



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## December 2023 Sunflower MLS Statistics

- Sunflower System Total *(print pages 2 through 23)*
- Coffey County *(print pages 24 through 45)*
- Douglas County *(print pages 46 through 67)*
- Emporia Area *print pages 68 through 89)*
- Greenwood County *(print pages 90 through 111)*
- Jackson County *(print pages 112 through 133)*
- Jefferson County *(print pages 134 through 155)*
- Lyon County *(print pages 156 through 177)*
- Osage County *(print pages 178 through 199)*
- Other Counties *(print pages 200 through 221)*
- Pottawatomie County *(print pages 222 through 243)*
- Shawnee County *(print pages 244 through 265)*
- Sunflower MLS Distressed Sales *(print pages 266 through 267)*
- Sunflower System Solds by Price Range *(print page 268)*
- Topeka Area *(print pages 269 through 290)*
- Topeka MSA *(print pages 291 through 312)*
- Topeka Solds by Price Range *(print page 313)*
- Wabaunsee County *(print 314 through 335)*

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## Entire MLS System Housing Report



### Market Overview

#### Sunflower MLS Home Sales Fell in December

Total home sales in the Sunflower multiple listing service fell last month to 227 units, compared to 234 units in December 2022. Total sales volume was \$46.2 million, up from a year earlier.

The median sale price in December was \$195,000, up from \$163,950 a year earlier. Homes that sold in December were typically on the market for 14 days and sold for 99.8% of their list prices.

#### Sunflower MLS Active Listings Up at End of December

The total number of active listings in the Sunflower multiple listing service at the end of December was 348 units, up from 281 at the same point in 2022. 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 December was \$222,450.

During December, a total of 192 contracts were written down from 205 in December 2022. At the end of the month, there were 205 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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## Entire MLS System Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>227</b>	<b>234</b>	<b>351</b>	<b>3,429</b>	<b>3,825</b>	<b>4,280</b>
Change from prior year		-3.0%	-33.3%	1.7%	-10.4%	-10.6%	2.5%
<b>Active Listings</b>		<b>348</b>	<b>281</b>	<b>211</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		23.8%	33.2%	-28.2%			
<b>Months' Supply</b>		<b>1.2</b>	<b>0.9</b>	<b>0.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	50.0%	-25.0%			
<b>New Listings</b>		<b>183</b>	<b>192</b>	<b>234</b>	<b>3,949</b>	<b>4,227</b>	<b>4,648</b>
Change from prior year		-4.7%	-17.9%	-6.4%	-6.6%	-9.1%	-0.6%
<b>Contracts Written</b>		<b>192</b>	<b>205</b>	<b>260</b>	<b>3,418</b>	<b>3,739</b>	<b>4,279</b>
Change from prior year		-6.3%	-21.2%	9.2%	-8.6%	-12.6%	0.8%
<b>Pending Contracts</b>		<b>205</b>	<b>210</b>	<b>274</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-2.4%	-23.4%	-5.2%			
<b>Sales Volume (1,000s)</b>		<b>46,203</b>	<b>46,098</b>	<b>69,324</b>	<b>737,840</b>	<b>781,758</b>	<b>805,907</b>
Change from prior year		0.2%	-33.5%	20.4%	-5.6%	-3.0%	16.6%
Average	<b>Sale Price</b>	<b>203,539</b>	<b>197,001</b>	<b>197,504</b>	<b>215,176</b>	<b>204,381</b>	<b>188,296</b>
	Change from prior year	3.3%	-0.3%	18.3%	5.3%	8.5%	13.7%
	<b>List Price of Actives</b>	<b>281,246</b>	<b>278,974</b>	<b>225,212</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.8%	23.9%	8.7%			
	<b>Days on Market</b>	<b>29</b>	<b>26</b>	<b>23</b>	<b>20</b>	<b>16</b>	<b>19</b>
Change from prior year	11.5%	13.0%	-11.5%	25.0%	-15.8%	-38.7%	
<b>Percent of List</b>	<b>98.0%</b>	<b>97.9%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>99.8%</b>	
Change from prior year	0.1%	-1.1%	0.8%	-1.0%	0.2%	1.8%	
<b>Percent of Original</b>	<b>94.5%</b>	<b>95.1%</b>	<b>97.7%</b>	<b>97.4%</b>	<b>98.6%</b>	<b>98.8%</b>	
Change from prior year	-0.6%	-2.7%	1.1%	-1.2%	-0.2%	2.3%	
Median	<b>Sale Price</b>	<b>195,000</b>	<b>163,950</b>	<b>176,000</b>	<b>185,000</b>	<b>175,000</b>	<b>166,250</b>
	Change from prior year	18.9%	-6.8%	19.3%	5.7%	5.3%	16.0%
	<b>List Price of Actives</b>	<b>222,450</b>	<b>214,900</b>	<b>159,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	3.5%	34.4%	6.7%			
	<b>Days on Market</b>	<b>14</b>	<b>11</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>4</b>
Change from prior year	27.3%	83.3%	-25.0%	50.0%	0.0%	-42.9%	
<b>Percent of List</b>	<b>99.8%</b>	<b>98.7%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	1.1%	-1.3%	0.0%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>97.1%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-0.7%	-2.9%	1.2%	0.0%	0.0%	1.1%	

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



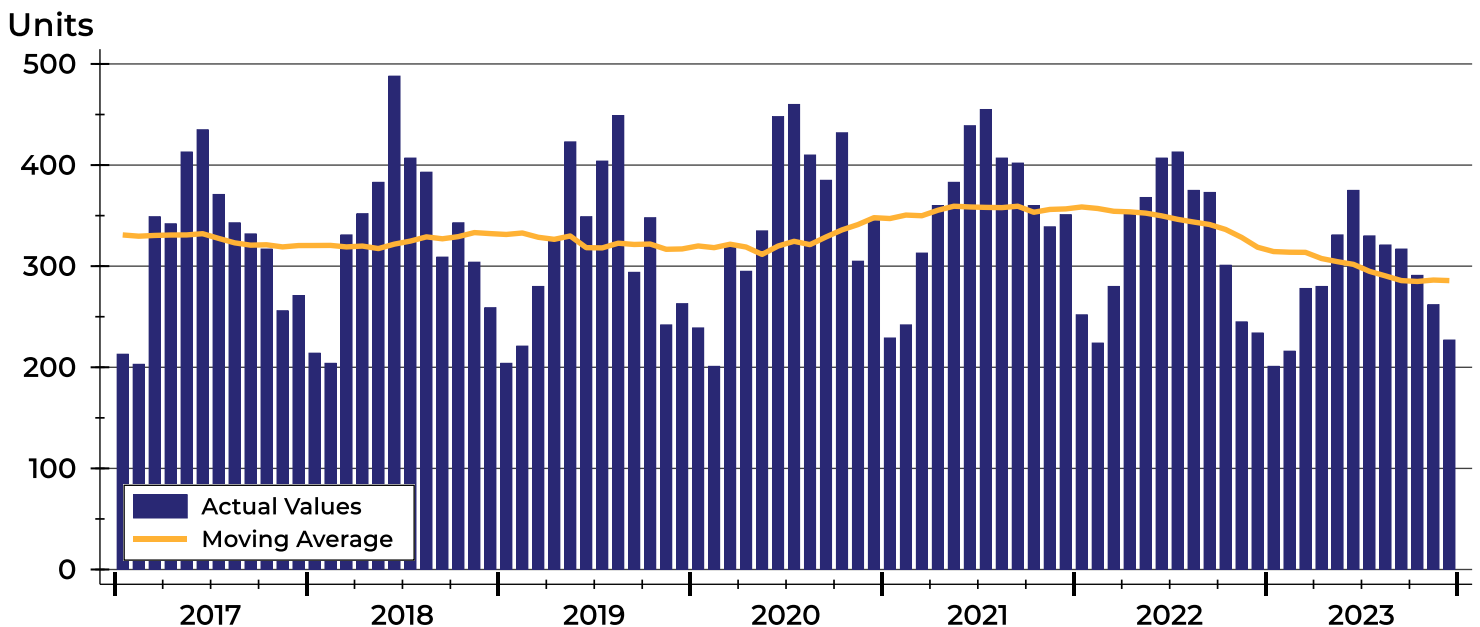
## Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>227</b>	234	-3.0%	<b>3,429</b>	3,825	-10.4%
Volume (1,000s)		<b>46,203</b>	46,098	0.2%	<b>737,840</b>	781,758	-5.6%
Months' Supply		<b>1.2</b>	0.9	33.3%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>203,539</b>	197,001	3.3%	<b>215,176</b>	204,381	5.3%
	Days on Market	<b>29</b>	26	11.5%	<b>20</b>	16	25.0%
	Percent of List	<b>98.0%</b>	97.9%	0.1%	<b>99.0%</b>	100.0%	-1.0%
	Percent of Original	<b>94.5%</b>	95.1%	-0.6%	<b>97.4%</b>	98.6%	-1.2%
Median	Sale Price	<b>195,000</b>	163,950	18.9%	<b>185,000</b>	175,000	5.7%
	Days on Market	<b>14</b>	11	27.3%	<b>6</b>	4	50.0%
	Percent of List	<b>99.8%</b>	98.7%	1.1%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>96.4%</b>	97.1%	-0.7%	<b>100.0%</b>	100.0%	0.0%

A total of 227 homes sold in the Sunflower multiple listing service in December, down from 234 units in December 2022. Total sales volume rose to \$46.2 million compared to \$46.1 million in the previous year.

The median sales price in December was \$195,000, up 18.9% compared to the prior year. Median days on market was 14 days, up from 8 days in November, and up from 11 in December 2022.

## History of Closed Listings

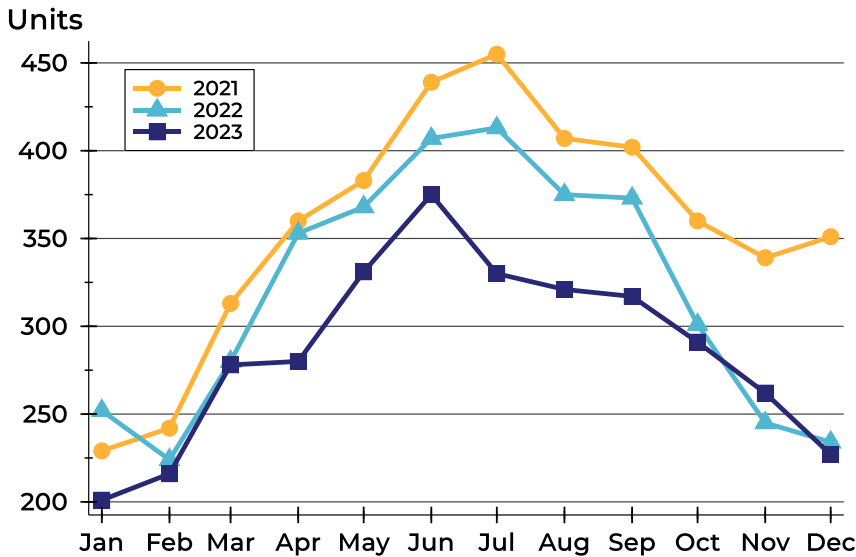






## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	229	252	<b>201</b>
February	242	224	<b>216</b>
March	313	280	<b>278</b>
April	360	353	<b>280</b>
May	383	368	<b>331</b>
June	439	407	<b>375</b>
July	455	413	<b>330</b>
August	407	375	<b>321</b>
September	402	373	<b>317</b>
October	360	301	<b>291</b>
November	339	245	<b>262</b>
December	351	234	<b>227</b>

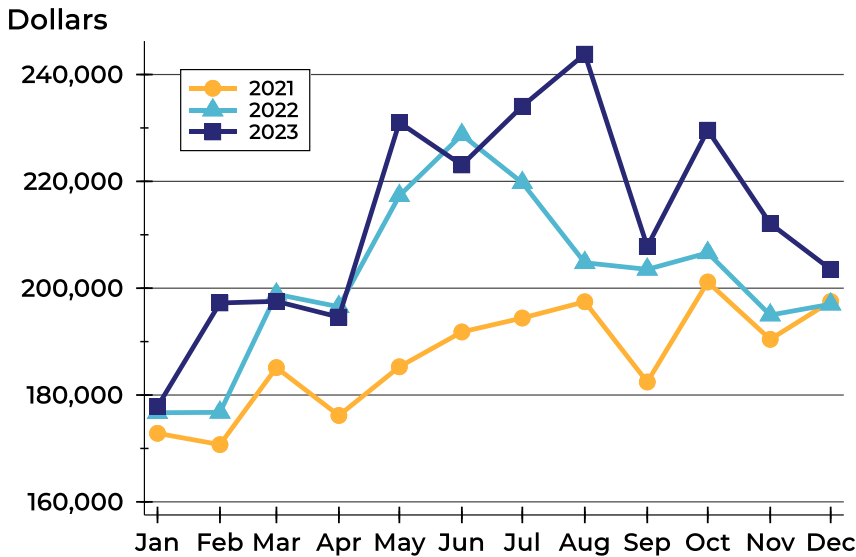
### Closed Listings by Price Range

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	2	0.9%	0.3	21,500	21,500	12	12	71.9%	71.9%	66.2%	66.2%
\$25,000-\$49,999	14	6.2%	1.6	36,293	35,000	55	16	88.7%	87.4%	80.0%	85.1%
\$50,000-\$99,999	28	12.3%	1.0	79,174	81,500	24	13	96.2%	94.0%	93.3%	92.8%
\$100,000-\$124,999	11	4.8%	0.8	113,876	117,000	11	4	99.2%	100.0%	97.5%	96.6%
\$125,000-\$149,999	21	9.3%	1.0	137,475	137,500	30	21	98.0%	98.6%	92.8%	93.8%
\$150,000-\$174,999	21	9.3%	0.9	161,324	161,000	22	12	98.8%	100.0%	94.2%	97.0%
\$175,000-\$199,999	19	8.4%	1.3	187,487	187,000	17	8	100.8%	100.0%	98.5%	100.0%
\$200,000-\$249,999	45	19.8%	1.0	220,524	218,000	28	20	99.6%	100.0%	95.8%	97.7%
\$250,000-\$299,999	26	11.5%	1.0	270,458	272,000	35	20	99.5%	100.0%	97.7%	100.0%
\$300,000-\$399,999	26	11.5%	1.6	338,743	336,500	20	12	99.0%	99.9%	96.9%	98.6%
\$400,000-\$499,999	11	4.8%	1.8	443,891	440,000	55	31	99.6%	100.0%	97.1%	98.8%
\$500,000-\$749,999	3	1.3%	2.5	566,667	550,000	51	26	95.6%	95.2%	91.5%	95.2%
\$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



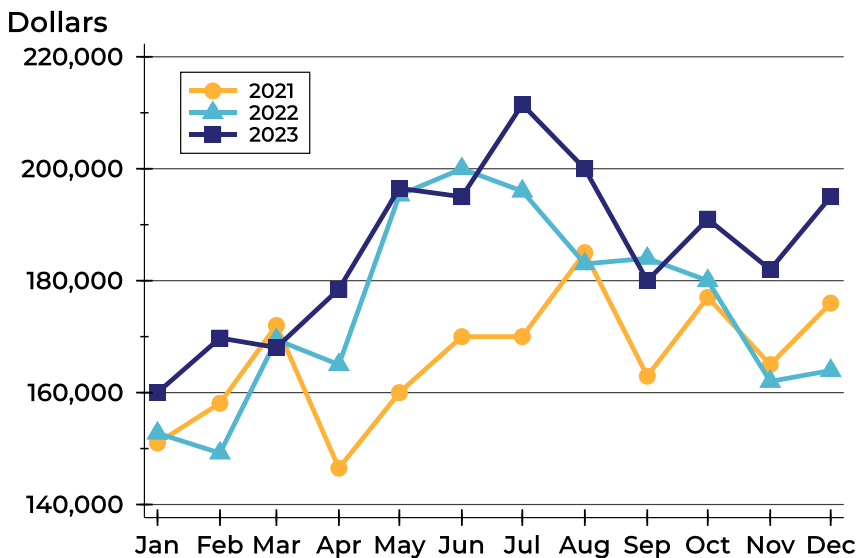
## Entire MLS System Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	172,842	176,696	<b>177,842</b>
<b>February</b>	170,718	176,753	<b>197,235</b>
<b>March</b>	185,141	198,872	<b>197,546</b>
<b>April</b>	176,171	196,526	<b>194,592</b>
<b>May</b>	185,290	217,312	<b>231,025</b>
<b>June</b>	191,814	228,721	<b>223,072</b>
<b>July</b>	194,417	219,747	<b>234,063</b>
<b>August</b>	197,463	204,770	<b>243,817</b>
<b>September</b>	182,444	203,529	<b>207,809</b>
<b>October</b>	201,167	206,622	<b>229,586</b>
<b>November</b>	190,428	194,969	<b>212,106</b>
<b>December</b>	197,504	197,001	<b>203,539</b>

### Median Price

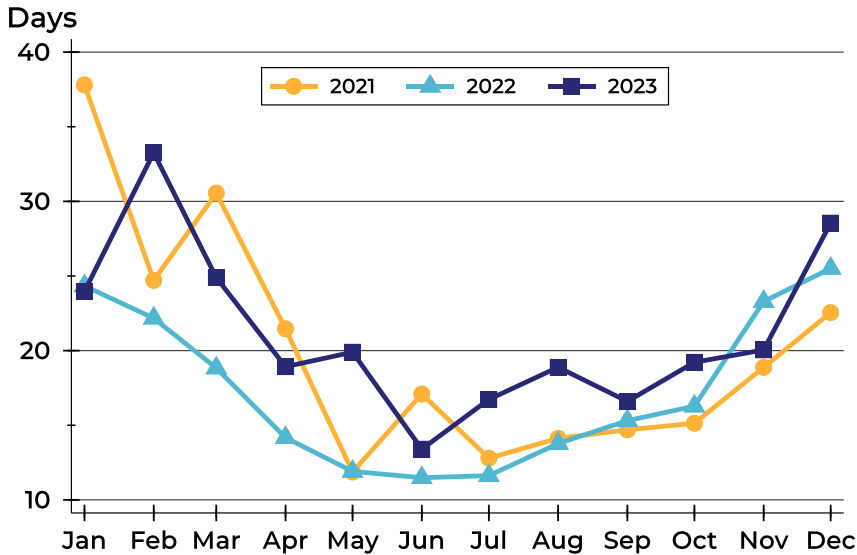


Month	2021	2022	2023
<b>January</b>	151,000	152,750	<b>160,000</b>
<b>February</b>	158,100	149,200	<b>169,750</b>
<b>March</b>	172,000	169,450	<b>168,050</b>
<b>April</b>	146,501	165,000	<b>178,500</b>
<b>May</b>	160,000	195,300	<b>196,500</b>
<b>June</b>	170,000	200,000	<b>195,000</b>
<b>July</b>	170,000	196,000	<b>211,500</b>
<b>August</b>	185,000	183,000	<b>200,000</b>
<b>September</b>	162,950	184,000	<b>180,000</b>
<b>October</b>	177,025	180,000	<b>191,000</b>
<b>November</b>	165,000	162,000	<b>182,000</b>
<b>December</b>	176,000	163,950	<b>195,000</b>



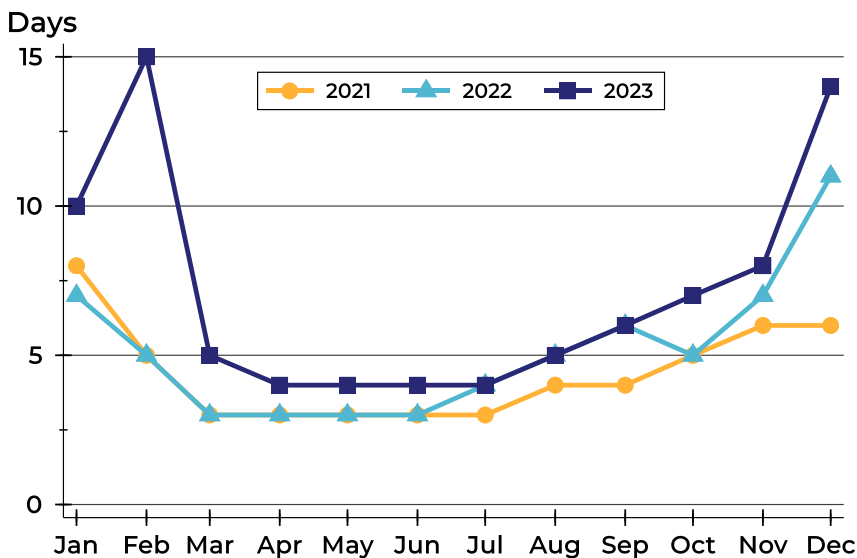
## Entire MLS System Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	38	24	<b>24</b>
February	25	22	<b>33</b>
March	31	19	<b>25</b>
April	21	14	<b>19</b>
May	12	12	<b>20</b>
June	17	11	<b>13</b>
July	13	12	<b>17</b>
August	14	14	<b>19</b>
September	15	15	<b>17</b>
October	15	16	<b>19</b>
November	19	23	<b>20</b>
December	23	26	<b>29</b>

### Median DOM



Month	2021	2022	2023
January	8	7	<b>10</b>
February	5	5	<b>15</b>
March	3	3	<b>5</b>
April	3	3	<b>4</b>
May	3	3	<b>4</b>
June	3	3	<b>4</b>
July	3	4	<b>4</b>
August	4	5	<b>5</b>
September	4	6	<b>6</b>
October	5	5	<b>7</b>
November	6	7	<b>8</b>
December	6	11	<b>14</b>



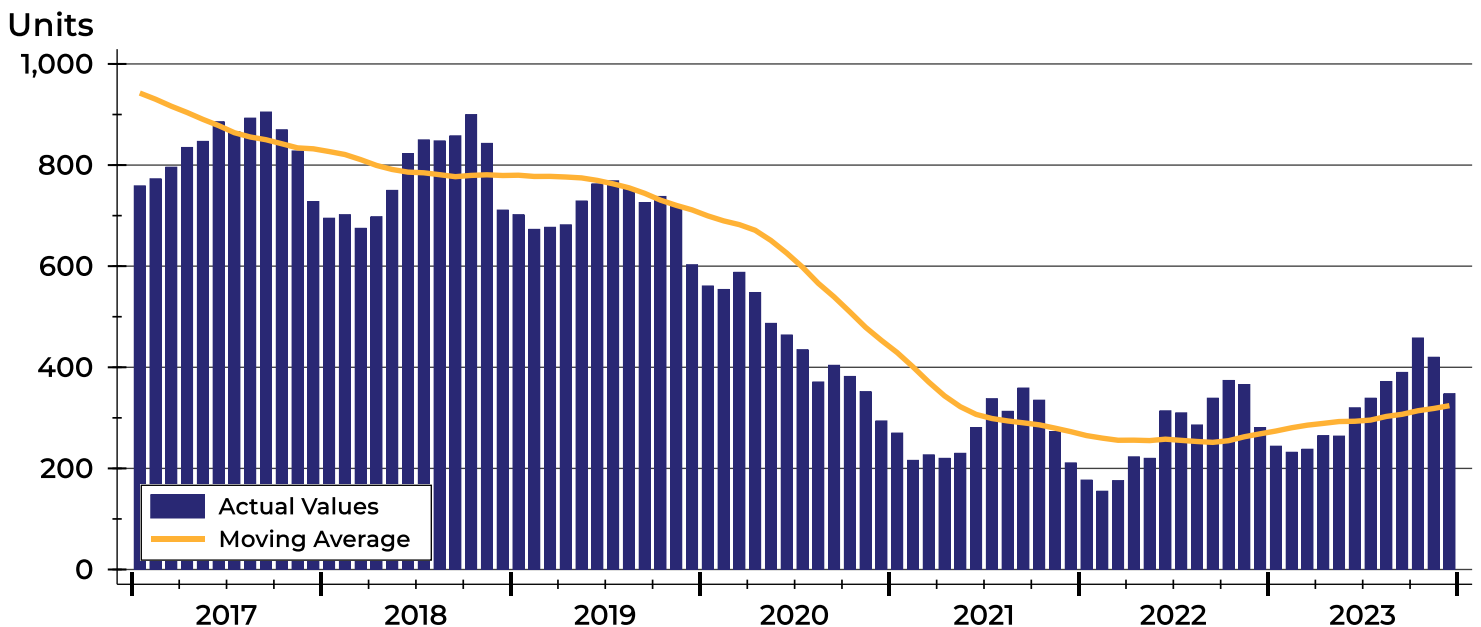
## Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>348</b>	281	23.8%
Volume (1,000s)		<b>97,874</b>	78,392	24.9%
Months' Supply		<b>1.2</b>	0.9	33.3%
Average	List Price	<b>281,246</b>	278,974	0.8%
	Days on Market	<b>70</b>	65	7.7%
	Percent of Original	<b>96.4%</b>	96.8%	-0.4%
Median	List Price	<b>222,450</b>	214,900	3.5%
	Days on Market	<b>58</b>	47	23.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 348 homes were available for sale in the Sunflower multiple listing service at the end of December. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$222,450, up 3.5% from 2022. The typical time on market for active listings was 58 days, up from 47 days a year earlier.

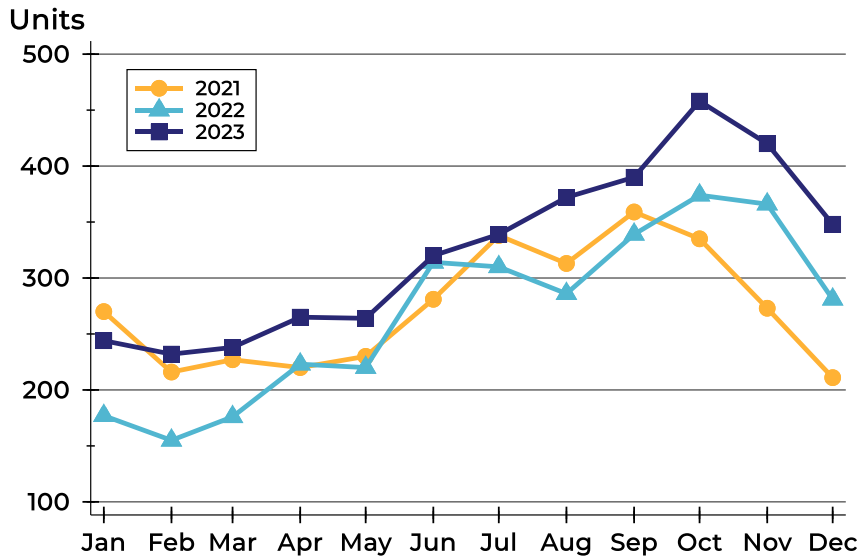
## History of Active Listings





## Entire MLS System Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	270	177	244
February	216	155	232
March	227	176	238
April	220	223	265
May	230	220	264
June	281	314	320
July	338	310	339
August	313	286	372
September	359	339	390
October	335	374	458
November	273	366	420
December	211	281	348

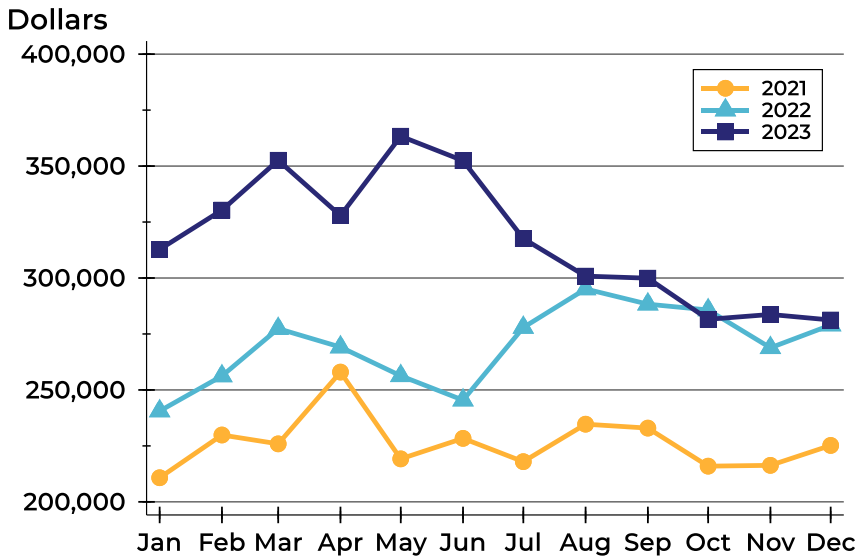
### Active Listings by Price Range

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	1	0.3%	0.3	20,000	20,000	17	17	100.0%	100.0%
\$25,000-\$49,999	16	4.6%	1.6	35,756	34,995	60	36	93.7%	100.0%
\$50,000-\$99,999	40	11.5%	1.0	76,041	75,000	70	69	93.1%	100.0%
\$100,000-\$124,999	17	4.9%	0.8	113,591	115,000	62	69	94.9%	100.0%
\$125,000-\$149,999	27	7.8%	1.0	138,393	139,900	84	49	97.4%	100.0%
\$150,000-\$174,999	26	7.5%	0.9	161,296	160,000	62	41	97.1%	100.0%
\$175,000-\$199,999	29	8.3%	1.3	189,090	189,500	73	49	95.8%	100.0%
\$200,000-\$249,999	42	12.1%	1.0	226,021	225,000	60	56	97.3%	98.3%
\$250,000-\$299,999	32	9.2%	1.0	278,161	279,000	51	49	98.5%	100.0%
\$300,000-\$399,999	56	16.1%	1.6	353,973	355,000	65	59	97.8%	100.0%
\$400,000-\$499,999	25	7.2%	1.8	452,830	449,000	93	87	96.7%	100.0%
\$500,000-\$749,999	25	7.2%	2.5	603,192	590,000	81	60	95.3%	95.9%
\$750,000-\$999,999	8	2.3%	N/A	836,113	824,500	126	98	97.6%	100.0%
\$1,000,000 and up	4	1.1%	N/A	1,897,250	1,795,000	130	117	95.2%	95.8%



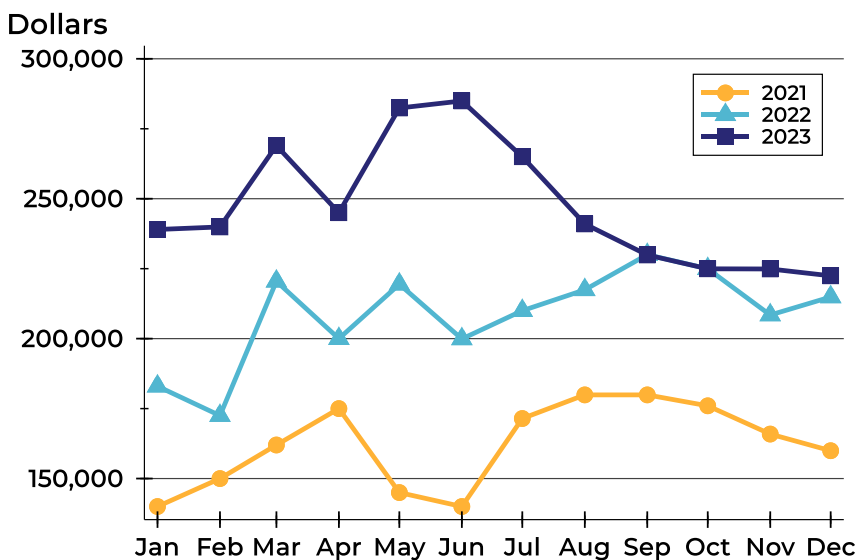
## Entire MLS System Active Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	210,777	240,586	<b>312,787</b>
<b>February</b>	229,869	256,235	<b>330,328</b>
<b>March</b>	225,919	277,392	<b>352,597</b>
<b>April</b>	257,975	269,139	<b>327,886</b>
<b>May</b>	219,212	256,311	<b>363,329</b>
<b>June</b>	228,369	245,447	<b>352,426</b>
<b>July</b>	217,968	277,893	<b>317,632</b>
<b>August</b>	234,703	295,109	<b>300,836</b>
<b>September</b>	232,958	288,305	<b>299,924</b>
<b>October</b>	215,958	285,721	<b>281,555</b>
<b>November</b>	216,313	268,840	<b>283,725</b>
<b>December</b>	225,212	278,974	<b>281,246</b>

### Median Price

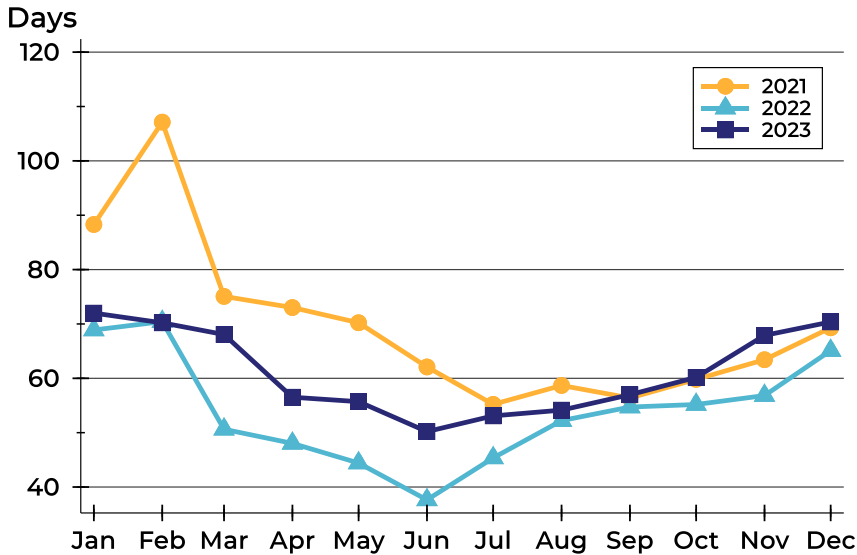


Month	2021	2022	2023
<b>January</b>	140,000	183,000	<b>239,000</b>
<b>February</b>	150,000	172,500	<b>239,925</b>
<b>March</b>	162,000	220,500	<b>269,000</b>
<b>April</b>	175,000	200,000	<b>245,000</b>
<b>May</b>	145,000	219,450	<b>282,425</b>
<b>June</b>	140,000	199,900	<b>284,950</b>
<b>July</b>	171,450	210,000	<b>265,000</b>
<b>August</b>	179,900	217,450	<b>241,000</b>
<b>September</b>	179,900	230,000	<b>229,900</b>
<b>October</b>	176,000	224,975	<b>224,950</b>
<b>November</b>	165,900	208,450	<b>224,900</b>
<b>December</b>	159,950	214,900	<b>222,450</b>



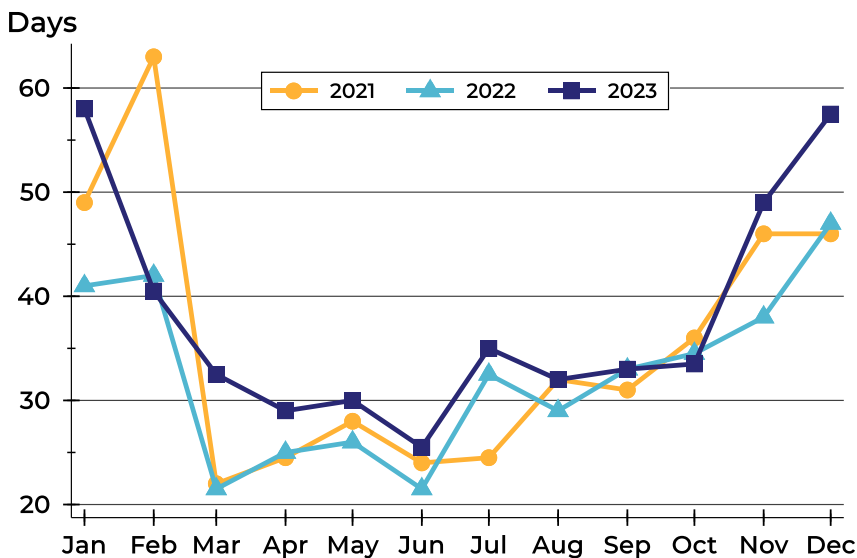
## Entire MLS System Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	88	69	<b>72</b>
February	107	70	<b>70</b>
March	75	51	<b>68</b>
April	73	48	<b>57</b>
May	70	44	<b>56</b>
June	62	38	<b>50</b>
July	55	45	<b>53</b>
August	59	52	<b>54</b>
September	56	55	<b>57</b>
October	60	55	<b>60</b>
November	63	57	<b>68</b>
December	69	65	<b>70</b>

### Median DOM



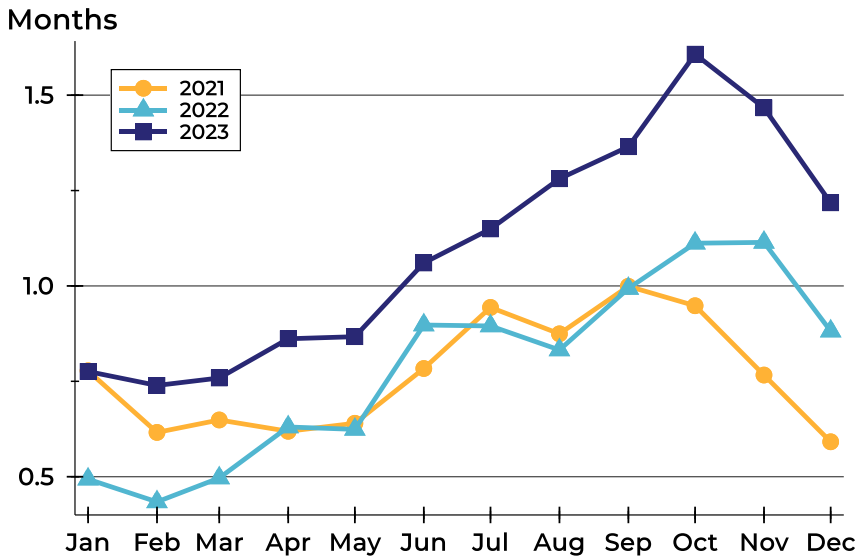
Month	2021	2022	2023
January	49	41	<b>58</b>
February	63	42	<b>41</b>
March	22	22	<b>33</b>
April	25	25	<b>29</b>
May	28	26	<b>30</b>
June	24	22	<b>26</b>
July	25	33	<b>35</b>
August	32	29	<b>32</b>
September	31	33	<b>33</b>
October	36	35	<b>34</b>
November	46	38	<b>49</b>
December	46	47	<b>58</b>





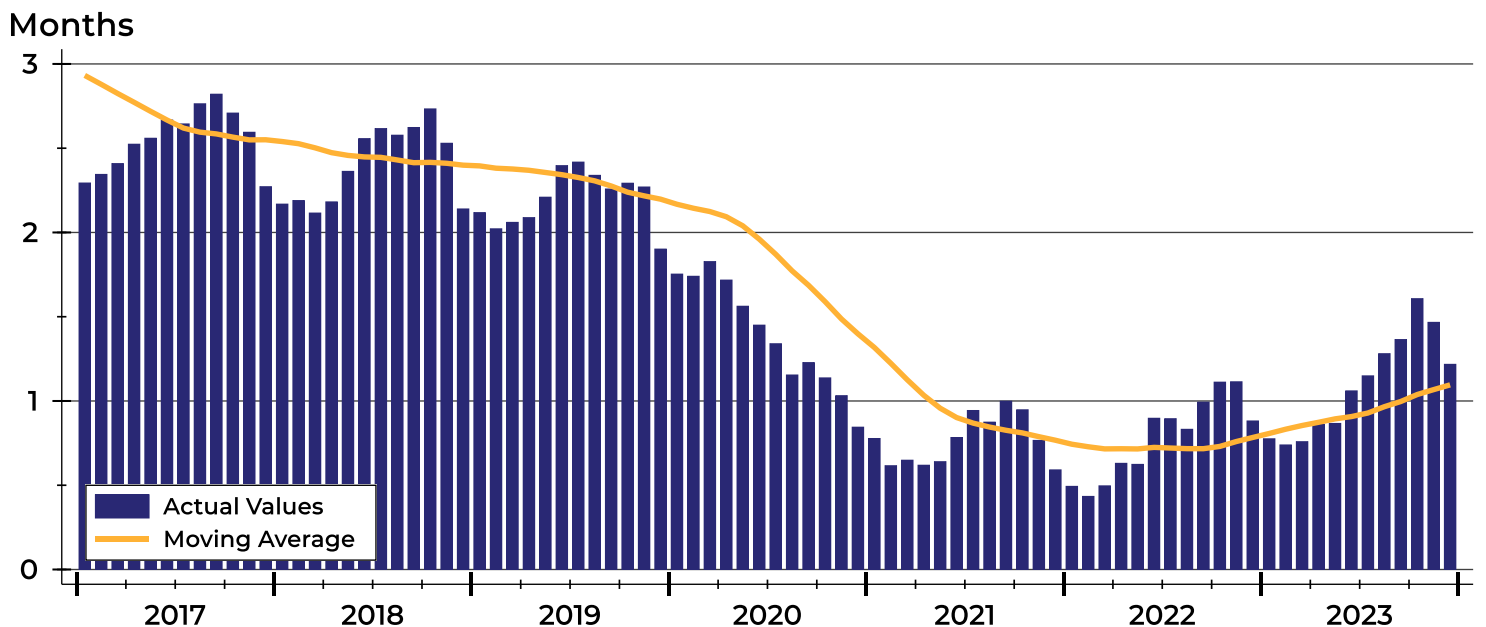
## Entire MLS System Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.8	0.5	<b>0.8</b>
February	0.6	0.4	<b>0.7</b>
March	0.6	0.5	<b>0.8</b>
April	0.6	0.6	<b>0.9</b>
May	0.6	0.6	<b>0.9</b>
June	0.8	0.9	<b>1.1</b>
July	0.9	0.9	<b>1.1</b>
August	0.9	0.8	<b>1.3</b>
September	1.0	1.0	<b>1.4</b>
October	0.9	1.1	<b>1.6</b>
November	0.8	1.1	<b>1.5</b>
December	0.6	0.9	<b>1.2</b>

### History of Month's Supply





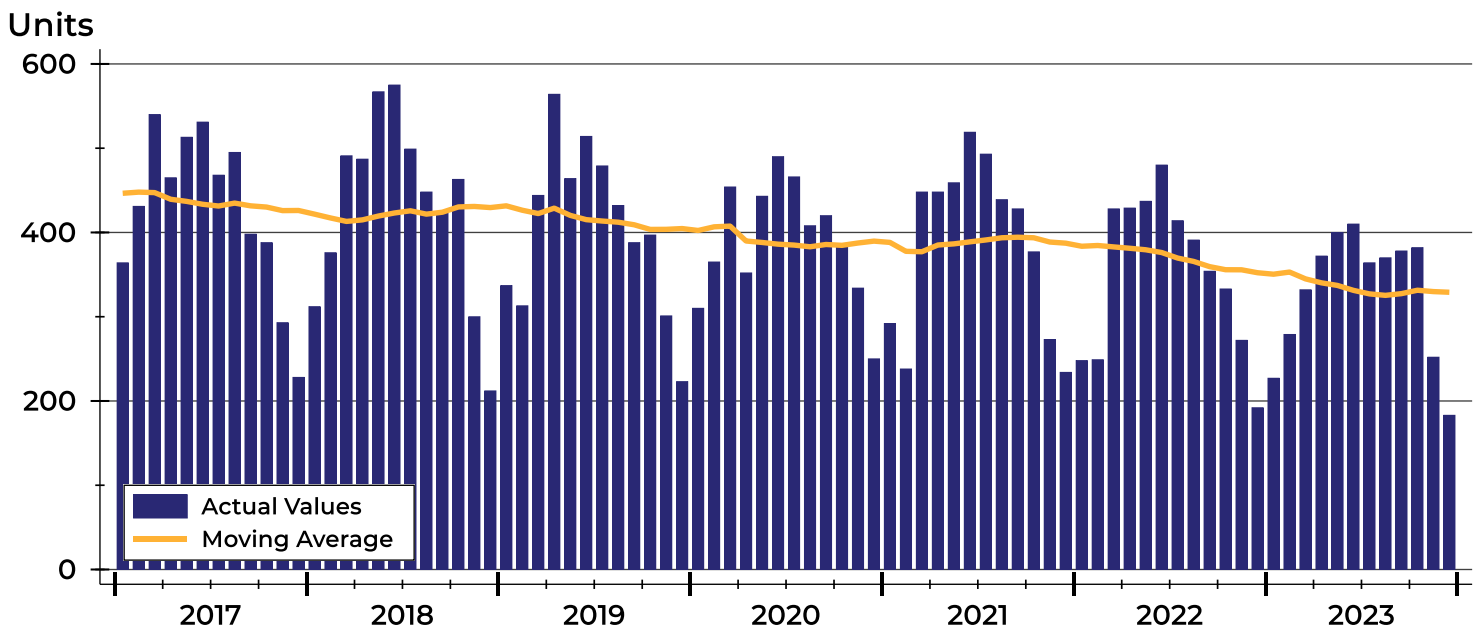
## Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>183</b>	192	-4.7%
	Volume (1,000s)	<b>38,986</b>	38,130	2.2%
	Average List Price	<b>213,037</b>	198,595	7.3%
	Median List Price	<b>185,000</b>	173,950	6.4%
Year-to-Date	New Listings	<b>3,949</b>	4,227	-6.6%
	Volume (1,000s)	<b>906,869</b>	905,346	0.2%
	Average List Price	<b>229,645</b>	214,182	7.2%
	Median List Price	<b>190,000</b>	179,900	5.6%

A total of 183 new listings were added in the Sunflower multiple listing service during December, down 4.7% from the same month in 2022. Year-to-date the Sunflower multiple listing service has seen 3,949 new listings.

The median list price of these homes was \$185,000 up from \$173,950 in 2022.

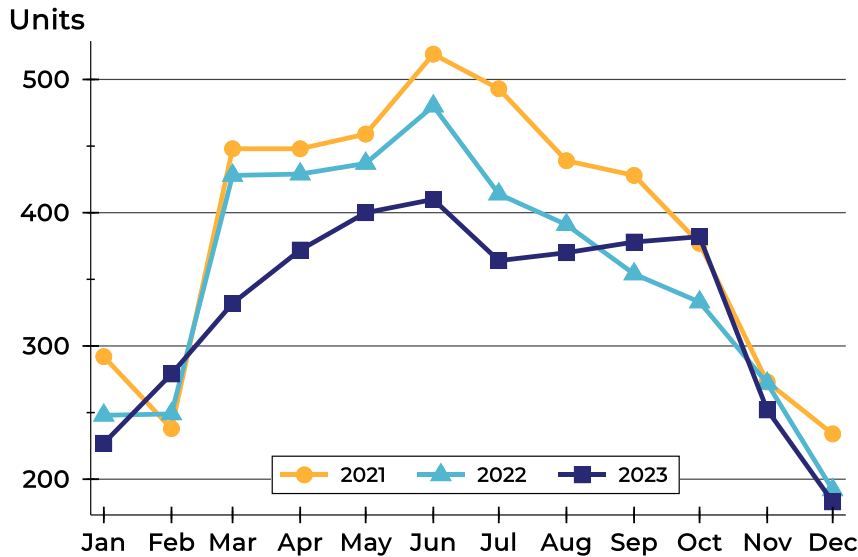
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	292	248	<b>227</b>
February	238	249	<b>279</b>
March	448	428	<b>332</b>
April	448	429	<b>372</b>
May	459	437	<b>400</b>
June	519	480	<b>410</b>
July	493	414	<b>364</b>
August	439	391	<b>370</b>
September	428	354	<b>378</b>
October	377	333	<b>382</b>
November	273	272	<b>252</b>
December	234	192	<b>183</b>

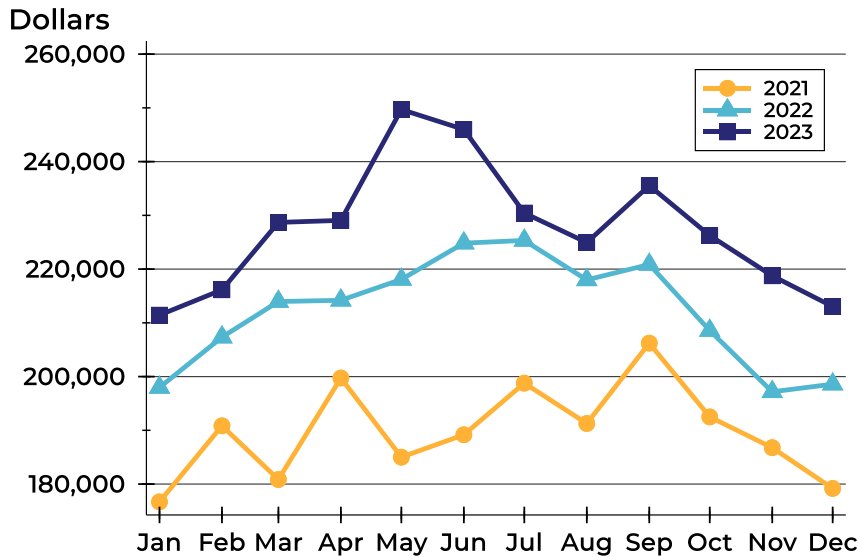
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	18,250	18,250	12	12	100.0%	100.0%
\$25,000-\$49,999	10	5.5%	36,490	36,500	20	19	99.4%	100.0%
\$50,000-\$99,999	21	11.5%	75,179	70,000	14	11	100.9%	100.0%
\$100,000-\$124,999	17	9.3%	114,835	115,000	14	9	97.1%	100.0%
\$125,000-\$149,999	14	7.7%	136,793	136,000	15	13	101.0%	100.0%
\$150,000-\$174,999	20	10.9%	161,035	159,950	16	13	99.5%	100.0%
\$175,000-\$199,999	21	11.5%	189,400	190,000	12	10	99.8%	100.0%
\$200,000-\$249,999	25	13.7%	229,440	230,000	15	15	99.9%	100.0%
\$250,000-\$299,999	19	10.4%	274,855	269,900	15	15	98.6%	100.0%
\$300,000-\$399,999	20	10.9%	361,469	354,500	16	19	98.8%	100.0%
\$400,000-\$499,999	4	2.2%	421,688	420,925	20	23	100.0%	100.0%
\$500,000-\$749,999	9	4.9%	590,644	579,900	18	19	100.3%	100.0%
\$750,000-\$999,999	1	0.5%	750,000	750,000	10	10	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



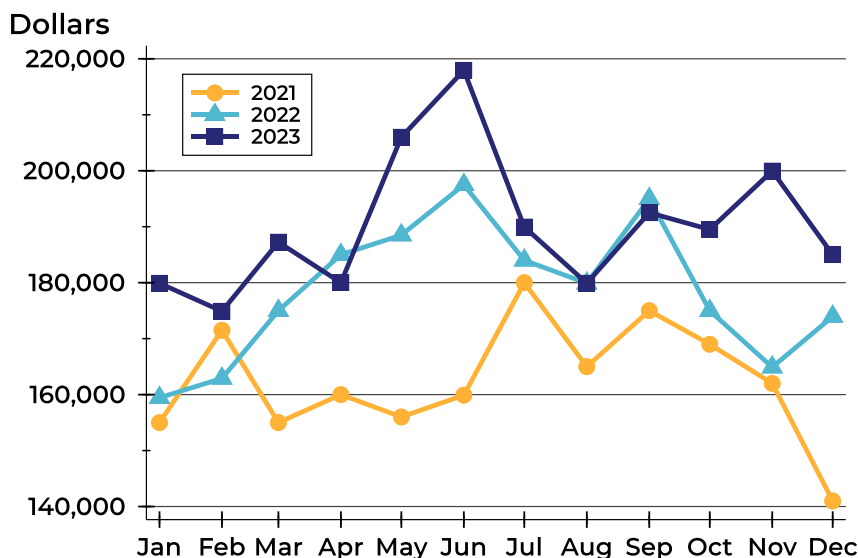
## Entire MLS System New Listings Analysis

### Average Price



Month	2021	2022	2023
January	176,687	197,975	<b>211,438</b>
February	190,848	207,340	<b>216,149</b>
March	180,851	213,967	<b>228,692</b>
April	199,732	214,200	<b>229,073</b>
May	185,007	218,085	<b>249,700</b>
June	189,174	224,830	<b>245,987</b>
July	198,777	225,340	<b>230,443</b>
August	191,272	217,996	<b>224,945</b>
September	206,221	220,862	<b>235,545</b>
October	192,498	208,577	<b>226,254</b>
November	186,773	197,172	<b>218,754</b>
December	179,184	198,595	<b>213,037</b>

### Median Price



Month	2021	2022	2023
January	155,000	159,450	<b>179,900</b>
February	171,500	162,900	<b>174,900</b>
March	155,000	175,000	<b>187,250</b>
April	160,000	185,000	<b>180,000</b>
May	156,000	188,500	<b>206,000</b>
June	159,900	197,500	<b>217,950</b>
July	180,000	184,000	<b>189,950</b>
August	165,000	179,900	<b>179,900</b>
September	175,000	195,000	<b>192,500</b>
October	169,000	175,000	<b>189,500</b>
November	162,000	164,900	<b>199,950</b>
December	141,000	173,950	<b>185,000</b>



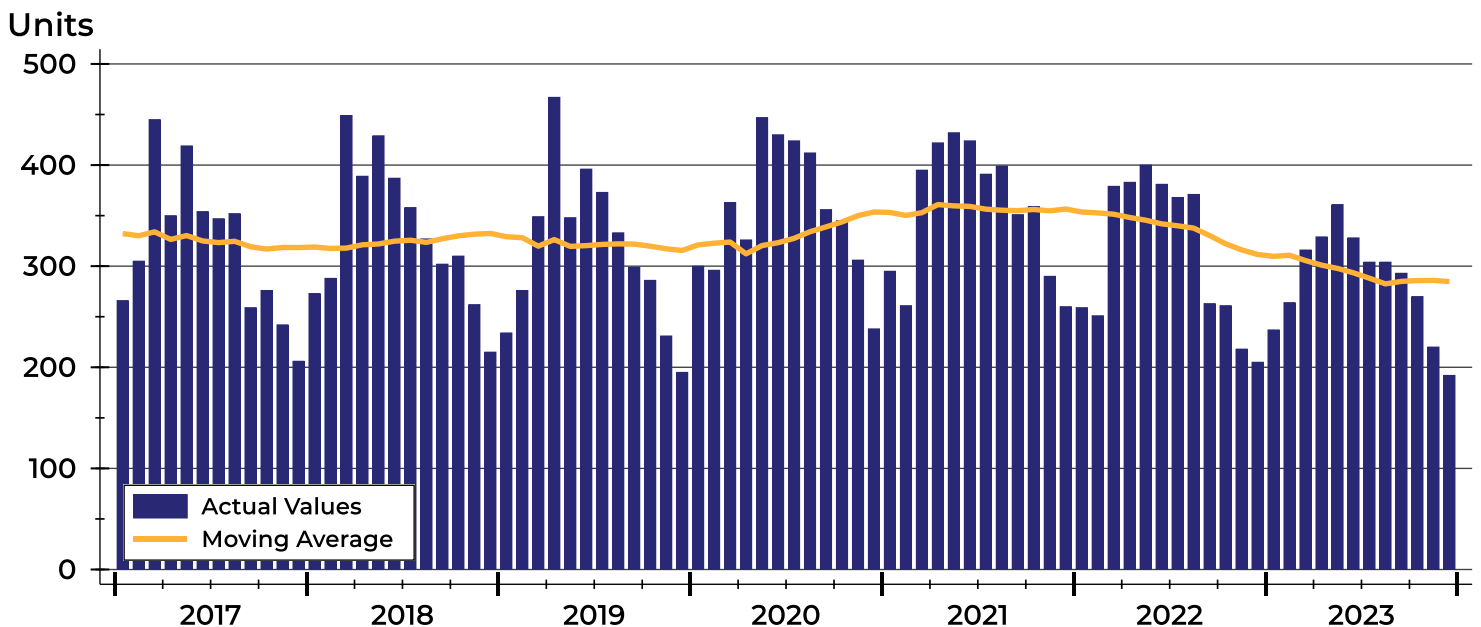
# Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		192	205	-6.3%	3,418	3,739	-8.6%
Volume (1,000s)		40,233	39,863	0.9%	744,203	766,435	-2.9%
Average	Sale Price	209,547	194,455	7.8%	217,731	204,984	6.2%
	Days on Market	38	29	31.0%	21	16	31.3%
	Percent of Original	95.6%	94.0%	1.7%	97.5%	98.5%	-1.0%
Median	Sale Price	185,000	160,000	15.6%	185,000	175,500	5.4%
	Days on Market	20	16	25.0%	6	4	50.0%
	Percent of Original	100.0%	96.2%	4.0%	100.0%	100.0%	0.0%

A total of 192 contracts for sale were written in the Sunflower multiple listing service during the month of December, down from 205 in 2022. The median list price of these homes was \$185,000, up from \$160,000 the prior year.

Half of the homes that went under contract in December were on the market less than 20 days, compared to 16 days in December 2022.

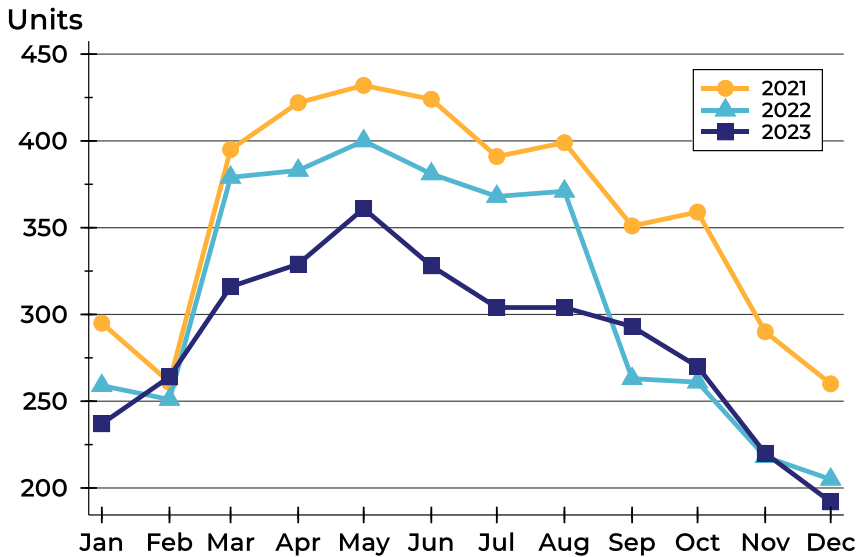
## History of Contracts Written





## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	295	259	<b>237</b>
<b>February</b>	261	251	<b>264</b>
<b>March</b>	395	379	<b>316</b>
<b>April</b>	422	383	<b>329</b>
<b>May</b>	432	400	<b>361</b>
<b>June</b>	424	381	<b>328</b>
<b>July</b>	391	368	<b>304</b>
<b>August</b>	399	371	<b>304</b>
<b>September</b>	351	263	<b>293</b>
<b>October</b>	359	261	<b>270</b>
<b>November</b>	290	218	<b>220</b>
<b>December</b>	260	205	<b>192</b>

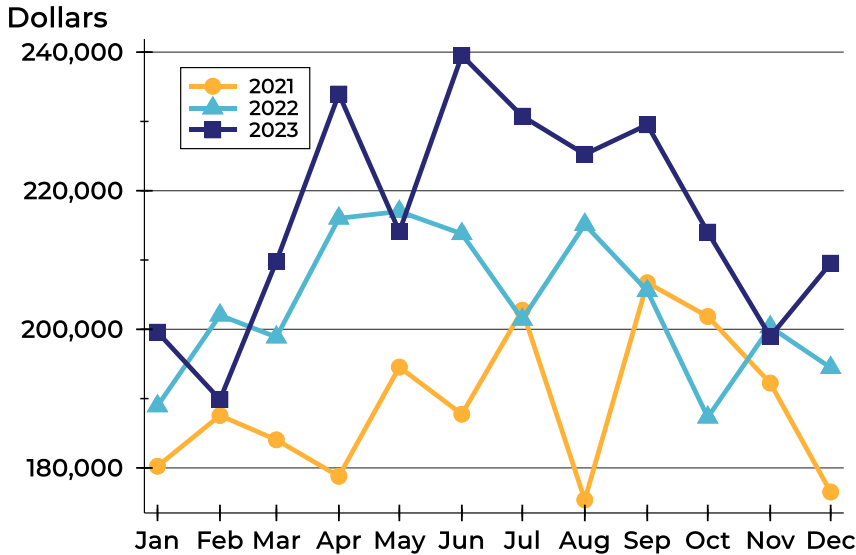
### Contracts Written by Price Range

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%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	12	6.3%	39,867	39,750	52	18	89.9%	100.0%
\$50,000-\$99,999	24	12.5%	77,419	76,000	36	14	93.4%	100.0%
\$100,000-\$124,999	15	7.8%	113,690	115,000	35	11	93.3%	96.1%
\$125,000-\$149,999	16	8.3%	140,542	139,925	39	28	97.3%	100.0%
\$150,000-\$174,999	19	9.9%	161,682	160,000	20	11	97.4%	100.0%
\$175,000-\$199,999	22	11.5%	187,589	187,450	32	16	97.5%	100.0%
\$200,000-\$249,999	31	16.1%	229,711	230,000	43	28	96.2%	99.1%
\$250,000-\$299,999	20	10.4%	276,312	275,000	37	21	96.1%	99.4%
\$300,000-\$399,999	19	9.9%	348,237	349,000	45	36	96.7%	98.5%
\$400,000-\$499,999	3	1.6%	448,633	455,900	28	31	100.0%	100.0%
\$500,000-\$749,999	10	5.2%	611,740	597,000	62	65	94.8%	94.0%
\$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



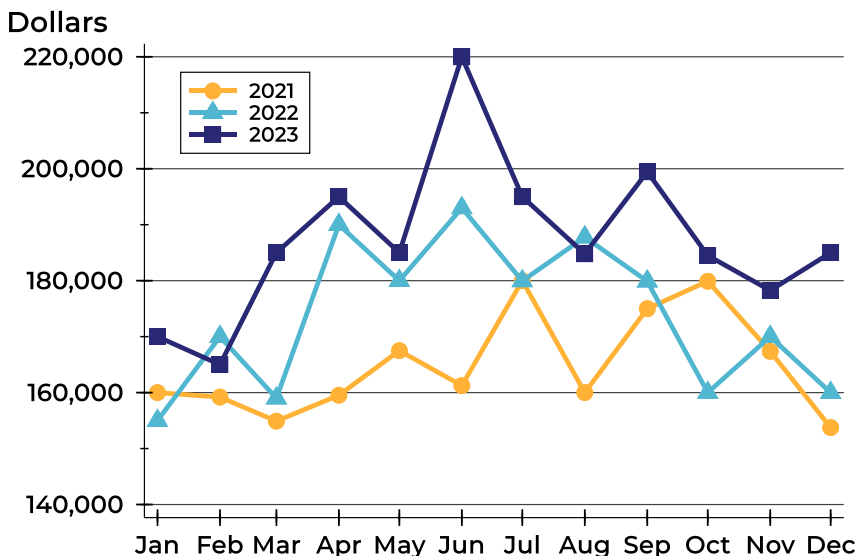
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	180,237	188,936	<b>199,592</b>
<b>February</b>	187,565	202,031	<b>189,853</b>
<b>March</b>	184,047	198,870	<b>209,791</b>
<b>April</b>	178,785	216,026	<b>233,959</b>
<b>May</b>	194,547	217,002	<b>214,103</b>
<b>June</b>	187,744	213,787	<b>239,525</b>
<b>July</b>	202,761	201,430	<b>230,760</b>
<b>August</b>	175,386	215,127	<b>225,260</b>
<b>September</b>	206,718	205,559	<b>229,517</b>
<b>October</b>	201,849	187,308	<b>214,029</b>
<b>November</b>	192,241	200,349	<b>198,948</b>
<b>December</b>	176,519	194,455	<b>209,547</b>

### Median Price



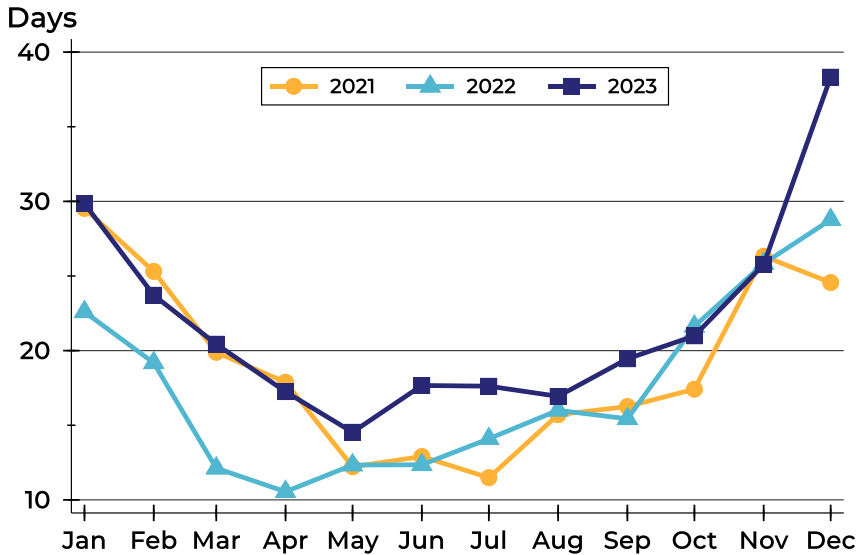
Month	2021	2022	2023
<b>January</b>	160,000	155,000	<b>170,000</b>
<b>February</b>	159,200	170,000	<b>165,000</b>
<b>March</b>	154,900	159,000	<b>185,000</b>
<b>April</b>	159,535	190,000	<b>195,000</b>
<b>May</b>	167,500	180,000	<b>185,000</b>
<b>June</b>	161,250	193,000	<b>220,000</b>
<b>July</b>	180,000	179,950	<b>195,000</b>
<b>August</b>	160,000	187,777	<b>184,800</b>
<b>September</b>	175,000	179,900	<b>199,450</b>
<b>October</b>	179,900	160,000	<b>184,500</b>
<b>November</b>	167,364	170,000	<b>178,250</b>
<b>December</b>	153,750	160,000	<b>185,000</b>





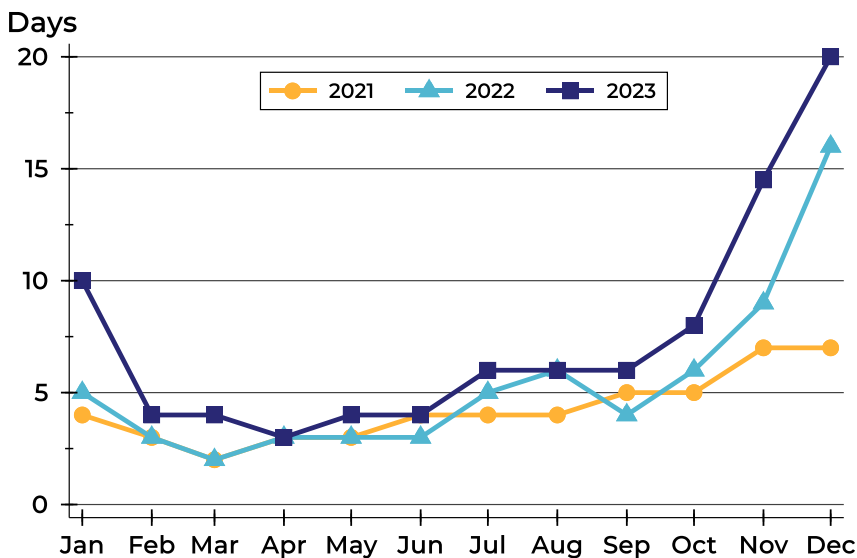
## Entire MLS System Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	30	23	30
February	25	19	24
March	20	12	20
April	18	11	17
May	12	12	15
June	13	12	18
July	11	14	18
August	16	16	17
September	16	15	19
October	17	22	21
November	26	26	26
December	25	29	38

### Median DOM



Month	2021	2022	2023
January	4	5	10
February	3	3	4
March	2	2	4
April	3	3	3
May	3	3	4
June	4	3	4
July	4	5	6
August	4	6	6
September	5	4	6
October	5	6	8
November	7	9	15
December	7	16	20



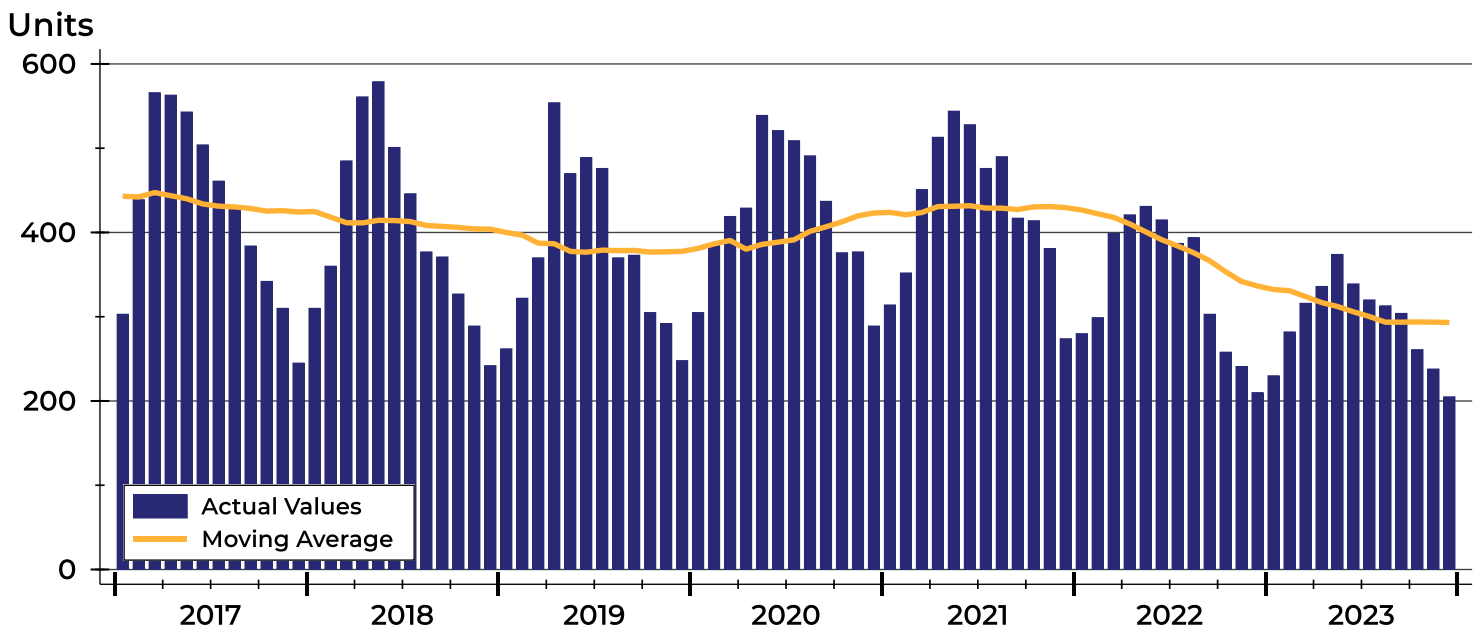
# Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		205	210	-2.4%
Volume (1,000s)		44,542	42,596	4.6%
Average	List Price	217,278	202,836	7.1%
	Days on Market	35	33	6.1%
	Percent of Original	97.9%	97.5%	0.4%
Median	List Price	185,000	170,000	8.8%
	Days on Market	18	14	28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 205 listings in the Sunflower multiple listing service had contracts pending at the end of December, down from 210 contracts pending at the end of December 2022.

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.

