146	131	11.5%	146	131	11.5%
Volume (1,000s)		29,247	22,203	31.7%	29,247	22,203	31.7%
Months' Supply		0.8	0.5	60.0%	N/A	N/A	N/A
Average	Sale Price	200,325	169,487	18.2%	200,325	169,487	18.2%
	Days on Market	31	21	47.6%	31	21	47.6%
	Percent of List	97.8%	97.7%	0.1%	97.8%	97.7%	0.1%
	Percent of Original	95.7%	95.7%	0.0%	95.7%	95.7%	0.0%
Median	Sale Price	179,450	147,000	22.1%	179,450	147,000	22.1%
	Days on Market	14	9	55.6%	14	9	55.6%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.2%	97.9%	-0.7%	97.2%	97.9%	-0.7%

A total of 146 homes sold in Shawnee County in January, up from 131 units in January 2023. Total sales volume rose to \$29.2 million compared to \$22.2 million in the previous year.

The median sales price in January was \$179,450, up 22.1% compared to the prior year. Median days on market was 14 days, down from 16 days in December, but up from 9 in January 2023.

History of Closed Listings

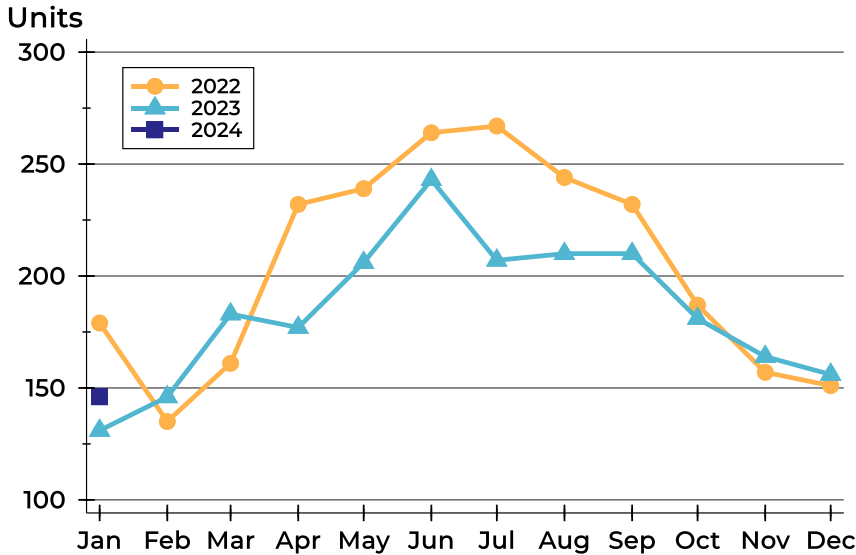
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	179	131	146
February	135	146	
March	161	183	
April	232	177	
May	239	206	
June	264	243	
July	267	207	
August	244	210	
September	232	210	
October	187	181	
November	157	164	
December	151	156	

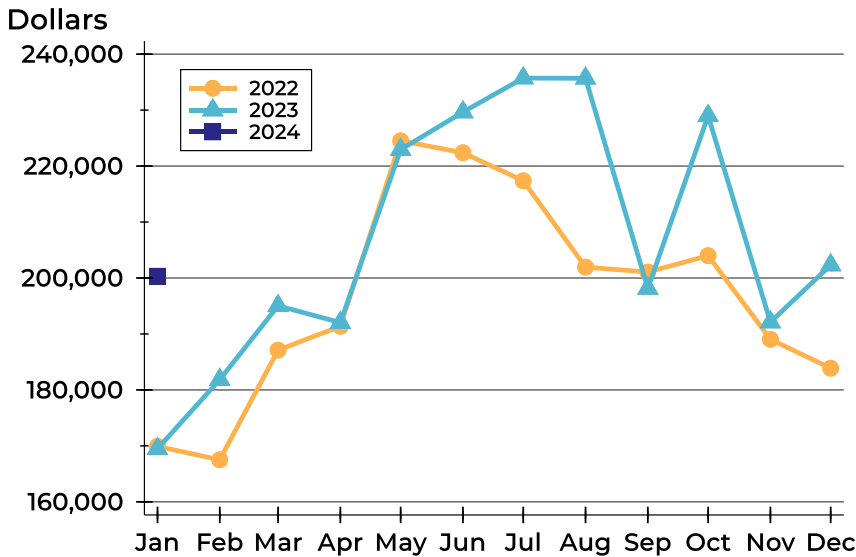
Closed Listings by Price Range

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%	1.2	20,000	20,000	60	60	69.0%	69.0%	69.0%	69.0%
\$25,000-\$49,999	10	6.8%	1.2	40,800	42,500	30	15	94.7%	93.8%	88.3%	87.6%
\$50,000-\$99,999	21	14.4%	0.6	79,476	77,500	32	11	95.0%	97.6%	91.3%	96.1%
\$100,000-\$124,999	11	7.5%	0.0	110,018	110,000	15	6	99.1%	100.0%	97.1%	96.1%
\$125,000-\$149,999	13	8.9%	0.9	140,190	140,000	27	10	99.5%	100.0%	96.7%	100.0%
\$150,000-\$174,999	14	9.6%	0.5	160,957	160,000	27	23	98.7%	100.0%	105.9%	95.5%
\$175,000-\$199,999	17	11.6%	0.8	186,518	186,000	38	17	99.5%	100.0%	95.0%	100.0%
\$200,000-\$249,999	18	12.3%	0.6	227,225	226,125	30	29	98.8%	99.5%	96.9%	97.4%
\$250,000-\$299,999	18	12.3%	0.7	273,156	275,000	16	5	98.9%	100.0%	97.3%	99.1%
\$300,000-\$399,999	12	8.2%	1.4	341,392	344,950	47	32	99.5%	100.0%	96.8%	96.6%
\$400,000-\$499,999	7	4.8%	1.3	449,214	440,000	28	9	96.1%	96.4%	94.3%	96.4%
\$500,000-\$749,999	4	2.7%	2.6	611,388	602,500	74	82	97.4%	96.1%	92.7%	89.9%
\$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



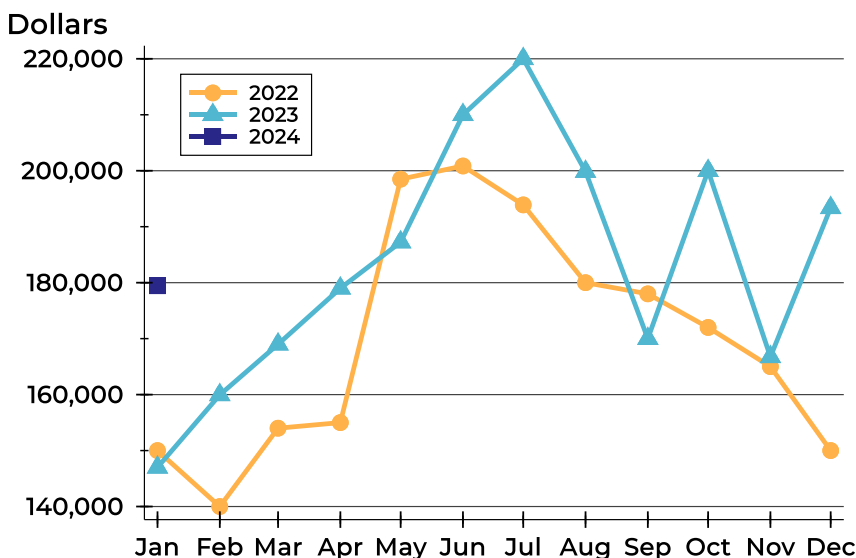
Shawnee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	169,920	169,487	200,325
February	167,521	181,847	
March	187,113	195,038	
April	191,385	192,034	
May	224,517	222,943	
June	222,383	229,653	
July	217,368	235,718	
August	201,942	235,685	
September	201,066	198,134	
October	203,992	228,993	
November	189,048	192,126	
December	183,885	202,308	

Median Price

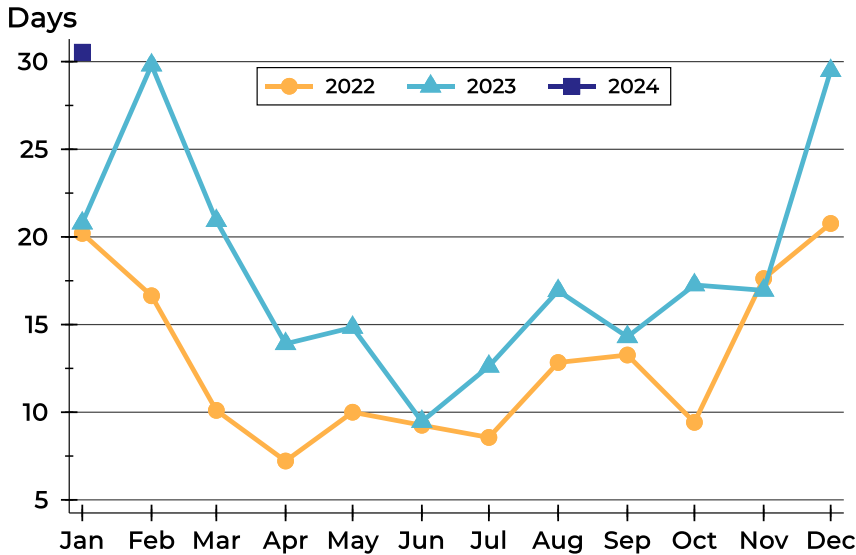


Month	2022	2023	2024
January	150,000	147,000	179,450
February	140,000	159,950	
March	154,000	169,000	
April	155,000	179,000	
May	198,500	187,250	
June	200,850	210,000	
July	193,900	220,000	
August	180,000	199,850	
September	178,006	170,000	
October	172,000	200,000	
November	165,000	166,750	
December	150,000	193,375	



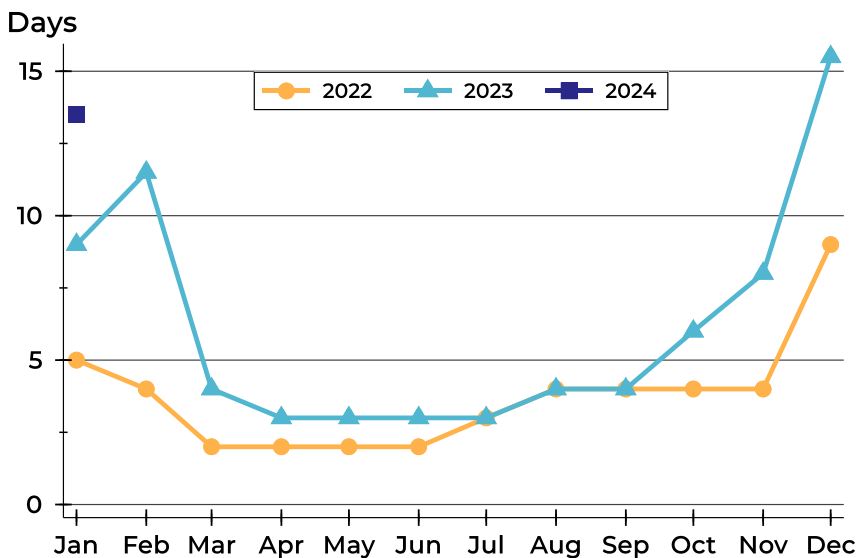
Shawnee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	20	21	31
February	17	30	
March	10	21	
April	7	14	
May	10	15	
June	9	9	
July	9	13	
August	13	17	
September	13	14	
October	9	17	
November	18	17	
December	21	29	

Median DOM



Month	2022	2023	2024
January	5	9	14
February	4	12	
March	2	4	
April	2	3	
May	2	3	
June	2	3	
July	3	3	
August	4	4	
September	4	4	
October	4	6	
November	4	8	
December	9	16	



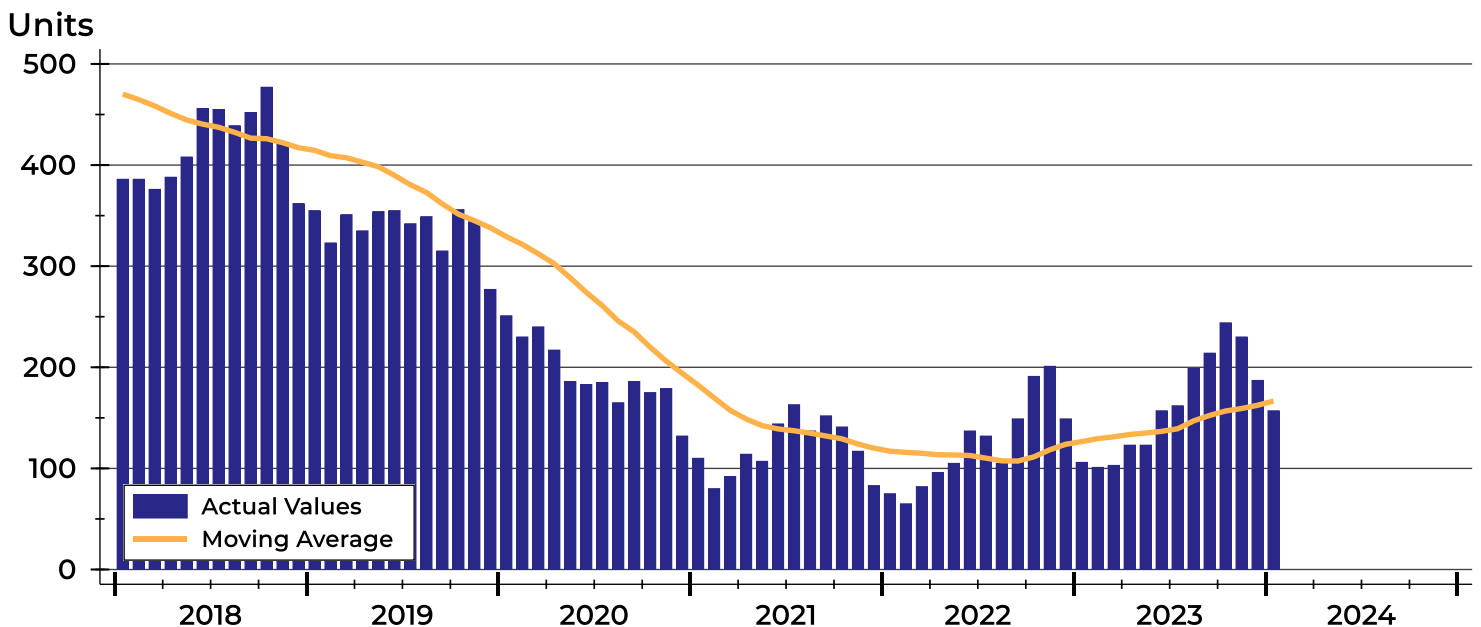
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		157	106	48.1%
Volume (1,000s)		45,968	30,162	52.4%
Months' Supply		0.8	0.5	60.0%
Average	List Price	292,789	284,543	2.9%
	Days on Market	68	63	7.9%
	Percent of Original	96.0%	97.9%	-1.9%
Median	List Price	249,000	251,225	-0.9%
	Days on Market	44	50	-12.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 157 homes were available for sale in Shawnee County at the end of January. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$249,000, down 0.9% from 2023. The typical time on market for active listings was 44 days, down from 50 days a year earlier.

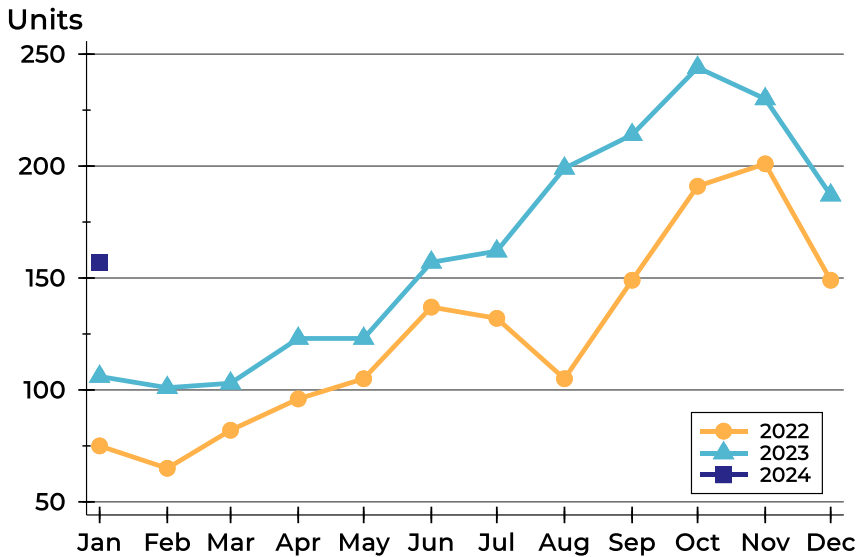
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	75	106	157
February	65	101	
March	82	103	
April	96	123	
May	105	123	
June	137	157	
July	132	162	
August	105	199	
September	149	214	
October	191	244	
November	201	230	
December	149	187	

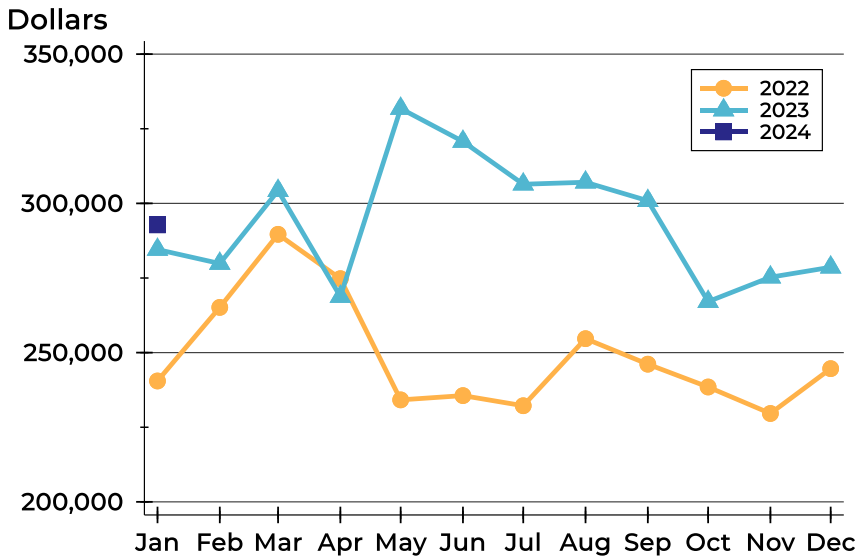
Active Listings by Price Range

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	2	1.3%	1.2	9,600	9,600	59	59	89.1%	89.1%
\$25,000-\$49,999	8	5.1%	1.2	37,749	37,445	54	50	86.8%	91.4%
\$50,000-\$99,999	18	11.5%	0.6	72,306	70,750	68	59	91.7%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	15	9.6%	0.9	137,610	138,000	37	22	98.2%	100.0%
\$150,000-\$174,999	9	5.7%	0.5	163,483	165,000	21	16	98.3%	100.0%
\$175,000-\$199,999	13	8.3%	0.8	188,046	189,500	81	63	97.1%	100.0%
\$200,000-\$249,999	16	10.2%	0.6	236,770	238,950	59	21	98.4%	100.0%
\$250,000-\$299,999	14	8.9%	0.7	284,159	286,975	34	25	97.5%	100.0%
\$300,000-\$399,999	31	19.7%	1.4	340,614	329,900	68	49	96.7%	100.0%
\$400,000-\$499,999	12	7.6%	1.3	462,329	470,950	111	78	97.8%	100.0%
\$500,000-\$749,999	15	9.6%	2.6	601,247	600,000	102	69	97.1%	100.0%
\$750,000-\$999,999	2	1.3%	N/A	849,450	849,450	133	133	97.0%	97.0%
\$1,000,000 and up	2	1.3%	N/A	1,887,000	1,887,000	206	206	86.3%	86.3%



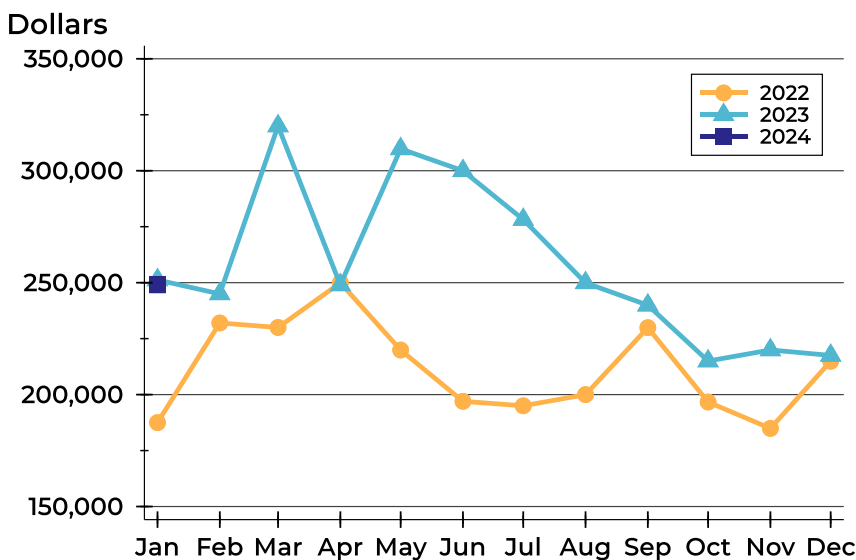
Shawnee County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	240,503	284,543	292,789
February	265,156	279,856	
March	289,648	304,258	
April	274,781	268,778	
May	234,169	331,778	
June	235,608	320,734	
July	232,214	306,421	
August	254,672	307,081	
September	246,136	300,893	
October	238,490	267,090	
November	229,617	275,269	
December	244,641	278,599	

Median Price

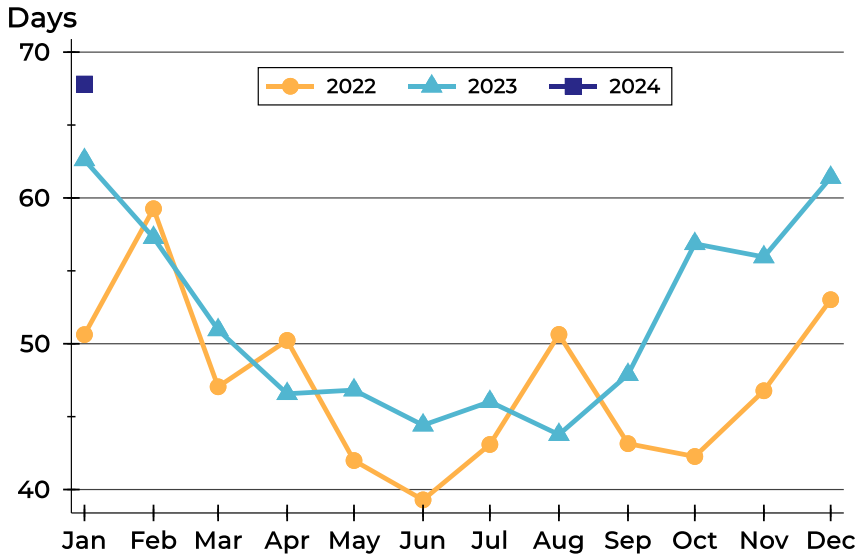


Month	2022	2023	2024
January	187,500	251,225	249,000
February	232,000	245,000	
March	230,000	320,000	
April	249,950	249,000	
May	219,900	309,777	
June	197,000	300,000	
July	195,000	278,200	
August	200,000	249,925	
September	229,900	239,950	
October	196,700	215,000	
November	184,900	219,950	
December	214,900	217,500	



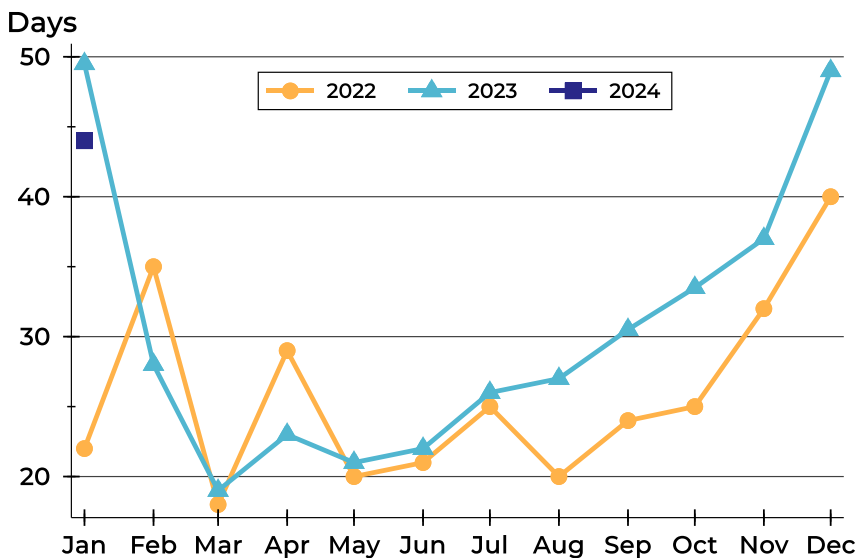
Shawnee County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	51	63	68
February	59	57	
March	47	51	
April	50	47	
May	42	47	
June	39	44	
July	43	46	
August	51	44	
September	43	48	
October	42	57	
November	47	56	
December	53	61	

Median DOM

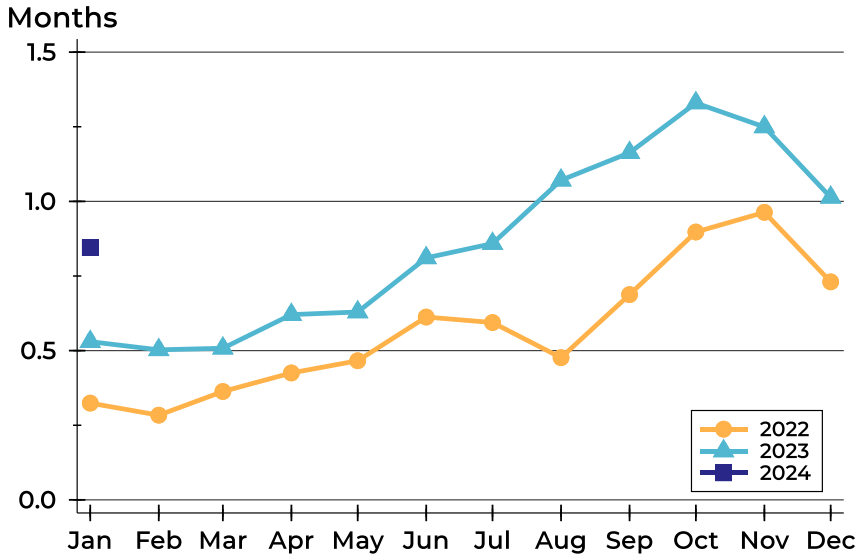


Month	2022	2023	2024
January	22	50	44
February	35	28	
March	18	19	
April	29	23	
May	20	21	
June	21	22	
July	25	26	
August	20	27	
September	24	31	
October	25	34	
November	32	37	
December	40	49	



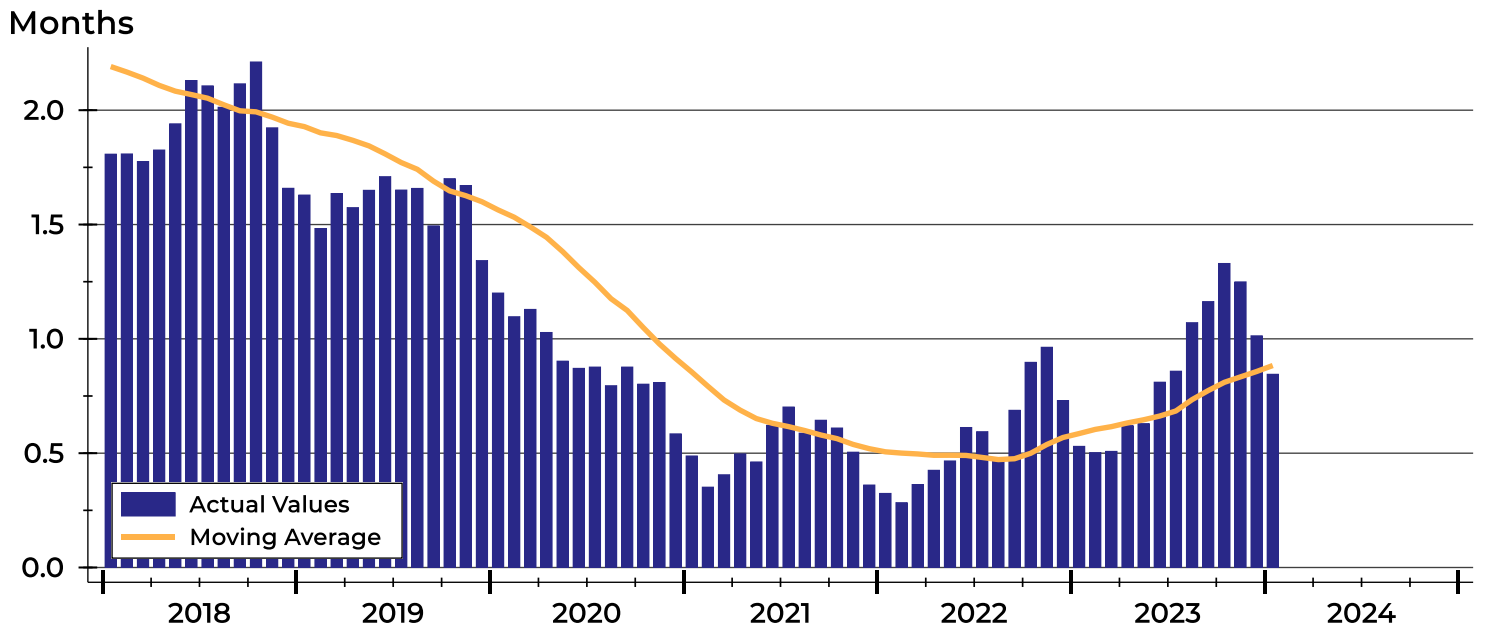
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





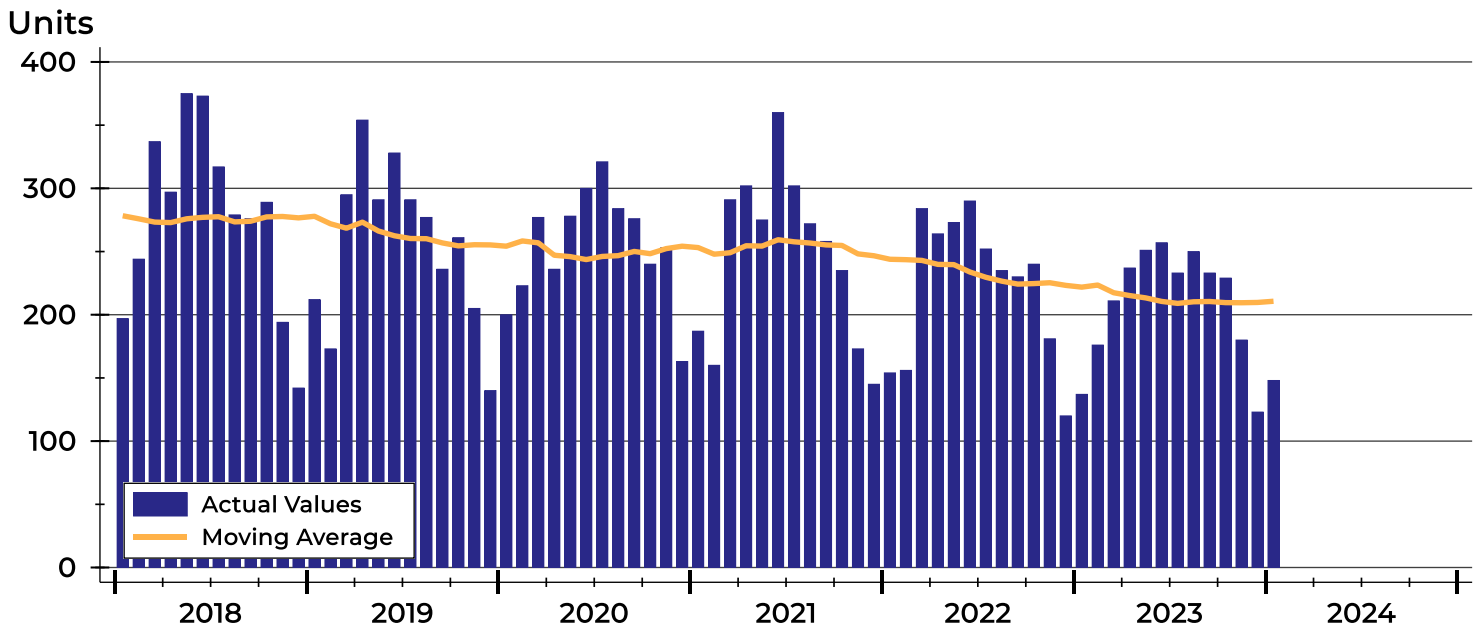
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	148	137	8.0%
	Volume (1,000s)	31,294	25,609	22.2%
	Average List Price	211,445	186,924	13.1%
	Median List Price	188,000	167,500	12.2%
Year-to-Date	New Listings	148	137	8.0%
	Volume (1,000s)	31,294	25,609	22.2%
	Average List Price	211,445	186,924	13.1%
	Median List Price	188,000	167,500	12.2%

A total of 148 new listings were added in Shawnee County during January, up 8.0% from the same month in 2023.

The median list price of these homes was \$188,000 up from \$167,500 in 2023.