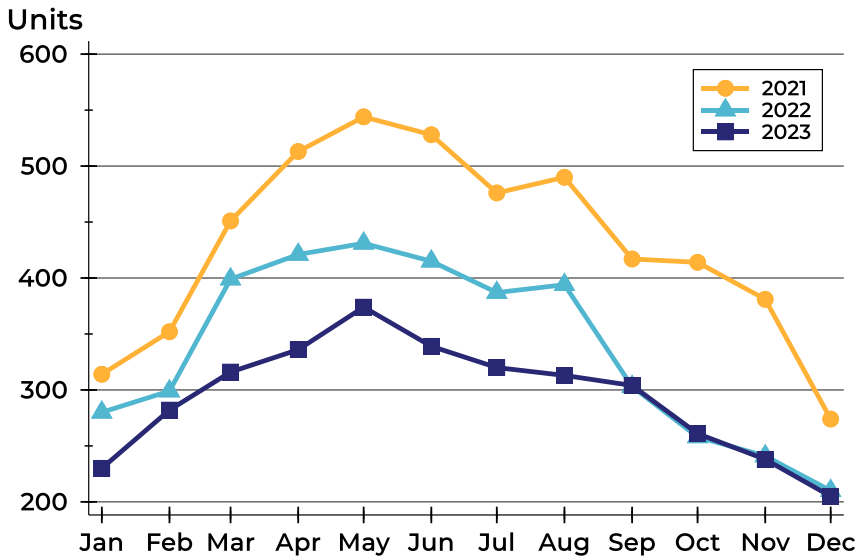
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
<b>January</b>	314	280	<b>230</b>
<b>February</b>	352	299	<b>282</b>
<b>March</b>	451	399	<b>316</b>
<b>April</b>	513	421	<b>336</b>
<b>May</b>	544	431	<b>374</b>
<b>June</b>	528	415	<b>339</b>
<b>July</b>	476	387	<b>320</b>
<b>August</b>	490	394	<b>313</b>
<b>September</b>	417	303	<b>304</b>
<b>October</b>	414	258	<b>261</b>
<b>November</b>	381	241	<b>238</b>
<b>December</b>	274	210	<b>205</b>

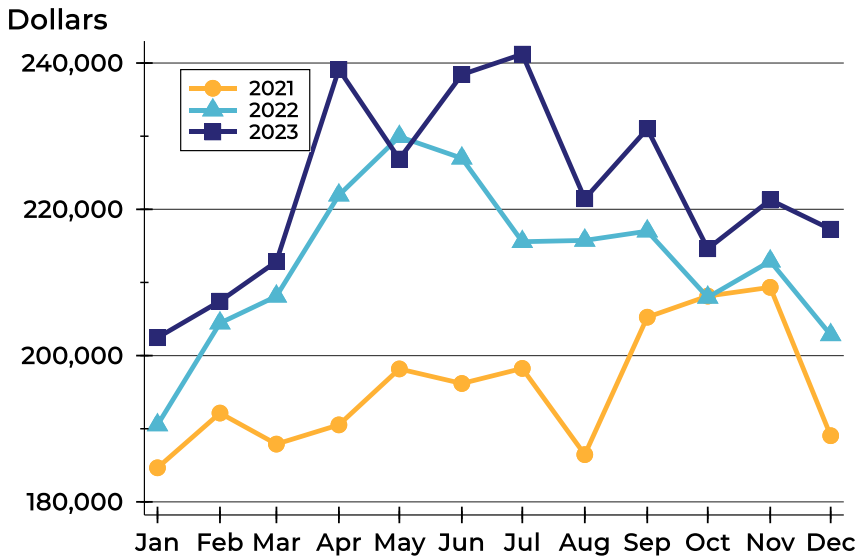
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	7	3.4%	41,357	48,500	28	15	99.1%	100.0%
\$50,000-\$99,999	25	12.2%	79,354	77,500	38	16	93.9%	100.0%
\$100,000-\$124,999	17	8.3%	114,868	115,000	33	11	96.9%	100.0%
\$125,000-\$149,999	18	8.8%	140,972	142,425	29	19	98.6%	100.0%
\$150,000-\$174,999	22	10.7%	161,839	160,000	18	8	105.1%	100.0%
\$175,000-\$199,999	27	13.2%	188,054	189,000	36	15	97.4%	100.0%
\$200,000-\$249,999	25	12.2%	230,946	230,000	41	20	97.5%	100.0%
\$250,000-\$299,999	21	10.2%	278,845	275,000	35	22	96.5%	100.0%
\$300,000-\$399,999	27	13.2%	346,019	343,000	45	31	98.1%	100.0%
\$400,000-\$499,999	6	2.9%	455,617	452,900	22	20	100.0%	100.0%
\$500,000-\$749,999	9	4.4%	602,044	575,000	61	64	94.7%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



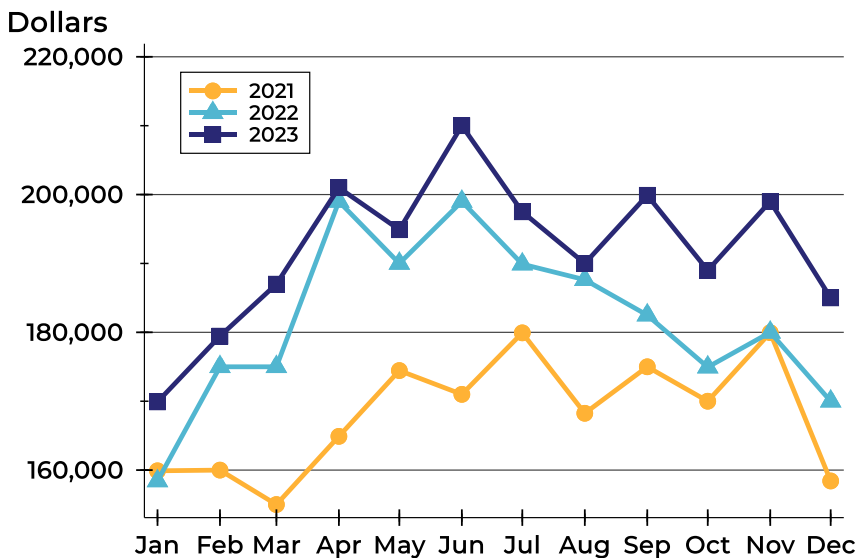
## Entire MLS System Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	184,659	190,513	<b>202,450</b>
<b>February</b>	192,143	204,443	<b>207,439</b>
<b>March</b>	187,901	208,113	<b>212,853</b>
<b>April</b>	190,530	221,932	<b>239,144</b>
<b>May</b>	198,180	229,938	<b>226,876</b>
<b>June</b>	196,188	226,987	<b>238,431</b>
<b>July</b>	198,247	215,573	<b>241,219</b>
<b>August</b>	186,463	215,755	<b>221,444</b>
<b>September</b>	205,251	217,017	<b>231,005</b>
<b>October</b>	208,138	207,962	<b>214,614</b>
<b>November</b>	209,336	212,909	<b>221,280</b>
<b>December</b>	189,049	202,836	<b>217,278</b>

### Median Price

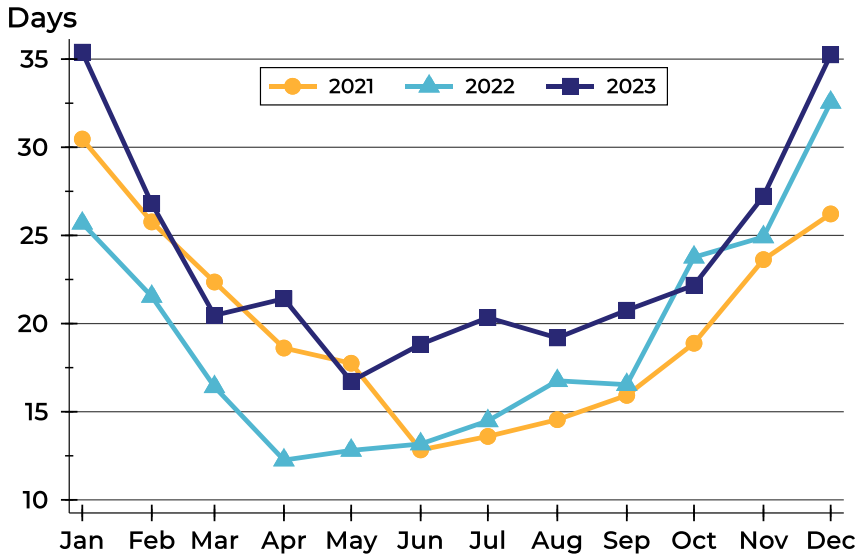


Month	2021	2022	2023
<b>January</b>	159,900	158,425	<b>169,900</b>
<b>February</b>	160,000	175,000	<b>179,450</b>
<b>March</b>	155,000	175,000	<b>187,000</b>
<b>April</b>	164,900	199,000	<b>201,000</b>
<b>May</b>	174,450	190,000	<b>194,900</b>
<b>June</b>	171,000	199,000	<b>210,000</b>
<b>July</b>	179,925	189,900	<b>197,500</b>
<b>August</b>	168,250	187,639	<b>190,000</b>
<b>September</b>	175,000	182,500	<b>199,900</b>
<b>October</b>	170,000	174,950	<b>189,000</b>
<b>November</b>	179,950	180,000	<b>199,000</b>
<b>December</b>	158,425	170,000	<b>185,000</b>



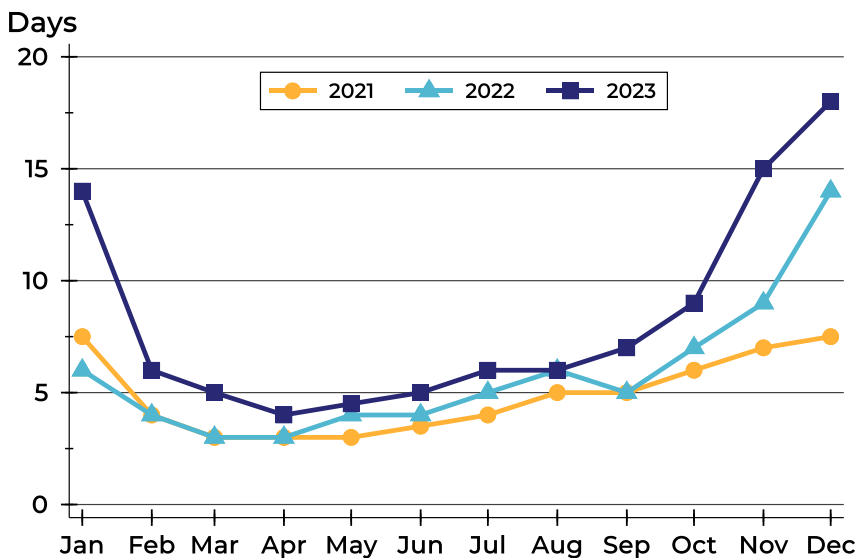
## Entire MLS System Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	30	26	35
February	26	22	27
March	22	16	20
April	19	12	21
May	18	13	17
June	13	13	19
July	14	14	20
August	15	17	19
September	16	17	21
October	19	24	22
November	24	25	27
December	26	33	35

### Median DOM



Month	2021	2022	2023
January	8	6	14
February	4	4	6
March	3	3	5
April	3	3	4
May	3	4	5
June	4	4	5
July	4	5	6
August	5	6	6
September	5	5	7
October	6	7	9
November	7	9	15
December	8	14	18



# Coffey County Housing Report



## Market Overview

### Coffey County Home Sales Fell in December

Total home sales in Coffey County fell last month to 2 units, compared to 3 units in December 2022. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in December was \$135,950, up from \$103,516 a year earlier. Homes that sold in December were typically on the market for 22 days and sold for 90.0% of their list prices.

### Coffey County Active Listings Up at End of December

The total number of active listings in Coffey County at the end of December was 13 units, up from 10 at the same point in 2022. 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 December was \$205,000.

During December, a total of 3 contracts were written down from 6 in December 2022. 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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## Coffey County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>2</b> -33.3%	<b>3</b> -40.0%	<b>5</b> -16.7%	<b>54</b> -8.5%	<b>59</b> -28.9%	<b>83</b> 6.4%
<b>Active Listings</b> Change from prior year		<b>13</b> 30.0%	<b>10</b> -33.3%	<b>15</b> -37.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>2.9</b> 45.0%	<b>2.0</b> -9.1%	<b>2.2</b> -40.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>3</b> -50.0%	<b>6</b> 200.0%	<b>2</b> -66.7%	<b>66</b> -10.8%	<b>74</b> -10.8%	<b>83</b> -13.5%
<b>Contracts Written</b> Change from prior year		<b>3</b> -50.0%	<b>6</b> 200.0%	<b>2</b> -66.7%	<b>51</b> -16.4%	<b>61</b> -22.8%	<b>79</b> -2.5%
<b>Pending Contracts</b> Change from prior year		<b>2</b> -60.0%	<b>5</b> 150.0%	<b>2</b> -75.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>272</b> -42.9%	<b>476</b> -51.8%	<b>988</b> 25.7%	<b>9,007</b> -10.1%	<b>10,022</b> -17.4%	<b>12,129</b> 18.8%
Average	<b>Sale Price</b> Change from prior year	<b>135,950</b> -14.2%	<b>158,505</b> -19.7%	<b>197,500</b> 50.7%	<b>166,803</b> -1.8%	<b>169,862</b> 16.2%	<b>146,136</b> 11.7%
	<b>List Price of Actives</b> Change from prior year	<b>248,846</b> 49.6%	<b>166,380</b> 10.2%	<b>151,046</b> 3.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>22</b> 144.4%	<b>9</b> -89.7%	<b>87</b> 52.6%	<b>37</b> -24.5%	<b>49</b> -33.8%	<b>74</b> -7.5%
	<b>Percent of List</b> Change from prior year	<b>90.0%</b> -4.8%	<b>94.5%</b> -0.2%	<b>94.7%</b> -3.8%	<b>94.4%</b> -2.0%	<b>96.3%</b> 1.3%	<b>95.1%</b> -0.3%
	<b>Percent of Original</b> Change from prior year	<b>90.0%</b> -4.8%	<b>94.5%</b> 4.5%	<b>90.4%</b> -8.1%	<b>91.7%</b> -2.7%	<b>94.2%</b> 2.3%	<b>92.1%</b> -1.0%
Median	<b>Sale Price</b> Change from prior year	<b>135,950</b> 31.3%	<b>103,516</b> -52.4%	<b>217,500</b> 56.5%	<b>143,500</b> -12.0%	<b>163,000</b> 30.4%	<b>125,000</b> 7.1%
	<b>List Price of Actives</b> Change from prior year	<b>205,000</b> 19.2%	<b>172,000</b> 4.2%	<b>165,000</b> 101.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>22</b> #DIV/0!	<b>0</b> -100.0%	<b>29</b> 123.1%	<b>13</b> -23.5%	<b>17</b> -45.2%	<b>31</b> 0.0%
	<b>Percent of List</b> Change from prior year	<b>90.0%</b> -10.0%	<b>100.0%</b> 1.2%	<b>98.8%</b> 1.1%	<b>95.9%</b> -1.9%	<b>97.8%</b> -0.1%	<b>97.9%</b> 2.1%
	<b>Percent of Original</b> Change from prior year	<b>90.0%</b> -10.0%	<b>100.0%</b> 5.7%	<b>94.6%</b> -3.2%	<b>95.1%</b> -2.1%	<b>97.1%</b> 1.0%	<b>96.1%</b> 1.3%

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





## Coffey County Closed Listings Analysis

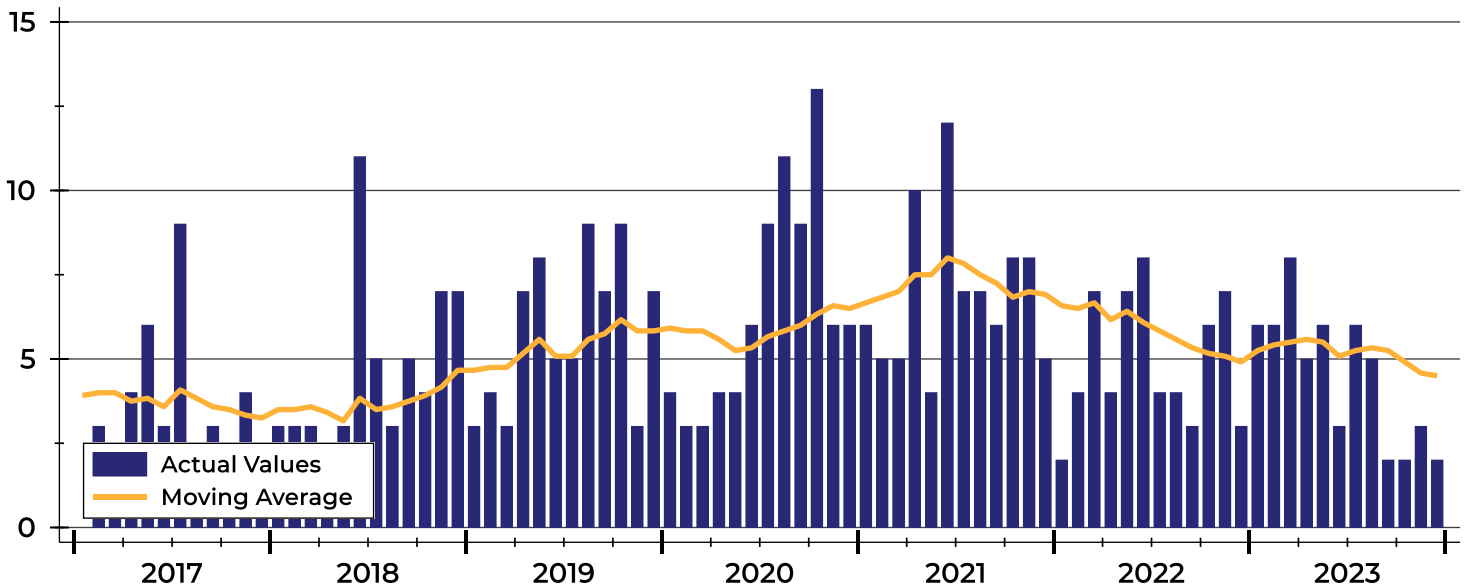
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>2</b>	3	-33.3%	<b>54</b>	59	-8.5%
Volume (1,000s)		<b>272</b>	476	-42.9%	<b>9,007</b>	10,022	-10.1%
Months' Supply		<b>2.9</b>	2.0	45.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>135,950</b>	158,505	-14.2%	<b>166,803</b>	169,862	-1.8%
	Days on Market	<b>22</b>	9	144.4%	<b>37</b>	49	-24.5%
	Percent of List	<b>90.0%</b>	94.5%	-4.8%	<b>94.4%</b>	96.3%	-2.0%
	Percent of Original	<b>90.0%</b>	94.5%	-4.8%	<b>91.7%</b>	94.2%	-2.7%
Median	Sale Price	<b>135,950</b>	103,516	31.3%	<b>143,500</b>	163,000	-12.0%
	Days on Market	<b>22</b>	0	N/A	<b>13</b>	17	-23.5%
	Percent of List	<b>90.0%</b>	100.0%	-10.0%	<b>95.9%</b>	97.8%	-1.9%
	Percent of Original	<b>90.0%</b>	100.0%	-10.0%	<b>95.1%</b>	97.1%	-2.1%

A total of 2 homes sold in Coffey County in December, down from 3 units in December 2022. Total sales volume fell to \$0.3 million compared to \$0.5 million in the previous year.

The median sales price in December was \$135,950, up 31.3% compared to the prior year. Median days on market was 22 days, down from 41 days in November, but up from 0 in December 2022.

## History of Closed Listings

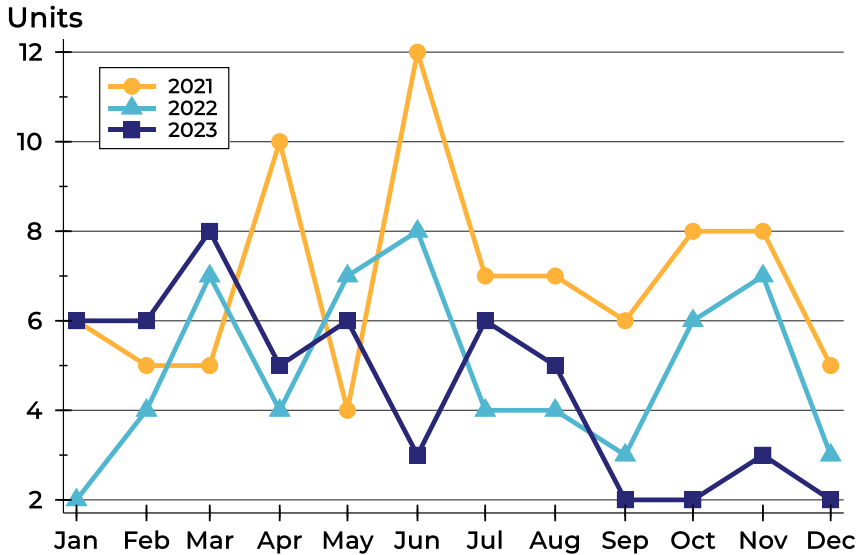
Units





## Coffey County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	6	2	6
February	5	4	6
March	5	7	8
April	10	4	5
May	4	7	6
June	12	8	3
July	7	4	6
August	7	4	5
September	6	3	2
October	8	6	2
November	8	7	3
December	5	3	2

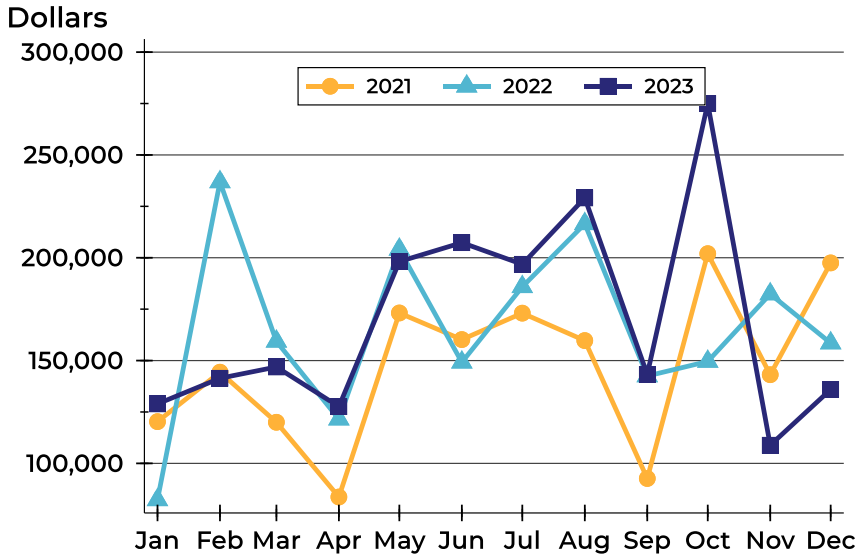
### Closed Listings by Price Range

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	1	50.0%	0.9	52,000	52,000	21	21	80.0%	80.0%	80.0%	80.0%
\$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	1	50.0%	6.0	219,900	219,900	23	23	100.0%	100.0%	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	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



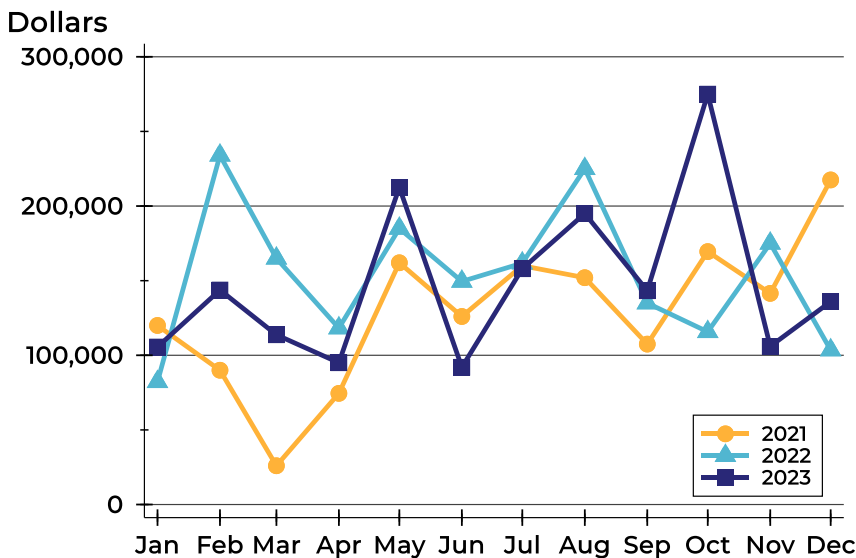
## Coffey County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,311	82,250	<b>128,938</b>
February	144,350	236,875	<b>141,400</b>
March	120,000	159,357	<b>146,881</b>
April	83,661	121,500	<b>127,600</b>
May	173,144	204,064	<b>198,150</b>
June	160,208	149,188	<b>207,333</b>
July	173,071	185,875	<b>196,833</b>
August	159,728	216,500	<b>229,100</b>
September	92,667	142,500	<b>143,250</b>
October	201,988	149,567	<b>275,000</b>
November	143,125	182,359	<b>108,833</b>
December	197,500	158,505	<b>135,950</b>

### Median Price

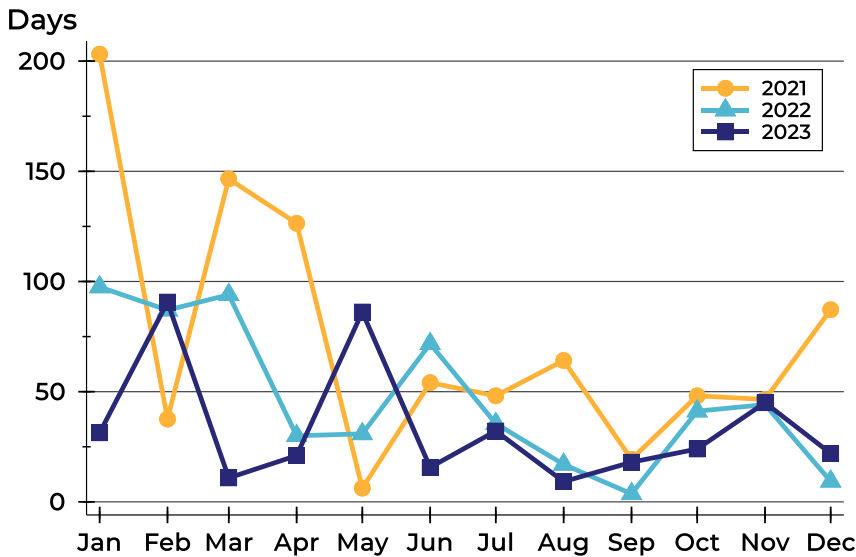


Month	2021	2022	2023
January	120,000	82,250	<b>105,563</b>
February	90,000	234,000	<b>143,750</b>
March	26,000	165,000	<b>113,750</b>
April	74,500	118,250	<b>95,000</b>
May	162,000	185,000	<b>212,500</b>
June	126,000	149,500	<b>92,000</b>
July	160,000	161,750	<b>158,000</b>
August	152,000	225,000	<b>195,000</b>
September	107,500	135,000	<b>143,250</b>
October	169,500	115,750	<b>275,000</b>
November	141,500	175,000	<b>106,000</b>
December	217,500	103,516	<b>135,950</b>



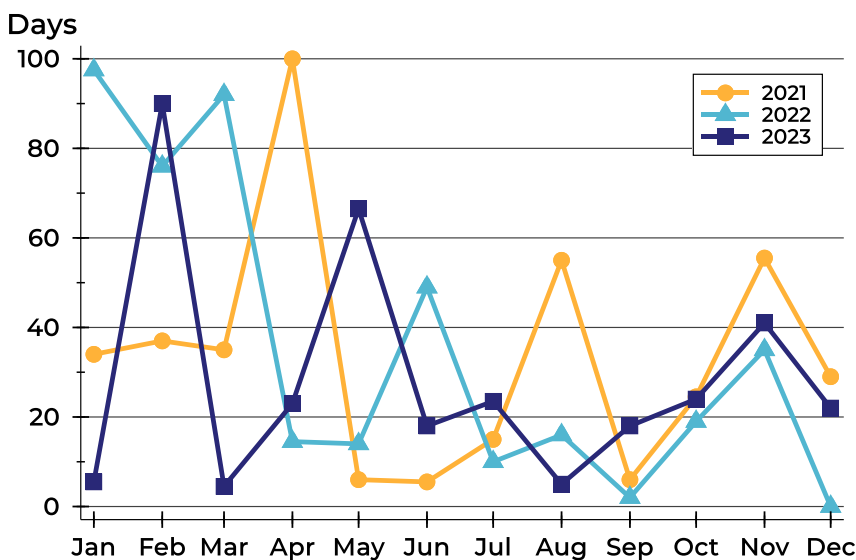
## Coffey County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	203	98	31
February	38	87	91
March	147	94	11
April	126	30	21
May	6	31	86
June	54	72	16
July	48	36	32
August	64	17	9
September	19	4	18
October	48	41	24
November	47	44	45
December	87	9	22

### Median DOM



Month	2021	2022	2023
January	34	98	6
February	37	76	90
March	35	92	5
April	100	15	23
May	6	14	67
June	6	49	18
July	15	10	24
August	55	16	5
September	6	2	18
October	25	19	24
November	56	35	41
December	29	N/A	22



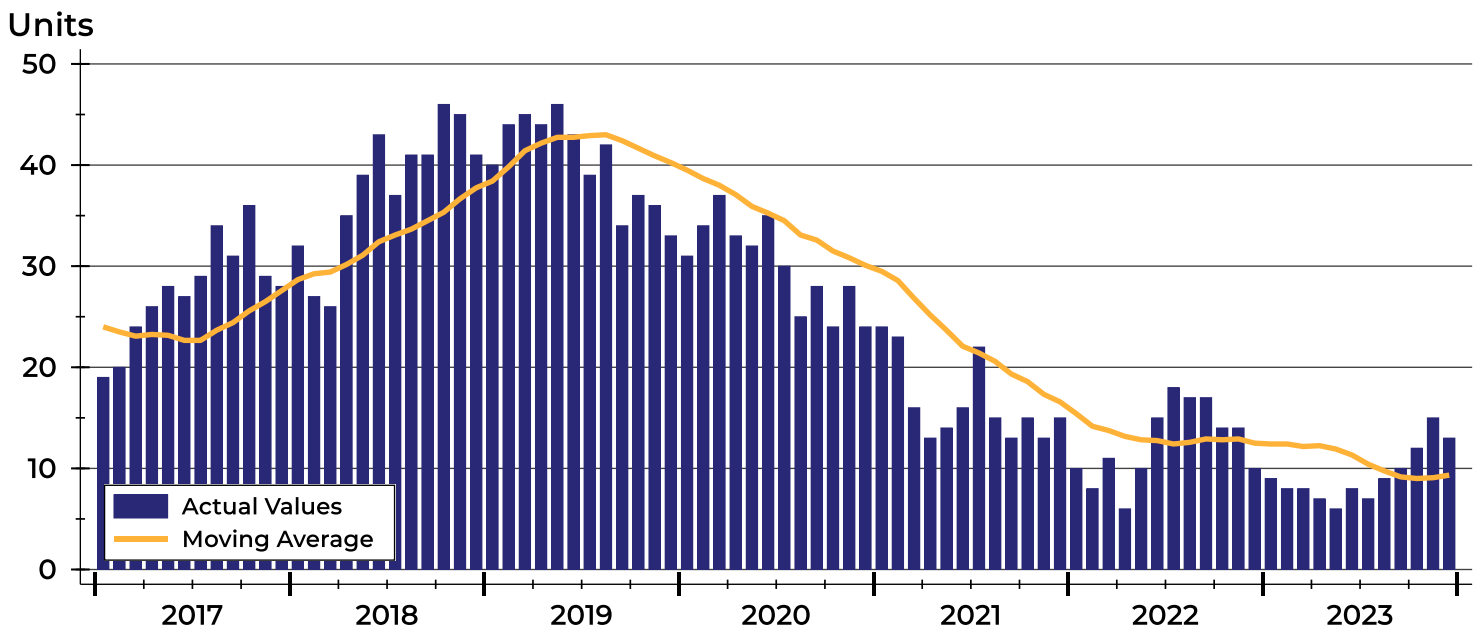
## Coffey County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>13</b>	10	30.0%
Volume (1,000s)		<b>3,235</b>	1,664	94.4%
Months' Supply		<b>2.9</b>	2.0	45.0%
Average	List Price	<b>248,846</b>	166,380	49.6%
	Days on Market	<b>72</b>	93	-22.6%
	Percent of Original	<b>97.5%</b>	94.4%	3.3%
Median	List Price	<b>205,000</b>	172,000	19.2%
	Days on Market	<b>66</b>	97	-32.0%
	Percent of Original	<b>100.0%</b>	98.3%	1.7%

A total of 13 homes were available for sale in Coffey County at the end of December. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$205,000, up 19.2% from 2022. The typical time on market for active listings was 66 days, down from 97 days a year earlier.

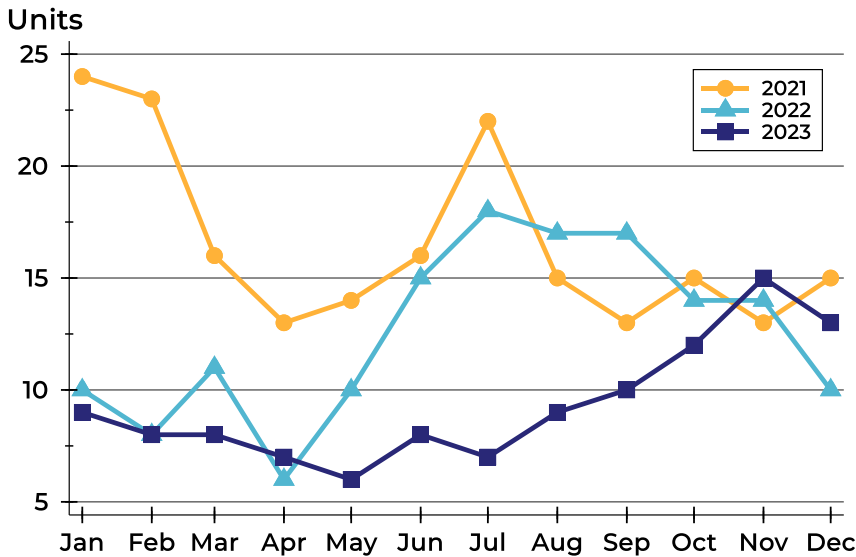
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	24	10	9
February	23	8	8
March	16	11	8
April	13	6	7
May	14	10	6
June	16	15	8
July	22	18	7
August	15	17	9
September	13	17	10
October	15	14	12
November	13	14	15
December	15	10	13

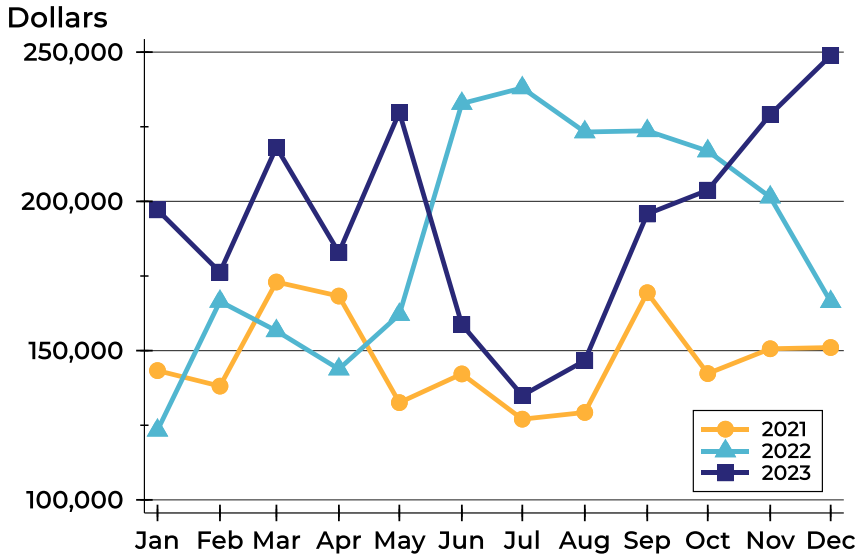
### Active Listings by Price Range

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	7.7%	N/A	25,000	25,000	66	66	100.0%	100.0%
\$50,000-\$99,999	1	7.7%	0.9	98,500	98,500	12	12	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	2	15.4%	N/A	134,250	134,250	124	124	95.1%	95.1%
\$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	15.4%	N/A	194,500	194,500	100	100	95.2%	95.2%
\$200,000-\$249,999	2	15.4%	6.0	217,500	217,500	69	69	95.6%	95.6%
\$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	4	30.8%	N/A	380,000	385,000	41	47	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	N/A	499,000	499,000	105	105	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



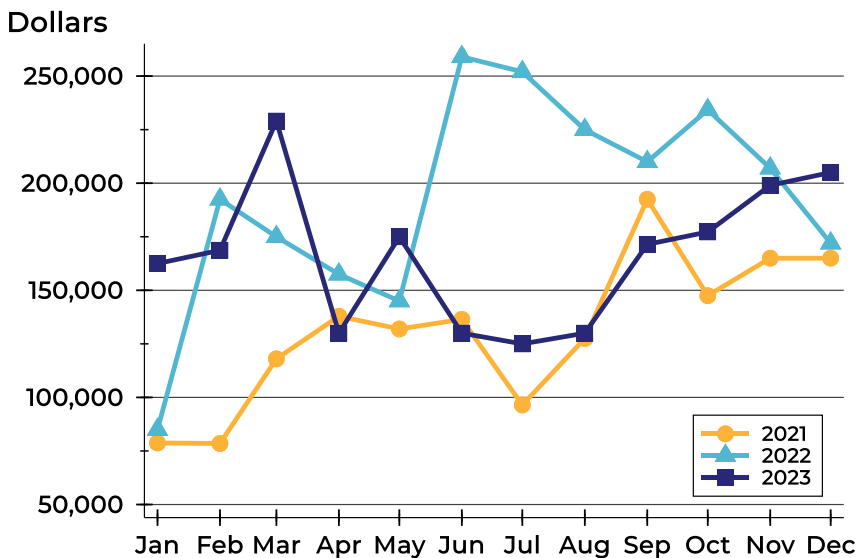
# Coffey County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	143,315	123,309	<b>197,167</b>
February	138,107	166,488	<b>176,300</b>
March	172,984	156,627	<b>218,113</b>
April	168,285	143,817	<b>182,857</b>
May	132,582	162,080	<b>229,817</b>
June	142,197	232,787	<b>158,738</b>
July	127,036	238,017	<b>134,986</b>
August	129,293	223,253	<b>146,644</b>
September	169,400	223,641	<b>195,780</b>
October	142,313	216,886	<b>203,750</b>
November	150,630	201,421	<b>229,060</b>
December	151,046	166,380	<b>248,846</b>

## Median Price



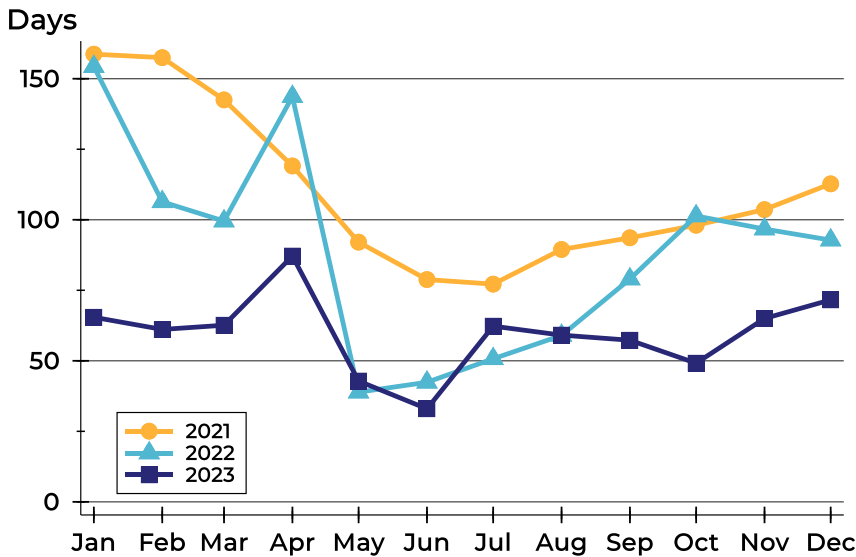
Month	2021	2022	2023
January	78,750	84,950	<b>162,500</b>
February	78,500	192,500	<b>168,700</b>
March	118,000	175,000	<b>229,000</b>
April	137,900	157,500	<b>130,000</b>
May	131,950	145,000	<b>175,000</b>
June	136,450	259,000	<b>130,000</b>
July	96,500	252,000	<b>125,000</b>
August	127,500	225,000	<b>130,000</b>
September	192,500	210,000	<b>171,450</b>
October	147,500	234,250	<b>177,250</b>
November	165,000	207,000	<b>199,000</b>
December	165,000	172,000	<b>205,000</b>





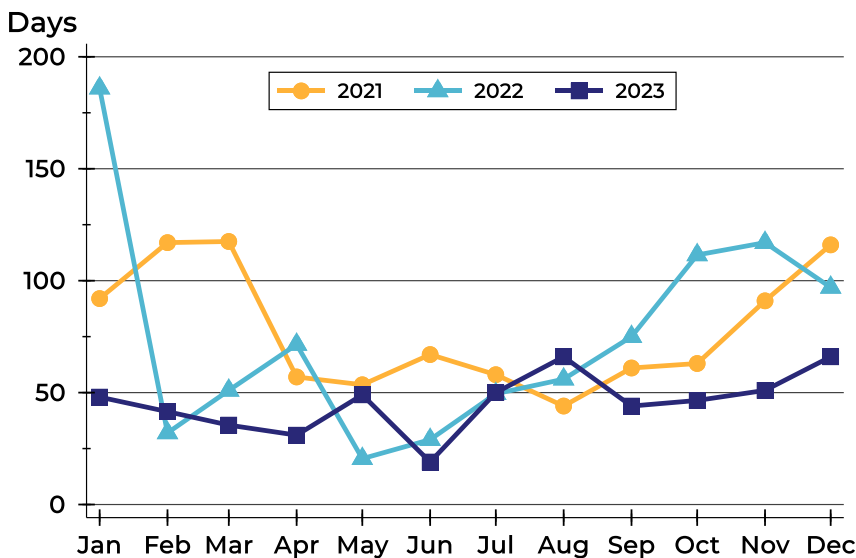
## Coffey County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	159	154	<b>65</b>
February	157	106	<b>61</b>
March	143	100	<b>63</b>
April	119	144	<b>87</b>
May	92	39	<b>43</b>
June	79	42	<b>33</b>
July	77	51	<b>62</b>
August	89	59	<b>59</b>
September	94	79	<b>57</b>
October	98	101	<b>49</b>
November	104	97	<b>65</b>
December	113	93	<b>72</b>

### Median DOM

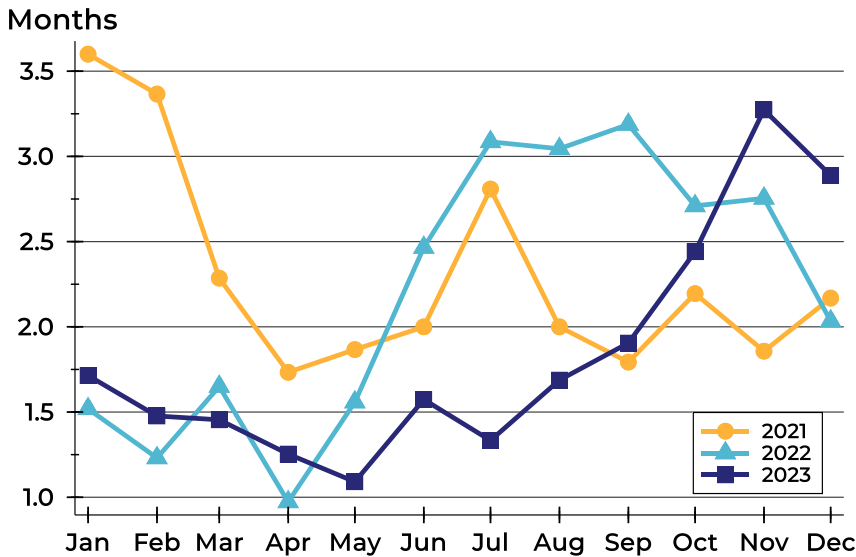


Month	2021	2022	2023
January	92	186	<b>48</b>
February	117	32	<b>42</b>
March	118	51	<b>36</b>
April	57	72	<b>31</b>
May	54	21	<b>49</b>
June	67	29	<b>19</b>
July	58	50	<b>50</b>
August	44	56	<b>66</b>
September	61	75	<b>44</b>
October	63	112	<b>47</b>
November	91	117	<b>51</b>
December	116	97	<b>66</b>



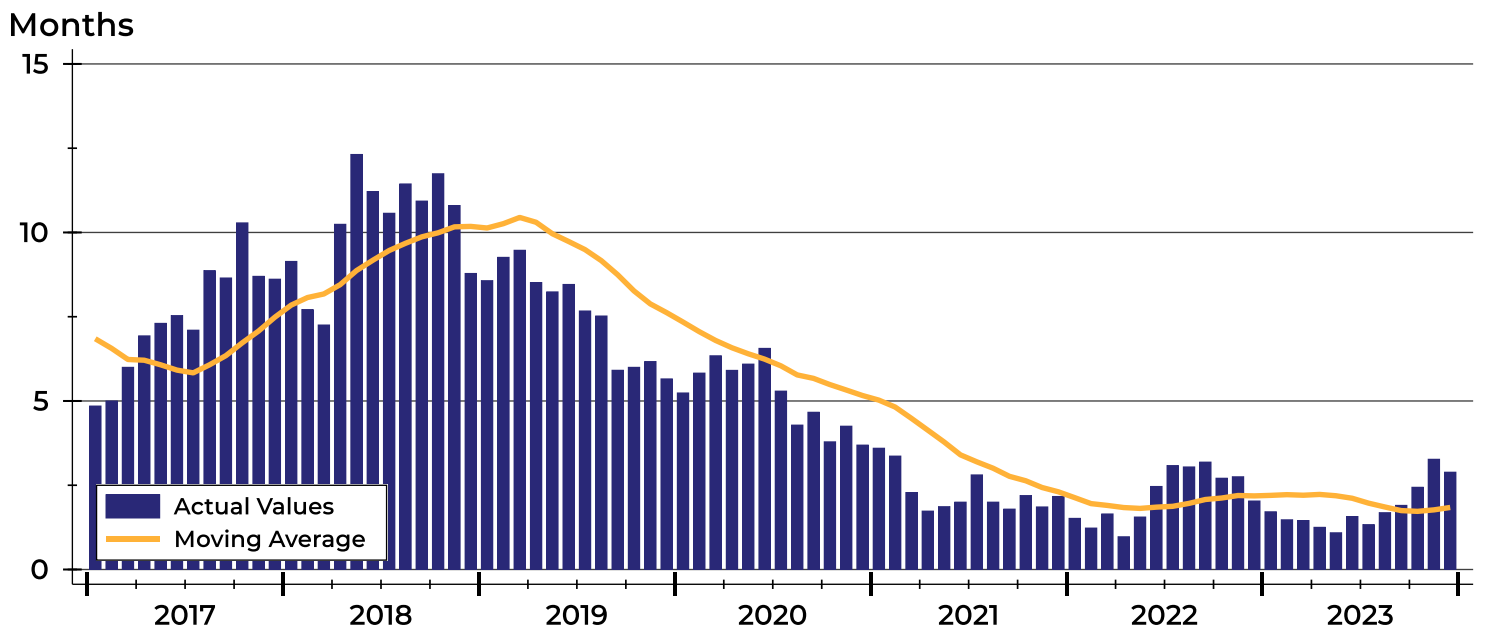
## Coffey County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	3.6	1.5	1.7
February	3.4	1.2	1.5
March	2.3	1.7	1.5
April	1.7	1.0	1.3
May	1.9	1.6	1.1
June	2.0	2.5	1.6
July	2.8	3.1	1.3
August	2.0	3.0	1.7
September	1.8	3.2	1.9
October	2.2	2.7	2.4
November	1.9	2.8	3.3
December	2.2	2.0	2.9

### History of Month's Supply





# Coffey County New Listings Analysis

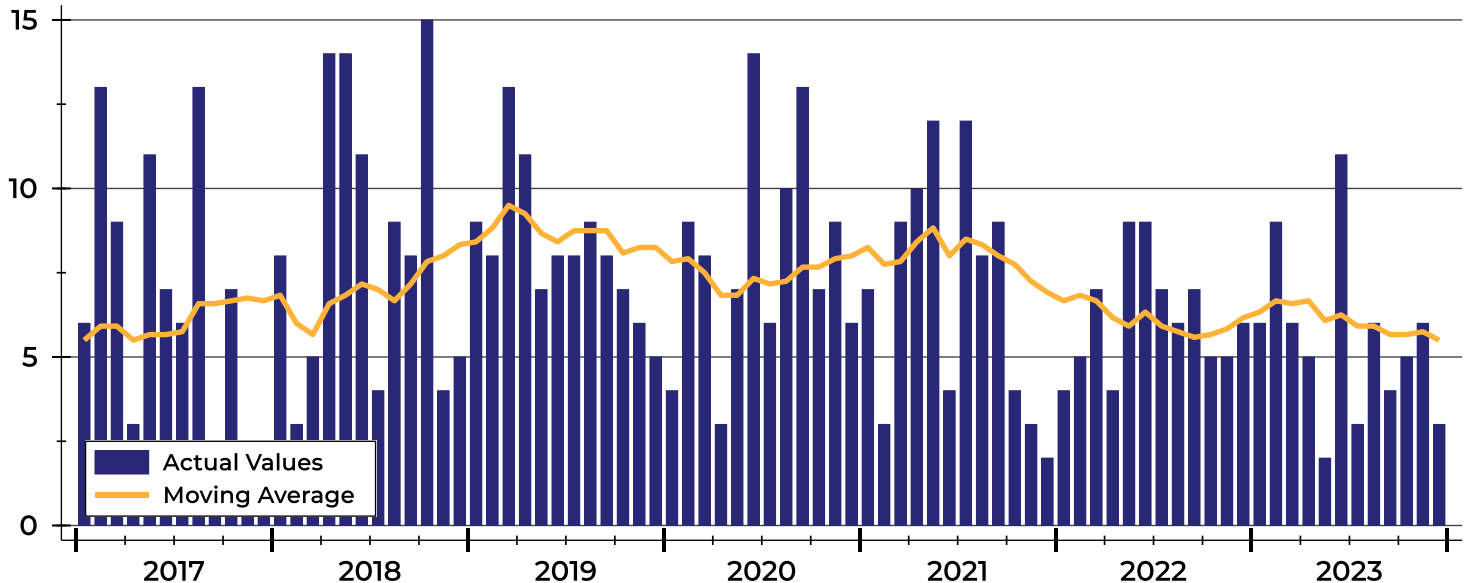
Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	3	6	-50.0%
	Volume (1,000s)	694	812	-14.5%
	Average List Price	231,167	135,400	70.7%
	Median List Price	230,000	96,700	137.8%
Year-to-Date	New Listings	66	74	-10.8%
	Volume (1,000s)	12,854	13,305	-3.4%
	Average List Price	194,762	179,793	8.3%
	Median List Price	157,250	167,450	-6.1%

A total of 3 new listings were added in Coffey County during December, down 50.0% from the same month in 2022. Year-to-date Coffey County has seen 66 new listings.

The median list price of these homes was \$230,000 up from \$96,700 in 2022.

## History of New Listings

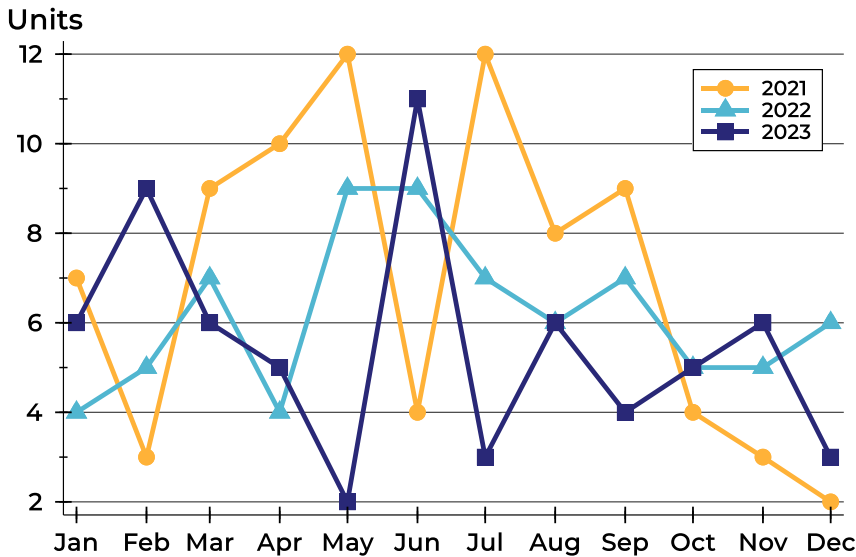
Units





## Coffey County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	7	4	6
February	3	5	9
March	9	7	6
April	10	4	5
May	12	9	2
June	4	9	11
July	12	7	3
August	8	6	6
September	9	7	4
October	4	5	5
November	3	5	6
December	2	6	3

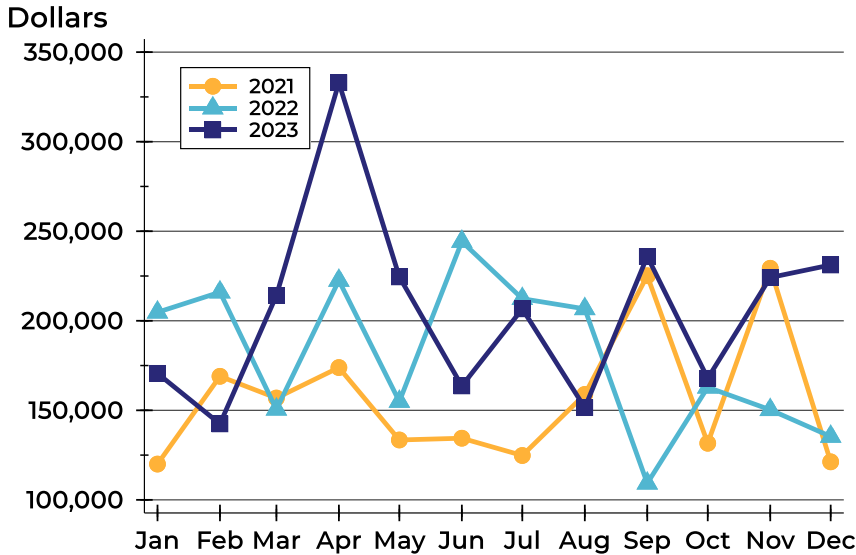
### New Listings by Price Range

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	1	33.3%	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	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	1	33.3%	230,000	230,000	9	9	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	33.3%	365,000	365,000	9	9	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



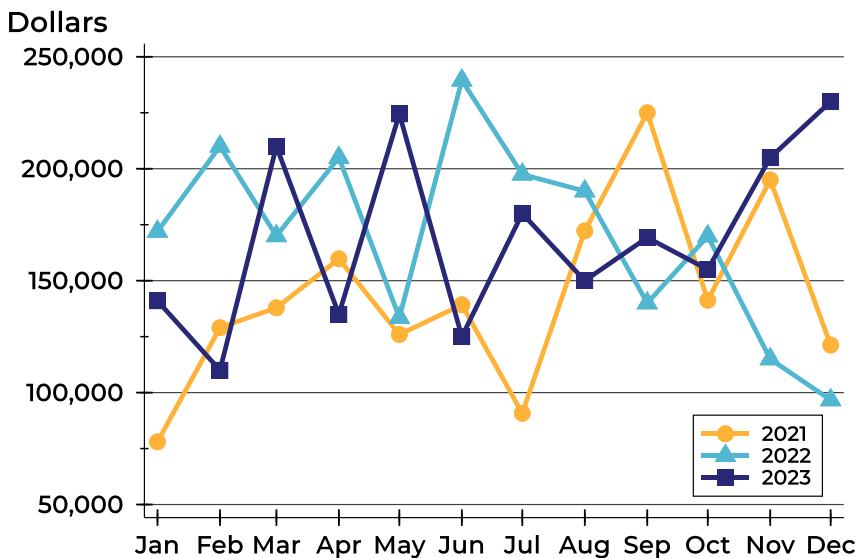
## Coffey County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	120,000	204,750	<b>170,667</b>
February	169,000	215,980	<b>142,422</b>
March	156,856	150,557	<b>214,083</b>
April	173,890	222,500	<b>332,960</b>
May	133,450	154,922	<b>224,500</b>
June	134,425	244,256	<b>163,627</b>
July	124,783	212,343	<b>206,667</b>
August	158,875	206,650	<b>151,483</b>
September	225,167	109,257	<b>235,875</b>
October	131,625	162,860	<b>167,900</b>
November	229,333	150,300	<b>224,150</b>
December	121,250	135,400	<b>231,167</b>

### Median Price



Month	2021	2022	2023
January	78,000	172,000	<b>141,000</b>
February	129,000	210,000	<b>110,000</b>
March	137,900	170,000	<b>210,000</b>
April	159,750	205,000	<b>134,900</b>
May	125,950	133,500	<b>224,500</b>
June	139,250	239,500	<b>125,000</b>
July	90,750	197,500	<b>180,000</b>
August	172,250	190,000	<b>150,000</b>
September	225,000	140,000	<b>169,250</b>
October	141,250	169,900	<b>155,000</b>
November	195,000	115,000	<b>204,950</b>
December	121,250	96,700	<b>230,000</b>



# Coffey County Contracts Written Analysis

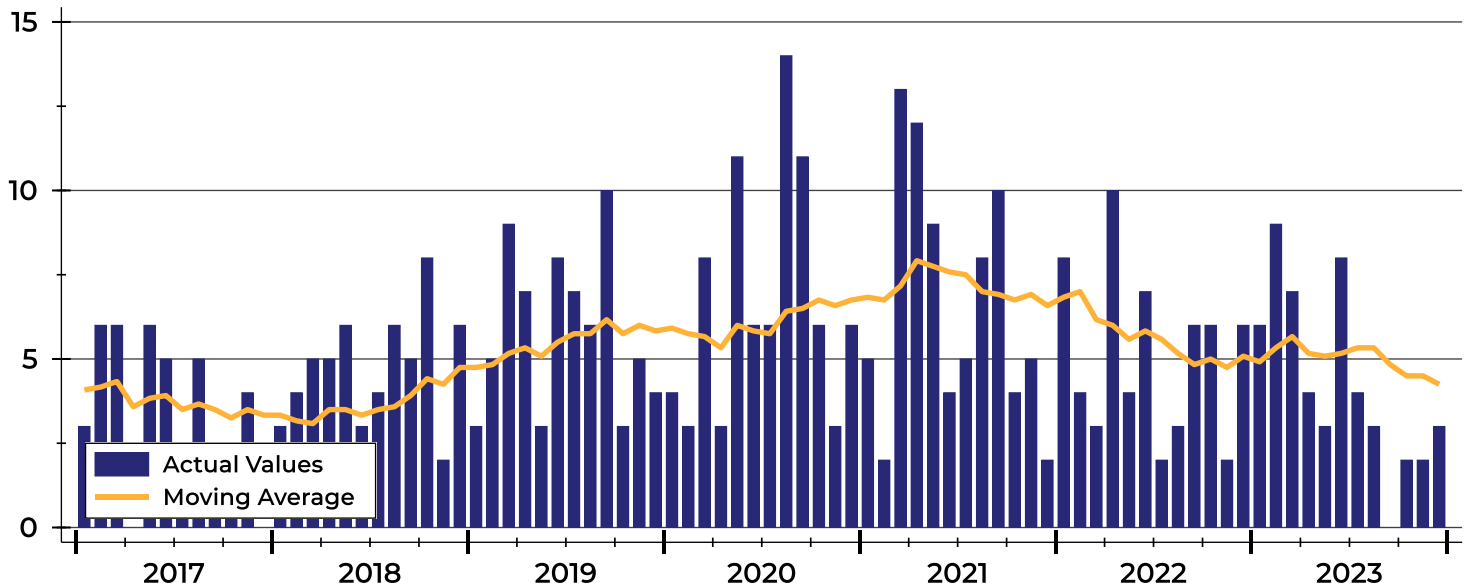
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	6	-50.0%	51	61	-16.4%
Volume (1,000s)		460	861	-46.6%	8,859	10,575	-16.2%
Average	Sale Price	153,300	143,417	6.9%	173,698	173,362	0.2%
	Days on Market	39	34	14.7%	37	48	-22.9%
	Percent of Original	97.3%	91.5%	6.3%	91.7%	95.1%	-3.6%
Median	Sale Price	125,000	108,750	14.9%	145,000	169,900	-14.7%
	Days on Market	25	8	212.5%	18	14	28.6%
	Percent of Original	100.0%	98.0%	2.0%	94.8%	97.5%	-2.8%

A total of 3 contracts for sale were written in Coffey County during the month of December, down from 6 in 2022. The median list price of these homes was \$125,000, up from \$108,750 the prior year.

Half of the homes that went under contract in December were on the market less than 25 days, compared to 8 days in December 2022.

## History of Contracts Written

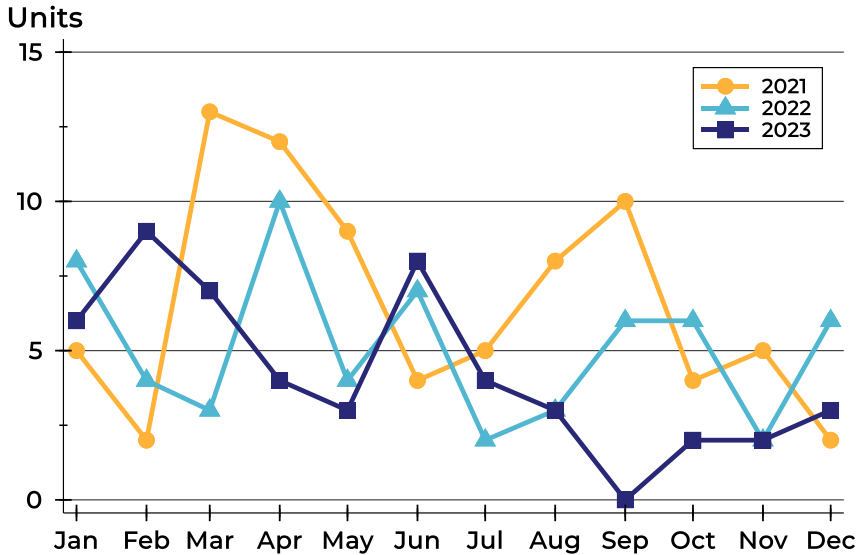
Units





## Coffey County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	5	8	6
February	2	4	9
March	13	3	7
April	12	10	4
May	9	4	3
June	4	7	8
July	5	2	4
August	8	3	3
September	10	6	N/A
October	4	6	2
November	5	2	2
December	2	6	3

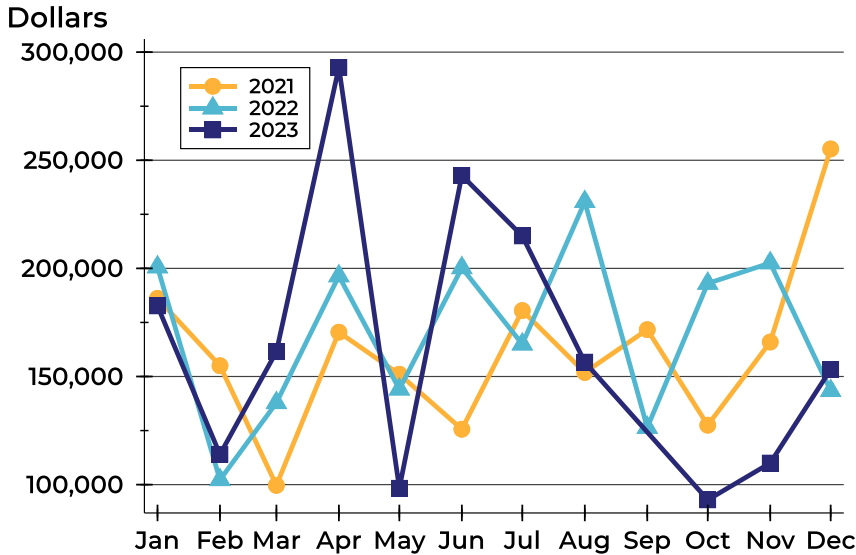
### Contracts Written by Price Range

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	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	33.3%	115,000	115,000	69	69	92.0%	92.0%
\$125,000-\$149,999	1	33.3%	125,000	125,000	25	25	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	1	33.3%	219,900	219,900	23	23	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



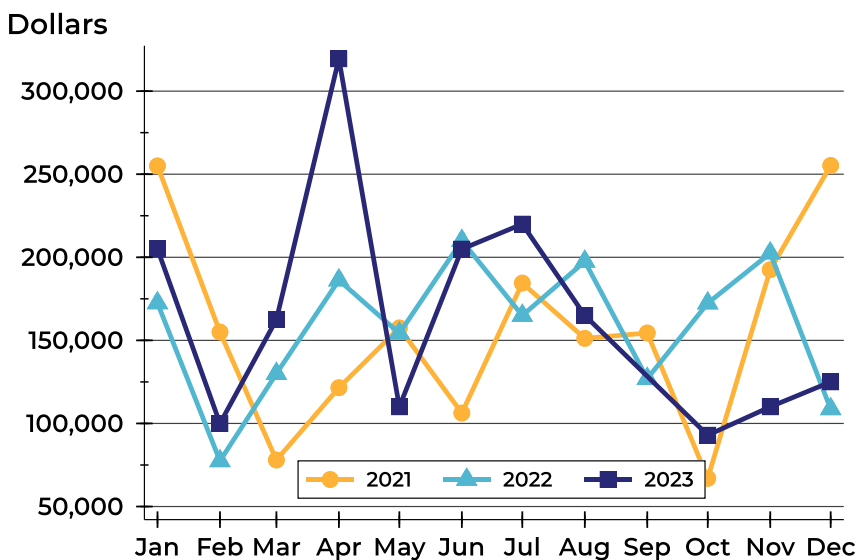
## Coffey County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	186,130	200,625	<b>182,650</b>
February	155,000	102,223	<b>113,989</b>
March	99,677	137,833	<b>161,486</b>
April	170,500	196,490	<b>292,950</b>
May	151,056	144,125	<b>98,333</b>
June	125,625	200,243	<b>242,975</b>
July	180,500	164,950	<b>215,000</b>
August	151,863	230,833	<b>156,667</b>
September	171,690	126,400	N/A
October	127,500	193,050	<b>92,950</b>
November	165,940	202,500	<b>110,000</b>
December	255,250	143,417	<b>153,300</b>

### Median Price



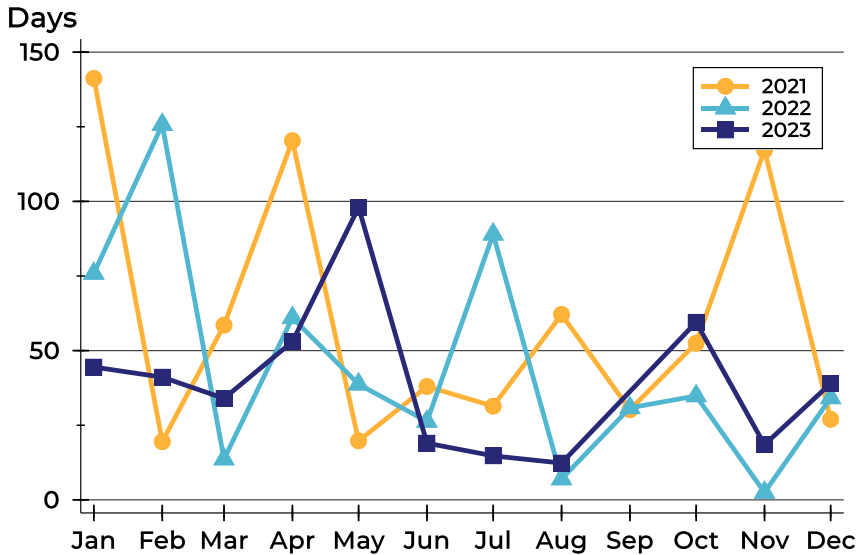
Month	2021	2022	2023
January	255,000	172,500	<b>205,000</b>
February	155,000	77,450	<b>100,000</b>
March	78,000	130,000	<b>162,500</b>
April	121,500	186,250	<b>319,450</b>
May	157,500	154,250	<b>110,000</b>
June	106,250	210,000	<b>204,950</b>
July	184,500	164,950	<b>220,000</b>
August	151,200	197,500	<b>165,000</b>
September	154,450	127,000	N/A
October	67,000	172,400	<b>92,950</b>
November	192,500	202,500	<b>110,000</b>
December	255,250	108,750	<b>125,000</b>





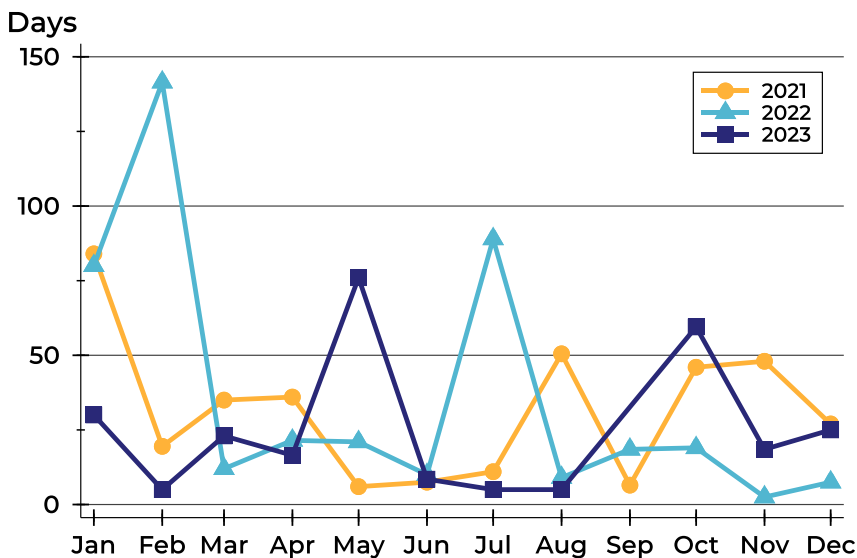
## Coffey County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	141	76	45
February	20	126	41
March	59	14	34
April	120	61	53
May	20	39	98
June	38	26	19
July	31	89	15
August	62	7	12
September	30	31	N/A
October	53	35	60
November	117	3	19
December	27	34	39

### Median DOM



Month	2021	2022	2023
January	84	80	30
February	20	142	5
March	35	12	23
April	36	22	17
May	6	21	76
June	8	10	9
July	11	89	5
August	51	9	5
September	7	19	N/A
October	46	19	60
November	48	3	19
December	27	8	25



## Coffey County Pending Contracts Analysis

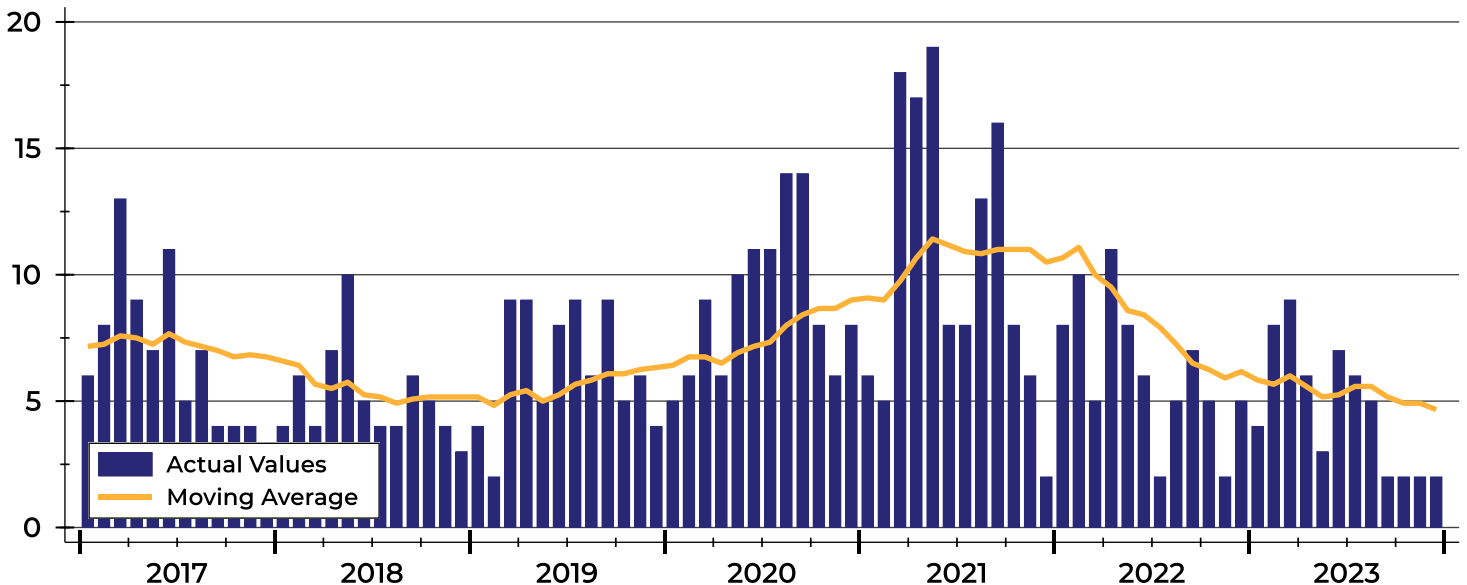
Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		<b>2</b>	5	-60.0%
Volume (1,000s)		<b>240</b>	779	-69.2%
Average	List Price	<b>120,000</b>	155,800	-23.0%
	Days on Market	<b>47</b>	36	30.6%
	Percent of Original	<b>96.0%</b>	100.0%	-4.0%
Median	List Price	<b>120,000</b>	115,000	4.3%
	Days on Market	<b>47</b>	5	840.0%
	Percent of Original	<b>96.0%</b>	100.0%	-4.0%

A total of 2 listings in Coffey County had contracts pending at the end of December, down from 5 contracts pending at the end of December 2022.

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

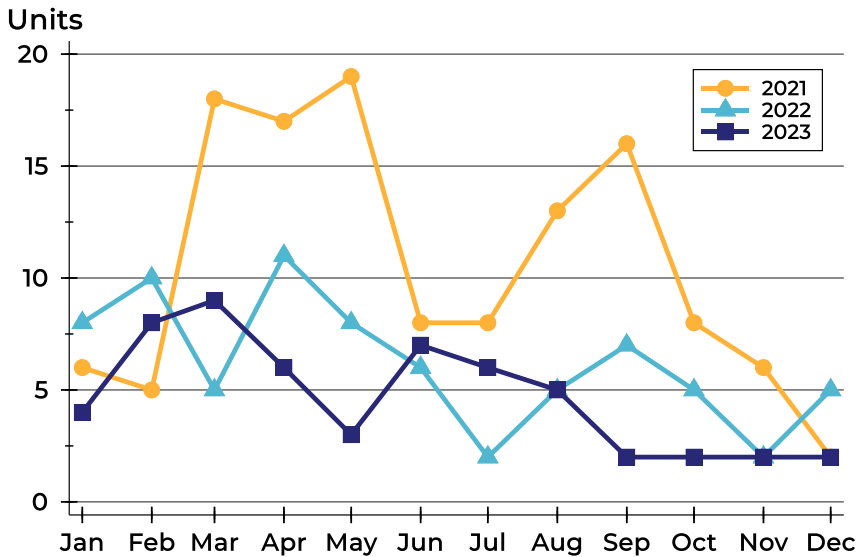
Units





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	6	8	4
February	5	10	8
March	18	5	9
April	17	11	6
May	19	8	3
June	8	6	7
July	8	2	6
August	13	5	5
September	16	7	2
October	8	5	2
November	6	2	2
December	2	5	2

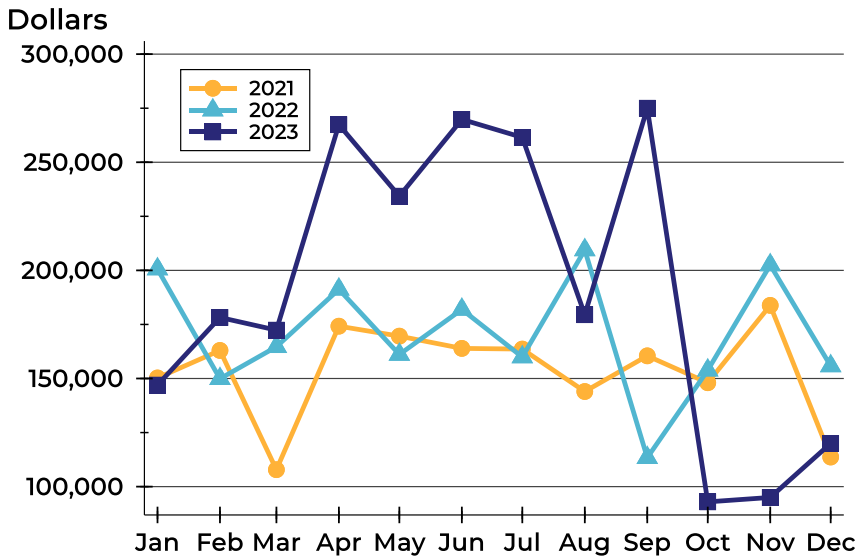
### Pending Contracts by Price Range

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	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	50.0%	115,000	115,000	69	69	92.0%	92.0%
\$125,000-\$149,999	1	50.0%	125,000	125,000	25	25	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	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



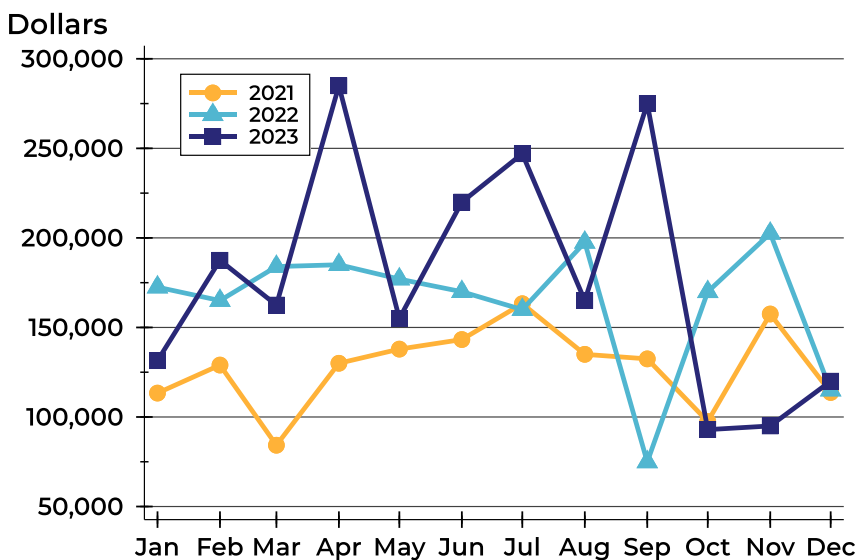
# Coffey County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	150,267	200,625	<b>146,975</b>
February	162,980	149,889	<b>178,238</b>
March	107,844	164,680	<b>172,378</b>
April	174,200	191,264	<b>267,383</b>
May	169,595	161,113	<b>234,333</b>
June	163,925	181,950	<b>269,829</b>
July	163,613	159,950	<b>261,500</b>
August	143,985	209,460	<b>179,500</b>
September	160,488	113,371	<b>275,000</b>
October	148,050	153,840	<b>92,950</b>
November	183,817	202,500	<b>95,000</b>
December	113,700	155,800	<b>120,000</b>

## Median Price

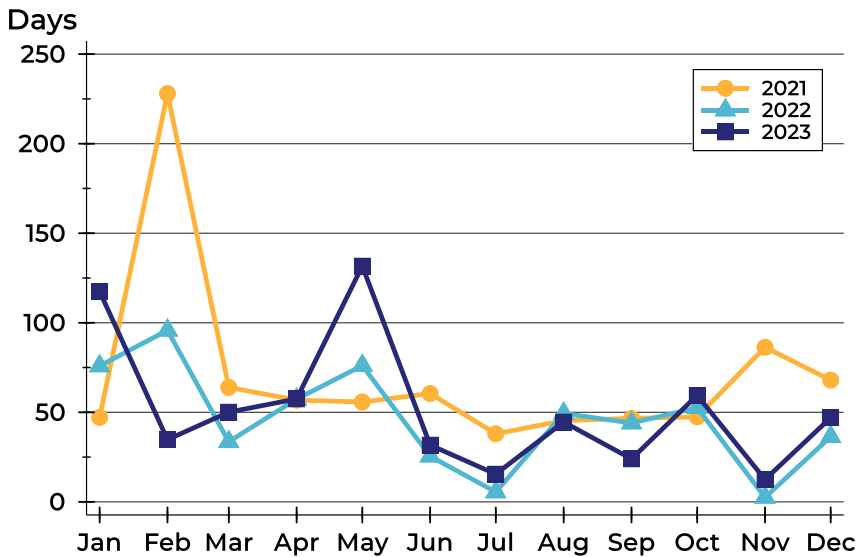


Month	2021	2022	2023
January	113,350	172,500	<b>131,450</b>
February	129,000	165,000	<b>187,500</b>
March	84,250	184,000	<b>162,500</b>
April	130,000	185,000	<b>284,950</b>
May	137,900	177,000	<b>155,000</b>
June	143,250	169,950	<b>220,000</b>
July	163,250	159,950	<b>247,000</b>
August	135,000	197,500	<b>165,000</b>
September	132,450	74,900	<b>275,000</b>
October	97,500	169,900	<b>92,950</b>
November	157,500	202,500	<b>95,000</b>
December	113,700	115,000	<b>120,000</b>



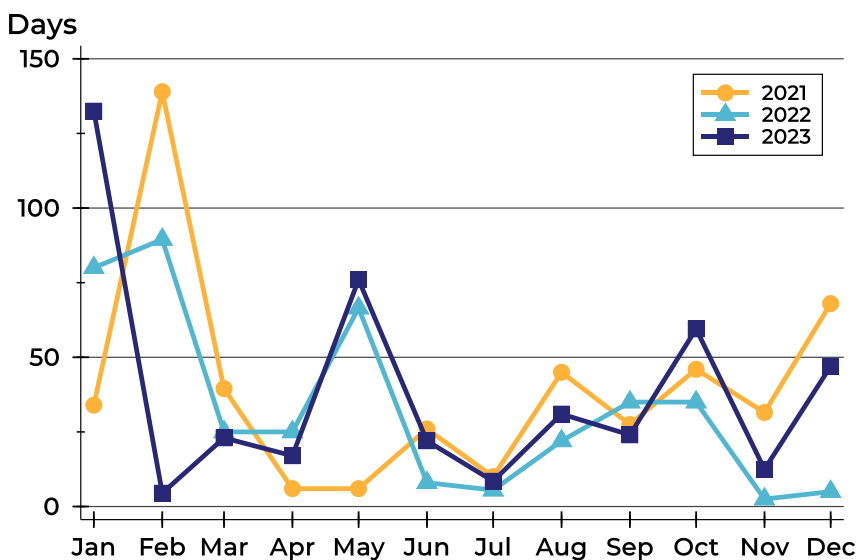
## Coffey County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	47	76	<b>118</b>
February	228	96	<b>35</b>
March	64	34	<b>50</b>
April	57	57	<b>58</b>
May	56	76	<b>132</b>
June	61	26	<b>32</b>
July	38	6	<b>16</b>
August	45	49	<b>45</b>
September	47	44	<b>24</b>
October	48	53	<b>60</b>
November	86	3	<b>13</b>
December	68	36	<b>47</b>

### Median DOM



Month	2021	2022	2023
January	34	80	<b>133</b>
February	139	90	<b>5</b>
March	40	25	<b>23</b>
April	6	25	<b>17</b>
May	6	67	<b>76</b>
June	26	8	<b>22</b>
July	10	6	<b>9</b>
August	45	22	<b>31</b>
September	28	35	<b>24</b>
October	46	35	<b>60</b>
November	32	3	<b>13</b>
December	68	5	<b>47</b>



# Douglas County Housing Report



## Market Overview

### Douglas County Home Sales Fell in December

Total home sales in Douglas County fell last month to 6 units, compared to 9 units in December 2022. Total sales volume was \$1.8 million, down from a year earlier.

The median sale price in December was \$287,000, up from \$215,000 a year earlier. Homes that sold in December were typically on the market for 15 days and sold for 97.9% of their list prices.

### Douglas County Active Listings Down at End of December

The total number of active listings in Douglas County at the end of December was 15 units, down from 17 at the same point in 2022. 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 December was \$369,900.

During December, a total of 9 contracts were written down from 11 in December 2022. 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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## Douglas County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>6</b>	<b>9</b>	<b>18</b>	<b>148</b>	<b>163</b>	<b>172</b>
Change from prior year		-33.3%	-50.0%	20.0%	-9.2%	-5.2%	-16.5%
<b>Active Listings</b>		<b>15</b>	<b>17</b>	<b>9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-11.8%	88.9%	125.0%			
<b>Months' Supply</b>		<b>1.2</b>	<b>1.3</b>	<b>0.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-7.7%	116.7%	200.0%			
<b>New Listings</b>		<b>4</b>	<b>10</b>	<b>5</b>	<b>175</b>	<b>203</b>	<b>196</b>
Change from prior year		-60.0%	100.0%	25.0%	-13.8%	3.6%	-1.5%
<b>Contracts Written</b>		<b>9</b>	<b>11</b>	<b>4</b>	<b>144</b>	<b>169</b>	<b>174</b>
Change from prior year		-18.2%	175.0%	-20.0%	-14.8%	-2.9%	-9.8%
<b>Pending Contracts</b>		<b>9</b>	<b>7</b>	<b>6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.6%	16.7%	0.0%			
<b>Sales Volume (1,000s)</b>		<b>1,784</b>	<b>2,467</b>	<b>5,138</b>	<b>50,541</b>	<b>53,484</b>	<b>50,973</b>
Change from prior year		-27.7%	-52.0%	40.4%	-5.5%	4.9%	-7.2%
<b>Average</b>	<b>Sale Price</b>	<b>297,400</b>	<b>274,100</b>	<b>285,444</b>	<b>341,496</b>	<b>328,124</b>	<b>296,354</b>
	Change from prior year	8.5%	-4.0%	17.0%	4.1%	10.7%	11.2%
	<b>List Price of Actives</b>	<b>420,437</b>	<b>396,341</b>	<b>562,967</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	6.1%	-29.6%	10.7%			
	<b>Days on Market</b>	<b>43</b>	<b>24</b>	<b>15</b>	<b>24</b>	<b>17</b>	<b>11</b>
Change from prior year	79.2%	60.0%	-31.8%	41.2%	54.5%	-71.8%	
<b>Percent of List</b>	<b>98.9%</b>	<b>98.5%</b>	<b>101.5%</b>	<b>98.7%</b>	<b>101.2%</b>	<b>101.1%</b>	
Change from prior year	0.4%	-3.0%	2.8%	-2.5%	0.1%	1.7%	
<b>Percent of Original</b>	<b>95.7%</b>	<b>96.7%</b>	<b>100.1%</b>	<b>97.6%</b>	<b>99.9%</b>	<b>100.4%</b>	
Change from prior year	-1.0%	-3.4%	2.8%	-2.3%	-0.5%	2.4%	
<b>Median</b>	<b>Sale Price</b>	<b>287,000</b>	<b>215,000</b>	<b>243,000</b>	<b>325,110</b>	<b>282,000</b>	<b>268,750</b>
	Change from prior year	33.5%	-11.5%	25.9%	15.3%	4.9%	16.7%
	<b>List Price of Actives</b>	<b>369,900</b>	<b>340,000</b>	<b>460,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	8.8%	-26.1%	-7.9%			
	<b>Days on Market</b>	<b>15</b>	<b>7</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>4</b>
Change from prior year	114.3%	-22.2%	-35.7%	0.0%	50.0%	-71.4%	
<b>Percent of List</b>	<b>97.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-2.1%	0.0%	0.9%	0.0%	0.0%	0.0%	
<b>Percent of Original</b>	<b>95.2%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.6%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-4.8%	0.0%	3.0%	-0.4%	0.0%	1.1%	

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



## Douglas County Closed Listings Analysis

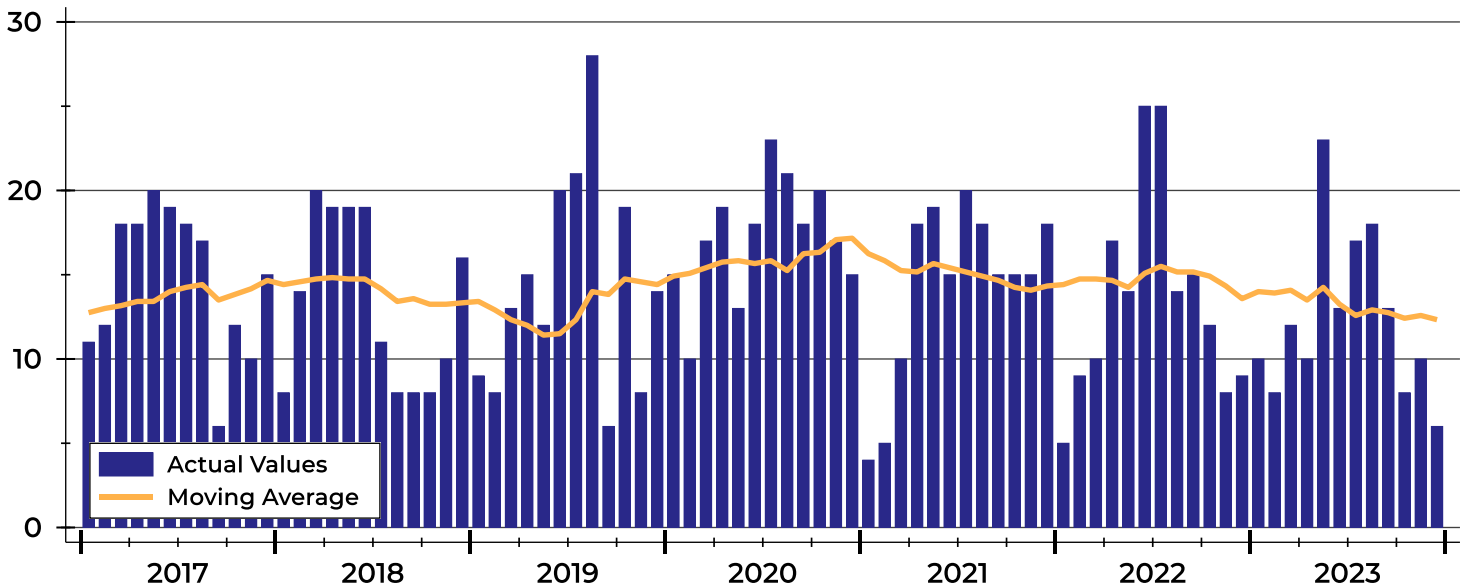
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>6</b>	9	-33.3%	<b>148</b>	163	-9.2%
Volume (1,000s)		<b>1,784</b>	2,467	-27.7%	<b>50,541</b>	53,484	-5.5%
Months' Supply		<b>1.2</b>	1.3	-7.7%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>297,400</b>	274,100	8.5%	<b>341,496</b>	328,124	4.1%
	Days on Market	<b>43</b>	24	79.2%	<b>24</b>	17	41.2%
	Percent of List	<b>98.9%</b>	98.5%	0.4%	<b>98.7%</b>	101.2%	-2.5%
	Percent of Original	<b>95.7%</b>	96.7%	-1.0%	<b>97.6%</b>	99.9%	-2.3%
Median	Sale Price	<b>287,000</b>	215,000	33.5%	<b>325,110</b>	282,000	15.3%
	Days on Market	<b>15</b>	7	114.3%	<b>6</b>	6	0.0%
	Percent of List	<b>97.9%</b>	100.0%	-2.1%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>95.2%</b>	100.0%	-4.8%	<b>99.6%</b>	100.0%	-0.4%

A total of 6 homes sold in Douglas County in December, down from 9 units in December 2022. Total sales volume fell to \$1.8 million compared to \$2.5 million in the previous year.

The median sales price in December was \$287,000, up 33.5% compared to the prior year. Median days on market was 15 days, up from 3 days in November, and up from 7 in December 2022.

## History of Closed Listings

Units

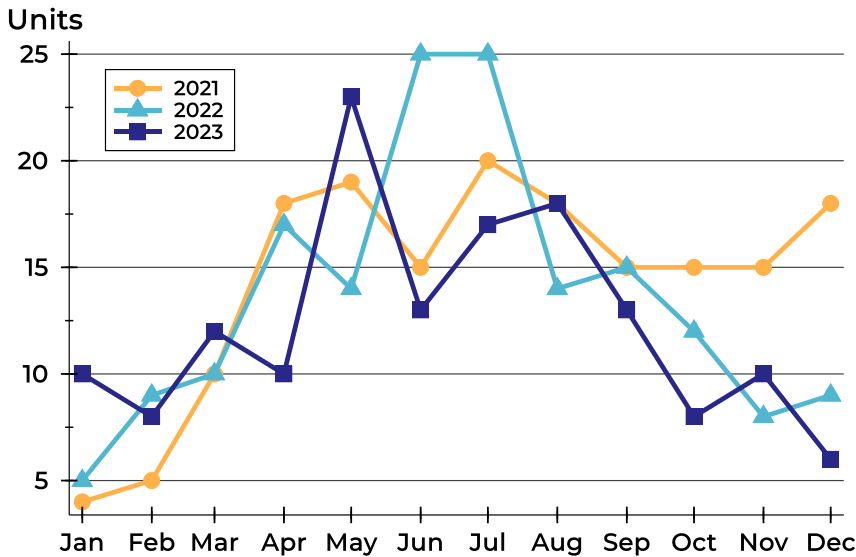






## Douglas County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	4	5	10
February	5	9	8
March	10	10	12
April	18	17	10
May	19	14	23
June	15	25	13
July	20	25	17
August	18	14	18
September	15	15	13
October	15	12	8
November	15	8	10
December	18	9	6

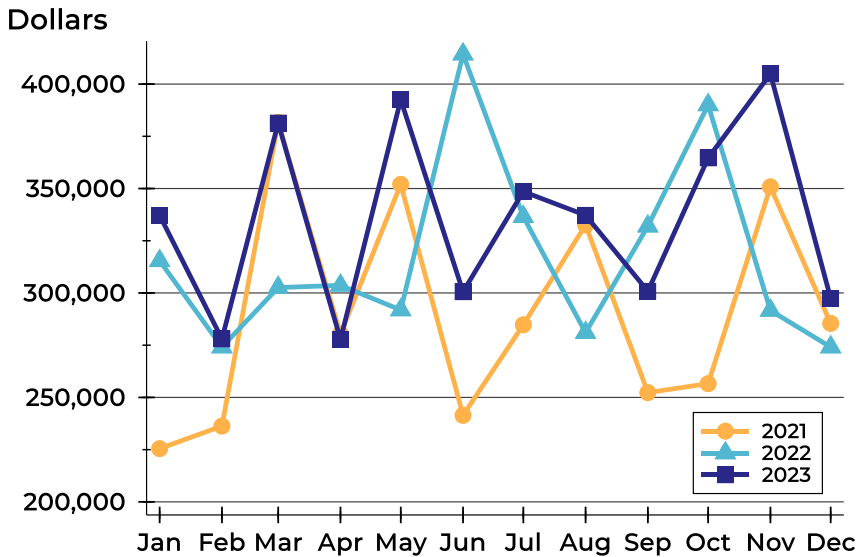
### Closed Listings by Price Range

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	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	16.7%	0.0	207,000	207,000	13	13	96.3%	96.3%	90.0%	90.0%
\$250,000-\$299,999	2	33.3%	2.1	262,000	262,000	28	28	105.0%	105.0%	102.9%	102.9%
\$300,000-\$399,999	2	33.3%	0.5	306,700	306,700	12	12	96.7%	96.7%	95.2%	95.2%
\$400,000-\$499,999	1	16.7%	2.3	440,000	440,000	168	168	94.1%	94.1%	88.0%	88.0%
\$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



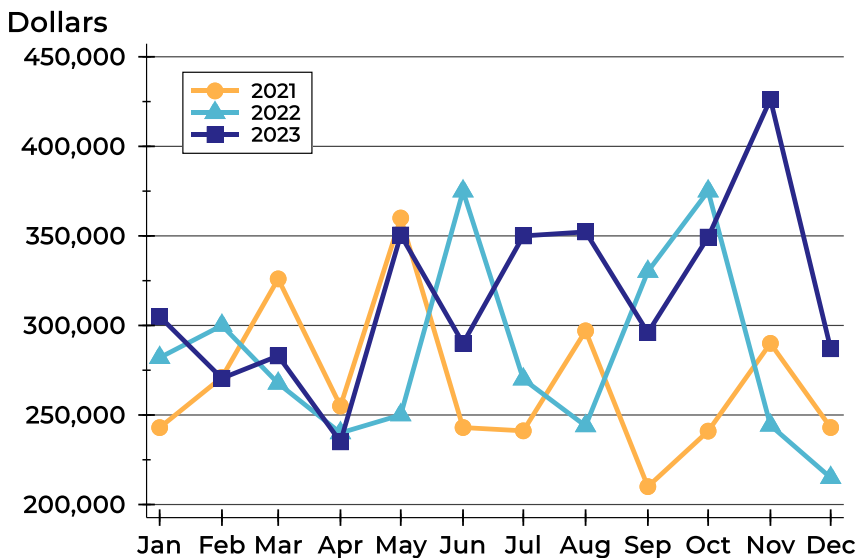
## Douglas County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	225,475	315,400	<b>337,150</b>
February	236,300	274,111	<b>278,000</b>
March	381,740	302,610	<b>381,375</b>
April	280,328	303,650	<b>277,700</b>
May	352,028	291,857	<b>392,566</b>
June	241,440	414,334	<b>300,569</b>
July	284,769	336,523	<b>348,550</b>
August	332,592	281,029	<b>337,211</b>
September	252,320	331,973	<b>300,827</b>
October	256,602	390,042	<b>364,631</b>
November	350,817	291,657	<b>404,865</b>
December	285,444	274,100	<b>297,400</b>

### Median Price

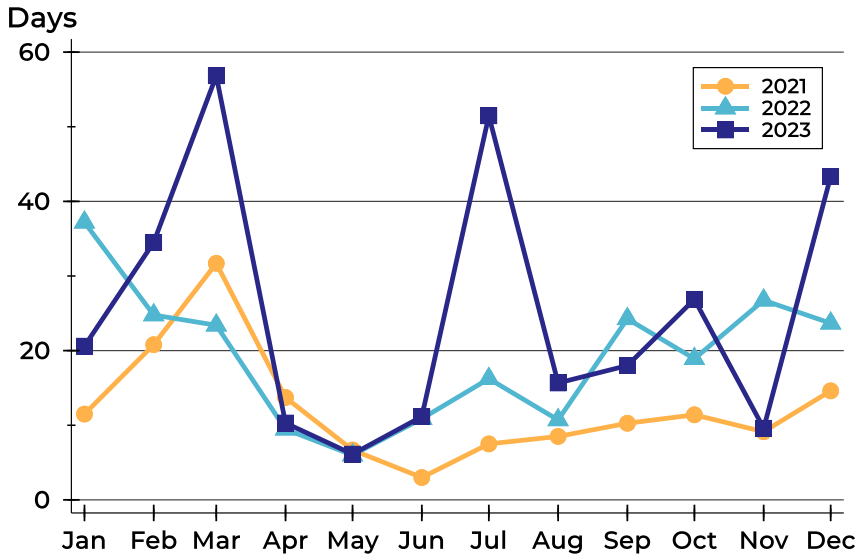


Month	2021	2022	2023
January	242,950	282,000	<b>305,000</b>
February	271,000	300,000	<b>270,500</b>
March	326,000	267,648	<b>283,000</b>
April	255,000	240,000	<b>235,000</b>
May	360,000	250,000	<b>350,500</b>
June	243,000	375,000	<b>290,000</b>
July	241,150	270,000	<b>350,000</b>
August	297,000	243,900	<b>352,250</b>
September	210,000	330,100	<b>296,000</b>
October	241,000	375,000	<b>349,325</b>
November	290,000	244,226	<b>426,250</b>
December	243,000	215,000	<b>287,000</b>



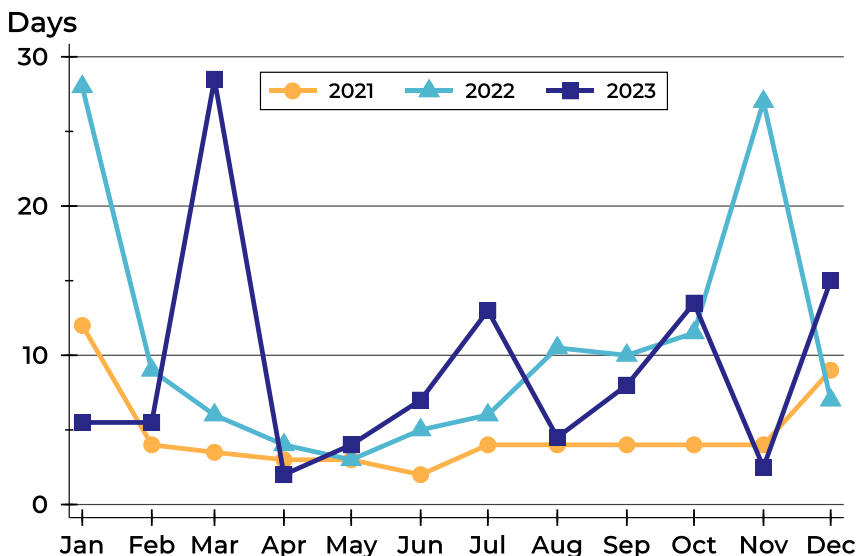
## Douglas County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	12	37	21
February	21	25	35
March	32	23	57
April	14	9	10
May	7	6	6
June	3	11	11
July	8	16	51
August	9	11	16
September	10	24	18
October	11	19	27
November	9	27	10
December	15	24	43

### Median DOM



Month	2021	2022	2023
January	12	28	6
February	4	9	6
March	4	6	29
April	3	4	2
May	3	3	4
June	2	5	7
July	4	6	13
August	4	11	5
September	4	10	8
October	4	12	14
November	4	27	3
December	9	7	15



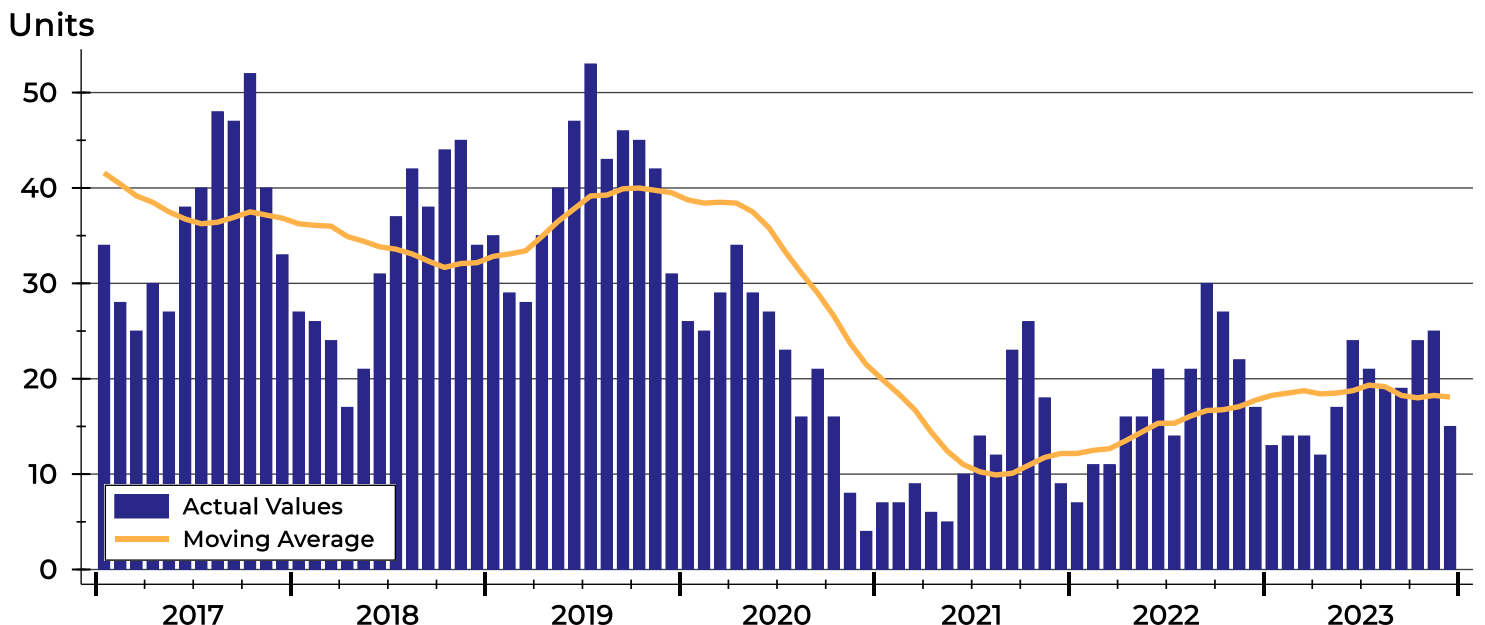
## Douglas County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>15</b>	17	-11.8%
Volume (1,000s)		<b>6,307</b>	6,738	-6.4%
Months' Supply		<b>1.2</b>	1.3	-7.7%
Average	List Price	<b>420,437</b>	396,341	6.1%
	Days on Market	<b>82</b>	70	17.1%
	Percent of Original	<b>97.6%</b>	96.7%	0.9%
Median	List Price	<b>369,900</b>	340,000	8.8%
	Days on Market	<b>70</b>	61	14.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 15 homes were available for sale in Douglas County at the end of December. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$369,900, up 8.8% from 2022. The typical time on market for active listings was 70 days, up from 61 days a year earlier.

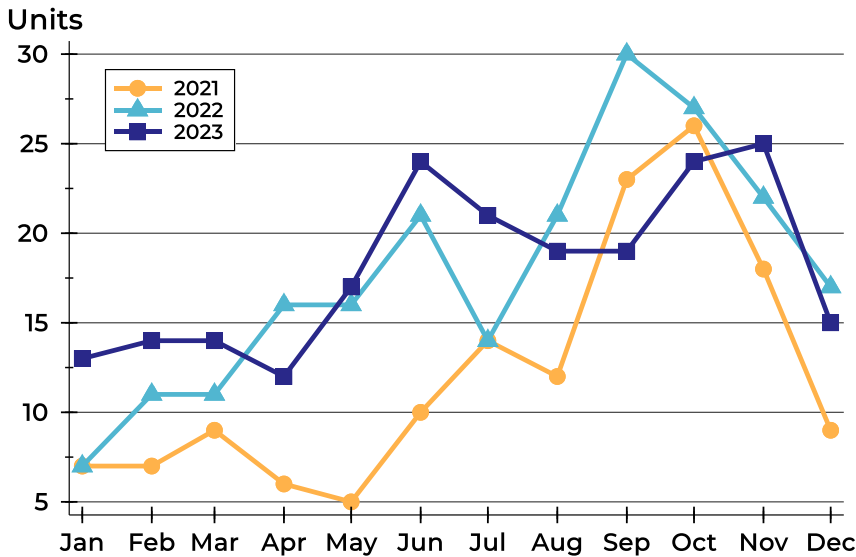
## History of Active Listings





## Douglas County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	7	7	13
February	7	11	14
March	9	11	14
April	6	16	12
May	5	16	17
June	10	21	24
July	14	14	21
August	12	21	19
September	23	30	19
October	26	27	24
November	18	22	25
December	9	17	15

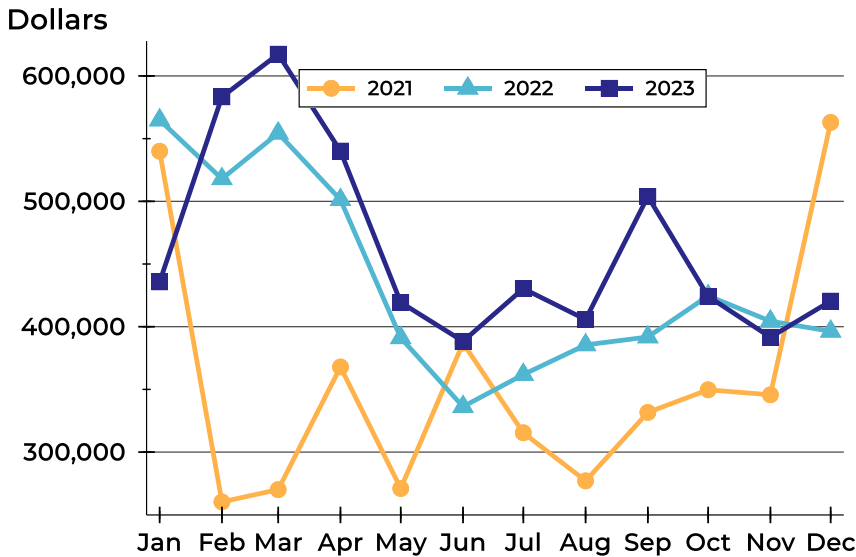
### Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.7%	N/A	124,950	124,950	2	2	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	N/A	134,900	134,900	17	17	100.0%	100.0%
\$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	4	26.7%	2.1	270,975	272,000	66	73	94.4%	94.9%
\$300,000-\$399,999	2	13.3%	0.5	359,700	359,700	44	44	100.0%	100.0%
\$400,000-\$499,999	4	26.7%	2.3	479,625	489,250	107	102	97.6%	98.0%
\$500,000-\$749,999	1	6.7%	N/A	579,900	579,900	24	24	100.0%	100.0%
\$750,000-\$999,999	2	13.3%	N/A	872,500	872,500	206	206	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



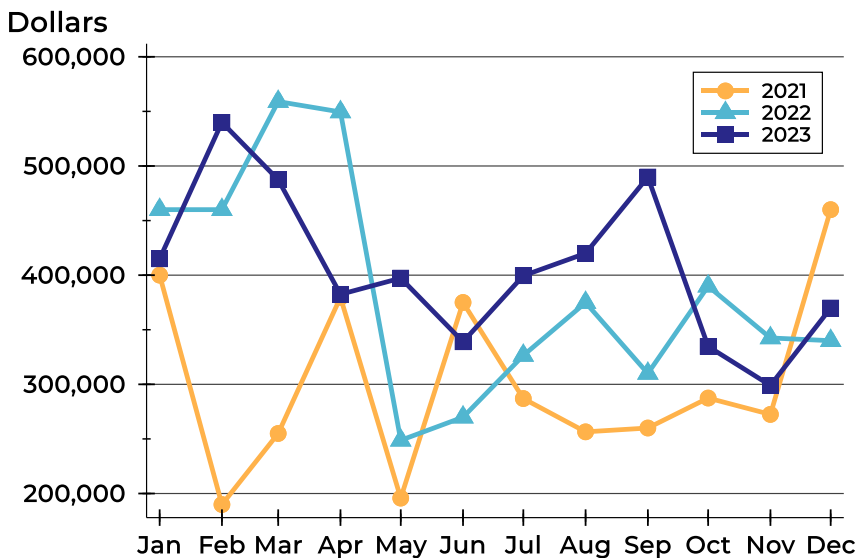
## Douglas County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	539,971	564,814	<b>435,738</b>
February	260,286	517,973	<b>583,329</b>
March	270,078	554,341	<b>617,400</b>
April	367,900	501,256	<b>540,133</b>
May	270,955	391,125	<b>419,378</b>
June	386,980	336,252	<b>388,364</b>
July	315,414	361,820	<b>430,408</b>
August	277,058	385,476	<b>405,745</b>
September	331,626	391,790	<b>503,907</b>
October	349,685	424,604	<b>424,216</b>
November	345,689	404,441	<b>391,598</b>
December	562,967	396,341	<b>420,437</b>

### Median Price

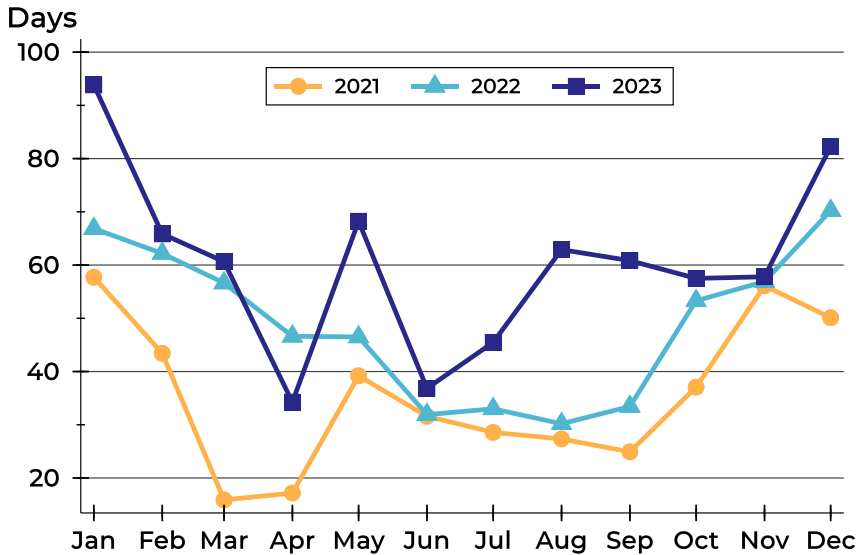


Month	2021	2022	2023
January	400,000	460,000	<b>415,000</b>
February	189,900	460,000	<b>539,950</b>
March	255,000	559,000	<b>487,450</b>
April	379,700	549,500	<b>382,450</b>
May	195,777	248,750	<b>397,300</b>
June	375,000	269,900	<b>339,000</b>
July	287,000	326,450	<b>399,500</b>
August	256,500	374,900	<b>420,000</b>
September	260,000	310,000	<b>489,900</b>
October	287,450	389,900	<b>334,700</b>
November	272,450	342,500	<b>299,000</b>
December	460,000	340,000	<b>369,900</b>



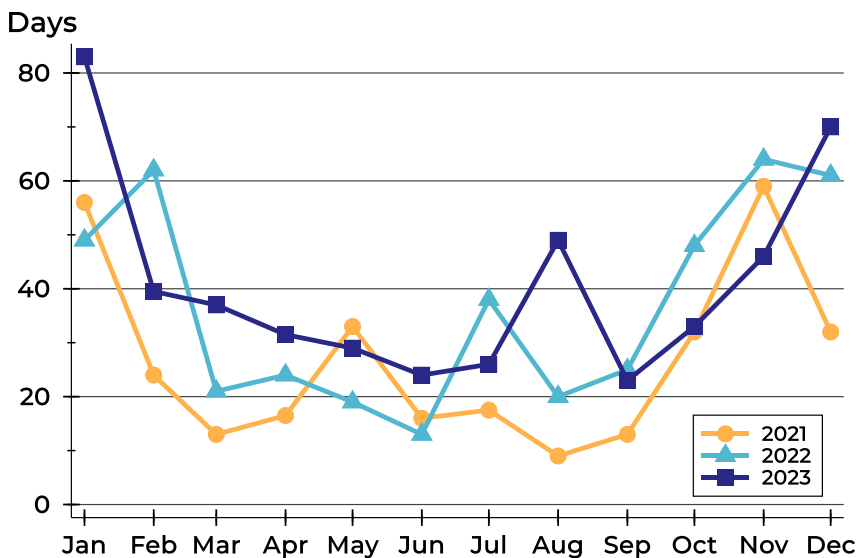
## Douglas County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	58	67	<b>94</b>
February	43	62	<b>66</b>
March	16	57	<b>61</b>
April	17	47	<b>34</b>
May	39	47	<b>68</b>
June	32	32	<b>37</b>
July	29	33	<b>45</b>
August	27	30	<b>63</b>
September	25	33	<b>61</b>
October	37	53	<b>58</b>
November	56	57	<b>58</b>
December	50	70	<b>82</b>

### Median DOM

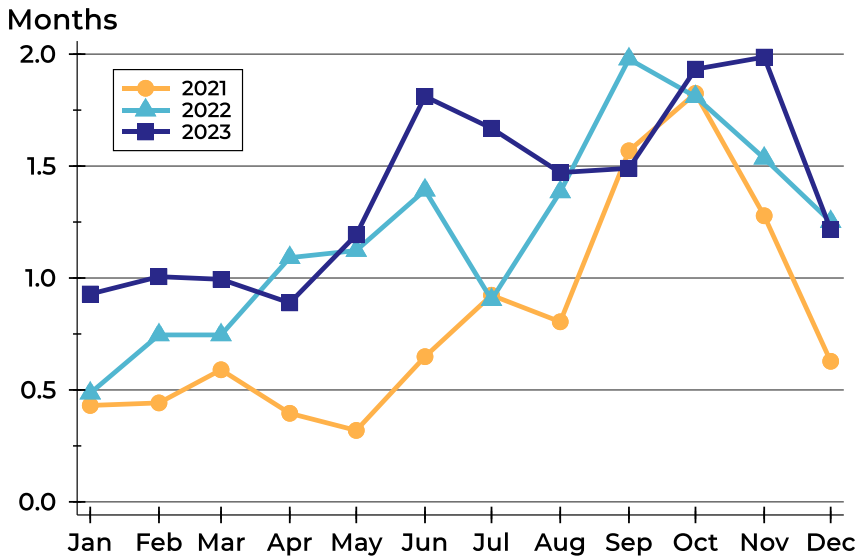


Month	2021	2022	2023
January	56	49	<b>83</b>
February	24	62	<b>40</b>
March	13	21	<b>37</b>
April	17	24	<b>32</b>
May	33	19	<b>29</b>
June	16	13	<b>24</b>
July	18	38	<b>26</b>
August	9	20	<b>49</b>
September	13	25	<b>23</b>
October	32	48	<b>33</b>
November	59	64	<b>46</b>
December	32	61	<b>70</b>



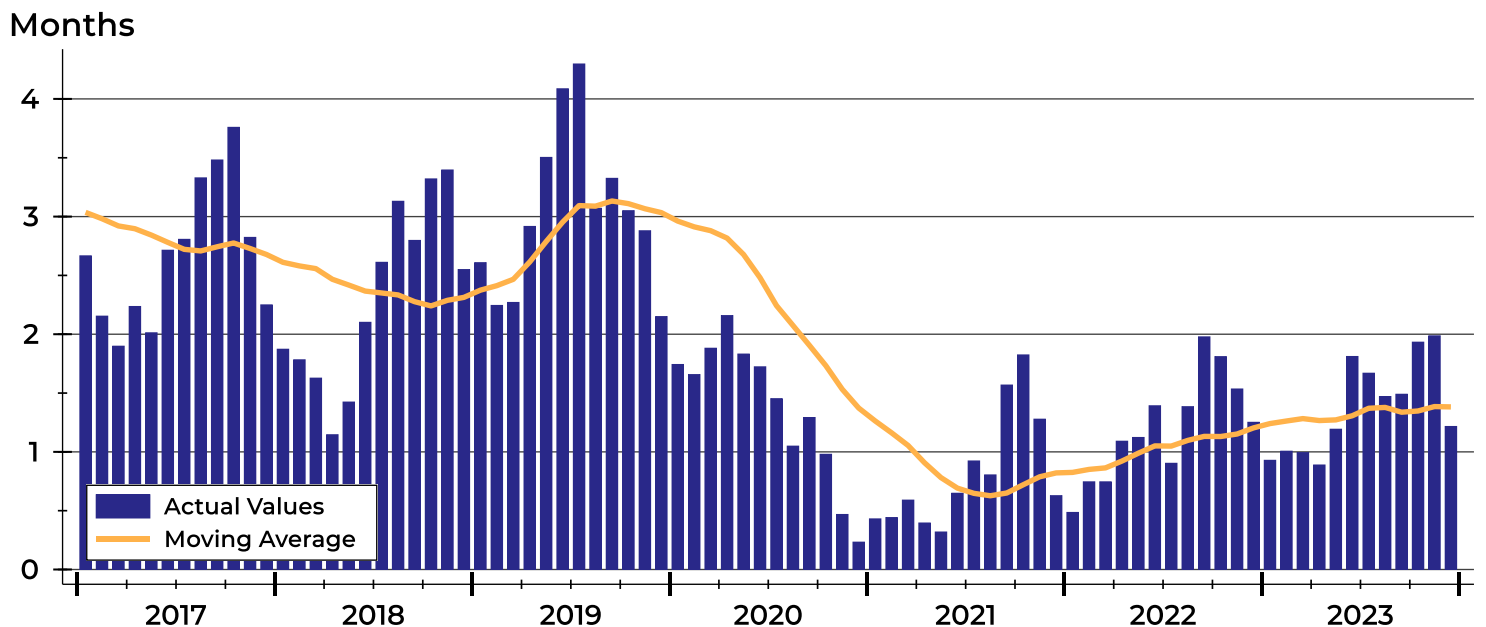
## Douglas County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.4	0.5	<b>0.9</b>
February	0.4	0.7	<b>1.0</b>
March	0.6	0.7	<b>1.0</b>
April	0.4	1.1	<b>0.9</b>
May	0.3	1.1	<b>1.2</b>
June	0.6	1.4	<b>1.8</b>
July	0.9	0.9	<b>1.7</b>
August	0.8	1.4	<b>1.5</b>
September	1.6	2.0	<b>1.5</b>
October	1.8	1.8	<b>1.9</b>
November	1.3	1.5	<b>2.0</b>
December	0.6	1.3	<b>1.2</b>

### History of Month's Supply







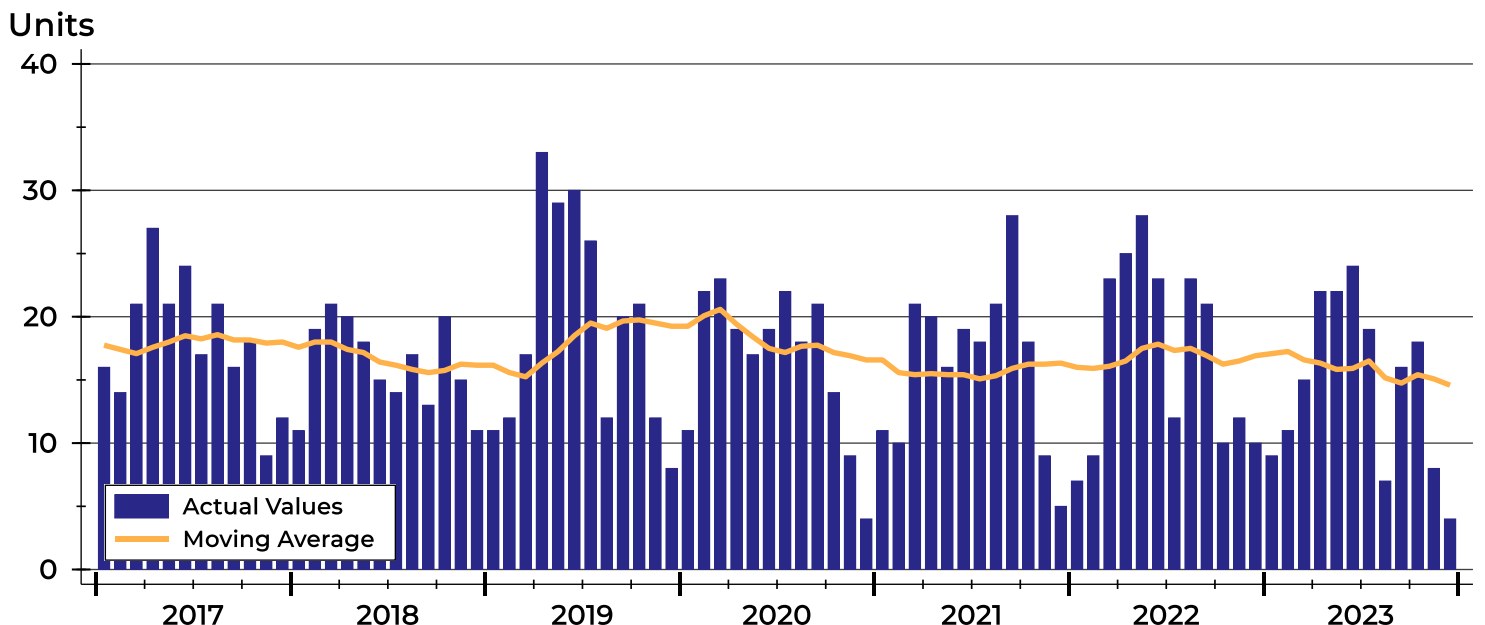
## Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>4</b>	10	-60.0%
	Volume (1,000s)	<b>1,210</b>	3,070	-60.6%
	Average List Price	<b>302,413</b>	306,970	-1.5%
	Median List Price	<b>252,400</b>	301,000	-16.1%
Year-to-Date	New Listings	<b>175</b>	203	-13.8%
	Volume (1,000s)	<b>64,044</b>	68,522	-6.5%
	Average List Price	<b>365,963</b>	337,545	8.4%
	Median List Price	<b>330,000</b>	288,000	14.6%

A total of 4 new listings were added in Douglas County during December, down 60.0% from the same month in 2022. Year-to-date Douglas County has seen 175 new listings.

The median list price of these homes was \$252,400 down from \$301,000 in 2022.

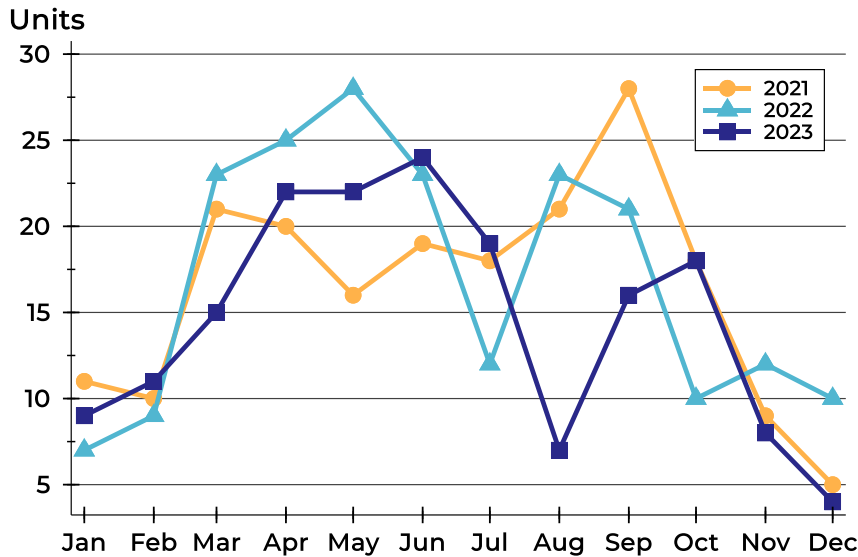
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	11	7	9
February	10	9	11
March	21	23	15
April	20	25	22
May	16	28	22
June	19	23	24
July	18	12	19
August	21	23	7
September	28	21	16
October	18	10	18
November	9	12	8
December	5	10	4

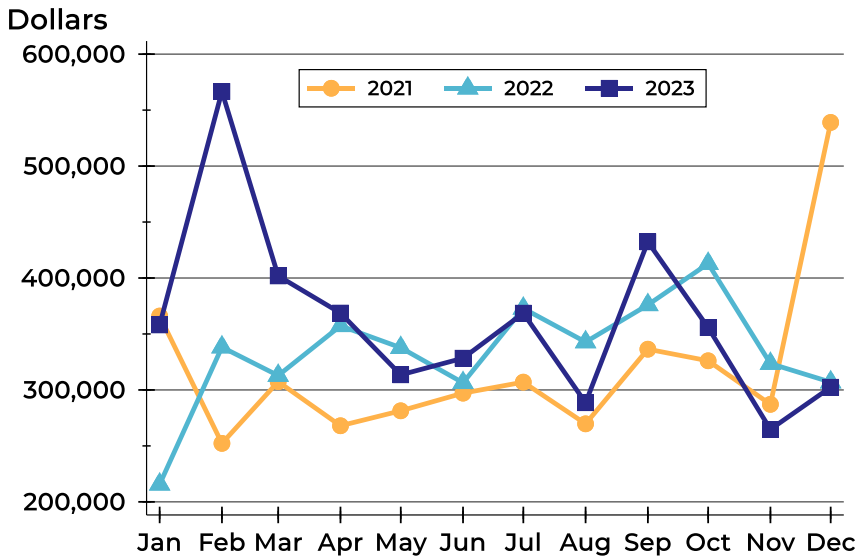
### New Listings by Price Range

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	1	25.0%	124,950	124,950	8	8	100.0%	100.0%
\$125,000-\$149,999	1	25.0%	134,900	134,900	23	23	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	369,900	369,900	30	30	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	25.0%	579,900	579,900	30	30	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



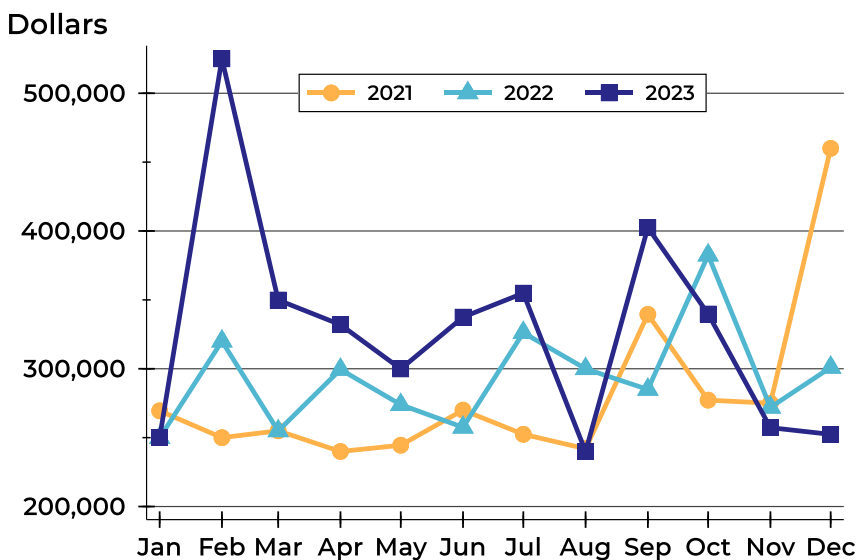
## Douglas County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	366,032	215,700	<b>358,089</b>
February	252,280	338,233	<b>566,618</b>
March	307,405	312,877	<b>401,847</b>
April	268,000	357,280	<b>368,714</b>
May	281,361	337,738	<b>313,506</b>
June	297,145	306,378	<b>328,375</b>
July	306,967	372,849	<b>368,593</b>
August	269,733	342,817	<b>288,557</b>
September	336,400	376,000	<b>432,319</b>
October	326,061	412,880	<b>355,683</b>
November	287,144	323,550	<b>264,775</b>
December	538,980	306,970	<b>302,413</b>

### Median Price



Month	2021	2022	2023
January	269,500	249,900	<b>250,000</b>
February	250,000	320,000	<b>525,000</b>
March	255,000	254,900	<b>349,900</b>
April	239,950	299,500	<b>332,000</b>
May	244,500	273,930	<b>299,900</b>
June	270,000	257,500	<b>337,500</b>
July	252,450	326,200	<b>354,900</b>
August	242,000	300,000	<b>239,900</b>
September	339,500	285,000	<b>402,500</b>
October	277,250	382,450	<b>339,750</b>
November	275,000	272,000	<b>257,250</b>
December	460,000	301,000	<b>252,400</b>



# Douglas County Contracts Written Analysis

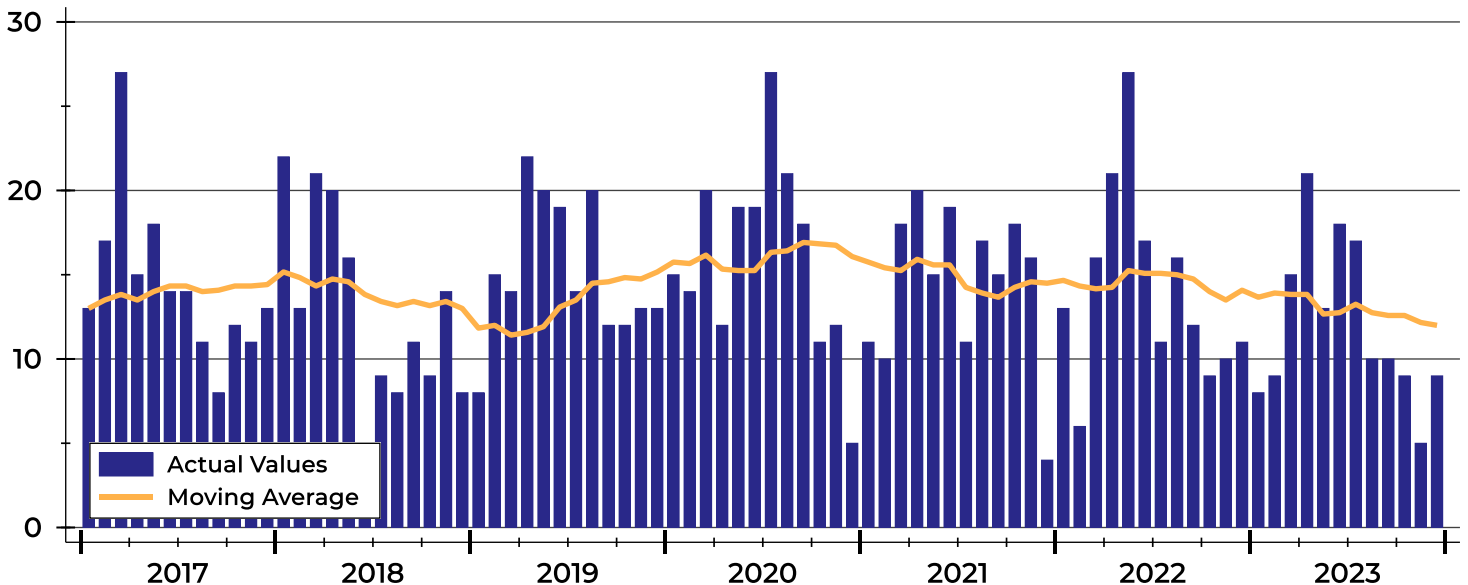
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		9	11	-18.2%	144	169	-14.8%
Volume (1,000s)		2,694	3,366	-20.0%	49,681	55,570	-10.6%
Average	Sale Price	299,350	305,973	-2.2%	345,007	328,818	4.9%
	Days on Market	47	29	62.1%	25	17	47.1%
	Percent of Original	97.3%	92.0%	5.8%	97.9%	99.6%	-1.7%
Median	Sale Price	285,900	280,000	2.1%	322,500	288,000	12.0%
	Days on Market	46	7	557.1%	7	6	16.7%
	Percent of Original	98.5%	95.0%	3.7%	100.0%	100.0%	0.0%

A total of 9 contracts for sale were written in Douglas County during the month of December, down from 11 in 2022. The median list price of these homes was \$285,900, up from \$280,000 the prior year.

Half of the homes that went under contract in December were on the market less than 46 days, compared to 7 days in December 2022.

## History of Contracts Written

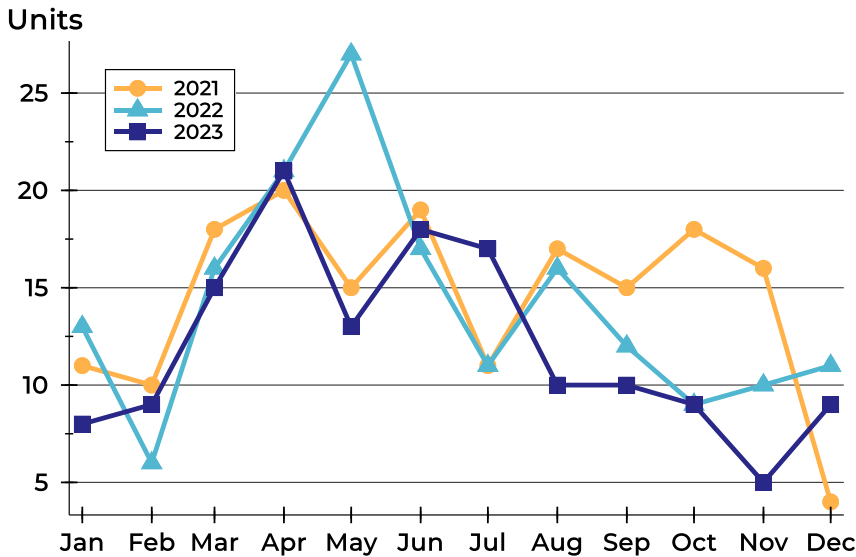
Units





## Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	11	13	8
February	10	6	9
March	18	16	15
April	20	21	21
May	15	27	13
June	19	17	18
July	11	11	17
August	17	16	10
September	15	12	10
October	18	9	9
November	16	10	5
December	4	11	9

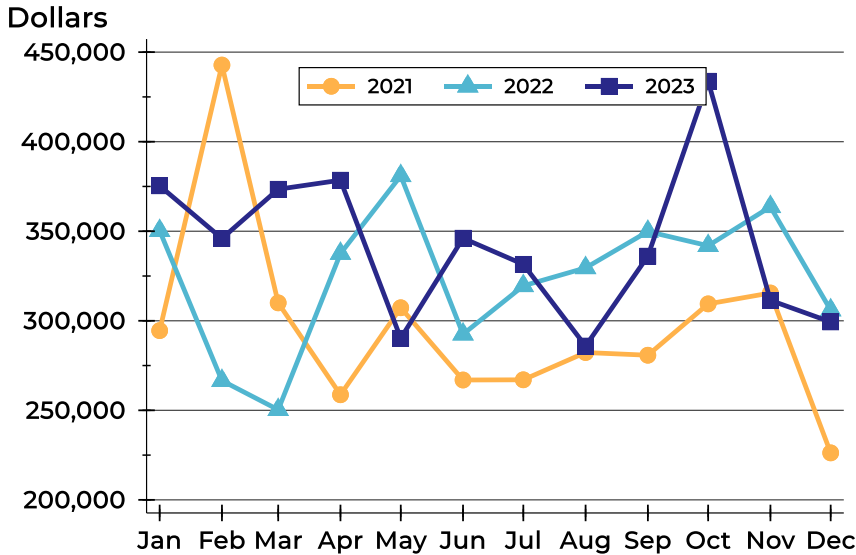
### Contracts Written by Price Range

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	11.1%	159,950	159,950	66	66	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	11.1%	219,900	219,900	12	12	97.8%	97.8%
\$250,000-\$299,999	4	44.4%	279,850	280,450	48	46	94.9%	93.7%
\$300,000-\$399,999	2	22.2%	359,950	359,950	55	55	99.2%	99.2%
\$400,000-\$499,999	1	11.1%	474,999	474,999	46	46	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



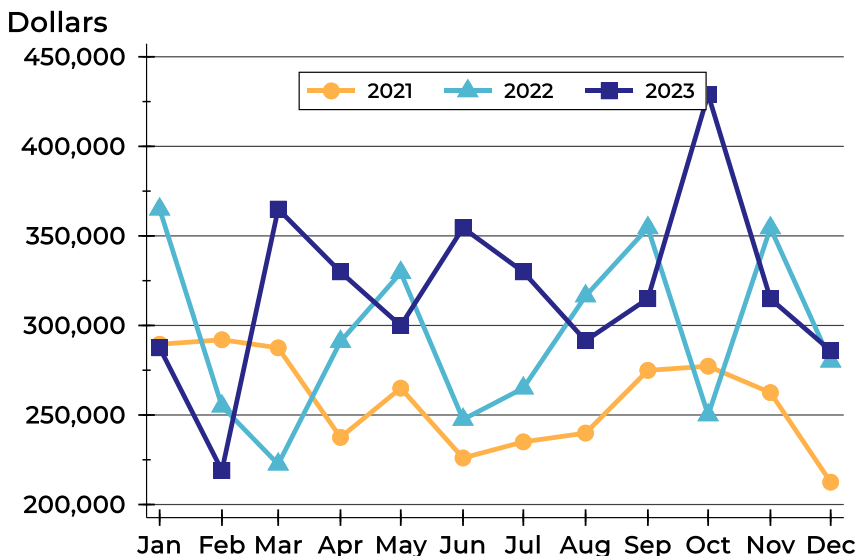
## Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	294,523	350,285	<b>375,375</b>
February	442,780	266,583	<b>345,967</b>
March	310,017	250,336	<b>373,447</b>
April	258,690	337,552	<b>378,505</b>
May	307,267	380,954	<b>290,231</b>
June	266,933	292,494	<b>346,106</b>
July	267,045	319,518	<b>331,544</b>
August	282,276	329,549	<b>285,900</b>
September	280,767	349,833	<b>336,080</b>
October	309,439	341,911	<b>433,761</b>
November	315,513	363,650	<b>311,415</b>
December	226,250	305,973	<b>299,350</b>

### Median Price

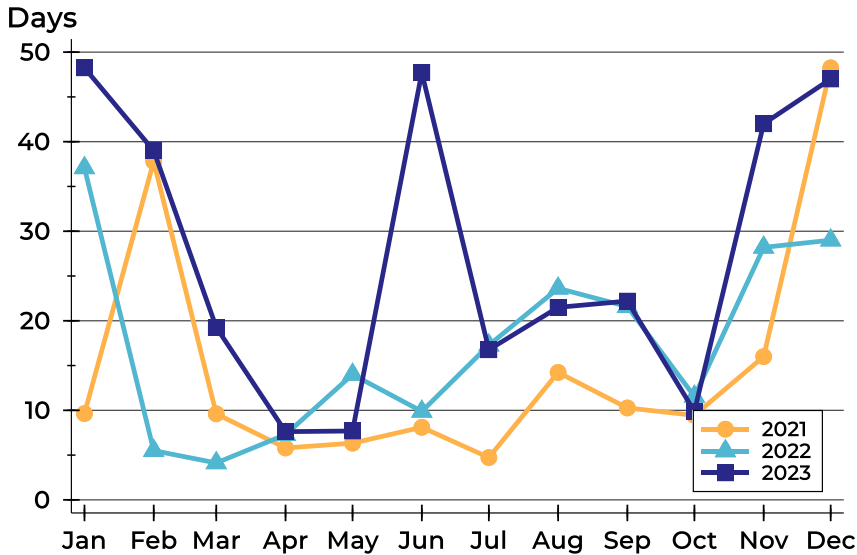


Month	2021	2022	2023
January	289,500	364,900	<b>287,500</b>
February	292,000	254,900	<b>219,000</b>
March	287,500	222,500	<b>365,000</b>
April	237,500	291,000	<b>329,900</b>
May	265,000	329,500	<b>299,900</b>
June	226,000	247,500	<b>354,500</b>
July	235,000	265,000	<b>329,900</b>
August	239,900	316,450	<b>291,500</b>
September	274,900	354,500	<b>314,950</b>
October	277,250	250,000	<b>429,000</b>
November	262,500	354,450	<b>314,900</b>
December	212,500	280,000	<b>285,900</b>



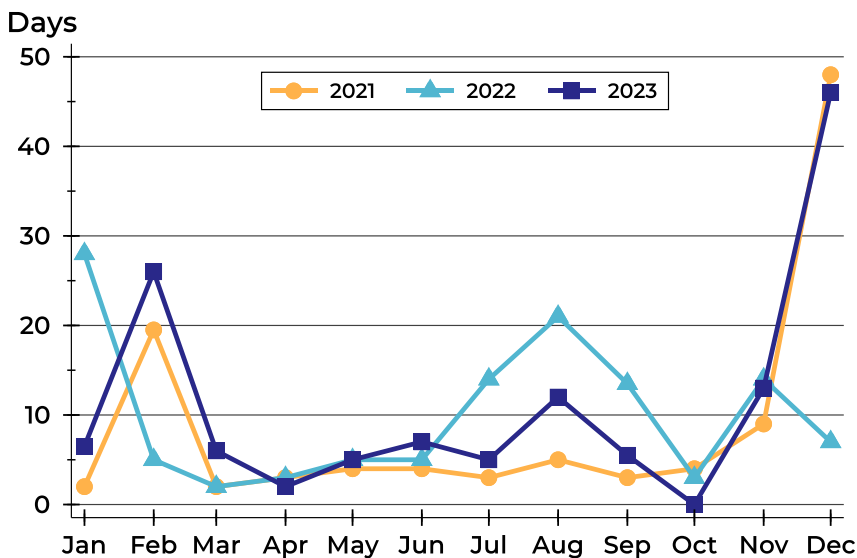
## Douglas County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	10	37	<b>48</b>
February	38	6	<b>39</b>
March	10	4	<b>19</b>
April	6	7	<b>8</b>
May	6	14	<b>8</b>
June	8	10	<b>48</b>
July	5	17	<b>17</b>
August	14	24	<b>22</b>
September	10	22	<b>22</b>
October	9	12	<b>10</b>
November	16	28	<b>42</b>
December	48	29	<b>47</b>

### Median DOM



Month	2021	2022	2023
January	2	28	<b>7</b>
February	20	5	<b>26</b>
March	2	2	<b>6</b>
April	3	3	<b>2</b>
May	4	5	<b>5</b>
June	4	5	<b>7</b>
July	3	14	<b>5</b>
August	5	21	<b>12</b>
September	3	14	<b>6</b>
October	4	3	<b>N/A</b>
November	9	14	<b>13</b>
December	48	7	<b>46</b>



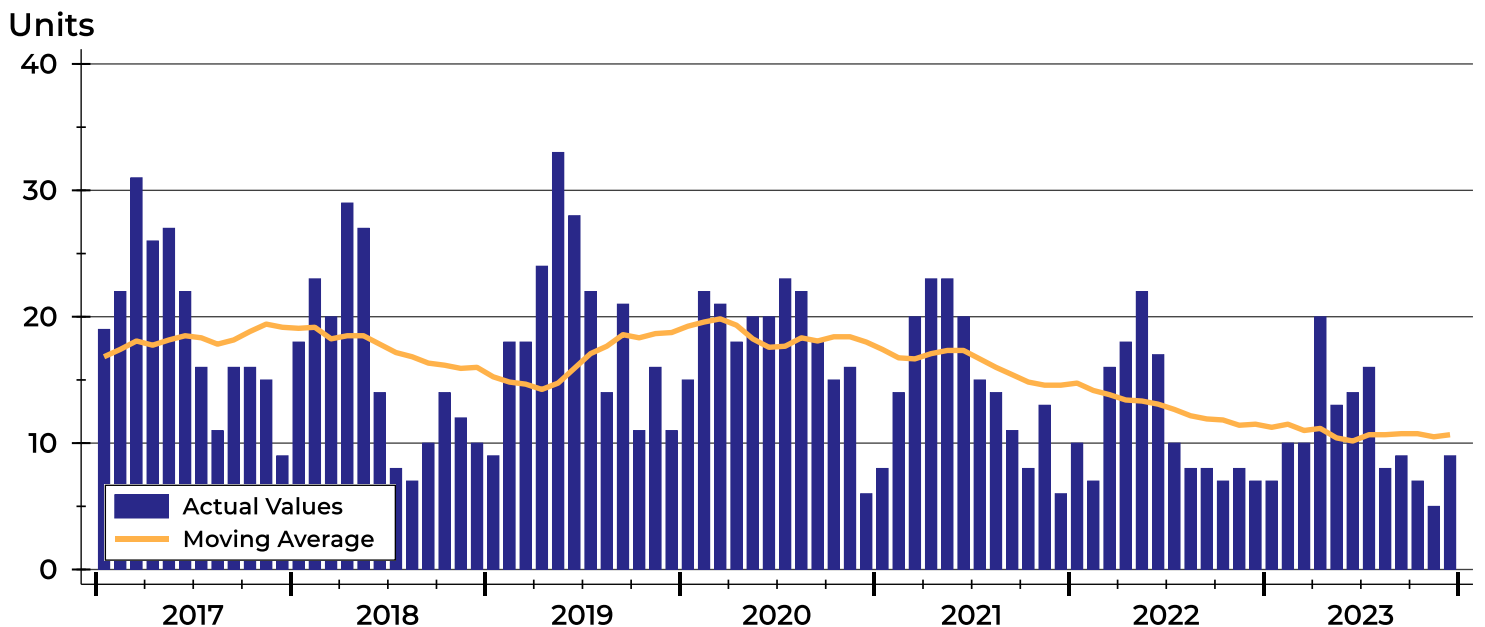
## Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		9	7	28.6%
Volume (1,000s)		2,594	2,275	14.0%
Average	List Price	288,172	324,971	-11.3%
	Days on Market	41	34	20.6%
	Percent of Original	98.3%	96.9%	1.4%
Median	List Price	285,900	270,000	5.9%
	Days on Market	41	7	485.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Douglas County had contracts pending at the end of December, up from 7 contracts pending at the end of December 2022.