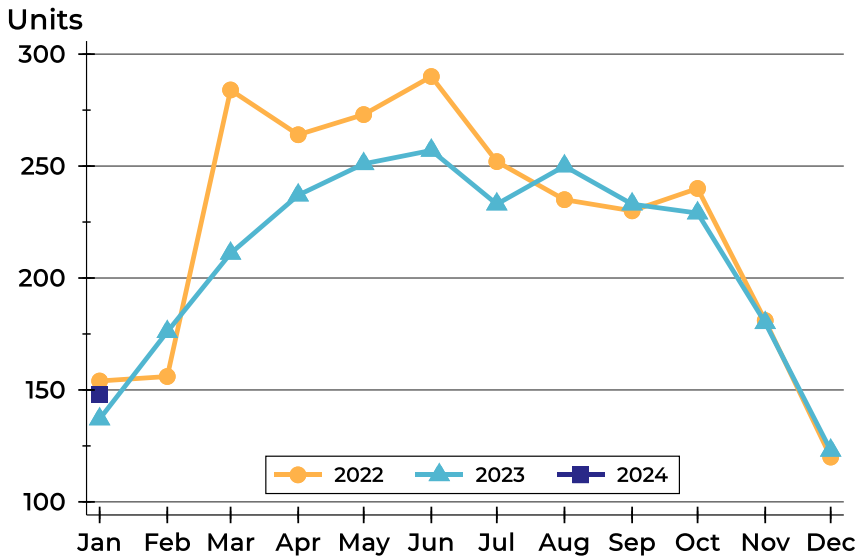
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	154	137	148
February	156	176	
March	284	211	
April	264	237	
May	273	251	
June	290	257	
July	252	233	
August	235	250	
September	230	233	
October	240	229	
November	181	180	
December	120	123	

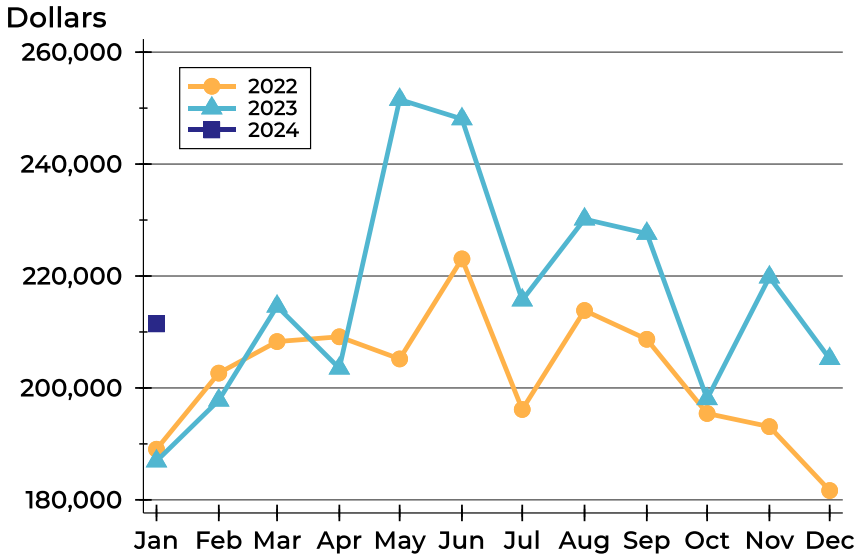
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	1,200	1,200	26	26	100.0%	100.0%
\$25,000-\$49,999	6	4.1%	43,617	42,250	9	5	100.5%	100.0%
\$50,000-\$99,999	24	16.2%	75,642	76,000	9	4	98.6%	100.0%
\$100,000-\$124,999	6	4.1%	114,983	115,000	1	0	98.6%	100.0%
\$125,000-\$149,999	17	11.5%	137,612	138,000	16	16	99.4%	100.0%
\$150,000-\$174,999	13	8.8%	163,712	165,000	14	12	98.9%	100.0%
\$175,000-\$199,999	15	10.1%	188,607	189,500	7	4	99.8%	100.0%
\$200,000-\$249,999	20	13.5%	233,525	234,900	14	13	99.0%	100.0%
\$250,000-\$299,999	19	12.8%	276,295	279,900	9	6	99.0%	100.0%
\$300,000-\$399,999	16	10.8%	341,506	329,900	15	14	99.6%	100.0%
\$400,000-\$499,999	5	3.4%	479,560	489,900	12	1	97.7%	100.0%
\$500,000-\$749,999	6	4.1%	574,483	557,500	9	8	99.1%	100.0%
\$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



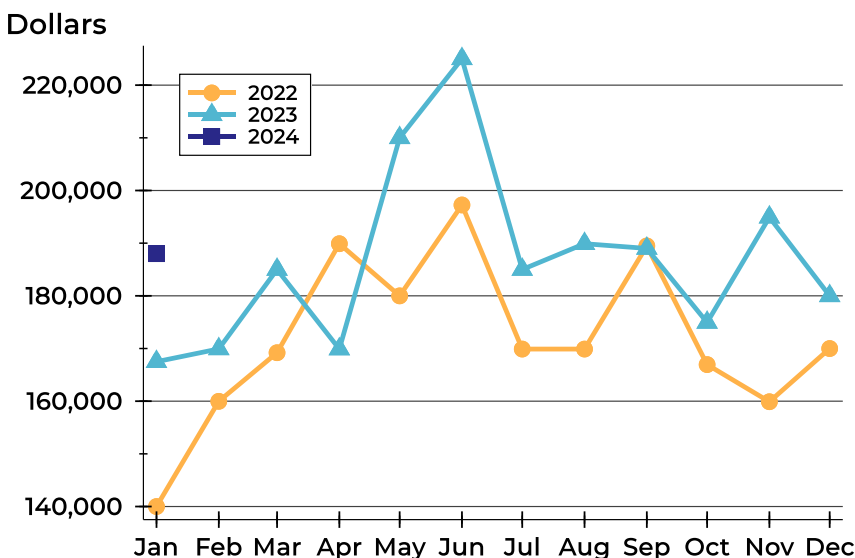
Shawnee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	189,050	186,924	211,445
February	202,646	197,792	
March	208,289	214,587	
April	209,143	203,515	
May	205,180	251,529	
June	223,059	248,063	
July	196,153	215,688	
August	213,837	230,157	
September	208,690	227,597	
October	195,443	198,053	
November	193,089	219,794	
December	181,665	205,215	

Median Price



Month	2022	2023	2024
January	140,000	167,500	188,000
February	159,975	169,925	
March	169,200	185,000	
April	189,900	169,900	
May	180,000	210,000	
June	197,250	225,000	
July	169,900	185,000	
August	169,900	189,900	
September	189,475	189,000	
October	166,950	174,950	
November	159,900	194,925	
December	170,000	180,000	



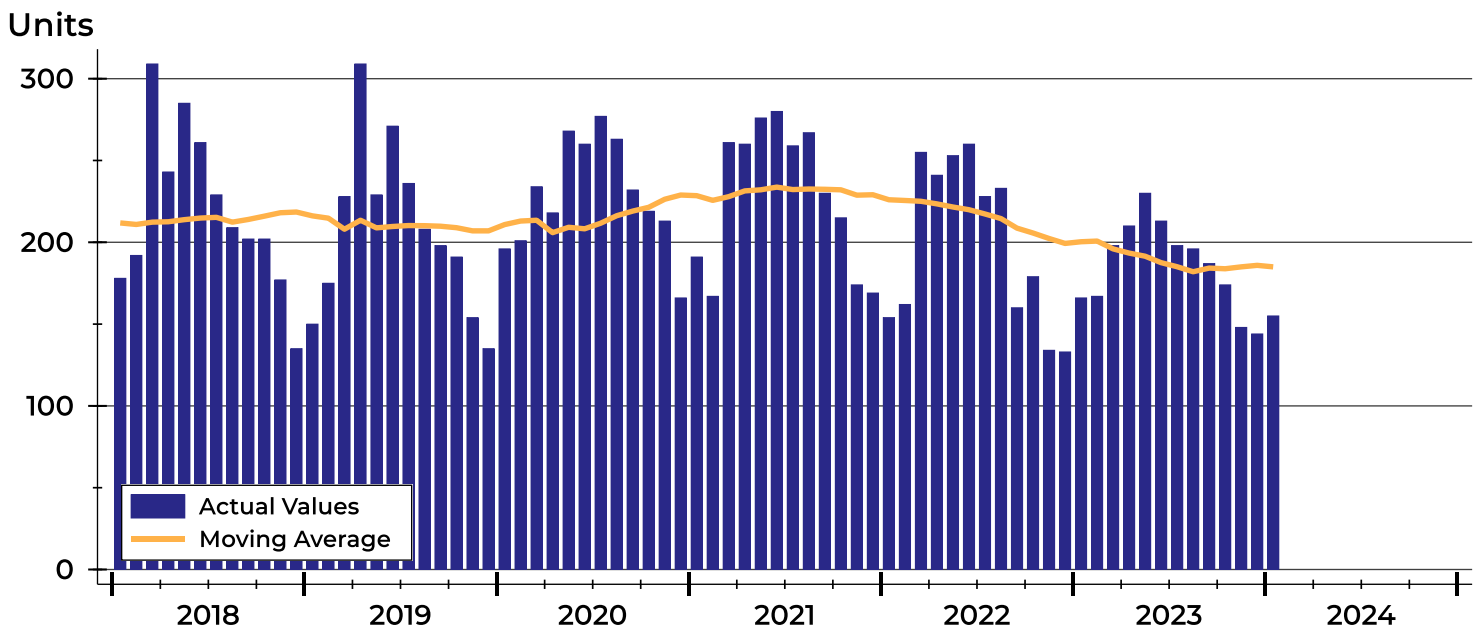
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	January 2023	Change	2024	2023	Change
Contracts Written		155	166	-6.6%	155	166	-6.6%
Volume (1,000s)		32,455	31,315	3.6%	32,455	31,315	3.6%
Average	Sale Price	209,386	188,646	11.0%	209,386	188,646	11.0%
	Days on Market	32	29	10.3%	32	29	10.3%
	Percent of Original	96.6%	96.8%	-0.2%	96.6%	96.8%	-0.2%
Median	Sale Price	180,000	163,700	10.0%	180,000	163,700	10.0%
	Days on Market	10	10	0.0%	10	10	0.0%
	Percent of Original	100.0%	98.9%	1.1%	100.0%	98.9%	1.1%

A total of 155 contracts for sale were written in Shawnee County during the month of January, down from 166 in 2023. The median list price of these homes was \$180,000, up from \$163,700 the prior year.

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

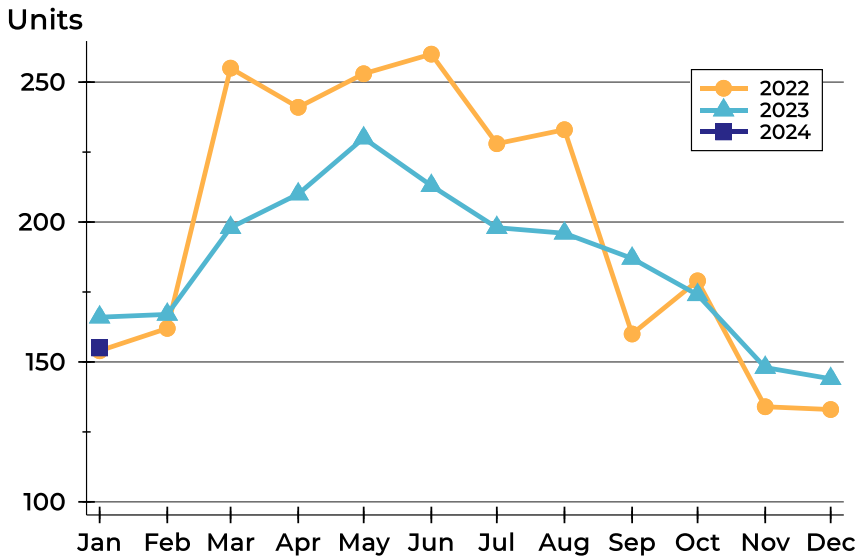
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	154	166	155
February	162	167	
March	255	198	
April	241	210	
May	253	230	
June	260	213	
July	228	198	
August	233	196	
September	160	187	
October	179	174	
November	134	148	
December	133	144	

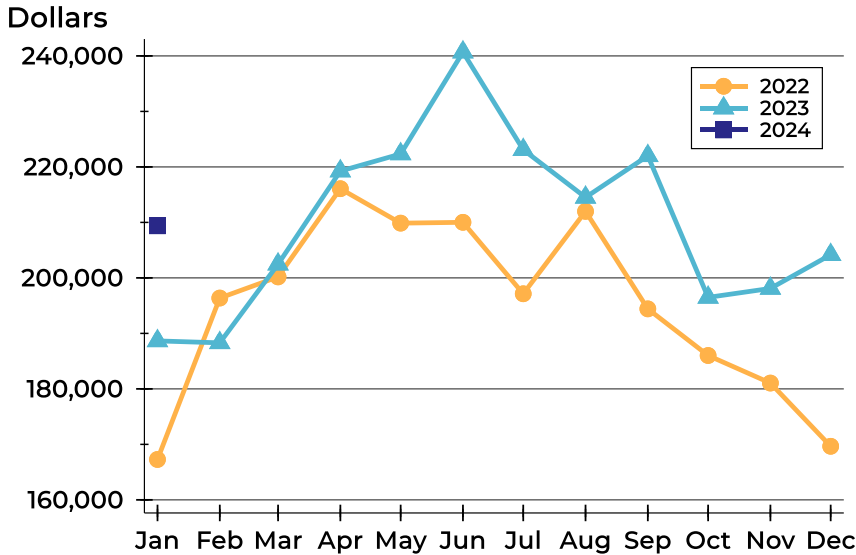
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	20,000	20,000	26	26	80.0%	80.0%
\$25,000-\$49,999	8	5.2%	40,119	41,000	57	52	86.4%	92.5%
\$50,000-\$99,999	24	15.5%	78,215	79,900	25	4	96.3%	100.0%
\$100,000-\$124,999	14	9.0%	116,150	117,450	40	19	95.1%	99.0%
\$125,000-\$149,999	10	6.5%	137,605	140,000	22	8	99.0%	100.0%
\$150,000-\$174,999	13	8.4%	161,646	160,000	31	22	95.7%	100.0%
\$175,000-\$199,999	24	15.5%	188,232	185,750	30	11	97.8%	100.0%
\$200,000-\$249,999	21	13.5%	230,546	234,900	30	23	98.5%	100.0%
\$250,000-\$299,999	19	12.3%	274,858	275,000	26	9	98.2%	100.0%
\$300,000-\$399,999	10	6.5%	345,605	337,450	48	23	96.6%	98.8%
\$400,000-\$499,999	4	2.6%	467,475	472,500	17	1	99.4%	100.0%
\$500,000-\$749,999	6	3.9%	589,317	592,500	43	13	97.1%	100.0%
\$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%



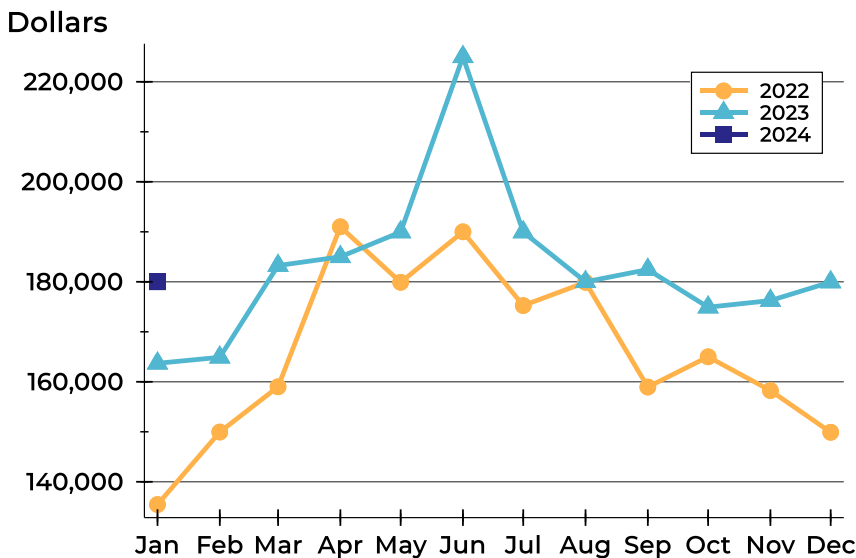
Shawnee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	167,282	188,646	209,386
February	196,370	188,300	
March	200,181	202,470	
April	216,074	219,252	
May	209,866	222,332	
June	210,019	240,681	
July	197,143	223,098	
August	211,991	214,510	
September	194,419	222,004	
October	186,015	196,489	
November	181,053	198,100	
December	169,662	204,169	

Median Price

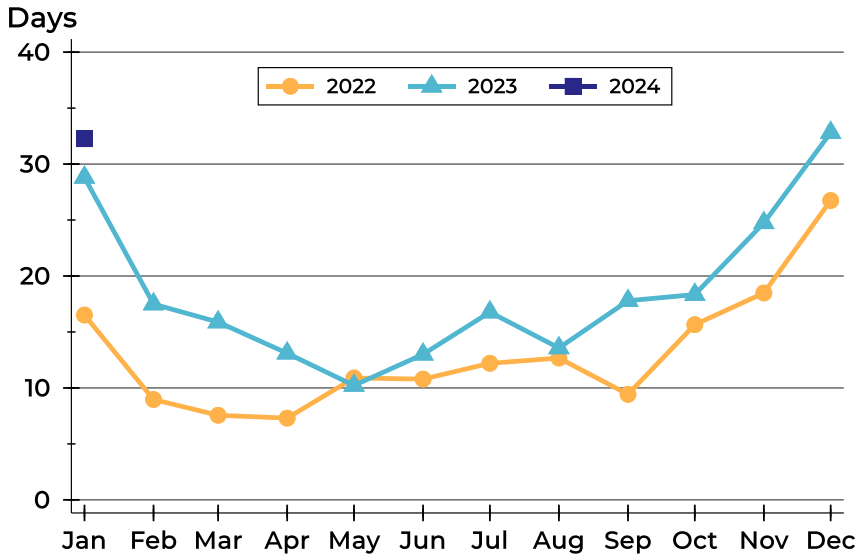


Month	2022	2023	2024
January	135,450	163,700	180,000
February	149,950	164,900	
March	159,000	183,250	
April	191,000	185,000	
May	179,900	189,950	
June	190,000	225,000	
July	175,250	189,950	
August	179,900	180,000	
September	158,950	182,450	
October	165,000	174,925	
November	158,250	176,250	
December	149,900	179,950	



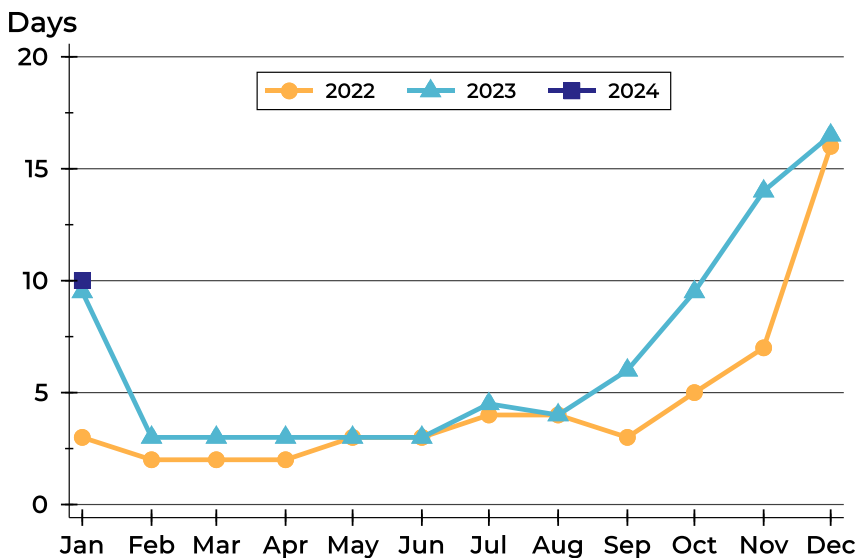
Shawnee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	17	29	32
February	9	17	
March	8	16	
April	7	13	
May	11	10	
June	11	13	
July	12	17	
August	13	14	
September	9	18	
October	16	18	
November	18	25	
December	27	33	

Median DOM



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



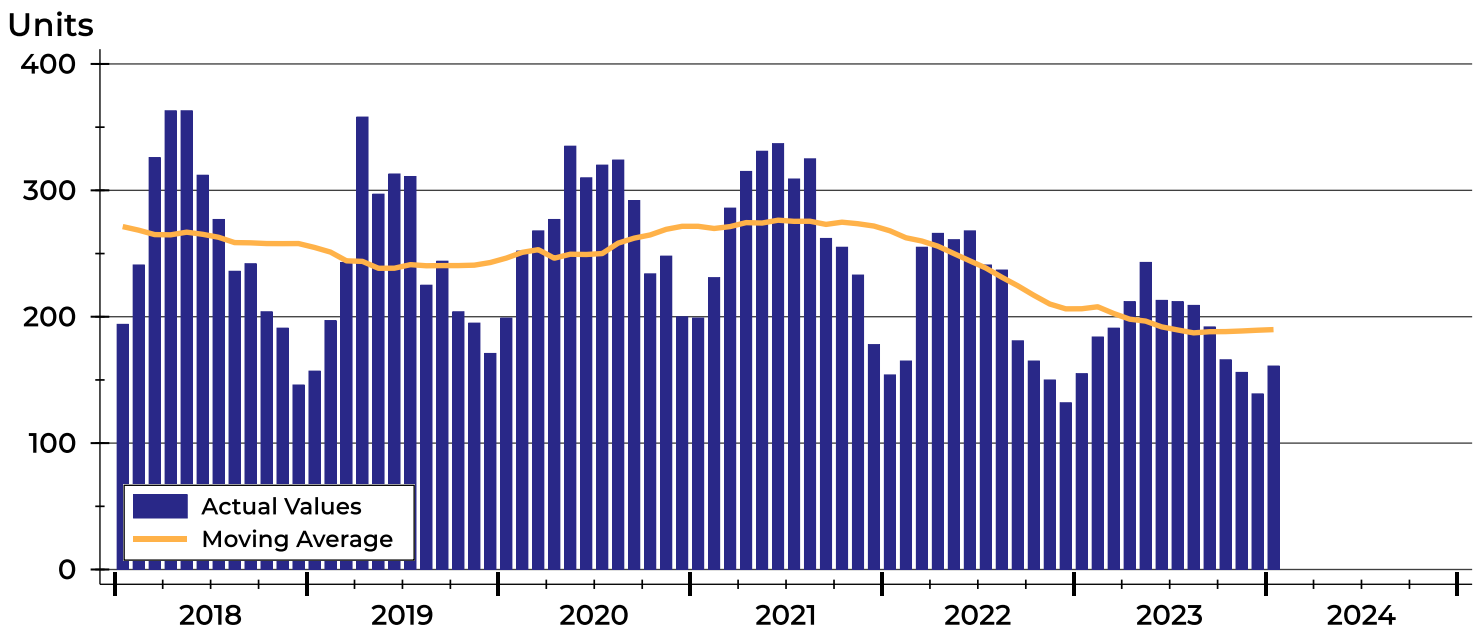
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		161	155	3.9%
Volume (1,000s)		35,245	31,015	13.6%
Average	List Price	218,913	200,095	9.4%
	Days on Market	30	33	-9.1%
	Percent of Original	97.9%	97.4%	0.5%
Median	List Price	189,500	169,500	11.8%
	Days on Market	12	12	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 161 listings in Shawnee County had contracts pending at the end of January, up from 155 contracts pending at the end of January 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.

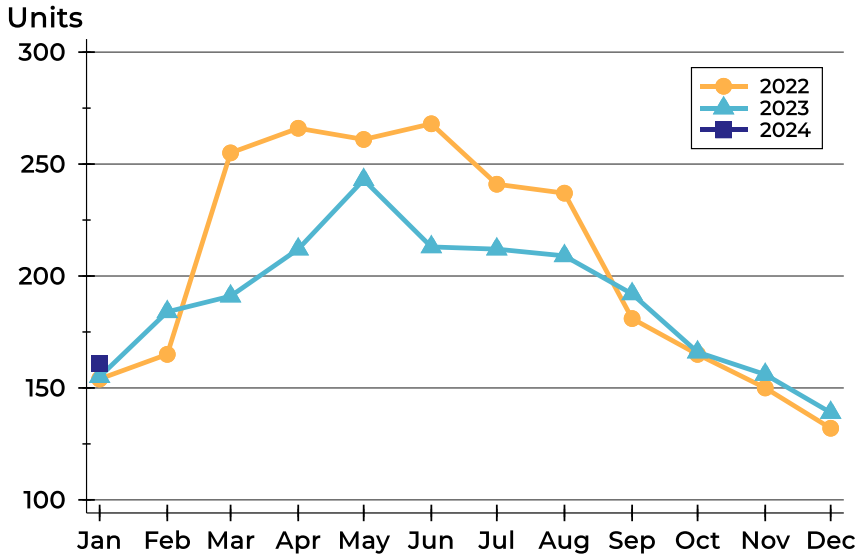
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	154	155	161
February	165	184	
March	255	191	
April	266	212	
May	261	243	
June	268	213	
July	241	212	
August	237	209	
September	181	192	
October	165	166	
November	150	156	
December	132	139	

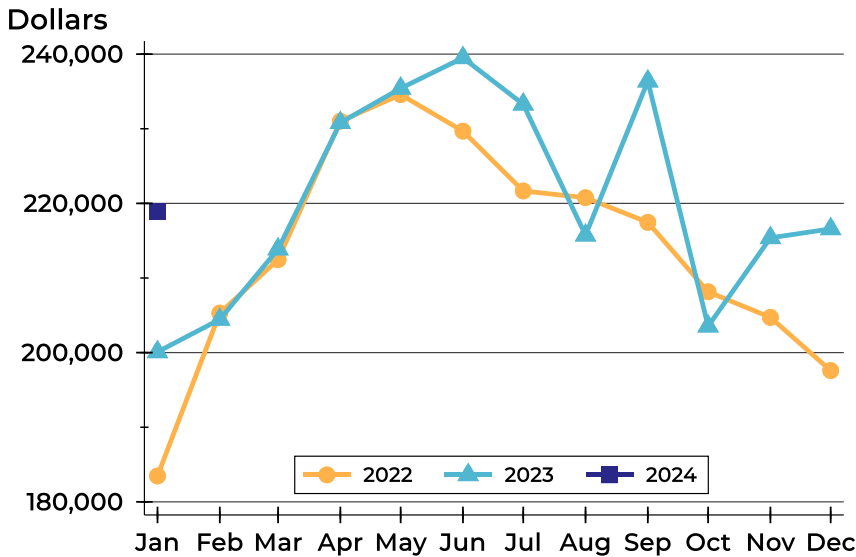
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	18,250	18,250	13	13	100.0%	100.0%
\$25,000-\$49,999	4	2.5%	39,913	42,450	50	38	96.2%	100.0%
\$50,000-\$99,999	22	13.7%	79,234	79,900	31	7	96.8%	100.0%
\$100,000-\$124,999	14	8.7%	115,929	115,000	39	23	96.8%	100.0%
\$125,000-\$149,999	11	6.8%	137,964	140,000	18	7	99.6%	100.0%
\$150,000-\$174,999	16	9.9%	159,519	159,900	20	8	99.2%	100.0%
\$175,000-\$199,999	23	14.3%	188,686	189,500	24	9	98.5%	100.0%
\$200,000-\$249,999	24	14.9%	228,686	229,700	29	22	98.7%	100.0%
\$250,000-\$299,999	21	13.0%	274,152	275,000	32	22	96.8%	100.0%
\$300,000-\$399,999	12	7.5%	346,504	339,000	42	22	97.9%	100.0%
\$400,000-\$499,999	3	1.9%	478,300	485,000	23	1	100.0%	100.0%
\$500,000-\$749,999	8	5.0%	593,050	592,500	33	5	96.2%	100.0%
\$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%



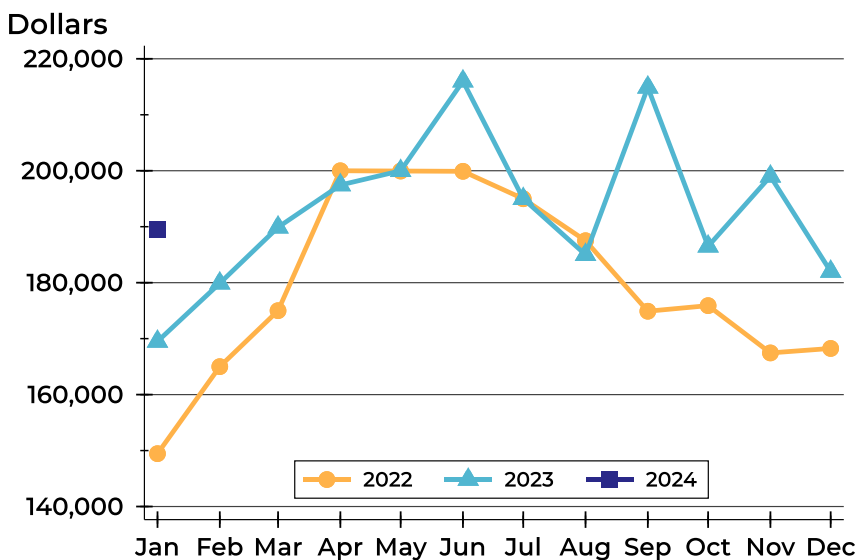
Shawnee County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	183,471	200,095	218,913
February	205,304	204,451	
March	212,455	213,872	
April	231,014	230,805	
May	234,579	235,423	
June	229,679	239,503	
July	221,662	233,283	
August	220,766	215,734	
September	217,463	236,375	
October	208,152	203,540	
November	204,725	215,383	
December	197,592	216,582	

Median Price

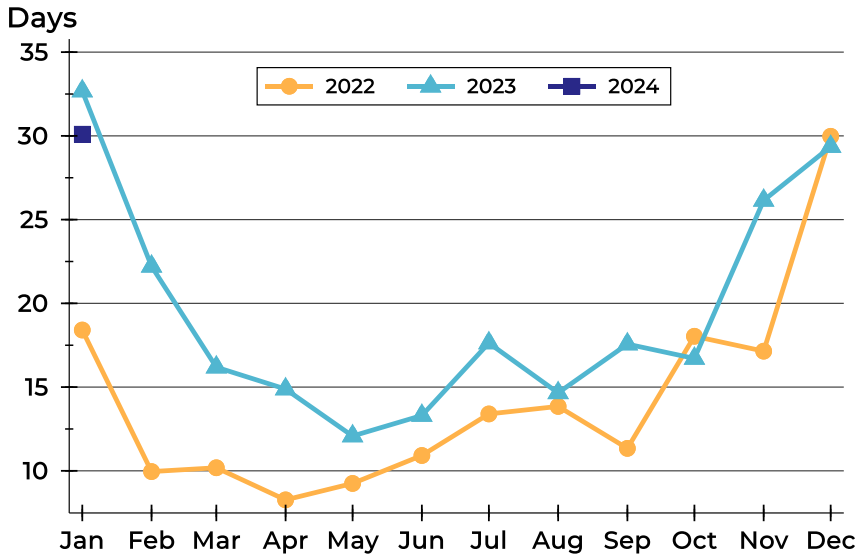


Month	2022	2023	2024
January	149,450	169,500	189,500
February	165,000	179,900	
March	174,999	189,900	
April	200,000	197,450	
May	199,950	200,000	
June	199,900	216,000	
July	195,000	195,000	
August	187,500	185,000	
September	174,900	214,900	
October	175,900	186,500	
November	167,450	199,000	
December	168,250	182,000	



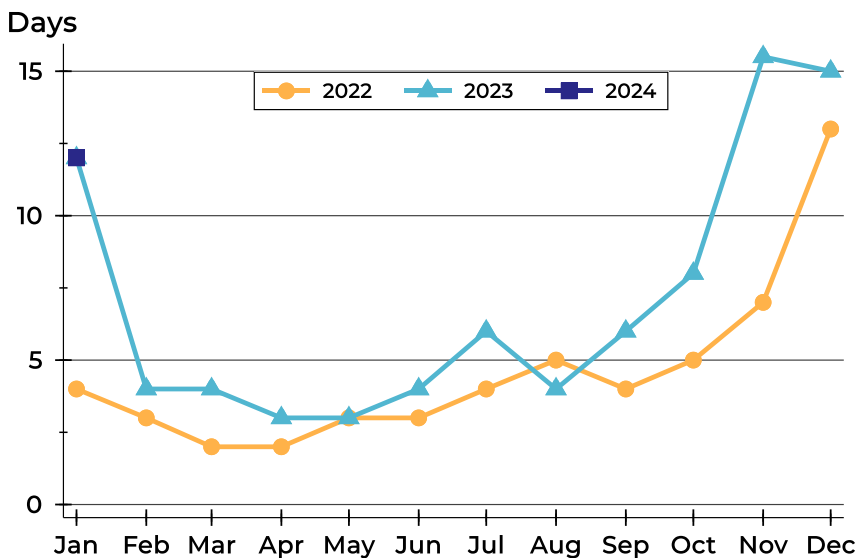
Shawnee County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	33	30
February	10	22	
March	10	16	
April	8	15	
May	9	12	
June	11	13	
July	13	18	
August	14	15	
September	11	18	
October	18	17	
November	17	26	
December	30	29	

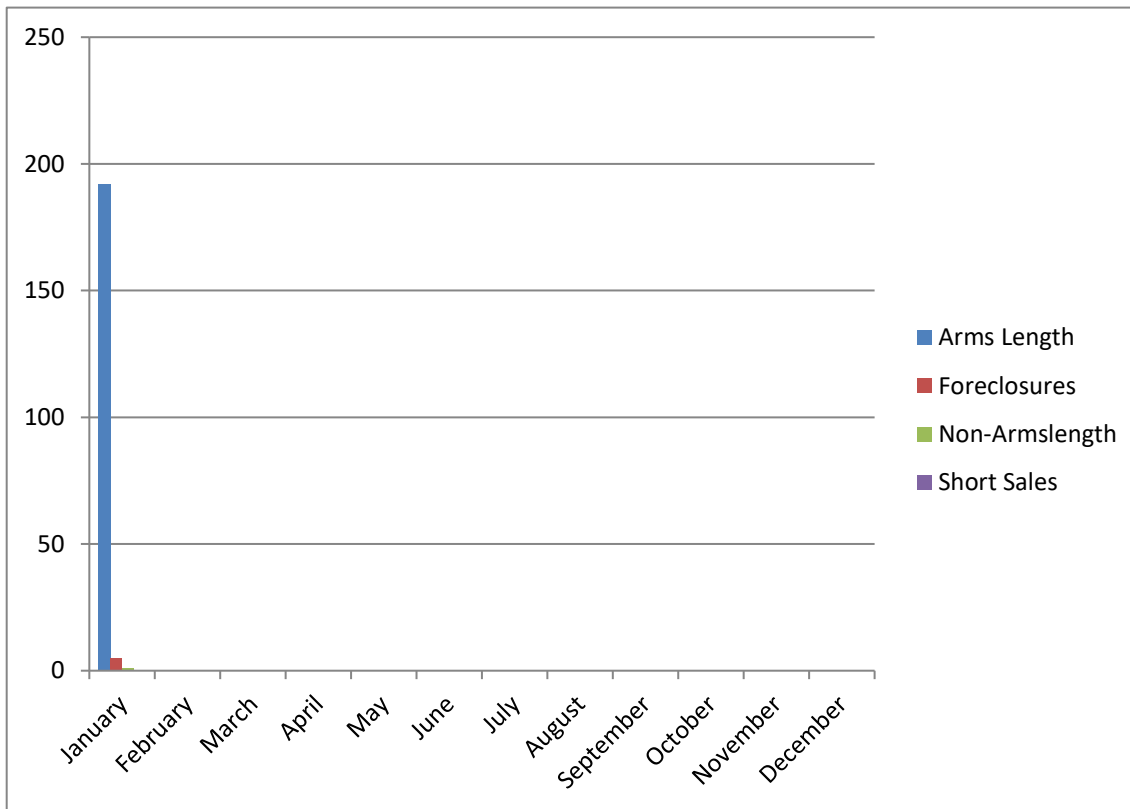
Median DOM



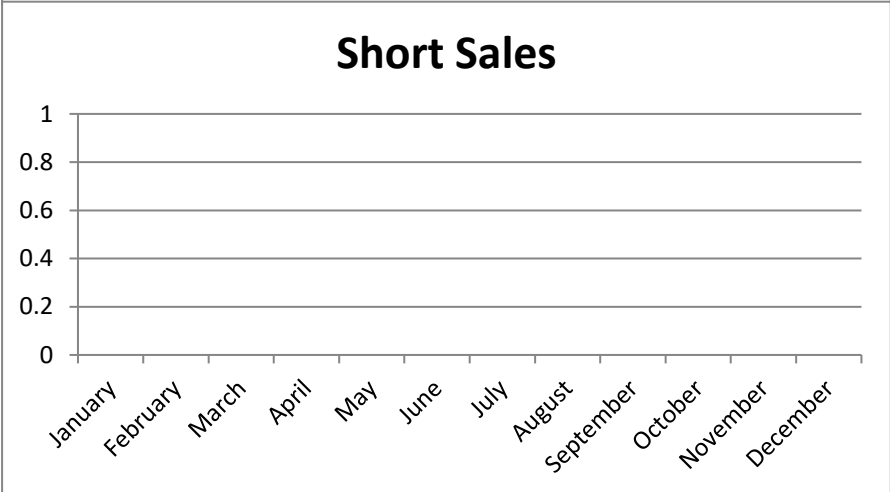
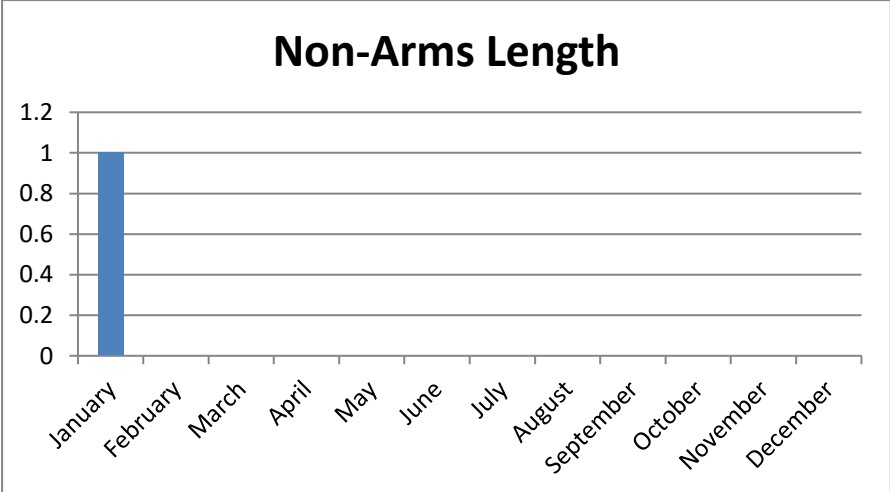
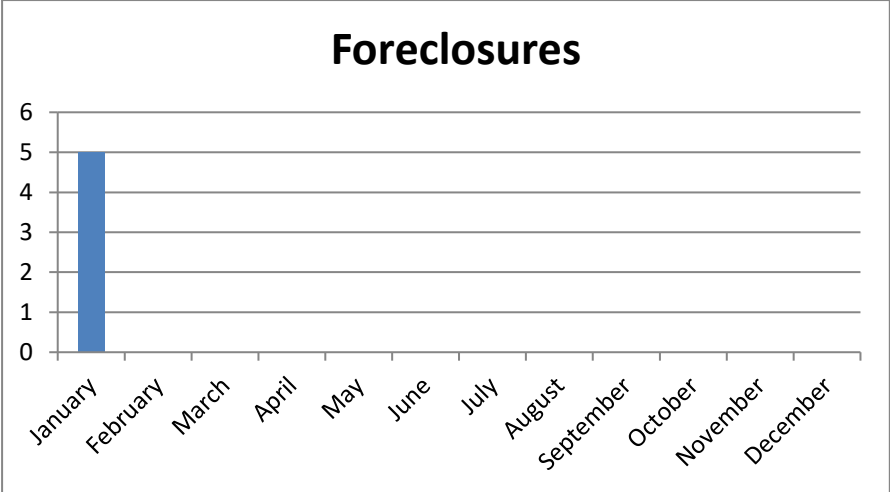
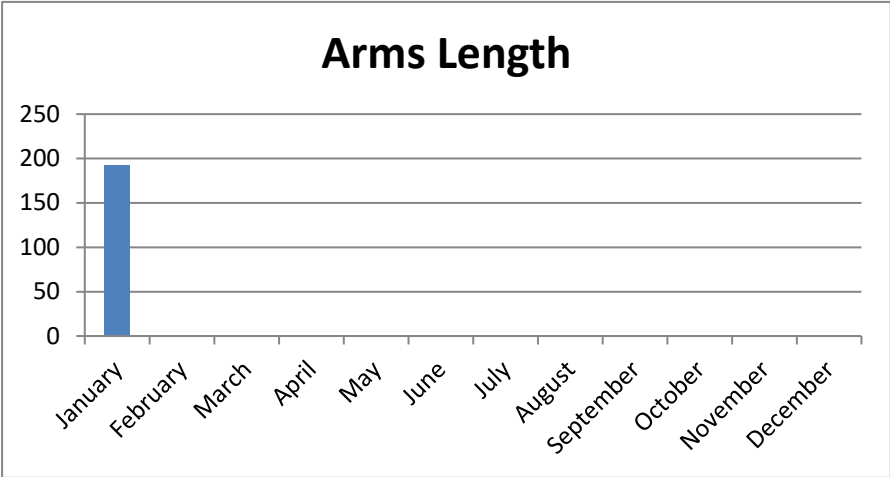
Month	2022	2023	2024
January	4	12	12
February	3	4	
March	2	4	
April	2	3	
May	3	3	
June	3	4	
July	4	6	
August	5	4	
September	4	6	
October	5	8	
November	7	16	
December	13	15	

Sunflower Multiple Listing Service January 2024 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	198	192	5	1	0	5	3%
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
YTD Totals	198	192	5	1	0	5	3%



**Sunflower Multiple Listing Service
January 2024 Distressed Sales Report**



Sold Listings by Price Range Year-to-Date for Entire Sunflower MLS System

January 2024																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021	
\$1-\$29,999	1												1	10	10	6	
\$30,000-\$39,999	3												3	7	3	7	
\$40,000-\$49,999	7												7	12	4	10	
\$50,000-\$59,999	2												2	8	13	13	
\$60,000-\$69,999	5												5	6	11	5	
\$70,000-\$79,999	6												6	6	11	12	
\$80,000-\$89,999	6												6	5	17	6	
\$90,000-\$99,999	8												8	14	5	8	
\$100,000-\$119,999	10												10	9	21	19	
\$120,000-\$139,999	10												10	21	28	15	
\$140,000-\$159,999	19												19	16	19	25	
\$160,000-\$179,999	17												17	15	15	22	
\$180,000-\$199,999	15												15	16	18	17	
\$200,000-\$249,999	26												26	27	26	25	
\$250,000-\$299,999	27												27	14	25	13	
\$300,000-\$399,999	22												22	20	19	15	
\$400,000-\$499,999	10												10	6	4	6	
\$500,000 or more	4												4	3	7	7	
TOTALS	198	0	0	0	0	0	0	0	0	0	0	0	198	215	256	231	



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in January

Total home sales in the Topeka MSA & Douglas County rose by 1.2% last month to 173 units, compared to 171 units in January 2023. Total sales volume was \$35.6 million, up 17.0% from a year earlier.