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

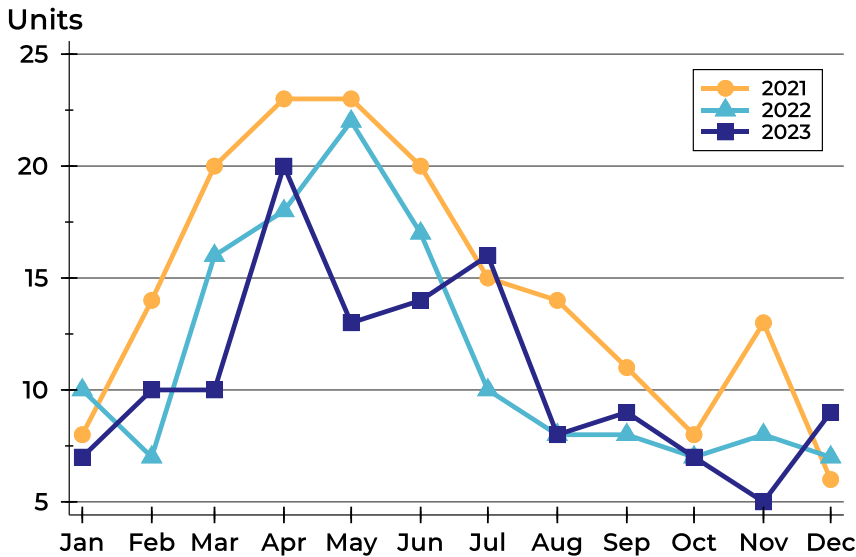






## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	8	10	7
February	14	7	10
March	20	16	10
April	23	18	20
May	23	22	13
June	20	17	14
July	15	10	16
August	14	8	8
September	11	8	9
October	8	7	7
November	13	8	5
December	6	7	9

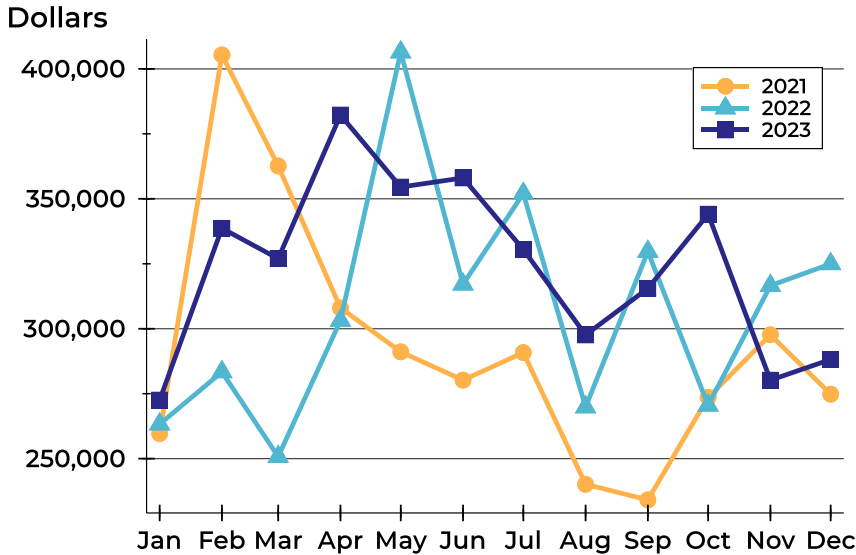
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	22.2%	159,425	159,425	33	33	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	11.1%	219,900	219,900	12	12	97.8%	97.8%
\$250,000-\$299,999	3	33.3%	286,633	285,900	47	41	95.8%	95.3%
\$300,000-\$399,999	2	22.2%	359,950	359,950	55	55	100.0%	100.0%
\$400,000-\$499,999	1	11.1%	474,999	474,999	46	46	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



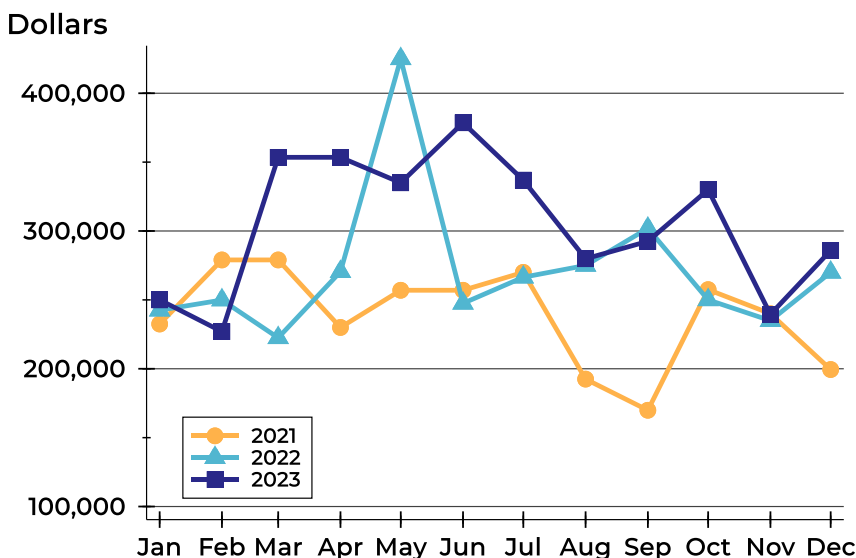
## Douglas County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	259,669	263,280	<b>272,557</b>
<b>February</b>	405,407	283,371	<b>338,670</b>
<b>March</b>	362,660	250,774	<b>326,980</b>
<b>April</b>	308,013	303,178	<b>382,265</b>
<b>May</b>	291,113	406,453	<b>354,538</b>
<b>June</b>	280,216	317,118	<b>358,050</b>
<b>July</b>	290,823	352,020	<b>330,508</b>
<b>August</b>	240,136	269,863	<b>297,616</b>
<b>September</b>	234,136	329,713	<b>315,522</b>
<b>October</b>	273,575	270,514	<b>344,100</b>
<b>November</b>	297,677	316,588	<b>280,215</b>
<b>December</b>	274,817	324,971	<b>288,172</b>

### Median Price

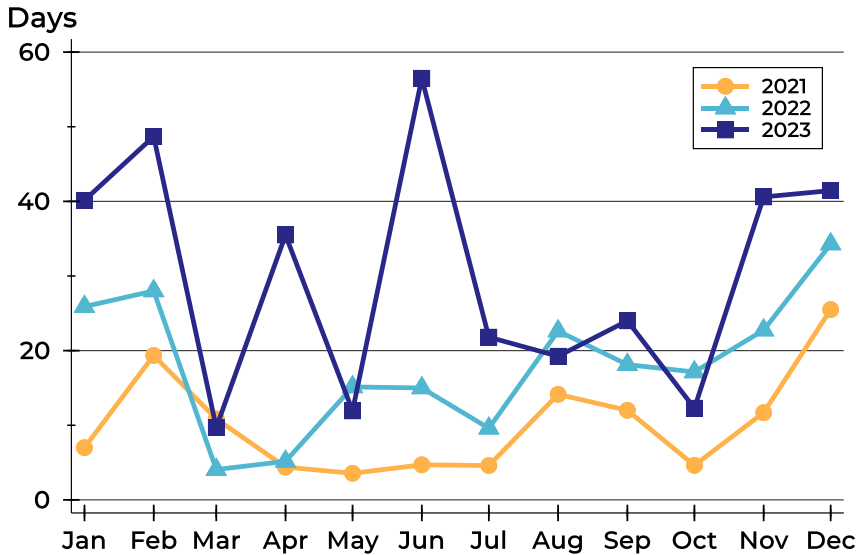


Month	2021	2022	2023
<b>January</b>	232,500	242,500	<b>250,000</b>
<b>February</b>	279,000	249,900	<b>227,000</b>
<b>March</b>	279,000	222,500	<b>353,500</b>
<b>April</b>	230,000	270,450	<b>353,500</b>
<b>May</b>	257,000	425,000	<b>335,000</b>
<b>June</b>	257,000	247,500	<b>378,600</b>
<b>July</b>	270,000	266,450	<b>336,950</b>
<b>August</b>	192,500	275,000	<b>279,875</b>
<b>September</b>	169,900	301,950	<b>292,500</b>
<b>October</b>	257,450	250,000	<b>330,000</b>
<b>November</b>	240,000	234,950	<b>239,500</b>
<b>December</b>	199,450	270,000	<b>285,900</b>



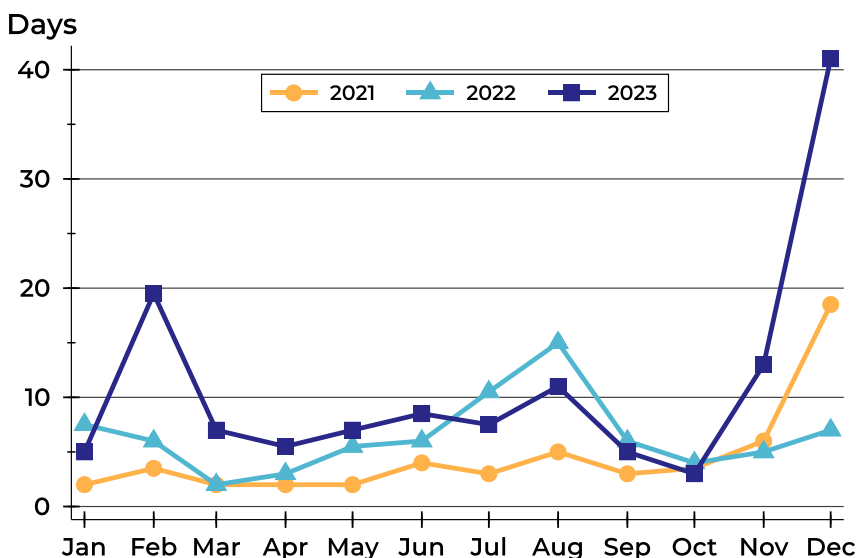
## Douglas County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	7	26	40
February	19	28	49
March	11	4	10
April	4	5	36
May	4	15	12
June	5	15	57
July	5	10	22
August	14	23	19
September	12	18	24
October	5	17	12
November	12	23	41
December	26	34	41

### Median DOM



Month	2021	2022	2023
January	2	8	5
February	4	6	20
March	2	2	7
April	2	3	6
May	2	6	7
June	4	6	9
July	3	11	8
August	5	15	11
September	3	6	5
October	4	4	3
November	6	5	13
December	19	7	41



# Emporia Area Housing Report



## Market Overview

### Emporia Area Home Sales Fell in December

Total home sales in the Emporia area fell last month to 24 units, compared to 31 units in December 2022. Total sales volume was \$4.9 million, down from a year earlier.

The median sale price in December was \$182,500, up from \$143,000 a year earlier. Homes that sold in December were typically on the market for 4 days and sold for 100.0% of their list prices.

### Emporia Area Active Listings Up at End of December

The total number of active listings in the Emporia area at the end of December was 37 units, up from 30 at the same point in 2022. 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 December was \$199,000.

During December, a total of 16 contracts were written down from 22 in December 2022. At the end of the month, there were 23 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>24</b>	<b>31</b>	<b>54</b>	<b>407</b>	<b>469</b>	<b>540</b>
Change from prior year		-22.6%	-42.6%	28.6%	-13.2%	-13.1%	13.0%
<b>Active Listings</b>		<b>37</b>	<b>30</b>	<b>44</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		23.3%	-31.8%	-22.8%			
<b>Months' Supply</b>		<b>1.1</b>	<b>0.8</b>	<b>1.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		37.5%	-20.0%	-28.6%			
<b>New Listings</b>		<b>13</b>	<b>25</b>	<b>35</b>	<b>471</b>	<b>496</b>	<b>596</b>
Change from prior year		-48.0%	-28.6%	40.0%	-5.0%	-16.8%	10.6%
<b>Contracts Written</b>		<b>16</b>	<b>22</b>	<b>32</b>	<b>405</b>	<b>446</b>	<b>543</b>
Change from prior year		-27.3%	-31.3%	39.1%	-9.2%	-17.9%	9.0%
<b>Pending Contracts</b>		<b>23</b>	<b>25</b>	<b>36</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-8.0%	-30.6%	0.0%			
<b>Sales Volume (1,000s)</b>		<b>4,877</b>	<b>5,548</b>	<b>9,520</b>	<b>76,327</b>	<b>81,893</b>	<b>83,791</b>
Change from prior year		-12.1%	-41.7%	44.7%	-6.8%	-2.3%	24.0%
Average	<b>Sale Price</b>	<b>203,217</b>	<b>178,955</b>	<b>176,288</b>	<b>187,535</b>	<b>174,613</b>	<b>155,169</b>
	Change from prior year	13.6%	1.5%	12.6%	7.4%	12.5%	9.8%
	<b>List Price of Actives</b>	<b>230,595</b>	<b>177,827</b>	<b>154,141</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	29.7%	15.4%	-1.2%			
	<b>Days on Market</b>	<b>14</b>	<b>26</b>	<b>38</b>	<b>22</b>	<b>23</b>	<b>32</b>
Change from prior year	-46.2%	-31.6%	0.0%	-4.3%	-28.1%	-30.4%	
	<b>Percent of List</b>	<b>97.6%</b>	<b>95.3%</b>	<b>95.9%</b>	<b>97.2%</b>	<b>97.3%</b>	<b>96.6%</b>
Change from prior year	2.4%	-0.6%	-1.3%	-0.1%	0.7%	0.6%	
	<b>Percent of Original</b>	<b>95.9%</b>	<b>92.0%</b>	<b>93.3%</b>	<b>95.5%</b>	<b>95.6%</b>	<b>95.1%</b>
Change from prior year	4.2%	-1.4%	-2.3%	-0.1%	0.5%	1.3%	
Median	<b>Sale Price</b>	<b>182,500</b>	<b>143,000</b>	<b>159,721</b>	<b>165,000</b>	<b>147,000</b>	<b>140,850</b>
	Change from prior year	27.6%	-10.5%	10.5%	12.2%	4.4%	6.4%
	<b>List Price of Actives</b>	<b>199,000</b>	<b>172,000</b>	<b>132,400</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	15.7%	29.9%	15.1%			
	<b>Days on Market</b>	<b>4</b>	<b>8</b>	<b>11</b>	<b>6</b>	<b>7</b>	<b>6</b>
Change from prior year	-50.0%	-27.3%	0.0%	-14.3%	16.7%	-53.8%	
	<b>Percent of List</b>	<b>100.0%</b>	<b>98.7%</b>	<b>97.5%</b>	<b>99.0%</b>	<b>99.0%</b>	<b>98.4%</b>
Change from prior year	1.3%	1.2%	-0.3%	0.0%	0.6%	1.1%	
	<b>Percent of Original</b>	<b>100.0%</b>	<b>95.7%</b>	<b>96.4%</b>	<b>97.9%</b>	<b>98.1%</b>	<b>97.8%</b>
Change from prior year	4.5%	-0.7%	-0.6%	-0.2%	0.3%	1.3%	

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



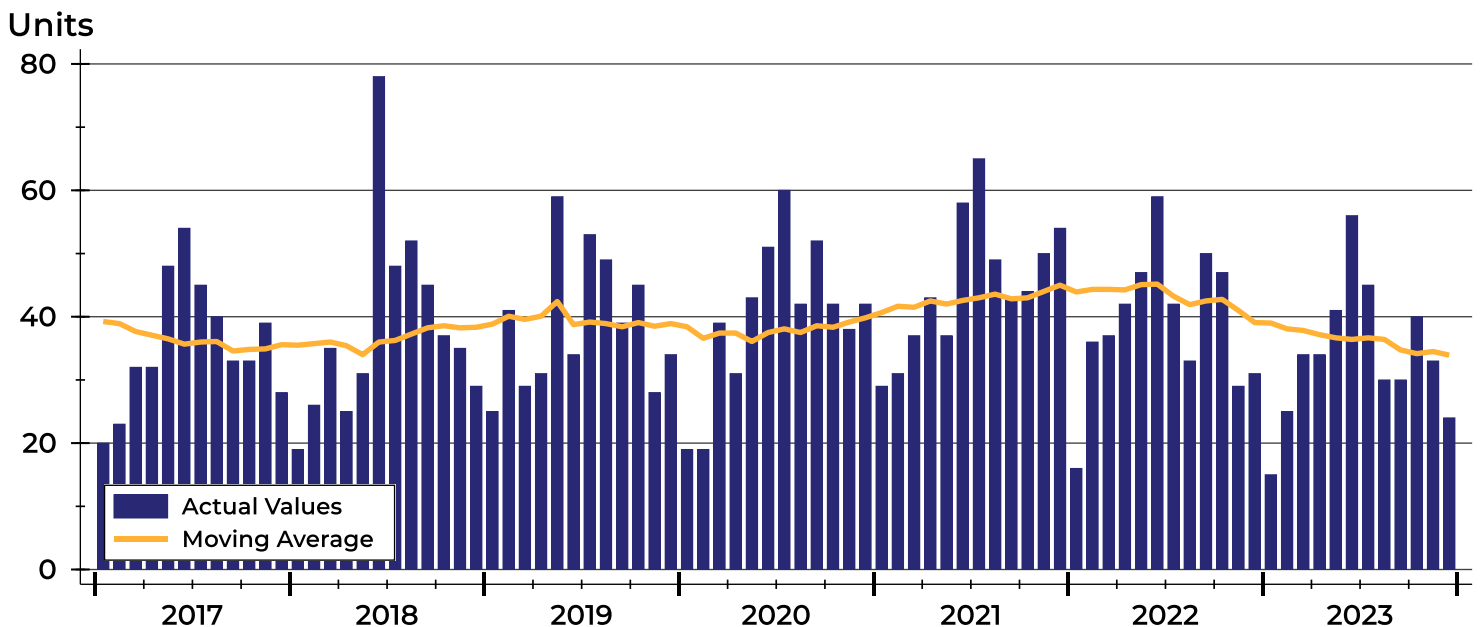
## Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>24</b>	31	-22.6%	<b>407</b>	469	-13.2%
Volume (1,000s)		<b>4,877</b>	5,548	-12.1%	<b>76,327</b>	81,893	-6.8%
Months' Supply		<b>1.1</b>	0.8	37.5%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>203,217</b>	178,955	13.6%	<b>187,535</b>	174,613	7.4%
	Days on Market	<b>14</b>	26	-46.2%	<b>22</b>	23	-4.3%
	Percent of List	<b>97.6%</b>	95.3%	2.4%	<b>97.2%</b>	97.3%	-0.1%
	Percent of Original	<b>95.9%</b>	92.0%	4.2%	<b>95.5%</b>	95.6%	-0.1%
Median	Sale Price	<b>182,500</b>	143,000	27.6%	<b>165,000</b>	147,000	12.2%
	Days on Market	<b>4</b>	8	-50.0%	<b>6</b>	7	-14.3%
	Percent of List	<b>100.0%</b>	98.7%	1.3%	<b>99.0%</b>	99.0%	0.0%
	Percent of Original	<b>100.0%</b>	95.7%	4.5%	<b>97.9%</b>	98.1%	-0.2%

A total of 24 homes sold in the Emporia area in December, down from 31 units in December 2022. Total sales volume fell to \$4.9 million compared to \$5.5 million in the previous year.

The median sales price in December was \$182,500, up 27.6% compared to the prior year. Median days on market was 4 days, down from 7 days in November, and down from 8 in December 2022.

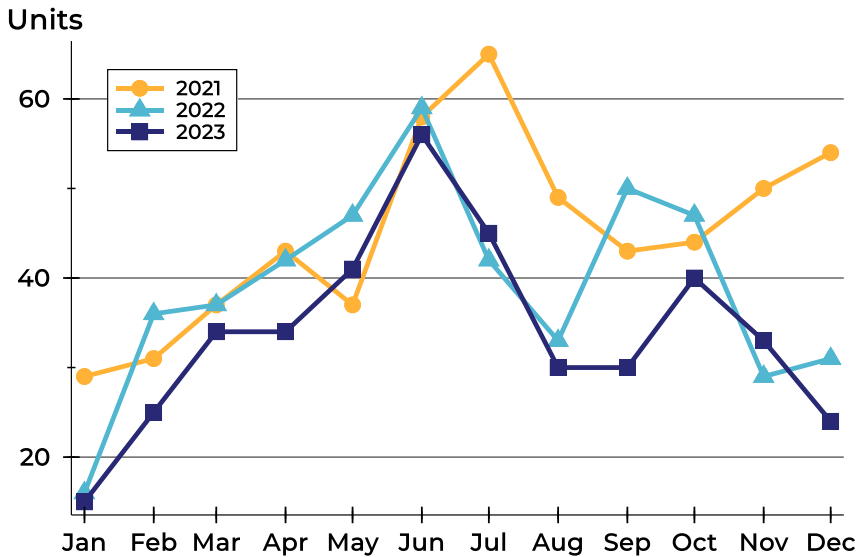
## History of Closed Listings





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	29	16	15
February	31	36	25
March	37	37	34
April	43	42	34
May	37	47	41
June	58	59	56
July	65	42	45
August	49	33	30
September	43	50	30
October	44	47	40
November	50	29	33
December	54	31	24

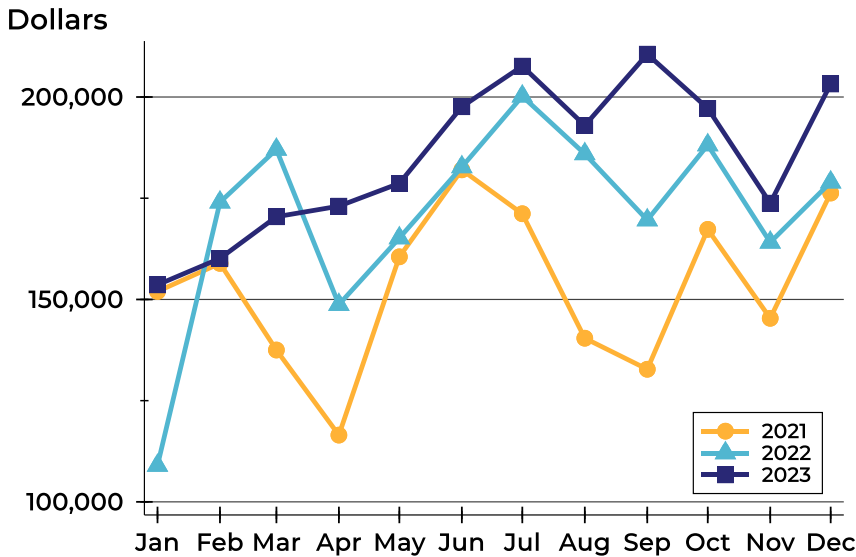
### Closed Listings by Price Range

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	5	20.8%	0.9	72,480	67,900	15	5	91.6%	95.1%	91.6%	95.1%
\$100,000-\$124,999	2	8.3%	0.7	121,200	121,200	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	8.3%	0.5	133,850	133,850	30	30	99.5%	99.5%	95.0%	95.0%
\$150,000-\$174,999	2	8.3%	1.8	165,500	165,500	2	2	94.9%	94.9%	94.9%	94.9%
\$175,000-\$199,999	4	16.7%	1.0	184,250	185,000	19	13	97.7%	97.9%	93.2%	97.4%
\$200,000-\$249,999	2	8.3%	0.9	214,950	214,950	14	14	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	8.3%	1.5	294,950	294,950	37	37	100.0%	100.0%	93.1%	93.1%
\$300,000-\$399,999	3	12.5%	1.8	354,633	359,000	3	2	99.4%	99.7%	99.4%	99.7%
\$400,000-\$499,999	2	8.3%	0.9	426,500	426,500	3	3	102.9%	102.9%	102.9%	102.9%
\$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



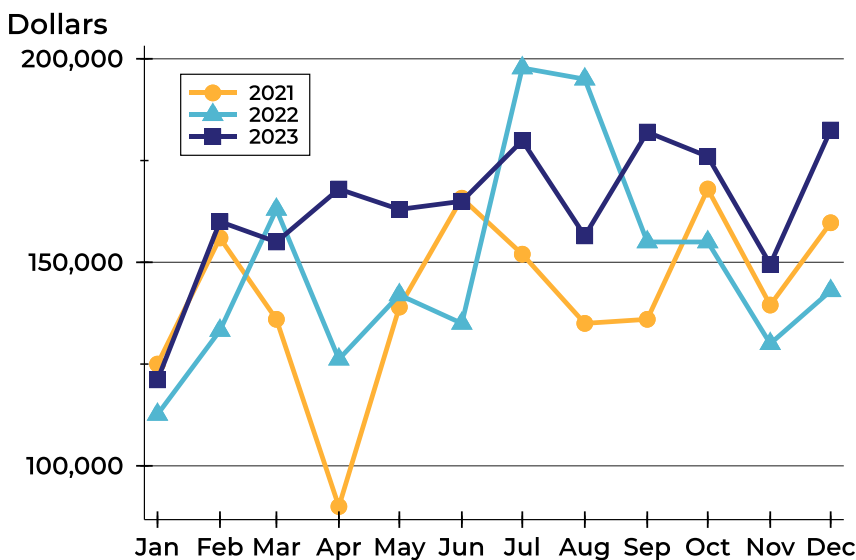
## Emporia Area Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	151,975	108,978	<b>153,608</b>
February	158,916	174,009	<b>160,136</b>
March	137,505	187,054	<b>170,425</b>
April	116,497	148,729	<b>173,044</b>
May	160,530	165,169	<b>178,679</b>
June	182,016	182,726	<b>197,596</b>
July	171,170	200,190	<b>207,624</b>
August	140,422	185,948	<b>192,967</b>
September	132,756	169,608	<b>210,587</b>
October	167,314	188,143	<b>197,204</b>
November	145,343	164,098	<b>173,785</b>
December	176,288	178,955	<b>203,217</b>

### Median Price



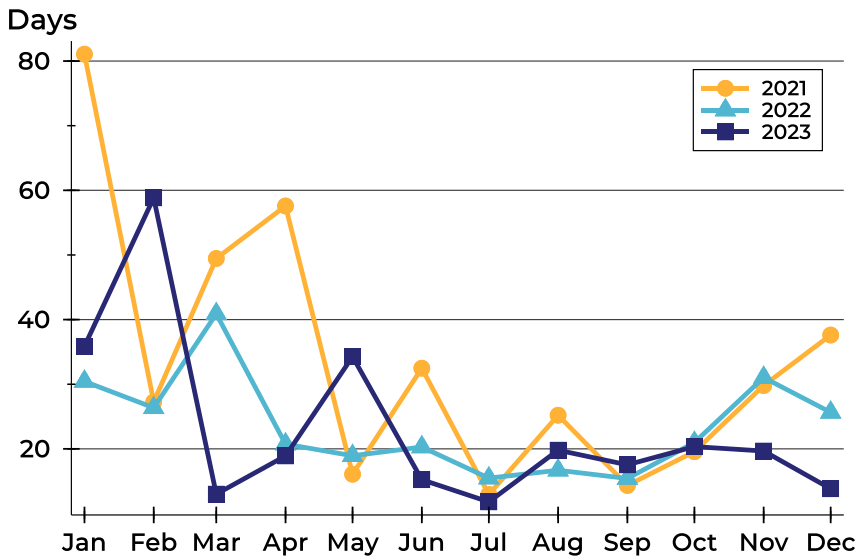
Month	2021	2022	2023
January	125,000	112,625	<b>121,125</b>
February	156,000	133,250	<b>160,000</b>
March	136,000	163,000	<b>155,000</b>
April	90,000	126,200	<b>168,000</b>
May	139,000	142,000	<b>163,000</b>
June	165,750	135,000	<b>165,000</b>
July	152,000	197,750	<b>179,900</b>
August	135,000	195,000	<b>156,500</b>
September	136,000	155,000	<b>182,000</b>
October	168,000	155,000	<b>176,000</b>
November	139,500	130,000	<b>149,500</b>
December	159,721	143,000	<b>182,500</b>





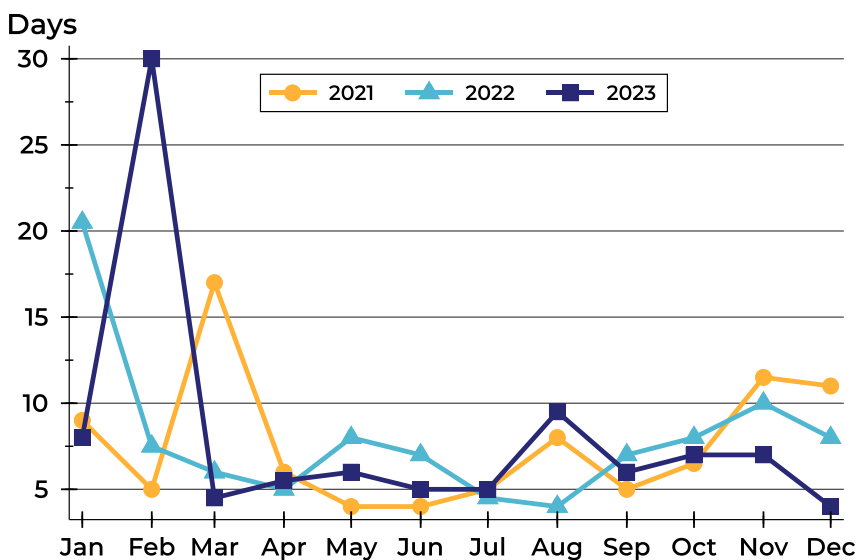
## Emporia Area Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	81	30	<b>36</b>
February	27	26	<b>59</b>
March	49	41	<b>13</b>
April	58	21	<b>19</b>
May	16	19	<b>34</b>
June	32	20	<b>15</b>
July	13	15	<b>12</b>
August	25	17	<b>20</b>
September	14	15	<b>18</b>
October	20	21	<b>20</b>
November	30	31	<b>20</b>
December	38	26	<b>14</b>

### Median DOM



Month	2021	2022	2023
January	9	21	<b>8</b>
February	5	8	<b>30</b>
March	17	6	<b>5</b>
April	6	5	<b>6</b>
May	4	8	<b>6</b>
June	4	7	<b>5</b>
July	5	5	<b>5</b>
August	8	4	<b>10</b>
September	5	7	<b>6</b>
October	7	8	<b>7</b>
November	12	10	<b>7</b>
December	11	8	<b>4</b>



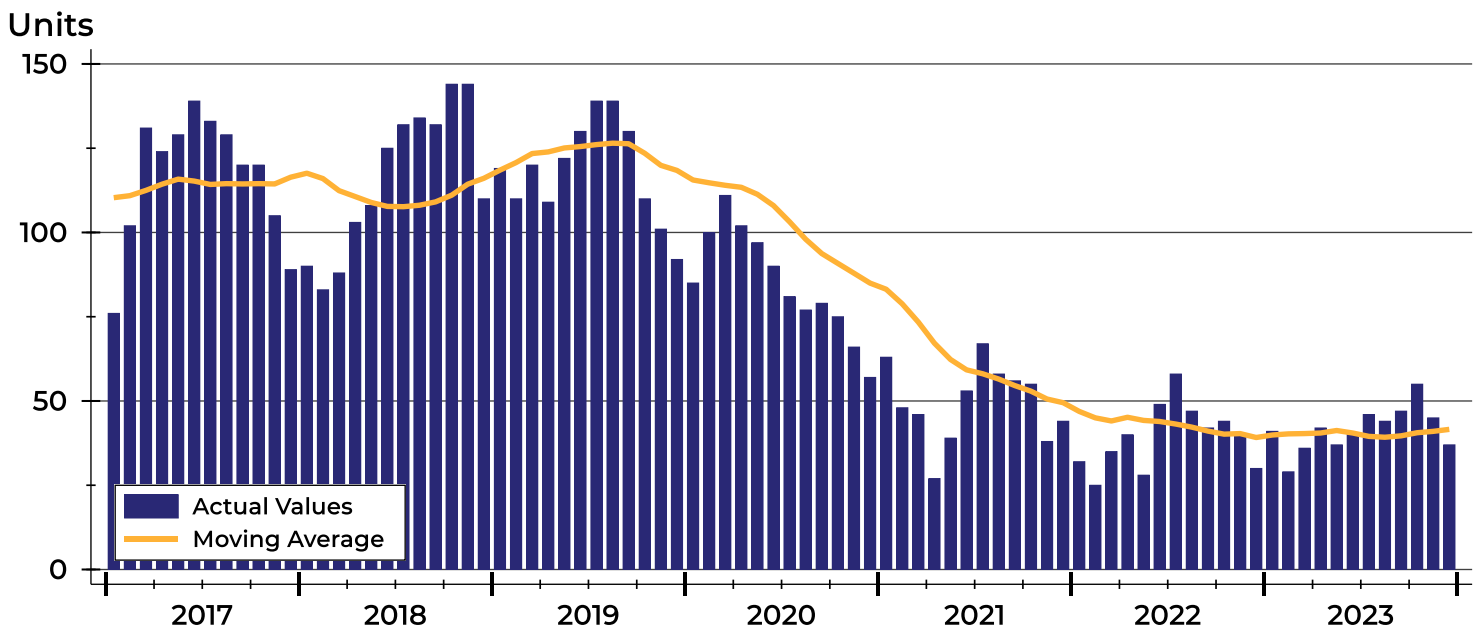
# Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		37	30	23.3%
Volume (1,000s)		8,532	5,335	59.9%
Months' Supply		1.1	0.8	37.5%
Average	List Price	230,595	177,827	29.7%
	Days on Market	84	74	13.5%
	Percent of Original	97.2%	96.4%	0.8%
Median	List Price	199,000	172,000	15.7%
	Days on Market	77	62	24.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 homes were available for sale in the Emporia area at the end of December. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$199,000, up 15.7% from 2022. The typical time on market for active listings was 77 days, up from 62 days a year earlier.

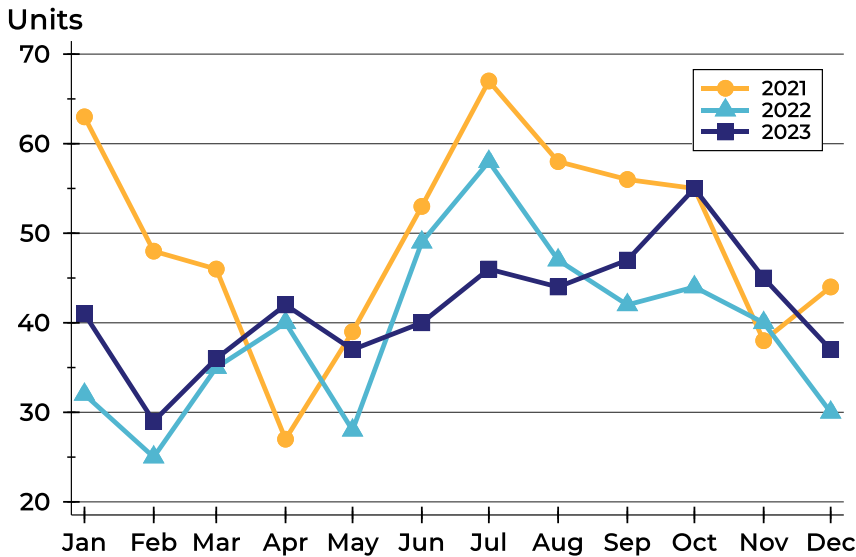
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	63	32	41
February	48	25	29
March	46	35	36
April	27	40	42
May	39	28	37
June	53	49	40
July	67	58	46
August	58	47	44
September	56	42	47
October	55	44	55
November	38	40	45
December	44	30	37

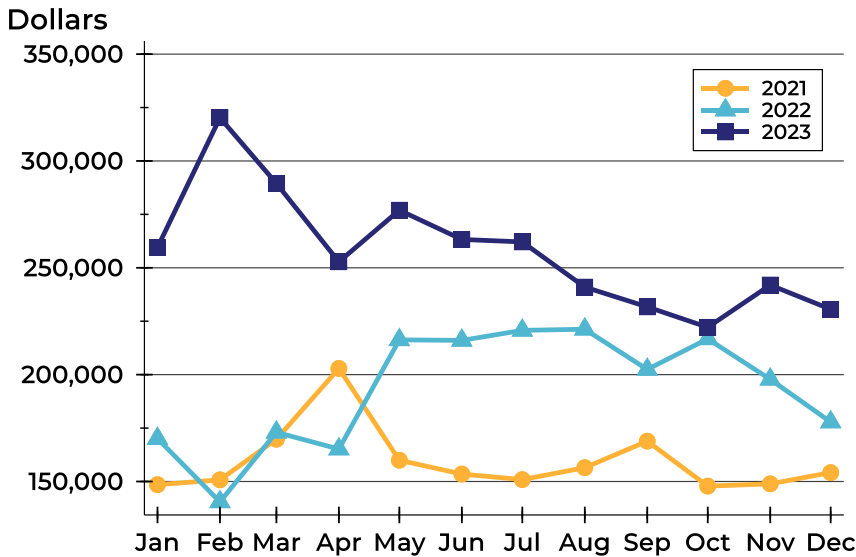
### Active Listings by Price Range

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	2.7%	N/A	25,000	25,000	66	66	100.0%	100.0%
\$50,000-\$99,999	4	10.8%	0.9	77,100	74,950	53	59	99.0%	100.0%
\$100,000-\$124,999	3	8.1%	0.7	113,267	109,000	57	76	97.0%	100.0%
\$125,000-\$149,999	2	5.4%	0.5	134,250	134,250	124	124	95.1%	95.1%
\$150,000-\$174,999	6	16.2%	1.8	161,067	163,250	126	118	95.4%	97.5%
\$175,000-\$199,999	3	8.1%	1.0	192,833	190,000	122	147	95.1%	94.8%
\$200,000-\$249,999	5	13.5%	0.9	214,960	214,900	51	20	97.8%	100.0%
\$250,000-\$299,999	4	10.8%	1.5	271,750	267,000	63	19	100.0%	100.0%
\$300,000-\$399,999	6	16.2%	1.8	373,300	382,450	43	48	99.1%	100.0%
\$400,000-\$499,999	1	2.7%	0.9	499,000	499,000	105	105	95.0%	95.0%
\$500,000-\$749,999	2	5.4%	N/A	572,400	572,400	216	216	91.2%	91.2%
\$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



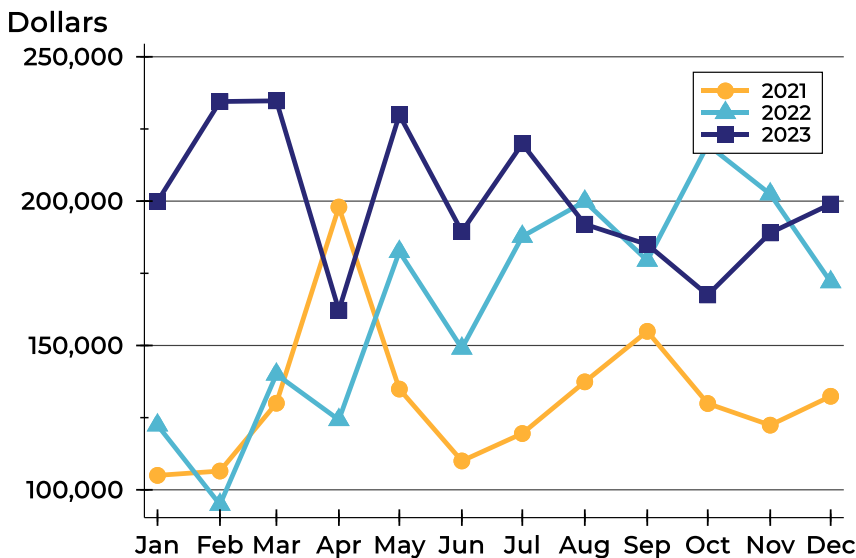
## Emporia Area Active Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	148,507	170,090	<b>259,538</b>
<b>February</b>	150,776	140,460	<b>320,231</b>
<b>March</b>	169,781	173,041	<b>289,508</b>
<b>April</b>	202,906	165,172	<b>252,814</b>
<b>May</b>	159,958	216,288	<b>276,970</b>
<b>June</b>	153,479	216,044	<b>263,288</b>
<b>July</b>	150,890	220,734	<b>262,126</b>
<b>August</b>	156,467	221,258	<b>240,991</b>
<b>September</b>	168,879	202,443	<b>231,733</b>
<b>October</b>	147,832	216,745	<b>222,173</b>
<b>November</b>	148,897	197,828	<b>241,958</b>
<b>December</b>	154,141	177,827	<b>230,595</b>

### Median Price

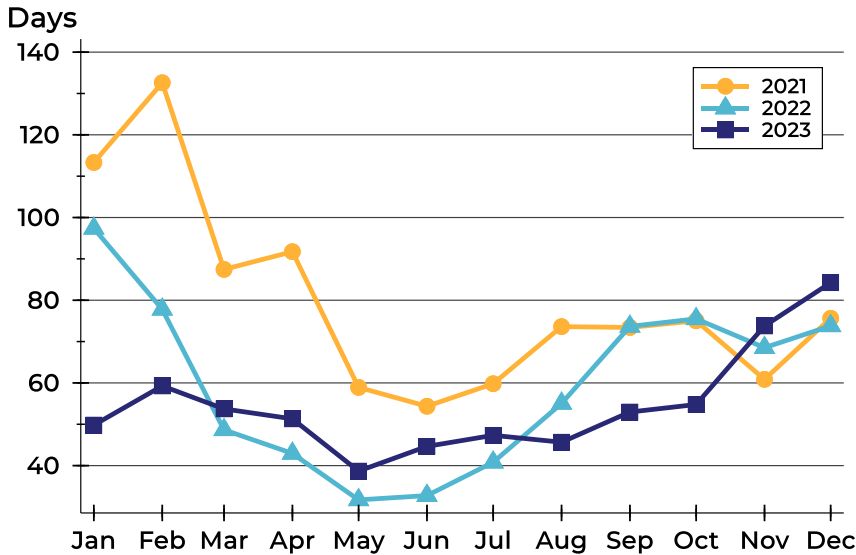


Month	2021	2022	2023
<b>January</b>	105,000	122,400	<b>199,900</b>
<b>February</b>	106,500	94,900	<b>234,500</b>
<b>March</b>	129,998	140,000	<b>234,750</b>
<b>April</b>	197,950	124,250	<b>162,200</b>
<b>May</b>	134,900	182,500	<b>229,900</b>
<b>June</b>	110,000	149,000	<b>189,450</b>
<b>July</b>	119,500	187,750	<b>219,900</b>
<b>August</b>	137,400	199,900	<b>192,000</b>
<b>September</b>	154,900	179,450	<b>185,000</b>
<b>October</b>	129,900	219,500	<b>167,500</b>
<b>November</b>	122,400	202,450	<b>189,000</b>
<b>December</b>	132,400	172,000	<b>199,000</b>



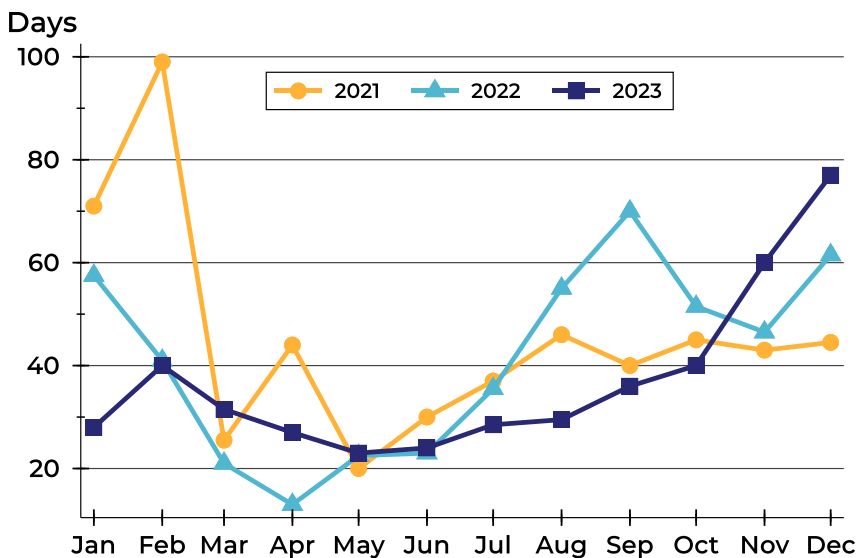
## Emporia Area Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	113	97	50
February	133	78	59
March	87	49	54
April	92	43	51
May	59	32	39
June	54	33	45
July	60	41	47
August	74	55	46
September	73	74	53
October	75	76	55
November	61	69	74
December	76	74	84

### Median DOM

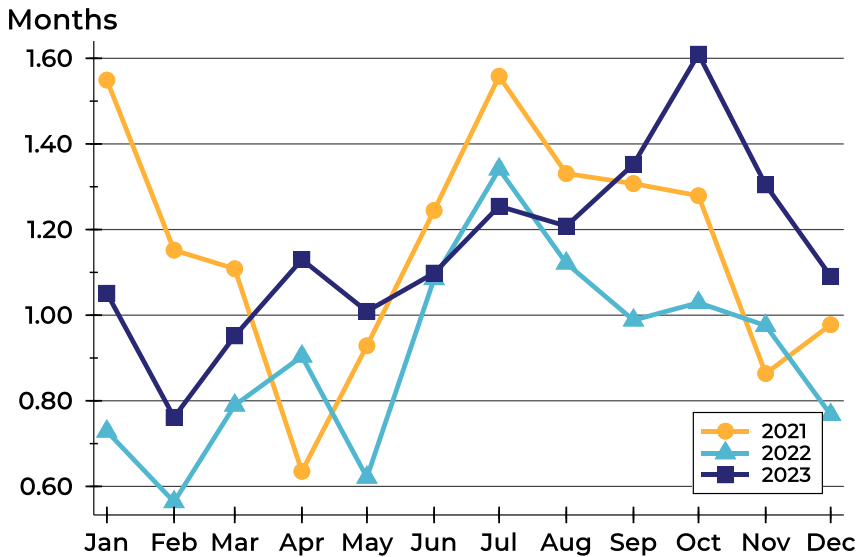


Month	2021	2022	2023
January	71	58	28
February	99	41	40
March	26	21	32
April	44	13	27
May	20	23	23
June	30	23	24
July	37	36	29
August	46	55	30
September	40	70	36
October	45	52	40
November	43	47	60
December	45	62	77



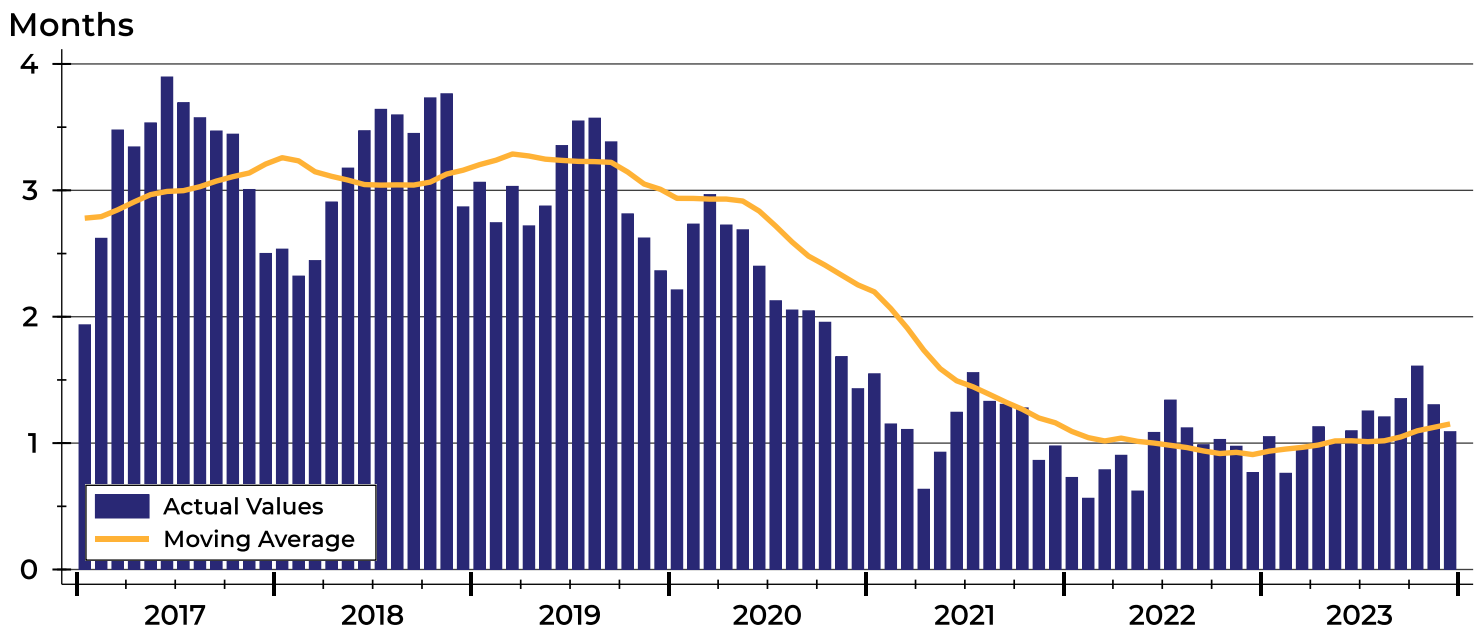
## Emporia Area Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	1.5	0.7	<b>1.1</b>
February	1.2	0.6	<b>0.8</b>
March	1.1	0.8	<b>1.0</b>
April	0.6	0.9	<b>1.1</b>
May	0.9	0.6	<b>1.0</b>
June	1.2	1.1	<b>1.1</b>
July	1.6	1.3	<b>1.3</b>
August	1.3	1.1	<b>1.2</b>
September	1.3	1.0	<b>1.4</b>
October	1.3	1.0	<b>1.6</b>
November	0.9	1.0	<b>1.3</b>
December	1.0	0.8	<b>1.1</b>

### History of Month's Supply





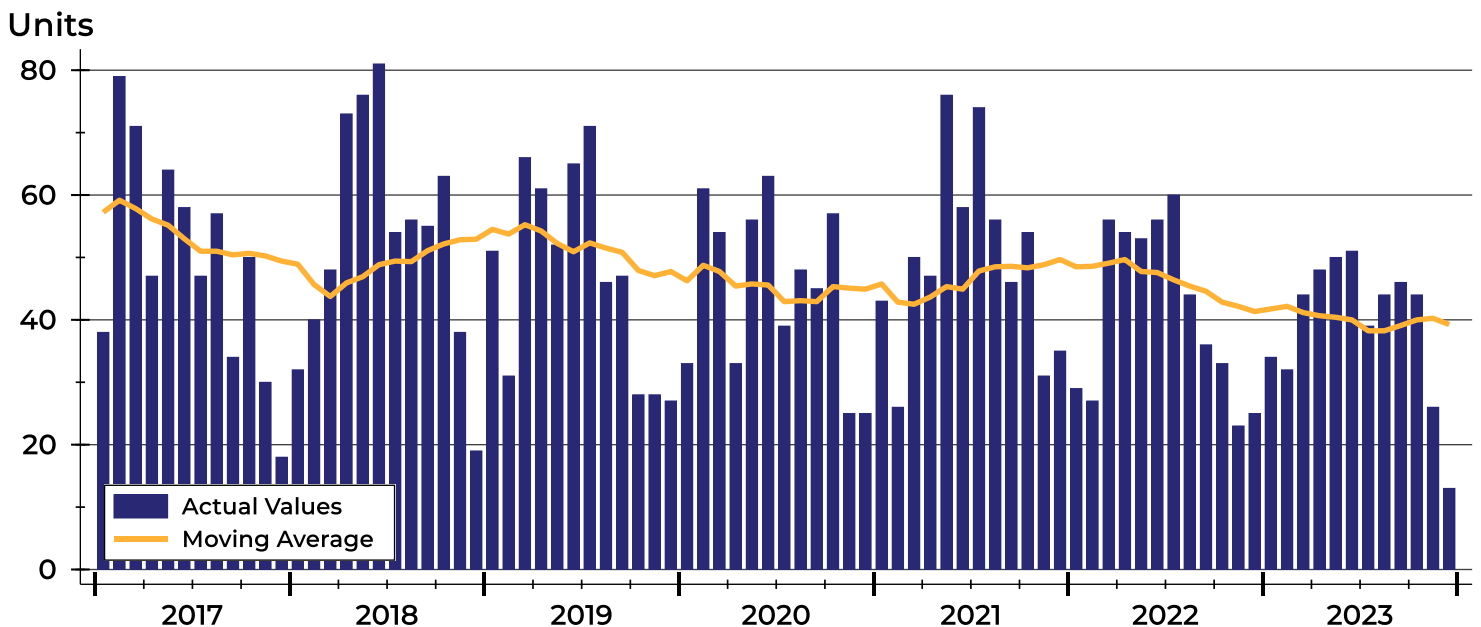
# Emporia Area New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	13	25	-48.0%
	Volume (1,000s)	2,656	3,935	-32.5%
	Average List Price	204,269	157,392	29.8%
	Median List Price	200,000	125,000	60.0%
Year-to-Date	New Listings	471	496	-5.0%
	Volume (1,000s)	93,794	89,627	4.6%
	Average List Price	199,138	180,700	10.2%
	Median List Price	169,900	155,000	9.6%

A total of 13 new listings were added in the Emporia area during December, down 48.0% from the same month in 2022. Year-to-date the Emporia area has seen 471 new listings.

The median list price of these homes was \$200,000 up from \$125,000 in 2022.

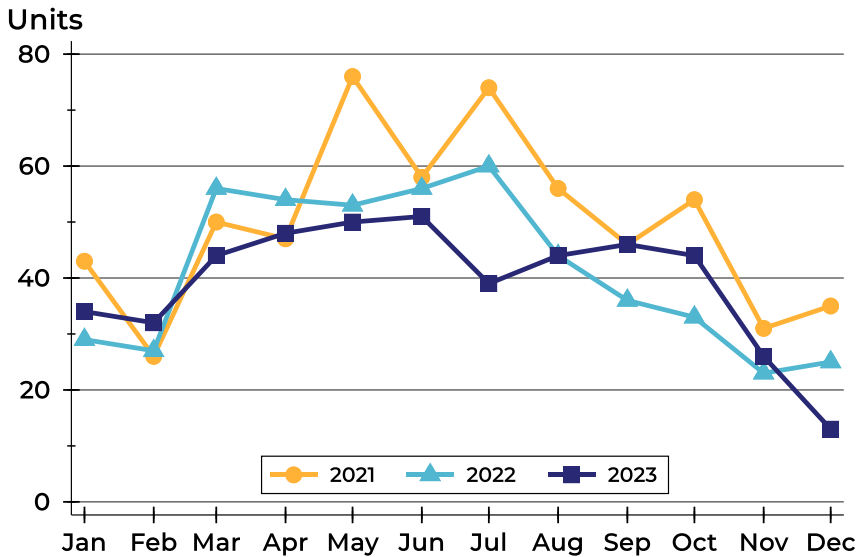
## History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	43	29	<b>34</b>
February	26	27	<b>32</b>
March	50	56	<b>44</b>
April	47	54	<b>48</b>
May	76	53	<b>50</b>
June	58	56	<b>51</b>
July	74	60	<b>39</b>
August	56	44	<b>44</b>
September	46	36	<b>46</b>
October	54	33	<b>44</b>
November	31	23	<b>26</b>
December	35	25	<b>13</b>

### New Listings by Price Range

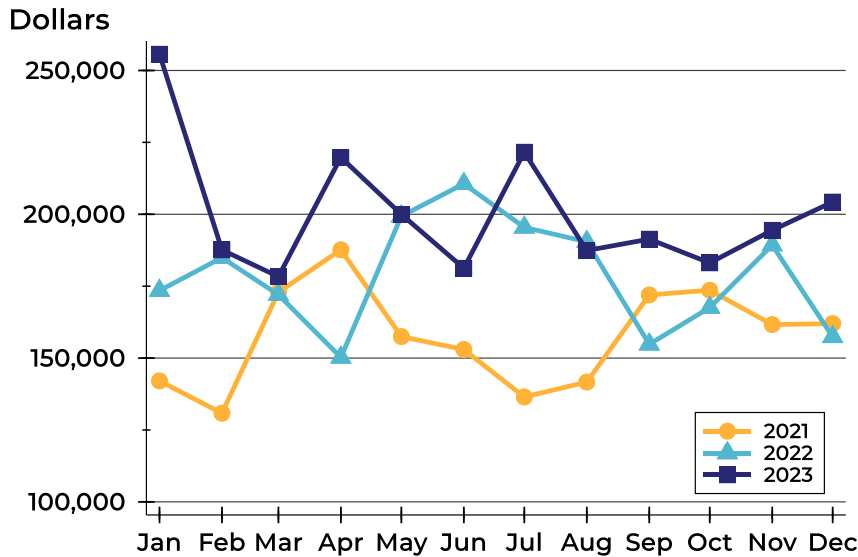
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	79,200	79,200	11	11	100.0%	100.0%
\$100,000-\$124,999	1	7.7%	105,900	105,900	24	24	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	1	7.7%	169,900	169,900	4	4	94.8%	94.8%
\$175,000-\$199,999	2	15.4%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	3	23.1%	218,300	224,900	18	21	100.0%	100.0%
\$250,000-\$299,999	3	23.1%	270,667	259,000	23	19	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	365,000	365,000	9	9	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





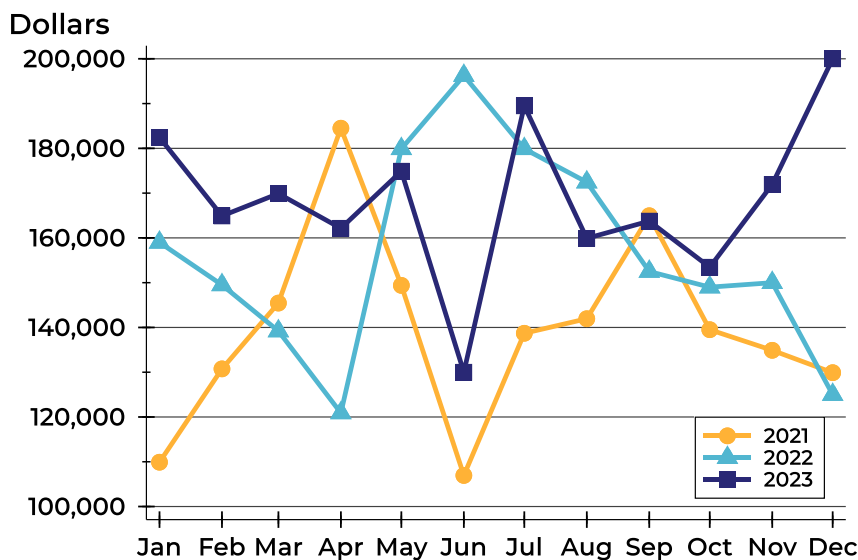
## Emporia Area New Listings Analysis

### Average Price



Month	2021	2022	2023
January	142,071	173,452	<b>255,681</b>
February	130,829	184,924	<b>187,622</b>
March	172,920	172,033	<b>178,327</b>
April	187,638	150,236	<b>219,792</b>
May	157,453	199,364	<b>199,980</b>
June	152,972	210,593	<b>181,247</b>
July	136,485	195,452	<b>221,597</b>
August	141,668	190,442	<b>187,398</b>
September	171,949	154,800	<b>191,366</b>
October	173,602	167,576	<b>183,095</b>
November	161,645	189,300	<b>194,450</b>
December	161,977	157,392	<b>204,269</b>

### Median Price



Month	2021	2022	2023
January	109,900	159,000	<b>182,450</b>
February	130,750	149,500	<b>164,900</b>
March	145,450	139,200	<b>169,900</b>
April	184,500	120,900	<b>162,150</b>
May	149,400	179,900	<b>174,900</b>
June	106,950	196,250	<b>130,000</b>
July	138,700	179,900	<b>189,500</b>
August	141,950	172,450	<b>159,900</b>
September	164,950	152,500	<b>163,750</b>
October	139,500	149,000	<b>153,450</b>
November	134,900	150,000	<b>171,950</b>
December	129,900	125,000	<b>200,000</b>



## Emporia Area Contracts Written Analysis

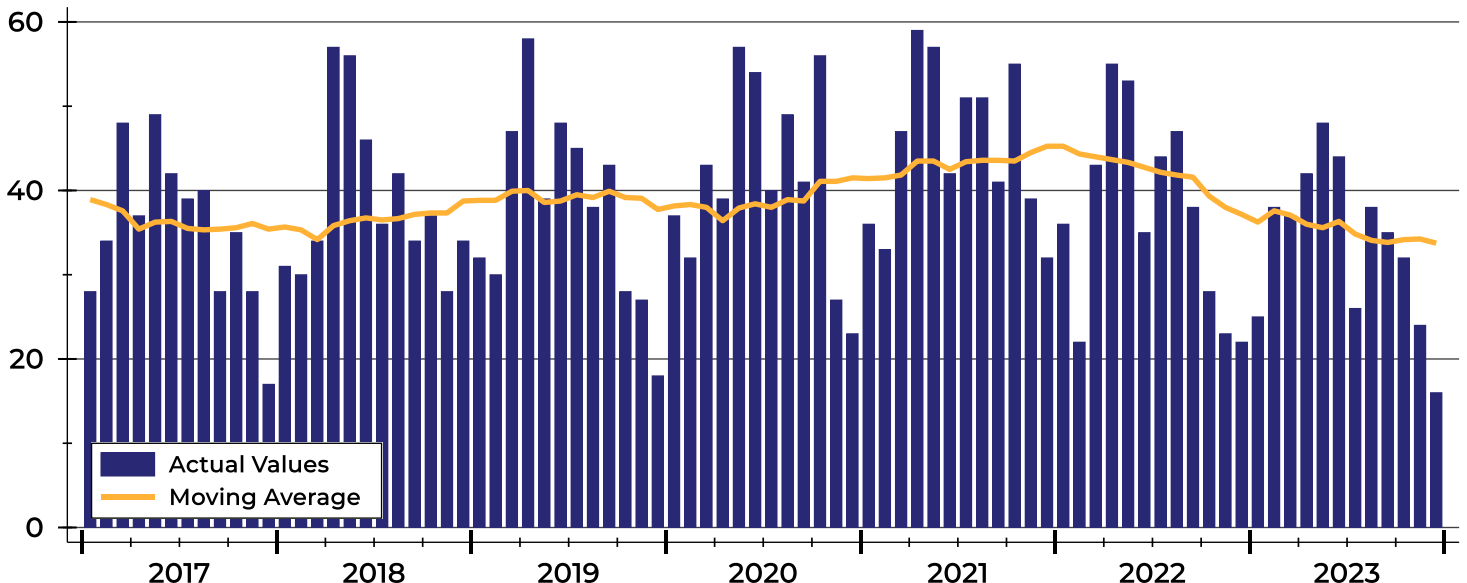
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>16</b>	22	-27.3%	<b>405</b>	446	-9.2%
Volume (1,000s)		<b>2,543</b>	3,851	-34.0%	<b>77,074</b>	79,366	-2.9%
Average	Sale Price	<b>158,956</b>	175,032	-9.2%	<b>190,307</b>	177,950	6.9%
	Days on Market	<b>42</b>	30	40.0%	<b>22</b>	24	-8.3%
	Percent of Original	<b>95.2%</b>	91.5%	4.0%	<b>95.7%</b>	95.5%	0.2%
Median	Sale Price	<b>144,950</b>	131,450	10.3%	<b>169,900</b>	150,000	13.3%
	Days on Market	<b>26</b>	9	188.9%	<b>6</b>	7	-14.3%
	Percent of Original	<b>100.0%</b>	96.3%	3.8%	<b>97.9%</b>	98.1%	-0.2%

A total of 16 contracts for sale were written in the Emporia area during the month of December, down from 22 in 2022. The median list price of these homes was \$144,950, up from \$131,450 the prior year.

Half of the homes that went under contract in December were on the market less than 26 days, compared to 9 days in December 2022.

## History of Contracts Written

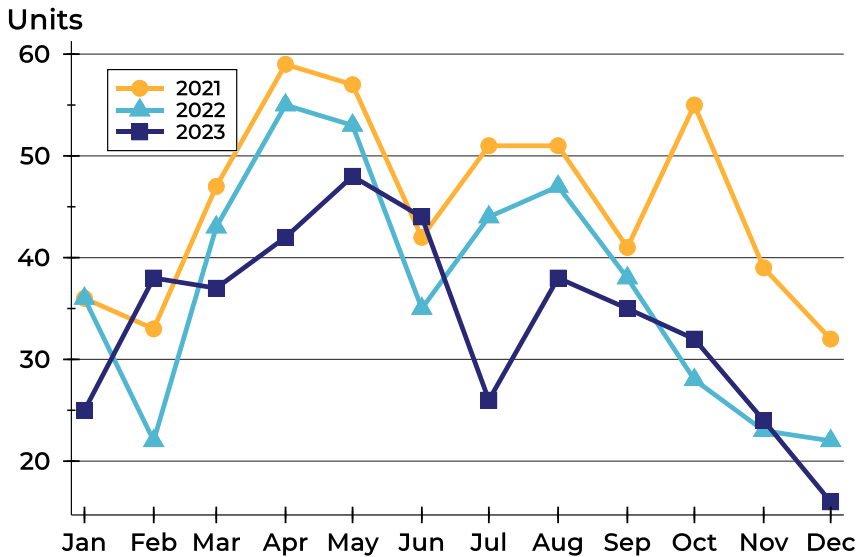
Units





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	36	36	25
February	33	22	38
March	47	43	37
April	59	55	42
May	57	53	48
June	42	35	44
July	51	44	26
August	51	47	38
September	41	38	35
October	55	28	32
November	39	23	24
December	32	22	16

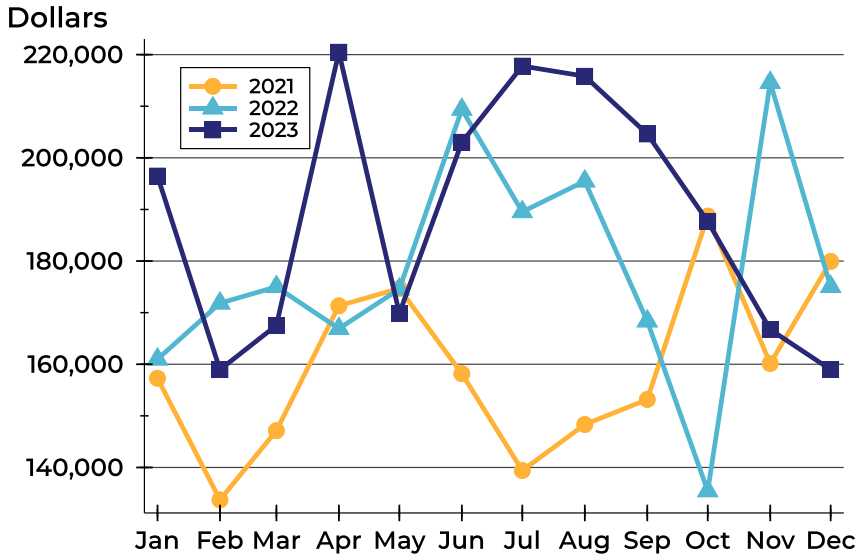
### Contracts Written by Price Range

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	6.3%	37,500	37,500	101	101	94.0%	94.0%
\$50,000-\$99,999	3	18.8%	69,100	67,500	22	27	92.2%	100.0%
\$100,000-\$124,999	3	18.8%	111,633	115,000	80	69	92.2%	92.0%
\$125,000-\$149,999	1	6.3%	125,000	125,000	25	25	100.0%	100.0%
\$150,000-\$174,999	2	12.5%	167,400	167,400	3	3	97.4%	97.4%
\$175,000-\$199,999	2	12.5%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	2	12.5%	217,200	217,200	21	21	100.0%	100.0%
\$250,000-\$299,999	1	6.3%	299,999	299,999	107	107	87.8%	87.8%
\$300,000-\$399,999	1	6.3%	380,000	380,000	73	73	93.8%	93.8%
\$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



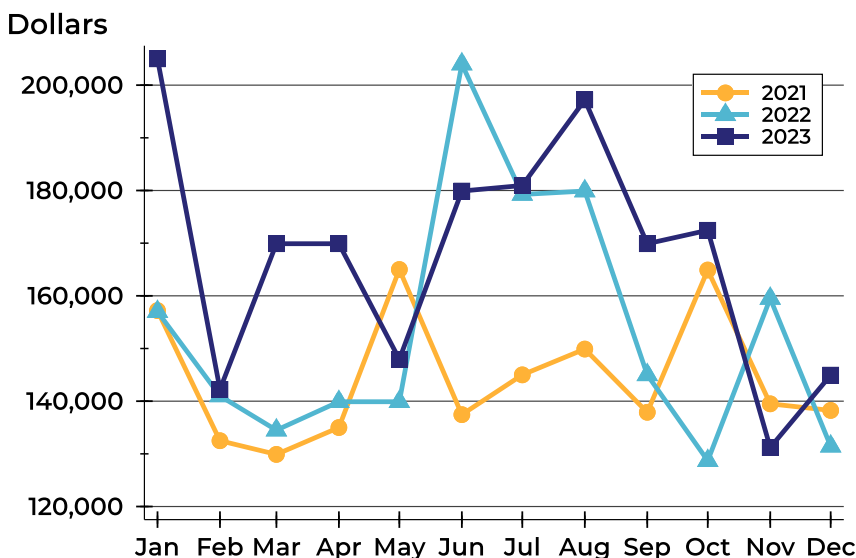
## Emporia Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	157,288	160,978	<b>196,480</b>
February	133,718	171,836	<b>158,949</b>
March	147,138	175,007	<b>167,535</b>
April	171,322	166,905	<b>220,486</b>
May	174,690	174,564	<b>169,863</b>
June	158,171	209,397	<b>203,027</b>
July	139,408	189,539	<b>217,796</b>
August	148,322	195,481	<b>215,824</b>
September	153,183	168,367	<b>204,626</b>
October	188,725	135,454	<b>187,672</b>
November	160,150	214,591	<b>166,738</b>
December	179,928	175,032	<b>158,956</b>

### Median Price

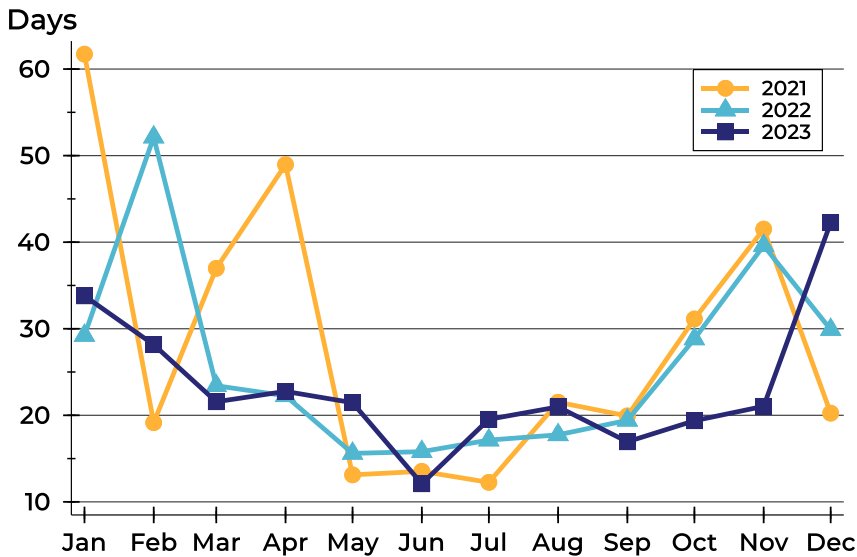


Month	2021	2022	2023
January	157,200	157,000	<b>205,000</b>
February	132,500	141,000	<b>142,250</b>
March	129,900	134,500	<b>169,900</b>
April	135,000	139,900	<b>169,900</b>
May	165,000	139,900	<b>147,950</b>
June	137,450	204,000	<b>179,900</b>
July	145,000	179,250	<b>180,950</b>
August	149,900	179,900	<b>197,200</b>
September	137,900	145,000	<b>169,900</b>
October	164,900	128,700	<b>172,450</b>
November	139,500	159,500	<b>131,200</b>
December	138,250	131,450	<b>144,950</b>



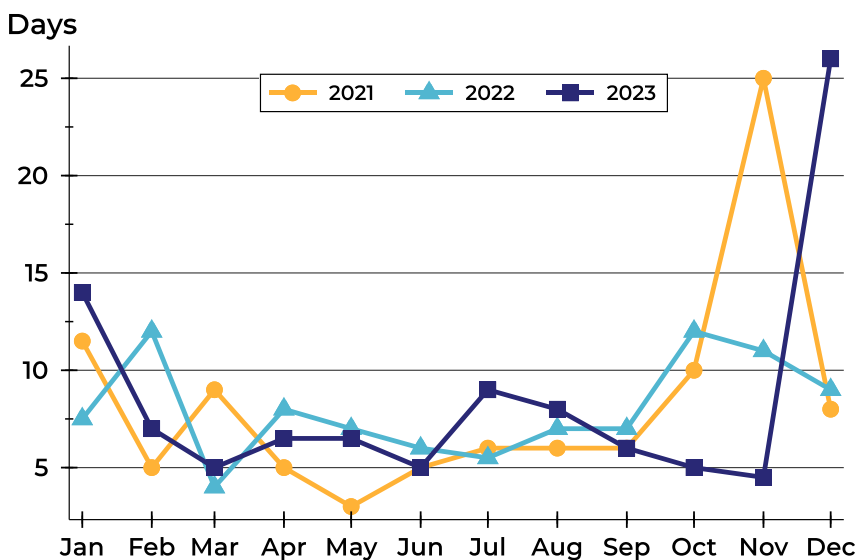
## Emporia Area Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	62	29	<b>34</b>
February	19	52	<b>28</b>
March	37	23	<b>22</b>
April	49	22	<b>23</b>
May	13	16	<b>21</b>
June	14	16	<b>12</b>
July	12	17	<b>20</b>
August	22	18	<b>21</b>
September	20	19	<b>17</b>
October	31	29	<b>19</b>
November	42	40	<b>21</b>
December	20	30	<b>42</b>

### Median DOM



Month	2021	2022	2023
January	12	8	<b>14</b>
February	5	12	<b>7</b>
March	9	4	<b>5</b>
April	5	8	<b>7</b>
May	3	7	<b>7</b>
June	5	6	<b>5</b>
July	6	6	<b>9</b>
August	6	7	<b>8</b>
September	6	7	<b>6</b>
October	10	12	<b>5</b>
November	25	11	<b>5</b>
December	8	9	<b>26</b>



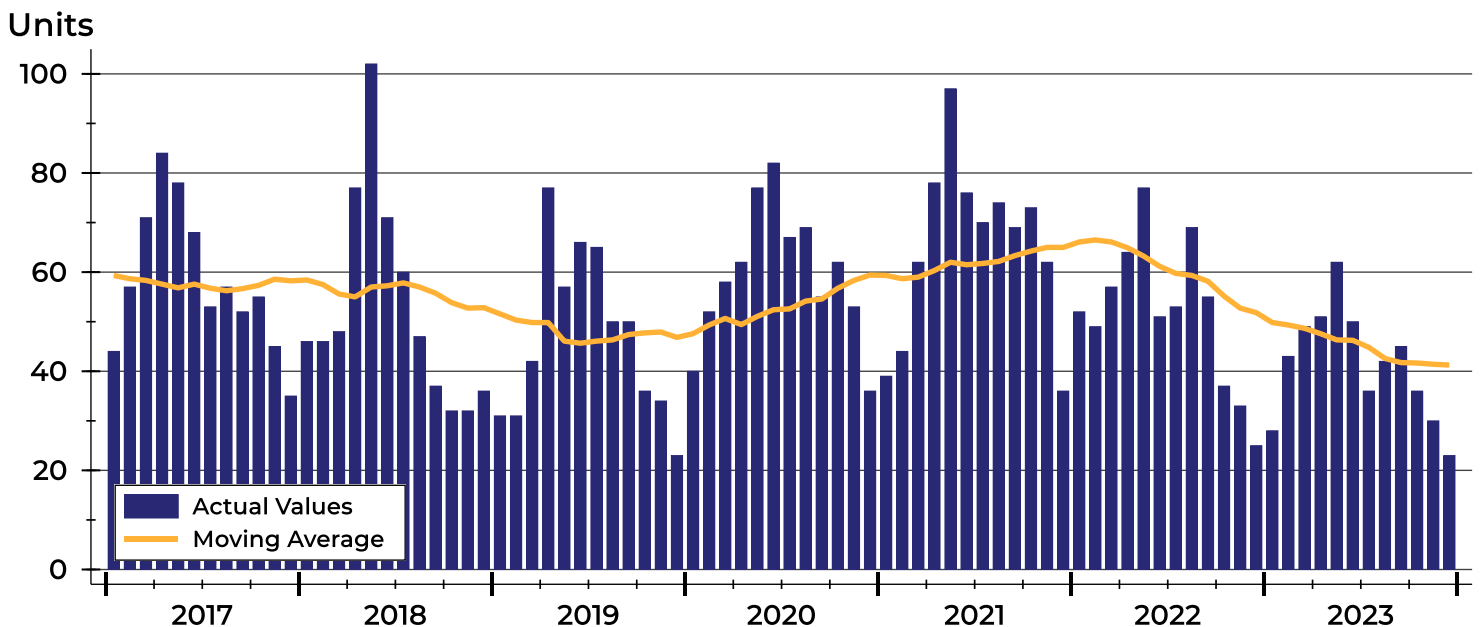
## Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		<b>23</b>	25	-8.0%
Volume (1,000s)		<b>3,682</b>	4,925	-25.2%
Average	List Price	<b>160,087</b>	196,996	-18.7%
	Days on Market	<b>43</b>	37	16.2%
	Percent of Original	<b>98.1%</b>	97.4%	0.7%
Median	List Price	<b>127,900</b>	150,000	-14.7%
	Days on Market	<b>27</b>	7	285.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 23 listings in the Emporia area had contracts pending at the end of December, down from 25 contracts pending at the end of December 2022.

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.

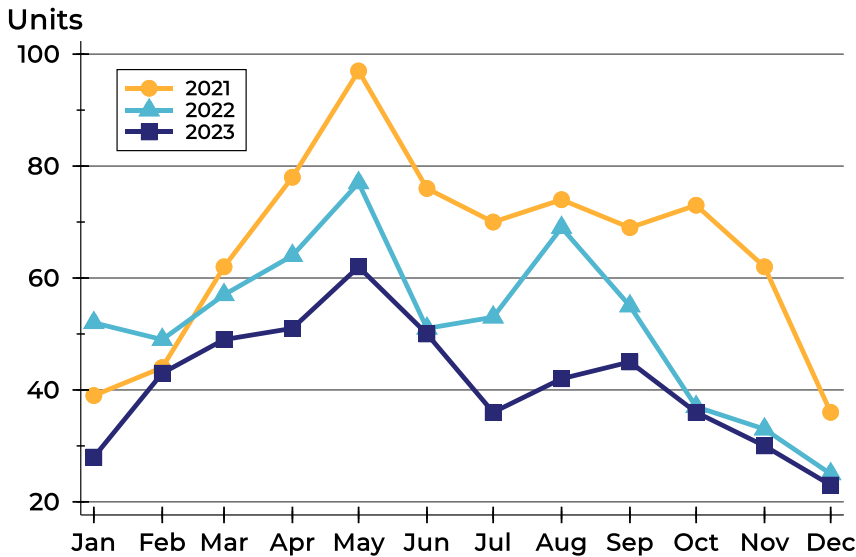
## History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	39	52	28
February	44	49	43
March	62	57	49
April	78	64	51
May	97	77	62
June	76	51	50
July	70	53	36
August	74	69	42
September	69	55	45
October	73	37	36
November	62	33	30
December	36	25	23

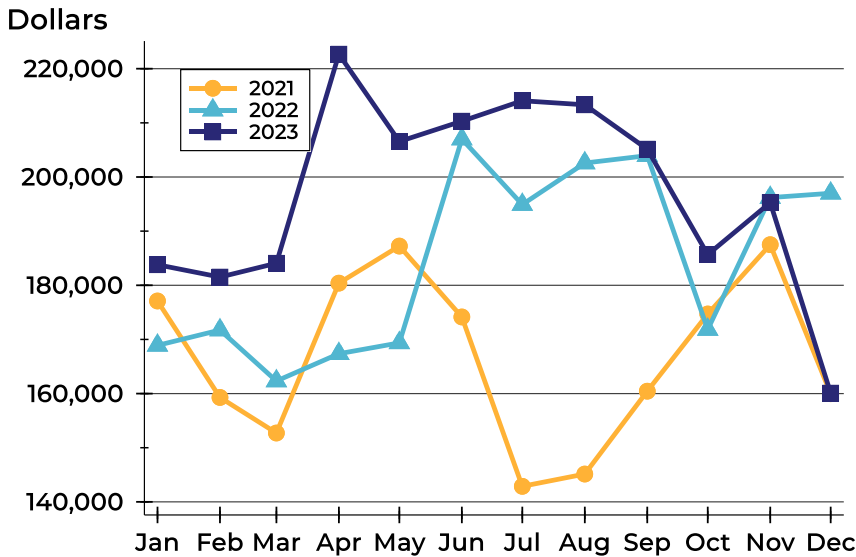
### Pending Contracts by Price Range

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	4.3%	37,500	37,500	101	101	94.0%	94.0%
\$50,000-\$99,999	5	21.7%	68,340	67,500	35	27	98.0%	100.0%
\$100,000-\$124,999	4	17.4%	113,350	115,000	62	51	97.3%	96.0%
\$125,000-\$149,999	4	17.4%	135,700	136,400	27	19	99.2%	100.0%
\$150,000-\$174,999	1	4.3%	164,900	164,900	1	1	100.0%	100.0%
\$175,000-\$199,999	2	8.7%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	2	8.7%	213,700	213,700	10	10	100.0%	100.0%
\$250,000-\$299,999	1	4.3%	299,999	299,999	107	107	94.0%	94.0%
\$300,000-\$399,999	3	13.0%	341,633	329,900	71	73	97.4%	98.5%
\$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



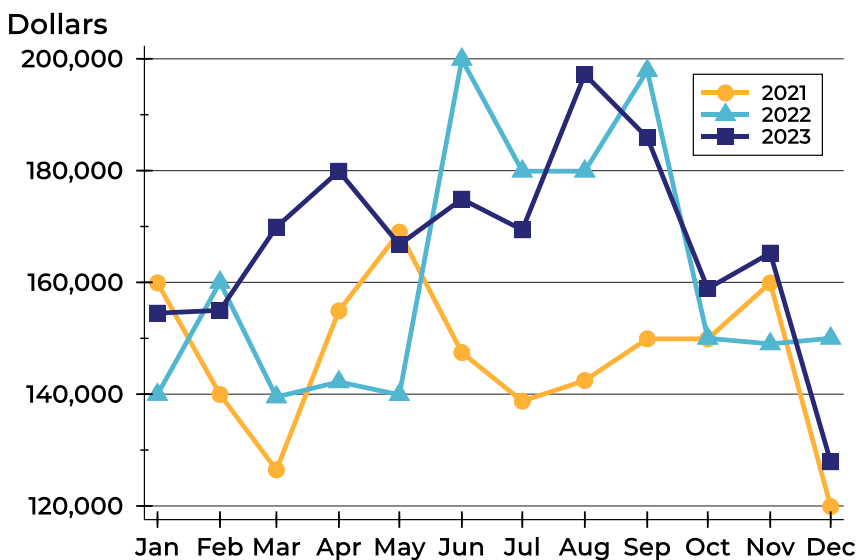
## Emporia Area Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	177,100	168,904	<b>183,800</b>
February	159,286	171,734	<b>181,521</b>
March	152,719	162,322	<b>184,071</b>
April	180,399	167,365	<b>222,690</b>
May	187,243	169,369	<b>206,548</b>
June	174,154	207,006	<b>210,310</b>
July	142,871	194,911	<b>214,081</b>
August	145,141	202,583	<b>213,333</b>
September	160,443	203,950	<b>205,142</b>
October	174,700	171,833	<b>185,671</b>
November	187,504	196,197	<b>195,270</b>
December	159,969	196,996	<b>160,087</b>

### Median Price



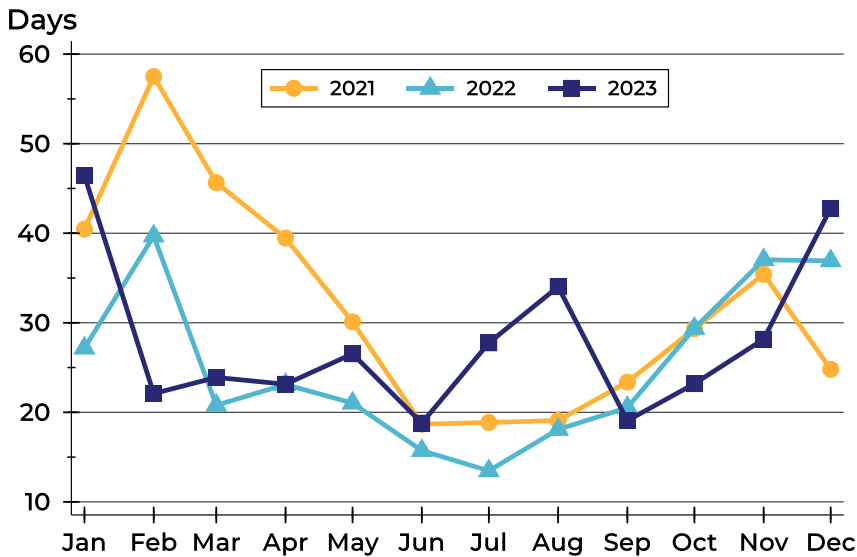
Month	2021	2022	2023
January	159,900	139,950	<b>154,500</b>
February	139,950	160,000	<b>155,000</b>
March	126,450	139,500	<b>169,900</b>
April	154,900	142,200	<b>179,900</b>
May	169,000	139,900	<b>166,750</b>
June	147,450	199,900	<b>174,900</b>
July	138,750	179,900	<b>169,400</b>
August	142,450	179,900	<b>197,200</b>
September	149,900	197,900	<b>185,900</b>
October	149,900	150,000	<b>158,900</b>
November	159,900	149,000	<b>165,250</b>
December	119,900	150,000	<b>127,900</b>





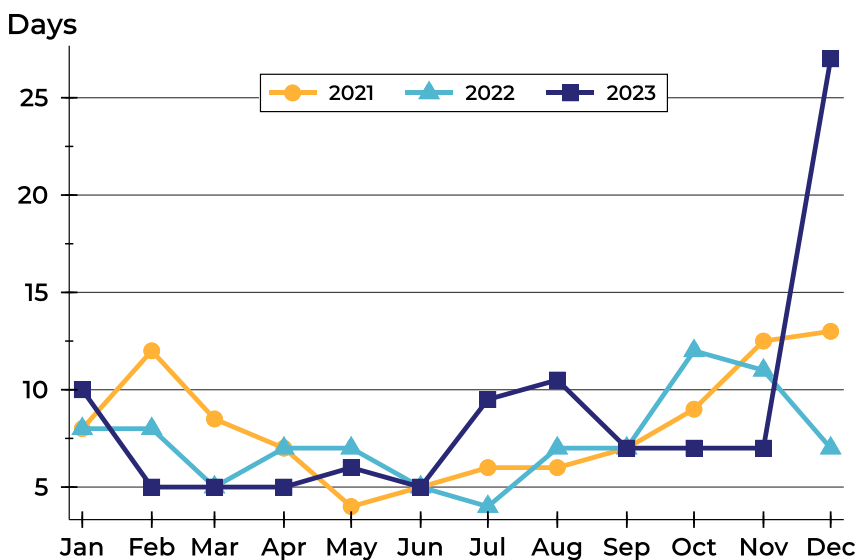
## Emporia Area Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	40	27	46
February	58	40	22
March	46	21	24
April	39	23	23
May	30	21	27
June	19	16	19
July	19	13	28
August	19	18	34
September	23	21	19
October	29	29	23
November	35	37	28
December	25	37	43

### Median DOM



Month	2021	2022	2023
January	8	8	10
February	12	8	5
March	9	5	5
April	7	7	5
May	4	7	6
June	5	5	5
July	6	4	10
August	6	7	11
September	7	7	7
October	9	12	7
November	13	11	7
December	13	7	27



# Greenwood County Housing Report



## Market Overview

### Greenwood County Home Sales Remained Constant in December

Total home sales in Greenwood County remained at 1 unit last month, the same as in December 2022. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in December was \$77,000, down from \$90,591 a year earlier. Homes that sold in December were typically on the market for 0 days and sold for 96.4% of their list prices.

### Greenwood County Has No Active Listings at End of December

The total number of active listings in Greenwood County at the end of December was 0 units, compared to 3 in December 2022. The median list price of homes on the market at the end of December 2022 was \$.

There were 0 contracts written in December 2023 and 2022, showing no change over the year. At the end of the month, there were 0 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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## Greenwood County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>8</b>	<b>16</b>
Change from prior year		0.0%	0.0%	N/A	25.0%	-50.0%	60.0%
<b>Active Listings</b>		<b>0</b>	<b>3</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-100.0%	200.0%	-50.0%			
<b>Months' Supply</b>		<b>N/A</b>	<b>4.5</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-100.0%	462.5%	-66.7%			
<b>New Listings</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>15</b>
Change from prior year		N/A	-100.0%	0.0%	0.0%	-33.3%	0.0%
<b>Contracts Written</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>8</b>	<b>15</b>
Change from prior year		N/A	N/A	-100.0%	25.0%	-46.7%	50.0%
<b>Pending Contracts</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		N/A	N/A	N/A			
<b>Sales Volume (1,000s)</b>		<b>77</b>	<b>91</b>	<b>105</b>	<b>1,095</b>	<b>609</b>	<b>1,533</b>
Change from prior year		-15.4%	-13.3%	N/A	79.8%	-60.3%	35.4%
<b>Average</b>	<b>Sale Price</b>	<b>77,000</b>	<b>90,591</b>	<b>105,000</b>	<b>109,490</b>	<b>76,124</b>	<b>95,809</b>
	Change from prior year	-15.0%	-13.7%	N/A	43.8%	-20.5%	-15.3%
	<b>List Price of Actives</b>	<b>N/A</b>	<b>108,967</b>	<b>49,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	118.4%	-21.1%			
	<b>Days on Market</b>	<b>0</b>	<b>195</b>	<b>13</b>	<b>22</b>	<b>48</b>	<b>35</b>
Change from prior year	-100.0%	1400.0%	N/A	-54.2%	37.1%	-60.7%	
<b>Percent of List</b>	<b>96.4%</b>	<b>100.7%</b>	<b>100.0%</b>	<b>98.8%</b>	<b>87.5%</b>	<b>95.6%</b>	
Change from prior year	-4.3%	0.7%	N/A	12.9%	-8.5%	3.0%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>82.4%</b>	<b>100.0%</b>	<b>97.0%</b>	<b>79.3%</b>	<b>96.3%</b>	
Change from prior year	17.0%	-17.6%	N/A	22.3%	-17.7%	7.2%	
<b>Median</b>	<b>Sale Price</b>	<b>77,000</b>	<b>90,591</b>	<b>105,000</b>	<b>110,500</b>	<b>79,500</b>	<b>65,975</b>
	Change from prior year	-15.0%	-13.7%	N/A	39.0%	20.5%	-2.6%
	<b>List Price of Actives</b>	<b>N/A</b>	<b>107,000</b>	<b>49,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	N/A	114.4%	-21.1%			
	<b>Days on Market</b>	<b>0</b>	<b>195</b>	<b>13</b>	<b>15</b>	<b>30</b>	<b>27</b>
Change from prior year	-100.0%	1400.0%	N/A	-50.0%	11.1%	-55.0%	
<b>Percent of List</b>	<b>96.4%</b>	<b>100.7%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>91.4%</b>	<b>95.6%</b>	
Change from prior year	-4.3%	0.7%	N/A	9.4%	-4.4%	-0.9%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>82.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>80.3%</b>	<b>93.7%</b>	
Change from prior year	17.0%	-17.6%	N/A	24.5%	-14.3%	-0.5%	

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



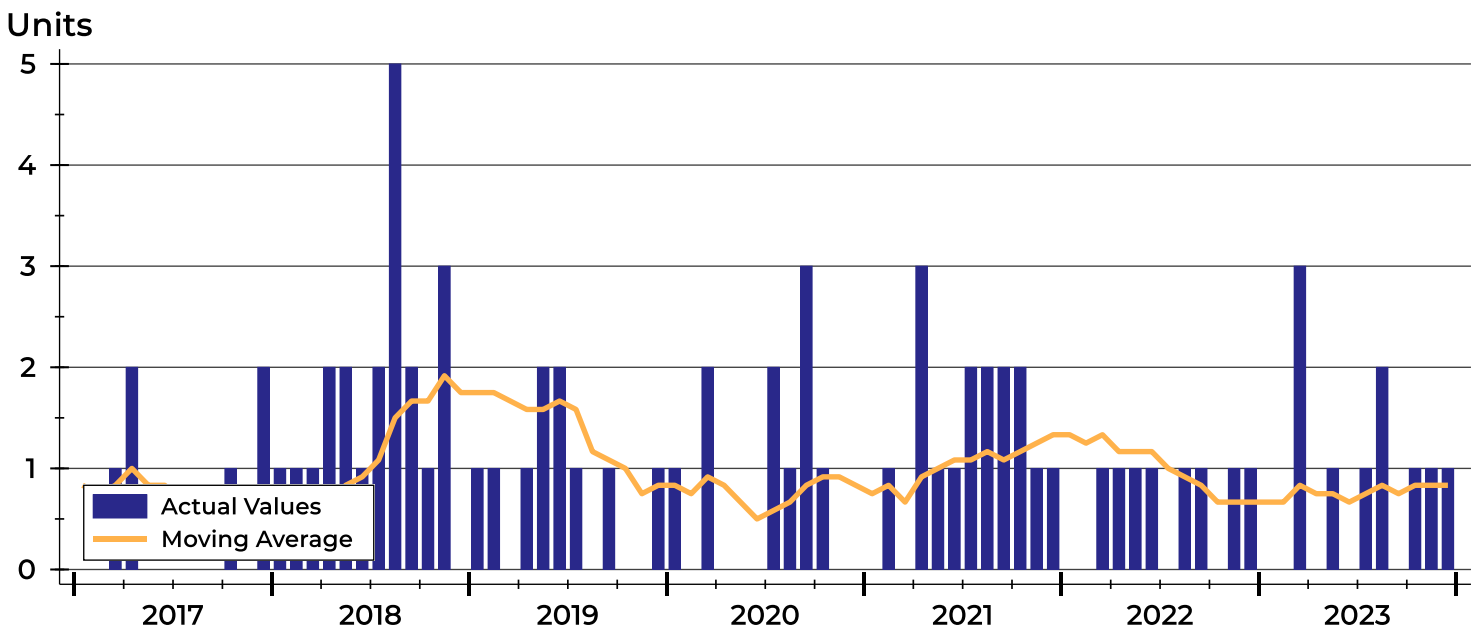
# Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		1	1	0.0%	10	8	25.0%
Volume (1,000s)		77	91	-15.4%	1,095	609	79.8%
Months' Supply		N/A	4.5	N/A	N/A	N/A	N/A
Average	Sale Price	77,000	90,591	-15.0%	109,490	76,124	43.8%
	Days on Market	0	195	-100.0%	22	48	-54.2%
	Percent of List	96.4%	100.7%	-4.3%	98.8%	87.5%	12.9%
	Percent of Original	96.4%	82.4%	17.0%	97.0%	79.3%	22.3%
Median	Sale Price	77,000	90,591	-15.0%	110,500	79,500	39.0%
	Days on Market	0	195	-100.0%	15	30	-50.0%
	Percent of List	96.4%	100.7%	-4.3%	100.0%	91.4%	9.4%
	Percent of Original	96.4%	82.4%	17.0%	100.0%	80.3%	24.5%

A total of 1 home sold in Greenwood County in December, showing no change from December 2022. Total sales volume was essentially unchanged from the previous year's figure of \$0.1 million.

The median sales price in December was \$77,000, down 15.0% compared to the prior year. Median days on market was 0 days, down from 13 days in November, and down from 195 in December 2022.

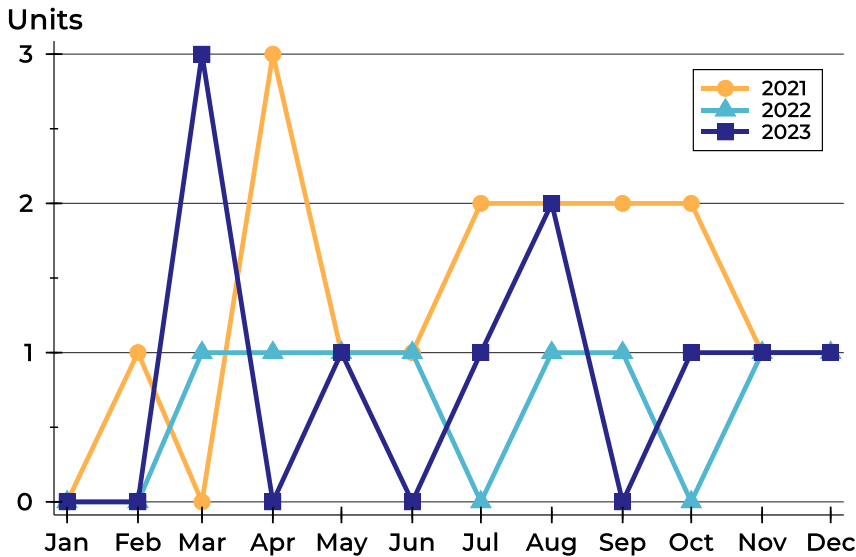
## History of Closed Listings





## Greenwood County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	0	0	0
February	1	0	0
March	0	1	3
April	3	1	0
May	1	1	1
June	1	1	0
July	2	0	1
August	2	1	2
September	2	1	0
October	2	0	1
November	1	1	1
December	1	1	1

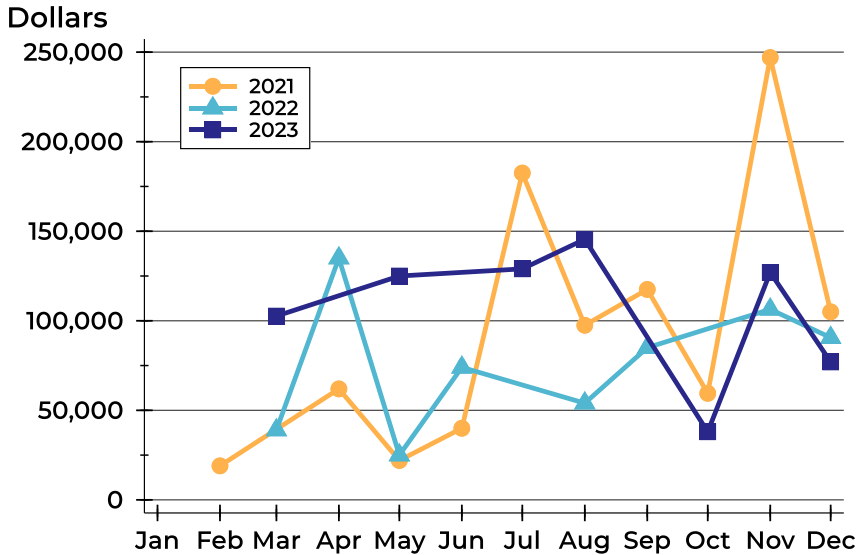
### Closed Listings by Price Range

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	100.0%	0.0	77,000	77,000	0	0	96.4%	96.4%	96.4%	96.4%
\$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	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



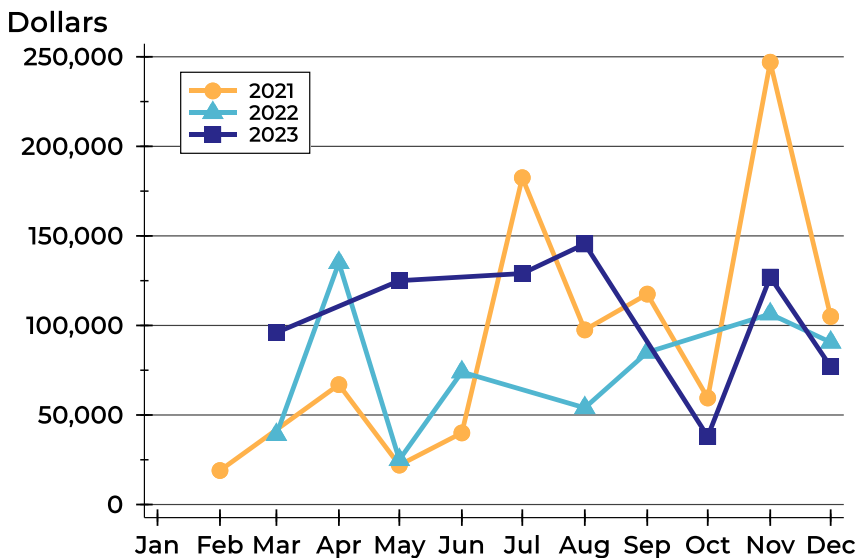
# Greenwood County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	<b>102,633</b>
April	61,983	135,000	N/A
May	22,000	25,000	<b>125,000</b>
June	40,000	74,000	N/A
July	182,500	N/A	<b>129,000</b>
August	97,500	54,000	<b>145,500</b>
September	117,500	85,000	N/A
October	59,500	N/A	<b>38,000</b>
November	247,000	106,400	<b>127,000</b>
December	105,000	90,591	<b>77,000</b>

## Median Price

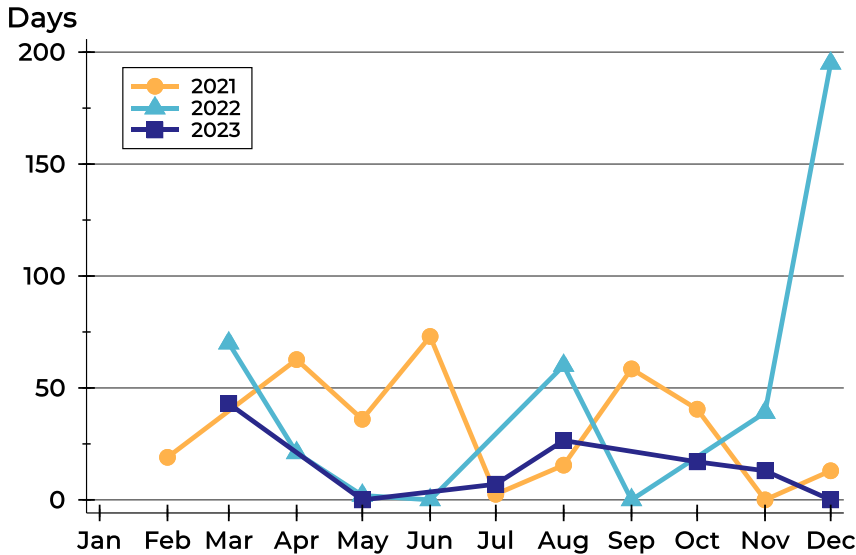


Month	2021	2022	2023
January	N/A	N/A	N/A
February	19,001	N/A	N/A
March	N/A	39,000	<b>96,000</b>
April	66,950	135,000	N/A
May	22,000	25,000	<b>125,000</b>
June	40,000	74,000	N/A
July	182,500	N/A	<b>129,000</b>
August	97,500	54,000	<b>145,500</b>
September	117,500	85,000	N/A
October	59,500	N/A	<b>38,000</b>
November	247,000	106,400	<b>127,000</b>
December	105,000	90,591	<b>77,000</b>



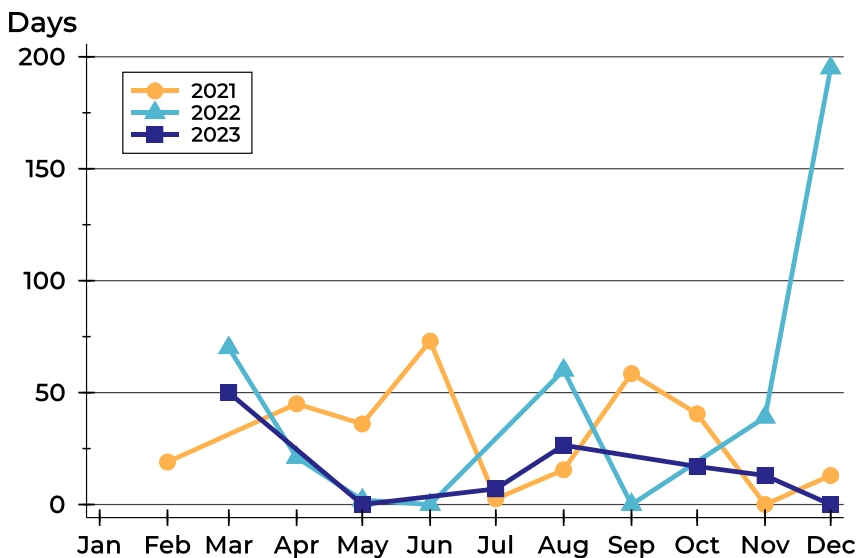
## Greenwood County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	43
April	63	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	N/A
October	41	N/A	17
November	N/A	39	13
December	13	195	N/A

### Median DOM



Month	2021	2022	2023
January	N/A	N/A	N/A
February	19	N/A	N/A
March	N/A	70	50
April	45	21	N/A
May	36	2	N/A
June	73	N/A	N/A
July	3	N/A	7
August	16	60	27
September	59	N/A	N/A
October	41	N/A	17
November	N/A	39	13
December	13	195	N/A



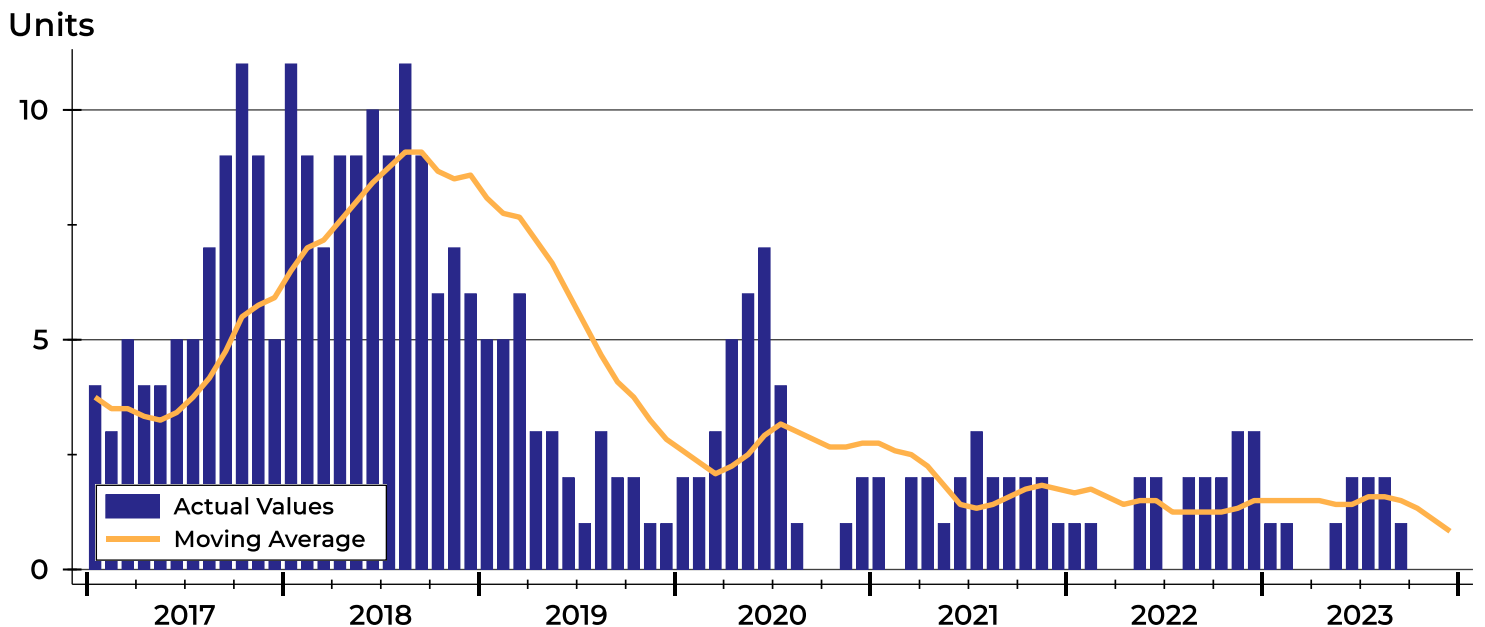
# Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		0	3	-100.0%
Volume (1,000s)		0	327	-100.0%
Months' Supply		0.0	4.5	-100.0%
Average	List Price	N/A	108,967	N/A
	Days on Market	N/A	67	N/A
	Percent of Original	N/A	94.6%	N/A
Median	List Price	N/A	107,000	N/A
	Days on Market	N/A	49	N/A
	Percent of Original	N/A	100.0%	N/A

A total of 0 homes were available for sale in Greenwood County at the end of December. This represents a 0.0 months' supply of active listings.

The median list price of homes on the market at the end of December 2022 was \$. The typical time on market for active listings during the same period was 49 days.

## History of Active Listings

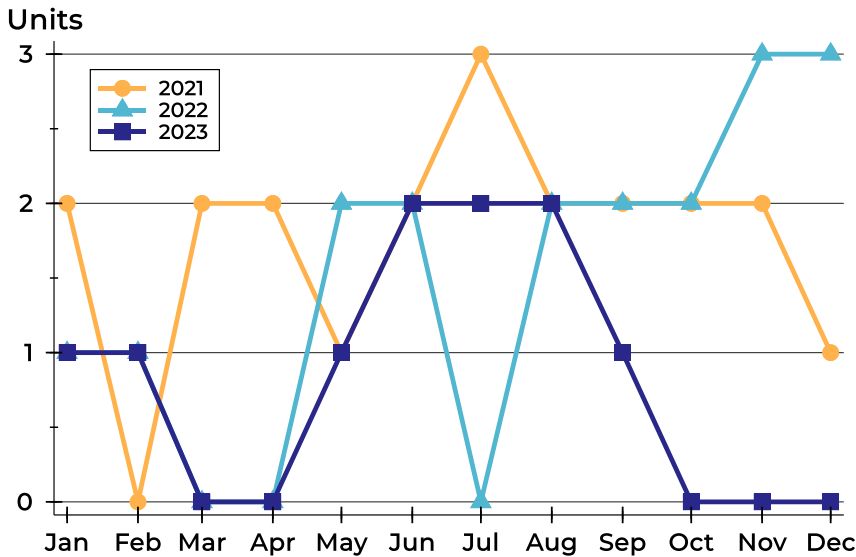






## Greenwood County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	2	1	1
February	0	1	1
March	2	0	0
April	2	0	0
May	1	2	1
June	2	2	2
July	3	0	2
August	2	2	2
September	2	2	1
October	2	2	0
November	2	3	0
December	1	3	0

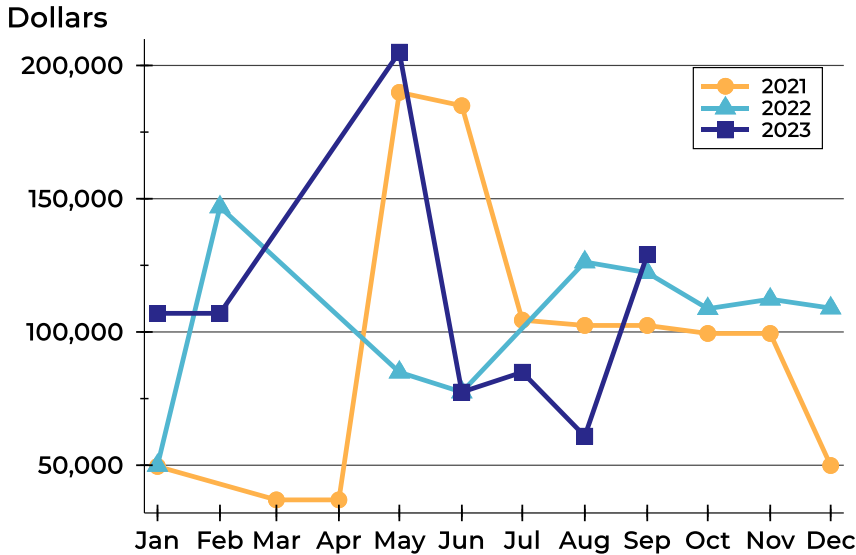
### Active Listings by Price Range

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	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
\$50,000-\$99,999	0	N/A	0.0	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
\$125,000-\$149,999	0	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
\$175,000-\$199,999	0	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
\$250,000-\$299,999	0	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
\$400,000-\$499,999	0	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
\$750,000-\$999,999	0	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



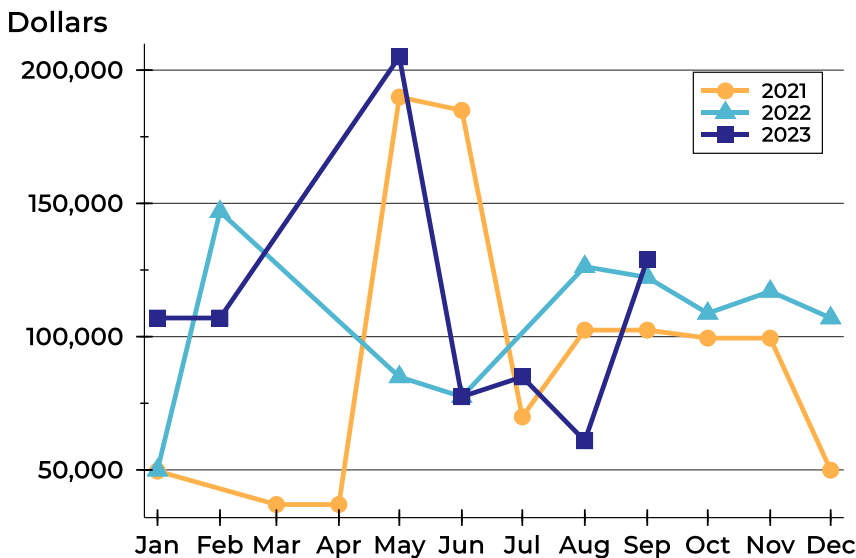
# Greenwood County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	49,550	49,900	<b>107,000</b>
February	N/A	146,900	<b>107,000</b>
March	37,000	N/A	<b>N/A</b>
April	37,000	N/A	<b>N/A</b>
May	189,900	84,900	<b>205,000</b>
June	184,900	77,450	<b>77,450</b>
July	104,433	N/A	<b>84,900</b>
August	102,450	126,250	<b>60,900</b>
September	102,450	122,250	<b>129,000</b>
October	99,450	108,750	<b>N/A</b>
November	99,450	112,300	<b>N/A</b>
December	49,900	108,967	<b>N/A</b>

## Median Price

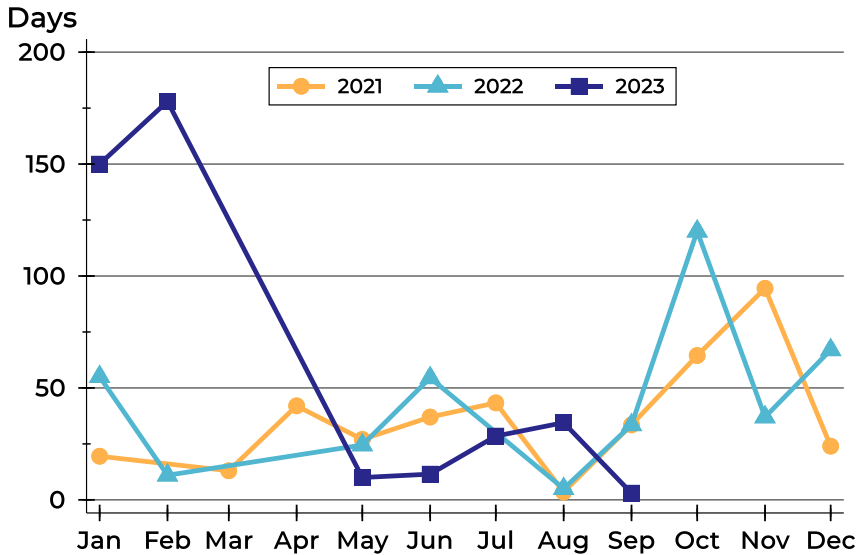


Month	2021	2022	2023
January	49,550	49,900	<b>107,000</b>
February	N/A	146,900	<b>107,000</b>
March	37,000	N/A	<b>N/A</b>
April	37,000	N/A	<b>N/A</b>
May	189,900	84,900	<b>205,000</b>
June	184,900	77,450	<b>77,450</b>
July	69,900	N/A	<b>84,900</b>
August	102,450	126,250	<b>60,900</b>
September	102,450	122,250	<b>129,000</b>
October	99,450	108,750	<b>N/A</b>
November	99,450	117,000	<b>N/A</b>
December	49,900	107,000	<b>N/A</b>



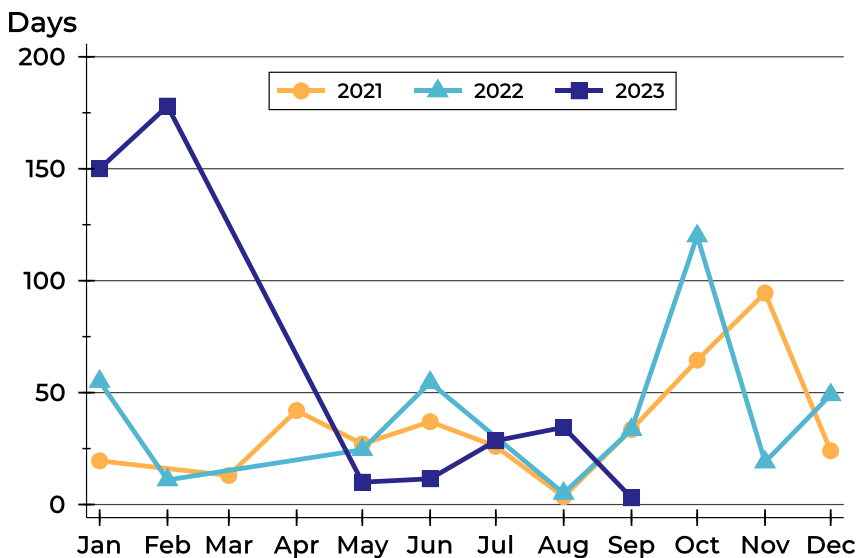
# Greenwood County Active Listings Analysis

## Average DOM



Month	2021	2022	2023
January	20	55	<b>150</b>
February	N/A	11	<b>178</b>
March	13	N/A	<b>N/A</b>
April	42	N/A	<b>N/A</b>
May	27	25	<b>10</b>
June	37	55	<b>12</b>
July	43	N/A	<b>29</b>
August	4	5	<b>35</b>
September	34	34	<b>3</b>
October	65	120	<b>N/A</b>
November	95	37	<b>N/A</b>
December	24	67	<b>N/A</b>

## Median DOM

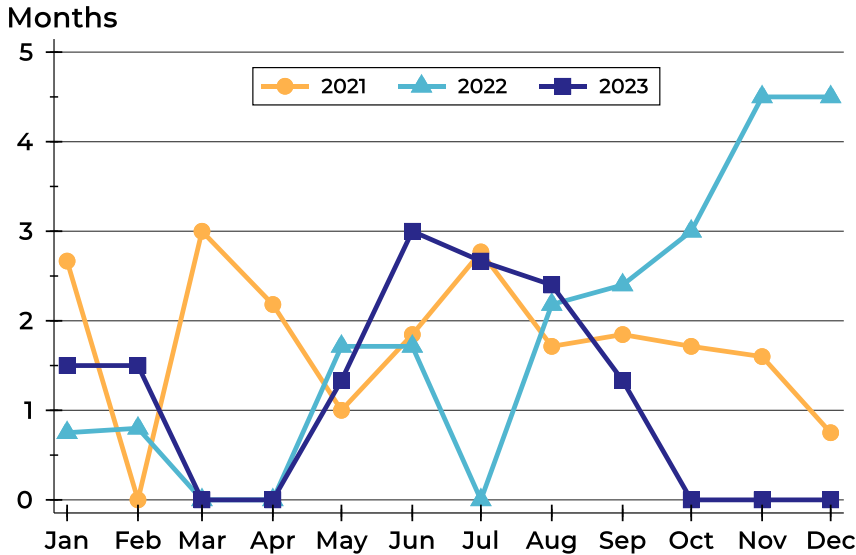


Month	2021	2022	2023
January	20	55	<b>150</b>
February	N/A	11	<b>178</b>
March	13	N/A	<b>N/A</b>
April	42	N/A	<b>N/A</b>
May	27	25	<b>10</b>
June	37	55	<b>12</b>
July	26	N/A	<b>29</b>
August	4	5	<b>35</b>
September	34	34	<b>3</b>
October	65	120	<b>N/A</b>
November	95	19	<b>N/A</b>
December	24	49	<b>N/A</b>



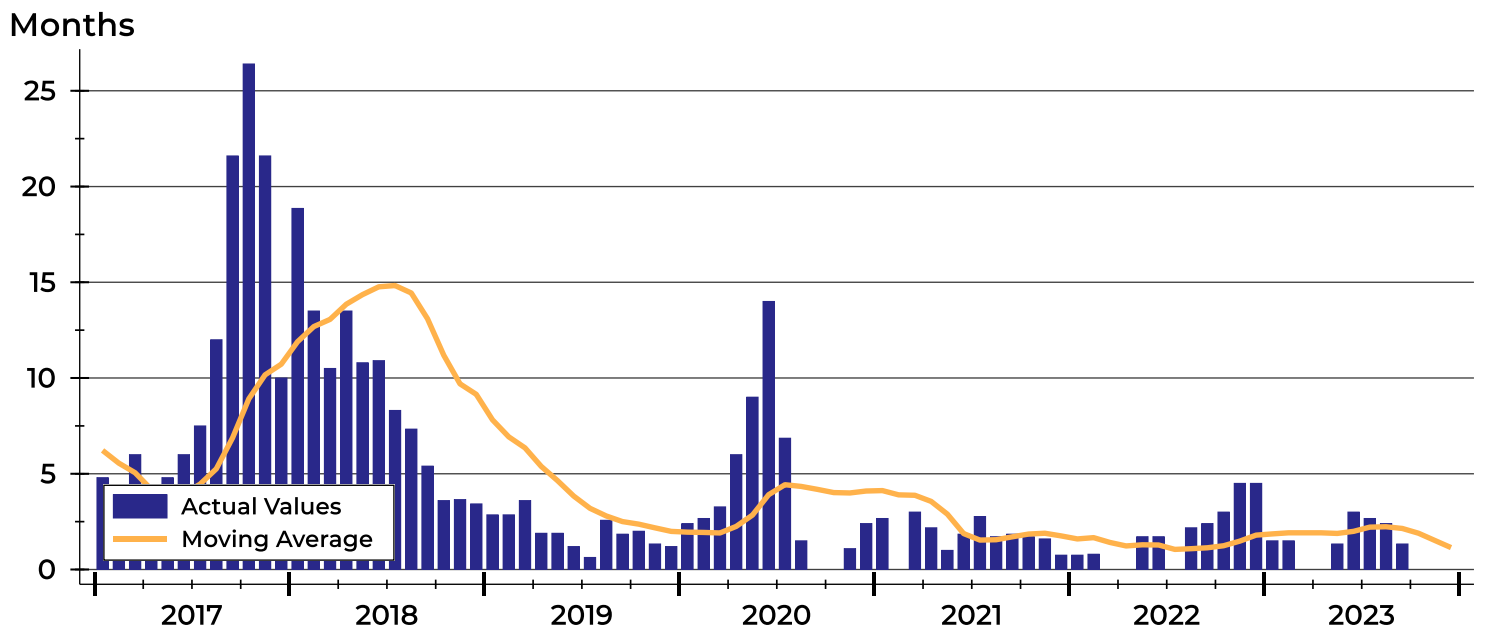
# Greenwood County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	2.7	0.8	1.5
February	0.0	0.8	1.5
March	3.0	0.0	0.0
April	2.2	0.0	0.0
May	1.0	1.7	1.3
June	1.8	1.7	3.0
July	2.8	0.0	2.7
August	1.7	2.2	2.4
September	1.8	2.4	1.3
October	1.7	3.0	0.0
November	1.6	4.5	0.0
December	0.8	4.5	0.0

## History of Month's Supply





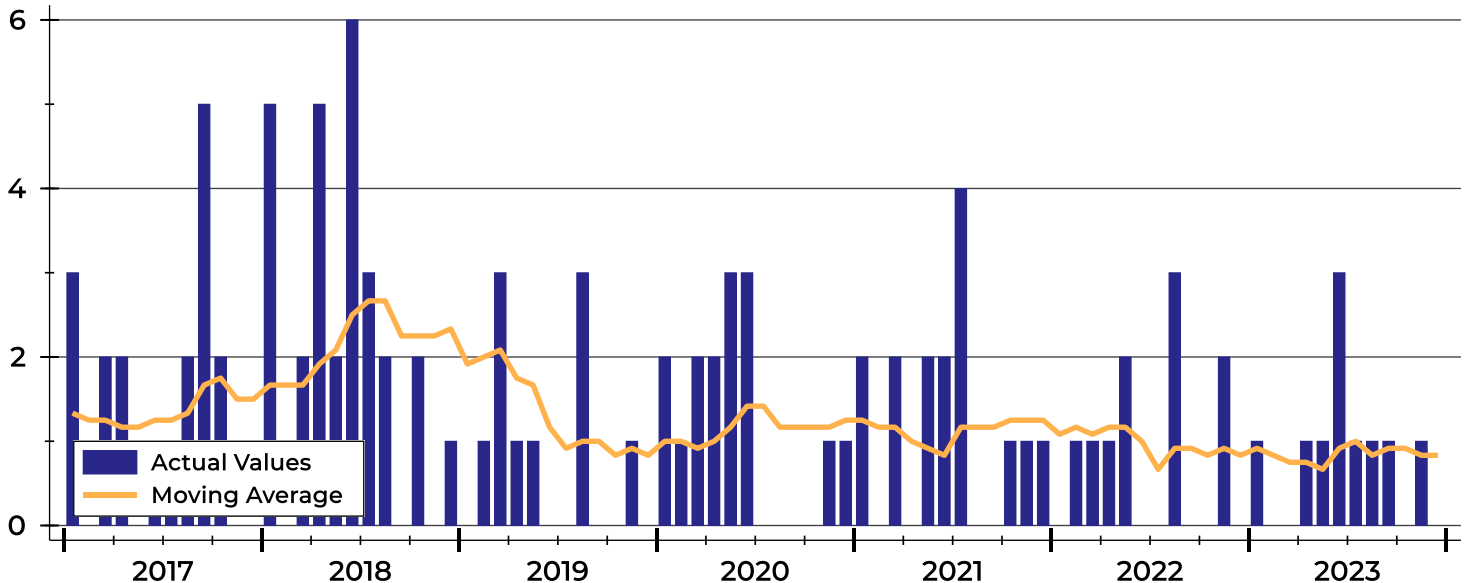
## Greenwood County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>0</b>	0	N/A
	Volume (1,000s)	<b>0</b>	0	N/A
	Average List Price	<b>N/A</b>	N/A	N/A
	Median List Price	<b>N/A</b>	N/A	N/A
Year-to-Date	New Listings	<b>10</b>	10	0.0%
	Volume (1,000s)	<b>1,030</b>	958	7.5%
	Average List Price	<b>102,960</b>	95,760	7.5%
	Median List Price	<b>81,950</b>	90,000	-8.9%

No new listings were added in Greenwood County during December. In comparison, 0 new listings were added in December 2022. Year-to-date Greenwood County has seen 10 new listings.

## History of New Listings

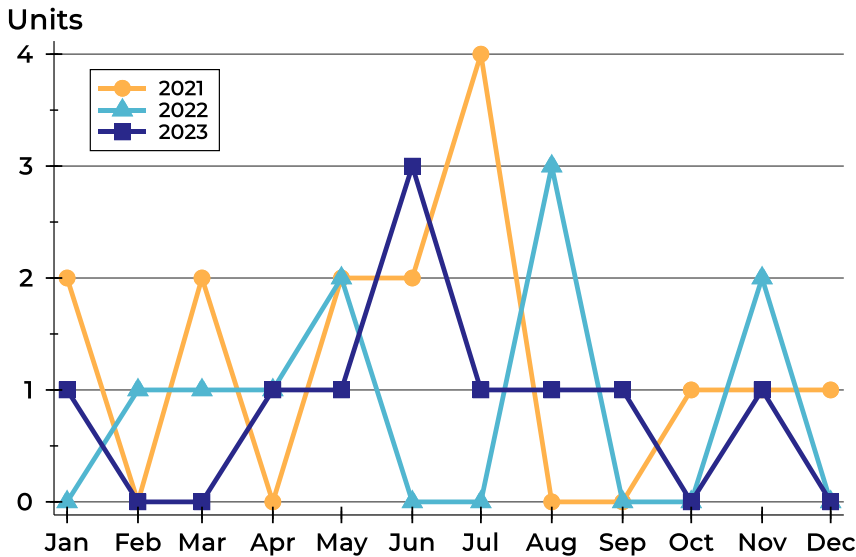
Units





## Greenwood County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	2	0	1
February	0	1	0
March	2	1	0
April	0	1	1
May	2	2	1
June	2	0	3
July	4	0	1
August	0	3	1
September	0	0	1
October	1	0	0
November	1	2	1
December	1	0	0

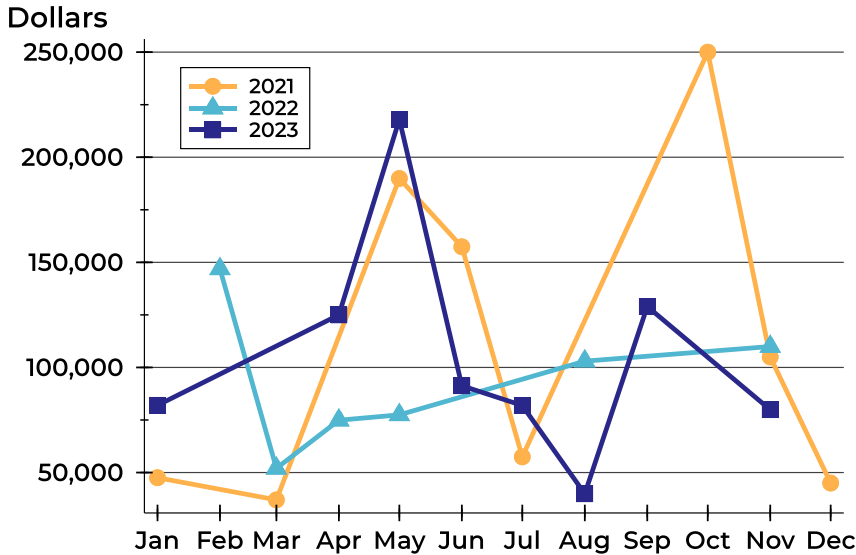
### New Listings by Price Range

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



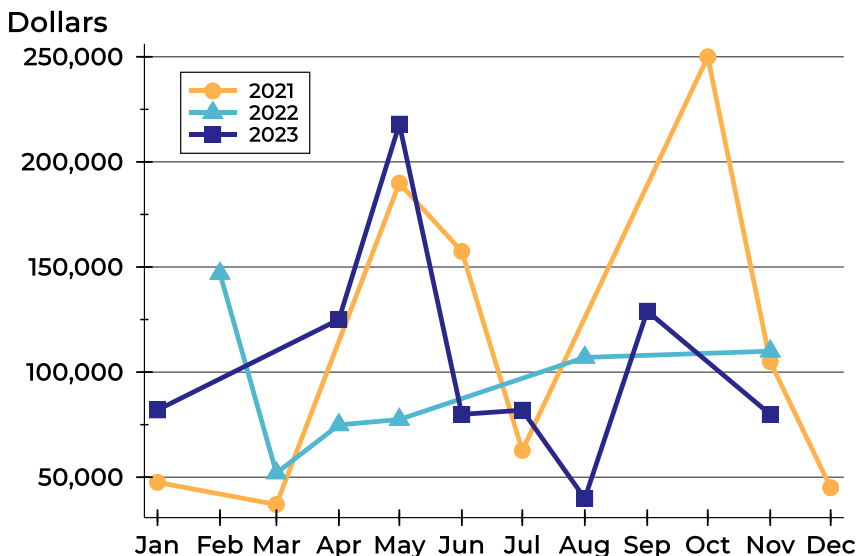
## Greenwood County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	91,300
July	57,475	N/A	81,900
August	N/A	103,000	39,900
September	N/A	N/A	129,000
October	250,000	N/A	N/A
November	105,000	109,950	79,900
December	45,000	N/A	N/A

### Median Price



Month	2021	2022	2023
January	47,550	N/A	82,000
February	N/A	146,900	N/A
March	37,000	52,000	N/A
April	N/A	74,900	125,000
May	189,900	77,450	218,000
June	157,400	N/A	79,900
July	62,750	N/A	81,900
August	N/A	107,000	39,900
September	N/A	N/A	129,000
October	250,000	N/A	N/A
November	105,000	109,950	79,900
December	45,000	N/A	N/A



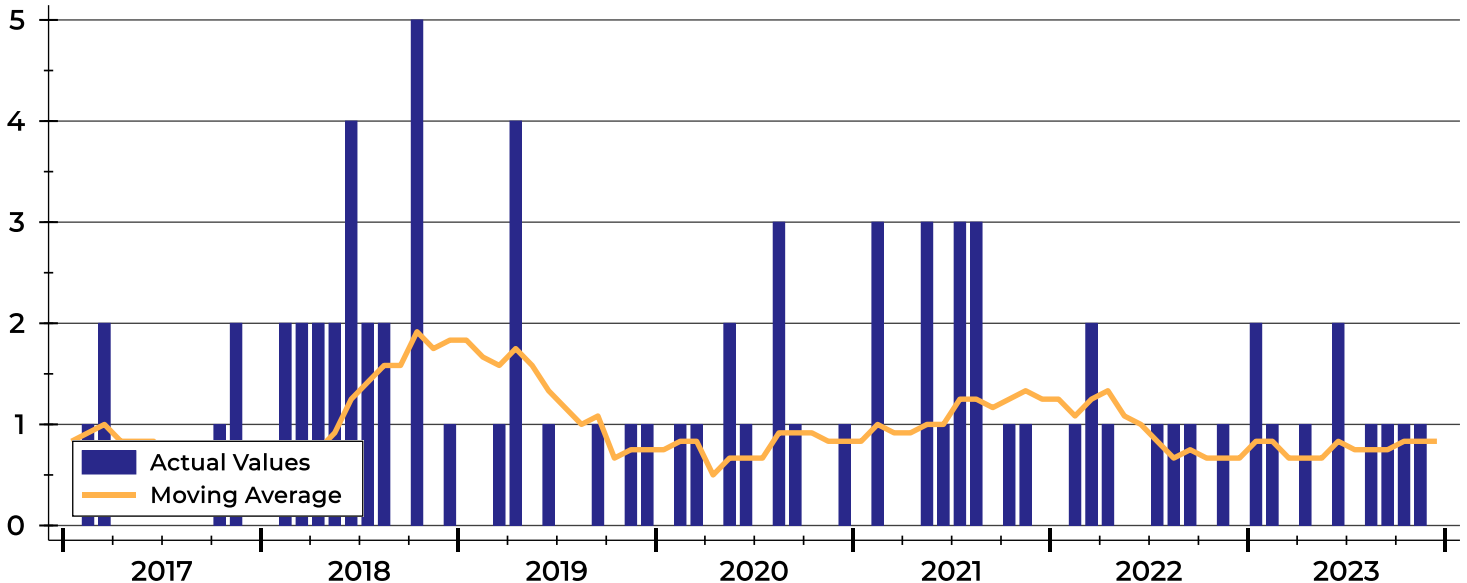
# Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		0	0	N/A	10	8	25.0%
Volume (1,000s)		0	0	N/A	1,103	676	63.2%
Average	Sale Price	N/A	N/A	N/A	110,260	84,463	30.5%
	Days on Market	N/A	N/A	N/A	22	48	-54.2%
	Percent of Original	N/A	N/A	N/A	97.0%	79.3%	22.3%
Median	Sale Price	N/A	N/A	N/A	107,500	79,950	34.5%
	Days on Market	N/A	N/A	N/A	15	30	-50.0%
	Percent of Original	N/A	N/A	N/A	100.0%	80.3%	24.5%

A total of 0 contracts for sale were written in Greenwood County during the month of December, the same as in 2022.

## History of Contracts Written

Units

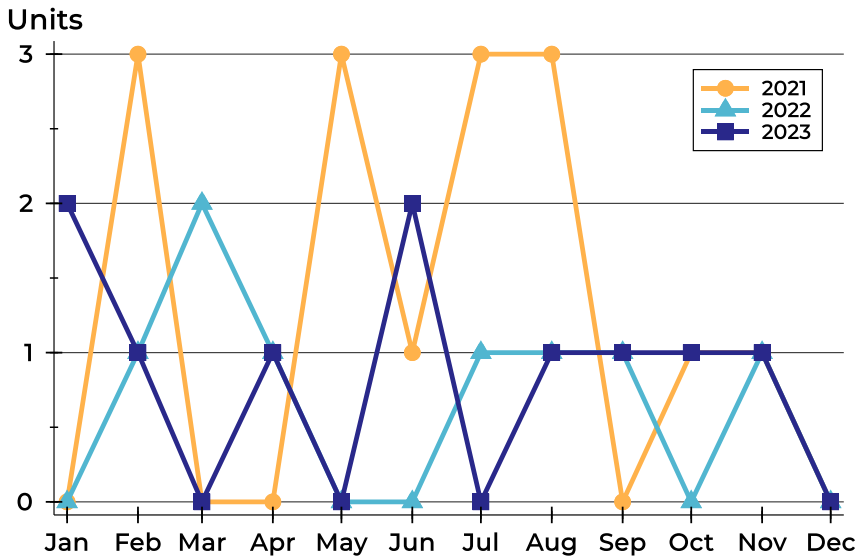






## Greenwood County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	N/A	N/A	<b>2</b>
February	3	1	<b>1</b>
March	N/A	2	<b>N/A</b>
April	N/A	1	<b>1</b>
May	3	N/A	<b>N/A</b>
June	1	N/A	<b>2</b>
July	3	1	<b>N/A</b>
August	3	1	<b>1</b>
September	N/A	1	<b>1</b>
October	1	N/A	<b>1</b>
November	1	1	<b>1</b>
December	N/A	N/A	<b>N/A</b>

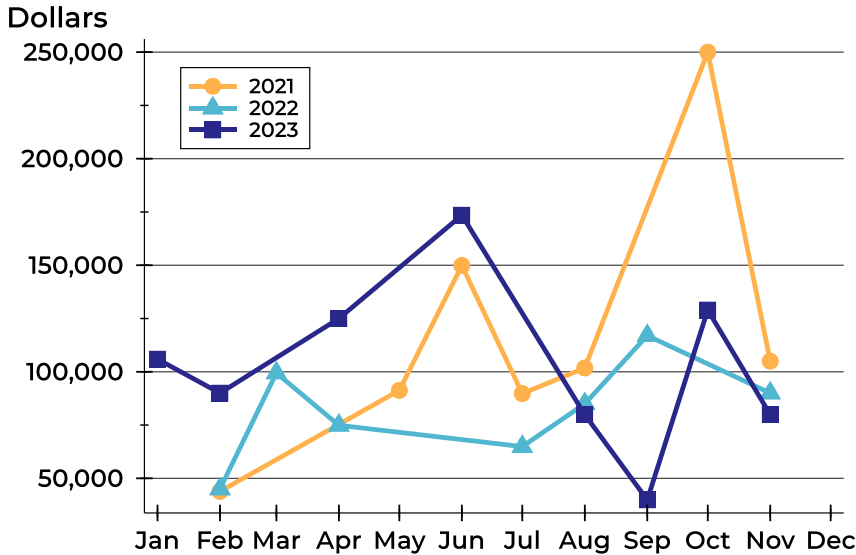
### Contracts Written by Price Range

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



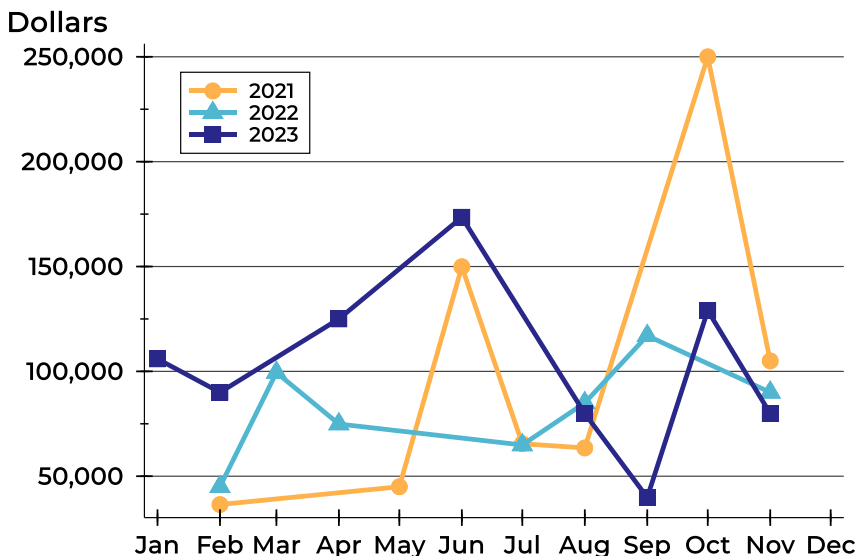
# Greenwood County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	N/A	N/A	<b>105,950</b>
February	43,867	45,000	<b>90,000</b>
March	N/A	99,450	<b>N/A</b>
April	N/A	74,900	<b>125,000</b>
May	91,300	N/A	<b>N/A</b>
June	149,900	N/A	<b>173,500</b>
July	89,767	64,900	<b>N/A</b>
August	101,800	85,000	<b>79,900</b>
September	N/A	117,000	<b>39,900</b>
October	250,000	N/A	<b>129,000</b>
November	105,000	90,000	<b>79,900</b>
December	N/A	N/A	<b>N/A</b>

## Median Price

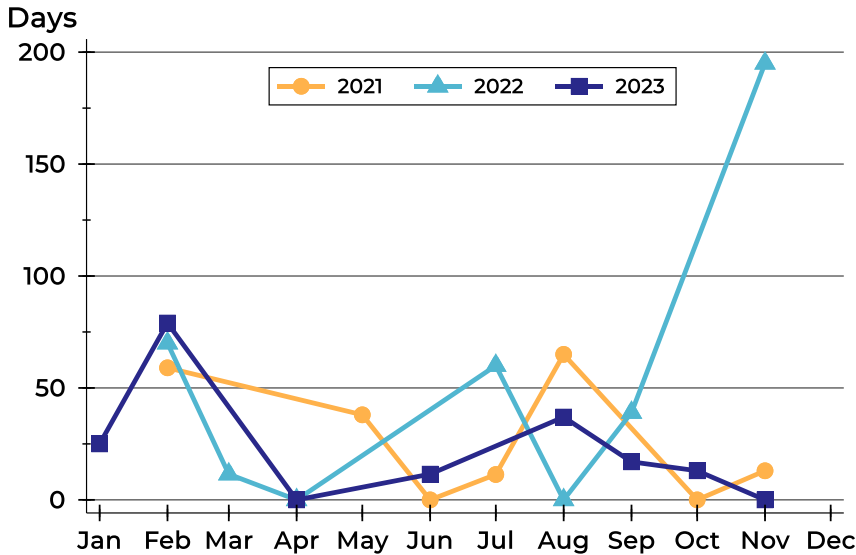


Month	2021	2022	2023
January	N/A	N/A	<b>105,950</b>
February	36,500	45,000	<b>90,000</b>
March	N/A	99,450	<b>N/A</b>
April	N/A	74,900	<b>125,000</b>
May	45,000	N/A	<b>N/A</b>
June	149,900	N/A	<b>173,500</b>
July	65,500	64,900	<b>N/A</b>
August	63,500	85,000	<b>79,900</b>
September	N/A	117,000	<b>39,900</b>
October	250,000	N/A	<b>129,000</b>
November	105,000	90,000	<b>79,900</b>
December	N/A	N/A	<b>N/A</b>



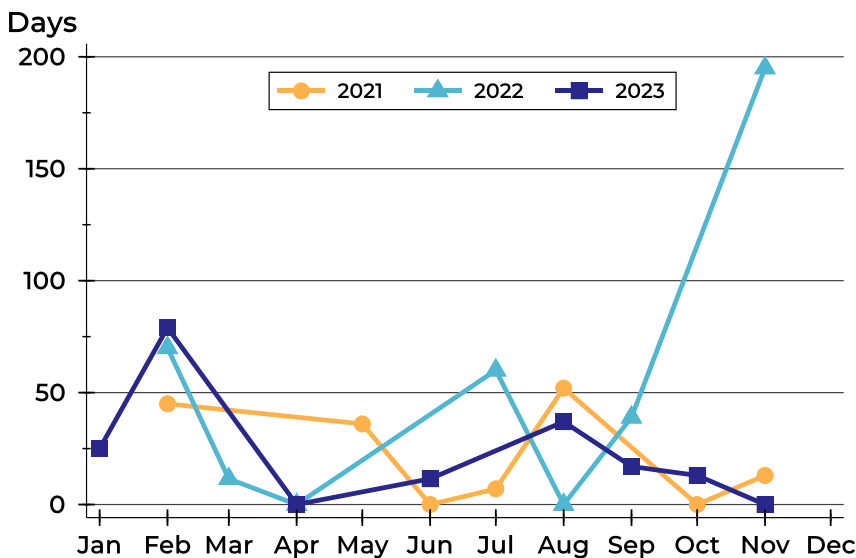
## Greenwood County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	N/A	N/A	<b>25</b>
February	59	70	<b>79</b>
March	N/A	12	<b>N/A</b>
April	N/A	N/A	<b>N/A</b>
May	38	N/A	<b>N/A</b>
June	N/A	N/A	<b>12</b>
July	11	60	<b>N/A</b>
August	65	N/A	<b>37</b>
September	N/A	39	<b>17</b>
October	N/A	N/A	<b>13</b>
November	13	195	<b>N/A</b>
December	N/A	N/A	<b>N/A</b>

### Median DOM



Month	2021	2022	2023
January	N/A	N/A	<b>25</b>
February	45	70	<b>79</b>
March	N/A	12	<b>N/A</b>
April	N/A	N/A	<b>N/A</b>
May	36	N/A	<b>N/A</b>
June	N/A	N/A	<b>12</b>
July	7	60	<b>N/A</b>
August	52	N/A	<b>37</b>
September	N/A	39	<b>17</b>
October	N/A	N/A	<b>13</b>
November	13	195	<b>N/A</b>
December	N/A	N/A	<b>N/A</b>



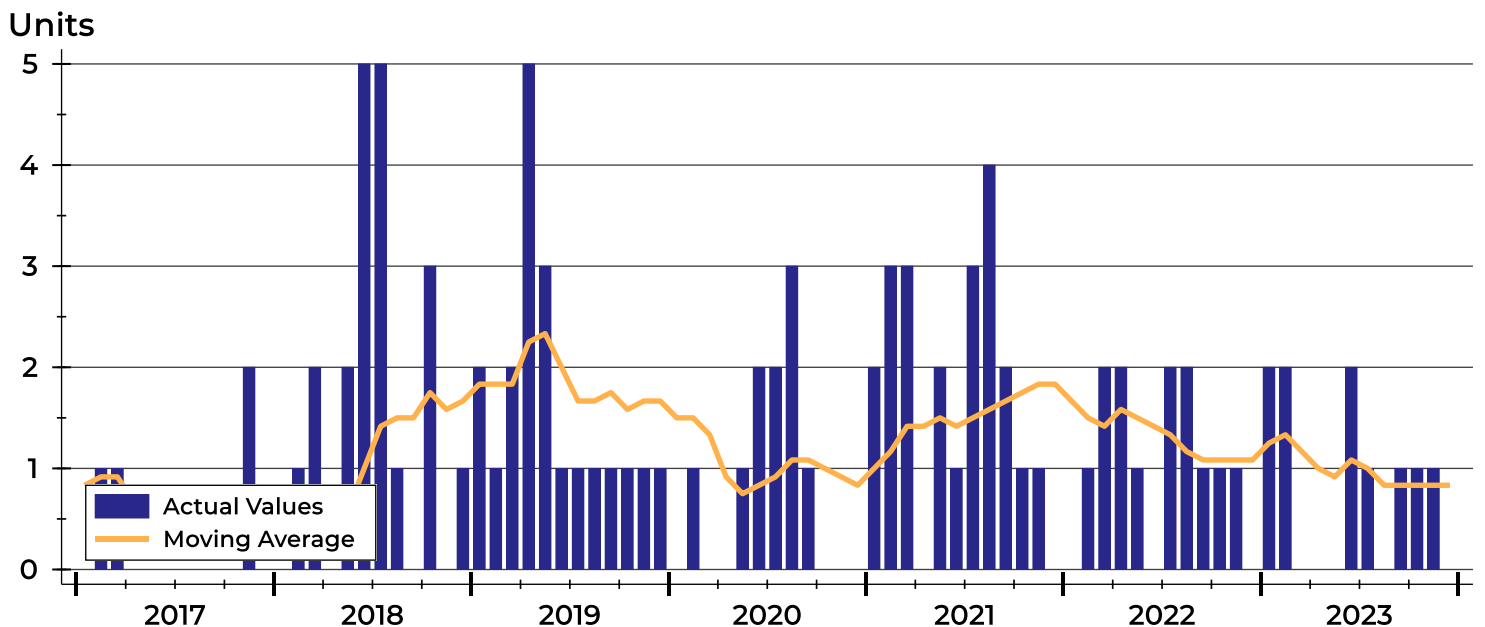
# Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		0	0	N/A
Volume (1,000s)		0	0	N/A
Average	List Price	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A
Median	List Price	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A

A total of 0 listings in Greenwood County had contracts pending at the end of December, the same number of contracts pending at the end of December 2022.