The median sale price in January was \$186,000, up from \$160,000 a year earlier. Homes that sold in January were typically on the market for 15 days and sold for 100.0% of their list prices.

Topeka MSA & Douglas County Active Listings Up at End of January

The total number of active listings in the Topeka MSA & Douglas County at the end of January was 228 units, up from 171 at the same point in 2023. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$249,839.

During January, a total of 184 contracts were written down from 200 in January 2023. At the end of the month, there were 197 contracts still pending.

Report Contents

- 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

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Topeka MSA & Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		173	171	225	173	171	225
Change from prior year		1.2%	-24.0%	19.0%	1.2%	-24.0%	19.0%
Active Listings		228	171	120	N/A	N/A	N/A
Change from prior year		33.3%	42.5%	-26.8%			
Months' Supply		1.0	0.7	0.4	N/A	N/A	N/A
Change from prior year		42.9%	75.0%	-33.3%			
New Listings		179	184	194	179	184	194
Change from prior year		-2.7%	-5.2%	-16.4%	-2.7%	-5.2%	-16.4%
Contracts Written		184	200	206	184	200	206
Change from prior year		-8.0%	-2.9%	-13.8%	-8.0%	-2.9%	-13.8%
Pending Contracts		197	190	208	N/A	N/A	N/A
Change from prior year		3.7%	-8.7%	-17.8%			
Sales Volume (1,000s)		35,590	30,426	41,145	35,590	30,426	41,145
Change from prior year		17.0%	-26.1%	24.9%	17.0%	-26.1%	24.9%
Average	Sale Price	205,720	177,930	182,865	205,720	177,930	182,865
	Change from prior year	15.6%	-2.7%	4.9%	15.6%	-2.7%	4.9%
	List Price of Actives	297,579	348,519	267,205	N/A	N/A	N/A
	Change from prior year	-14.6%	30.4%	26.6%			
	Days on Market	32	23	23	32	23	23
Change from prior year	39.1%	0.0%	-17.9%	39.1%	0.0%	-17.9%	
Percent of List	98.0%	97.2%	98.7%	98.0%	97.2%	98.7%	
Change from prior year	0.8%	-1.5%	0.5%	0.8%	-1.5%	0.5%	
Percent of Original	95.8%	94.9%	96.9%	95.8%	94.9%	96.9%	
Change from prior year	0.9%	-2.1%	-0.2%	0.9%	-2.1%	-0.2%	
Median	Sale Price	186,000	160,000	155,000	186,000	160,000	155,000
	Change from prior year	16.3%	3.2%	2.6%	16.3%	3.2%	2.6%
	List Price of Actives	249,839	265,000	206,750	N/A	N/A	N/A
	Change from prior year	-5.7%	28.2%	45.1%			
	Days on Market	15	10	6	15	10	6
Change from prior year	50.0%	66.7%	-14.3%	50.0%	66.7%	-14.3%	
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	97.3%	97.1%	100.0%	97.3%	97.1%	100.0%	
Change from prior year	0.2%	-2.9%	0.0%	0.2%	-2.9%	0.0%	

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



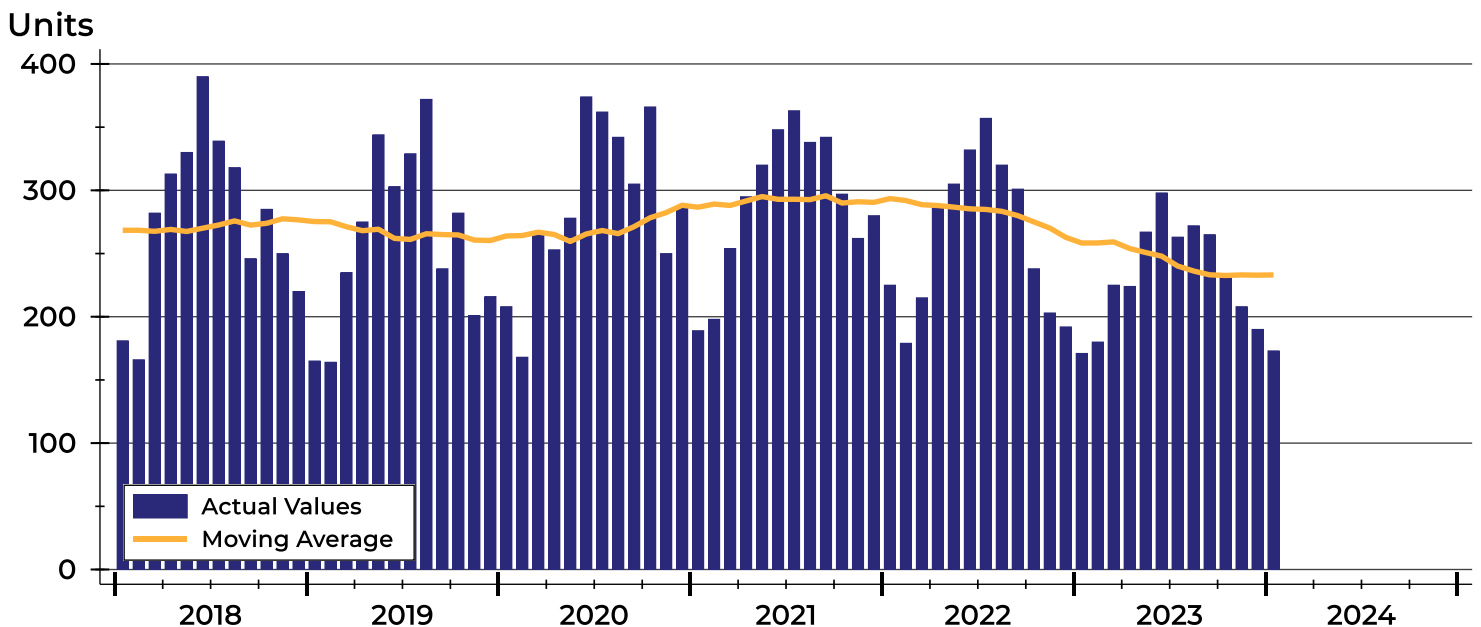
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		173	171	1.2%	173	171	1.2%
Volume (1,000s)		35,590	30,426	17.0%	35,590	30,426	17.0%
Months' Supply		1.0	0.7	42.9%	N/A	N/A	N/A
Average	Sale Price	205,720	177,930	15.6%	205,720	177,930	15.6%
	Days on Market	32	23	39.1%	32	23	39.1%
	Percent of List	98.0%	97.2%	0.8%	98.0%	97.2%	0.8%
	Percent of Original	95.8%	94.9%	0.9%	95.8%	94.9%	0.9%
Median	Sale Price	186,000	160,000	16.3%	186,000	160,000	16.3%
	Days on Market	15	10	50.0%	15	10	50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.3%	97.1%	0.2%	97.3%	97.1%	0.2%

A total of 173 homes sold in the Topeka MSA & Douglas County in January, up from 171 units in January 2023. Total sales volume rose to \$35.6 million compared to \$30.4 million in the previous year.

The median sales price in January was \$186,000, up 16.3% compared to the prior year. Median days on market was 15 days, down from 17 days in December, but up from 10 in January 2023.

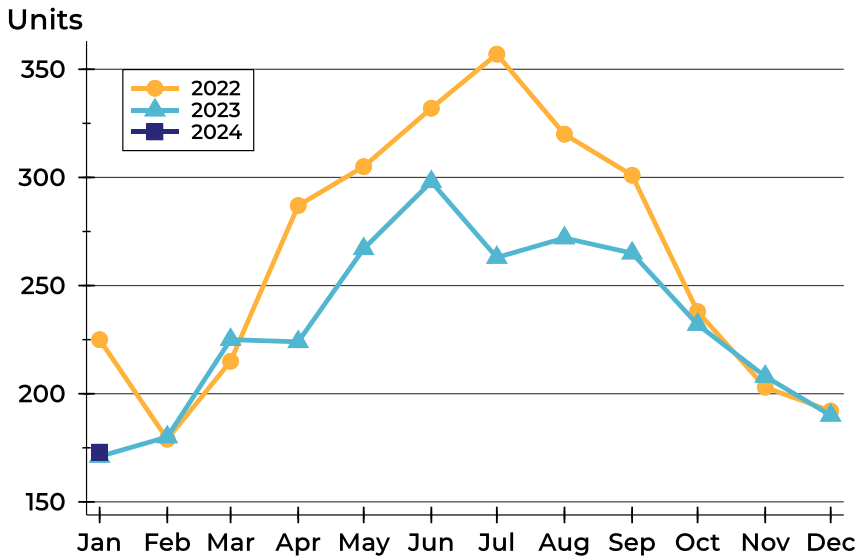
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	225	171	173
February	179	180	
March	215	225	
April	287	224	
May	305	267	
June	332	298	
July	357	263	
August	320	272	
September	301	265	
October	238	232	
November	203	208	
December	192	190	

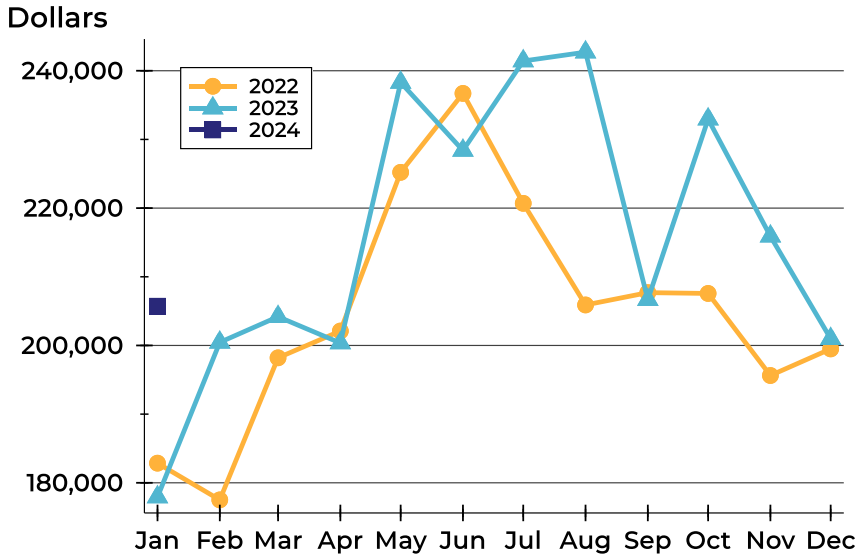
Closed Listings by Price Range

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	0.6%	1.0	20,000	20,000	60	60	69.0%	69.0%	69.0%	69.0%
\$25,000-\$49,999	10	5.8%	1.2	40,800	42,500	30	15	94.7%	93.8%	88.3%	87.6%
\$50,000-\$99,999	24	13.9%	0.7	79,750	80,500	37	13	95.4%	97.8%	90.3%	94.8%
\$100,000-\$124,999	11	6.4%	0.1	110,018	110,000	15	6	99.1%	100.0%	97.1%	96.1%
\$125,000-\$149,999	15	8.7%	1.0	139,828	140,000	31	10	99.2%	100.0%	96.8%	100.0%
\$150,000-\$174,999	15	8.7%	0.5	161,093	160,000	26	23	98.7%	100.0%	105.5%	95.5%
\$175,000-\$199,999	20	11.6%	1.1	186,690	185,500	36	17	99.5%	100.0%	95.6%	100.0%
\$200,000-\$249,999	24	13.9%	0.7	226,594	226,125	26	20	99.4%	100.0%	97.7%	97.9%
\$250,000-\$299,999	26	15.0%	0.9	272,300	275,000	27	15	98.8%	100.0%	96.8%	97.1%
\$300,000-\$399,999	14	8.1%	1.5	342,621	344,950	47	32	99.1%	99.6%	96.7%	96.6%
\$400,000-\$499,999	9	5.2%	1.4	447,722	440,000	30	9	96.6%	97.7%	95.2%	97.7%
\$500,000-\$749,999	4	2.3%	2.1	611,388	602,500	74	82	97.4%	96.1%	92.7%	89.9%
\$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



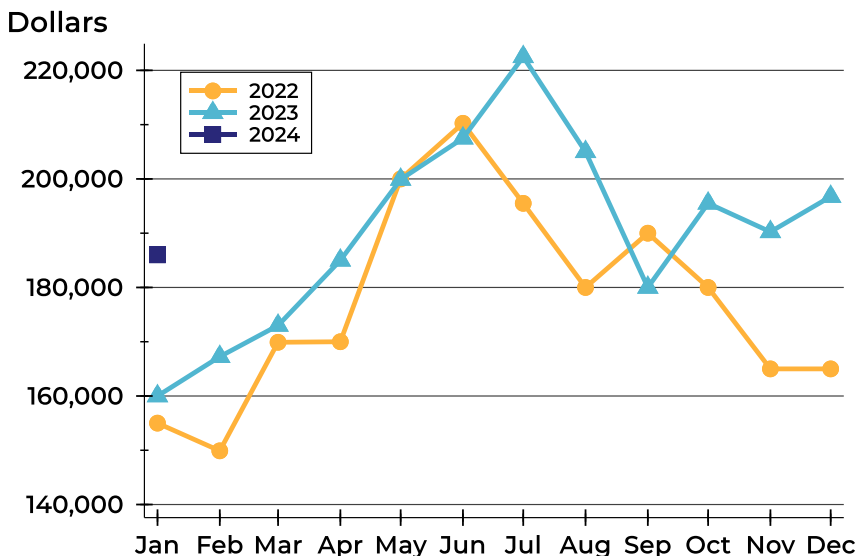
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	182,865	177,930	205,720
February	177,517	200,452	
March	198,204	204,189	
April	202,102	200,361	
May	225,211	238,294	
June	236,704	228,399	
July	220,695	241,421	
August	205,899	242,709	
September	207,696	206,671	
October	207,577	232,955	
November	195,625	215,906	
December	199,500	200,985	

Median Price

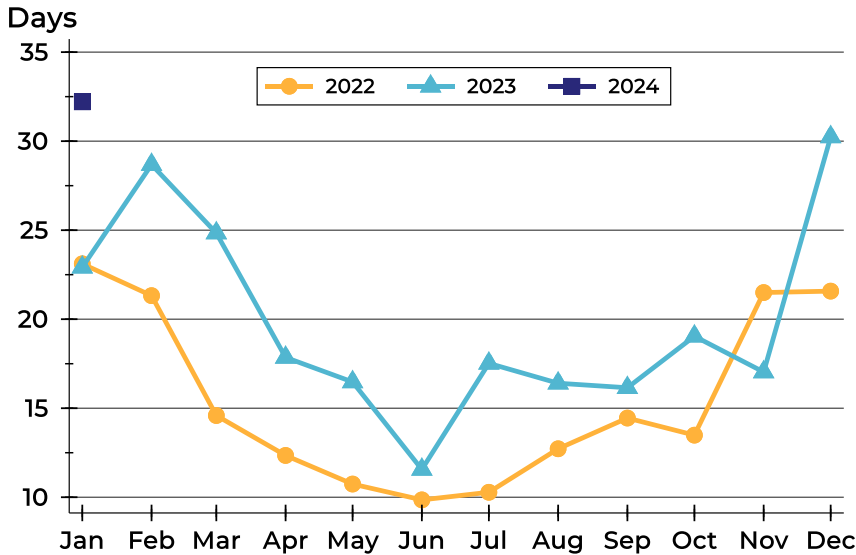


Month	2022	2023	2024
January	155,000	160,000	186,000
February	149,900	167,250	
March	169,900	173,000	
April	170,001	185,000	
May	200,000	199,900	
June	210,250	207,500	
July	195,500	222,500	
August	180,000	205,000	
September	190,000	180,000	
October	180,000	195,500	
November	165,000	190,250	
December	165,000	196,750	



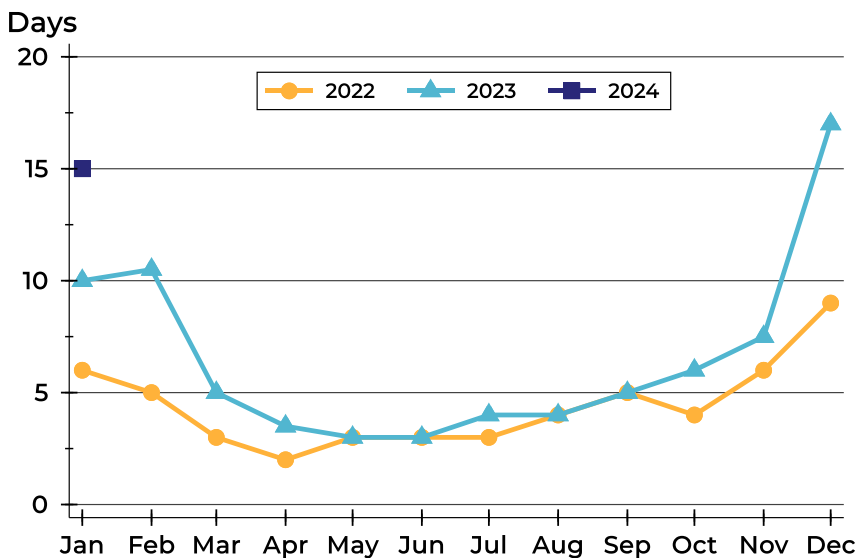
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	23	23	32
February	21	29	
March	15	25	
April	12	18	
May	11	16	
June	10	12	
July	10	18	
August	13	16	
September	14	16	
October	13	19	
November	21	17	
December	22	30	

Median DOM



Month	2022	2023	2024
January	6	10	15
February	5	11	
March	3	5	
April	2	4	
May	3	3	
June	3	3	
July	3	4	
August	4	4	
September	5	5	
October	4	6	
November	6	8	
December	9	17	



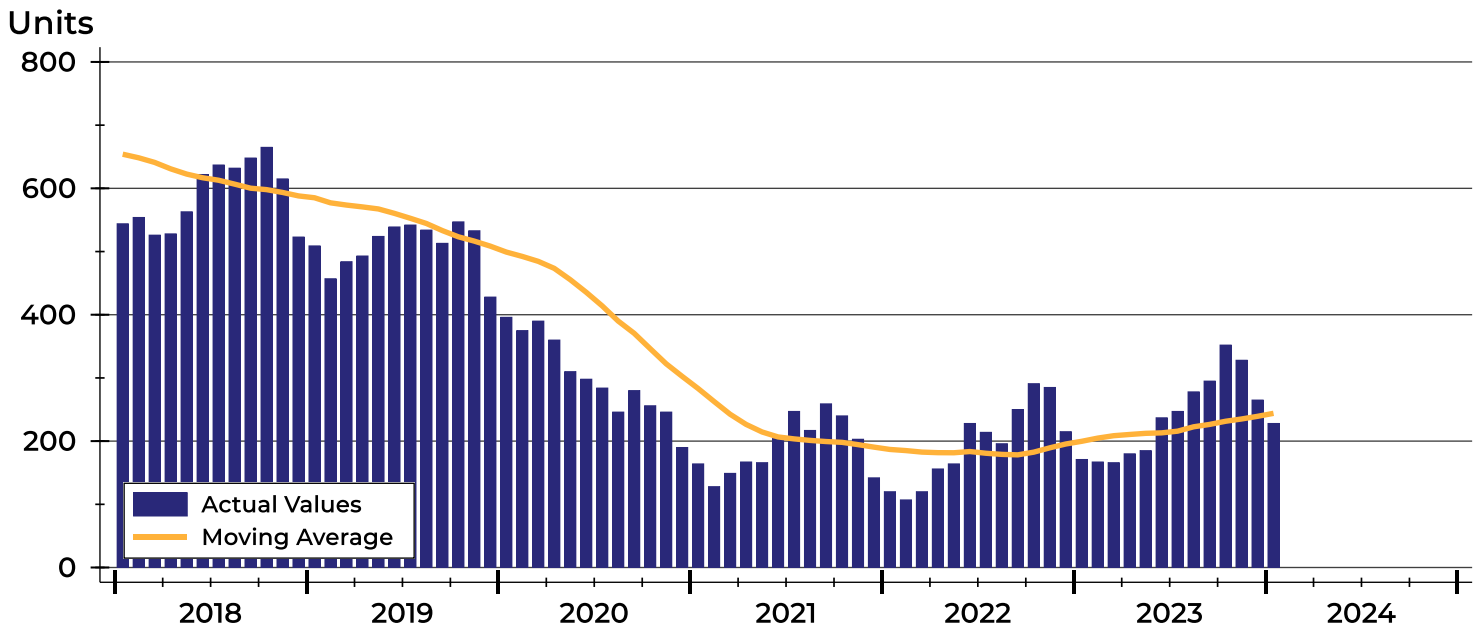
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		228	171	33.3%
Volume (1,000s)		67,848	59,597	13.8%
Months' Supply		1.0	0.7	42.9%
Average	List Price	297,579	348,519	-14.6%
	Days on Market	74	71	4.2%
	Percent of Original	96.4%	96.9%	-0.5%
Median	List Price	249,839	265,000	-5.7%
	Days on Market	50	56	-10.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 228 homes were available for sale in the Topeka MSA & Douglas County at the end of January. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$249,839, down 5.7% from 2023. The typical time on market for active listings was 50 days, down from 56 days a year earlier.

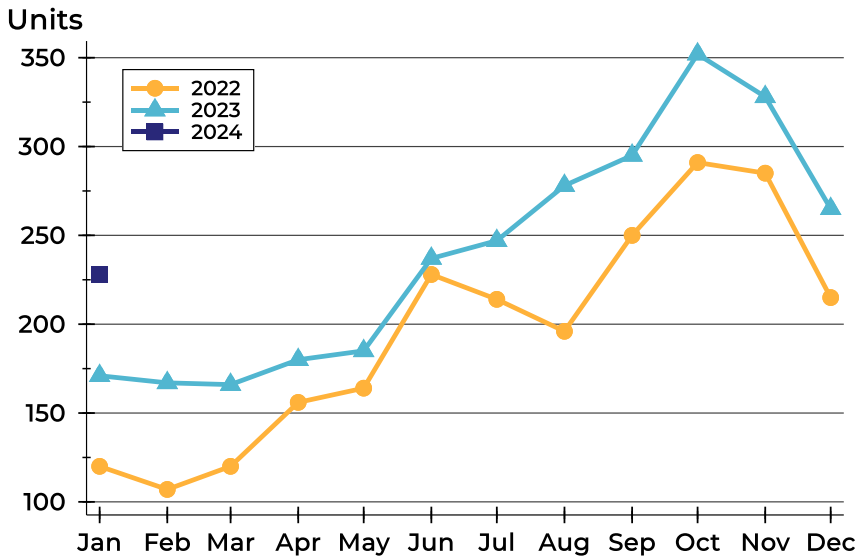
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	120	171	228
February	107	167	
March	120	166	
April	156	180	
May	164	185	
June	228	237	
July	214	247	
August	196	278	
September	250	295	
October	291	352	
November	285	328	
December	215	265	

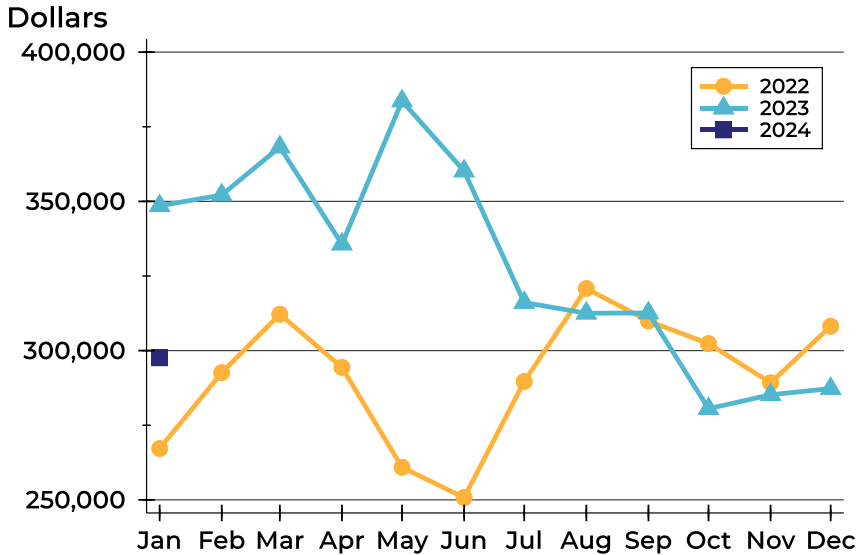
Active Listings by Price Range

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	2	0.9%	1.0	9,600	9,600	59	59	89.1%	89.1%
\$25,000-\$49,999	9	3.9%	1.2	38,554	39,900	55	57	88.2%	95.2%
\$50,000-\$99,999	24	10.5%	0.7	72,000	69,750	60	46	93.4%	100.0%
\$100,000-\$124,999	2	0.9%	0.1	116,475	116,475	131	131	97.6%	97.6%
\$125,000-\$149,999	21	9.2%	1.0	136,838	138,000	45	25	97.8%	100.0%
\$150,000-\$174,999	12	5.3%	0.5	161,938	159,925	33	26	98.9%	100.0%
\$175,000-\$199,999	21	9.2%	1.1	188,257	189,900	94	67	95.8%	99.7%
\$200,000-\$249,999	24	10.5%	0.7	231,718	234,950	69	59	98.0%	100.0%
\$250,000-\$299,999	24	10.5%	0.9	279,368	279,900	49	35	97.9%	100.0%
\$300,000-\$399,999	43	18.9%	1.5	345,456	339,000	67	49	97.3%	100.0%
\$400,000-\$499,999	18	7.9%	1.4	463,303	470,950	113	81	96.4%	100.0%
\$500,000-\$749,999	18	7.9%	2.1	601,528	587,450	98	66	97.5%	100.0%
\$750,000-\$999,999	8	3.5%	N/A	836,113	824,500	157	129	97.6%	100.0%
\$1,000,000 and up	2	0.9%	N/A	1,887,000	1,887,000	206	206	86.3%	86.3%



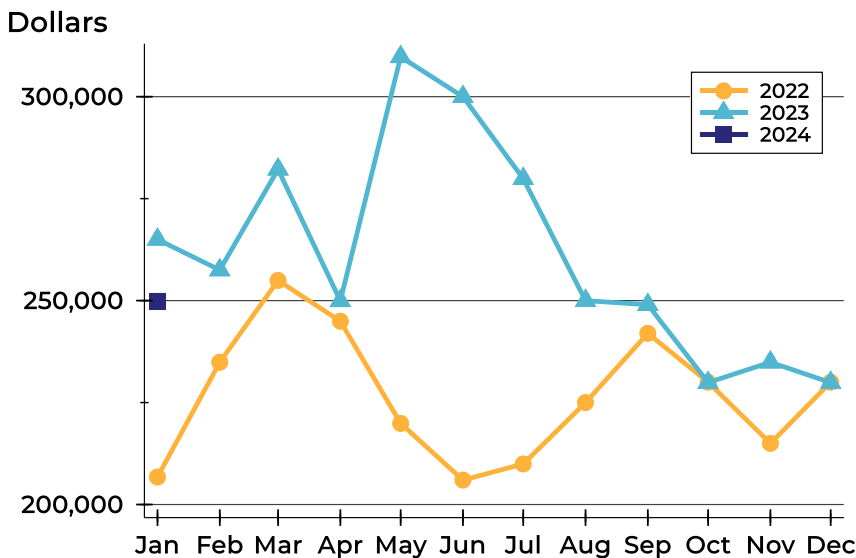
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	267,205	348,519	297,579
February	292,627	352,143	
March	312,200	368,210	
April	294,384	335,695	
May	260,918	383,634	
June	250,771	360,176	
July	289,675	316,123	
August	320,814	312,541	
September	309,934	312,626	
October	302,351	280,559	
November	289,231	285,207	
December	308,183	287,298	

Median Price

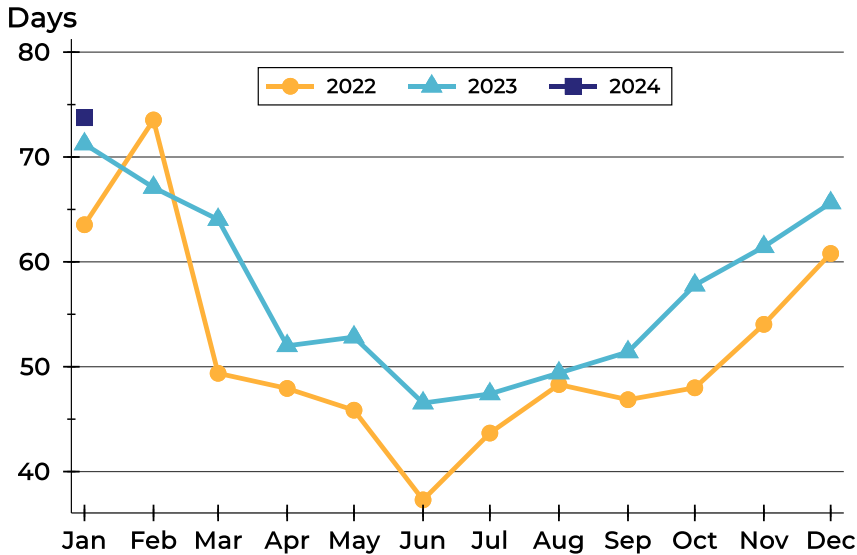


Month	2022	2023	2024
January	206,750	265,000	249,839
February	234,900	257,500	
March	254,950	282,200	
April	244,950	249,950	
May	219,900	309,777	
June	206,000	300,000	
July	209,950	279,900	
August	225,000	250,000	
September	241,985	249,000	
October	230,000	229,900	
November	215,000	234,900	
December	230,000	229,900	



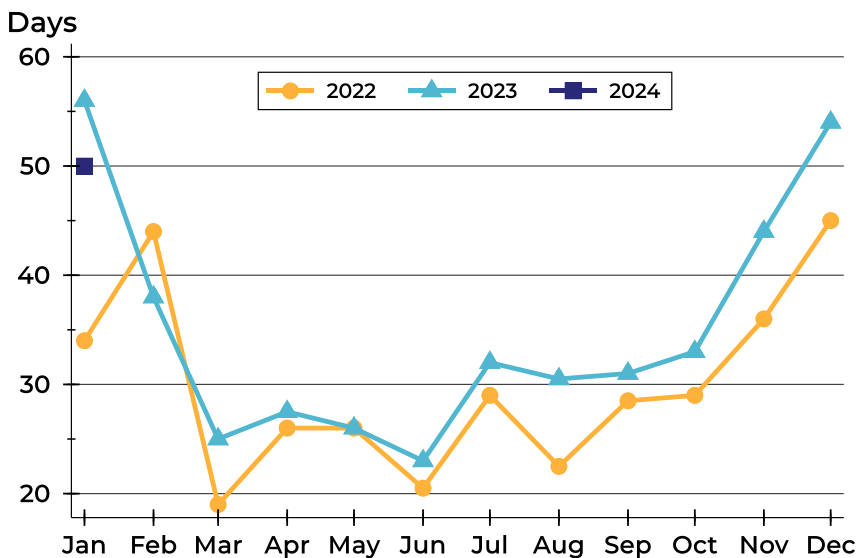
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	64	71	74
February	74	67	
March	49	64	
April	48	52	
May	46	53	
June	37	47	
July	44	47	
August	48	49	
September	47	51	
October	48	58	
November	54	61	
December	61	66	