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.

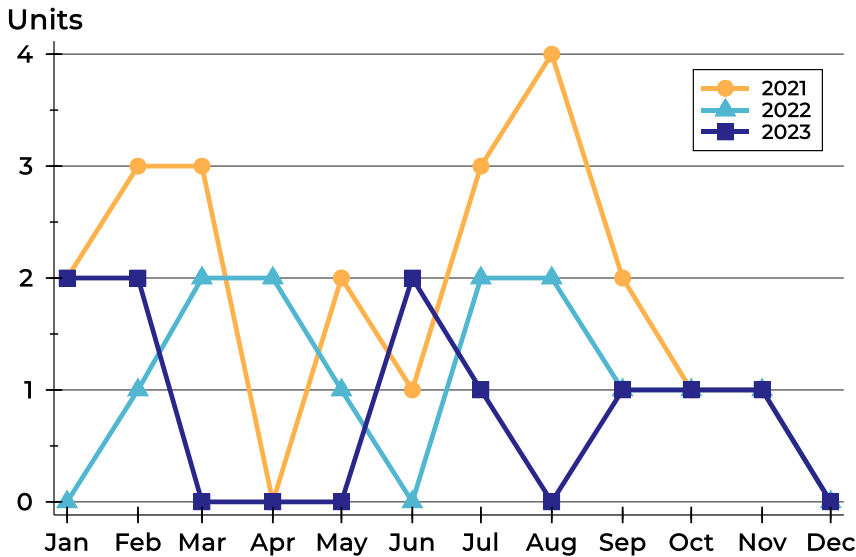
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	2	0	2
February	3	1	2
March	3	2	0
April	0	2	0
May	2	1	0
June	1	0	2
July	3	2	1
August	4	2	0
September	2	1	1
October	1	1	1
November	1	1	1
December	0	0	0

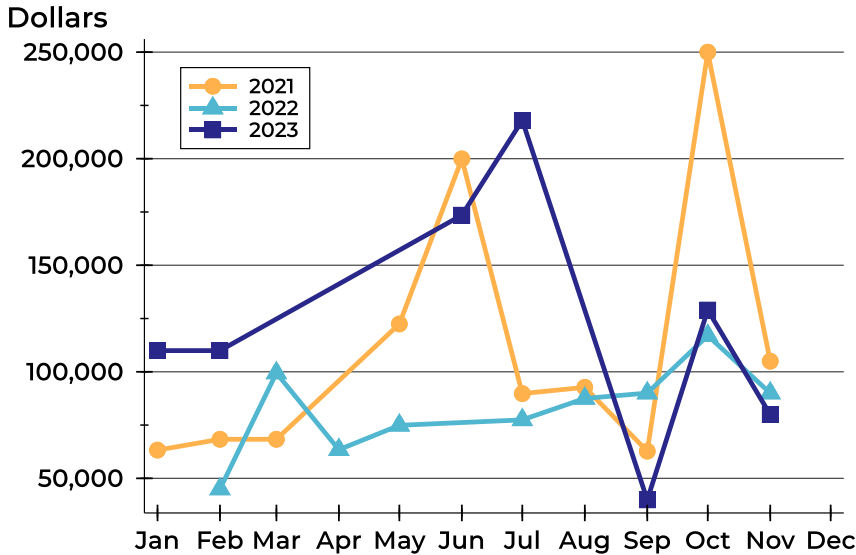
### Pending Contracts by Price Range

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



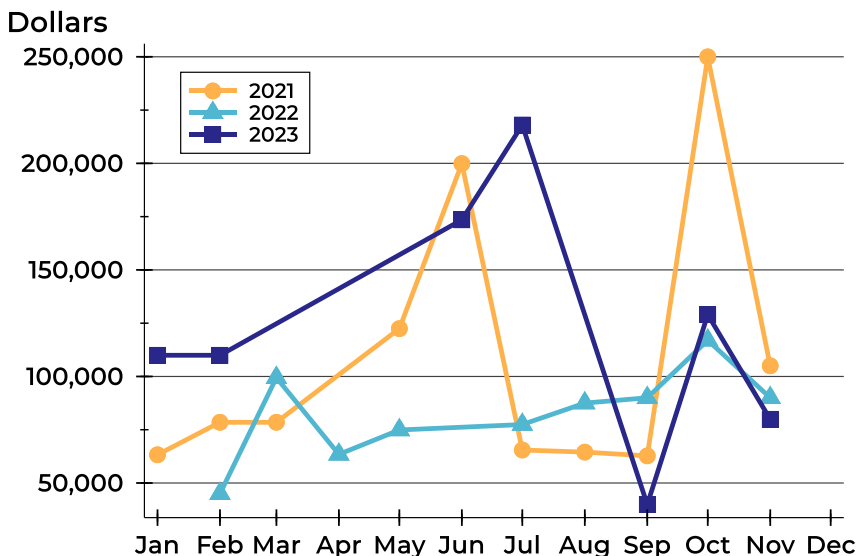
# Greenwood County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	63,250	N/A	109,950
February	68,333	45,000	109,950
March	68,333	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	89,767	77,450	218,000
August	92,725	87,500	N/A
September	62,750	90,000	39,900
October	250,000	117,000	129,000
November	105,000	90,000	79,900
December	N/A	N/A	N/A

## Median Price

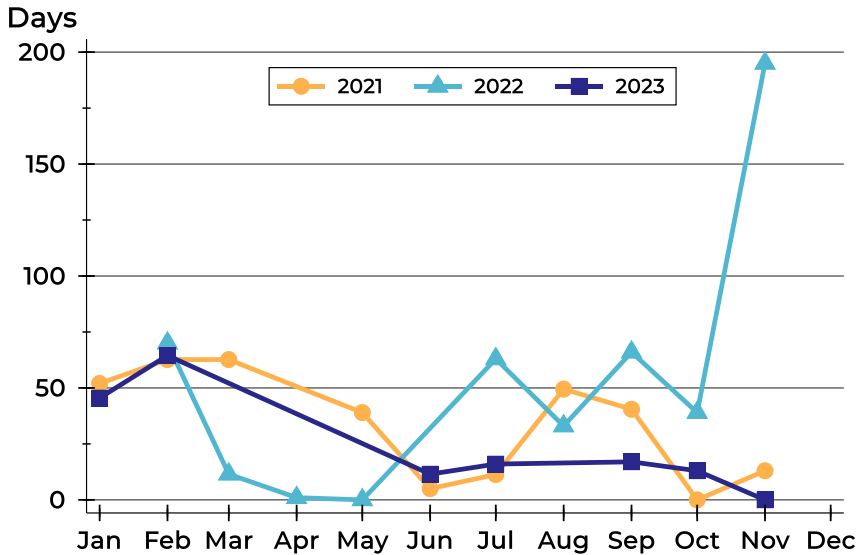


Month	2021	2022	2023
January	63,250	N/A	109,950
February	78,500	45,000	109,950
March	78,500	99,450	N/A
April	N/A	63,450	N/A
May	122,450	74,900	N/A
June	199,900	N/A	173,500
July	65,500	77,450	218,000
August	64,500	87,500	N/A
September	62,750	90,000	39,900
October	250,000	117,000	129,000
November	105,000	90,000	79,900
December	N/A	N/A	N/A



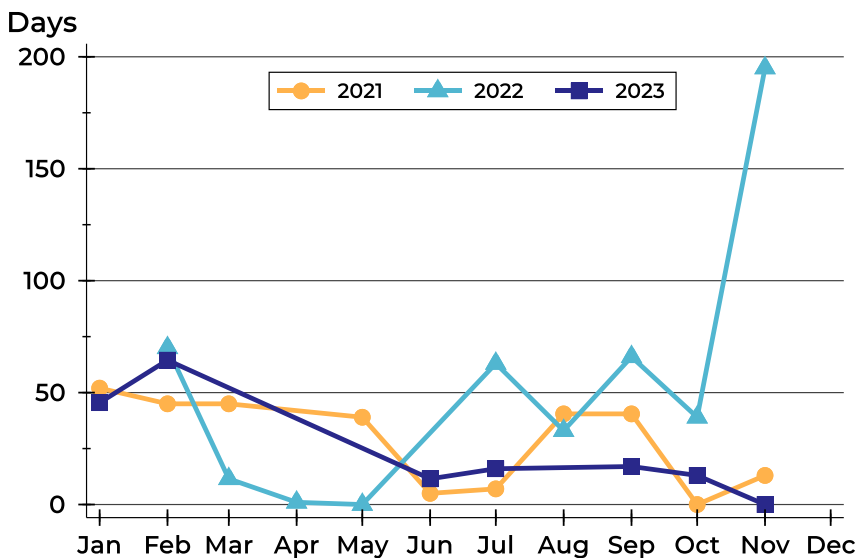
## Greenwood County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	52	N/A	46
February	63	70	65
March	63	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	11	63	16
August	50	33	N/A
September	41	66	17
October	N/A	39	13
November	13	195	N/A
December	N/A	N/A	N/A

### Median DOM



Month	2021	2022	2023
January	52	N/A	46
February	45	70	65
March	45	12	N/A
April	N/A	1	N/A
May	39	N/A	N/A
June	5	N/A	12
July	7	63	16
August	41	33	N/A
September	41	66	17
October	N/A	39	13
November	13	195	N/A
December	N/A	N/A	N/A



# Jackson County Housing Report



## Market Overview

### Jackson County Home Sales Rose in December

Total home sales in Jackson County rose by 16.7% last month to 7 units, compared to 6 units in December 2022. Total sales volume was \$1.1 million, down 46.5% from a year earlier.

The median sale price in December was \$145,000, down from \$258,250 a year earlier. Homes that sold in December were typically on the market for 22 days and sold for 97.4% of their list prices.

### Jackson County Active Listings Up at End of December

The total number of active listings in Jackson County at the end of December was 24 units, up from 9 at the same point in 2022. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$192,500.

During December, a total of 1 contract was written down from 5 in December 2022. 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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## Jackson County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>7</b>	<b>6</b>	<b>17</b>	<b>90</b>	<b>145</b>	<b>124</b>
Change from prior year		16.7%	-64.7%	54.5%	-37.9%	16.9%	-6.8%
<b>Active Listings</b>		<b>24</b>	<b>9</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		166.7%	-25.0%	-45.5%			
<b>Months' Supply</b>		<b>3.2</b>	<b>0.7</b>	<b>1.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		357.1%	-41.7%	-40.0%			
<b>New Listings</b>		<b>8</b>	<b>3</b>	<b>9</b>	<b>111</b>	<b>154</b>	<b>144</b>
Change from prior year		166.7%	-66.7%	-40.0%	-27.9%	6.9%	-15.8%
<b>Contracts Written</b>		<b>1</b>	<b>5</b>	<b>14</b>	<b>84</b>	<b>140</b>	<b>128</b>
Change from prior year		-80.0%	-64.3%	75.0%	-40.0%	9.4%	-6.6%
<b>Pending Contracts</b>		<b>2</b>	<b>8</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-75.0%	-27.3%	83.3%			
<b>Sales Volume (1,000s)</b>		<b>1,123</b>	<b>2,099</b>	<b>3,291</b>	<b>19,168</b>	<b>31,062</b>	<b>22,362</b>
Change from prior year		-46.5%	-36.2%	79.1%	-38.3%	38.9%	3.7%
Average	<b>Sale Price</b>	<b>160,414</b>	<b>349,750</b>	<b>193,589</b>	<b>212,980</b>	<b>214,224</b>	<b>180,343</b>
	Change from prior year	-54.1%	80.7%	15.8%	-0.6%	18.8%	11.3%
	<b>List Price of Actives</b>	<b>251,167</b>	<b>392,256</b>	<b>259,579</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-36.0%	51.1%	56.7%			
	<b>Days on Market</b>	<b>33</b>	<b>18</b>	<b>53</b>	<b>28</b>	<b>22</b>	<b>40</b>
Change from prior year	83.3%	-66.0%	71.0%	27.3%	-45.0%	-16.7%	
<b>Percent of List</b>	<b>93.9%</b>	<b>100.8%</b>	<b>97.4%</b>	<b>97.6%</b>	<b>97.8%</b>	<b>96.7%</b>	
Change from prior year	-6.8%	3.5%	4.6%	-0.2%	1.1%	0.2%	
<b>Percent of Original</b>	<b>86.3%</b>	<b>98.0%</b>	<b>95.3%</b>	<b>94.0%</b>	<b>96.3%</b>	<b>94.2%</b>	
Change from prior year	-11.9%	2.8%	3.5%	-2.4%	2.2%	-0.7%	
Median	<b>Sale Price</b>	<b>145,000</b>	<b>258,250</b>	<b>169,900</b>	<b>195,000</b>	<b>191,000</b>	<b>166,885</b>
	Change from prior year	-43.9%	52.0%	13.3%	2.1%	14.5%	20.1%
	<b>List Price of Actives</b>	<b>192,500</b>	<b>390,000</b>	<b>224,200</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-50.6%	74.0%	52.1%			
	<b>Days on Market</b>	<b>22</b>	<b>13</b>	<b>6</b>	<b>10</b>	<b>6</b>	<b>7</b>
Change from prior year	69.2%	116.7%	-50.0%	66.7%	-14.3%	-68.2%	
<b>Percent of List</b>	<b>97.4%</b>	<b>99.3%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.9%	-0.7%	3.3%	0.0%	0.0%	2.5%	
<b>Percent of Original</b>	<b>90.6%</b>	<b>97.7%</b>	<b>100.0%</b>	<b>97.3%</b>	<b>99.5%</b>	<b>100.0%</b>	
Change from prior year	-7.3%	-2.3%	6.0%	-2.2%	-0.5%	3.2%	

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



## Jackson County Closed Listings Analysis

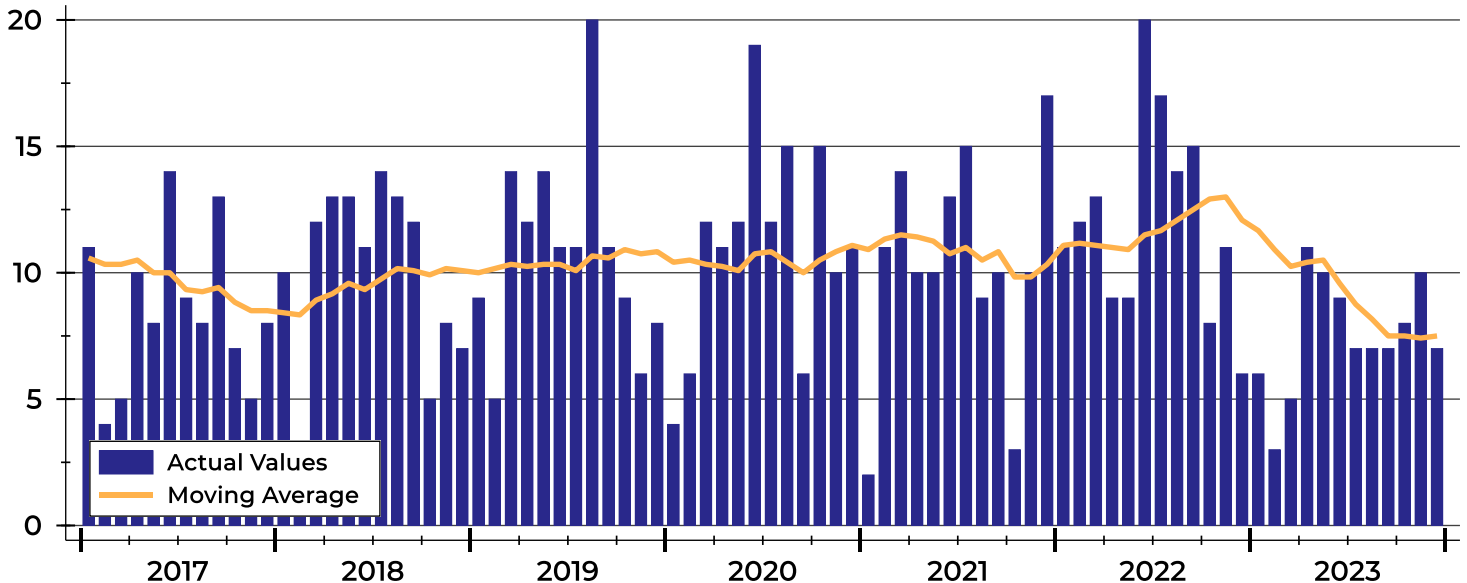
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>7</b>	6	16.7%	<b>90</b>	145	-37.9%
Volume (1,000s)		<b>1,123</b>	2,099	-46.5%	<b>19,168</b>	31,062	-38.3%
Months' Supply		<b>3.2</b>	0.7	357.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>160,414</b>	349,750	-54.1%	<b>212,980</b>	214,224	-0.6%
	Days on Market	<b>33</b>	18	83.3%	<b>28</b>	22	27.3%
	Percent of List	<b>93.9%</b>	100.8%	-6.8%	<b>97.6%</b>	97.8%	-0.2%
	Percent of Original	<b>86.3%</b>	98.0%	-11.9%	<b>94.0%</b>	96.3%	-2.4%
Median	Sale Price	<b>145,000</b>	258,250	-43.9%	<b>195,000</b>	191,000	2.1%
	Days on Market	<b>22</b>	13	69.2%	<b>10</b>	6	66.7%
	Percent of List	<b>97.4%</b>	99.3%	-1.9%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>90.6%</b>	97.7%	-7.3%	<b>97.3%</b>	99.5%	-2.2%

A total of 7 homes sold in Jackson County in December, up from 6 units in December 2022. Total sales volume fell to \$1.1 million compared to \$2.1 million in the previous year.

The median sales price in December was \$145,000, down 43.9% compared to the prior year. Median days on market was 22 days, up from 5 days in November, and up from 13 in December 2022.

## History of Closed Listings

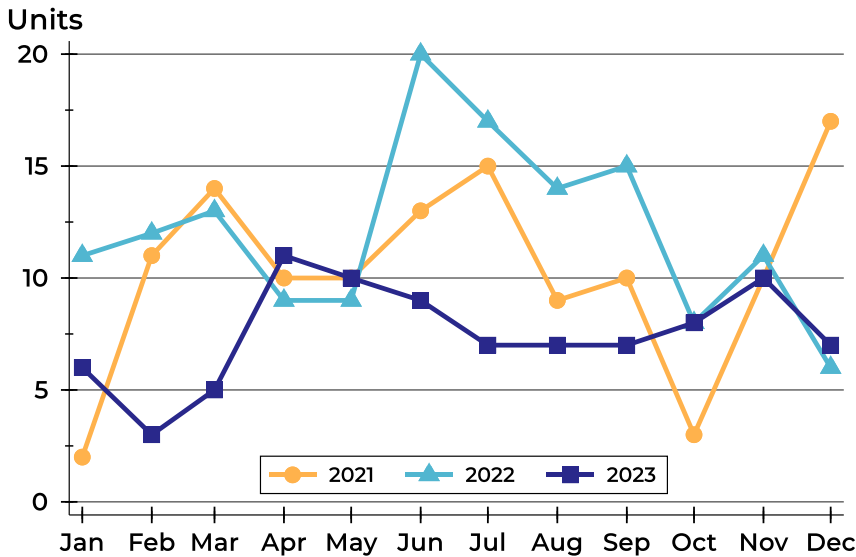
Units





## Jackson County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	2	11	6
February	11	12	3
March	14	13	5
April	10	9	11
May	10	9	10
June	13	20	9
July	15	17	7
August	9	14	7
September	10	15	7
October	3	8	8
November	10	11	10
December	17	6	7

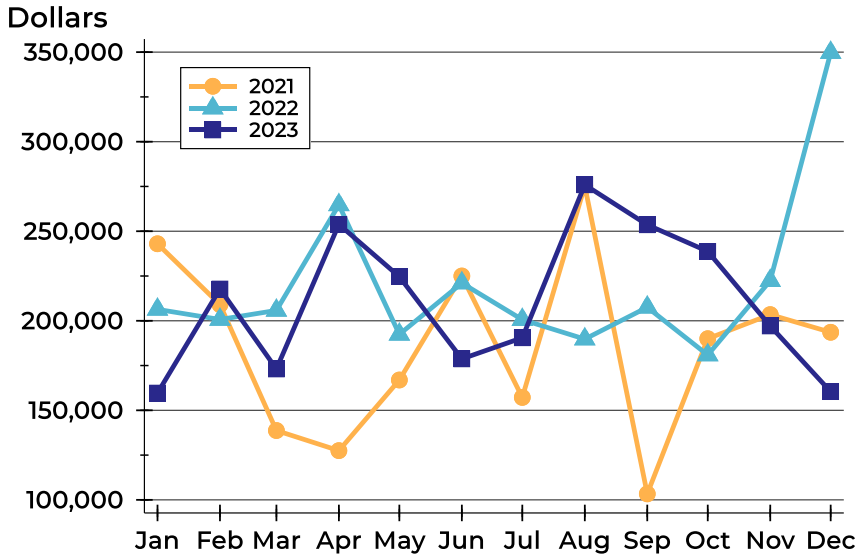
### Closed Listings by Price Range

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	2	28.6%	2.4	76,000	76,000	66	66	85.8%	85.8%	67.3%	67.3%
\$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	2	28.6%	8.0	139,500	139,500	17	17	95.0%	95.0%	90.0%	90.0%
\$150,000-\$174,999	2	28.6%	2.2	163,450	163,450	26	26	99.1%	99.1%	96.2%	96.2%
\$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	1	14.3%	0.0	365,000	365,000	15	15	97.4%	97.4%	97.4%	97.4%
\$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



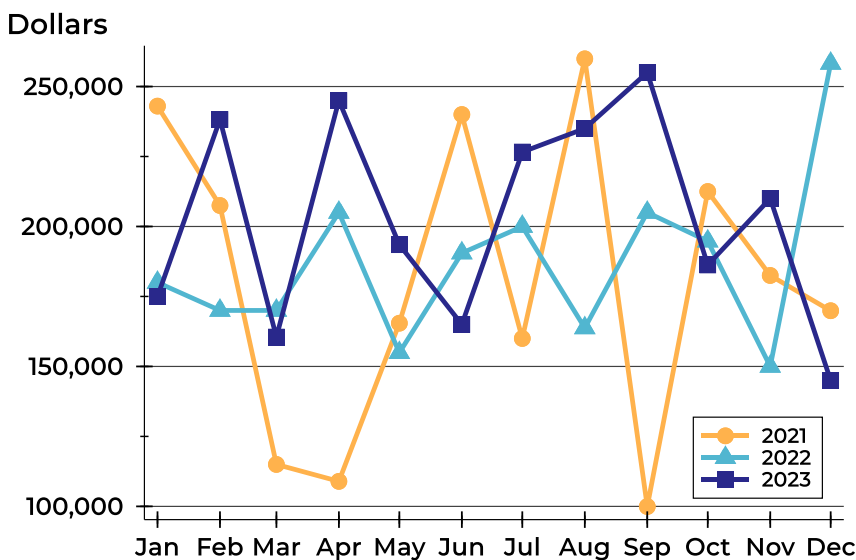
# Jackson County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	243,000	206,357	159,650
February	209,045	200,723	217,742
March	138,737	205,800	173,090
April	127,500	264,722	253,864
May	166,940	192,422	224,630
June	225,000	221,075	178,722
July	157,217	200,641	190,514
August	275,329	189,771	275,929
September	103,355	207,533	253,600
October	190,000	180,875	238,768
November	203,450	222,404	197,100
December	193,589	349,750	160,414

## Median Price

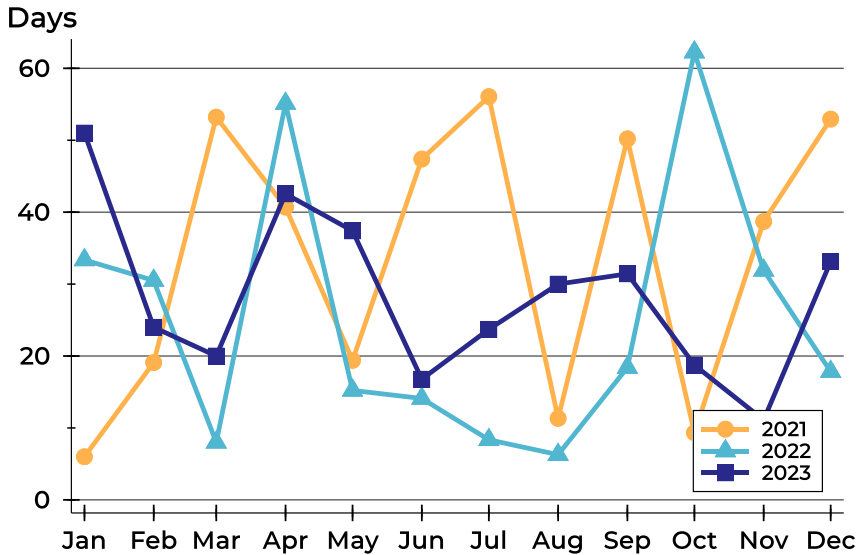


Month	2021	2022	2023
January	243,000	180,000	174,950
February	207,500	170,000	238,225
March	115,000	170,000	160,500
April	108,950	205,000	245,000
May	165,450	154,900	193,500
June	240,000	190,500	165,000
July	160,000	200,000	226,600
August	259,900	163,750	235,000
September	99,950	205,000	255,000
October	212,500	194,750	186,250
November	182,500	150,000	210,000
December	169,900	258,250	145,000



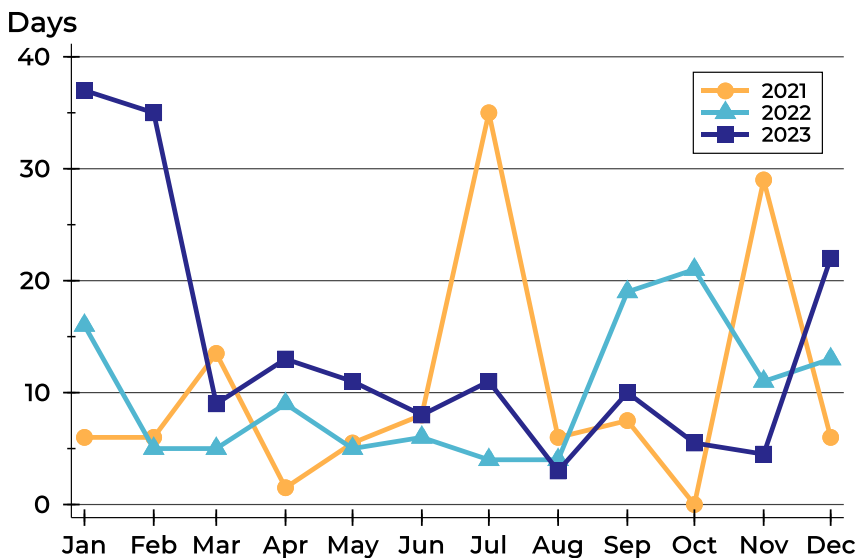
# Jackson County Closed Listings Analysis

## Average DOM



Month	2021	2022	2023
January	6	33	51
February	19	31	24
March	53	8	20
April	41	55	43
May	19	15	37
June	47	14	17
July	56	8	24
August	11	6	30
September	50	18	31
October	9	62	19
November	39	32	11
December	53	18	33

## Median DOM



Month	2021	2022	2023
January	6	16	37
February	6	5	35
March	14	5	9
April	2	9	13
May	6	5	11
June	8	6	8
July	35	4	11
August	6	4	3
September	8	19	10
October	N/A	21	6
November	29	11	5
December	6	13	22



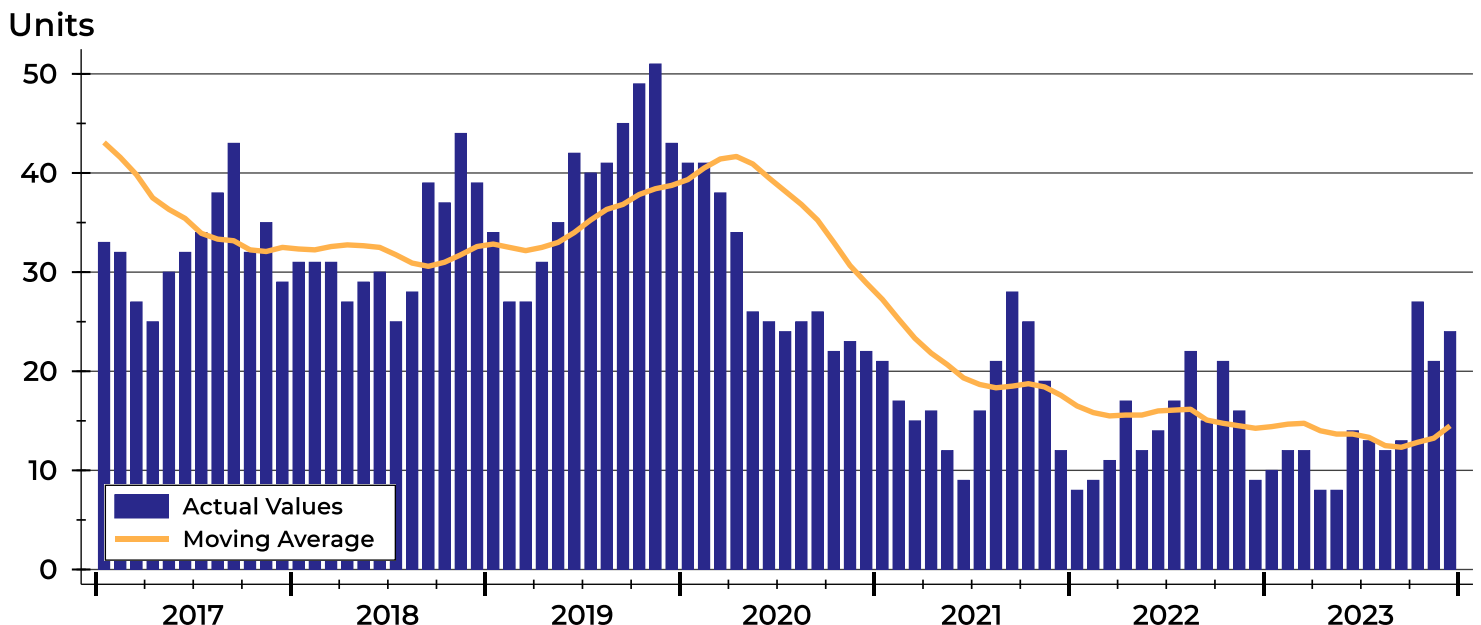
# Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		24	9	166.7%
Volume (1,000s)		6,028	3,530	70.8%
Months' Supply		3.2	0.7	357.1%
Average	List Price	251,167	392,256	-36.0%
	Days on Market	76	121	-37.2%
	Percent of Original	96.8%	88.3%	9.6%
Median	List Price	192,500	390,000	-50.6%
	Days on Market	70	65	7.7%
	Percent of Original	100.0%	91.8%	8.9%

A total of 24 homes were available for sale in Jackson County at the end of December. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$192,500, down 50.6% from 2022. The typical time on market for active listings was 70 days, up from 65 days a year earlier.

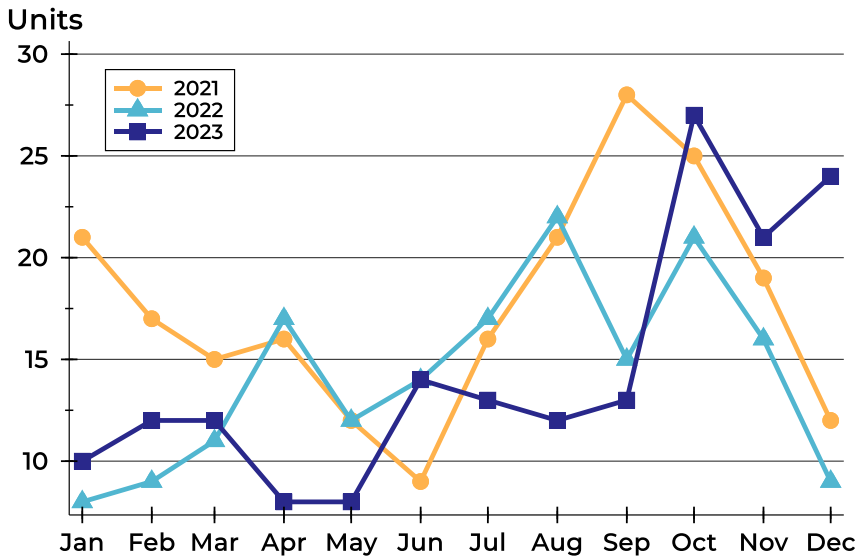
## History of Active Listings





## Jackson County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	21	8	10
February	17	9	12
March	15	11	12
April	16	17	8
May	12	12	8
June	9	14	14
July	16	17	13
August	21	22	12
September	28	15	13
October	25	21	27
November	19	16	21
December	12	9	24

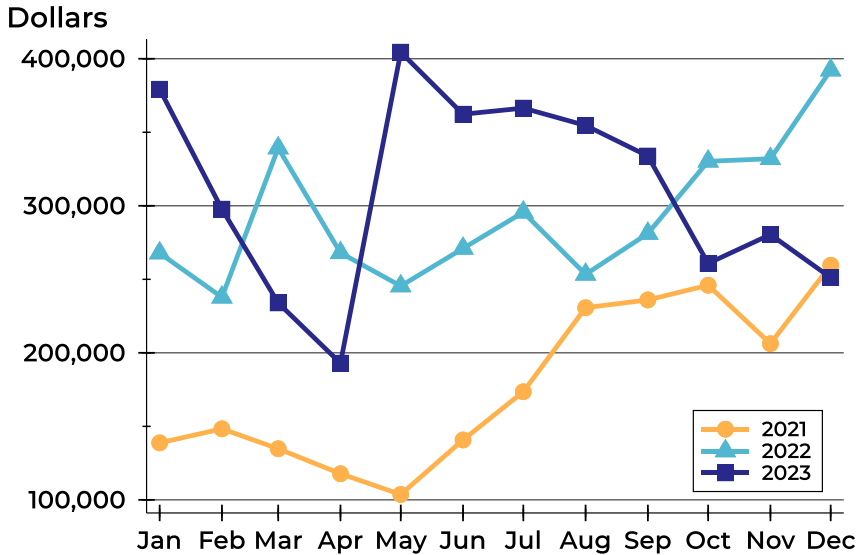
### Active Listings by Price Range

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	4.2%	N/A	45,000	45,000	26	26	100.0%	100.0%
\$50,000-\$99,999	2	8.3%	2.4	80,000	80,000	70	70	81.7%	81.7%
\$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	6	25.0%	8.0	140,533	139,950	49	38	100.0%	100.0%
\$150,000-\$174,999	2	8.3%	2.2	162,000	162,000	51	51	105.0%	105.0%
\$175,000-\$199,999	1	4.2%	N/A	185,000	185,000	36	36	100.0%	100.0%
\$200,000-\$249,999	4	16.7%	N/A	223,725	224,950	72	70	97.3%	97.0%
\$250,000-\$299,999	4	16.7%	N/A	269,475	269,000	56	70	99.1%	100.0%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	8.3%	N/A	474,500	474,500	168	168	82.5%	82.5%
\$500,000-\$749,999	1	4.2%	N/A	699,000	699,000	144	144	100.0%	100.0%
\$750,000-\$999,999	1	4.2%	N/A	850,000	850,000	241	241	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



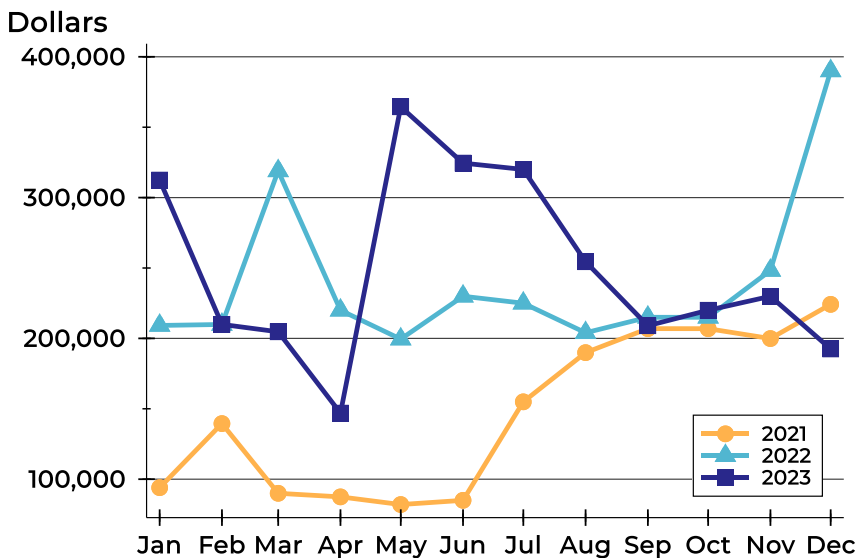
## Jackson County Active Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	138,791	267,850	<b>379,285</b>
<b>February</b>	148,312	237,789	<b>297,717</b>
<b>March</b>	134,793	339,282	<b>233,967</b>
<b>April</b>	117,781	268,035	<b>192,950</b>
<b>May</b>	103,667	245,450	<b>404,500</b>
<b>June</b>	140,756	271,021	<b>362,286</b>
<b>July</b>	173,559	295,600	<b>366,446</b>
<b>August</b>	230,698	253,373	<b>354,654</b>
<b>September</b>	235,988	281,178	<b>333,838</b>
<b>October</b>	245,990	330,275	<b>260,818</b>
<b>November</b>	206,242	332,016	<b>280,466</b>
<b>December</b>	259,579	392,256	<b>251,167</b>

### Median Price



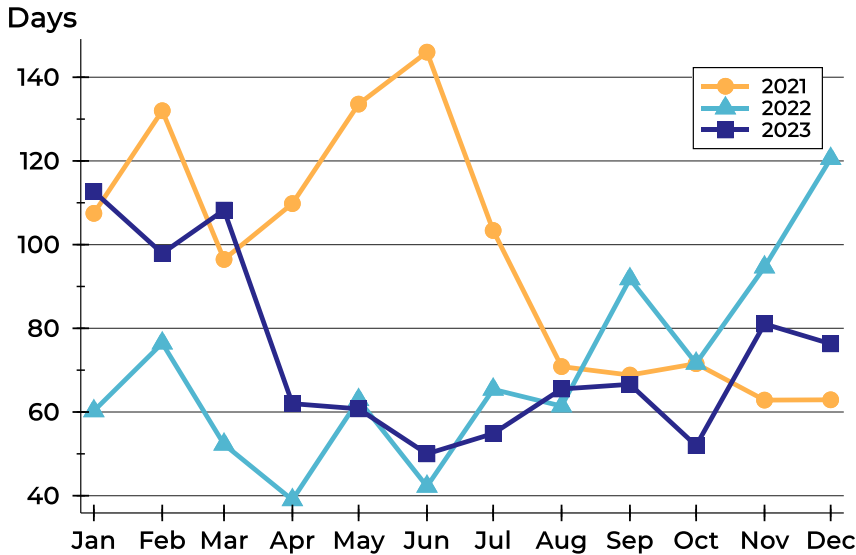
Month	2021	2022	2023
<b>January</b>	94,000	209,200	<b>312,475</b>
<b>February</b>	139,500	209,900	<b>209,950</b>
<b>March</b>	90,000	319,000	<b>204,700</b>
<b>April</b>	87,450	220,000	<b>146,950</b>
<b>May</b>	82,000	199,499	<b>364,500</b>
<b>June</b>	85,000	229,950	<b>324,500</b>
<b>July</b>	154,950	225,000	<b>320,000</b>
<b>August</b>	189,900	204,000	<b>254,475</b>
<b>September</b>	206,950	215,000	<b>209,000</b>
<b>October</b>	206,900	215,000	<b>220,000</b>
<b>November</b>	199,900	248,250	<b>229,900</b>
<b>December</b>	224,200	390,000	<b>192,500</b>





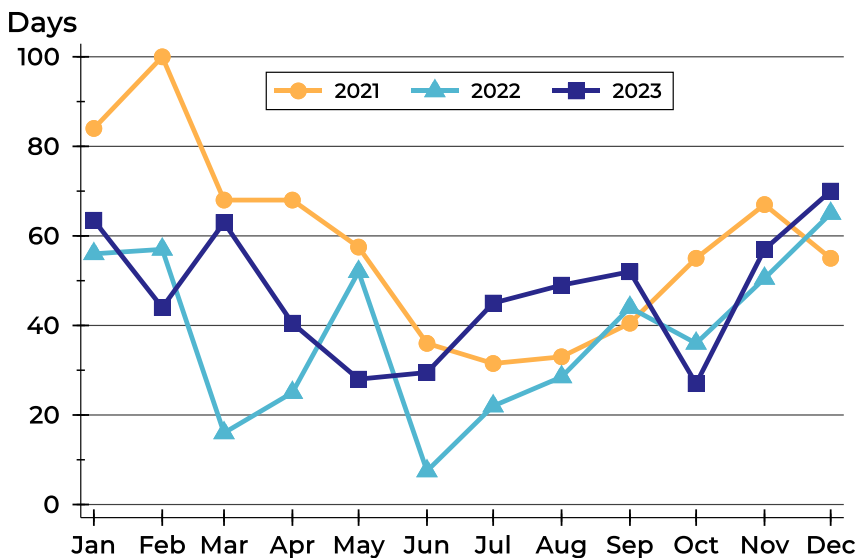
## Jackson County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	107	60	<b>113</b>
February	132	76	<b>98</b>
March	96	52	<b>108</b>
April	110	39	<b>62</b>
May	134	63	<b>61</b>
June	146	42	<b>50</b>
July	103	65	<b>55</b>
August	71	61	<b>66</b>
September	69	92	<b>67</b>
October	72	72	<b>52</b>
November	63	95	<b>81</b>
December	63	121	<b>76</b>

### Median DOM

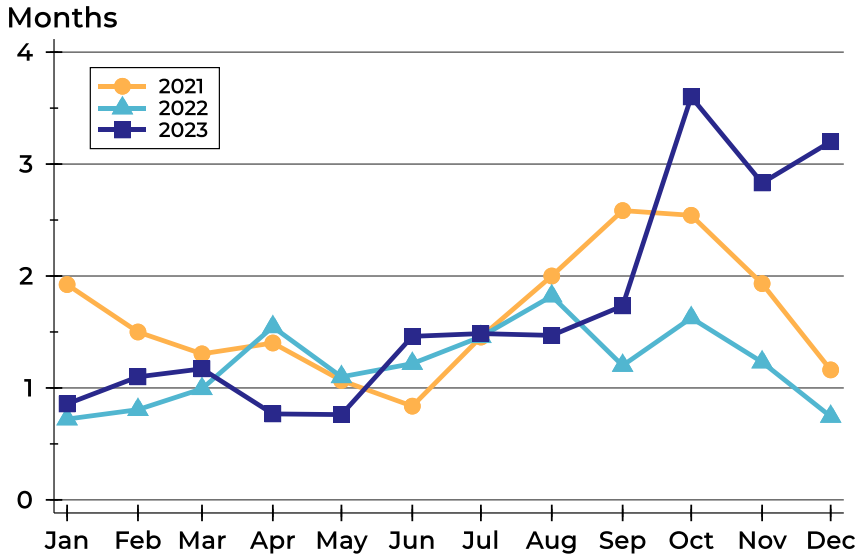


Month	2021	2022	2023
January	84	56	<b>64</b>
February	100	57	<b>44</b>
March	68	16	<b>63</b>
April	68	25	<b>41</b>
May	58	52	<b>28</b>
June	36	8	<b>30</b>
July	32	22	<b>45</b>
August	33	29	<b>49</b>
September	41	44	<b>52</b>
October	55	36	<b>27</b>
November	67	51	<b>57</b>
December	55	65	<b>70</b>



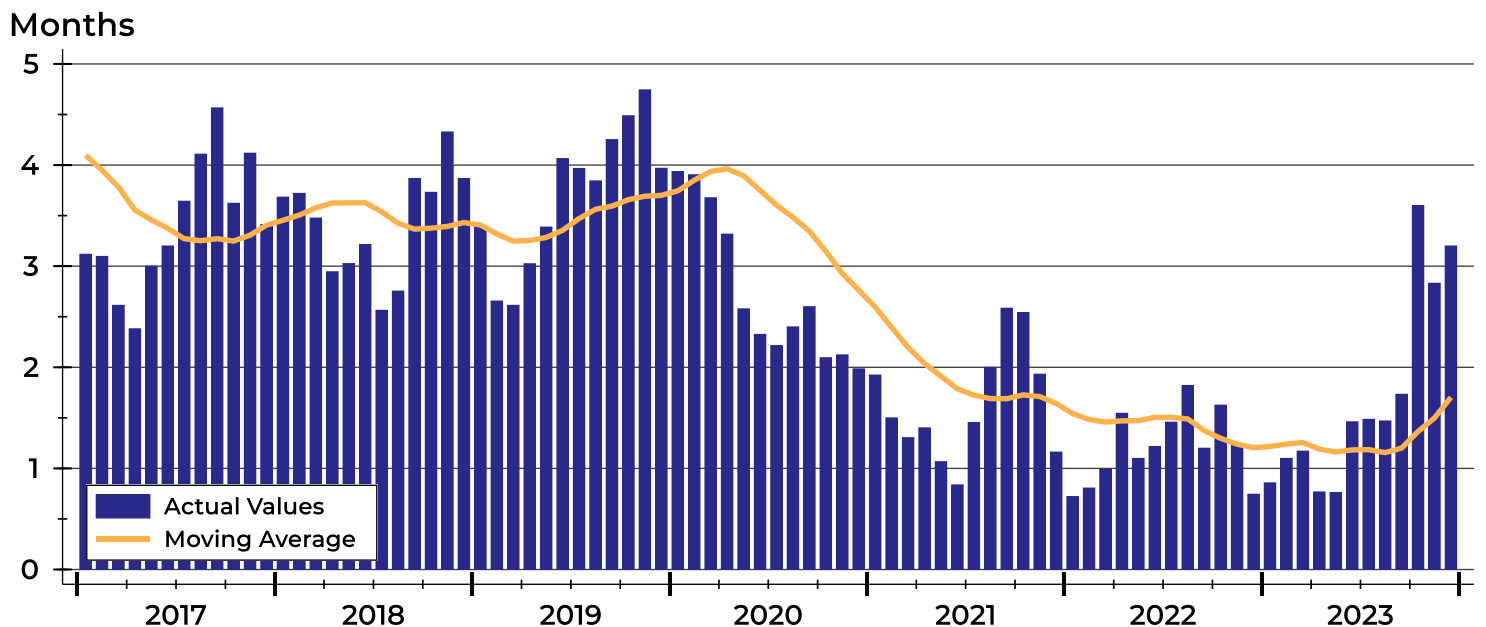
# Jackson County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	1.9	0.7	<b>0.9</b>
February	1.5	0.8	<b>1.1</b>
March	1.3	1.0	<b>1.2</b>
April	1.4	1.5	<b>0.8</b>
May	1.1	1.1	<b>0.8</b>
June	0.8	1.2	<b>1.5</b>
July	1.5	1.5	<b>1.5</b>
August	2.0	1.8	<b>1.5</b>
September	2.6	1.2	<b>1.7</b>
October	2.5	1.6	<b>3.6</b>
November	1.9	1.2	<b>2.8</b>
December	1.2	0.7	<b>3.2</b>

## History of Month's Supply





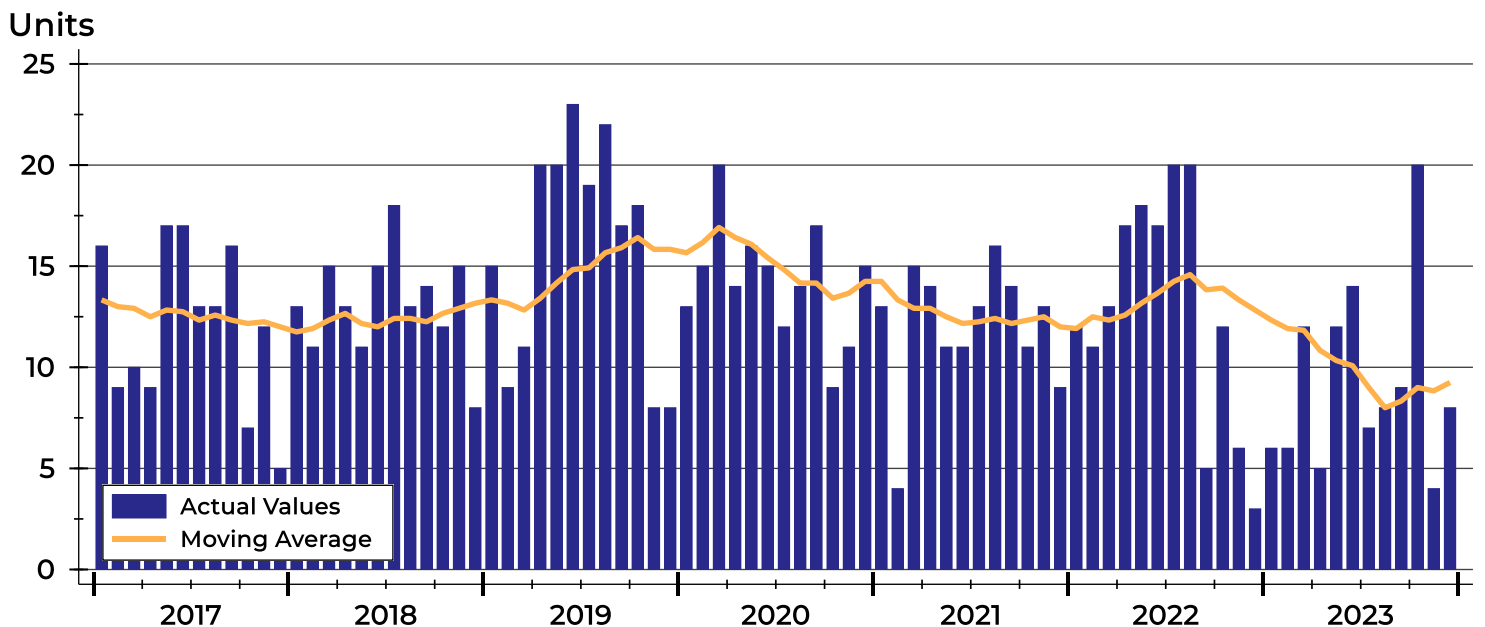
# Jackson County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	8	3	166.7%
	Volume (1,000s)	1,056	866	21.9%
	Average List Price	132,044	288,800	-54.3%
	Median List Price	134,700	299,900	-55.1%
Year-to-Date	New Listings	111	154	-27.9%
	Volume (1,000s)	24,014	35,211	-31.8%
	Average List Price	216,340	228,646	-5.4%
	Median List Price	190,000	199,974	-5.0%

A total of 8 new listings were added in Jackson County during December, up 166.7% from the same month in 2022. Year-to-date Jackson County has seen 111 new listings.

The median list price of these homes was \$134,700 down from \$299,900 in 2022.

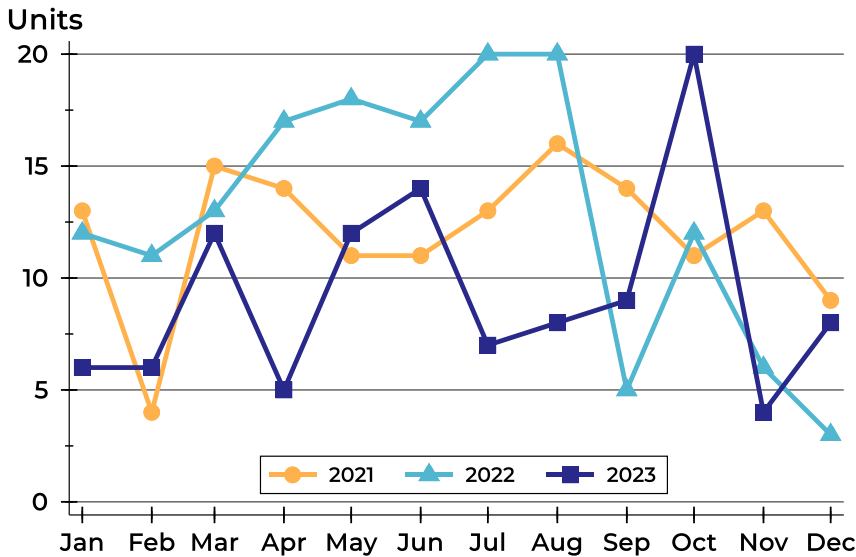
## History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	13	12	6
February	4	11	6
March	15	13	12
April	14	17	5
May	11	18	12
June	11	17	14
July	13	20	7
August	16	20	8
September	14	5	9
October	11	12	20
November	13	6	4
December	9	3	8

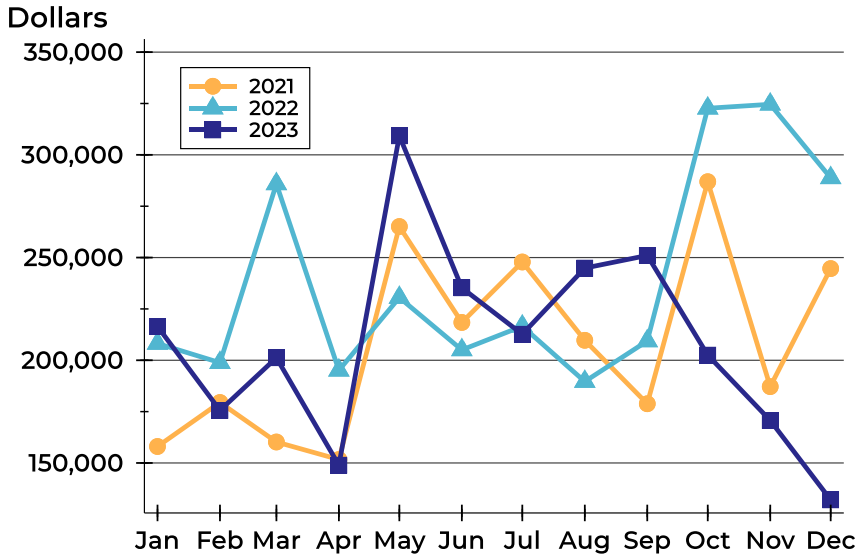
### New Listings by Price Range

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	12.5%	45,000	45,000	32	32	100.0%	100.0%
\$50,000-\$99,999	1	12.5%	65,000	65,000	34	34	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	109,000	109,000	10	10	100.0%	100.0%
\$125,000-\$149,999	3	37.5%	137,117	139,500	25	27	99.3%	100.0%
\$150,000-\$174,999	1	12.5%	157,000	157,000	25	25	98.7%	98.7%
\$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	12.5%	269,000	269,000	11	11	100.0%	100.0%
\$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



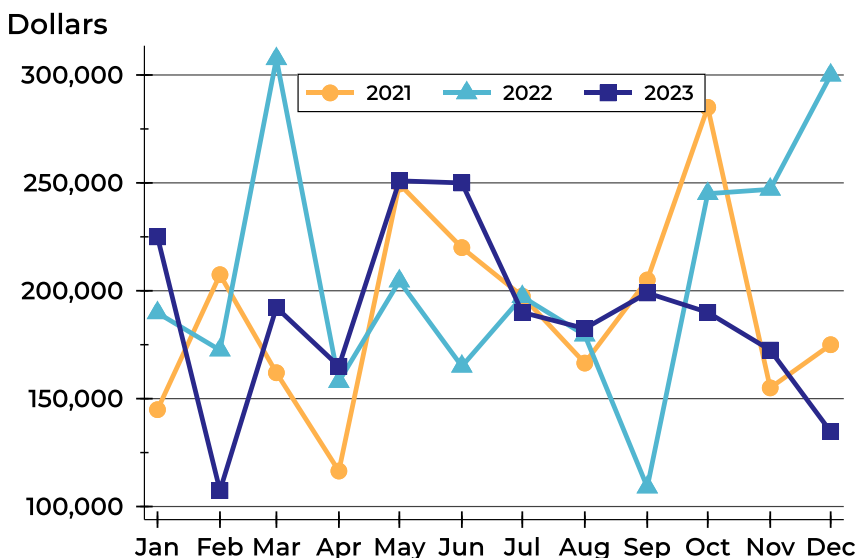
## Jackson County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	158,029	208,175	<b>216,492</b>
<b>February</b>	179,450	198,832	<b>175,617</b>
<b>March</b>	160,220	285,862	<b>201,233</b>
<b>April</b>	151,686	195,112	<b>148,940</b>
<b>May</b>	265,105	230,539	<b>309,267</b>
<b>June</b>	218,427	205,038	<b>235,275</b>
<b>July</b>	247,854	216,580	<b>212,686</b>
<b>August</b>	209,725	189,645	<b>244,875</b>
<b>September</b>	178,843	209,400	<b>251,027</b>
<b>October</b>	286,936	322,683	<b>202,515</b>
<b>November</b>	187,173	324,617	<b>170,725</b>
<b>December</b>	244,644	288,800	<b>132,044</b>

### Median Price



Month	2021	2022	2023
<b>January</b>	144,900	189,750	<b>225,000</b>
<b>February</b>	207,450	172,500	<b>107,400</b>
<b>March</b>	162,000	307,500	<b>192,250</b>
<b>April</b>	116,450	157,900	<b>165,000</b>
<b>May</b>	249,500	204,499	<b>250,950</b>
<b>June</b>	220,000	165,000	<b>249,975</b>
<b>July</b>	197,500	197,250	<b>190,000</b>
<b>August</b>	166,475	179,450	<b>182,500</b>
<b>September</b>	205,000	109,000	<b>199,000</b>
<b>October</b>	285,000	245,000	<b>190,000</b>
<b>November</b>	155,000	247,000	<b>172,500</b>
<b>December</b>	175,000	299,900	<b>134,700</b>



## Jackson County Contracts Written Analysis

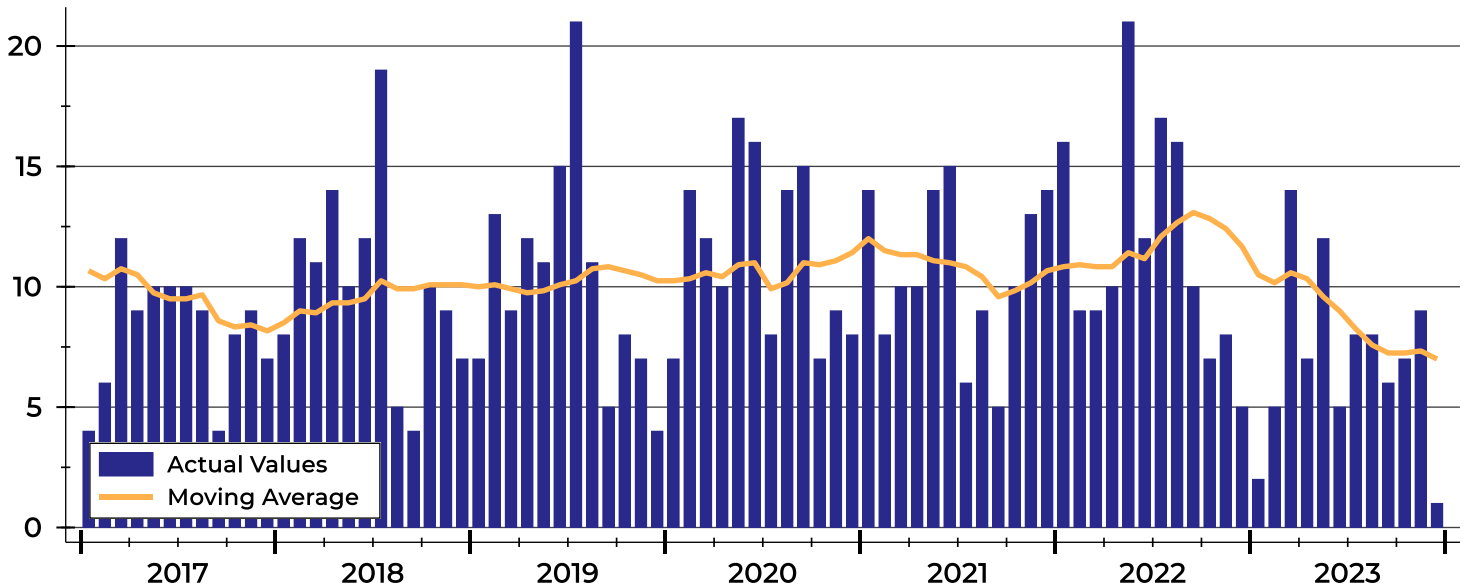
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>1</b>	5	-80.0%	<b>84</b>	140	-40.0%
Volume (1,000s)		<b>360</b>	821	-56.2%	<b>18,695</b>	30,306	-38.3%
Average	Sale Price	<b>360,000</b>	164,260	119.2%	<b>222,559</b>	216,471	2.8%
	Days on Market	<b>77</b>	64	20.3%	<b>28</b>	22	27.3%
	Percent of Original	<b>93.5%</b>	84.1%	11.2%	<b>94.7%</b>	95.7%	-1.0%
Median	Sale Price	<b>360,000</b>	169,900	111.9%	<b>202,250</b>	196,750	2.8%
	Days on Market	<b>77</b>	60	28.3%	<b>9</b>	7	28.6%
	Percent of Original	<b>93.5%</b>	93.0%	0.5%	<b>98.5%</b>	98.9%	-0.4%

A total of 1 contract for sale was written in Jackson County during the month of December, down from 5 in 2022. The median list price of this home was \$360,000, up from \$169,900 the prior year.

Half of the homes that went under contract in December were on the market less than 77 days, compared to 60 days in December 2022.

## History of Contracts Written

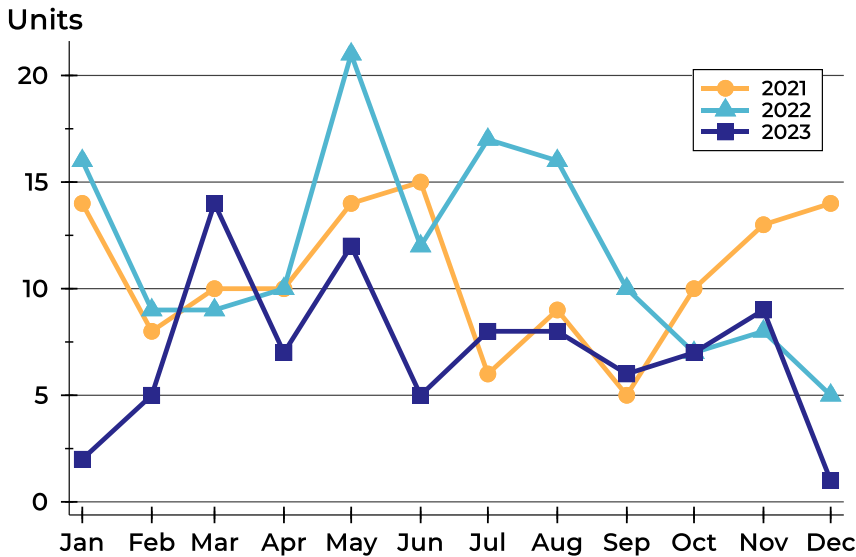
Units





## Jackson County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	14	16	2
February	8	9	5
March	10	9	14
April	10	10	7
May	14	21	12
June	15	12	5
July	6	17	8
August	9	16	8
September	5	10	6
October	10	7	7
November	13	8	9
December	14	5	1

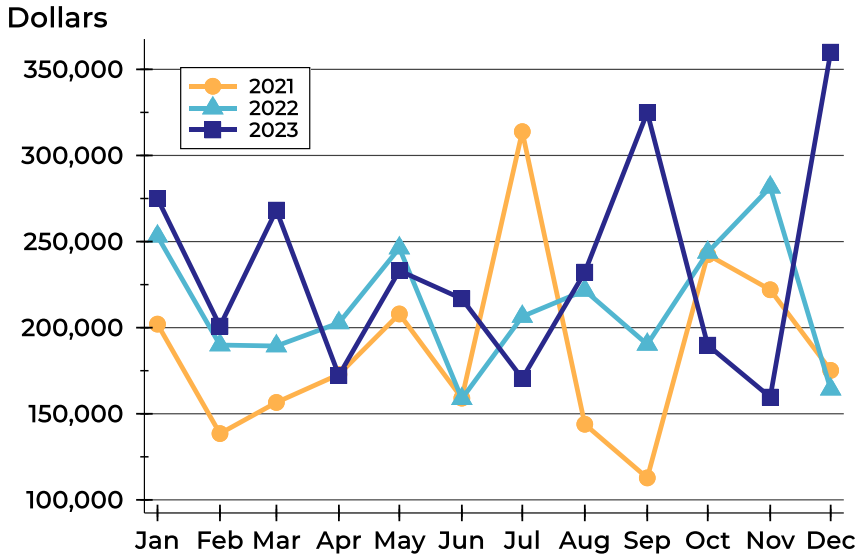
### Contracts Written by Price Range

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	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%	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



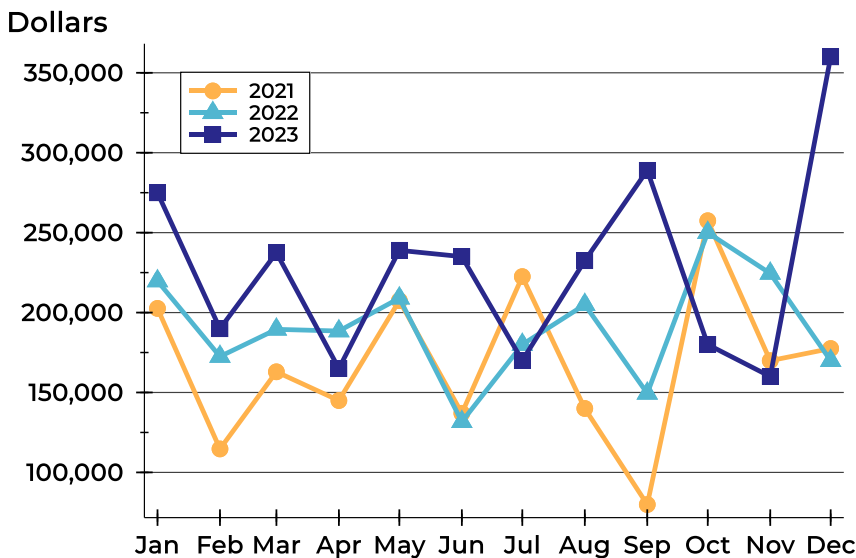
# Jackson County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	202,055	253,125	<b>274,950</b>
<b>February</b>	138,500	189,917	<b>200,930</b>
<b>March</b>	156,580	189,356	<b>268,271</b>
<b>April</b>	172,820	202,750	<b>172,257</b>
<b>May</b>	207,968	246,243	<b>233,117</b>
<b>June</b>	159,073	158,737	<b>216,780</b>
<b>July</b>	313,833	206,476	<b>170,500</b>
<b>August</b>	143,933	221,638	<b>232,225</b>
<b>September</b>	112,770	190,290	<b>324,948</b>
<b>October</b>	242,380	243,743	<b>189,829</b>
<b>November</b>	222,011	281,550	<b>159,688</b>
<b>December</b>	175,186	164,260	<b>360,000</b>

## Median Price



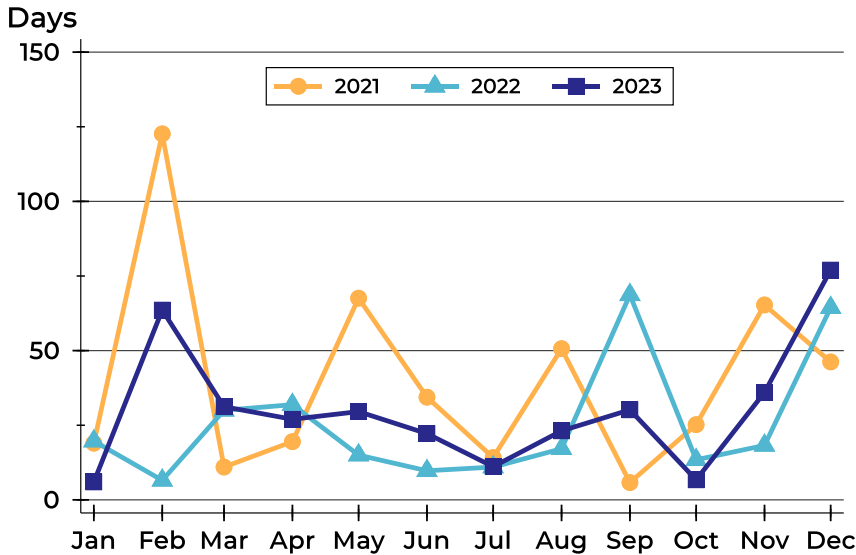
Month	2021	2022	2023
<b>January</b>	202,613	219,750	<b>274,950</b>
<b>February</b>	114,700	172,500	<b>189,900</b>
<b>March</b>	162,950	189,500	<b>237,500</b>
<b>April</b>	144,950	188,450	<b>165,000</b>
<b>May</b>	207,450	209,000	<b>238,950</b>
<b>June</b>	137,000	131,700	<b>235,000</b>
<b>July</b>	222,500	180,000	<b>170,000</b>
<b>August</b>	140,000	204,950	<b>232,450</b>
<b>September</b>	79,900	149,450	<b>288,975</b>
<b>October</b>	257,450	250,000	<b>180,000</b>
<b>November</b>	169,900	224,500	<b>160,000</b>
<b>December</b>	177,500	169,900	<b>360,000</b>





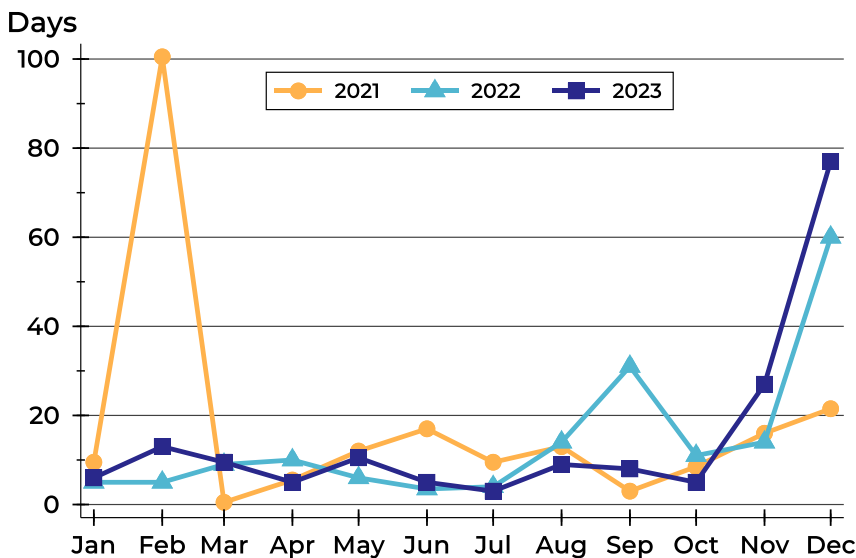
## Jackson County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	19	20	<b>6</b>
February	123	7	<b>64</b>
March	11	30	<b>31</b>
April	20	32	<b>27</b>
May	68	15	<b>30</b>
June	34	10	<b>22</b>
July	14	11	<b>11</b>
August	51	17	<b>23</b>
September	6	69	<b>30</b>
October	25	13	<b>7</b>
November	65	18	<b>36</b>
December	46	64	<b>77</b>

### Median DOM



Month	2021	2022	2023
January	10	5	<b>6</b>
February	101	5	<b>13</b>
March	1	9	<b>10</b>
April	6	10	<b>5</b>
May	12	6	<b>11</b>
June	17	4	<b>5</b>
July	10	4	<b>3</b>
August	13	14	<b>9</b>
September	3	31	<b>8</b>
October	9	11	<b>5</b>
November	16	14	<b>27</b>
December	22	60	<b>77</b>



# Jackson County Pending Contracts Analysis

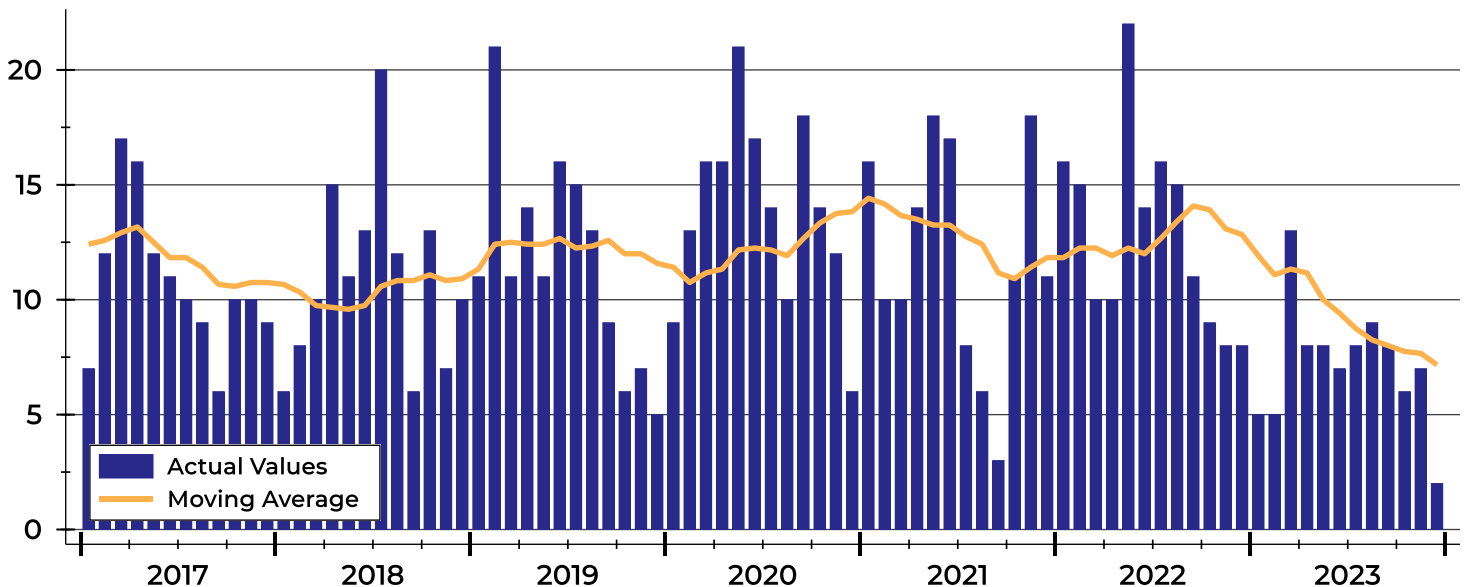
Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		2	8	-75.0%
Volume (1,000s)		560	1,576	-64.5%
Average	List Price	279,750	197,038	42.0%
	Days on Market	72	54	33.3%
	Percent of Original	94.5%	90.7%	4.2%
Median	List Price	279,750	227,500	23.0%
	Days on Market	72	49	46.9%
	Percent of Original	94.5%	100.0%	-5.5%

A total of 2 listings in Jackson County had contracts pending at the end of December, down from 8 contracts pending at the end of December 2022.