Median DOM

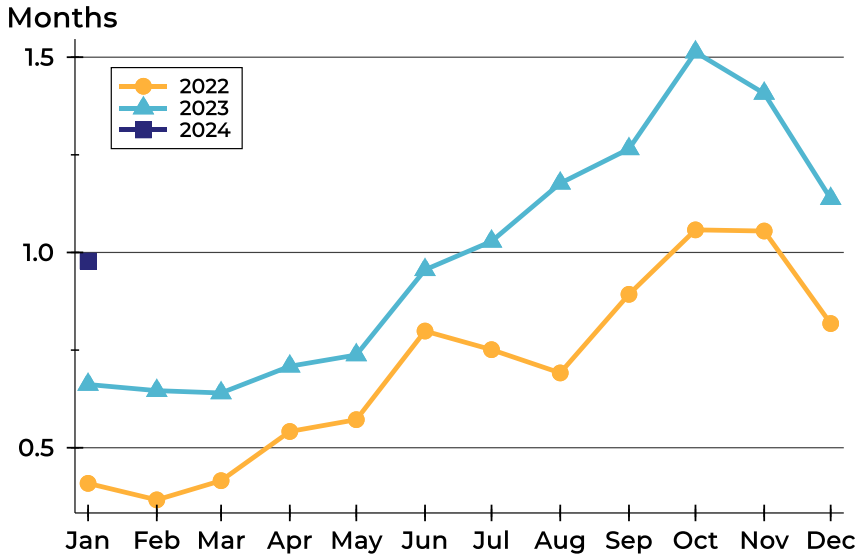


Month	2022	2023	2024
January	34	56	50
February	44	38	
March	19	25	
April	26	28	
May	26	26	
June	21	23	
July	29	32	
August	23	31	
September	29	31	
October	29	33	
November	36	44	
December	45	54	



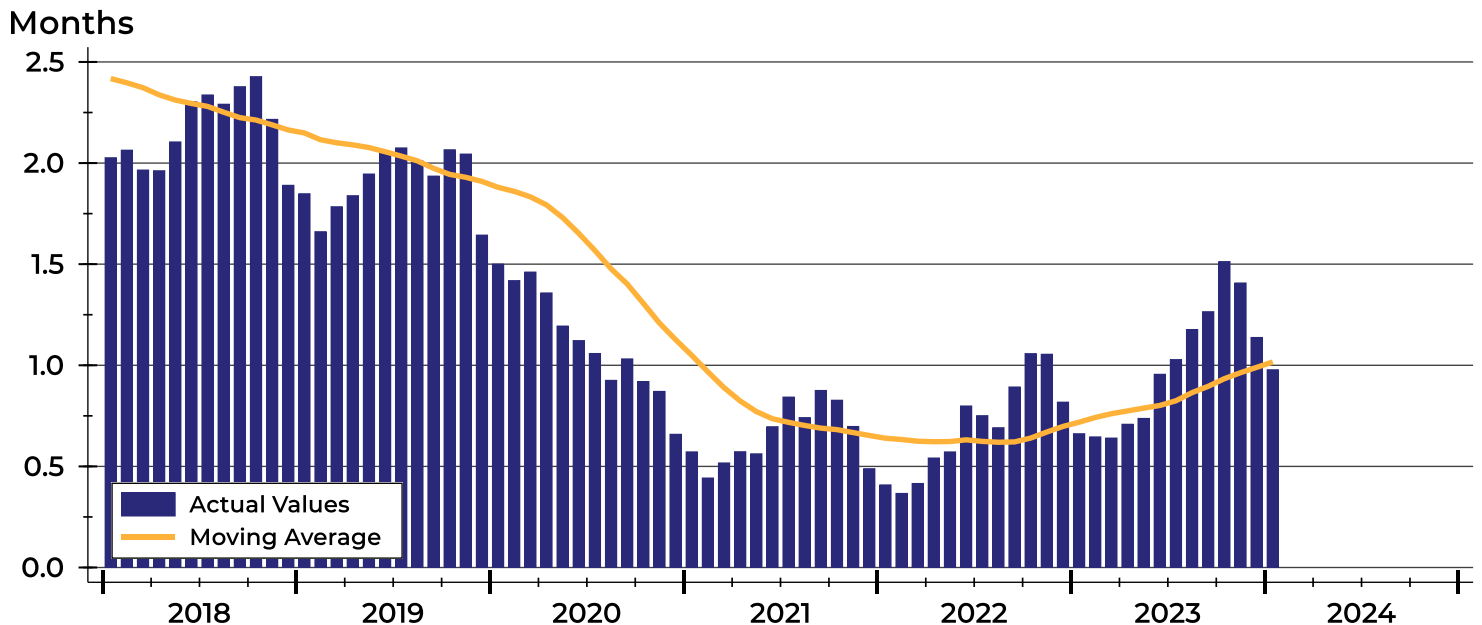
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.4	0.7	1.0
February	0.4	0.6	
March	0.4	0.6	
April	0.5	0.7	
May	0.6	0.7	
June	0.8	1.0	
July	0.8	1.0	
August	0.7	1.2	
September	0.9	1.3	
October	1.1	1.5	
November	1.1	1.4	
December	0.8	1.1	

History of Month's Supply





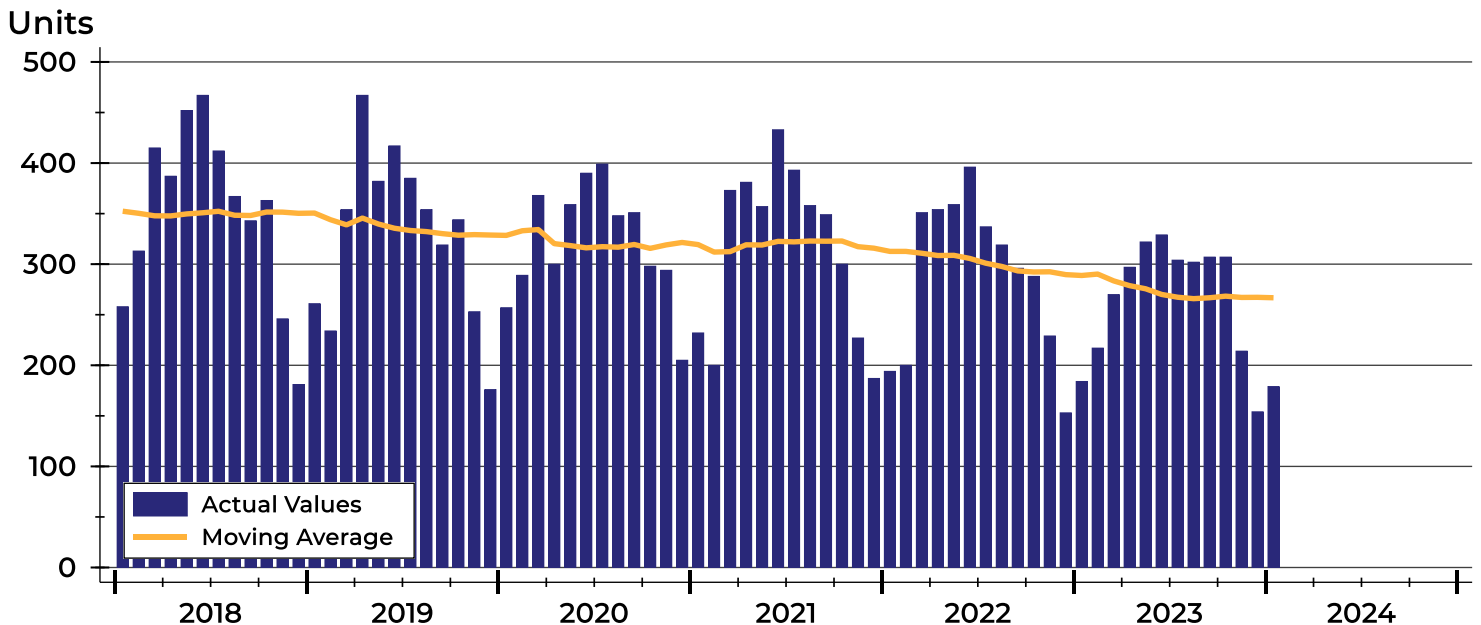
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	179	184	-2.7%
	Volume (1,000s)	37,239	37,379	-0.4%
	Average List Price	208,040	203,147	2.4%
	Median List Price	184,900	179,450	3.0%
Year-to-Date	New Listings	179	184	-2.7%
	Volume (1,000s)	37,239	37,379	-0.4%
	Average List Price	208,040	203,147	2.4%
	Median List Price	184,900	179,450	3.0%

A total of 179 new listings were added in the Topeka MSA & Douglas County during January, down 2.7% from the same month in 2023.

The median list price of these homes was \$184,900 up from \$179,450 in 2023.

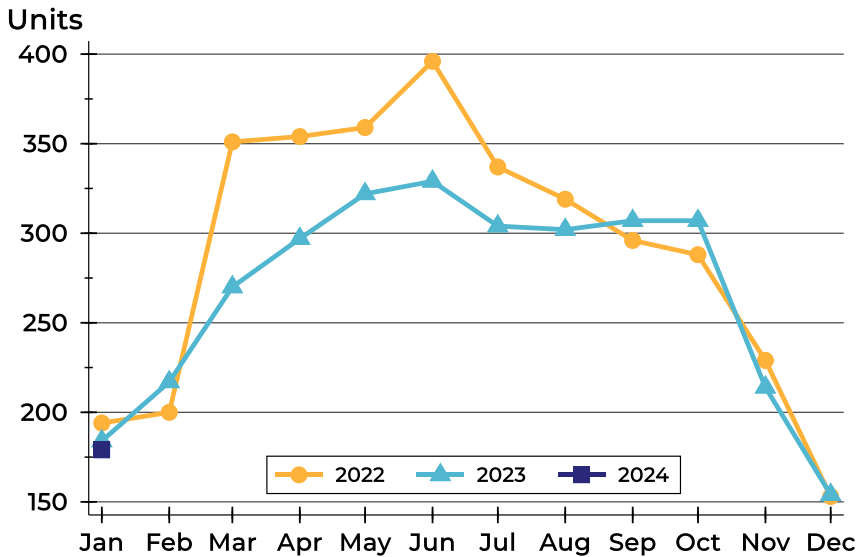
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	194	184	179
February	200	217	
March	351	270	
April	354	297	
May	359	322	
June	396	329	
July	337	304	
August	319	302	
September	296	307	
October	288	307	
November	229	214	
December	153	154	

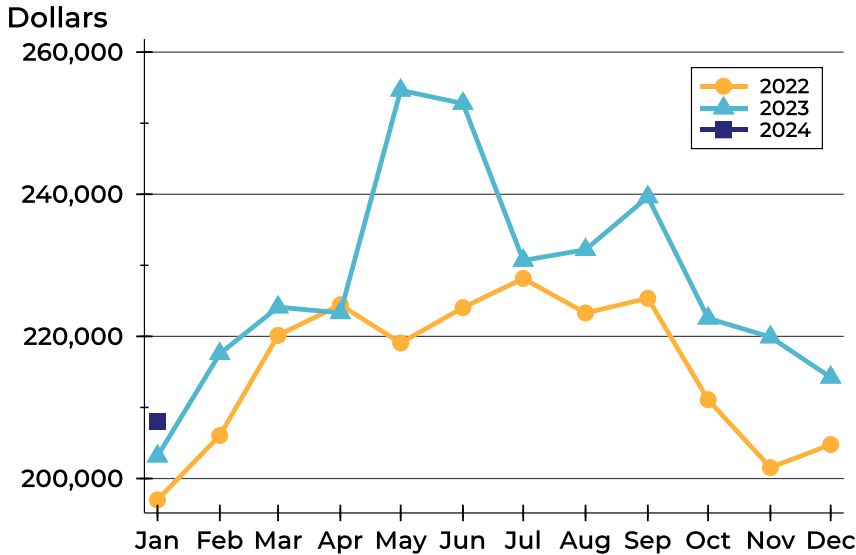
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	1,200	1,200	26	26	100.0%	100.0%
\$25,000-\$49,999	8	4.5%	41,525	40,950	7	3	100.8%	100.0%
\$50,000-\$99,999	31	17.3%	75,469	77,000	9	7	98.8%	100.0%
\$100,000-\$124,999	8	4.5%	113,988	115,000	4	1	100.2%	100.0%
\$125,000-\$149,999	20	11.2%	136,420	135,000	14	12	99.5%	100.0%
\$150,000-\$174,999	15	8.4%	163,883	165,000	13	11	99.1%	100.0%
\$175,000-\$199,999	17	9.5%	188,465	189,500	8	5	99.7%	100.0%
\$200,000-\$249,999	23	12.8%	229,978	230,000	14	13	99.1%	100.0%
\$250,000-\$299,999	23	12.8%	276,491	279,900	10	6	99.1%	100.0%
\$300,000-\$399,999	20	11.2%	339,820	331,153	17	15	99.4%	100.0%
\$400,000-\$499,999	6	3.4%	472,800	487,450	15	11	98.1%	100.0%
\$500,000-\$749,999	7	3.9%	568,829	540,000	11	12	99.2%	100.0%
\$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



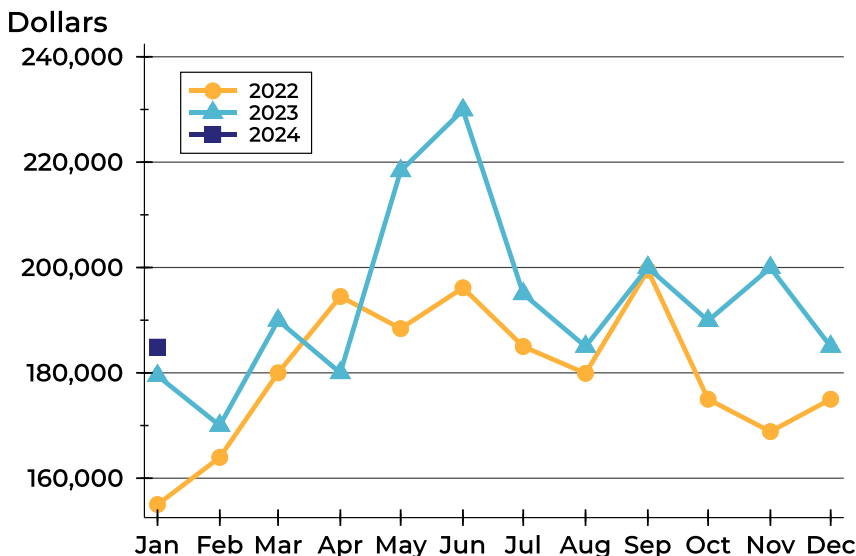
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,996	203,147	208,040
February	206,048	217,557	
March	220,151	224,120	
April	224,448	223,315	
May	219,072	254,628	
June	224,050	252,775	
July	228,155	230,689	
August	223,292	232,205	
September	225,374	239,621	
October	211,083	222,552	
November	201,540	219,904	
December	204,773	214,240	

Median Price



Month	2022	2023	2024
January	155,000	179,450	184,900
February	163,950	170,000	
March	180,000	189,950	
April	194,500	180,000	
May	188,400	218,350	
June	196,150	229,900	
July	185,000	195,000	
August	179,900	185,000	
September	199,500	200,000	
October	175,000	189,900	
November	168,850	199,950	
December	175,000	185,000	



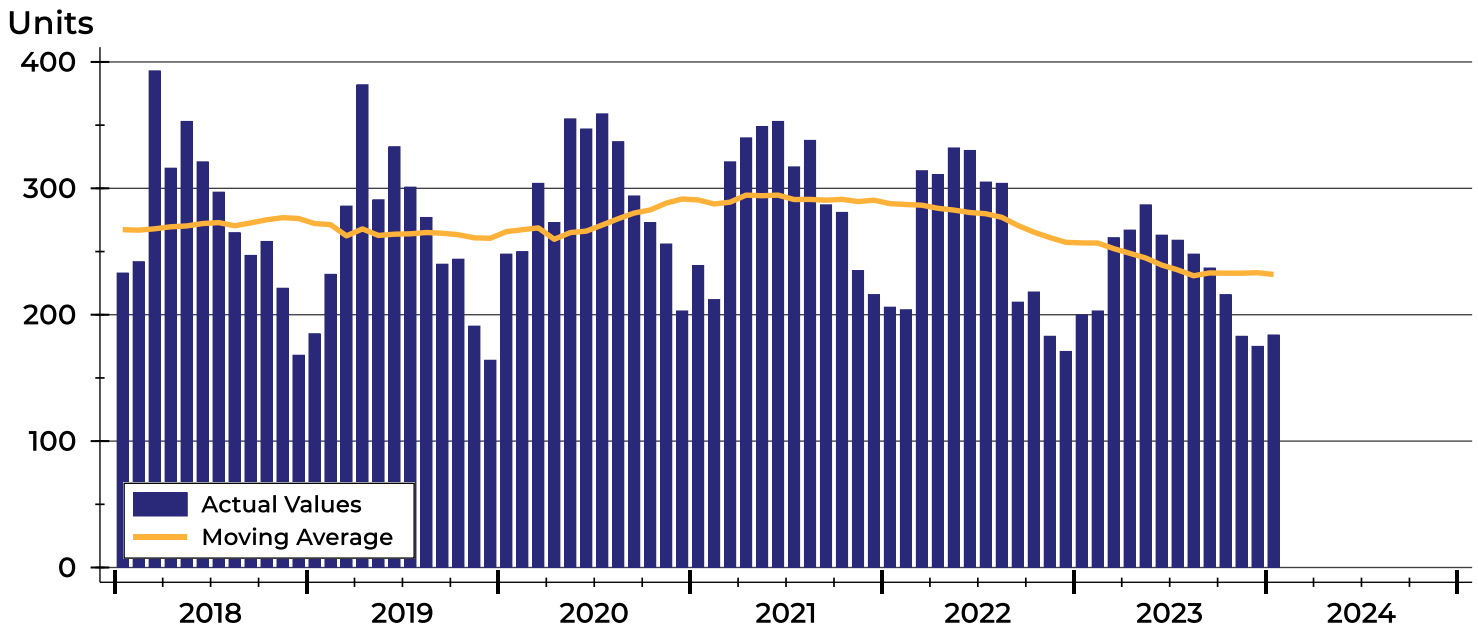
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		184	200	-8.0%	184	200	-8.0%
Volume (1,000s)		37,792	39,874	-5.2%	37,792	39,874	-5.2%
Average	Sale Price	205,391	199,372	3.0%	205,391	199,372	3.0%
	Days on Market	36	29	24.1%	36	29	24.1%
	Percent of Original	96.5%	96.7%	-0.2%	96.5%	96.7%	-0.2%
Median	Sale Price	179,900	168,500	6.8%	179,900	168,500	6.8%
	Days on Market	14	10	40.0%	14	10	40.0%
	Percent of Original	100.0%	98.5%	1.5%	100.0%	98.5%	1.5%

A total of 184 contracts for sale were written in the Topeka MSA & Douglas County during the month of January, down from 200 in 2023. The median list price of these homes was \$179,900, up from \$168,500 the prior year.

Half of the homes that went under contract in January were on the market less than 14 days, compared to 10 days in January 2023.

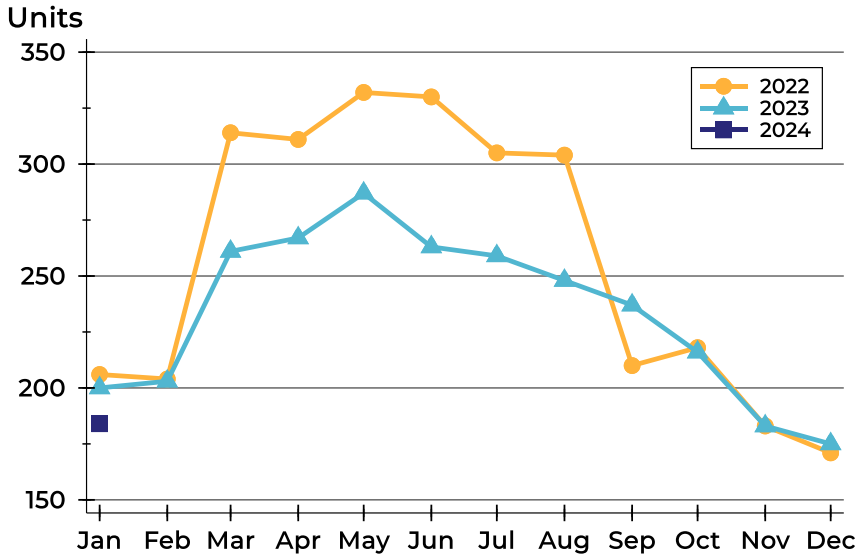
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	206	200	184
February	204	203	
March	314	261	
April	311	267	
May	332	287	
June	330	263	
July	305	259	
August	304	248	
September	210	237	
October	218	216	
November	183	183	
December	171	175	

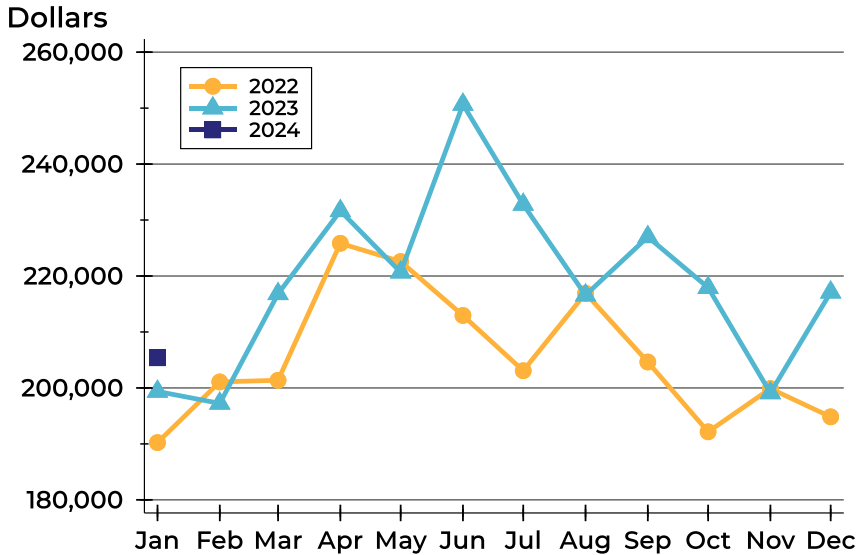
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	20,000	20,000	26	26	80.0%	80.0%
\$25,000-\$49,999	10	5.4%	39,145	39,950	46	27	89.5%	100.0%
\$50,000-\$99,999	28	15.2%	78,204	79,900	30	6	94.1%	100.0%
\$100,000-\$124,999	17	9.2%	115,124	115,000	35	15	96.6%	100.0%
\$125,000-\$149,999	16	8.7%	137,641	138,950	32	19	98.9%	100.0%
\$150,000-\$174,999	16	8.7%	162,213	163,000	30	15	96.5%	100.0%
\$175,000-\$199,999	25	13.6%	188,299	186,500	29	12	97.9%	100.0%
\$200,000-\$249,999	24	13.0%	228,811	232,400	26	7	98.6%	100.0%
\$250,000-\$299,999	21	11.4%	274,390	275,000	33	16	97.6%	100.0%
\$300,000-\$399,999	13	7.1%	345,004	339,900	59	42	97.6%	100.0%
\$400,000-\$499,999	6	3.3%	460,650	454,500	76	35	95.5%	100.0%
\$500,000-\$749,999	6	3.3%	589,317	592,500	43	13	97.1%	100.0%
\$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	0.5%	1,690,000	1,690,000	111	111	100.0%	100.0%



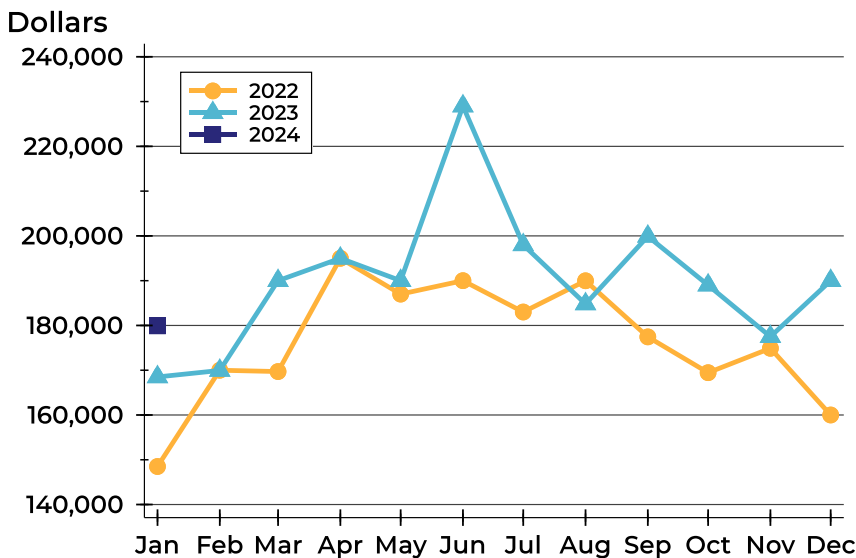
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	190,241	199,372	205,391
February	201,076	197,245	
March	201,369	216,818	
April	225,842	231,640	
May	222,595	220,676	
June	212,952	250,657	
July	203,075	232,784	
August	216,919	216,578	
September	204,632	226,992	
October	192,159	217,927	
November	199,883	199,103	
December	194,836	217,096	

Median Price

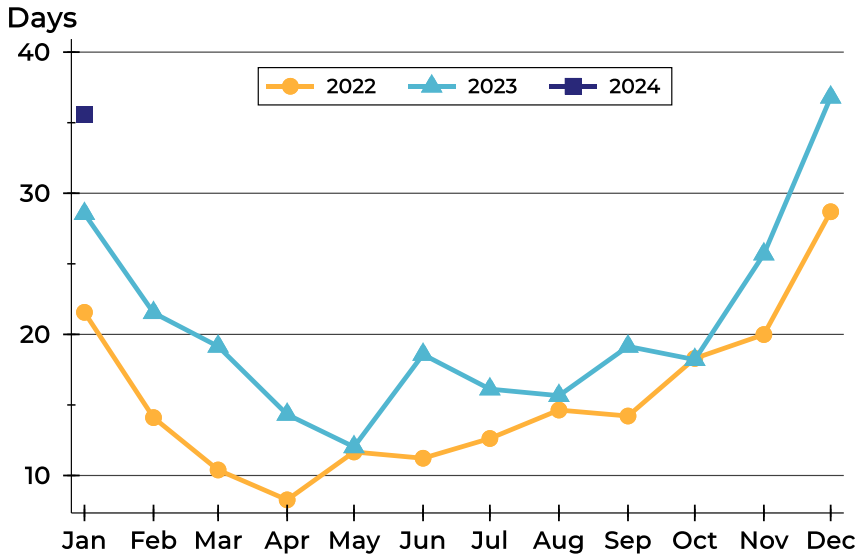


Month	2022	2023	2024
January	148,500	168,500	179,900
February	170,000	169,950	
March	169,700	190,000	
April	195,000	195,000	
May	187,000	190,000	
June	190,000	229,000	
July	183,000	198,000	
August	189,975	184,800	
September	177,450	199,900	
October	169,450	189,000	
November	174,900	177,500	
December	160,000	190,000	



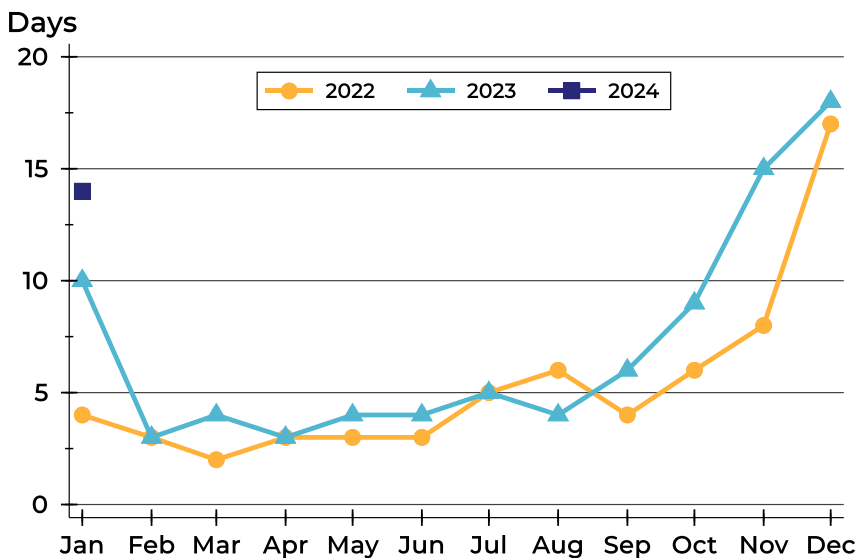
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	22	29	36
February	14	22	
March	10	19	
April	8	14	
May	12	12	
June	11	19	
July	13	16	
August	15	16	
September	14	19	
October	18	18	
November	20	26	
December	29	37	

Median DOM



Month	2022	2023	2024
January	4	10	14
February	3	3	
March	2	4	
April	3	3	
May	3	4	
June	3	4	
July	5	5	
August	6	4	
September	4	6	
October	6	9	
November	8	15	
December	17	18	



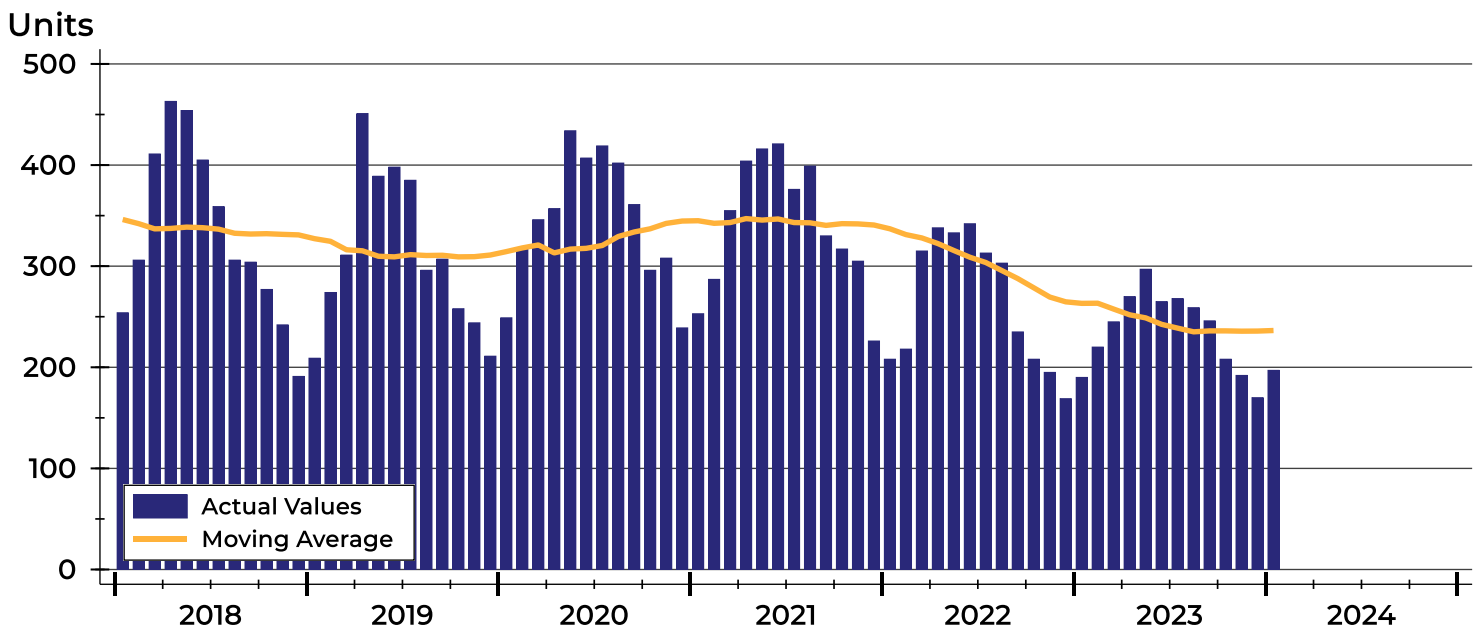
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of January 2023	Change
Pending Contracts		197	190	3.7%
Volume (1,000s)		43,634	39,163	11.4%
Average	List Price	221,493	206,120	7.5%
	Days on Market	35	32	9.4%
	Percent of Original	97.6%	97.6%	0.0%
Median	List Price	186,500	172,400	8.2%
	Days on Market	16	13	23.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 197 listings in the Topeka MSA & Douglas County had contracts pending at the end of January, up from 190 contracts pending at the end of January 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.