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

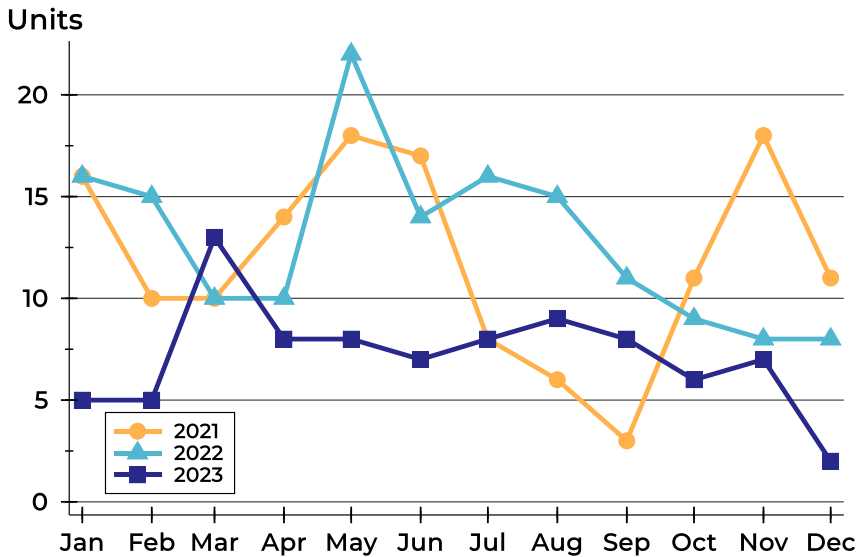
Units





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	16	16	5
February	10	15	5
March	10	10	13
April	14	10	8
May	18	22	8
June	17	14	7
July	8	16	8
August	6	15	9
September	3	11	8
October	11	9	6
November	18	8	7
December	11	8	2

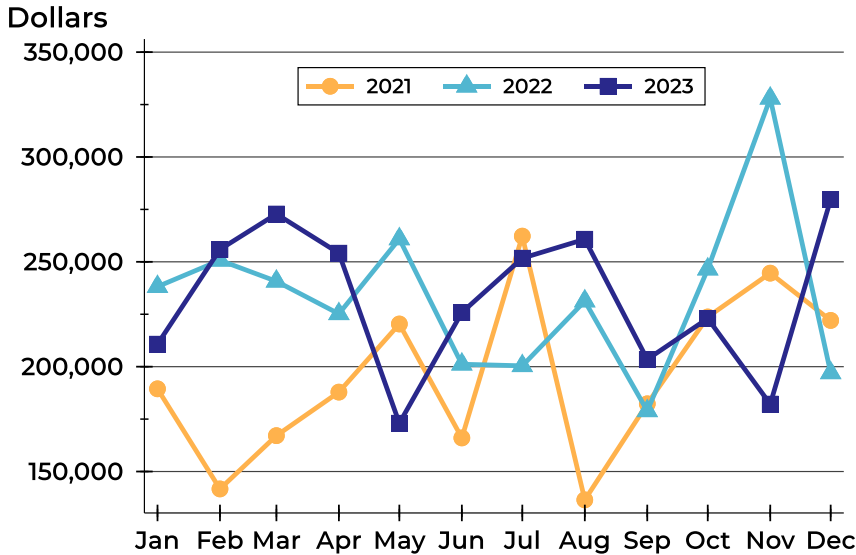
### Pending Contracts by Price Range

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	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	1	50.0%	199,500	199,500	66	66	95.5%	95.5%
\$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%	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



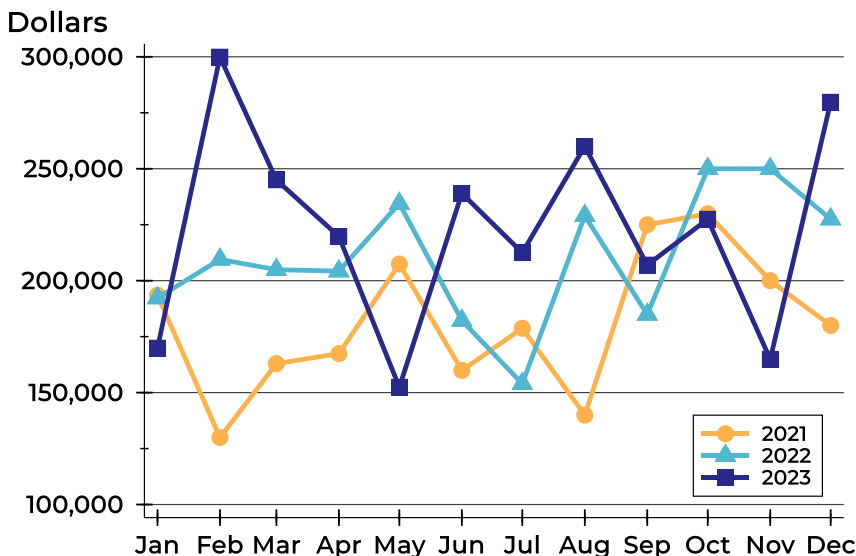
## Jackson County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	189,445	238,169	<b>210,740</b>
February	141,700	250,723	<b>255,930</b>
March	167,120	240,725	<b>272,815</b>
April	187,879	225,210	<b>254,138</b>
May	220,358	260,918	<b>173,050</b>
June	166,029	201,161	<b>225,843</b>
July	262,263	200,419	<b>251,750</b>
August	136,483	231,287	<b>260,767</b>
September	182,300	178,927	<b>203,494</b>
October	223,700	246,511	<b>222,992</b>
November	244,611	327,999	<b>182,171</b>
December	222,059	197,038	<b>279,750</b>

### Median Price

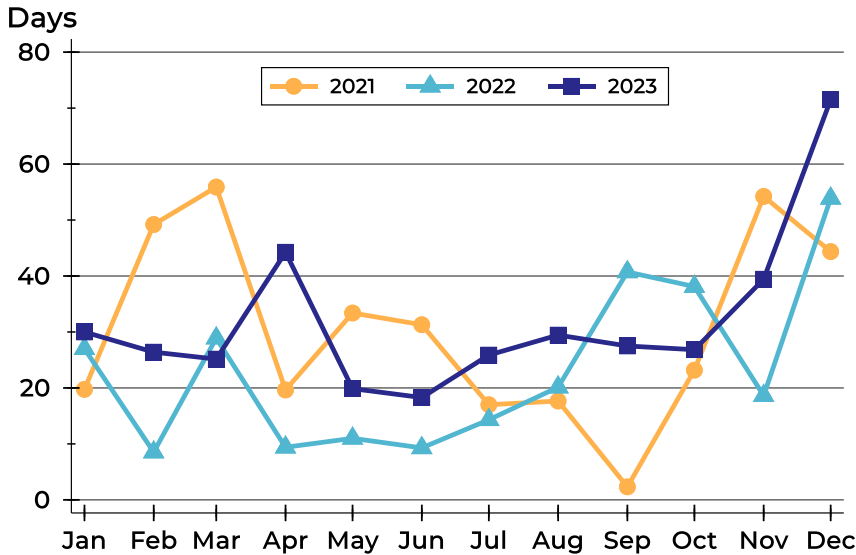


Month	2021	2022	2023
January	193,500	192,250	<b>169,900</b>
February	129,950	209,500	<b>299,900</b>
March	162,950	204,925	<b>245,000</b>
April	167,400	204,250	<b>219,750</b>
May	207,450	234,450	<b>152,400</b>
June	159,900	182,200	<b>239,000</b>
July	178,750	154,000	<b>212,500</b>
August	139,950	229,000	<b>260,000</b>
September	225,000	184,900	<b>207,000</b>
October	229,900	250,000	<b>227,475</b>
November	199,975	250,000	<b>164,900</b>
December	180,000	227,500	<b>279,750</b>



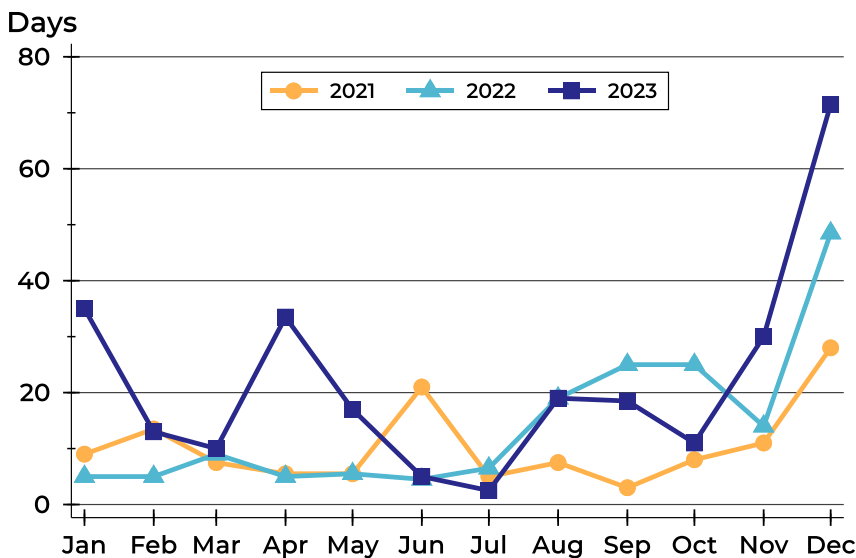
## Jackson County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	20	27	30
February	49	9	26
March	56	29	25
April	20	9	44
May	33	11	20
June	31	9	18
July	17	14	26
August	18	20	29
September	2	41	28
October	23	38	27
November	54	19	39
December	44	54	72

### Median DOM



Month	2021	2022	2023
January	9	5	35
February	14	5	13
March	8	9	10
April	6	5	34
May	6	6	17
June	21	5	5
July	5	7	3
August	8	19	19
September	3	25	19
October	8	25	11
November	11	14	30
December	28	49	72



# Jefferson County Housing Report



## Market Overview

### Jefferson County Home Sales Fell in December

Total home sales in Jefferson County fell last month to 5 units, compared to 11 units in December 2022. Total sales volume was \$1.2 million, down from a year earlier.

The median sale price in December was \$215,000, down from \$260,000 a year earlier. Homes that sold in December were typically on the market for 23 days and sold for 98.2% of their list prices.

### Jefferson County Active Listings Up at End of December

The total number of active listings in Jefferson County at the end of December was 18 units, up from 15 at the same point in 2022. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$279,444.

During December, a total of 10 contracts were written up from 8 in December 2022. At the end of the month, there were 11 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>5</b>	<b>11</b>	<b>14</b>	<b>140</b>	<b>174</b>	<b>194</b>
Change from prior year		-54.5%	-21.4%	0.0%	-19.5%	-10.3%	11.5%
<b>Active Listings</b>		<b>18</b>	<b>15</b>	<b>13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		20.0%	15.4%	18.2%			
<b>Months' Supply</b>		<b>1.5</b>	<b>1.0</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	25.0%	0.0%			
<b>New Listings</b>		<b>10</b>	<b>7</b>	<b>11</b>	<b>176</b>	<b>185</b>	<b>218</b>
Change from prior year		42.9%	-36.4%	10.0%	-4.9%	-15.1%	17.8%
<b>Contracts Written</b>		<b>10</b>	<b>8</b>	<b>11</b>	<b>142</b>	<b>166</b>	<b>196</b>
Change from prior year		25.0%	-27.3%	-8.3%	-14.5%	-15.3%	8.9%
<b>Pending Contracts</b>		<b>11</b>	<b>10</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		10.0%	-28.6%	16.7%			
<b>Sales Volume (1,000s)</b>		<b>1,162</b>	<b>2,700</b>	<b>3,170</b>	<b>34,946</b>	<b>39,569</b>	<b>38,167</b>
Change from prior year		-57.0%	-14.8%	-0.6%	-11.7%	3.7%	27.5%
Average	<b>Sale Price</b>	<b>232,400</b>	<b>245,447</b>	<b>226,429</b>	<b>249,612</b>	<b>227,406</b>	<b>196,739</b>
	Change from prior year	-5.3%	8.4%	-0.6%	9.8%	15.6%	14.4%
	<b>List Price of Actives</b>	<b>304,466</b>	<b>222,940</b>	<b>265,250</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	36.6%	-16.0%	60.2%			
	<b>Days on Market</b>	<b>33</b>	<b>19</b>	<b>13</b>	<b>26</b>	<b>18</b>	<b>16</b>
Change from prior year	73.7%	46.2%	-69.8%	44.4%	12.5%	-50.0%	
	<b>Percent of List</b>	<b>93.6%</b>	<b>96.7%</b>	<b>97.6%</b>	<b>98.8%</b>	<b>100.3%</b>	<b>100.7%</b>
Change from prior year	-3.2%	-0.9%	-1.0%	-1.5%	-0.4%	3.2%	
	<b>Percent of Original</b>	<b>89.0%</b>	<b>96.0%</b>	<b>97.1%</b>	<b>96.9%</b>	<b>99.3%</b>	<b>99.6%</b>
Change from prior year	-7.3%	-1.1%	-0.4%	-2.4%	-0.3%	3.8%	
Median	<b>Sale Price</b>	<b>215,000</b>	<b>260,000</b>	<b>213,500</b>	<b>219,000</b>	<b>210,000</b>	<b>180,000</b>
	Change from prior year	-17.3%	21.8%	27.5%	4.3%	16.7%	18.8%
	<b>List Price of Actives</b>	<b>279,444</b>	<b>185,000</b>	<b>224,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	51.1%	-17.7%	49.9%			
	<b>Days on Market</b>	<b>23</b>	<b>9</b>	<b>10</b>	<b>8</b>	<b>6</b>	<b>5</b>
Change from prior year	155.6%	-10.0%	150.0%	33.3%	20.0%	-54.5%	
	<b>Percent of List</b>	<b>98.2%</b>	<b>97.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	0.8%	-2.6%	0.7%	0.0%	0.0%	0.9%	
	<b>Percent of Original</b>	<b>93.3%</b>	<b>97.4%</b>	<b>98.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-4.2%	-1.4%	0.3%	0.0%	0.0%	2.6%	

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



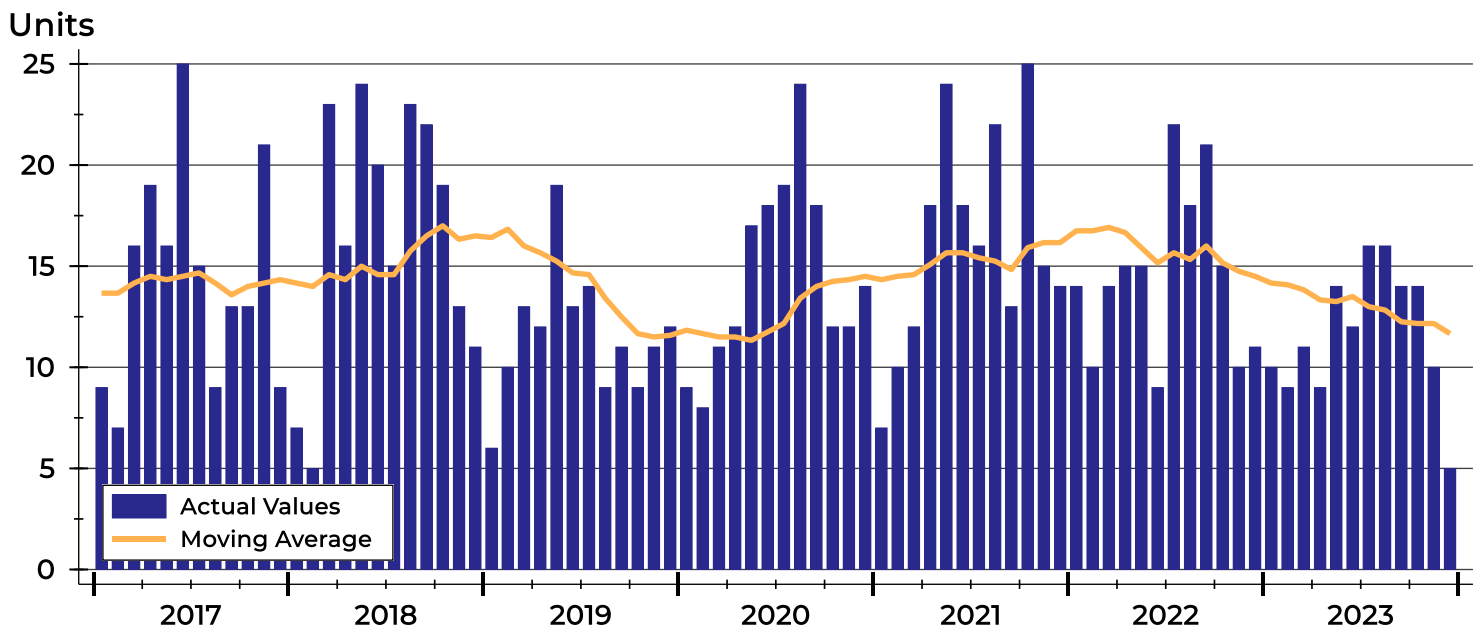
## Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>5</b>	11	-54.5%	<b>140</b>	174	-19.5%
Volume (1,000s)		<b>1,162</b>	2,700	-57.0%	<b>34,946</b>	39,569	-11.7%
Months' Supply		<b>1.5</b>	1.0	50.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>232,400</b>	245,447	-5.3%	<b>249,612</b>	227,406	9.8%
	Days on Market	<b>33</b>	19	73.7%	<b>26</b>	18	44.4%
	Percent of List	<b>93.6%</b>	96.7%	-3.2%	<b>98.8%</b>	100.3%	-1.5%
	Percent of Original	<b>89.0%</b>	96.0%	-7.3%	<b>96.9%</b>	99.3%	-2.4%
Median	Sale Price	<b>215,000</b>	260,000	-17.3%	<b>219,000</b>	210,000	4.3%
	Days on Market	<b>23</b>	9	155.6%	<b>8</b>	6	33.3%
	Percent of List	<b>98.2%</b>	97.4%	0.8%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>93.3%</b>	97.4%	-4.2%	<b>100.0%</b>	100.0%	0.0%

A total of 5 homes sold in Jefferson County in December, down from 11 units in December 2022. Total sales volume fell to \$1.2 million compared to \$2.7 million in the previous year.

The median sales price in December was \$215,000, down 17.3% compared to the prior year. Median days on market was 23 days, up from 6 days in November, and up from 9 in December 2022.

## History of Closed Listings

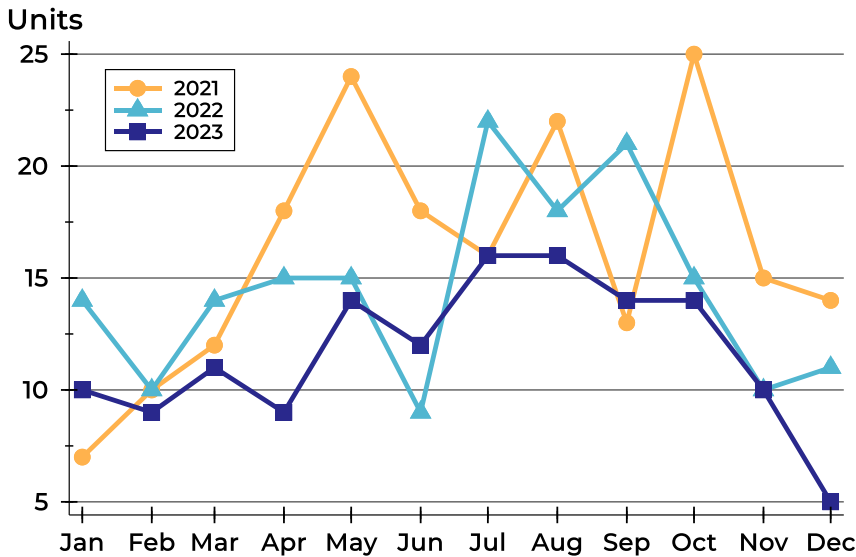






## Jefferson County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	7	14	10
February	10	10	9
March	12	14	11
April	18	15	9
May	24	15	14
June	18	9	12
July	16	22	16
August	22	18	16
September	13	21	14
October	25	15	14
November	15	10	10
December	14	11	5

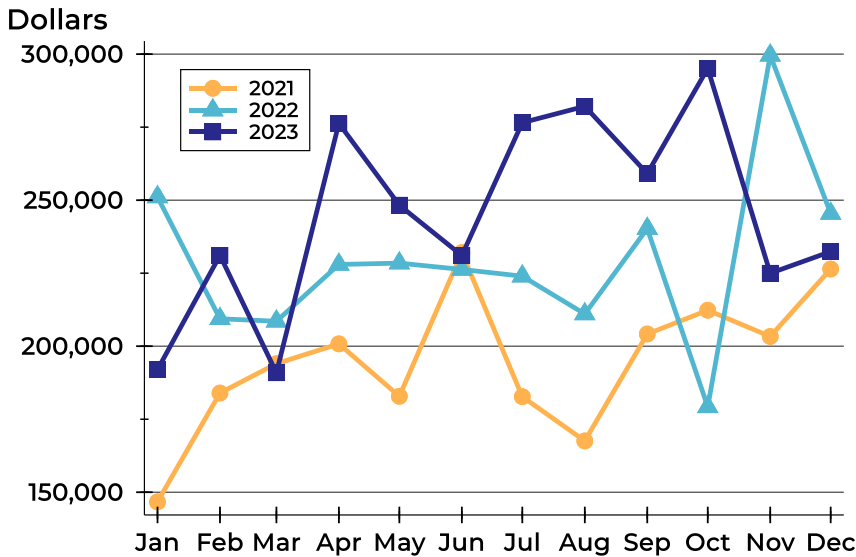
### Closed Listings by Price Range

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	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	20.0%	0.9	159,000	159,000	73	73	93.7%	93.7%	81.5%	81.5%
\$175,000-\$199,999	0	0.0%	0.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	60.0%	1.2	217,667	215,000	25	23	91.5%	98.2%	90.1%	93.9%
\$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	1	20.0%	2.6	350,000	350,000	15	15	100.0%	100.0%	93.3%	93.3%
\$400,000-\$499,999	0	0.0%	2.7	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



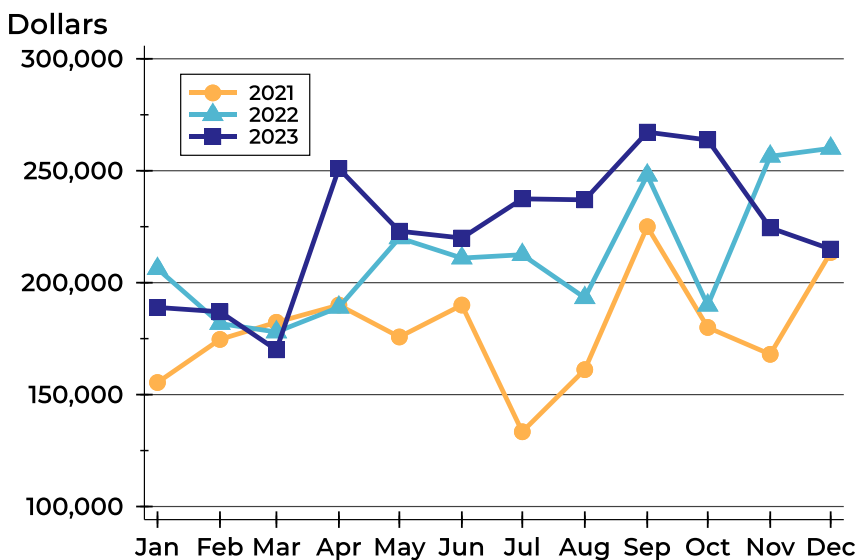
## Jefferson County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	146,700	251,111	<b>191,980</b>
February	183,970	209,400	<b>231,111</b>
March	194,023	208,539	<b>190,909</b>
April	200,800	227,993	<b>276,311</b>
May	182,850	228,443	<b>248,286</b>
June	232,050	226,278	<b>231,075</b>
July	182,725	223,977	<b>276,540</b>
August	167,578	211,039	<b>282,138</b>
September	204,181	240,283	<b>259,107</b>
October	212,322	179,240	<b>295,143</b>
November	203,333	299,590	<b>224,978</b>
December	226,429	245,447	<b>232,400</b>

### Median Price

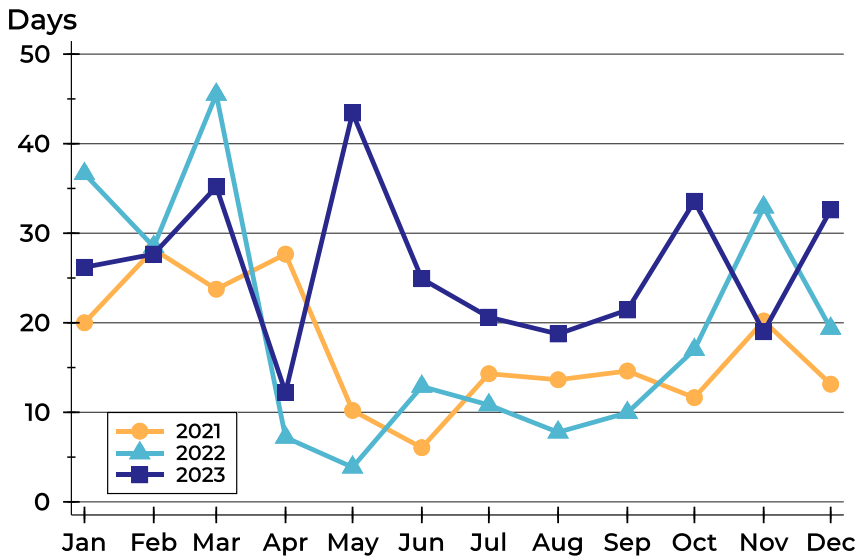


Month	2021	2022	2023
January	155,400	206,250	<b>188,950</b>
February	174,650	181,750	<b>187,000</b>
March	182,300	177,950	<b>170,000</b>
April	190,000	189,000	<b>251,000</b>
May	175,750	220,000	<b>223,000</b>
June	190,000	211,000	<b>219,950</b>
July	133,400	212,500	<b>237,450</b>
August	161,150	193,250	<b>237,000</b>
September	225,000	248,000	<b>267,250</b>
October	180,000	189,900	<b>263,750</b>
November	168,000	256,450	<b>224,500</b>
December	213,500	260,000	<b>215,000</b>



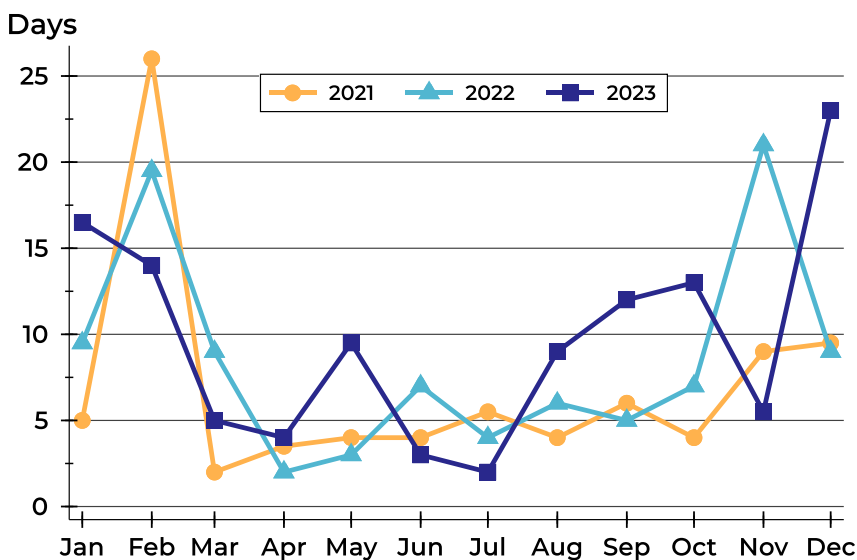
## Jefferson County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	20	37	26
February	28	29	28
March	24	46	35
April	28	7	12
May	10	4	43
June	6	13	25
July	14	11	21
August	14	8	19
September	15	10	21
October	12	17	34
November	20	33	19
December	13	19	33

### Median DOM



Month	2021	2022	2023
January	5	10	17
February	26	20	14
March	2	9	5
April	4	2	4
May	4	3	10
June	4	7	3
July	6	4	2
August	4	6	9
September	6	5	12
October	4	7	13
November	9	21	6
December	10	9	23



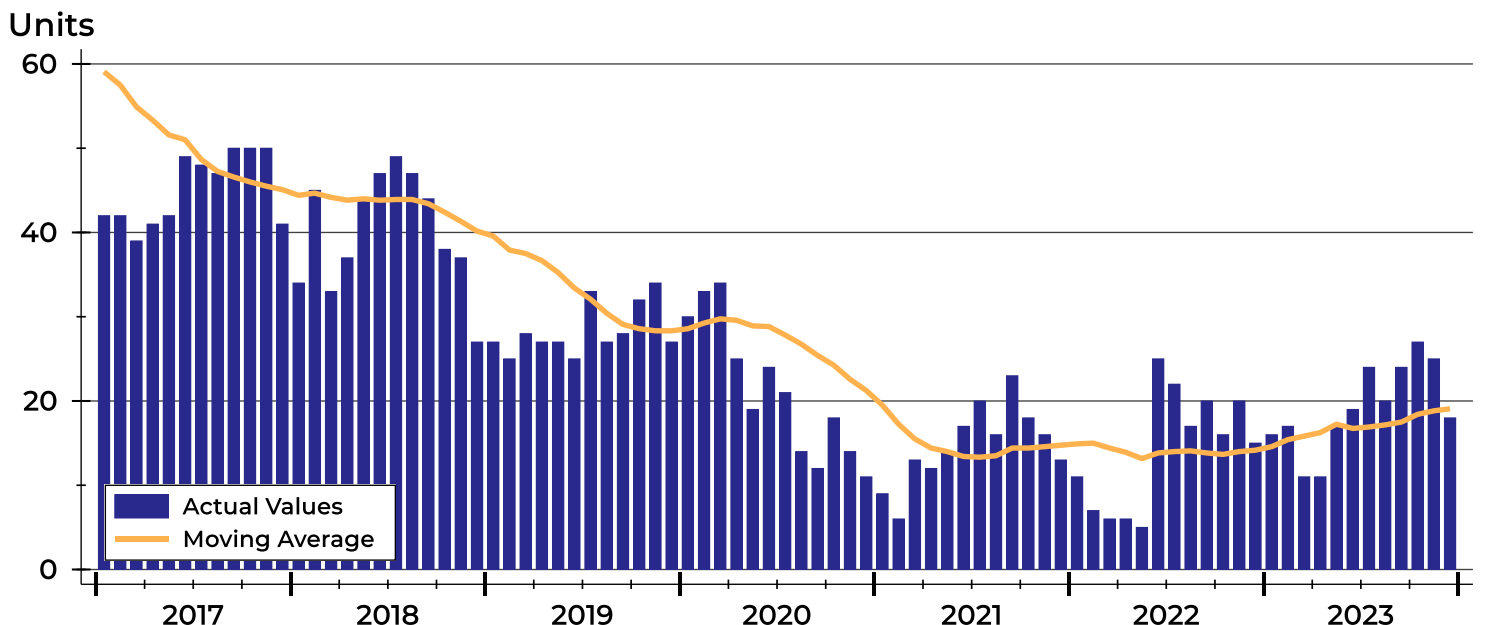
## Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>18</b>	15	20.0%
Volume (1,000s)		<b>5,480</b>	3,344	63.9%
Months' Supply		<b>1.5</b>	1.0	50.0%
Average	List Price	<b>304,466</b>	222,940	36.6%
	Days on Market	<b>61</b>	64	-4.7%
	Percent of Original	<b>96.8%</b>	98.5%	-1.7%
Median	List Price	<b>279,444</b>	185,000	51.1%
	Days on Market	<b>56</b>	55	1.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 18 homes were available for sale in Jefferson County at the end of December. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$279,444, up 51.1% from 2022. The typical time on market for active listings was 56 days, up from 55 days a year earlier.

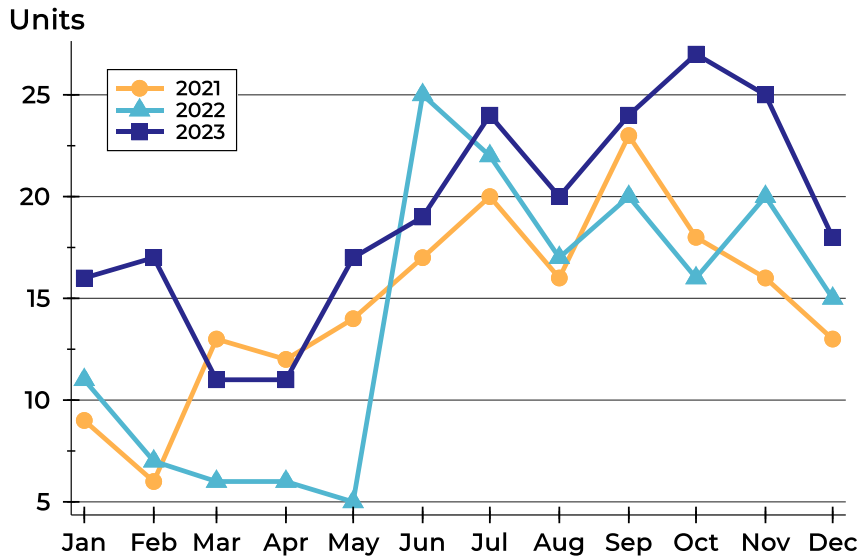
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	9	11	16
February	6	7	17
March	13	6	11
April	12	6	11
May	14	5	17
June	17	25	19
July	20	22	24
August	16	17	20
September	23	20	24
October	18	16	27
November	16	20	25
December	13	15	18

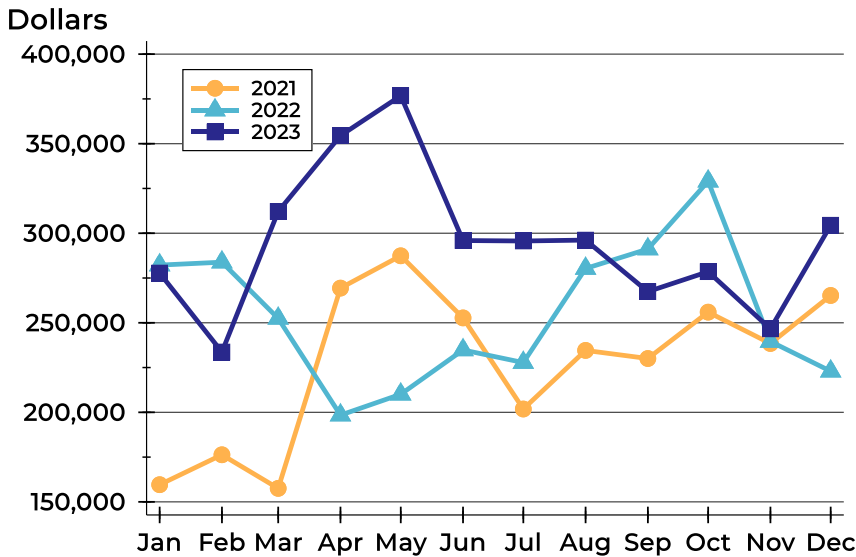
### Active Listings by Price Range

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	2	11.1%	N/A	91,000	91,000	104	104	88.4%	88.4%
\$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	16.7%	N/A	134,500	130,000	81	56	93.5%	93.4%
\$150,000-\$174,999	1	5.6%	0.9	164,000	164,000	67	67	100.0%	100.0%
\$175,000-\$199,999	1	5.6%	0.8	177,000	177,000	54	54	95.7%	95.7%
\$200,000-\$249,999	2	11.1%	1.2	239,944	239,944	68	68	99.0%	99.0%
\$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	5	27.8%	2.6	350,200	339,000	49	25	99.7%	100.0%
\$400,000-\$499,999	2	11.1%	2.7	437,000	437,000	26	26	100.0%	100.0%
\$500,000-\$749,999	1	5.6%	N/A	699,000	699,000	94	94	93.2%	93.2%
\$750,000-\$999,999	1	5.6%	N/A	750,000	750,000	4	4	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



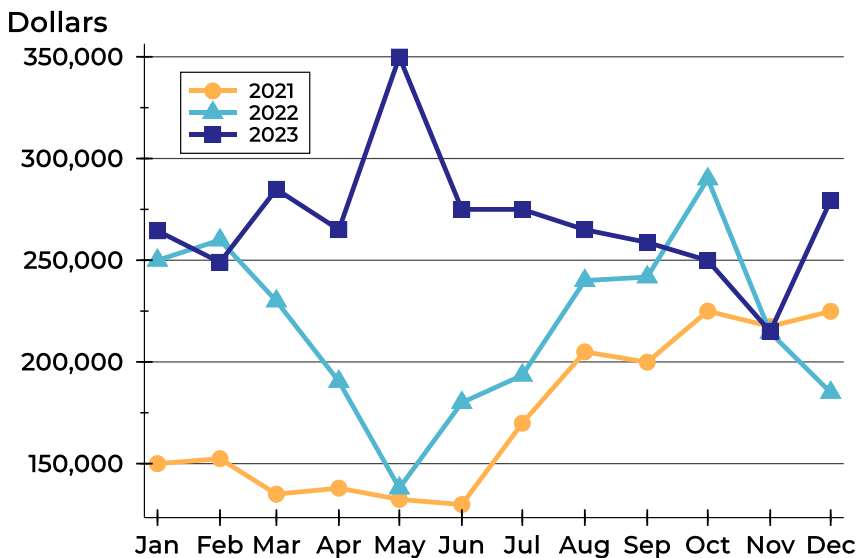
# Jefferson County Active Listings Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	159,589	282,223	<b>277,778</b>
<b>February</b>	176,300	283,843	<b>233,685</b>
<b>March</b>	157,554	252,467	<b>312,145</b>
<b>April</b>	269,371	198,433	<b>354,509</b>
<b>May</b>	287,411	210,080	<b>376,765</b>
<b>June</b>	252,723	234,824	<b>295,921</b>
<b>July</b>	201,852	227,791	<b>295,677</b>
<b>August</b>	234,578	280,318	<b>296,175</b>
<b>September</b>	230,057	291,175	<b>267,396</b>
<b>October</b>	255,944	329,038	<b>278,540</b>
<b>November</b>	238,444	239,568	<b>246,606</b>
<b>December</b>	265,250	222,940	<b>304,466</b>

## Median Price

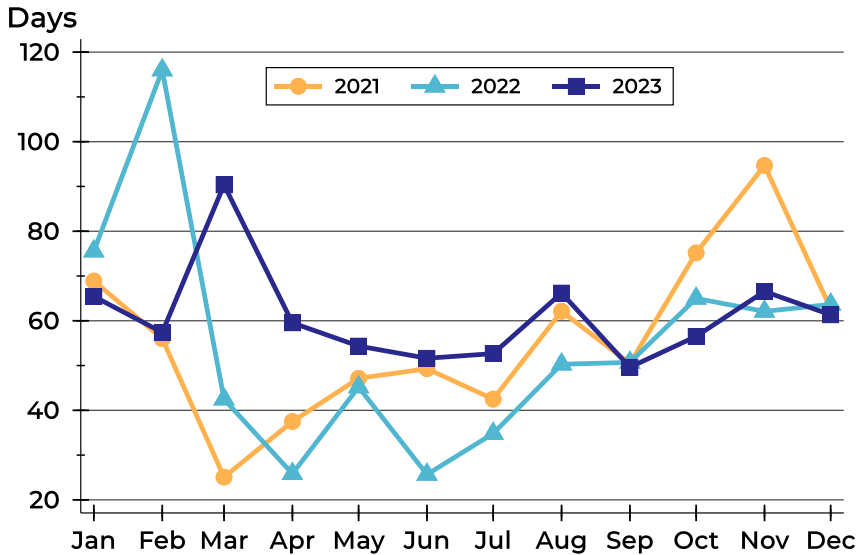


Month	2021	2022	2023
<b>January</b>	150,000	249,950	<b>264,450</b>
<b>February</b>	152,450	259,900	<b>249,000</b>
<b>March</b>	135,000	229,950	<b>284,900</b>
<b>April</b>	137,975	190,400	<b>265,000</b>
<b>May</b>	132,425	138,000	<b>349,900</b>
<b>June</b>	129,900	180,000	<b>275,000</b>
<b>July</b>	169,900	193,450	<b>275,000</b>
<b>August</b>	204,950	240,000	<b>265,000</b>
<b>September</b>	199,900	241,750	<b>258,750</b>
<b>October</b>	225,000	289,950	<b>249,888</b>
<b>November</b>	217,450	214,450	<b>214,900</b>
<b>December</b>	224,900	185,000	<b>279,444</b>



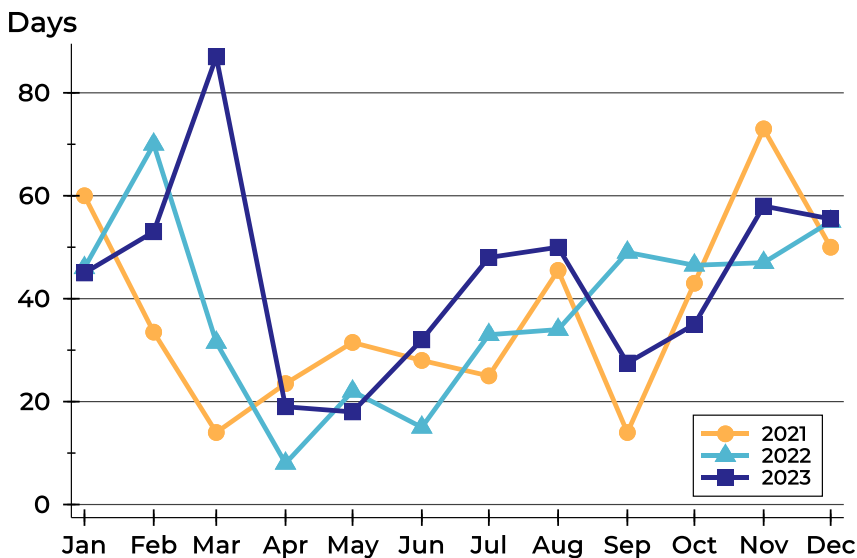
## Jefferson County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	69	76	65
February	56	116	57
March	25	43	90
April	38	26	60
May	47	45	54
June	49	26	52
July	43	35	53
August	62	50	66
September	50	51	50
October	75	65	57
November	95	62	67
December	63	64	61

### Median DOM

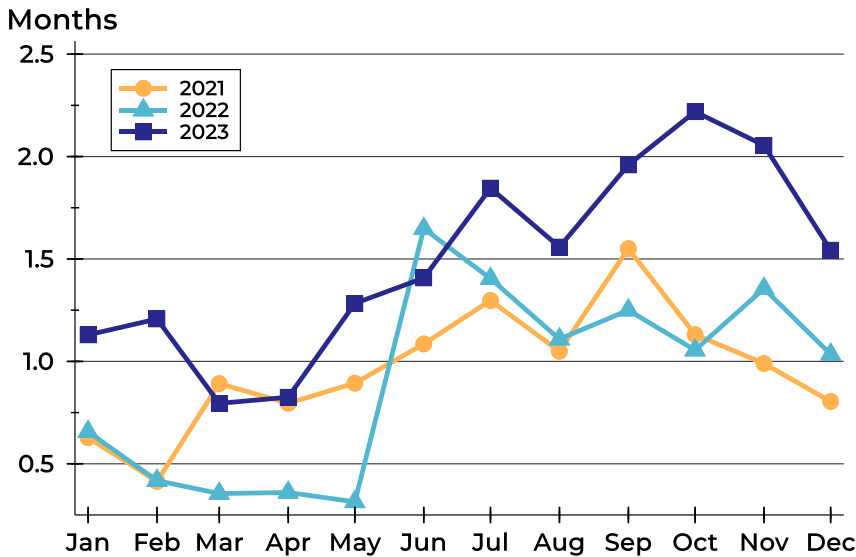


Month	2021	2022	2023
January	60	46	45
February	34	70	53
March	14	32	87
April	24	8	19
May	32	22	18
June	28	15	32
July	25	33	48
August	46	34	50
September	14	49	28
October	43	47	35
November	73	47	58
December	50	55	56



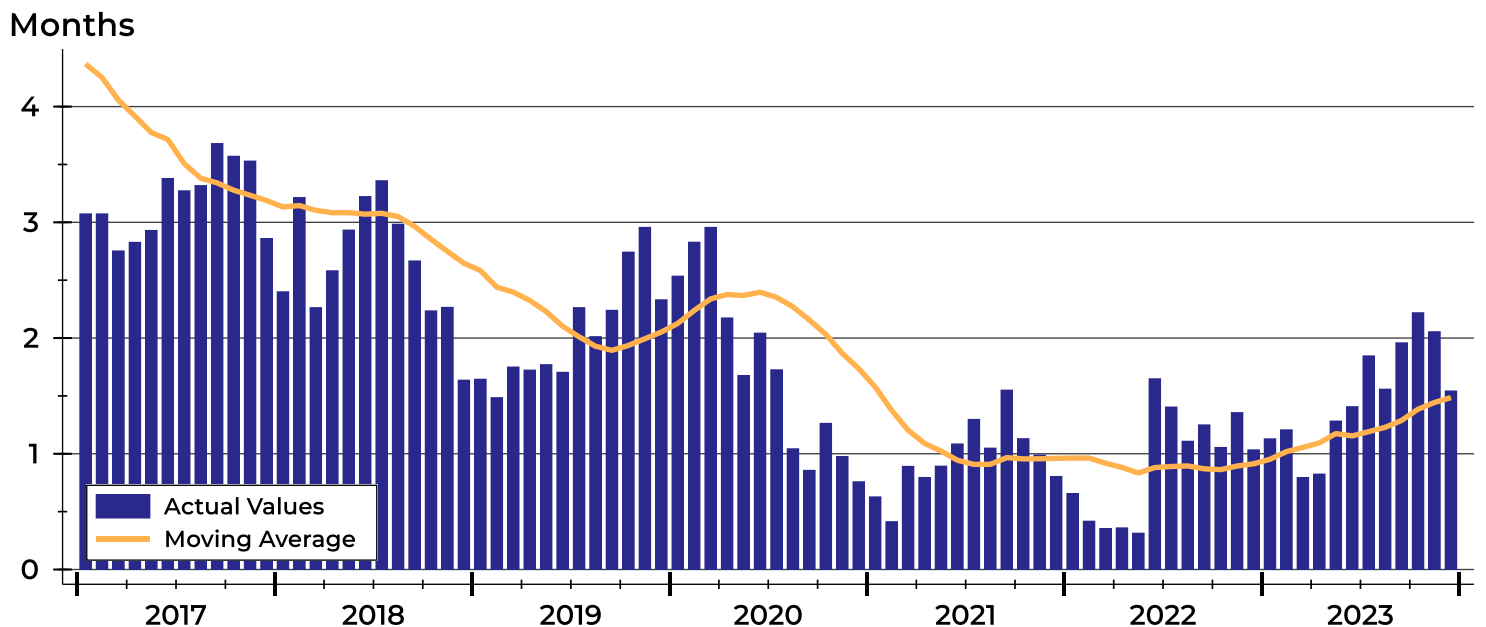
# Jefferson County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.7	1.1
February	0.4	0.4	1.2
March	0.9	0.4	0.8
April	0.8	0.4	0.8
May	0.9	0.3	1.3
June	1.1	1.6	1.4
July	1.3	1.4	1.8
August	1.0	1.1	1.6
September	1.6	1.3	2.0
October	1.1	1.1	2.2
November	1.0	1.4	2.1
December	0.8	1.0	1.5

## History of Month's Supply







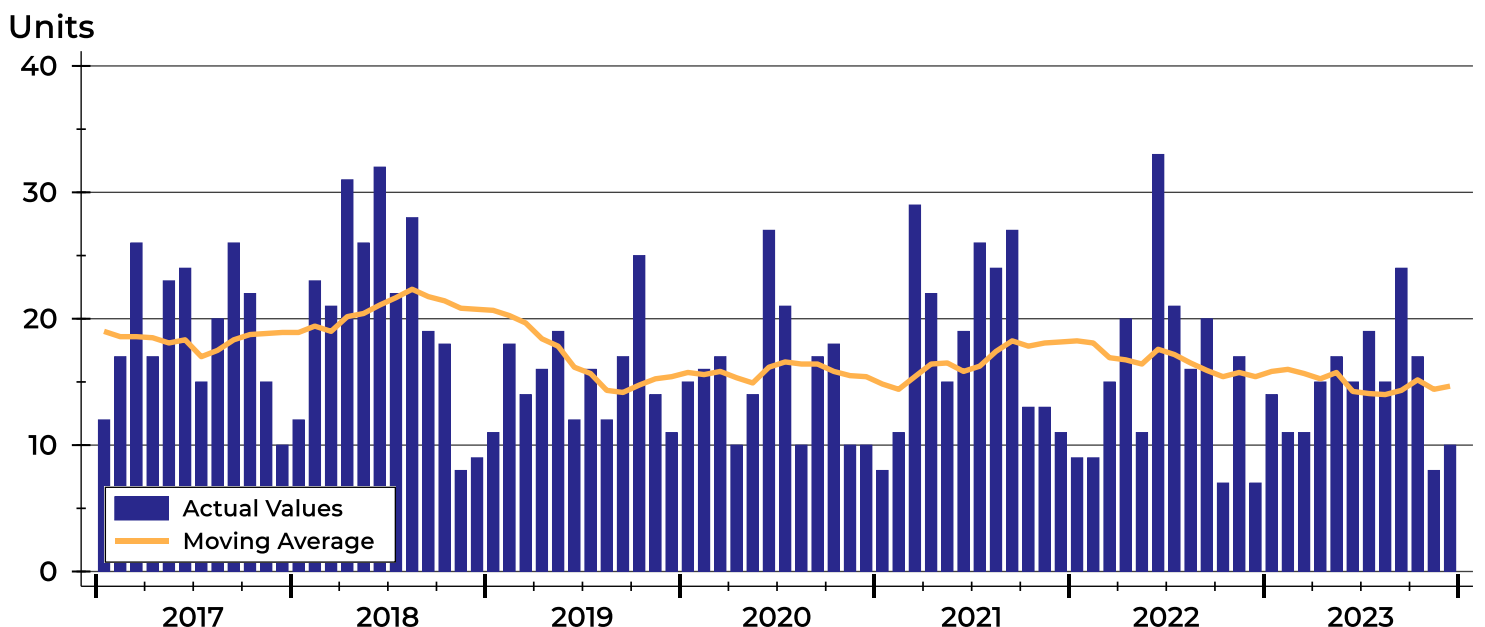
## Jefferson County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>10</b>	7	42.9%
	Volume (1,000s)	<b>3,548</b>	1,656	114.3%
	Average List Price	<b>354,770</b>	236,543	50.0%
	Median List Price	<b>334,450</b>	185,000	80.8%
Year-to-Date	New Listings	<b>176</b>	185	-4.9%
	Volume (1,000s)	<b>48,096</b>	41,943	14.7%
	Average List Price	<b>273,275</b>	226,718	20.5%
	Median List Price	<b>249,250</b>	214,000	16.5%

A total of 10 new listings were added in Jefferson County during December, up 42.9% from the same month in 2022. Year-to-date Jefferson County has seen 176 new listings.

The median list price of these homes was \$334,450 up from \$185,000 in 2022.

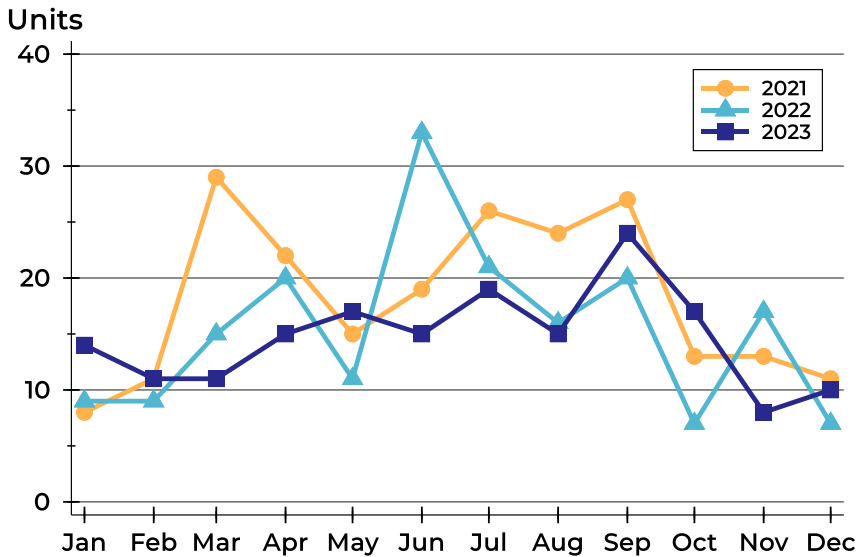
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	8	9	14
February	11	9	11
March	29	15	11
April	22	20	15
May	15	11	17
June	19	33	15
July	26	21	19
August	24	16	15
September	27	20	24
October	13	7	17
November	13	17	8
December	11	7	10

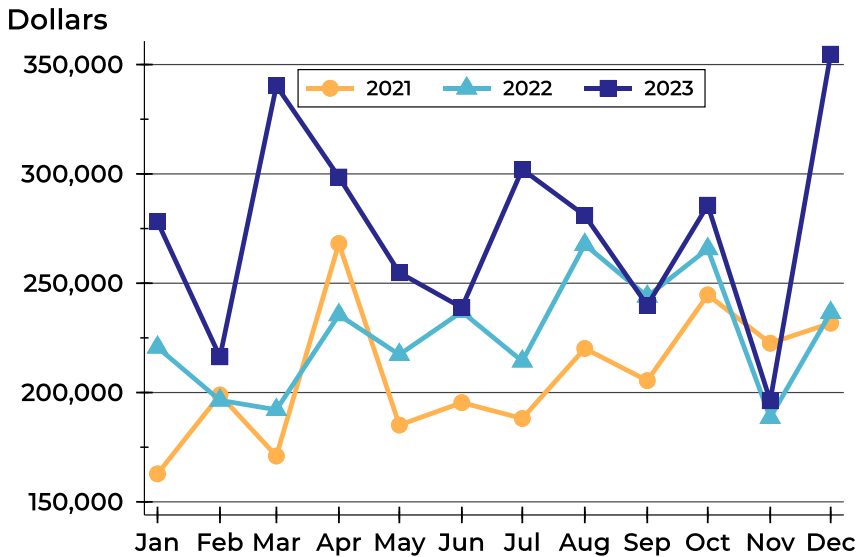
### New Listings by Price Range

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	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	1	10.0%	194,900	194,900	2	2	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	234,950	234,950	11	11	101.5%	101.5%
\$250,000-\$299,999	1	10.0%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	4	40.0%	364,475	364,000	22	25	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	425,000	425,000	23	23	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	1	10.0%	750,000	750,000	10	10	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



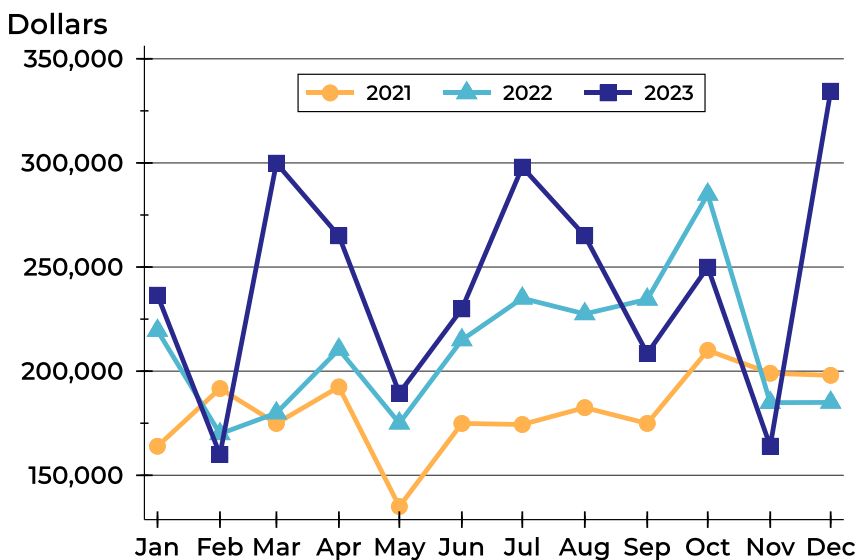
## Jefferson County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	162,825	220,689	<b>278,136</b>
February	198,893	196,450	<b>216,336</b>
March	170,976	192,133	<b>340,336</b>
April	268,161	235,508	<b>298,580</b>
May	185,127	217,345	<b>254,818</b>
June	195,386	237,012	<b>238,847</b>
July	188,135	214,314	<b>302,084</b>
August	220,154	267,700	<b>280,999</b>
September	205,450	243,980	<b>239,873</b>
October	244,662	265,700	<b>285,685</b>
November	222,569	188,535	<b>196,250</b>
December	231,714	236,543	<b>354,770</b>

### Median Price



Month	2021	2022	2023
January	163,950	219,500	<b>236,500</b>
February	191,675	169,900	<b>160,000</b>
March	174,900	179,900	<b>299,900</b>
April	192,450	210,450	<b>265,000</b>
May	135,000	175,000	<b>189,500</b>
June	174,900	215,000	<b>229,900</b>
July	174,400	235,000	<b>298,000</b>
August	182,500	227,500	<b>265,000</b>
September	174,900	234,500	<b>208,500</b>
October	210,000	284,900	<b>249,950</b>
November	199,000	184,900	<b>164,000</b>
December	198,000	185,000	<b>334,450</b>



## Jefferson County Contracts Written Analysis

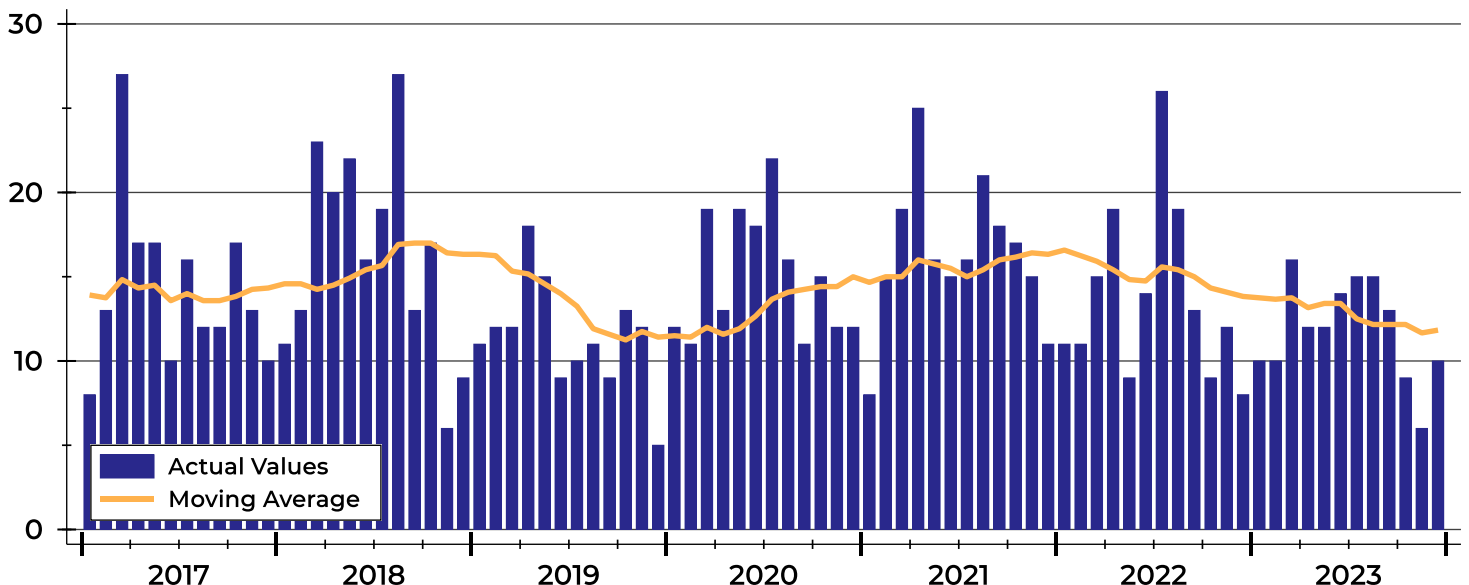
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>10</b>	8	25.0%	<b>142</b>	166	-14.5%
Volume (1,000s)		<b>3,101</b>	1,435	116.1%	<b>36,748</b>	37,090	-0.9%
Average	Sale Price	<b>310,115</b>	179,388	72.9%	<b>258,789</b>	223,432	15.8%
	Days on Market	<b>36</b>	31	16.1%	<b>27</b>	16	68.8%
	Percent of Original	<b>98.2%</b>	92.7%	5.9%	<b>97.3%</b>	99.4%	-2.1%
Median	Sale Price	<b>244,925</b>	180,950	35.4%	<b>227,850</b>	205,000	11.1%
	Days on Market	<b>32</b>	21	52.4%	<b>7</b>	6	16.7%
	Percent of Original	<b>100.0%</b>	93.6%	6.8%	<b>100.0%</b>	100.0%	0.0%

A total of 10 contracts for sale were written in Jefferson County during the month of December, up from 8 in 2022. The median list price of these homes was \$244,925, up from \$180,950 the prior year.

Half of the homes that went under contract in December were on the market less than 32 days, compared to 21 days in December 2022.

## History of Contracts Written

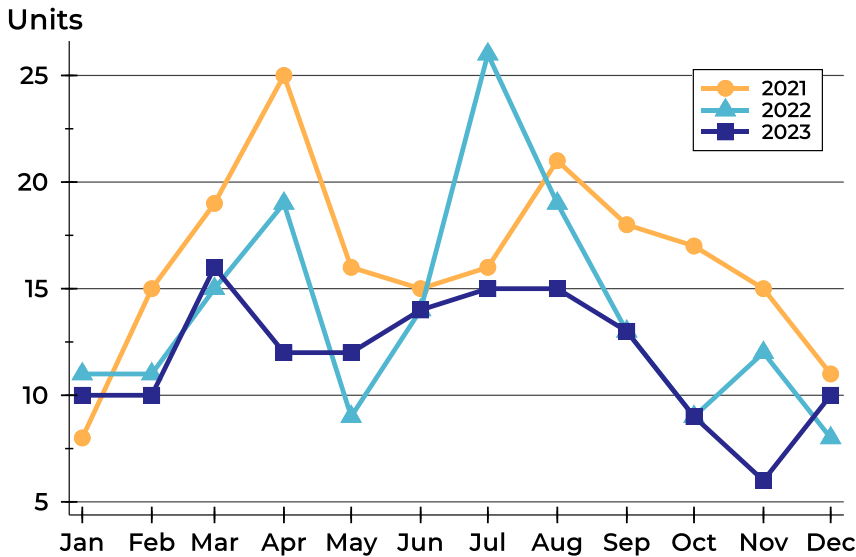
Units





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	8	11	10
February	15	11	10
March	19	15	16
April	25	19	12
May	16	9	12
June	15	14	14
July	16	26	15
August	21	19	15
September	18	13	13
October	17	9	9
November	15	12	6
December	11	8	10

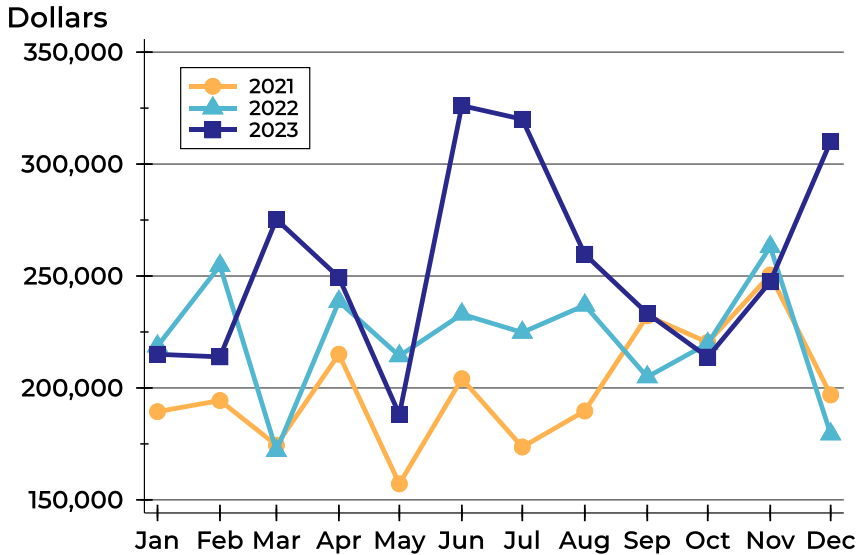
### Contracts Written by Price Range

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	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	3	30.0%	192,800	194,900	27	16	99.9%	100.0%
\$200,000-\$249,999	3	30.0%	236,283	239,900	44	47	96.5%	93.9%
\$250,000-\$299,999	1	10.0%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	10.0%	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	20.0%	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



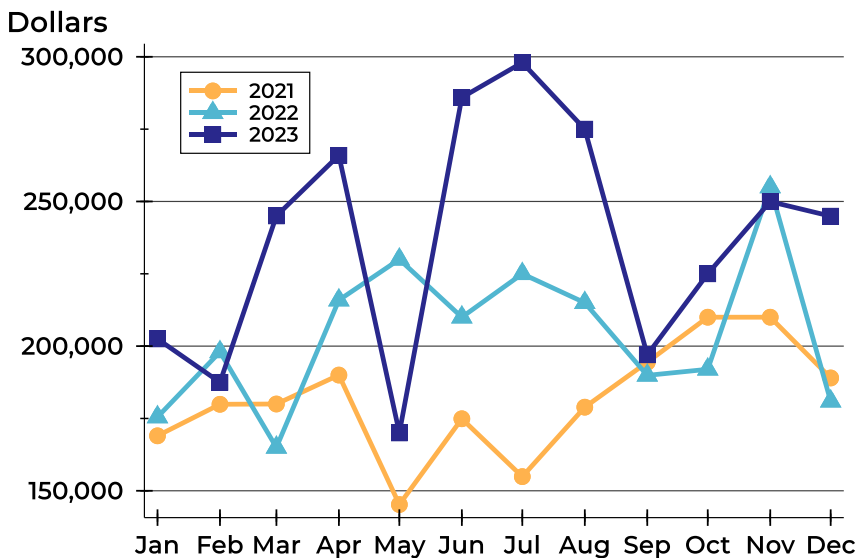
## Jefferson County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	189,413	218,691	<b>215,040</b>
<b>February</b>	194,378	254,668	<b>213,880</b>
<b>March</b>	174,437	171,967	<b>275,290</b>
<b>April</b>	215,066	238,592	<b>249,392</b>
<b>May</b>	157,144	214,311	<b>188,117</b>
<b>June</b>	204,103	232,943	<b>326,114</b>
<b>July</b>	173,613	224,781	<b>320,020</b>
<b>August</b>	189,710	236,932	<b>259,717</b>
<b>September</b>	232,219	204,908	<b>233,300</b>
<b>October</b>	220,365	219,811	<b>213,767</b>
<b>November</b>	250,440	263,063	<b>247,423</b>
<b>December</b>	196,886	179,388	<b>310,115</b>

### Median Price

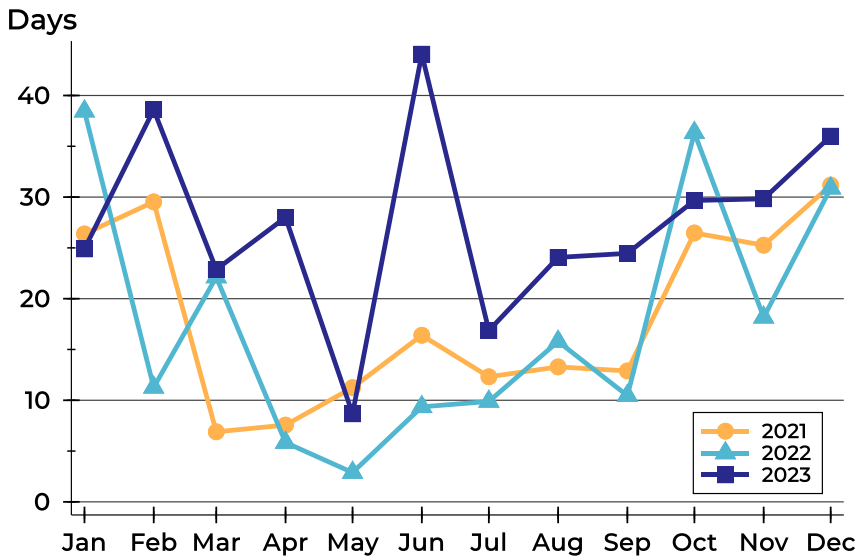


Month	2021	2022	2023
<b>January</b>	169,000	175,500	<b>202,500</b>
<b>February</b>	179,900	198,000	<b>187,500</b>
<b>March</b>	180,000	165,000	<b>245,000</b>
<b>April</b>	190,000	215,900	<b>265,950</b>
<b>May</b>	145,250	230,000	<b>170,000</b>
<b>June</b>	174,900	210,000	<b>285,950</b>
<b>July</b>	154,900	225,000	<b>298,000</b>
<b>August</b>	178,900	215,000	<b>275,000</b>
<b>September</b>	194,450	189,900	<b>197,000</b>
<b>October</b>	210,000	192,000	<b>225,000</b>
<b>November</b>	210,000	255,000	<b>249,950</b>
<b>December</b>	189,000	180,950	<b>244,925</b>



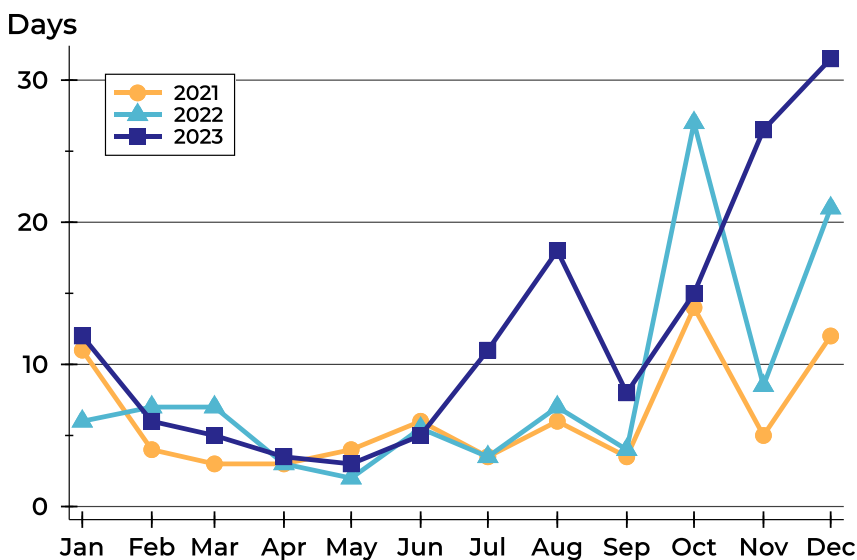
## Jefferson County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	26	38	25
February	30	11	39
March	7	22	23
April	8	6	28
May	11	3	9
June	16	9	44
July	12	10	17
August	13	16	24
September	13	10	24
October	26	36	30
November	25	18	30
December	31	31	36

### Median DOM



Month	2021	2022	2023
January	11	6	12
February	4	7	6
March	3	7	5
April	3	3	4
May	4	2	3
June	6	6	5
July	4	4	11
August	6	7	18
September	4	4	8
October	14	27	15
November	5	9	27
December	12	21	32



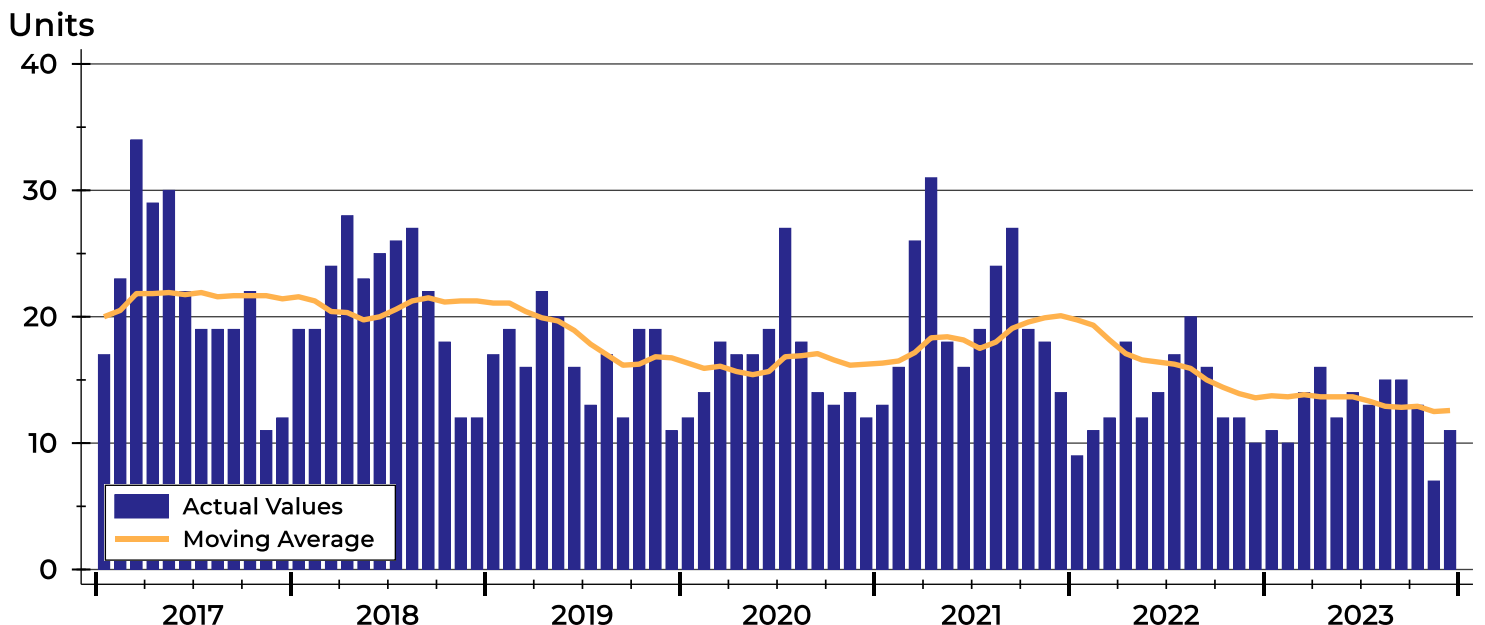
## Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		<b>11</b>	10	10.0%
Volume (1,000s)		<b>2,821</b>	2,185	29.1%
Average	List Price	<b>256,459</b>	218,450	17.4%
	Days on Market	<b>29</b>	23	26.1%
	Percent of Original	<b>99.3%</b>	98.0%	1.3%
Median	List Price	<b>239,900</b>	199,450	20.3%
	Days on Market	<b>16</b>	15	6.7%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 11 listings in Jefferson County had contracts pending at the end of December, up from 10 contracts pending at the end of December 2022.