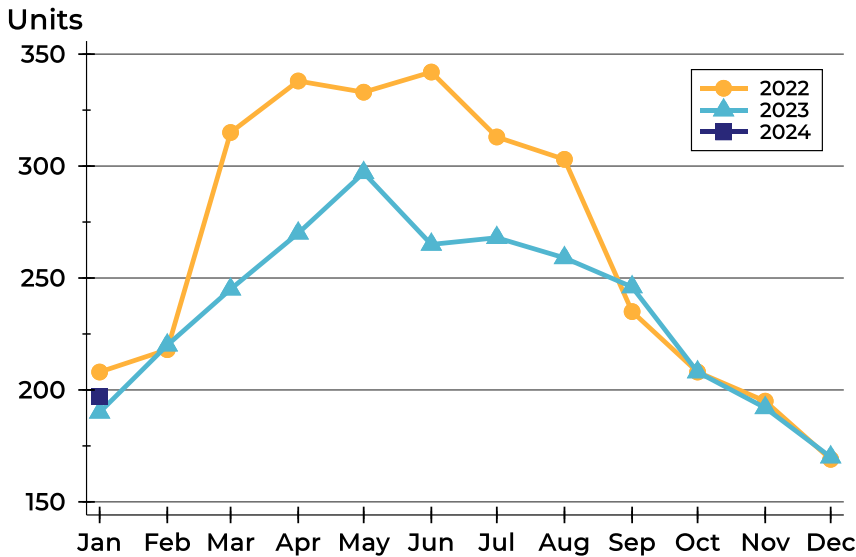
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	208	190	197
February	218	220	
March	315	245	
April	338	270	
May	333	297	
June	342	265	
July	313	268	
August	303	259	
September	235	246	
October	208	208	
November	195	192	
December	169	170	

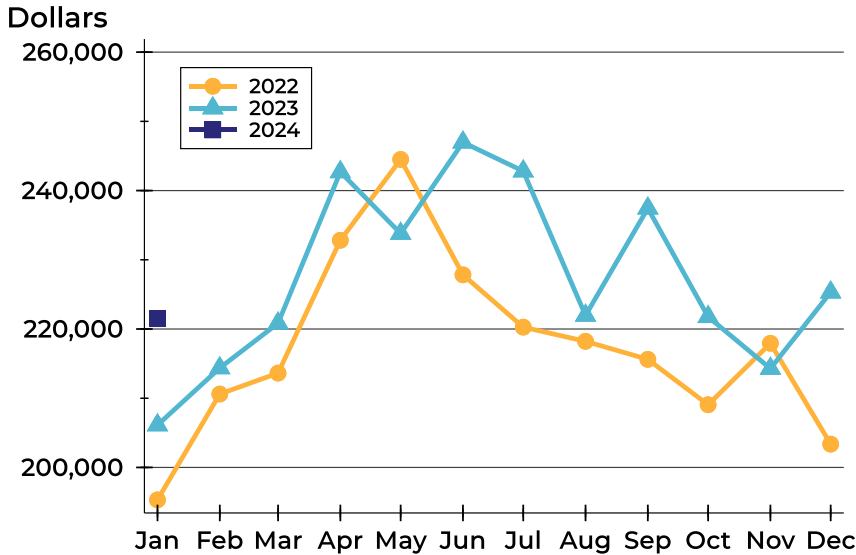
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	18,250	18,250	13	13	100.0%	100.0%
\$25,000-\$49,999	6	3.0%	38,358	39,750	34	13	97.5%	100.0%
\$50,000-\$99,999	25	12.7%	78,518	79,900	37	14	94.4%	100.0%
\$100,000-\$124,999	18	9.1%	115,389	115,000	32	14	97.5%	100.0%
\$125,000-\$149,999	17	8.6%	137,871	140,000	29	11	99.3%	100.0%
\$150,000-\$174,999	20	10.2%	160,260	159,950	20	4	99.4%	100.0%
\$175,000-\$199,999	24	12.2%	188,736	189,700	24	11	98.5%	100.0%
\$200,000-\$249,999	26	13.2%	226,864	227,250	27	16	98.8%	100.0%
\$250,000-\$299,999	24	12.2%	274,837	275,000	38	30	96.2%	97.5%
\$300,000-\$399,999	18	9.1%	347,886	346,000	52	29	98.2%	100.0%
\$400,000-\$499,999	6	3.0%	470,650	472,500	102	96	95.0%	100.0%
\$500,000-\$749,999	10	5.1%	597,840	592,500	40	13	96.3%	100.0%
\$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	0.5%	1,690,000	1,690,000	111	111	100.0%	100.0%



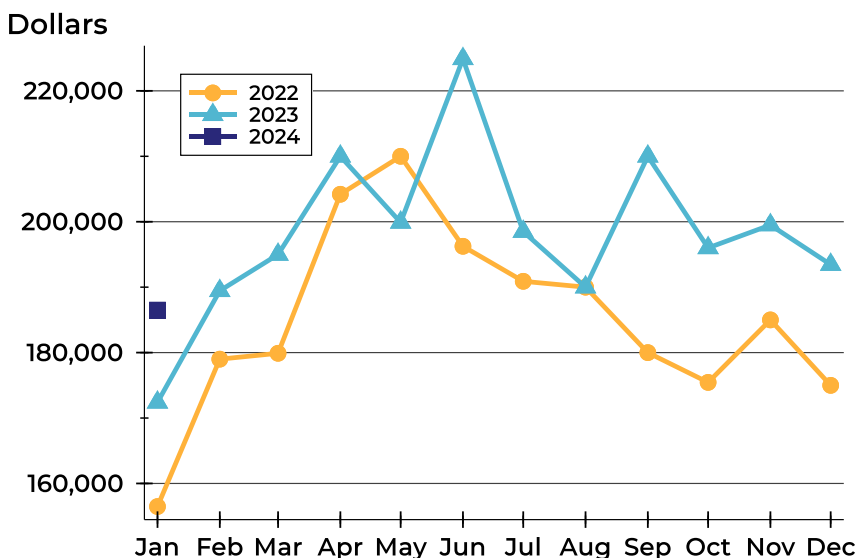
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	195,316	206,120	221,493
February	210,606	214,370	
March	213,633	220,833	
April	232,819	242,693	
May	244,501	233,797	
June	227,830	246,977	
July	220,275	242,806	
August	218,226	221,959	
September	215,617	237,441	
October	209,061	221,769	
November	217,936	214,286	
December	203,368	225,309	

Median Price

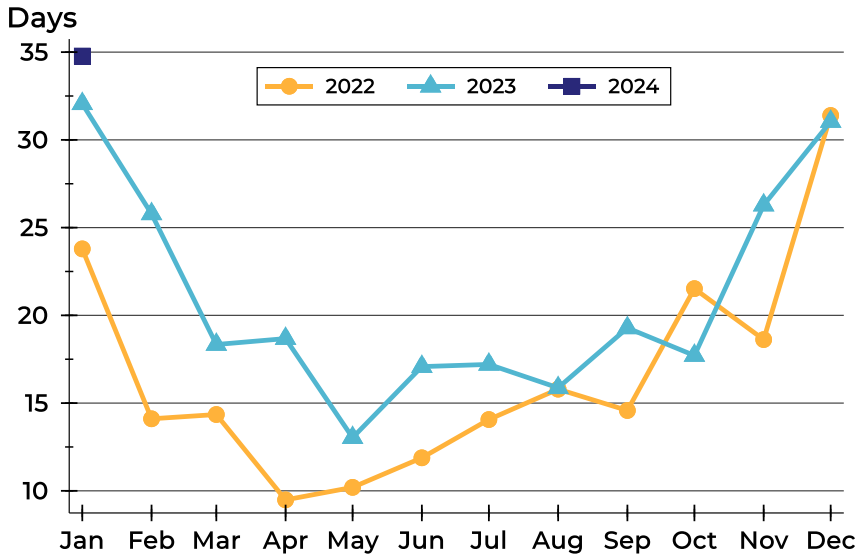


Month	2022	2023	2024
January	156,475	172,400	186,500
February	179,000	189,450	
March	179,900	195,000	
April	204,200	210,000	
May	210,000	199,900	
June	196,250	224,900	
July	190,900	198,500	
August	190,000	190,000	
September	180,000	210,000	
October	175,450	196,000	
November	185,000	199,500	
December	175,000	193,450	



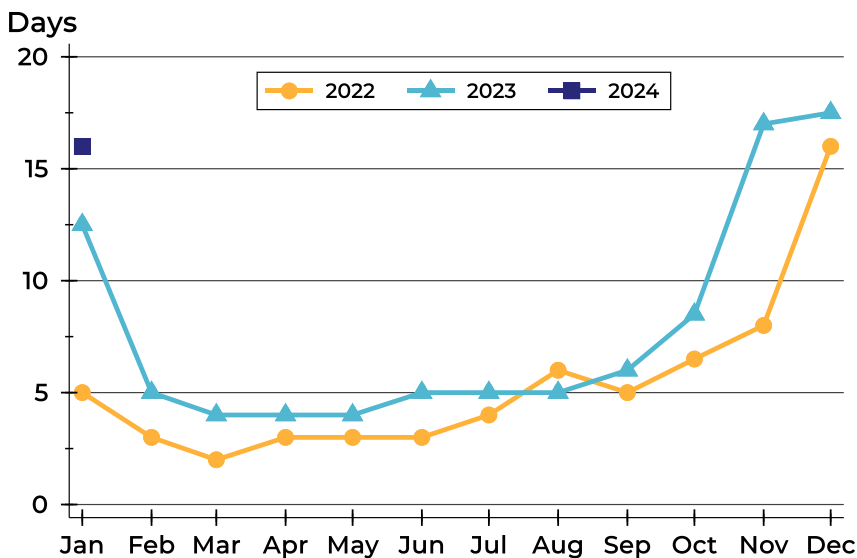
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	24	32	35
February	14	26	
March	14	18	
April	9	19	
May	10	13	
June	12	17	
July	14	17	
August	16	16	
September	15	19	
October	22	18	
November	19	26	
December	31	31	

Median DOM



Month	2022	2023	2024
January	5	13	16
February	3	5	
March	2	4	
April	3	4	
May	3	4	
June	3	5	
July	4	5	
August	6	5	
September	5	6	
October	7	9	
November	8	17	
December	16	18	



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in January

Total home sales in the Topeka MSA rose by 3.1% last month to 166 units, compared to 161 units in January 2023. Total sales volume was \$33.6 million, up 24.2% from a year earlier.

The median sale price in January was \$185,000, up from \$150,927 a year earlier. Homes that sold in January were typically on the market for 15 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of January

The total number of active listings in the Topeka MSA at the end of January was 215 units, up from 158 at the same point in 2023. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$239,950.

During January, a total of 179 contracts were written down from 192 in January 2023. At the end of the month, there were 189 contracts still pending.

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

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Topeka Metropolitan Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		166	161	220	166	161	220
Change from prior year		3.1%	-26.8%	18.9%	3.1%	-26.8%	18.9%
Active Listings		215	158	113	N/A	N/A	N/A
Change from prior year		36.1%	39.8%	-28.0%			
Months' Supply		1.0	0.6	0.4	N/A	N/A	N/A
Change from prior year		66.7%	50.0%	-33.3%			
New Listings		174	175	187	174	175	187
Change from prior year		-0.6%	-6.4%	-15.4%	-0.6%	-6.4%	-15.4%
Contracts Written		179	192	193	179	192	193
Change from prior year		-6.8%	-0.5%	-15.4%	-6.8%	-0.5%	-15.4%
Pending Contracts		189	183	198	N/A	N/A	N/A
Change from prior year		3.3%	-7.6%	-19.2%			
Sales Volume (1,000s)		33,613	27,054	39,568	33,613	27,054	39,568
Change from prior year		24.2%	-31.6%	23.5%	24.2%	-31.6%	23.5%
Average	Sale Price	202,486	168,040	179,853	202,486	168,040	179,853
	Change from prior year	20.5%	-6.6%	3.9%	20.5%	-6.6%	3.9%
	List Price of Actives	289,475	341,343	248,769	N/A	N/A	N/A
	Change from prior year	-15.2%	37.2%	26.7%			
	Days on Market	31	23	23	31	23	23
Change from prior year	34.8%	0.0%	-20.7%	34.8%	0.0%	-20.7%	
Percent of List	98.0%	97.3%	98.8%	98.0%	97.3%	98.8%	
Change from prior year	0.7%	-1.5%	0.7%	0.7%	-1.5%	0.7%	
Percent of Original	95.8%	95.0%	96.9%	95.8%	95.0%	96.9%	
Change from prior year	0.8%	-2.0%	-0.1%	0.8%	-2.0%	-0.1%	
Median	Sale Price	185,000	150,927	155,000	185,000	150,927	155,000
	Change from prior year	22.6%	-2.6%	3.3%	22.6%	-2.6%	3.3%
	List Price of Actives	239,950	257,700	189,900	N/A	N/A	N/A
	Change from prior year	-6.9%	35.7%	35.7%			
	Days on Market	15	11	6	15	11	6
Change from prior year	36.4%	83.3%	-14.3%	36.4%	83.3%	-14.3%	
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	97.3%	97.3%	100.0%	97.3%	97.3%	100.0%	
Change from prior year	0.0%	-2.7%	0.3%	0.0%	-2.7%	0.3%	

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



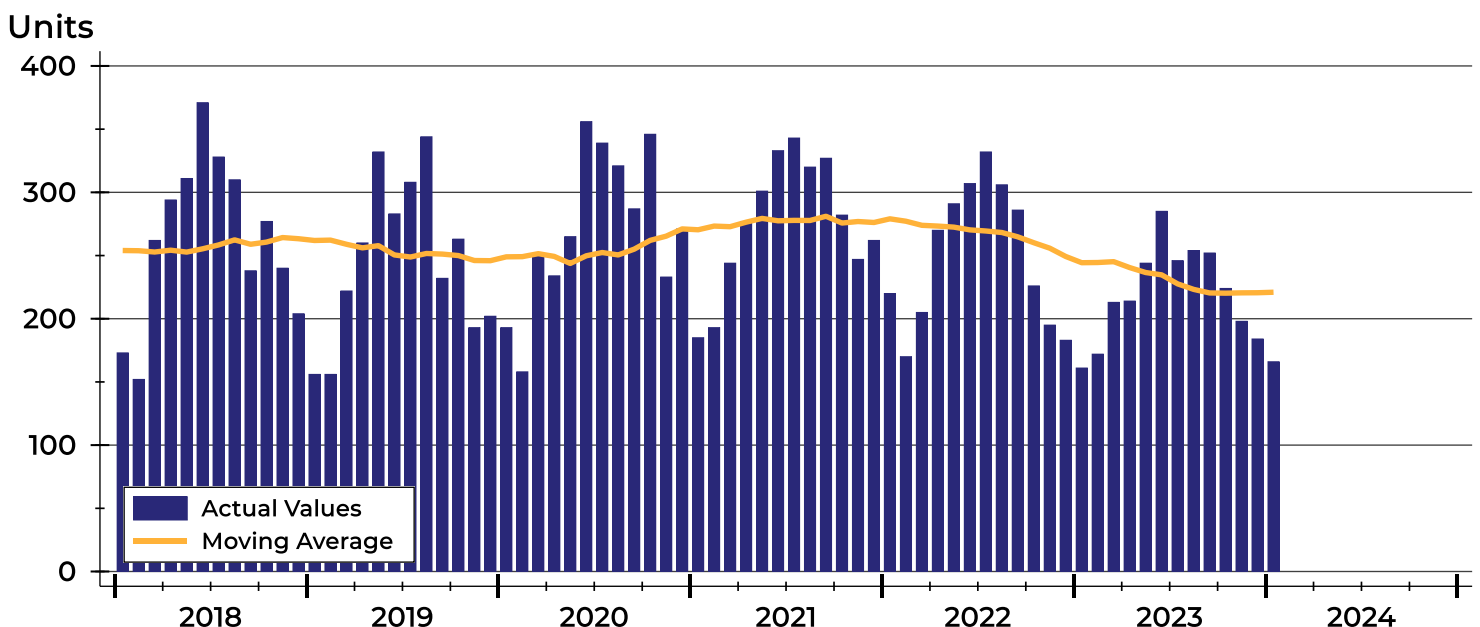
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		166	161	3.1%	166	161	3.1%
Volume (1,000s)		33,613	27,054	24.2%	33,613	27,054	24.2%
Months' Supply		1.0	0.6	66.7%	N/A	N/A	N/A
Average	Sale Price	202,486	168,040	20.5%	202,486	168,040	20.5%
	Days on Market	31	23	34.8%	31	23	34.8%
	Percent of List	98.0%	97.3%	0.7%	98.0%	97.3%	0.7%
	Percent of Original	95.8%	95.0%	0.8%	95.8%	95.0%	0.8%
Median	Sale Price	185,000	150,927	22.6%	185,000	150,927	22.6%
	Days on Market	15	11	36.4%	15	11	36.4%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.3%	97.3%	0.0%	97.3%	97.3%	0.0%

A total of 166 homes sold in the Topeka MSA in January, up from 161 units in January 2023. Total sales volume rose to \$33.6 million compared to \$27.1 million in the previous year.

The median sales price in January was \$185,000, up 22.6% compared to the prior year. Median days on market was 15 days, down from 17 days in December, but up from 11 in January 2023.

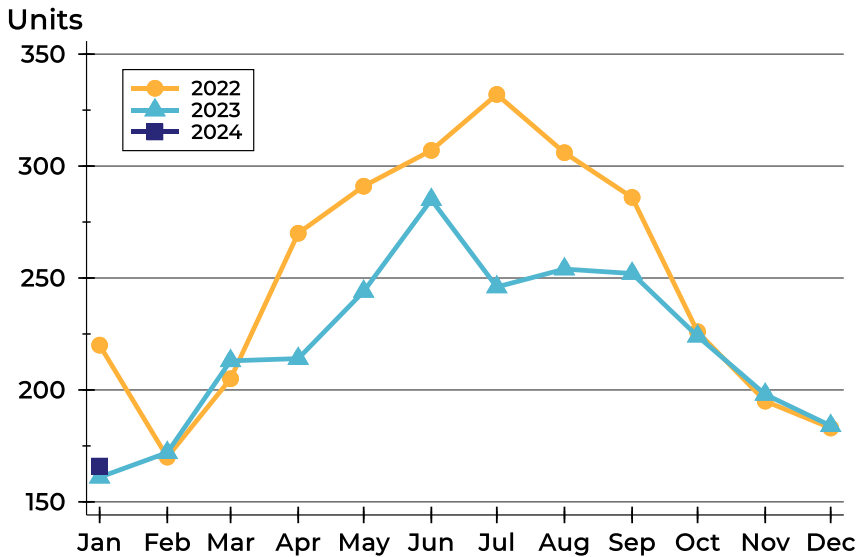
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	220	161	166
February	170	172	
March	205	213	
April	270	214	
May	291	244	
June	307	285	
July	332	246	
August	306	254	
September	286	252	
October	226	224	
November	195	198	
December	183	184	

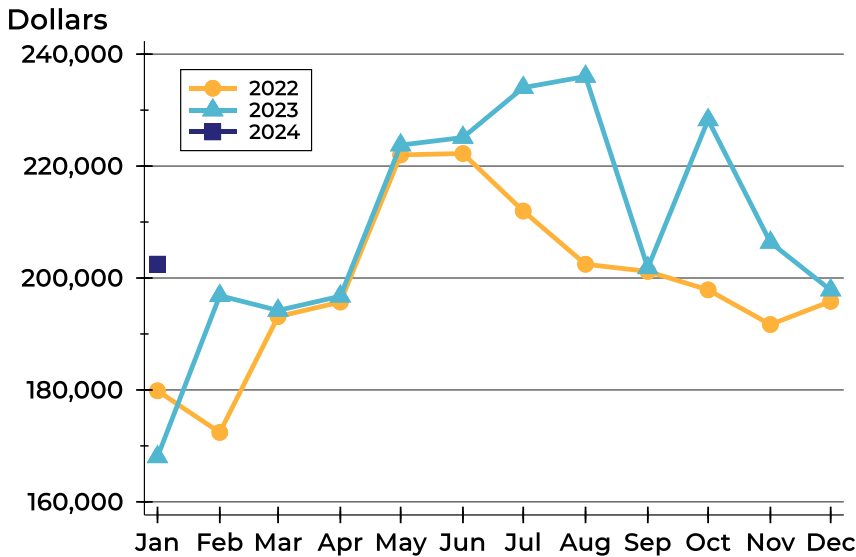
Closed Listings by Price Range

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	0.6%	1.0	20,000	20,000	60	60	69.0%	69.0%	69.0%	69.0%
\$25,000-\$49,999	10	6.0%	1.2	40,800	42,500	30	15	94.7%	93.8%	88.3%	87.6%
\$50,000-\$99,999	24	14.5%	0.7	79,750	80,500	37	13	95.4%	97.8%	90.3%	94.8%
\$100,000-\$124,999	11	6.6%	0.0	110,018	110,000	15	6	99.1%	100.0%	97.1%	96.1%
\$125,000-\$149,999	14	8.4%	1.0	139,605	140,000	28	10	99.9%	100.0%	97.3%	100.0%
\$150,000-\$174,999	15	9.0%	0.6	161,093	160,000	26	23	98.7%	100.0%	105.5%	95.5%
\$175,000-\$199,999	20	12.0%	1.1	186,690	185,500	36	17	99.5%	100.0%	95.6%	100.0%
\$200,000-\$249,999	23	13.9%	0.8	226,663	227,250	27	22	99.2%	100.0%	97.6%	97.9%
\$250,000-\$299,999	23	13.9%	0.8	272,426	275,000	24	5	99.1%	100.0%	97.3%	98.2%
\$300,000-\$399,999	13	7.8%	1.6	343,977	349,900	45	32	99.1%	100.0%	96.6%	96.1%
\$400,000-\$499,999	8	4.8%	1.4	444,938	437,500	29	9	96.3%	97.0%	94.7%	97.0%
\$500,000-\$749,999	4	2.4%	2.3	611,388	602,500	74	82	97.4%	96.1%	92.7%	89.9%
\$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



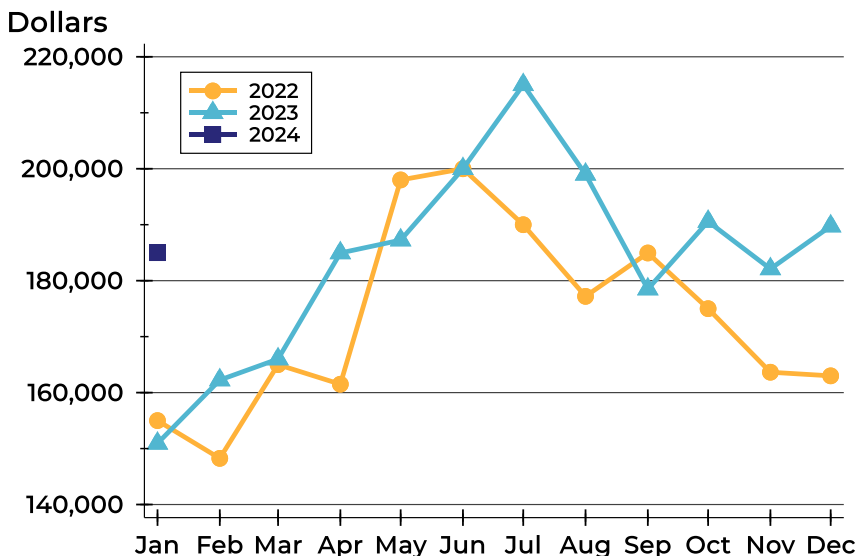
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	179,853	168,040	202,486
February	172,403	196,845	
March	193,111	194,207	
April	195,708	196,747	
May	222,005	223,752	
June	222,239	225,107	
July	211,973	234,017	
August	202,462	236,013	
September	201,178	201,814	
October	197,888	228,252	
November	191,686	206,363	
December	195,832	197,841	

Median Price

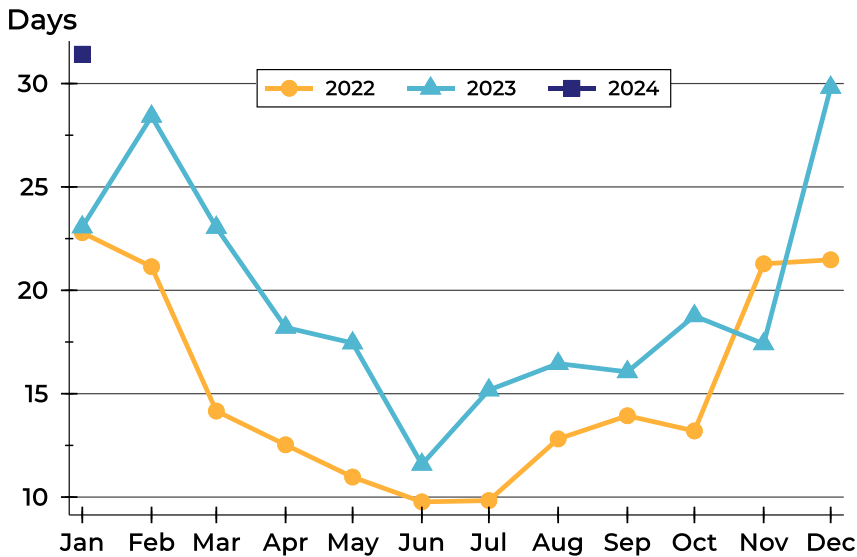


Month	2022	2023	2024
January	155,000	150,927	185,000
February	148,250	162,250	
March	165,000	166,000	
April	161,500	184,950	
May	198,000	187,250	
June	200,000	200,000	
July	190,000	215,000	
August	177,200	199,000	
September	184,950	178,500	
October	175,000	190,578	
November	163,645	182,100	
December	163,000	189,750	



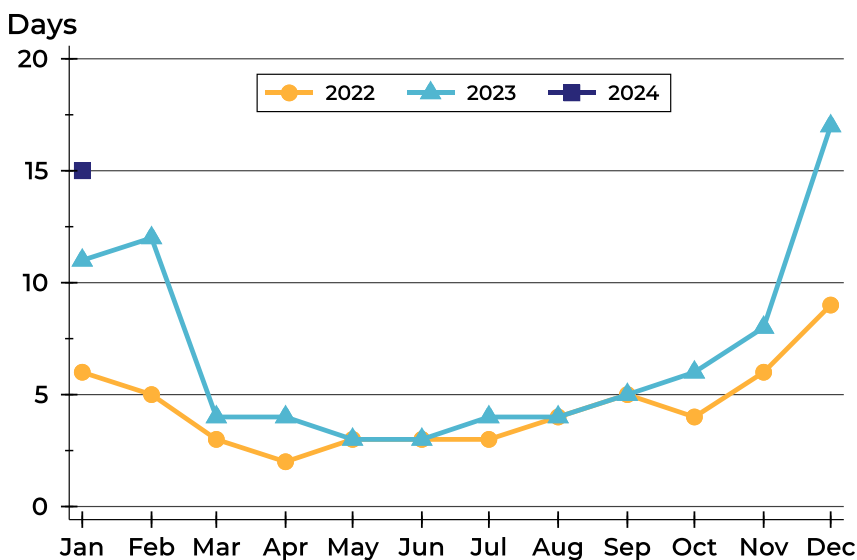
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	23	23	31
February	21	28	
March	14	23	
April	13	18	
May	11	17	
June	10	12	
July	10	15	
August	13	16	
September	14	16	
October	13	19	
November	21	17	
December	21	30	

Median DOM



Month	2022	2023	2024
January	6	11	15
February	5	12	
March	3	4	
April	2	4	
May	3	3	
June	3	3	
July	3	4	
August	4	4	
September	5	5	
October	4	6	
November	6	8	
December	9	17	



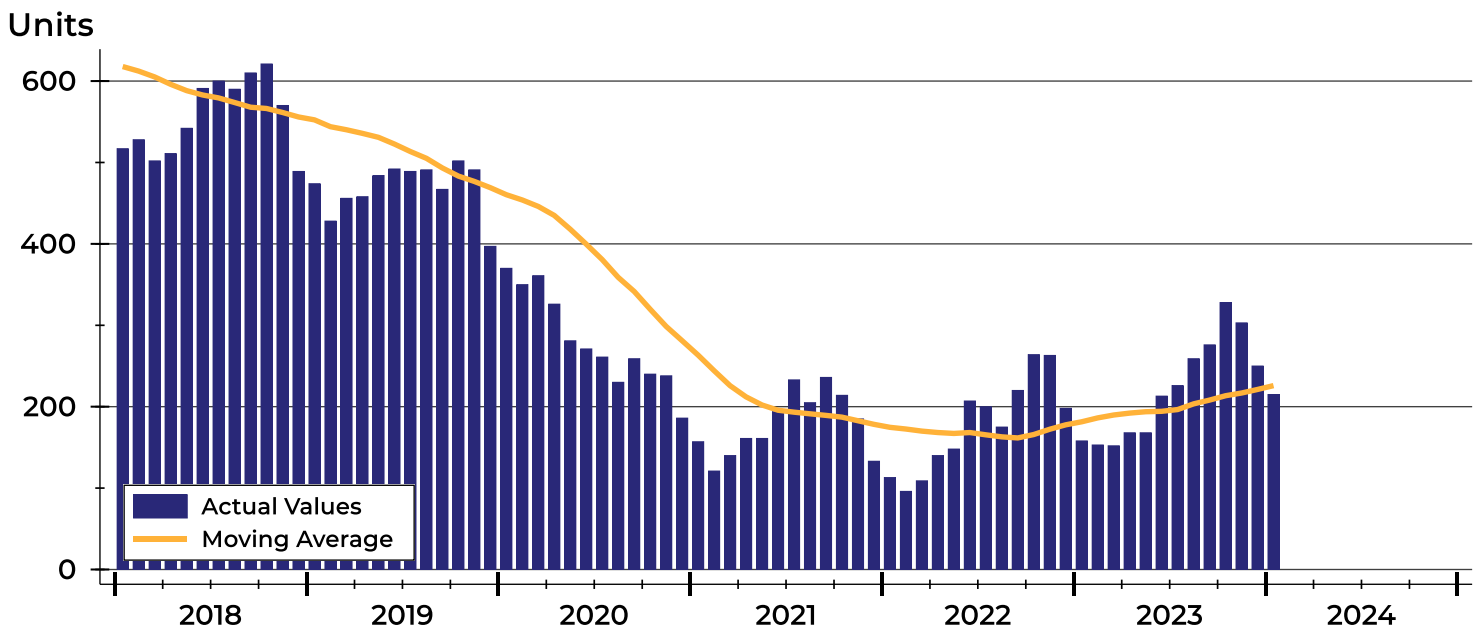
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		215	158	36.1%
Volume (1,000s)		62,237	53,932	15.4%
Months' Supply		1.0	0.6	66.7%
Average	List Price	289,475	341,343	-15.2%
	Days on Market	73	69	5.8%
	Percent of Original	96.3%	97.0%	-0.7%
Median	List Price	239,950	257,700	-6.9%
	Days on Market	50	55	-9.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 215 homes were available for sale in the Topeka MSA at the end of January. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$239,950, down 6.9% from 2023. The typical time on market for active listings was 50 days, down from 55 days a year earlier.

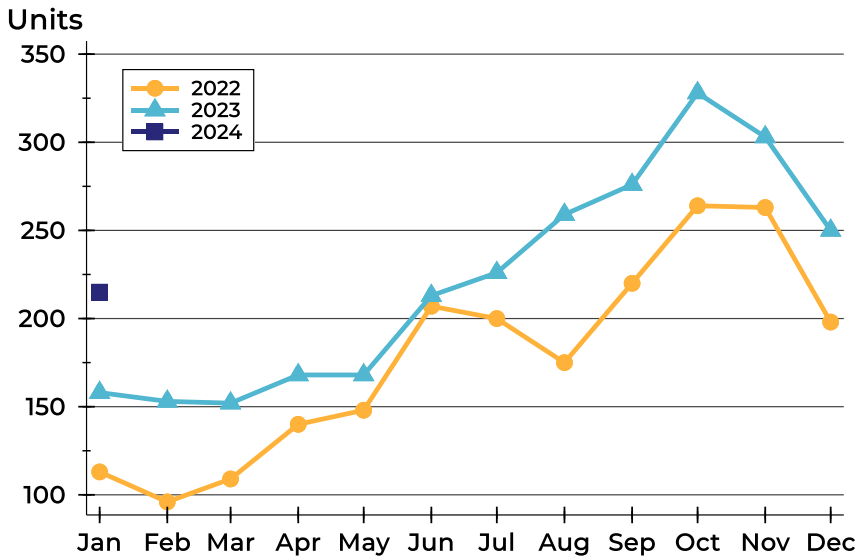
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	113	158	215
February	96	153	
March	109	152	
April	140	168	
May	148	168	
June	207	213	
July	200	226	
August	175	259	
September	220	276	
October	264	328	
November	263	303	
December	198	250	

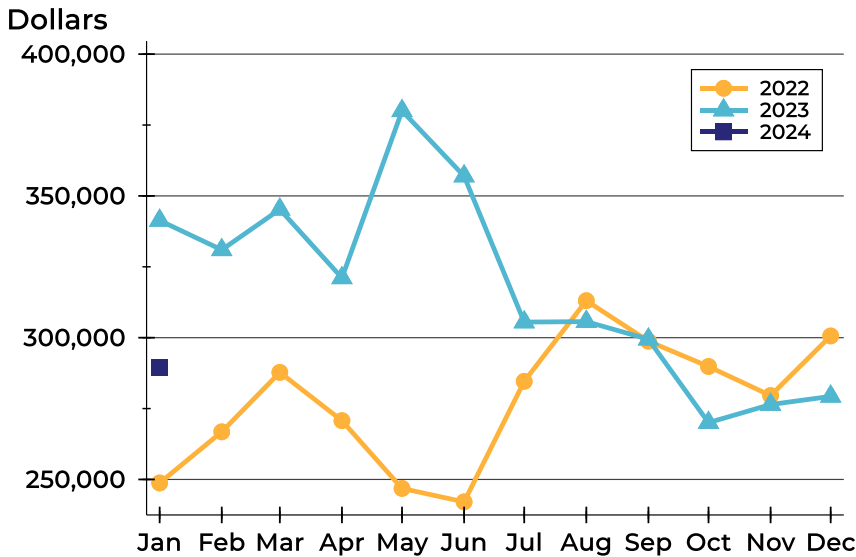
Active Listings by Price Range

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	2	0.9%	1.0	9,600	9,600	59	59	89.1%	89.1%
\$25,000-\$49,999	9	4.2%	1.2	38,554	39,900	55	57	88.2%	95.2%
\$50,000-\$99,999	24	11.2%	0.7	72,000	69,750	60	46	93.4%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	21	9.8%	1.0	136,838	138,000	45	25	97.8%	100.0%
\$150,000-\$174,999	12	5.6%	0.6	161,938	159,925	33	26	98.9%	100.0%
\$175,000-\$199,999	21	9.8%	1.1	188,257	189,900	94	67	95.8%	99.7%
\$200,000-\$249,999	24	11.2%	0.8	231,718	234,950	69	59	98.0%	100.0%
\$250,000-\$299,999	21	9.8%	0.8	280,001	279,900	55	48	97.6%	100.0%
\$300,000-\$399,999	41	19.1%	1.6	344,752	333,300	68	49	97.1%	100.0%
\$400,000-\$499,999	16	7.4%	1.4	460,059	456,000	113	78	96.1%	100.0%
\$500,000-\$749,999	16	7.4%	2.3	607,356	610,000	106	80	97.3%	100.0%
\$750,000-\$999,999	6	2.8%	N/A	823,983	824,500	131	122	97.4%	100.0%
\$1,000,000 and up	2	0.9%	N/A	1,887,000	1,887,000	206	206	86.3%	86.3%



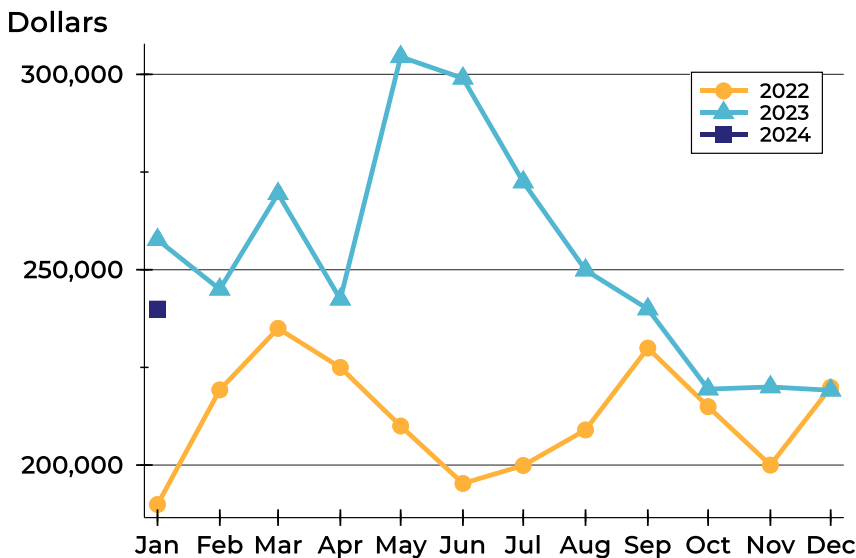
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2022	2023	2024
January	248,769	341,343	289,475
February	266,806	330,989	
March	287,764	345,258	
April	270,742	321,092	
May	246,841	380,017	
June	242,098	357,000	
July	284,625	305,503	
August	313,055	305,677	
September	298,772	299,458	
October	289,847	270,048	
November	279,594	276,429	
December	300,614	279,310	

Median Price

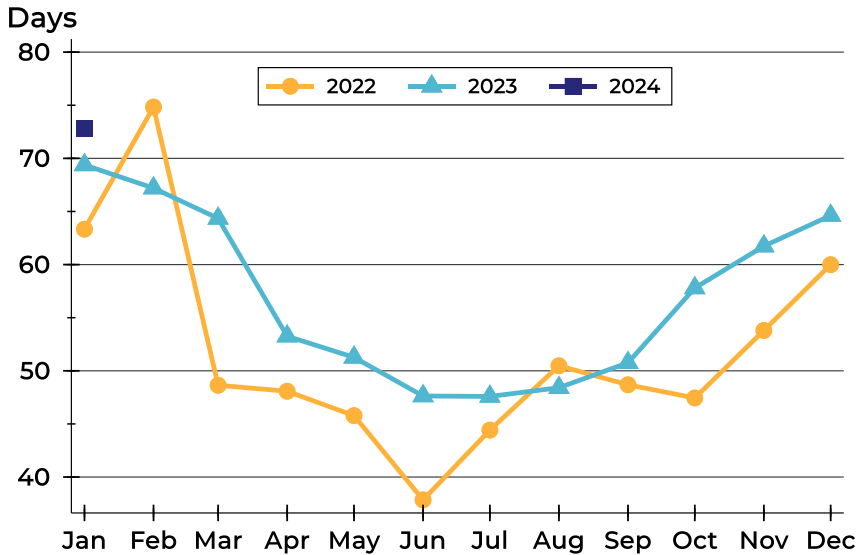


Month	2022	2023	2024
January	189,900	257,700	239,950
February	219,250	245,000	
March	235,000	269,450	
April	225,000	242,450	
May	210,000	304,500	
June	195,300	299,000	
July	199,900	272,450	
August	209,000	249,900	
September	229,950	239,950	
October	214,950	219,450	
November	200,000	220,000	
December	219,900	219,150	



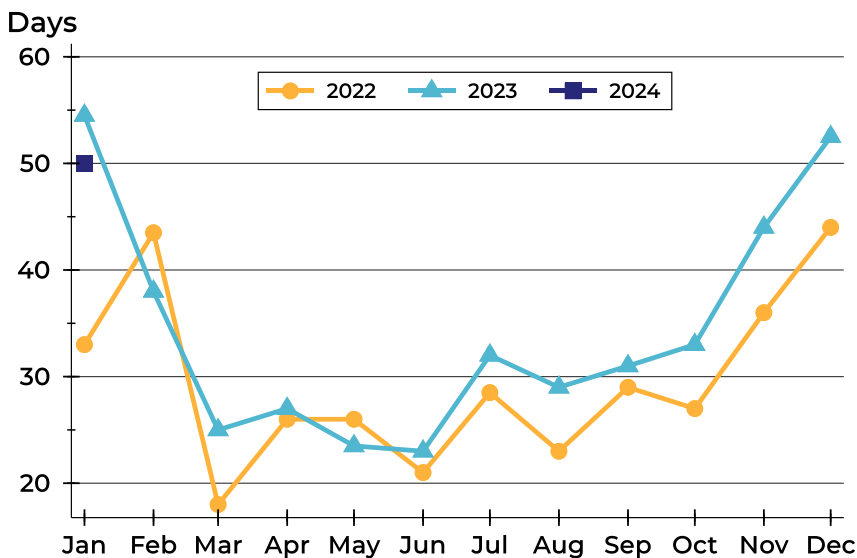
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	63	69	73
February	75	67	
March	49	64	
April	48	53	
May	46	51	
June	38	48	
July	44	48	
August	50	48	
September	49	51	
October	47	58	
November	54	62	
December	60	65	

Median DOM



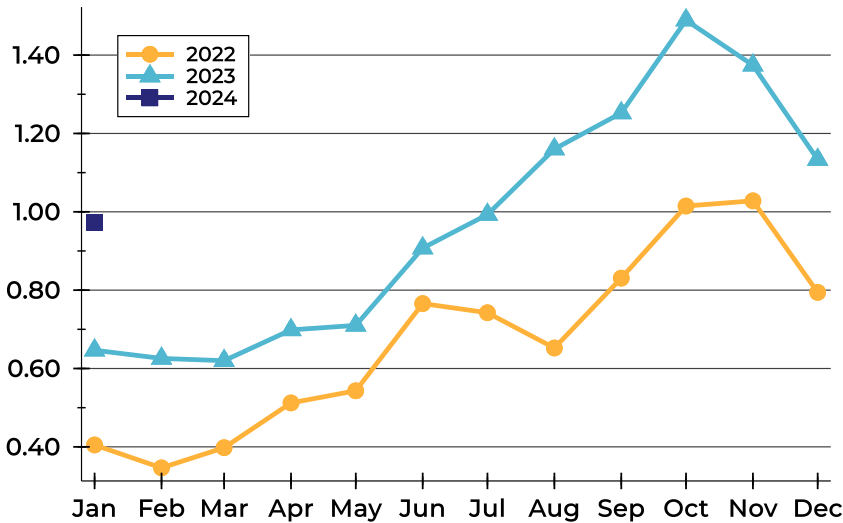
Month	2022	2023	2024
January	33	55	50
February	44	38	
March	18	25	
April	26	27	
May	26	24	
June	21	23	
July	29	32	
August	23	29	
September	29	31	
October	27	33	
November	36	44	
December	44	53	



Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month

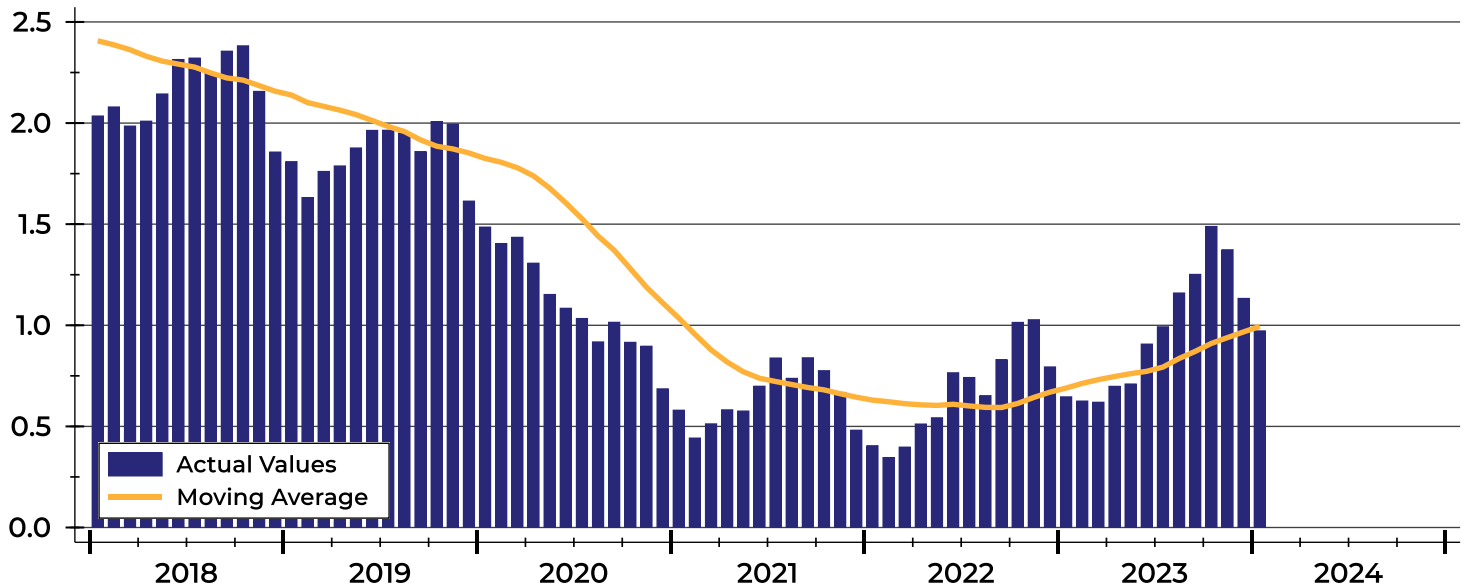
Months



Month	2022	2023	2024
January	0.4	0.6	1.0
February	0.3	0.6	
March	0.4	0.6	
April	0.5	0.7	
May	0.5	0.7	
June	0.8	0.9	
July	0.7	1.0	
August	0.7	1.2	
September	0.8	1.3	
October	1.0	1.5	
November	1.0	1.4	
December	0.8	1.1	

History of Month's Supply

Months





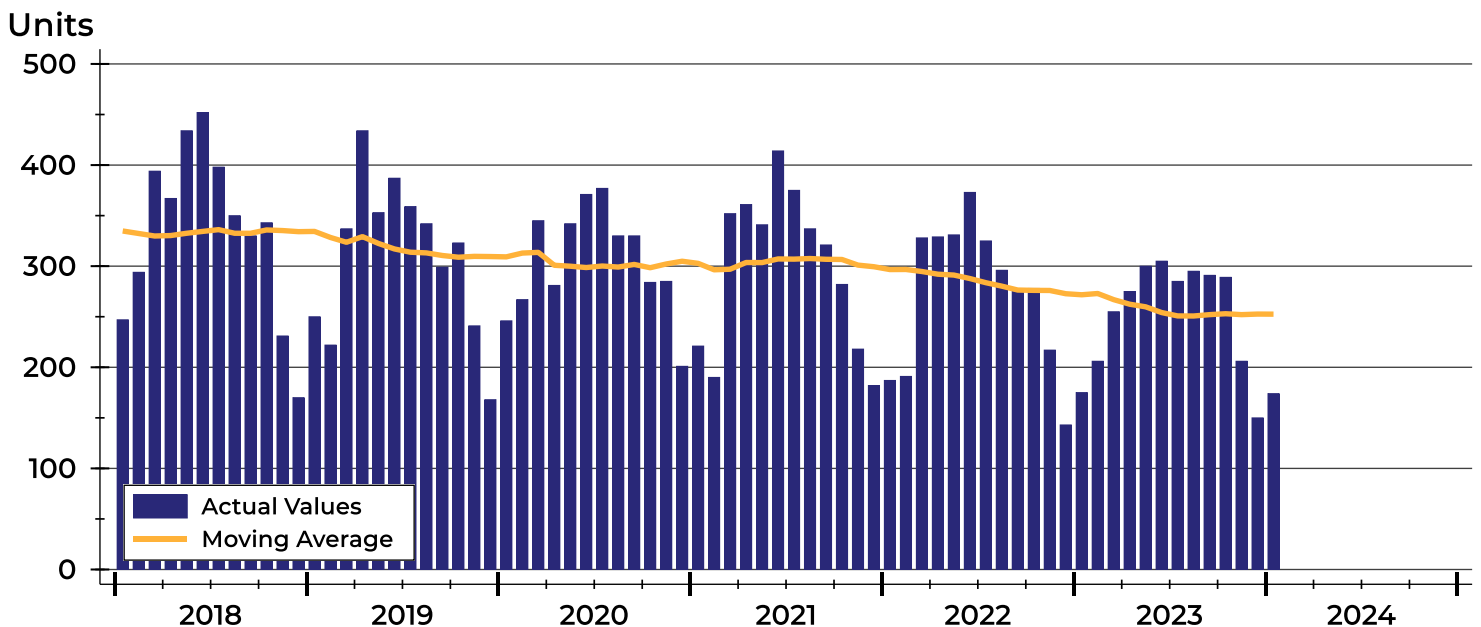
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	174	175	-0.6%
	Volume (1,000s)	35,530	34,156	4.0%
	Average List Price	204,193	195,179	4.6%
	Median List Price	179,950	174,900	2.9%
Year-to-Date	New Listings	174	175	-0.6%
	Volume (1,000s)	35,530	34,156	4.0%
	Average List Price	204,193	195,179	4.6%
	Median List Price	179,950	174,900	2.9%

A total of 174 new listings were added in the Topeka MSA during January, down 0.6% from the same month in 2023.

The median list price of these homes was \$179,950 up from \$174,900 in 2023.

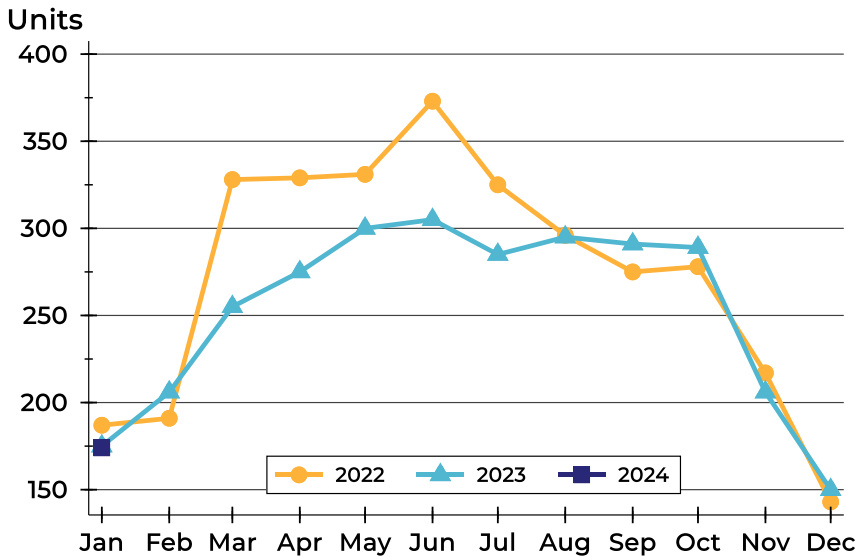
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	187	175	174
February	191	206	
March	328	255	
April	329	275	
May	331	300	
June	373	305	
July	325	285	
August	296	295	
September	275	291	
October	278	289	
November	217	206	
December	143	150	

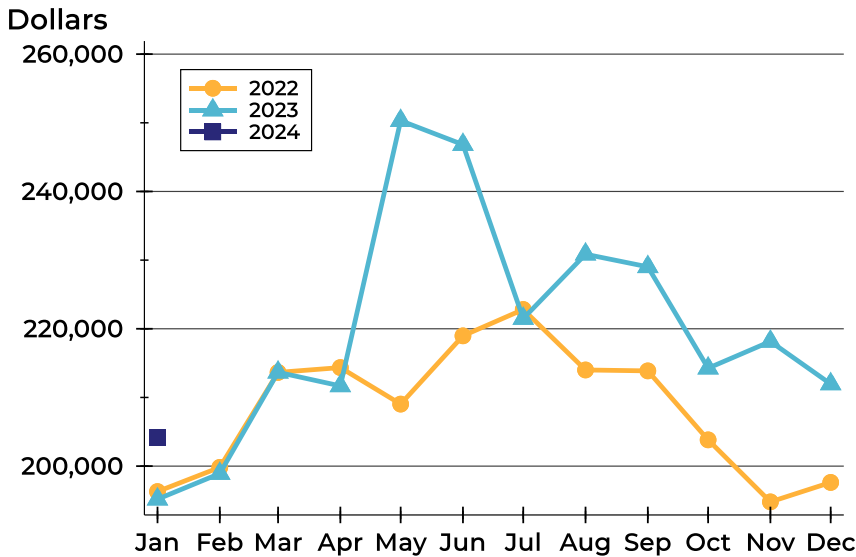
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	1,200	1,200	26	26	100.0%	100.0%
\$25,000-\$49,999	8	4.6%	41,525	40,950	7	3	100.8%	100.0%
\$50,000-\$99,999	31	17.8%	75,469	77,000	9	7	98.8%	100.0%
\$100,000-\$124,999	8	4.6%	113,988	115,000	4	1	100.2%	100.0%
\$125,000-\$149,999	20	11.5%	136,420	135,000	14	12	99.5%	100.0%
\$150,000-\$174,999	15	8.6%	163,883	165,000	13	11	99.1%	100.0%
\$175,000-\$199,999	17	9.8%	188,465	189,500	8	5	99.7%	100.0%
\$200,000-\$249,999	23	13.2%	229,978	230,000	14	13	99.1%	100.0%
\$250,000-\$299,999	20	11.5%	276,725	279,900	9	6	99.0%	100.0%
\$300,000-\$399,999	19	10.9%	339,290	329,900	16	14	99.4%	100.0%
\$400,000-\$499,999	6	3.4%	472,800	487,450	15	11	98.1%	100.0%
\$500,000-\$749,999	6	3.4%	574,483	557,500	9	8	99.1%	100.0%
\$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



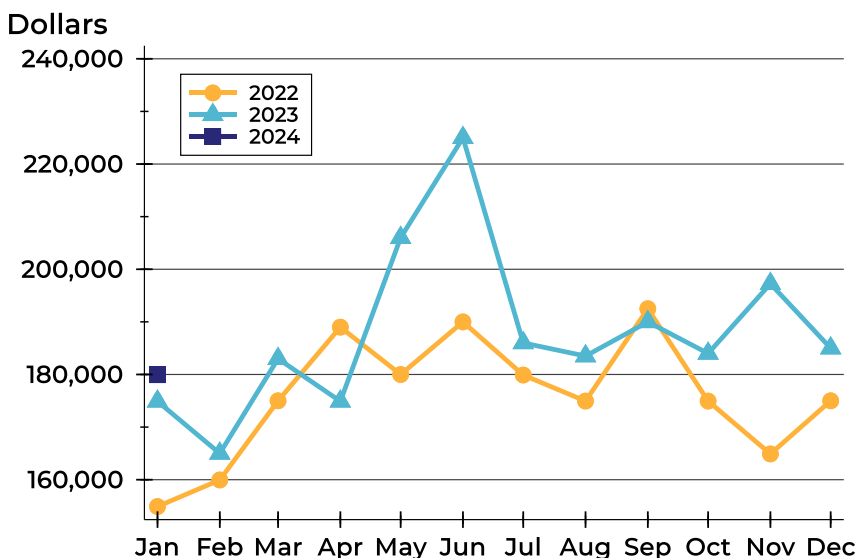
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,296	195,179	204,193
February	199,819	198,918	
March	213,649	213,666	
April	214,354	211,683	
May	209,033	250,310	
June	218,973	246,826	
July	222,812	221,496	
August	214,004	230,863	
September	213,872	229,026	
October	203,824	214,260	
November	194,793	218,161	
December	197,626	211,962	

Median Price



Month	2022	2023	2024
January	154,900	174,900	179,950
February	159,950	165,000	
March	175,000	183,000	
April	189,000	174,900	
May	180,000	206,000	
June	190,000	225,000	
July	179,900	186,000	
August	174,950	183,500	
September	192,500	190,000	
October	174,950	184,000	
November	164,900	197,250	
December	175,000	185,000	



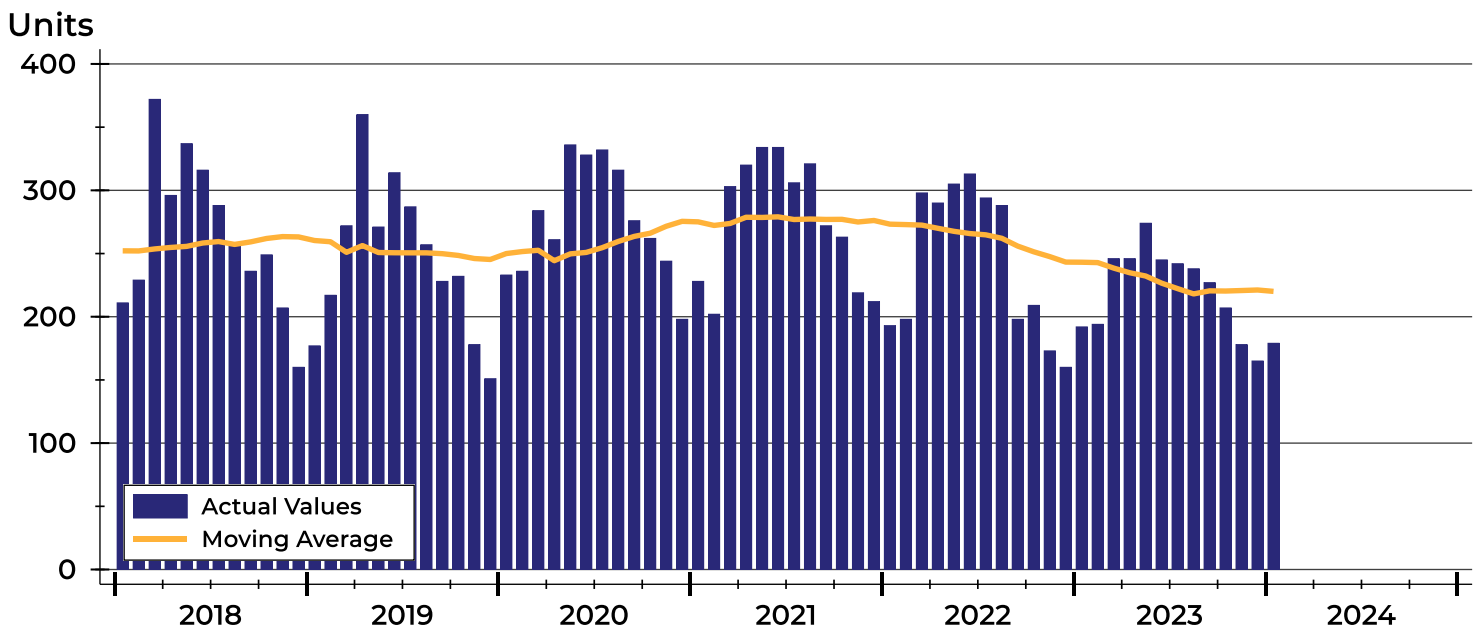
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		January			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		179	192	-6.8%	179	192	-6.8%
Volume (1,000s)		36,323	36,871	-1.5%	36,323	36,871	-1.5%
Average	Sale Price	202,919	192,039	5.7%	202,919	192,039	5.7%
	Days on Market	34	28	21.4%	34	28	21.4%
	Percent of Original	96.5%	96.9%	-0.4%	96.5%	96.9%	-0.4%
Median	Sale Price	179,900	164,925	9.1%	179,900	164,925	9.1%
	Days on Market	12	10	20.0%	12	10	20.0%
	Percent of Original	100.0%	98.6%	1.4%	100.0%	98.6%	1.4%

A total of 179 contracts for sale were written in the Topeka MSA during the month of January, down from 192 in 2023. The median list price of these homes was \$179,900, up from \$164,925 the prior year.

Half of the homes that went under contract in January were on the market less than 12 days, compared to 10 days in January 2023.

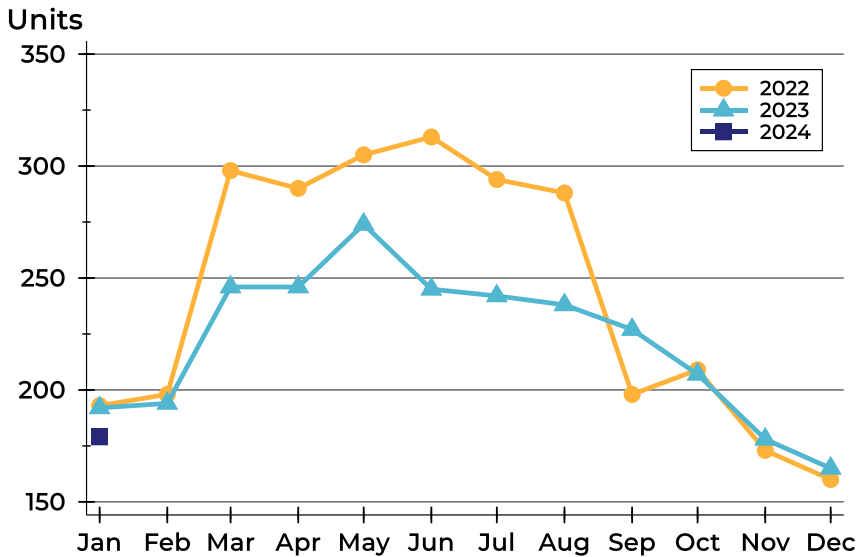
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	193	192	179
February	198	194	
March	298	246	
April	290	246	
May	305	274	
June	313	245	
July	294	242	
August	288	238	
September	198	227	
October	209	207	
November	173	178	
December	160	165	

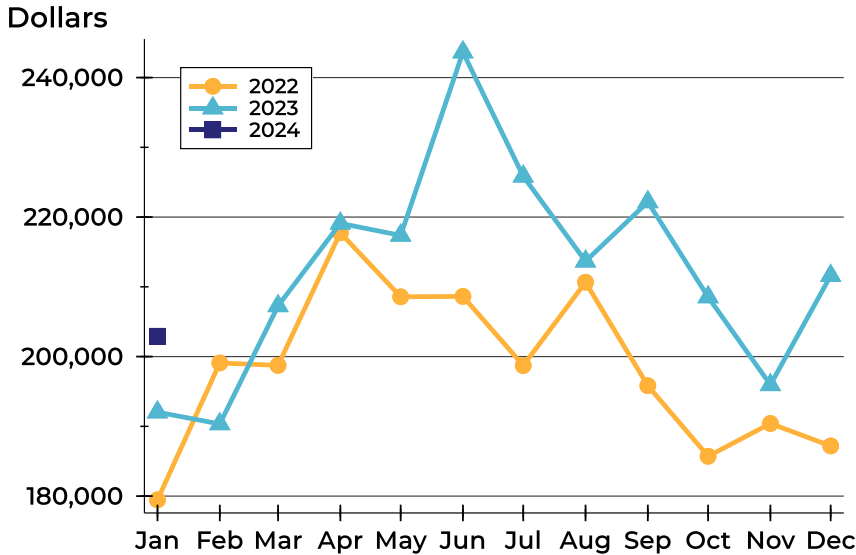
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	20,000	20,000	26	26	80.0%	80.0%
\$25,000-\$49,999	10	5.6%	39,145	39,950	46	27	89.5%	100.0%
\$50,000-\$99,999	28	15.6%	78,204	79,900	30	6	94.1%	100.0%
\$100,000-\$124,999	17	9.5%	115,124	115,000	35	15	96.6%	100.0%
\$125,000-\$149,999	15	8.4%	137,823	140,000	32	11	98.8%	100.0%
\$150,000-\$174,999	16	8.9%	162,213	163,000	30	15	96.5%	100.0%
\$175,000-\$199,999	25	14.0%	188,299	186,500	29	12	97.9%	100.0%
\$200,000-\$249,999	24	13.4%	228,811	232,400	26	7	98.6%	100.0%
\$250,000-\$299,999	19	10.6%	274,858	275,000	26	9	98.2%	100.0%
\$300,000-\$399,999	12	6.7%	344,629	337,450	57	37	97.4%	98.8%
\$400,000-\$499,999	5	2.8%	463,780	460,000	67	1	94.6%	100.0%
\$500,000-\$749,999	6	3.4%	589,317	592,500	43	13	97.1%	100.0%
\$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%



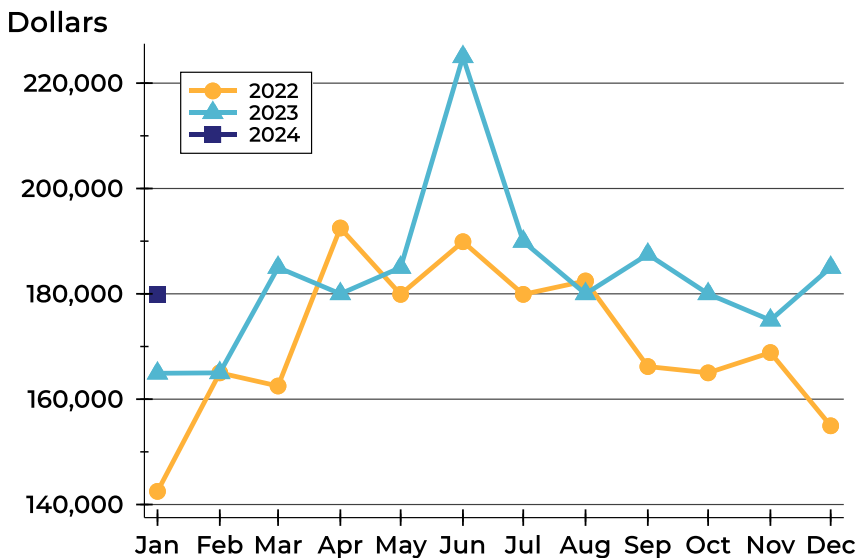
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	179,460	192,039	202,919
February	199,090	190,345	
March	198,740	207,268	
April	217,752	219,102	
May	208,576	217,376	
June	208,632	243,644	
July	198,718	225,847	
August	210,662	213,666	
September	195,832	222,165	
October	185,711	208,543	
November	190,417	195,948	
December	187,196	211,597	

Median Price

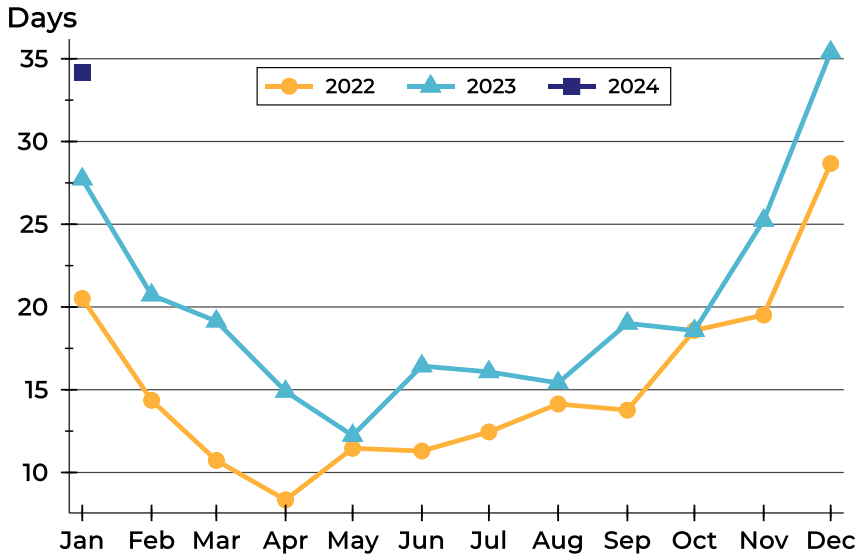


Month	2022	2023	2024
January	142,500	164,925	179,900
February	165,000	165,000	
March	162,500	185,000	
April	192,500	180,000	
May	179,900	185,000	
June	189,900	225,000	
July	179,900	189,950	
August	182,450	180,000	
September	166,200	187,500	
October	165,000	180,000	
November	168,850	175,000	
December	154,950	185,000	



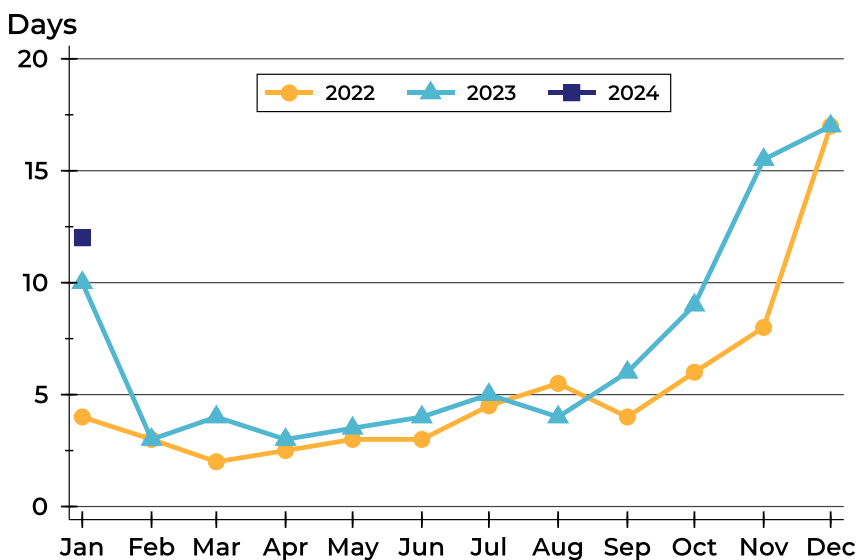
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	21	28	34
February	14	21	
March	11	19	
April	8	15	
May	11	12	
June	11	16	
July	12	16	
August	14	15	
September	14	19	
October	19	19	
November	20	25	
December	29	35	

Median DOM



Month	2022	2023	2024
January	4	10	12
February	3	3	
March	2	4	
April	3	3	
May	3	4	
June	3	4	
July	5	5	
August	6	4	
September	4	6	
October	6	9	
November	8	16	
December	17	17	



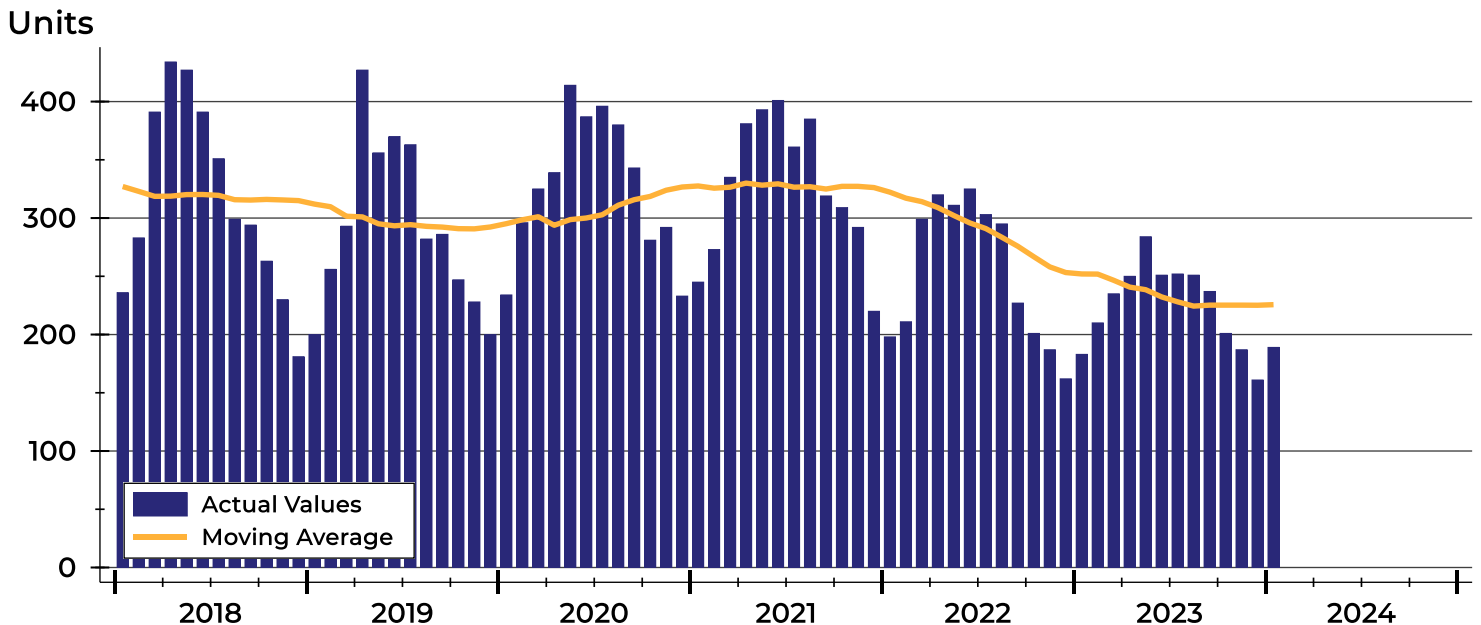
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		189	183	3.3%
Volume (1,000s)		41,212	37,255	10.6%
Average	List Price	218,052	203,579	7.1%
	Days on Market	33	32	3.1%
	Percent of Original	97.6%	97.6%	0.0%
Median	List Price	182,980	169,900	7.7%
	Days on Market	15	13	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 189 listings in the Topeka MSA had contracts pending at the end of January, up from 183 contracts pending at the end of January 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.

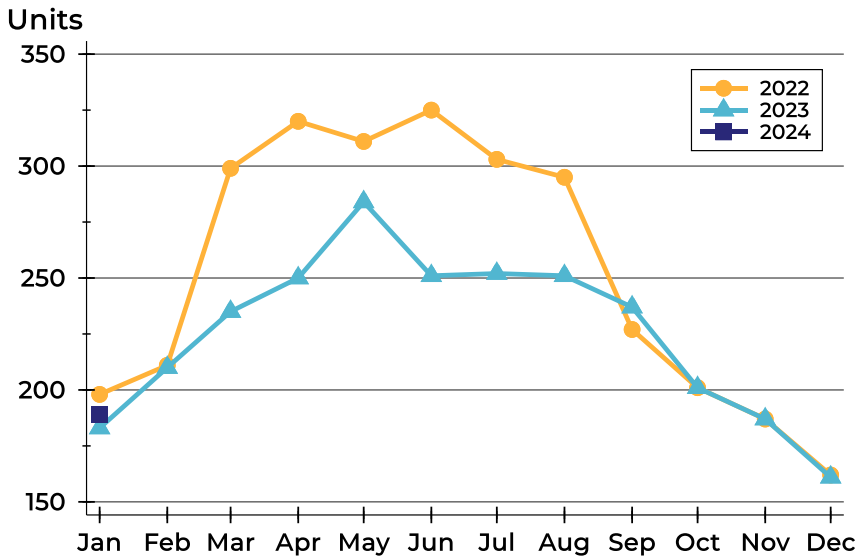
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	198	183	189
February	211	210	
March	299	235	
April	320	250	
May	311	284	
June	325	251	
July	303	252	
August	295	251	
September	227	237	
October	201	201	
November	187	187	
December	162	161	

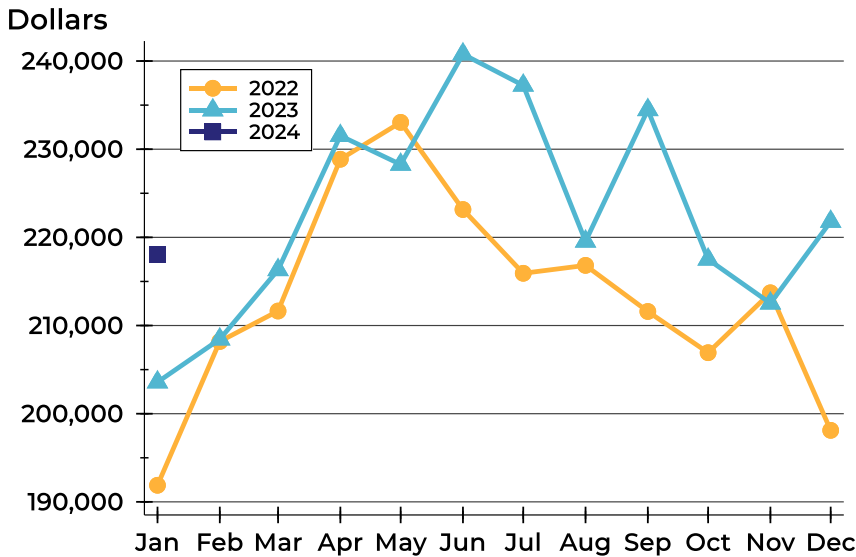
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	18,250	18,250	13	13	100.0%	100.0%
\$25,000-\$49,999	6	3.2%	38,358	39,750	34	13	97.5%	100.0%
\$50,000-\$99,999	25	13.2%	78,518	79,900	37	14	94.4%	100.0%
\$100,000-\$124,999	18	9.5%	115,389	115,000	32	14	97.5%	100.0%
\$125,000-\$149,999	16	8.5%	138,056	140,000	29	11	99.2%	100.0%
\$150,000-\$174,999	19	10.1%	160,332	160,000	21	4	99.3%	100.0%
\$175,000-\$199,999	24	12.7%	188,736	189,700	24	11	98.5%	100.0%
\$200,000-\$249,999	26	13.8%	226,864	227,250	27	16	98.8%	100.0%
\$250,000-\$299,999	21	11.1%	274,152	275,000	32	22	96.8%	100.0%
\$300,000-\$399,999	17	9.0%	347,791	343,000	50	25	98.1%	100.0%
\$400,000-\$499,999	4	2.1%	470,975	472,500	84	35	93.9%	100.0%
\$500,000-\$749,999	10	5.3%	597,840	592,500	40	13	96.3%	100.0%
\$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	0.5%	1,690,000	1,690,000	111	111	100.0%	100.0%



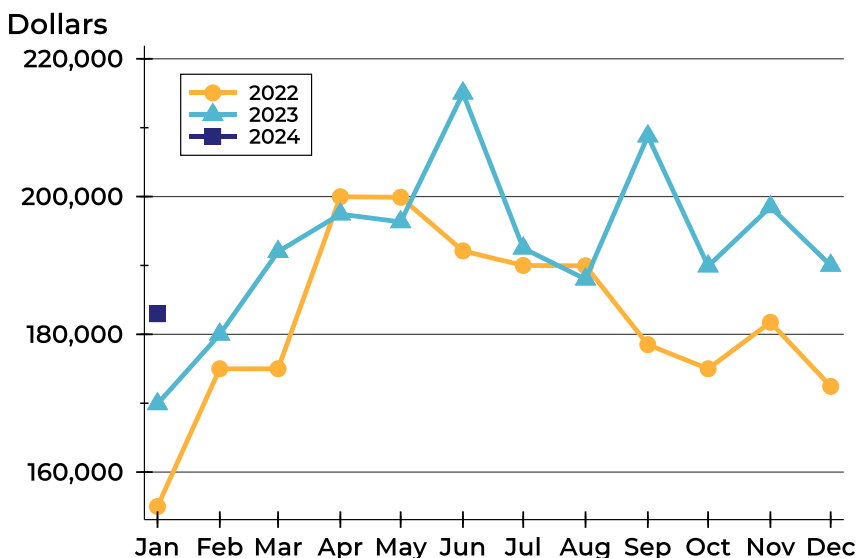
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	191,884	203,579	218,052
February	208,192	208,451	
March	211,646	216,317	
April	228,862	231,527	
May	233,045	228,270	
June	223,160	240,782	
July	215,927	237,237	
August	216,826	219,548	
September	211,596	234,464	
October	206,921	217,509	
November	213,715	212,523	
December	198,114	221,795	

Median Price

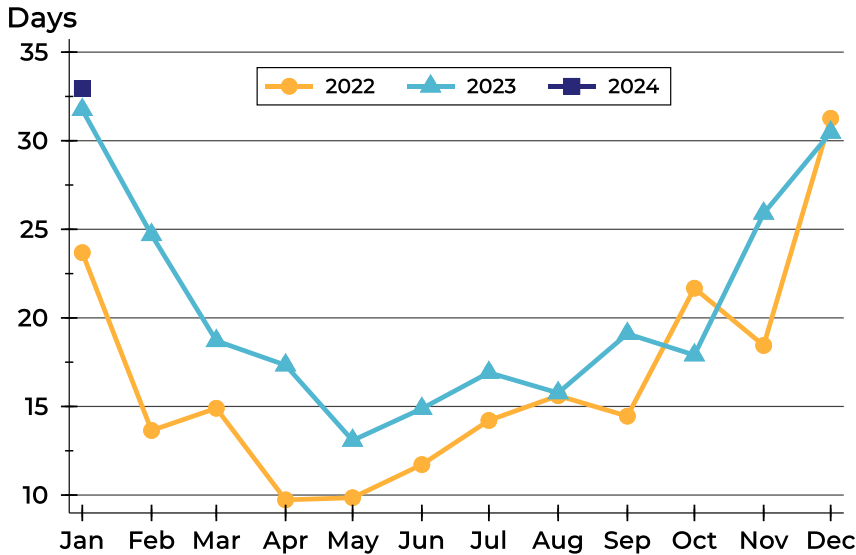


Month	2022	2023	2024
January	155,000	169,900	182,980
February	175,000	180,000	
March	175,000	192,000	
April	199,975	197,450	
May	199,900	196,320	
June	192,110	215,000	
July	190,000	192,500	
August	189,950	188,000	
September	178,500	208,777	
October	175,000	189,900	
November	181,750	198,500	
December	172,450	190,000	



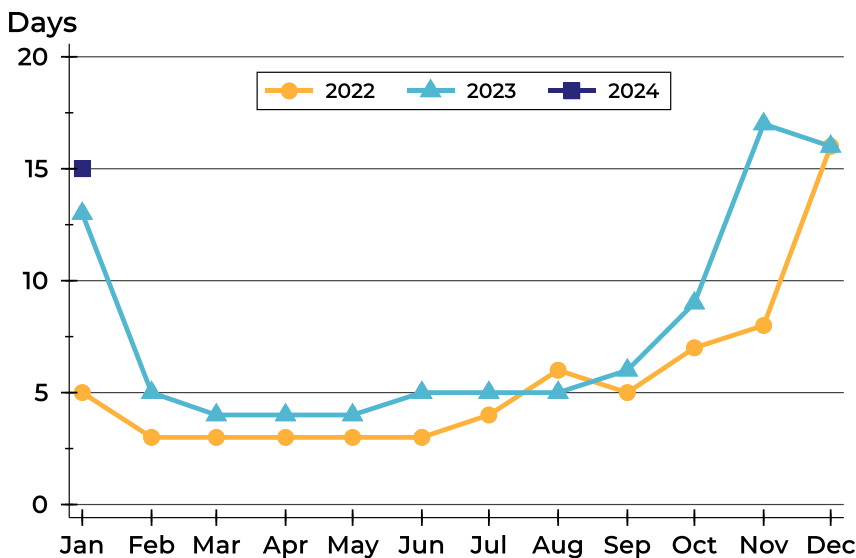
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	24	32	33
February	14	25	
March	15	19	
April	10	17	
May	10	13	
June	12	15	
July	14	17	
August	16	16	
September	14	19	
October	22	18	
November	18	26	
December	31	30	

Median DOM



Month	2022	2023	2024
January	5	13	15
February	3	5	
March	3	4	
April	3	4	
May	3	4	
June	3	5	
July	4	5	
August	6	5	
September	5	6	
October	7	9	
November	8	17	
December	16	16	

Sold Listings by Price Range Year-to-Date for Sunflower

January 2024																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021	
\$1-\$29,999	1												1	8	9	4	
\$30,000-\$39,999	3												3	7	2	6	
\$40,000-\$49,999	7												7	12	3	6	
\$50,000-\$59,999	1												1	8	13	12	
\$60,000-\$69,999	5												5	6	10	5	
\$70,000-\$79,999	6												6	6	8	11	
\$80,000-\$89,999	5												5	5	14	4	
\$90,000-\$99,999	7												7	11	4	4	
\$100,000-\$119,999	10												10	4	17	16	
\$120,000-\$139,999	7												7	19	24	13	
\$140,000-\$159,999	14												14	13	19	24	
\$160,000-\$179,999	15												15	13	14	20	
\$180,000-\$199,999	15												15	13	15	11	
\$200,000-\$249,999	24												24	23	24	21	
\$250,000-\$299,999	26												26	11	23	13	
\$300,000-\$399,999	14												14	18	19	9	
\$400,000-\$499,999	9												9	6	4	6	
\$500,000 or more	4												4	2	7	6	
TOTALS	173	0	0	0	0	0	0	0	0	0	0	0	173	185	229	191	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in January

Total home sales in Wabaunsee County fell last month to 2 units, compared to 4 units in January 2023. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in January was \$187,500, up from \$150,500 a year earlier. Homes that sold in January were typically on the market for 82 days and sold for 97.7% of their list prices.

Wabaunsee County Active Listings Up at End of January

The total number of active listings in Wabaunsee County at the end of January was 2 units, up from 0 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 January was \$535,000.

During January, a total of 1 contract was written down from 5 in January 2023. At the end of the month, there were 2 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

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Wabaunsee County Summary Statistics

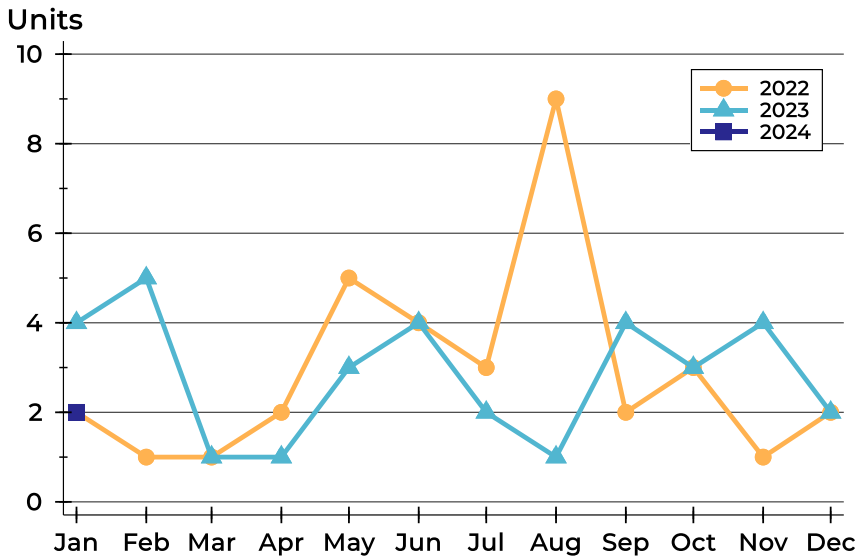
January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		2	4	2	2	4	2
Change from prior year		-50.0%	100.0%	-33.3%	-50.0%	100.0%	-33.3%
Active Listings		2	0	5	N/A	N/A	N/A
Change from prior year		N/A	-100.0%	66.7%			
Months' Supply		0.8	N/A	1.2	N/A	N/A	N/A
Change from prior year		N/A	-100.0%	71.4%			
New Listings		0	4	2	0	4	2
Change from prior year		-100.0%	100.0%	-66.7%	-100.0%	100.0%	-66.7%
Contracts Written		1	5	1	1	5	1
Change from prior year		-80.0%	400.0%	-75.0%	-80.0%	400.0%	-75.0%
Pending Contracts		2	4	1	N/A	N/A	N/A
Change from prior year		-50.0%	300.0%	-66.7%			
Sales Volume (1,000s)		375	608	426	375	608	426
Change from prior year		-38.3%	42.7%	32.7%	-38.3%	42.7%	32.7%
Average	Sale Price	187,500	152,000	212,750	187,500	152,000	212,750
	Change from prior year	23.4%	-28.6%	99.1%	23.4%	-28.6%	99.1%
	List Price of Actives	535,000	N/A	370,800	N/A	N/A	N/A
	Change from prior year	N/A	N/A	-38.9%			
	Days on Market	82	29	25	82	29	25
Change from prior year	182.8%	16.0%	733.3%	182.8%	16.0%	733.3%	
Percent of List	97.7%	96.7%	100.0%	97.7%	96.7%	100.0%	
Change from prior year	1.0%	-3.3%	4.8%	1.0%	-3.3%	4.8%	
Percent of Original	76.1%	96.7%	94.5%	76.1%	96.7%	94.5%	
Change from prior year	-21.3%	2.3%	-0.9%	-21.3%	2.3%	-0.9%	
Median	Sale Price	187,500	150,500	212,750	187,500	150,500	212,750
	Change from prior year	24.6%	-29.3%	183.7%	24.6%	-29.3%	183.7%
	List Price of Actives	535,000	N/A	275,000	N/A	N/A	N/A
	Change from prior year	N/A	N/A	77.4%			
	Days on Market	82	24	25	82	24	25
Change from prior year	241.7%	-4.0%	2400.0%	241.7%	-4.0%	2400.0%	
Percent of List	97.7%	96.2%	100.0%	97.7%	96.2%	100.0%	
Change from prior year	1.6%	-3.8%	0.0%	1.6%	-3.8%	0.0%	
Percent of Original	76.1%	96.2%	94.5%	76.1%	96.2%	94.5%	
Change from prior year	-20.9%	1.8%	-5.5%	-20.9%	1.8%	-5.5%	

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



Wabaunsee County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	2	4	2
February	1	5	
March	1	1	
April	2	1	
May	5	3	
June	4	4	
July	3	2	
August	9	1	
September	2	4	
October	3	3	
November	1	4	
December	2	2	

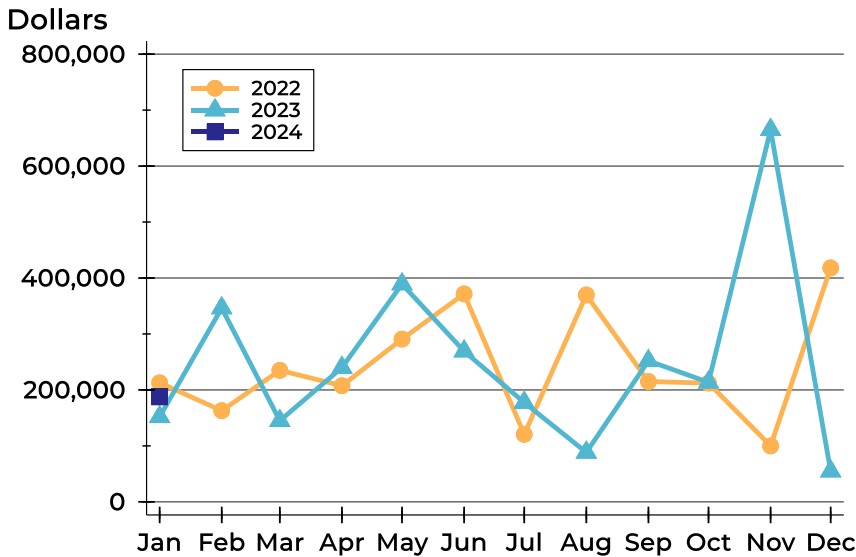
Closed Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	0.0	90,000	90,000	141	141	100.0%	100.0%	57.0%	57.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	0.0	285,000	285,000	22	22	95.3%	95.3%	95.3%	95.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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



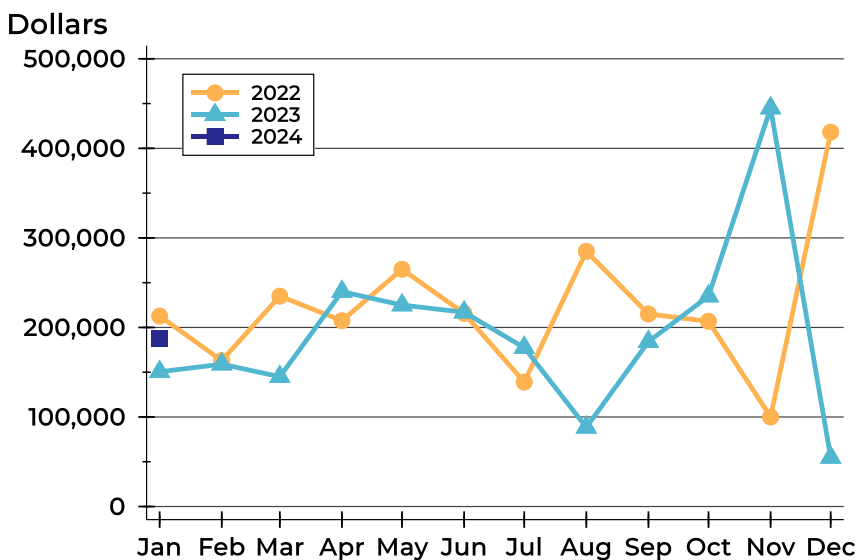
Wabaunsee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	212,750	152,000	187,500
February	163,000	346,400	
March	235,000	145,000	
April	207,500	240,000	
May	290,800	389,167	
June	371,625	269,250	
July	120,667	177,500	
August	369,778	88,450	
September	215,000	252,048	
October	212,300	213,667	
November	100,000	665,000	
December	418,085	54,875	

Median Price

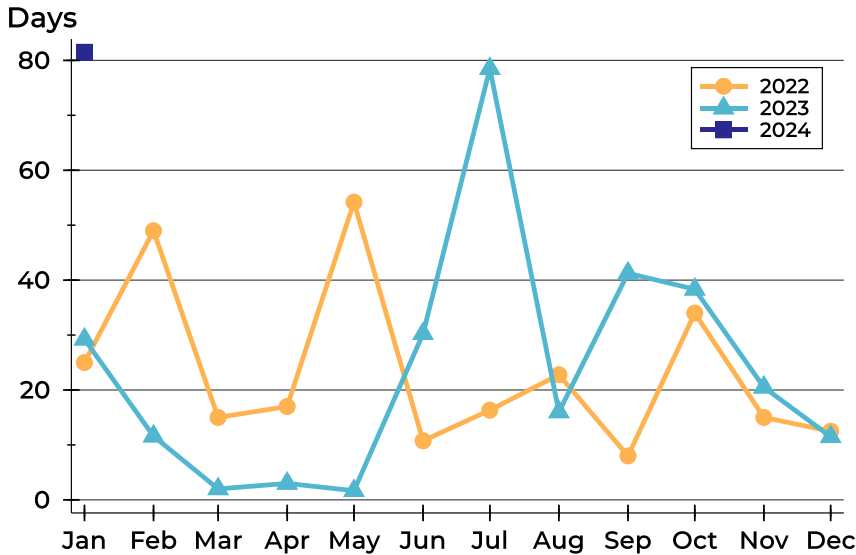


Month	2022	2023	2024
January	212,750	150,500	187,500
February	163,000	159,000	
March	235,000	145,000	
April	207,500	240,000	
May	265,000	225,000	
June	215,750	217,000	
July	139,000	177,500	
August	285,000	88,450	
September	215,000	184,095	
October	206,900	235,000	
November	100,000	445,000	
December	418,085	54,875	



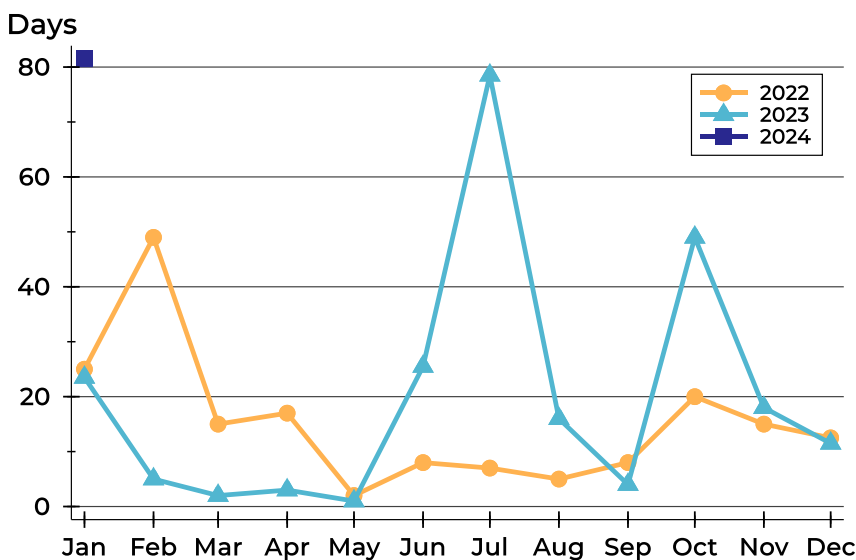
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	25	29	82
February	49	12	
March	15	2	
April	17	3	
May	54	2	
June	11	30	
July	16	79	
August	23	16	
September	8	41	
October	34	38	
November	15	21	
December	13	12	

Median DOM



Month	2022	2023	2024
January	25	24	82
February	49	5	
March	15	2	
April	17	3	
May	2	1	
June	8	26	
July	7	79	
August	5	16	
September	8	4	
October	20	49	
November	15	18	
December	13	12	



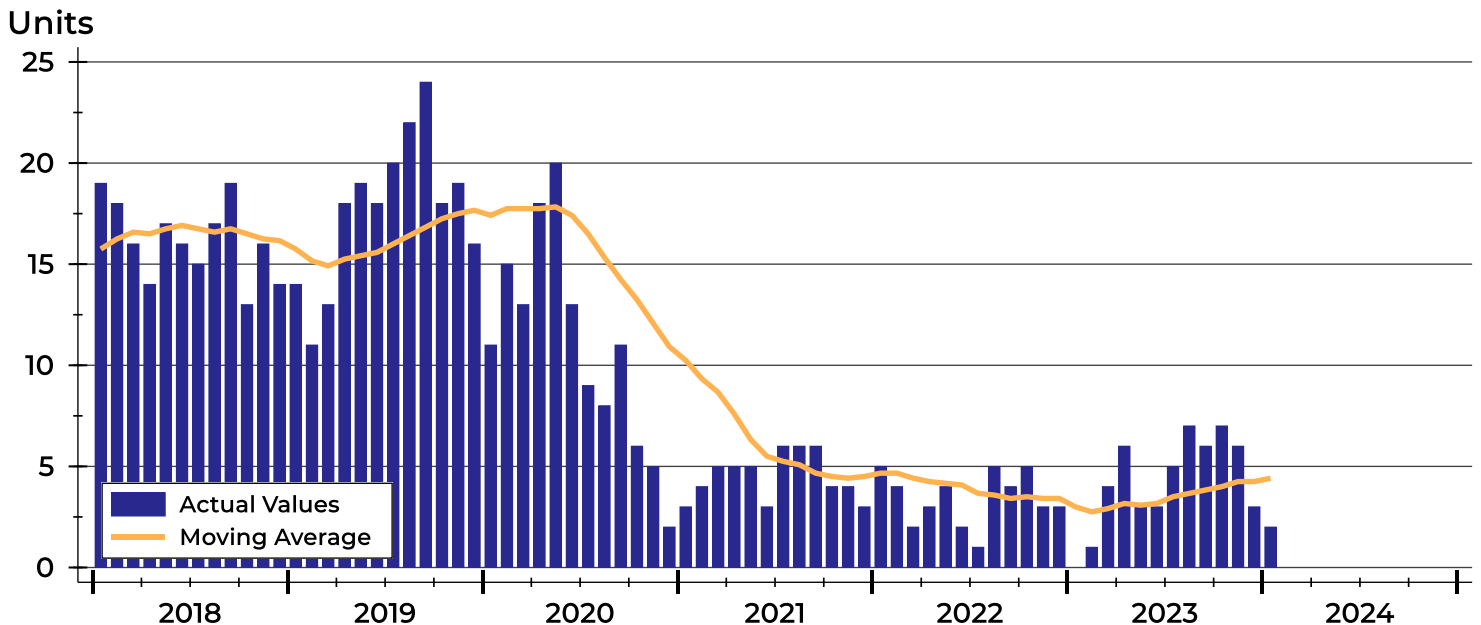
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of January 2023	Change
Active Listings		2	0	N/A
Volume (1,000s)		1,070	0	N/A
Months' Supply		0.8	0.0	N/A
Average	List Price	535,000	N/A	N/A
	Days on Market	163	N/A	N/A
	Percent of Original	95.2%	N/A	N/A
Median	List Price	535,000	N/A	N/A
	Days on Market	163	N/A	N/A
	Percent of Original	95.2%	N/A	N/A

A total of 2 homes were available for sale in Wabaunsee County at the end of January. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$535,000. The typical time on market for active listings was 163 days.

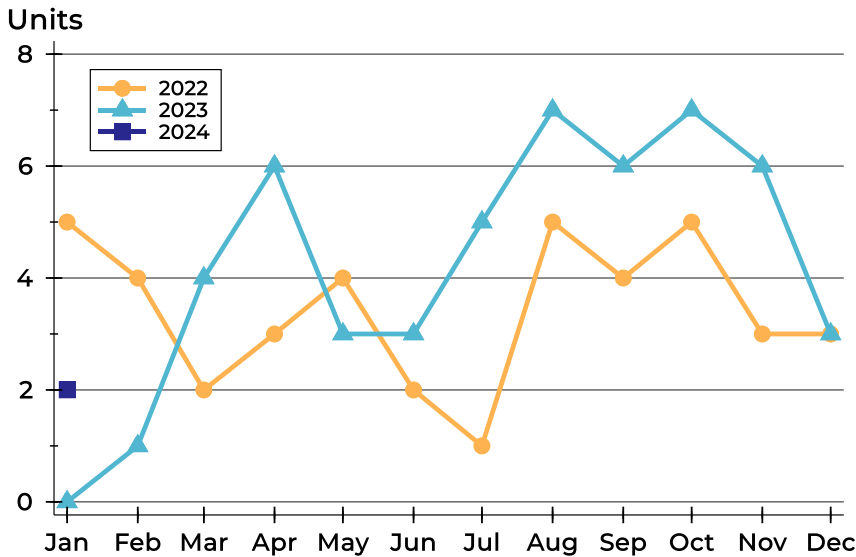
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	5	0	2
February	4	1	
March	2	4	
April	3	6	
May	4	3	
June	2	3	
July	1	5	
August	5	7	
September	4	6	
October	5	7	
November	3	6	
December	3	3	

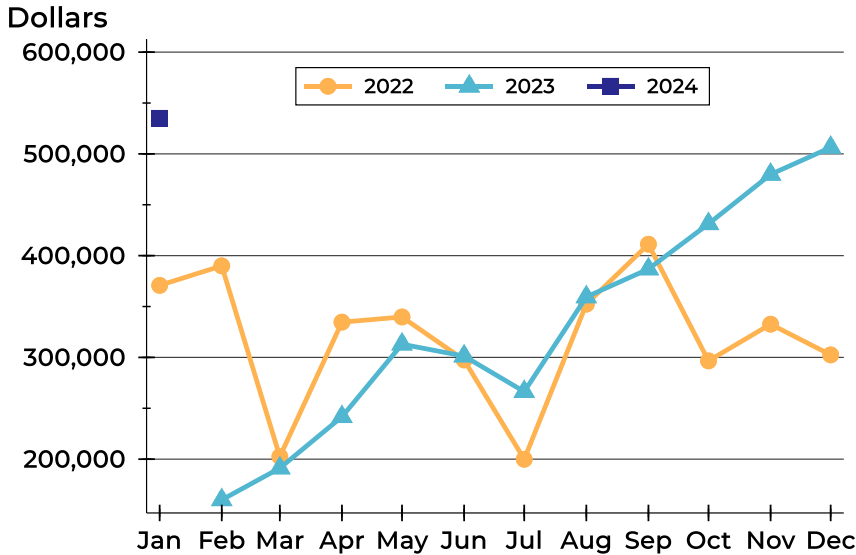
Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	50.0%	N/A	175,000	175,000	225	225	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	50.0%	N/A	895,000	895,000	100	100	90.4%	90.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



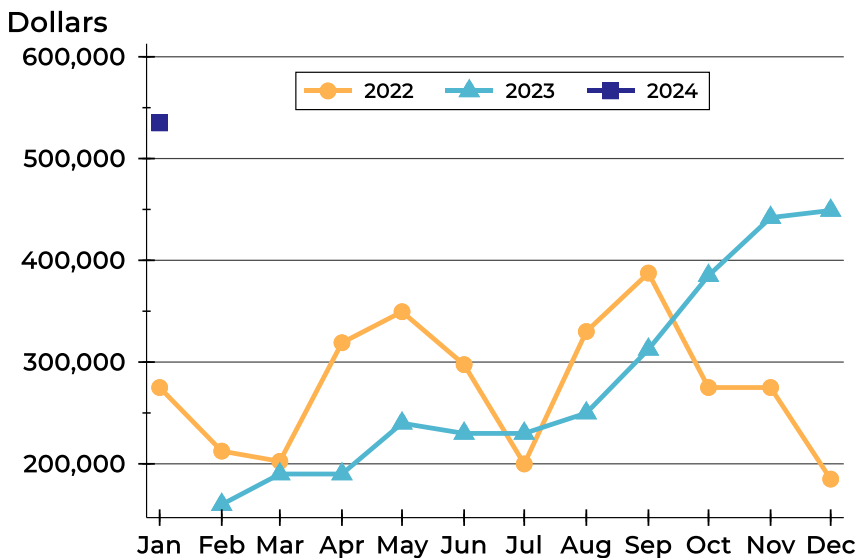
Wabaunsee County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	370,800	N/A	535,000
February	390,000	160,000	
March	202,450	191,225	
April	334,667	241,667	
May	339,750	312,967	
June	297,500	301,300	
July	199,900	266,360	
August	352,360	359,414	
September	411,250	386,833	
October	296,600	431,271	
November	332,667	479,833	
December	302,500	506,333	

Median Price

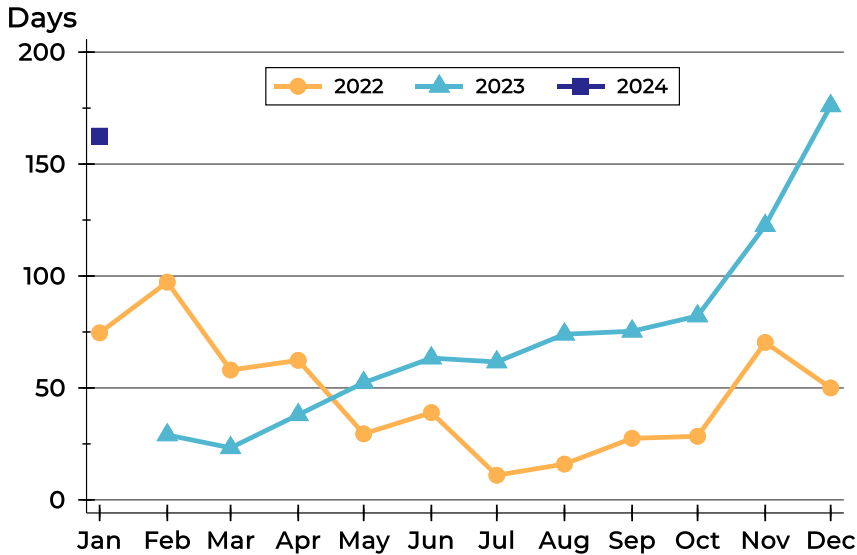


Month	2022	2023	2024
January	275,000	N/A	535,000
February	212,500	160,000	
March	202,450	190,000	
April	319,000	190,000	
May	349,500	239,900	
June	297,500	229,900	
July	199,900	229,900	
August	330,000	249,900	
September	387,500	312,500	
October	275,000	385,000	
November	275,000	442,000	
December	185,000	449,000	



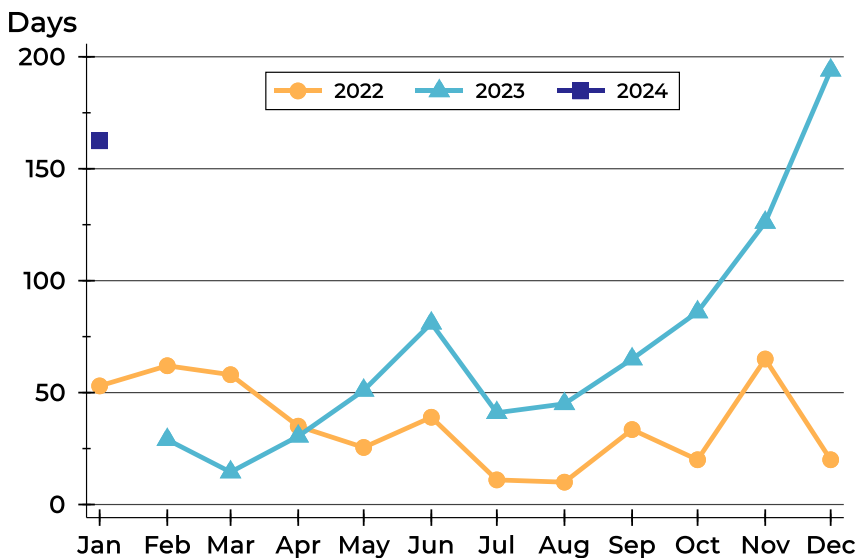
Wabaunsee County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	75	N/A	163
February	97	29	
March	58	23	
April	62	38	
May	30	52	
June	39	63	
July	11	62	
August	16	74	
September	28	75	
October	28	82	
November	70	123	
December	50	176	

Median DOM

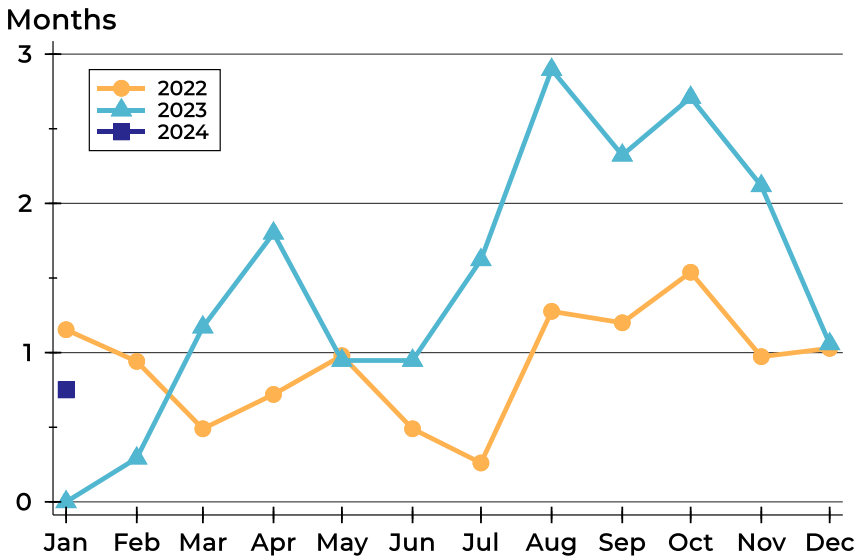


Month	2022	2023	2024
January	53	N/A	163
February	62	29	
March	58	15	
April	35	31	
May	26	51	
June	39	81	
July	11	41	
August	10	45	
September	34	65	
October	20	86	
November	65	126	
December	20	194	



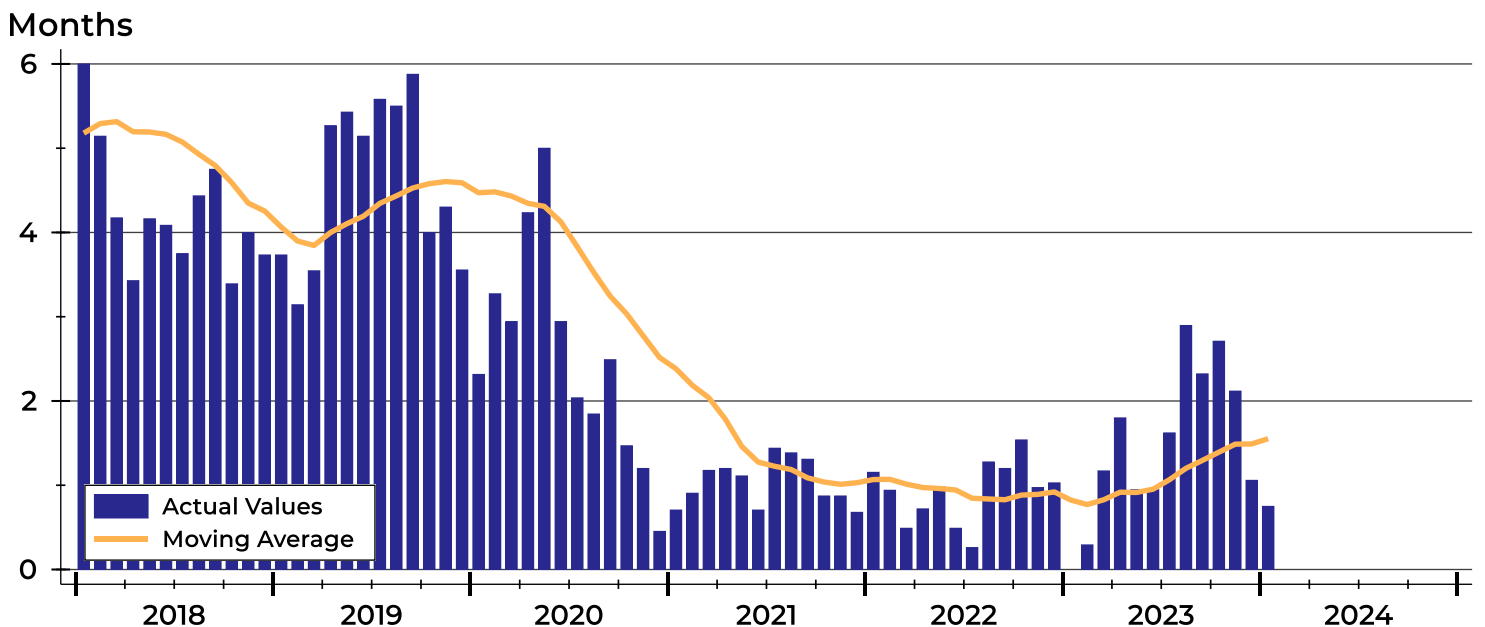
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.2	0.0	0.8
February	0.9	0.3	
March	0.5	1.2	
April	0.7	1.8	
May	1.0	0.9	
June	0.5	0.9	
July	0.3	1.6	
August	1.3	2.9	
September	1.2	2.3	
October	1.5	2.7	
November	1.0	2.1	
December	1.0	1.1	

History of Month's Supply





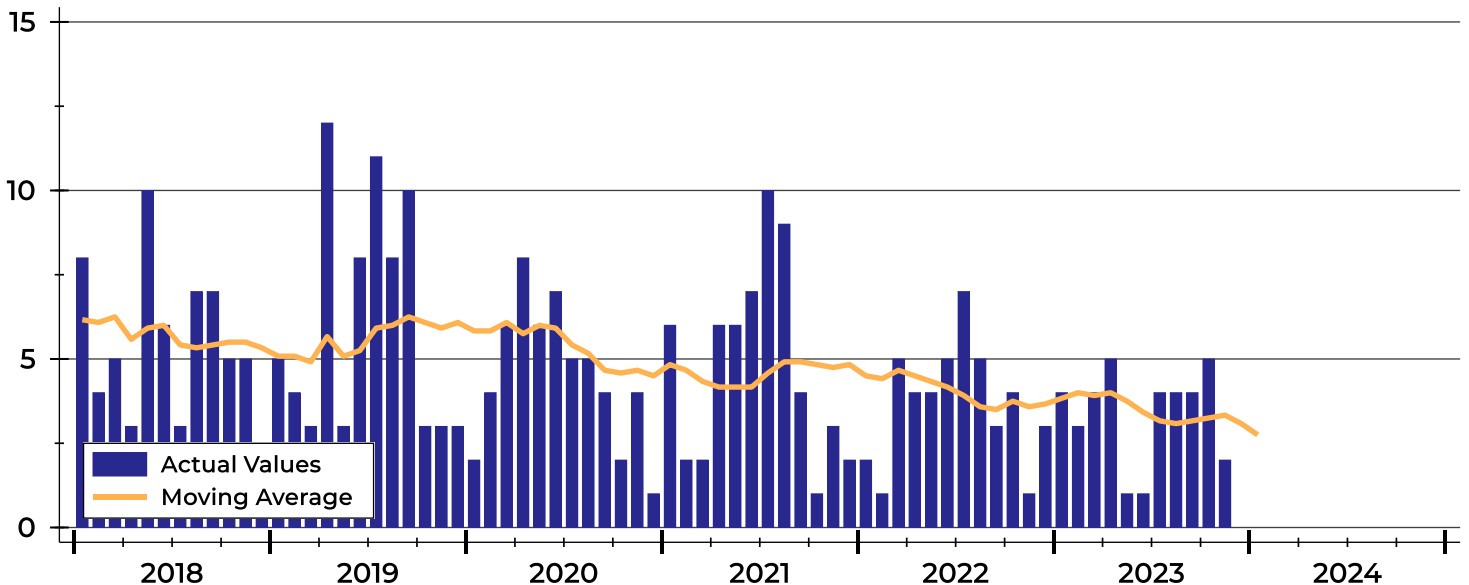
Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2024	January 2023	Change
Current Month	New Listings	0	4	-100.0%
	Volume (1,000s)	0	741	-100.0%
	Average List Price	N/A	185,250	N/A
	Median List Price	N/A	159,500	N/A
Year-to-Date	New Listings	0	4	-100.0%
	Volume (1,000s)	N/A	741	N/A
	Average List Price	N/A	185,250	N/A
	Median List Price	N/A	159,500	N/A

No new listings were added in Wabaunsee County during January. In comparison, 4 new listings were added in January 2023.

History of New Listings

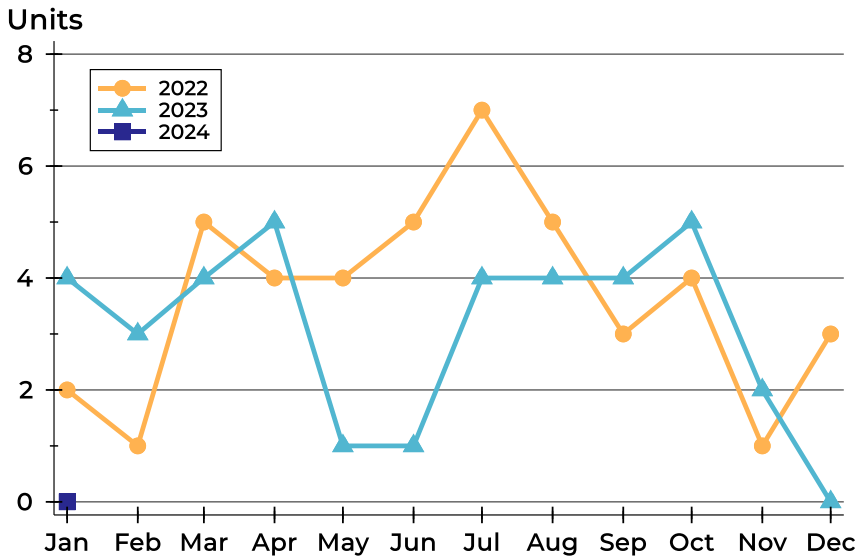
Units





Wabaunsee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	2	4	0
February	1	3	0
March	5	4	0
April	4	5	0
May	4	1	0
June	5	1	0
July	7	4	0
August	5	4	0
September	3	4	0
October	4	5	0
November	1	2	0
December	3	0	0

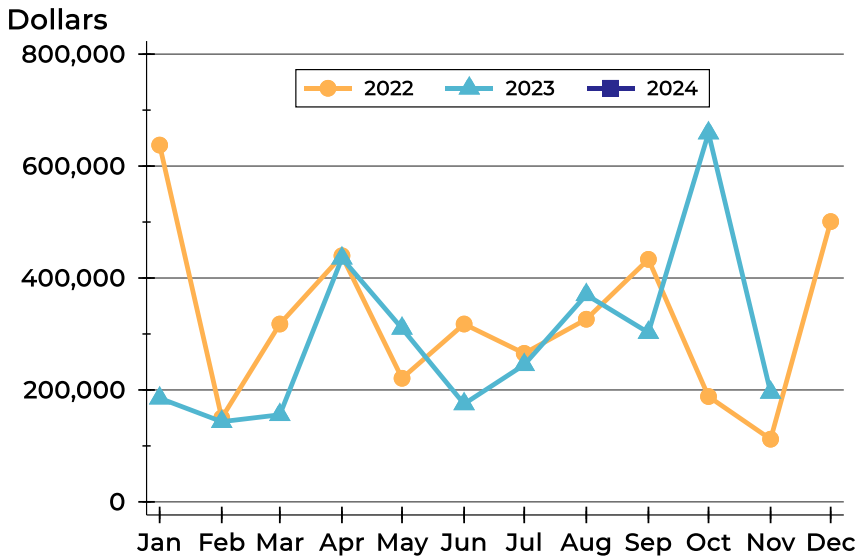
New Listings by Price Range

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A



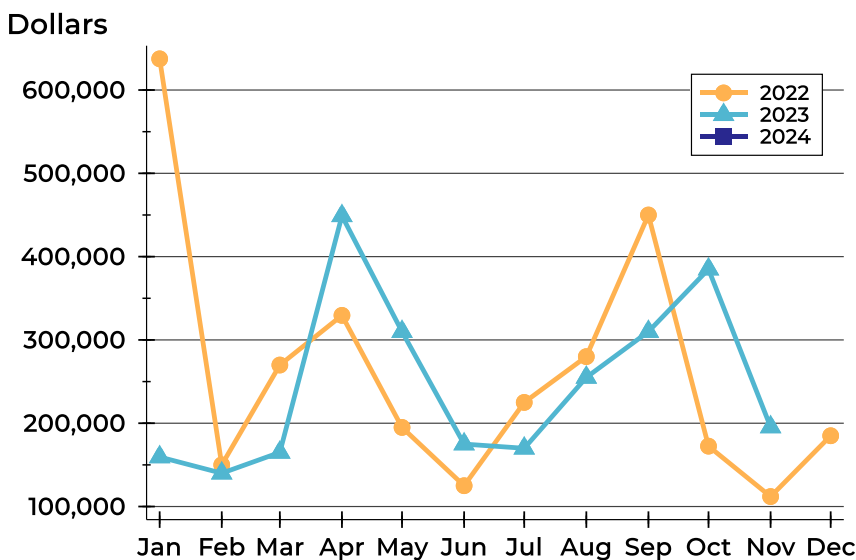
Wabaunsee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	637,500	185,250	N/A
February	150,000	143,333	
March	317,780	155,625	
April	439,750	435,380	
May	220,841	310,000	
June	317,800	175,000	
July	265,343	244,975	
August	326,380	370,000	
September	433,333	302,450	
October	188,250	658,980	
November	112,000	195,500	
December	500,833	N/A	

Median Price



Month	2022	2023	2024
January	637,500	159,500	N/A
February	150,000	140,000	
March	269,900	165,000	
April	329,500	449,000	
May	195,000	310,000	
June	125,000	175,000	
July	225,000	169,950	
August	280,000	255,000	
September	450,000	310,000	
October	172,500	385,000	
November	112,000	195,500	
December	185,000	N/A	



Wabaunsee County Contracts Written Analysis

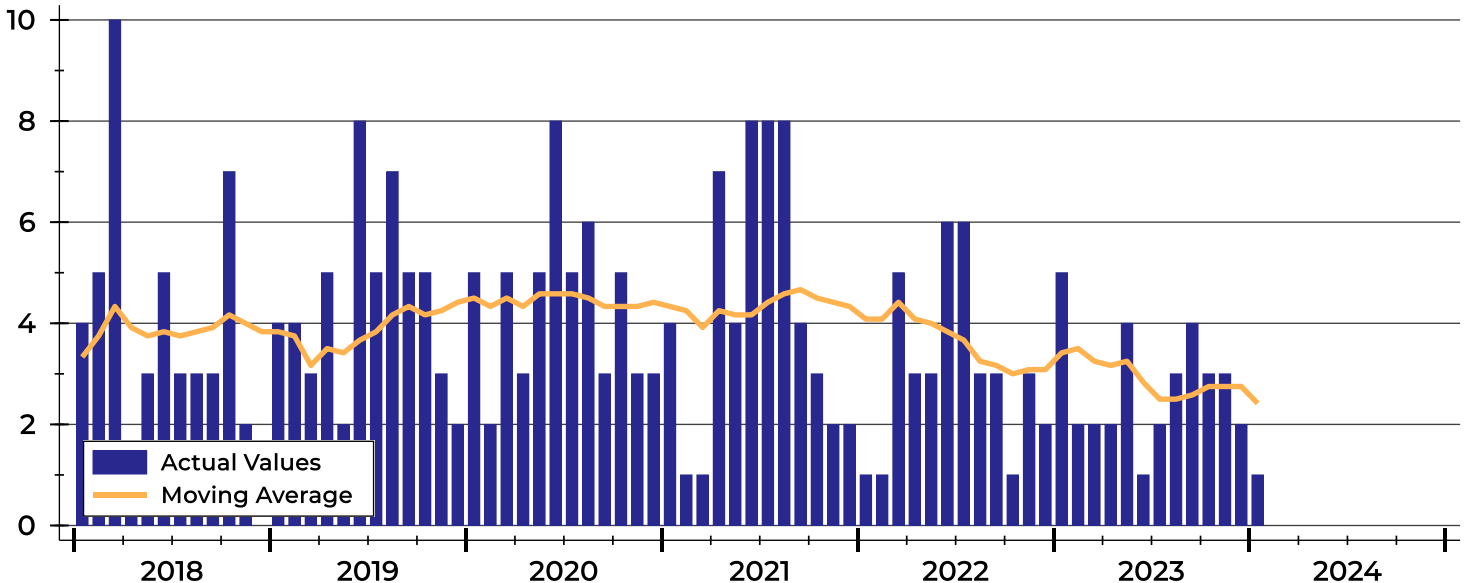
Summary Statistics for Contracts Written		January 2024			Year-to-Date 2024		
		2024	2023	Change	2024	2023	Change
Contracts Written		1	5	-80.0%	1	5	-80.0%
Volume (1,000s)		449	899	-50.1%	449	899	-50.1%
Average	Sale Price	449,000	179,700	149.9%	449,000	179,700	149.9%
	Days on Market	265	12	2108.3%	265	12	2108.3%
	Percent of Original	75.5%	98.5%	-23.4%	75.5%	98.5%	-23.4%
Median	Sale Price	449,000	160,000	180.6%	449,000	160,000	180.6%
	Days on Market	265	5	5200.0%	265	5	5200.0%
	Percent of Original	75.5%	98.0%	-23.0%	75.5%	98.0%	-23.0%

A total of 1 contract for sale was written in Wabaunsee County during the month of January, down from 5 in 2023. The median list price of this home was \$449,000, up from \$160,000 the prior year.

Half of the homes that went under contract in January were on the market less than 265 days, compared to 5 days in January 2023.

History of Contracts Written

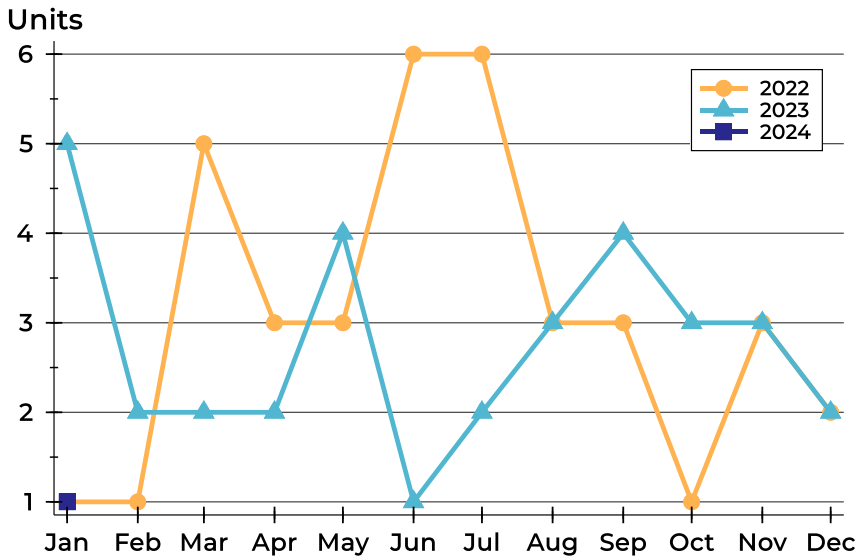
Units





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	1	5	1
February	1	2	
March	5	2	
April	3	2	
May	3	4	
June	6	1	
July	6	2	
August	3	3	
September	3	4	
October	1	3	
November	3	3	
December	2	2	

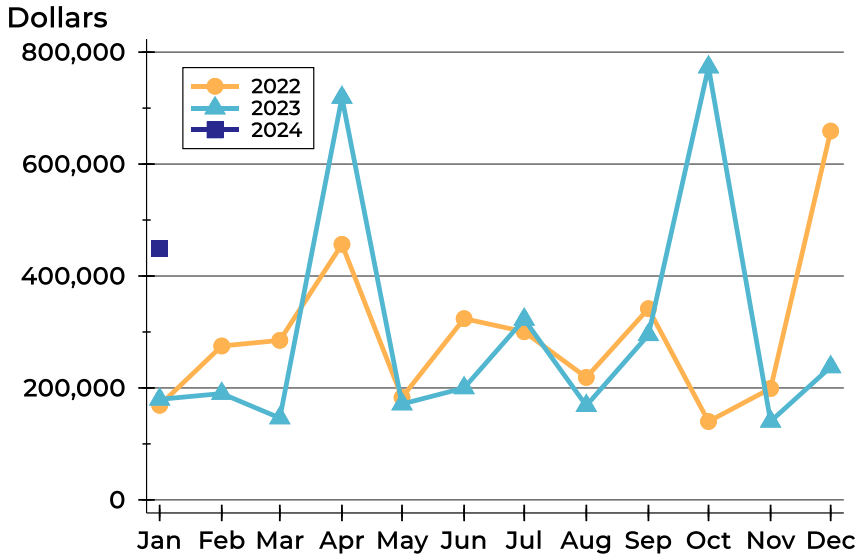
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	100.0%	449,000	449,000	265	265	75.5%	75.5%
\$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



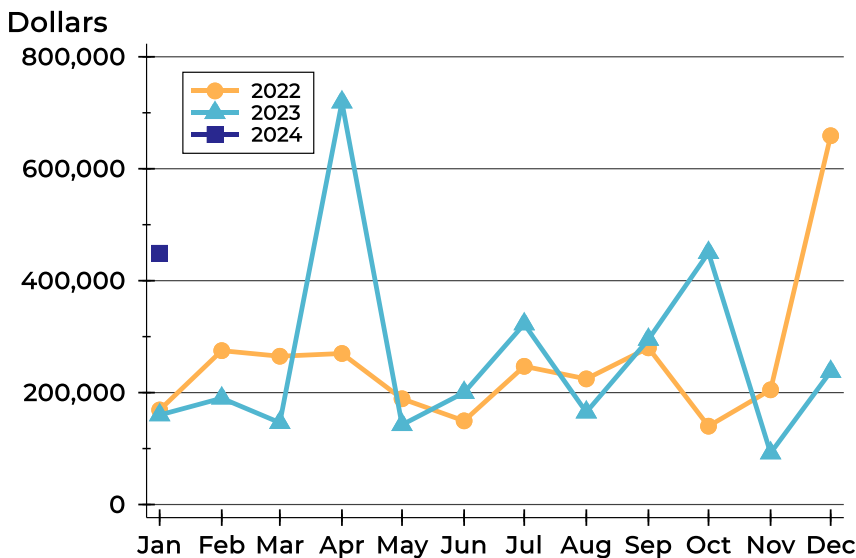
Wabaunsee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,000	179,700	449,000
February	275,000	190,000	
March	285,000	146,250	
April	456,633	719,000	
May	183,000	171,225	
June	323,833	200,000	
July	300,500	322,500	
August	218,800	168,333	
September	341,633	294,925	
October	140,000	773,333	
November	199,000	140,300	
December	659,000	237,500	

Median Price

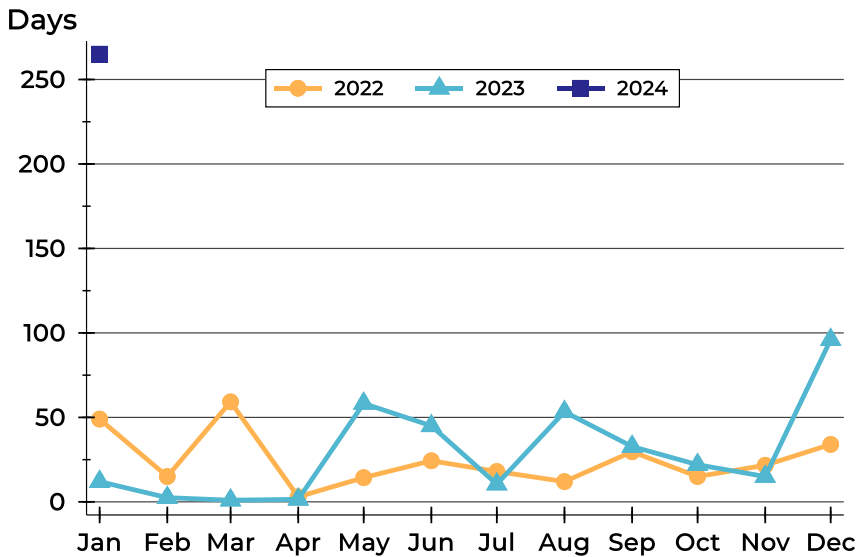


Month	2022	2023	2024
January	169,000	160,000	449,000
February	275,000	190,000	
March	265,000	146,250	
April	269,900	719,000	
May	189,000	142,500	
June	149,500	200,000	
July	247,000	322,500	
August	224,500	165,000	
September	280,000	294,950	
October	140,000	450,000	
November	205,000	92,000	
December	659,000	237,500	



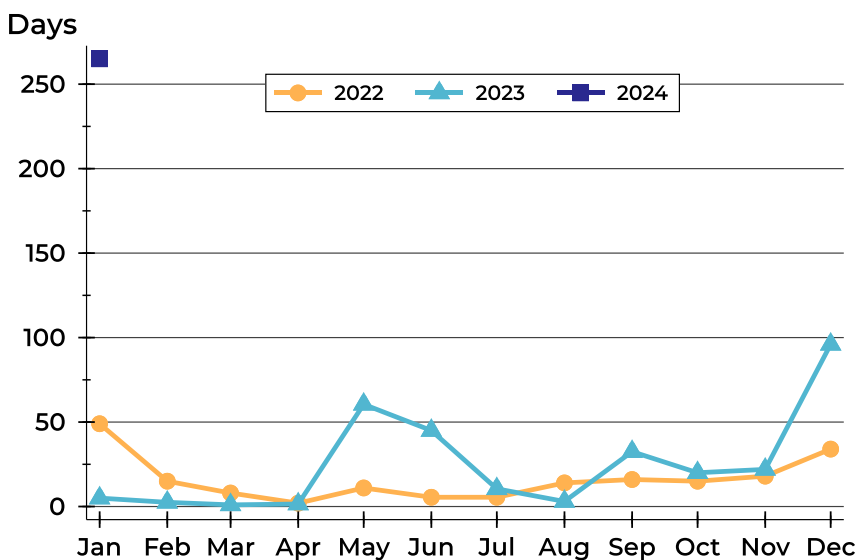
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	49	12	265
February	15	3	
March	59	1	
April	3	2	
May	14	58	
June	24	45	
July	18	11	
August	12	53	
September	30	33	
October	15	22	
November	22	15	
December	34	96	

Median DOM



Month	2022	2023	2024
January	49	5	265
February	15	3	
March	8	1	
April	2	2	
May	11	61	
June	6	45	
July	6	11	
August	14	3	
September	16	33	
October	15	20	
November	18	22	
December	34	96	



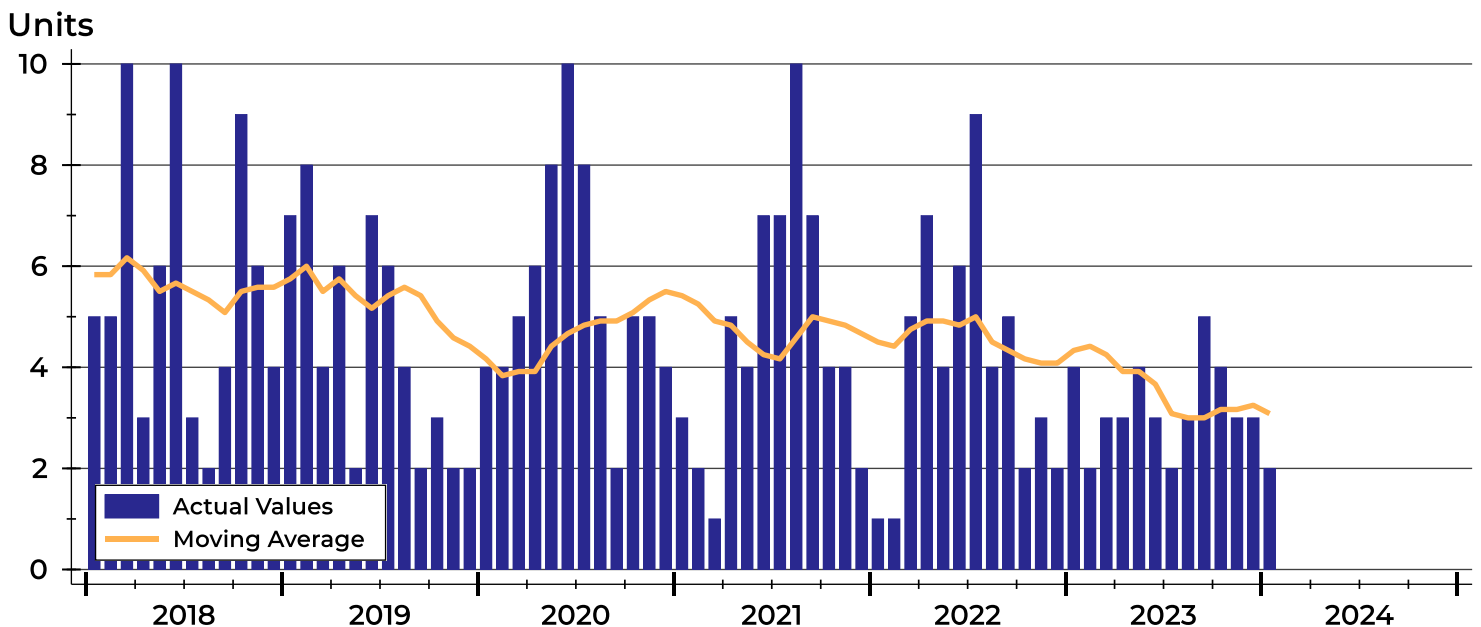
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2024	2023	Change
Pending Contracts		2	4	-50.0%
Volume (1,000s)		834	714	16.8%
Average	List Price	417,000	178,375	133.8%
	Days on Market	158	15	953.3%
	Percent of Original	86.5%	100.0%	-13.5%
Median	List Price	417,000	159,500	161.4%
	Days on Market	158	13	1115.4%
	Percent of Original	86.5%	100.0%	-13.5%

A total of 2 listings in Wabaunsee County had contracts pending at the end of January, down from 4 contracts pending at the end of January 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.

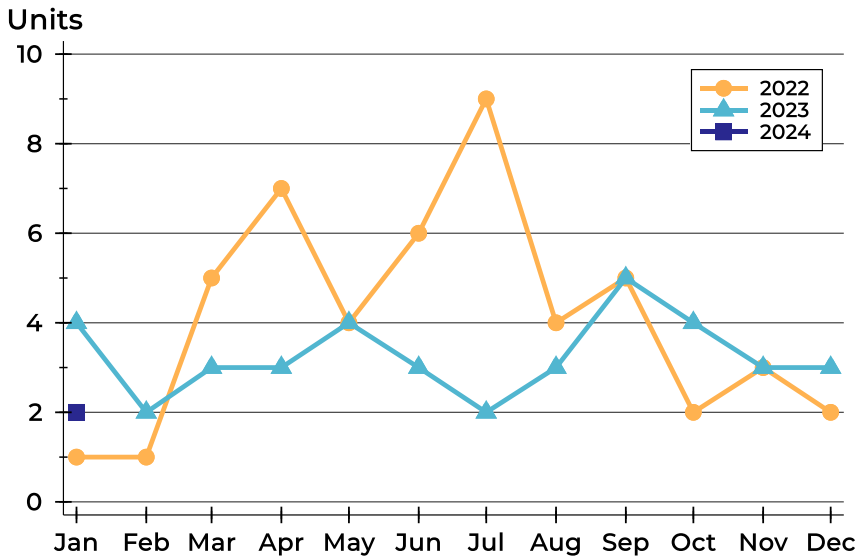
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	1	4	2
February	1	2	0
March	5	3	0
April	7	3	0
May	4	4	0
June	6	3	0
July	9	2	0
August	4	3	0
September	5	5	0
October	2	4	0
November	3	3	0
December	2	3	0

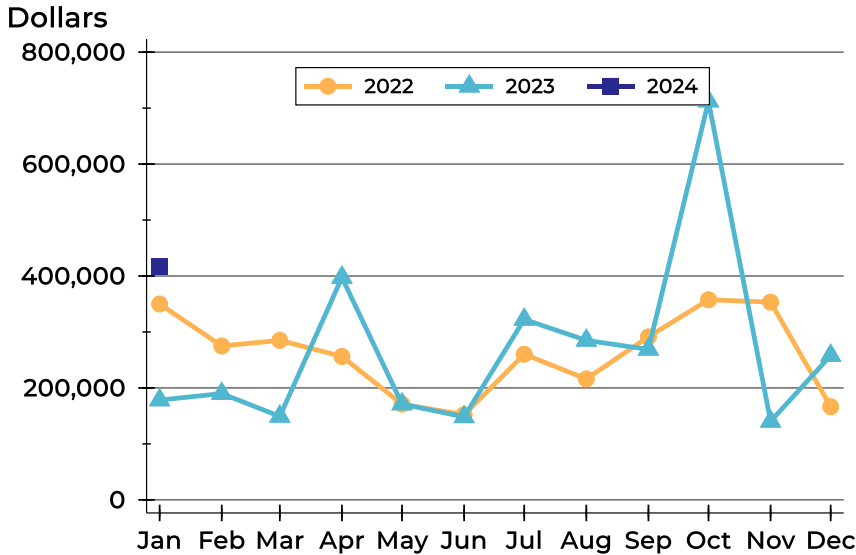
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	385,000	385,000	51	51	97.5%	97.5%
\$400,000-\$499,999	1	50.0%	449,000	449,000	265	265	75.5%	75.5%
\$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



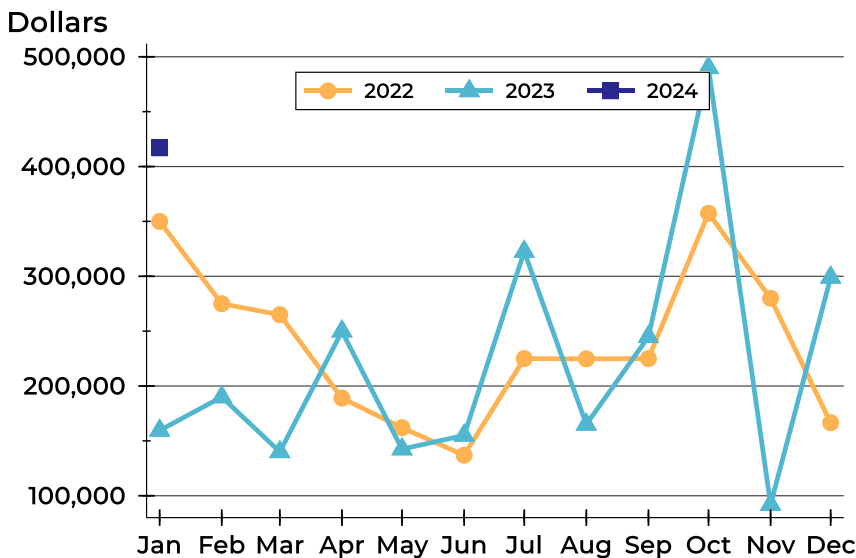
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	350,000	178,375	417,000
February	275,000	190,000	
March	285,000	149,167	
April	256,271	397,467	
May	171,000	171,225	
June	152,167	148,300	
July	260,222	322,500	
August	216,125	285,000	
September	291,360	268,940	
October	357,500	712,475	
November	353,333	140,300	
December	166,500	258,000	

Median Price

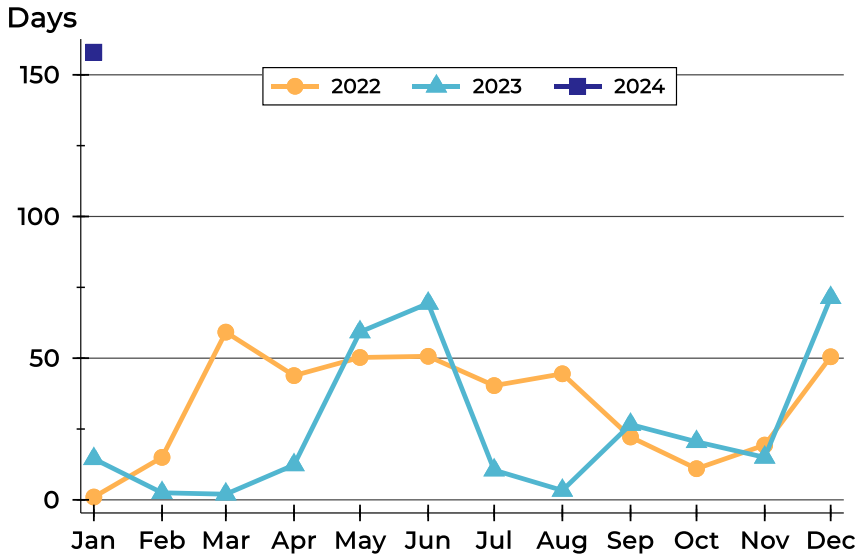


Month	2022	2023	2024
January	350,000	159,500	417,000
February	275,000	190,000	
March	265,000	140,000	
April	189,000	249,900	
May	162,000	142,500	
June	137,000	155,000	
July	225,000	322,500	
August	224,750	165,000	
September	225,000	244,900	
October	357,500	489,950	
November	280,000	92,000	
December	166,500	299,000	



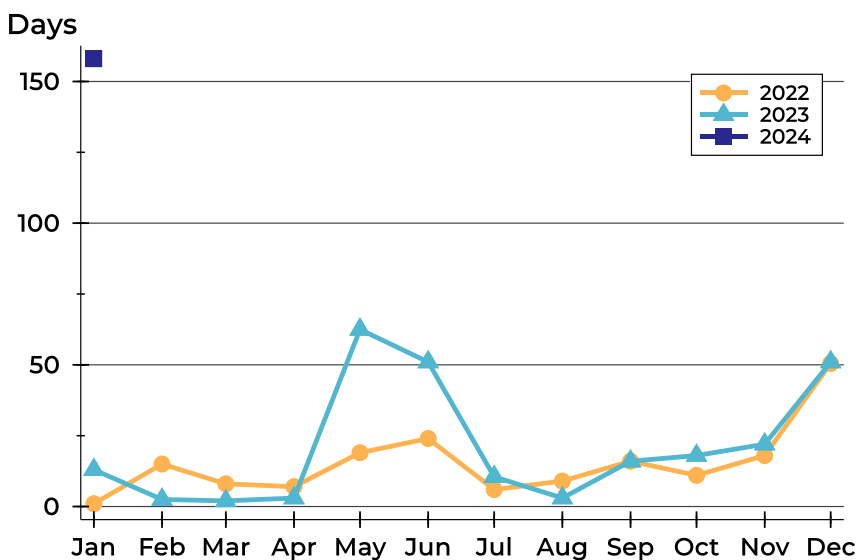
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	1	15	158
February	15	3	
March	59	2	
April	44	12	
May	50	59	
June	51	69	
July	40	11	
August	45	3	
September	22	27	
October	11	21	
November	19	15	
December	51	71	

Median DOM



Month	2022	2023	2024
January	1	13	158
February	15	3	
March	8	2	
April	7	3	
May	19	63	
June	24	51	
July	6	11	
August	9	3	
September	16	16	
October	11	18	
November	18	22	
December	51	51	