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

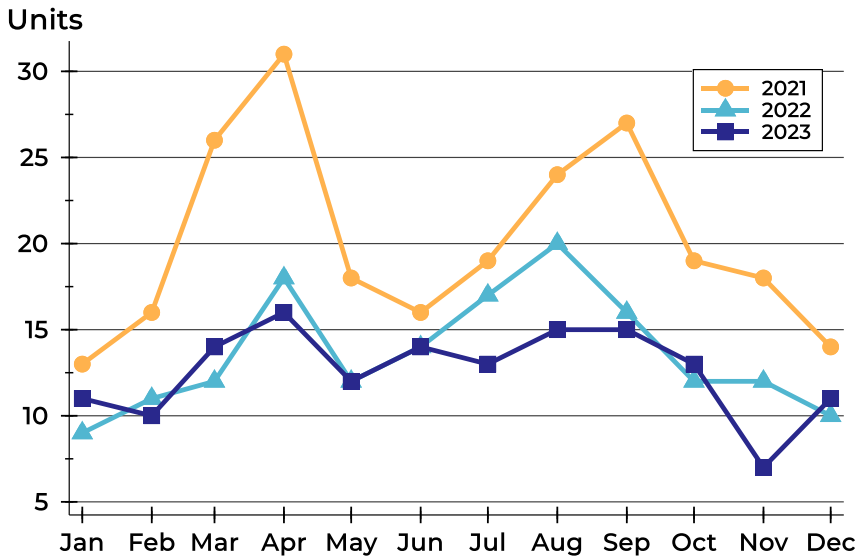






## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	13	9	11
February	16	11	10
March	26	12	14
April	31	18	16
May	18	12	12
June	16	14	14
July	19	17	13
August	24	20	15
September	27	16	15
October	19	12	13
November	18	12	7
December	14	10	11

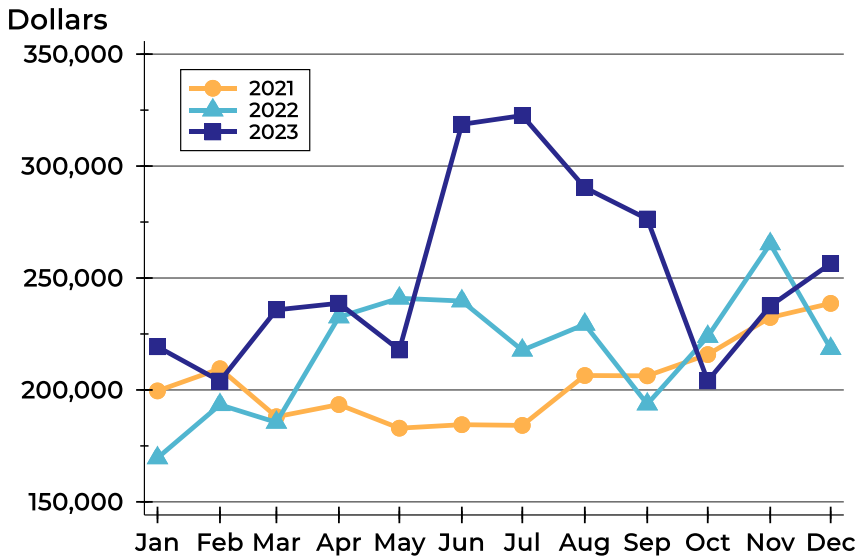
### Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	90,000	90,000	45	45	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	123,000	123,000	0	0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	27.3%	192,800	194,900	27	16	100.0%	100.0%
\$200,000-\$249,999	2	18.2%	244,925	244,925	43	43	96.3%	96.3%
\$250,000-\$299,999	1	9.1%	250,000	250,000	3	3	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	329,900	329,900	7	7	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	424,900	424,900	30	30	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	535,000	535,000	64	64	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



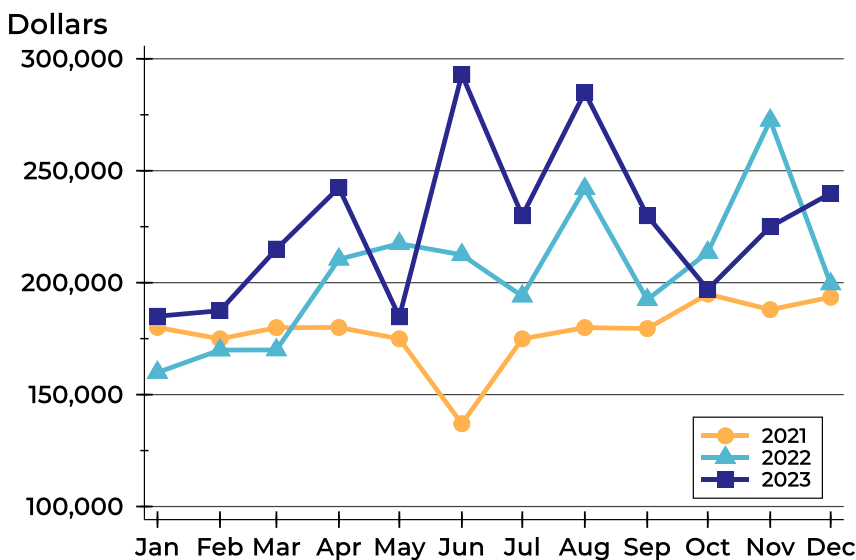
## Jefferson County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	199,573	169,622	<b>219,300</b>
February	209,481	193,368	<b>203,970</b>
March	188,029	185,508	<b>235,767</b>
April	193,466	232,581	<b>238,727</b>
May	182,914	240,958	<b>217,850</b>
June	184,478	239,721	<b>318,657</b>
July	184,168	217,724	<b>322,577</b>
August	206,448	229,295	<b>290,397</b>
September	206,306	193,663	<b>276,373</b>
October	215,800	223,850	<b>204,062</b>
November	232,372	265,233	<b>237,507</b>
December	238,664	218,450	<b>256,459</b>

### Median Price

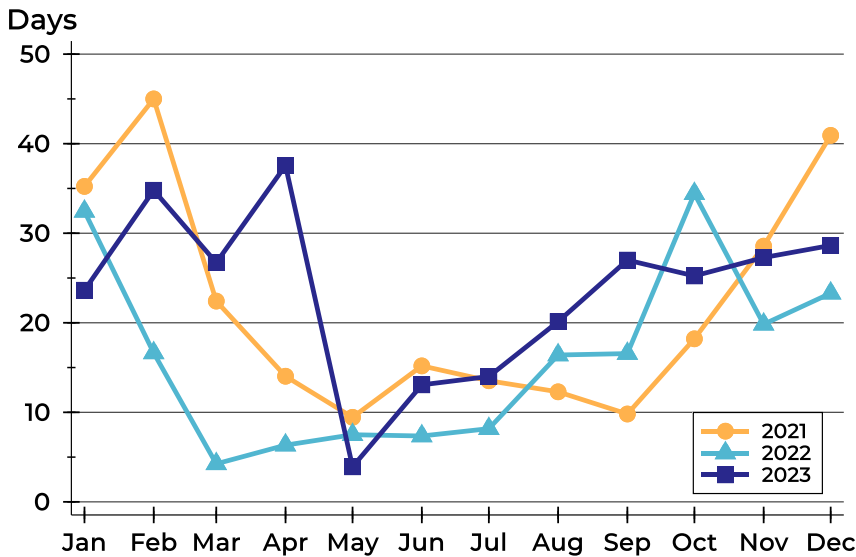


Month	2021	2022	2023
January	180,000	159,900	<b>185,000</b>
February	174,900	169,900	<b>187,500</b>
March	179,900	169,950	<b>215,000</b>
April	180,000	210,450	<b>242,450</b>
May	174,925	217,450	<b>184,750</b>
June	137,000	212,450	<b>293,000</b>
July	174,900	194,000	<b>229,900</b>
August	179,950	242,000	<b>285,000</b>
September	179,500	192,400	<b>229,900</b>
October	194,900	213,500	<b>197,000</b>
November	187,950	272,500	<b>225,000</b>
December	193,500	199,450	<b>239,900</b>



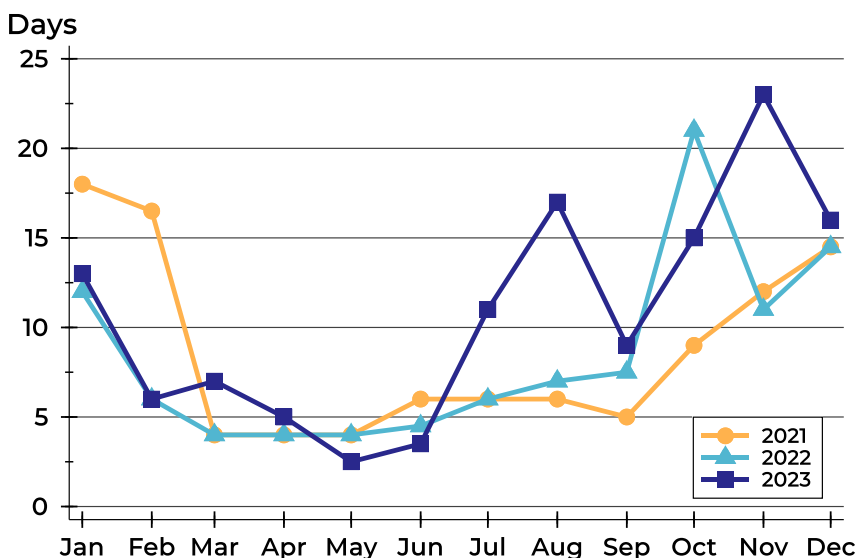
## Jefferson County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	35	32	<b>24</b>
February	45	17	<b>35</b>
March	22	4	<b>27</b>
April	14	6	<b>38</b>
May	9	8	<b>4</b>
June	15	7	<b>13</b>
July	14	8	<b>14</b>
August	12	16	<b>20</b>
September	10	17	<b>27</b>
October	18	34	<b>25</b>
November	29	20	<b>27</b>
December	41	23	<b>29</b>

### Median DOM



Month	2021	2022	2023
January	18	12	<b>13</b>
February	17	6	<b>6</b>
March	4	4	<b>7</b>
April	4	4	<b>5</b>
May	4	4	<b>3</b>
June	6	5	<b>4</b>
July	6	6	<b>11</b>
August	6	7	<b>17</b>
September	5	8	<b>9</b>
October	9	21	<b>15</b>
November	12	11	<b>23</b>
December	15	15	<b>16</b>



# Lyon County Housing Report



## Market Overview

### Lyon County Home Sales Fell in December

Total home sales in Lyon County fell last month to 22 units, compared to 28 units in December 2022. Total sales volume was \$4.6 million, down from a year earlier.

The median sale price in December was \$182,500, up from \$145,500 a year earlier. Homes that sold in December were typically on the market for 4 days and sold for 100.0% of their list prices.

### Lyon County Active Listings Up at End of December

The total number of active listings in Lyon County at the end of December was 24 units, up from 20 at the same point in 2022. 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 December was \$179,250.

During December, a total of 13 contracts were written down from 16 in December 2022. At the end of the month, there were 21 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>22</b>	<b>28</b>	<b>49</b>	<b>353</b>	<b>410</b>	<b>457</b>
Change from prior year		-21.4%	-42.9%	36.1%	-13.9%	-10.3%	14.3%
<b>Active Listings</b>		<b>24</b>	<b>20</b>	<b>29</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		20.0%	-31.0%	-12.1%			
<b>Months' Supply</b>		<b>0.8</b>	<b>0.6</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		33.3%	-25.0%	-20.0%			
<b>New Listings</b>		<b>10</b>	<b>19</b>	<b>33</b>	<b>405</b>	<b>422</b>	<b>513</b>
Change from prior year		-47.4%	-42.4%	73.7%	-4.0%	-17.7%	15.8%
<b>Contracts Written</b>		<b>13</b>	<b>16</b>	<b>30</b>	<b>354</b>	<b>385</b>	<b>464</b>
Change from prior year		-18.8%	-46.7%	76.5%	-8.1%	-17.0%	11.3%
<b>Pending Contracts</b>		<b>21</b>	<b>20</b>	<b>34</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.0%	-41.2%	21.4%			
<b>Sales Volume (1,000s)</b>		<b>4,605</b>	<b>5,072</b>	<b>8,532</b>	<b>67,319</b>	<b>71,871</b>	<b>71,662</b>
Change from prior year		-9.2%	-40.6%	47.3%	-6.3%	0.3%	25.0%
<b>Average</b>	<b>Sale Price</b>	<b>209,332</b>	<b>181,146</b>	<b>174,124</b>	<b>190,706</b>	<b>175,296</b>	<b>156,809</b>
	Change from prior year	15.6%	4.0%	8.2%	8.8%	11.8%	9.4%
	<b>List Price of Actives</b>	<b>220,708</b>	<b>183,550</b>	<b>155,741</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	20.2%	17.9%	-4.3%			
	<b>Days on Market</b>	<b>13</b>	<b>27</b>	<b>33</b>	<b>19</b>	<b>19</b>	<b>24</b>
Change from prior year	-51.9%	-18.2%	-5.7%	0.0%	-20.8%	-40.0%	
<b>Percent of List</b>	<b>98.3%</b>	<b>95.4%</b>	<b>96.1%</b>	<b>97.6%</b>	<b>97.4%</b>	<b>96.9%</b>	
Change from prior year	3.0%	-0.7%	-0.9%	0.2%	0.5%	0.7%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>91.8%</b>	<b>93.6%</b>	<b>96.1%</b>	<b>95.8%</b>	<b>95.6%</b>	
Change from prior year	5.0%	-1.9%	-1.5%	0.3%	0.2%	1.7%	
<b>Median</b>	<b>Sale Price</b>	<b>182,500</b>	<b>145,500</b>	<b>157,941</b>	<b>170,000</b>	<b>144,000</b>	<b>146,500</b>
	Change from prior year	25.4%	-7.9%	8.9%	18.1%	-1.7%	8.2%
	<b>List Price of Actives</b>	<b>179,250</b>	<b>188,450</b>	<b>115,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-4.9%	63.9%	-16.4%			
	<b>Days on Market</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>5</b>	<b>6</b>	<b>6</b>
Change from prior year	-60.0%	0.0%	25.0%	-16.7%	0.0%	-45.5%	
<b>Percent of List</b>	<b>100.0%</b>	<b>98.2%</b>	<b>97.1%</b>	<b>99.4%</b>	<b>99.2%</b>	<b>98.5%</b>	
Change from prior year	1.8%	1.1%	-0.7%	0.2%	0.7%	0.9%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>94.2%</b>	<b>96.5%</b>	<b>98.3%</b>	<b>98.3%</b>	<b>97.9%</b>	
Change from prior year	6.2%	-2.4%	-0.4%	0.0%	0.4%	1.0%	

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



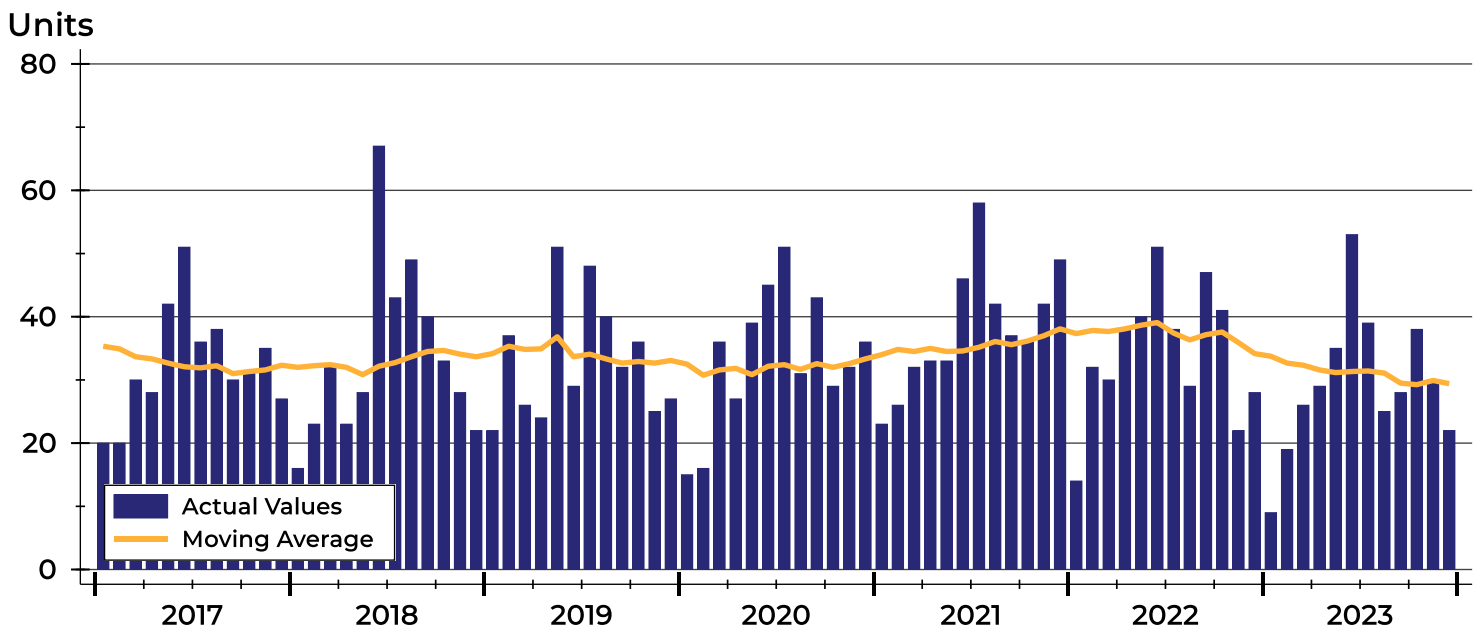
## Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		22	28	-21.4%	353	410	-13.9%
Volume (1,000s)		4,605	5,072	-9.2%	67,319	71,871	-6.3%
Months' Supply		0.8	0.6	33.3%	N/A	N/A	N/A
Average	Sale Price	209,332	181,146	15.6%	190,706	175,296	8.8%
	Days on Market	13	27	-51.9%	19	19	0.0%
	Percent of List	98.3%	95.4%	3.0%	97.6%	97.4%	0.2%
	Percent of Original	96.4%	91.8%	5.0%	96.1%	95.8%	0.3%
Median	Sale Price	182,500	145,500	25.4%	170,000	144,000	18.1%
	Days on Market	4	10	-60.0%	5	6	-16.7%
	Percent of List	100.0%	98.2%	1.8%	99.4%	99.2%	0.2%
	Percent of Original	100.0%	94.2%	6.2%	98.3%	98.3%	0.0%

A total of 22 homes sold in Lyon County in December, down from 28 units in December 2022. Total sales volume fell to \$4.6 million compared to \$5.1 million in the previous year.

The median sales price in December was \$182,500, up 25.4% compared to the prior year. Median days on market was 4 days, down from 6 days in November, and down from 10 in December 2022.

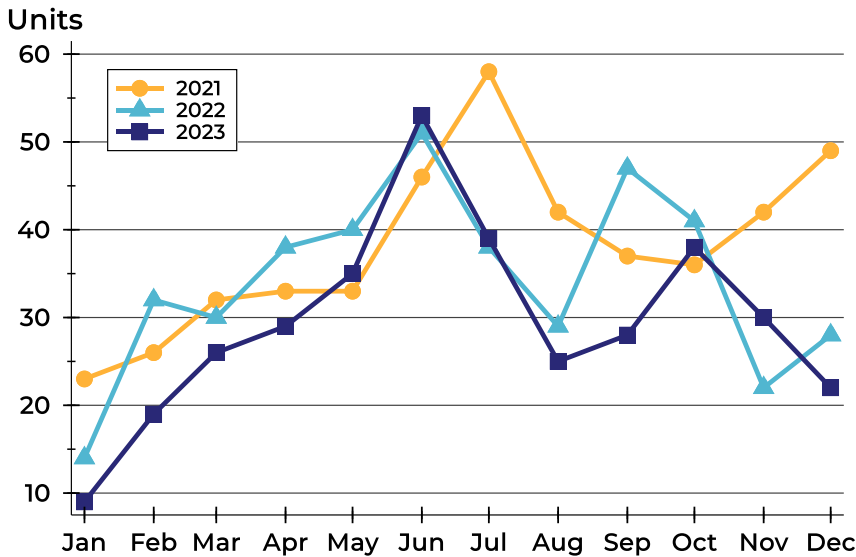
## History of Closed Listings





## Lyon County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	23	14	9
February	26	32	19
March	32	30	26
April	33	38	29
May	33	40	35
June	46	51	53
July	58	38	39
August	42	29	25
September	37	47	28
October	36	41	38
November	42	22	30
December	49	28	22

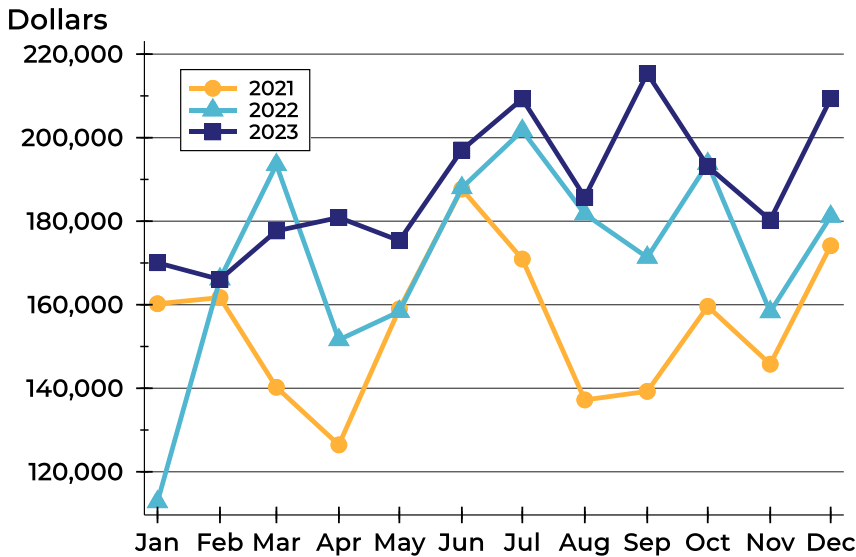
### Closed Listings by Price Range

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	4	18.2%	0.9	77,600	81,450	14	4	94.5%	97.5%	94.5%	97.5%
\$100,000-\$124,999	2	9.1%	0.8	121,200	121,200	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	9.1%	0.0	133,850	133,850	30	30	99.5%	99.5%	95.0%	95.0%
\$150,000-\$174,999	2	9.1%	2.1	165,500	165,500	2	2	94.9%	94.9%	94.9%	94.9%
\$175,000-\$199,999	4	18.2%	0.4	184,250	185,000	19	13	97.7%	97.9%	93.2%	97.4%
\$200,000-\$249,999	1	4.5%	0.6	210,000	210,000	5	5	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	9.1%	1.8	294,950	294,950	37	37	100.0%	100.0%	93.1%	93.1%
\$300,000-\$399,999	3	13.6%	0.6	354,633	359,000	3	2	99.4%	99.7%	99.4%	99.7%
\$400,000-\$499,999	2	9.1%	0.0	426,500	426,500	3	3	102.9%	102.9%	102.9%	102.9%
\$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



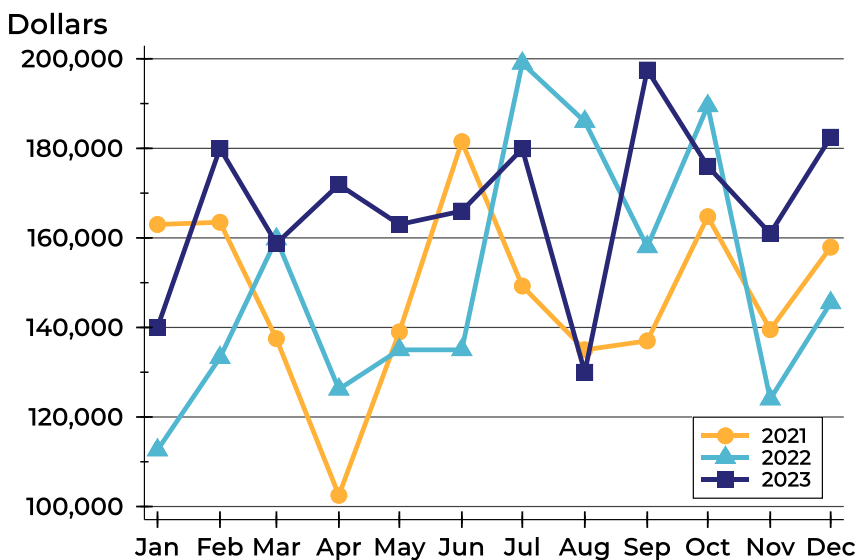
# Lyon County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	160,235	112,796	<b>170,056</b>
February	161,717	166,151	<b>166,053</b>
March	140,241	193,517	<b>177,669</b>
April	126,447	151,595	<b>180,879</b>
May	159,001	158,363	<b>175,341</b>
June	187,704	187,987	<b>197,045</b>
July	170,941	201,697	<b>209,285</b>
August	137,205	181,734	<b>185,740</b>
September	139,257	171,338	<b>215,396</b>
October	159,608	193,788	<b>193,110</b>
November	145,765	158,288	<b>180,280</b>
December	174,124	181,146	<b>209,332</b>

## Median Price



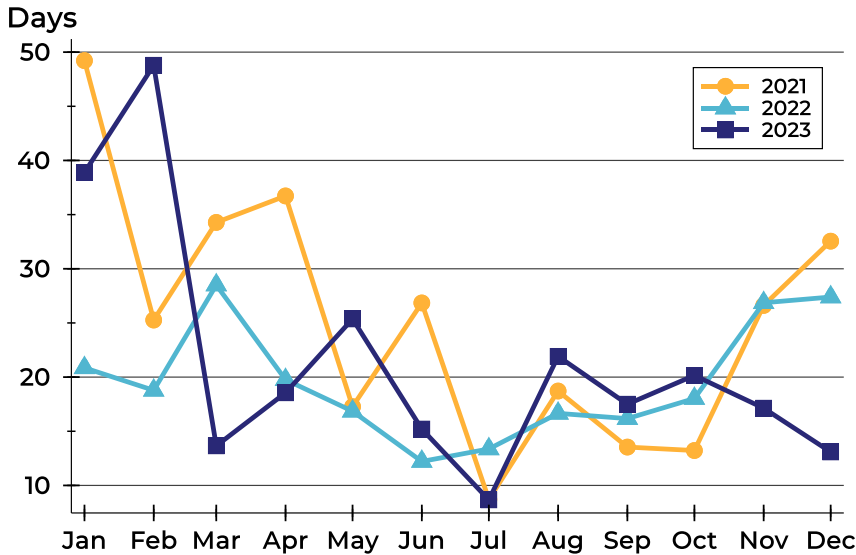
Month	2021	2022	2023
January	163,000	112,625	<b>140,000</b>
February	163,500	133,250	<b>180,000</b>
March	137,500	159,750	<b>158,750</b>
April	102,500	126,200	<b>171,900</b>
May	139,000	135,000	<b>163,000</b>
June	181,500	135,000	<b>166,000</b>
July	149,250	199,000	<b>179,900</b>
August	135,000	186,000	<b>130,000</b>
September	137,000	158,000	<b>197,500</b>
October	164,750	189,500	<b>176,000</b>
November	139,500	124,000	<b>161,000</b>
December	157,941	145,500	<b>182,500</b>





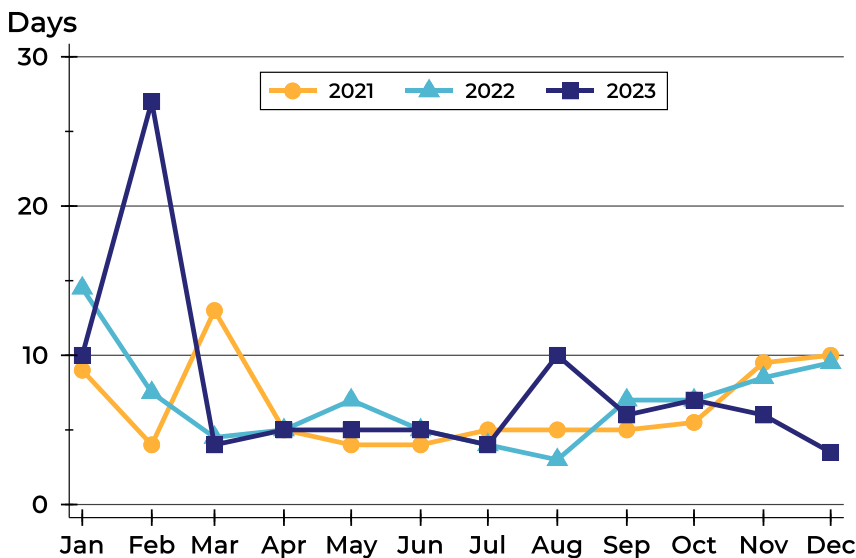
## Lyon County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	49	21	39
February	25	19	49
March	34	29	14
April	37	20	19
May	17	17	25
June	27	12	15
July	9	13	9
August	19	17	22
September	14	16	18
October	13	18	20
November	27	27	17
December	33	27	13

### Median DOM



Month	2021	2022	2023
January	9	15	10
February	4	8	27
March	13	5	4
April	5	5	5
May	4	7	5
June	4	5	5
July	5	4	4
August	5	3	10
September	5	7	6
October	6	7	7
November	10	9	6
December	10	10	4



# Lyon County Active Listings Analysis

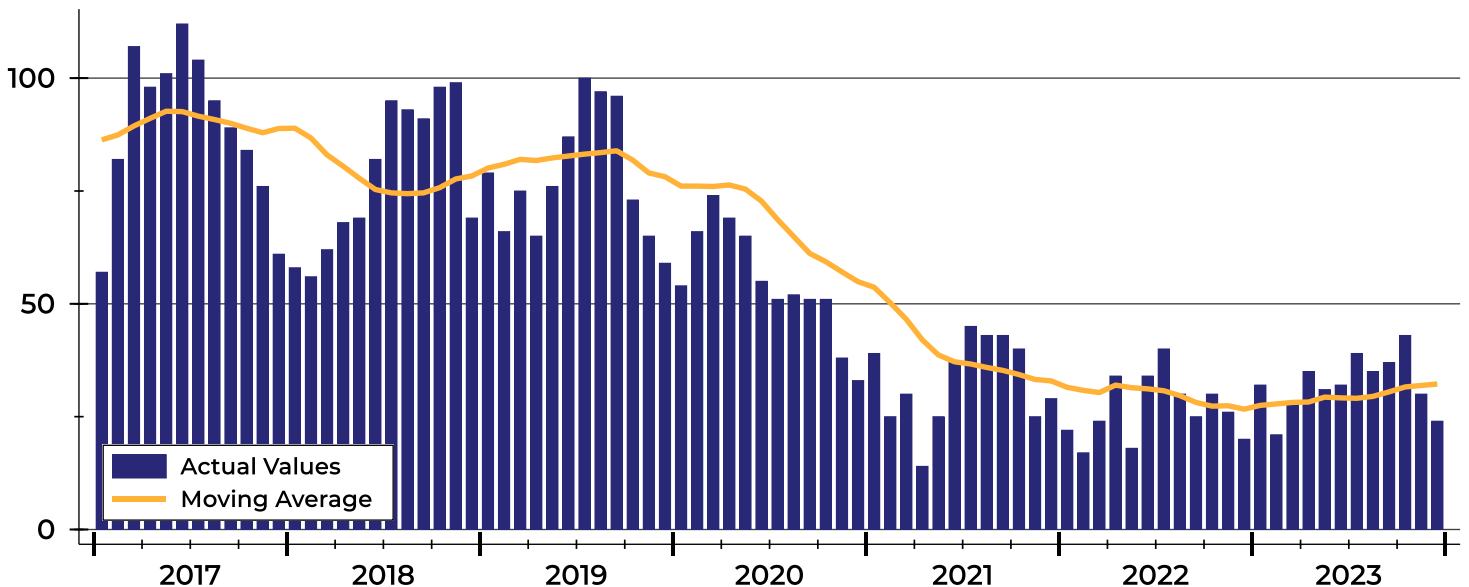
Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		24	20	20.0%
Volume (1,000s)		5,297	3,671	44.3%
Months' Supply		0.8	0.6	33.3%
Average	List Price	220,708	183,550	20.2%
	Days on Market	91	64	42.2%
	Percent of Original	97.0%	97.4%	-0.4%
Median	List Price	179,250	188,450	-4.9%
	Days on Market	81	54	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 homes were available for sale in Lyon County at the end of December. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of December was \$179,250, down 4.9% from 2022. The typical time on market for active listings was 81 days, up from 54 days a year earlier.

## History of Active Listings

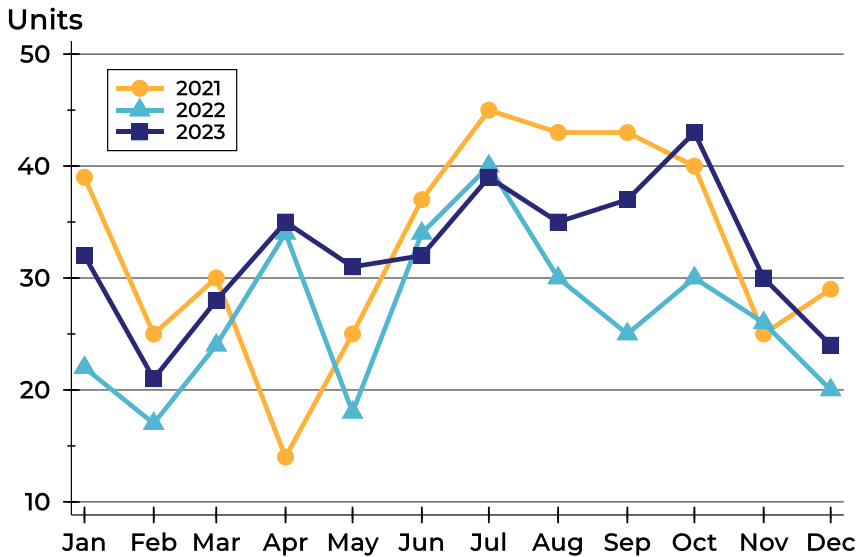
Units





## Lyon County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	39	22	<b>32</b>
February	25	17	<b>21</b>
March	30	24	<b>28</b>
April	14	34	<b>35</b>
May	25	18	<b>31</b>
June	37	34	<b>32</b>
July	45	40	<b>39</b>
August	43	30	<b>35</b>
September	43	25	<b>37</b>
October	40	30	<b>43</b>
November	25	26	<b>30</b>
December	29	20	<b>24</b>

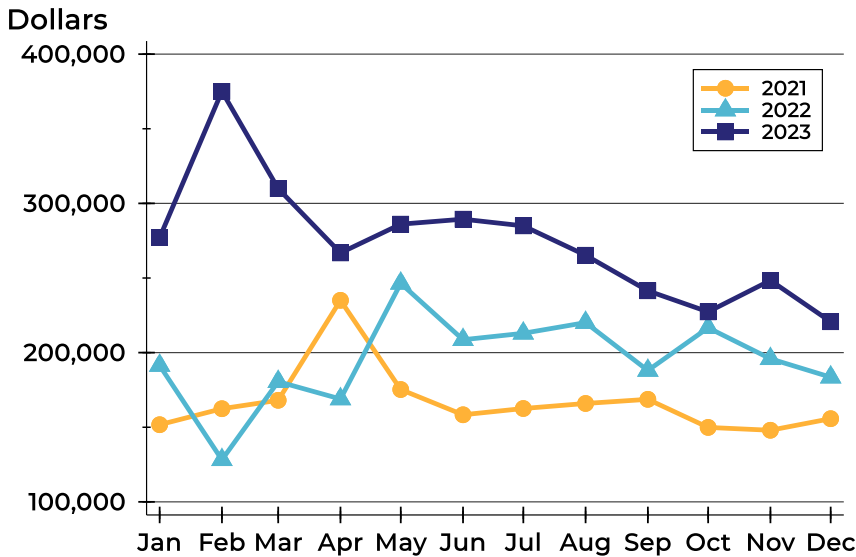
### Active Listings by Price Range

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	3	12.5%	0.9	69,967	69,900	66	82	98.6%	100.0%
\$100,000-\$124,999	3	12.5%	0.8	113,267	109,000	57	76	97.0%	100.0%
\$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	25.0%	2.1	161,067	163,250	126	118	95.4%	97.5%
\$175,000-\$199,999	1	4.2%	0.4	189,500	189,500	166	166	94.8%	94.8%
\$200,000-\$249,999	3	12.5%	0.6	213,267	214,900	39	20	99.2%	100.0%
\$250,000-\$299,999	4	16.7%	1.8	271,750	267,000	63	19	100.0%	100.0%
\$300,000-\$399,999	2	8.3%	0.6	359,900	359,900	48	48	97.3%	97.3%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	8.3%	N/A	572,400	572,400	216	216	91.2%	91.2%
\$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



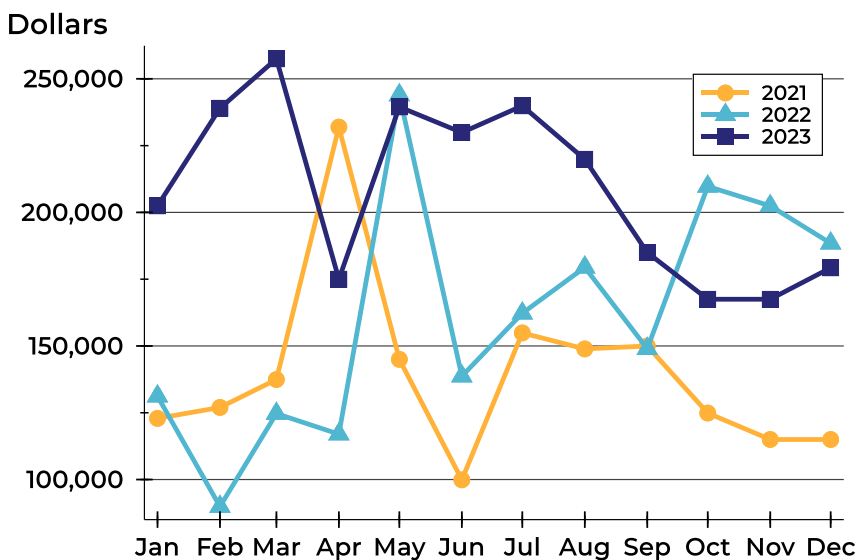
## Lyon County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	151,703	191,355	<b>277,080</b>
February	162,432	128,212	<b>375,062</b>
March	168,073	180,565	<b>309,907</b>
April	235,054	168,941	<b>266,806</b>
May	175,288	246,403	<b>286,097</b>
June	158,358	208,657	<b>289,425</b>
July	162,551	212,957	<b>284,946</b>
August	165,947	220,128	<b>265,251</b>
September	168,722	188,028	<b>241,450</b>
October	149,901	216,680	<b>227,314</b>
November	147,996	195,892	<b>248,407</b>
December	155,741	183,550	<b>220,708</b>

### Median Price

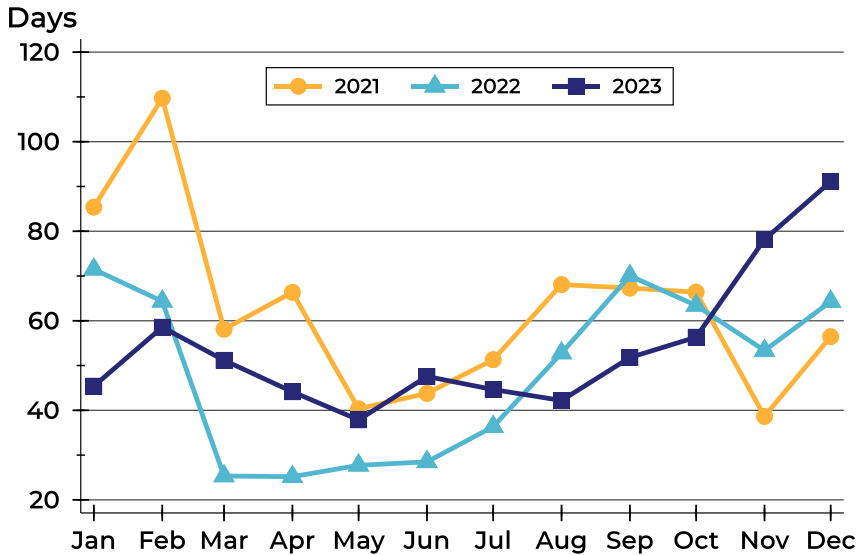


Month	2021	2022	2023
January	122,900	131,200	<b>202,450</b>
February	127,000	89,900	<b>239,000</b>
March	137,448	124,700	<b>257,500</b>
April	231,950	117,000	<b>175,000</b>
May	145,000	243,950	<b>239,500</b>
June	99,900	138,700	<b>229,900</b>
July	154,900	162,250	<b>239,900</b>
August	148,900	179,450	<b>219,900</b>
September	149,999	149,000	<b>185,000</b>
October	124,900	209,750	<b>167,500</b>
November	115,000	202,450	<b>167,500</b>
December	115,000	188,450	<b>179,250</b>



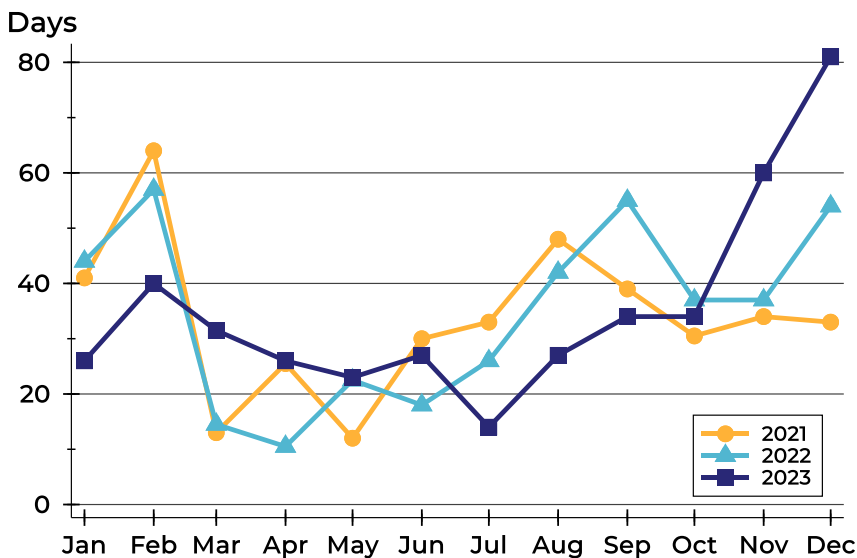
## Lyon County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	85	72	45
February	110	64	59
March	58	25	51
April	66	25	44
May	40	28	38
June	44	29	48
July	51	36	45
August	68	53	42
September	67	70	52
October	66	63	56
November	39	53	78
December	56	64	91

### Median DOM



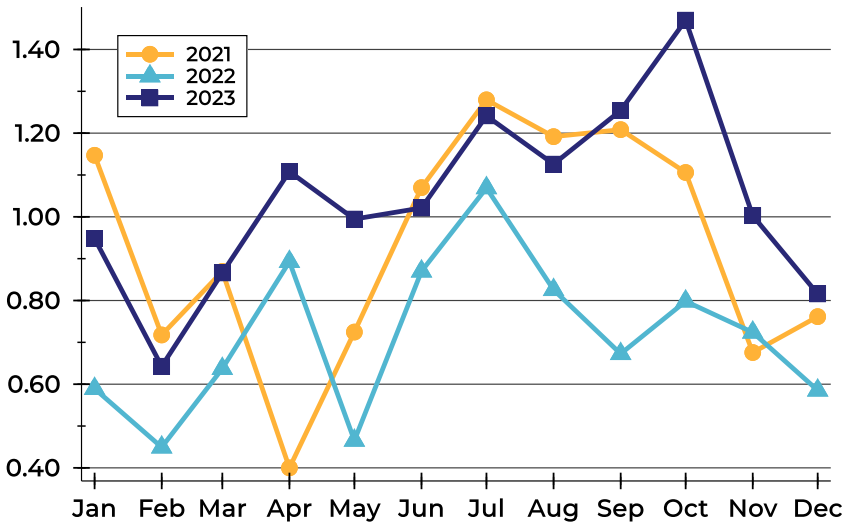
Month	2021	2022	2023
January	41	44	26
February	64	57	40
March	13	15	32
April	26	11	26
May	12	23	23
June	30	18	27
July	33	26	14
August	48	42	27
September	39	55	34
October	31	37	34
November	34	37	60
December	33	54	81



## Lyon County Months' Supply Analysis

### Months' Supply by Month

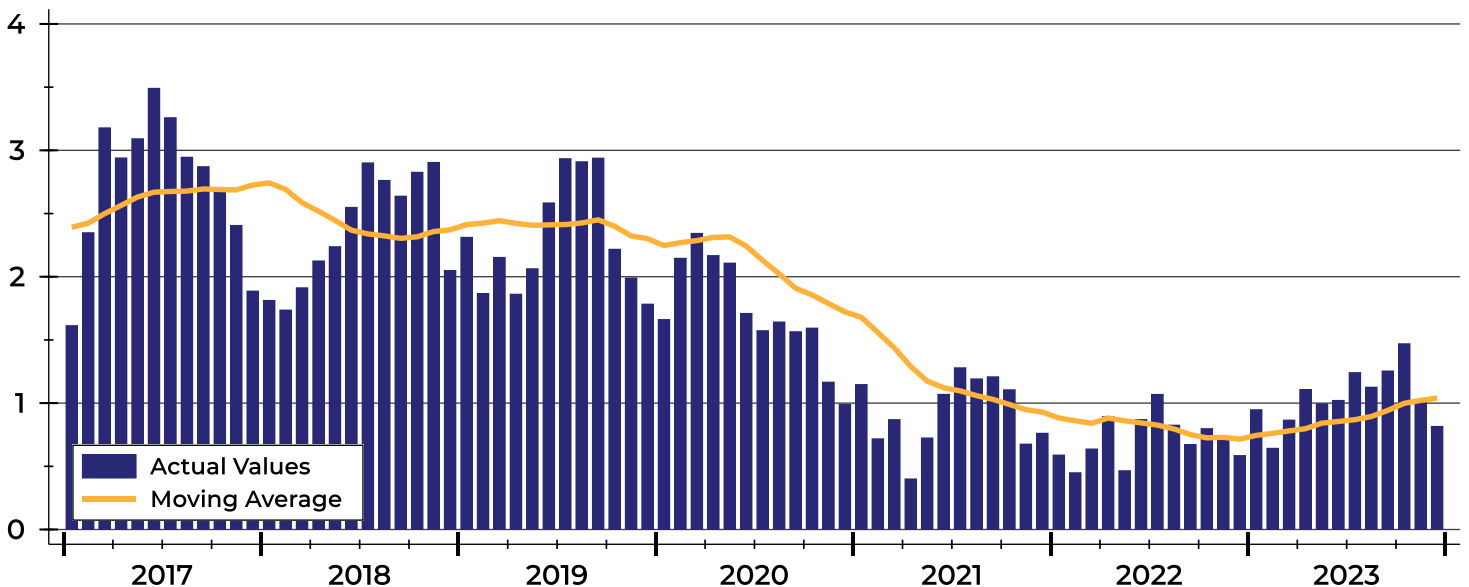
Months



Month	2021	2022	2023
January	1.1	0.6	<b>0.9</b>
February	0.7	0.4	<b>0.6</b>
March	0.9	0.6	<b>0.9</b>
April	0.4	0.9	<b>1.1</b>
May	0.7	0.5	<b>1.0</b>
June	1.1	0.9	<b>1.0</b>
July	1.3	1.1	<b>1.2</b>
August	1.2	0.8	<b>1.1</b>
September	1.2	0.7	<b>1.3</b>
October	1.1	0.8	<b>1.5</b>
November	0.7	0.7	<b>1.0</b>
December	0.8	0.6	<b>0.8</b>

### History of Month's Supply

Months





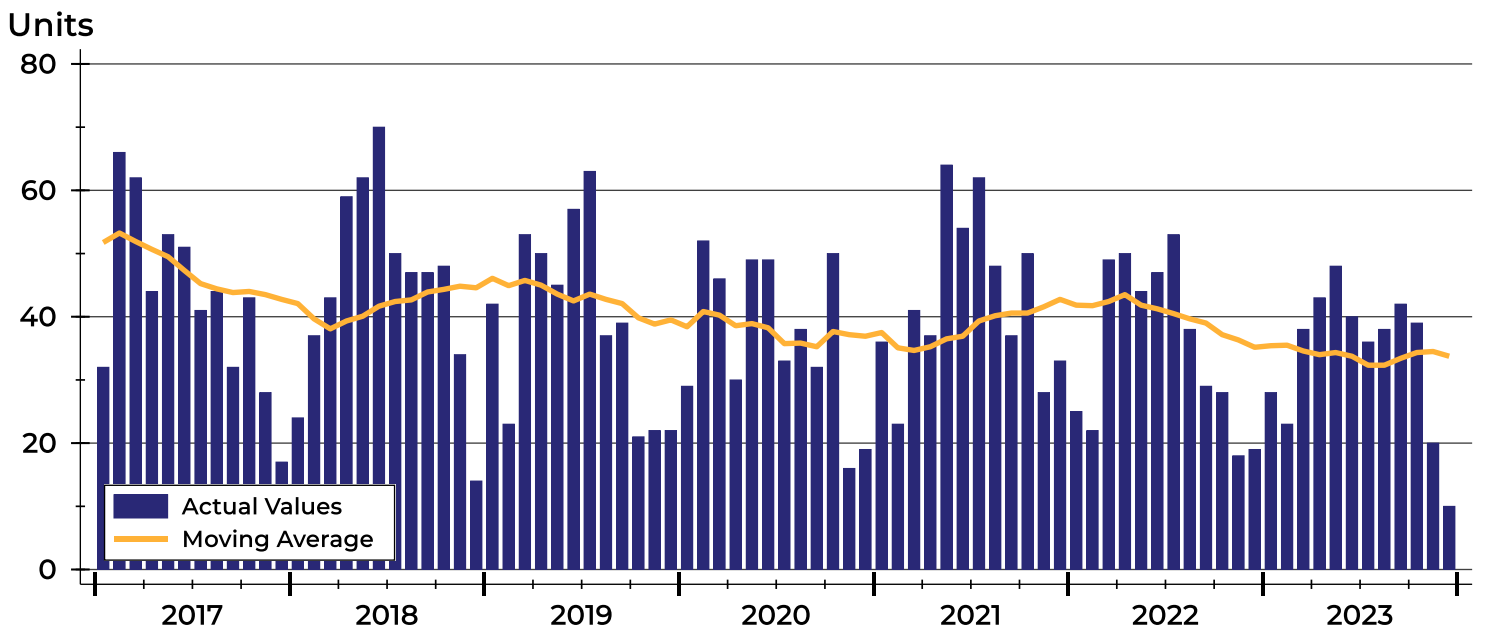
# Lyon County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	10	19	-47.4%
	Volume (1,000s)	1,962	3,122	-37.2%
	Average List Price	196,200	164,337	19.4%
	Median List Price	199,750	137,900	44.9%
Year-to-Date	New Listings	405	422	-4.0%
	Volume (1,000s)	80,940	76,322	6.1%
	Average List Price	199,851	180,859	10.5%
	Median List Price	169,900	152,500	11.4%

A total of 10 new listings were added in Lyon County during December, down 47.4% from the same month in 2022. Year-to-date Lyon County has seen 405 new listings.

The median list price of these homes was \$199,750 up from \$137,900 in 2022.

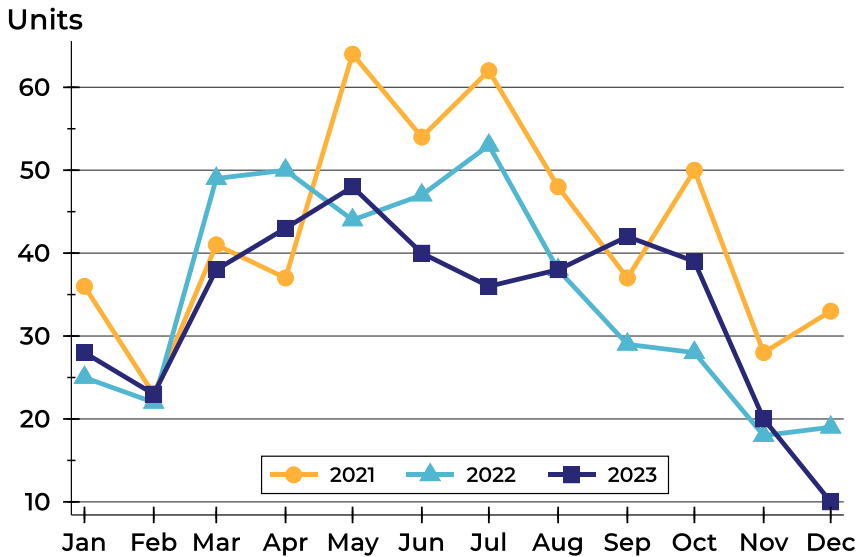
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	36	25	<b>28</b>
February	23	22	<b>23</b>
March	41	49	<b>38</b>
April	37	50	<b>43</b>
May	64	44	<b>48</b>
June	54	47	<b>40</b>
July	62	53	<b>36</b>
August	48	38	<b>38</b>
September	37	29	<b>42</b>
October	50	28	<b>39</b>
November	28	18	<b>20</b>
December	33	19	<b>10</b>

### New Listings by Price Range

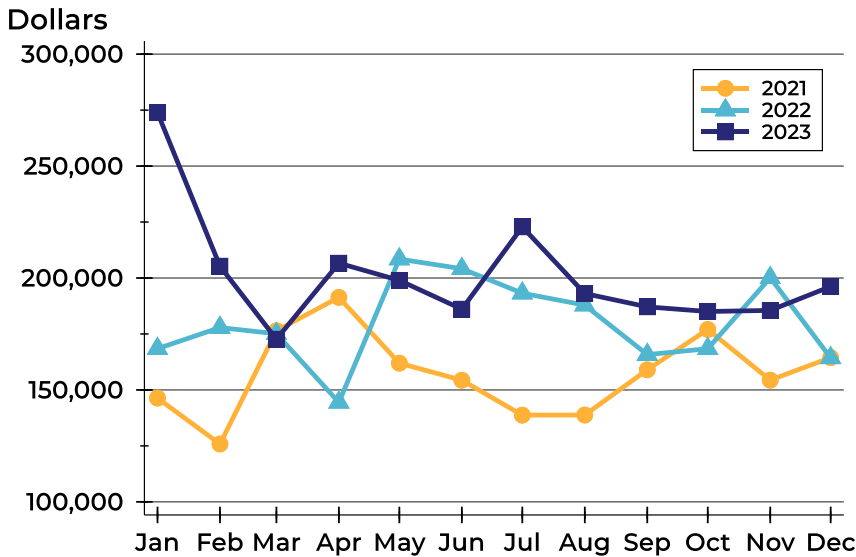
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	59,900	59,900	4	4	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	105,900	105,900	24	24	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	1	10.0%	169,900	169,900	4	4	94.8%	94.8%
\$175,000-\$199,999	2	20.0%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	212,450	212,450	22	22	100.0%	100.0%
\$250,000-\$299,999	3	30.0%	270,667	259,000	23	19	100.0%	100.0%
\$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





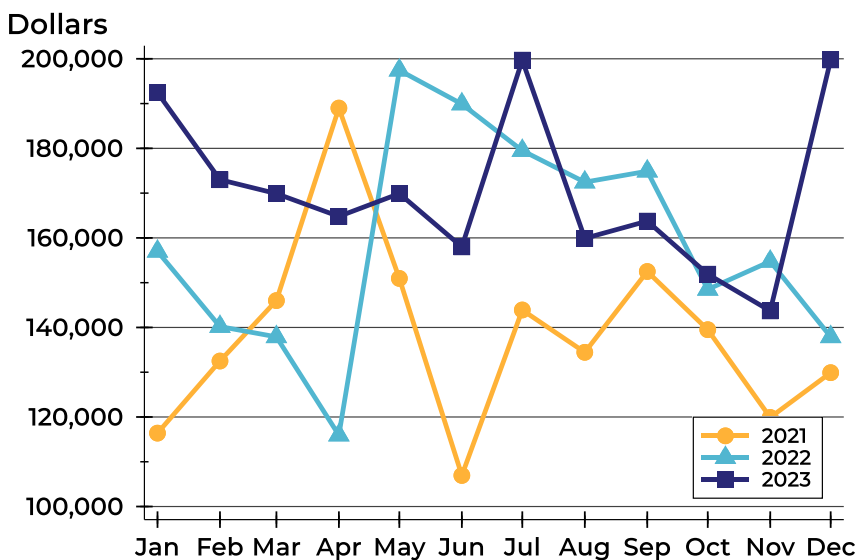
## Lyon County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	146,363	168,444	<b>273,898</b>
<b>February</b>	125,850	177,866	<b>205,309</b>
<b>March</b>	176,446	175,101	<b>172,682</b>
<b>April</b>	191,354	144,455	<b>206,633</b>
<b>May</b>	161,953	208,455	<b>198,958</b>
<b>June</b>	154,346	204,147	<b>186,093</b>
<b>July</b>	138,750	193,221	<b>222,842</b>
<b>August</b>	138,800	187,883	<b>193,068</b>
<b>September</b>	159,004	165,793	<b>187,127</b>
<b>October</b>	177,029	168,418	<b>185,043</b>
<b>November</b>	154,393	200,133	<b>185,540</b>
<b>December</b>	164,445	164,337	<b>196,200</b>

### Median Price



Month	2021	2022	2023
<b>January</b>	116,400	157,000	<b>192,450</b>
<b>February</b>	132,500	140,200	<b>173,000</b>
<b>March</b>	146,000	137,900	<b>169,900</b>
<b>April</b>	189,000	115,950	<b>164,800</b>
<b>May</b>	150,950	197,450	<b>169,900</b>
<b>June</b>	106,950	189,900	<b>158,000</b>
<b>July</b>	143,900	179,500	<b>199,700</b>
<b>August</b>	134,450	172,450	<b>159,900</b>
<b>September</b>	152,500	174,900	<b>163,750</b>
<b>October</b>	139,500	148,500	<b>151,900</b>
<b>November</b>	119,900	154,750	<b>143,700</b>
<b>December</b>	129,900	137,900	<b>199,750</b>



## Lyon County Contracts Written Analysis

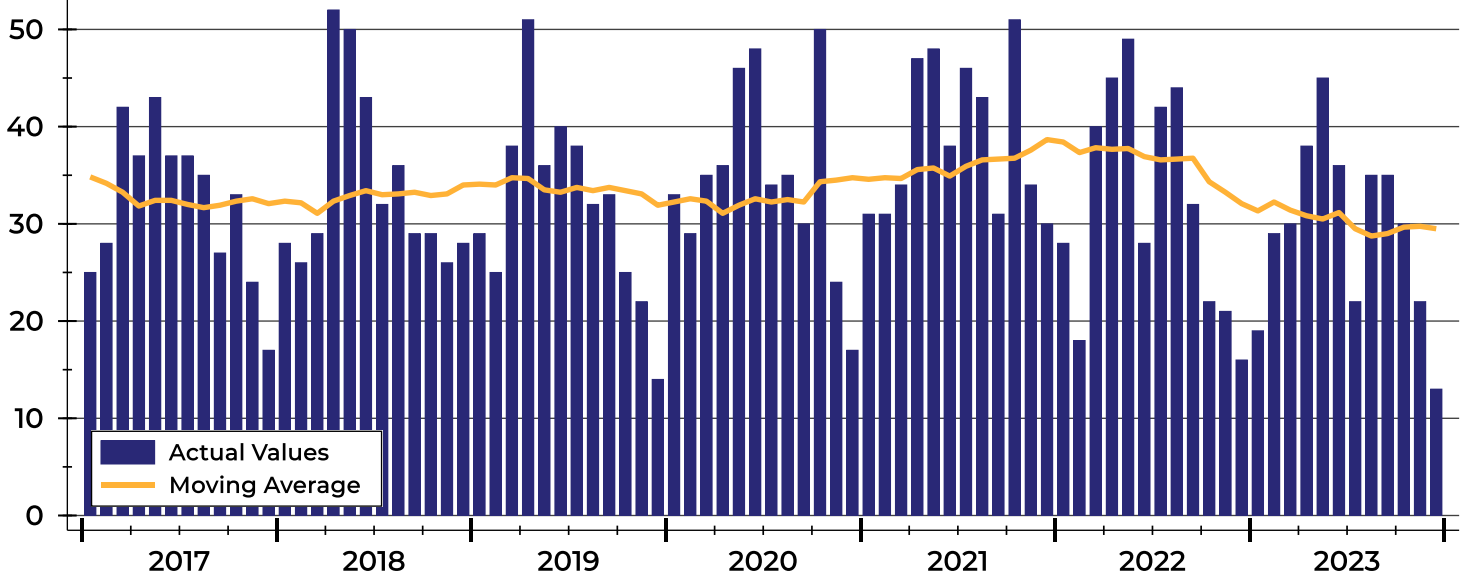
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>13</b>	16	-18.8%	<b>354</b>	385	-8.1%
Volume (1,000s)		<b>2,083</b>	2,990	-30.3%	<b>68,216</b>	68,791	-0.8%
Average	Sale Price	<b>160,261</b>	186,888	-14.2%	<b>192,700</b>	178,677	7.8%
	Days on Market	<b>43</b>	28	53.6%	<b>20</b>	20	0.0%
	Percent of Original	<b>94.7%</b>	91.5%	3.5%	<b>96.2%</b>	95.6%	0.6%
Median	Sale Price	<b>164,900</b>	143,950	14.6%	<b>169,900</b>	149,500	13.6%
	Days on Market	<b>27</b>	9	200.0%	<b>6</b>	6	0.0%
	Percent of Original	<b>100.0%</b>	93.8%	6.6%	<b>98.4%</b>	98.3%	0.1%

A total of 13 contracts for sale were written in Lyon County during the month of December, down from 16 in 2022. The median list price of these homes was \$164,900, up from \$143,950 the prior year.

Half of the homes that went under contract in December were on the market less than 27 days, compared to 9 days in December 2022.

## History of Contracts Written

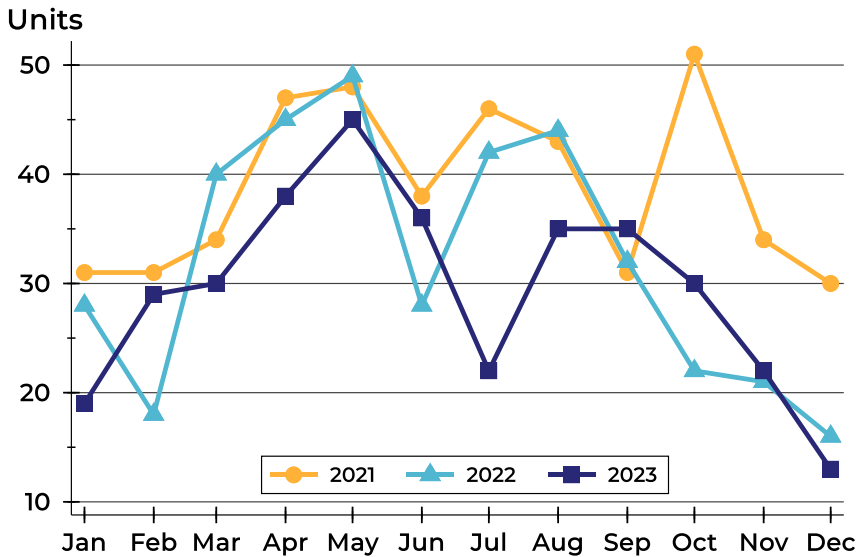
Units





## Lyon County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	31	28	19
February	31	18	29
March	34	40	30
April	47	45	38
May	48	49	45
June	38	28	36
July	46	42	22
August	43	44	35
September	31	32	35
October	51	22	30
November	34	21	22
December	30	16	13

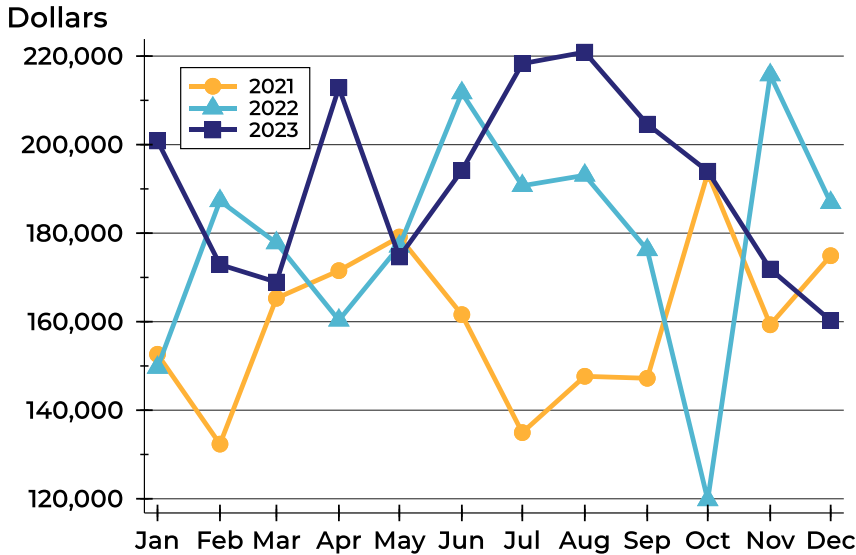
### Contracts Written by Price Range

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	1	7.7%	37,500	37,500	101	101	94.0%	94.0%
\$50,000-\$99,999	3	23.1%	69,100	67,500	22	27	92.2%	100.0%
\$100,000-\$124,999	2	15.4%	109,950	109,950	86	86	92.3%	92.3%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	15.4%	167,400	167,400	3	3	97.4%	97.4%
\$175,000-\$199,999	2	15.4%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	1	7.7%	214,500	214,500	18	18	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	299,999	299,999	107	107	87.8%	87.8%
\$300,000-\$399,999	1	7.7%	380,000	380,000	73	73	93.8%	93.8%
\$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



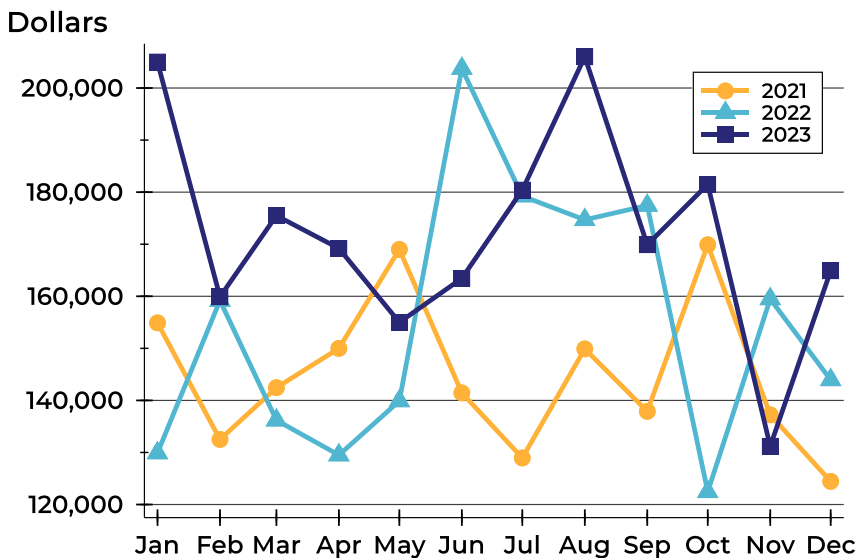
## Lyon County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	152,635	149,650	<b>200,847</b>
<b>February</b>	132,345	187,306	<b>172,902</b>
<b>March</b>	165,285	177,795	<b>168,947</b>
<b>April</b>	171,532	160,330	<b>212,858</b>
<b>May</b>	179,122	177,049	<b>174,631</b>
<b>June</b>	161,597	211,686	<b>194,150</b>
<b>July</b>	134,941	190,710	<b>218,305</b>
<b>August</b>	147,663	193,070	<b>220,894</b>
<b>September</b>	147,213	176,236	<b>204,626</b>
<b>October</b>	193,527	119,745	<b>193,987</b>
<b>November</b>	159,299	215,743	<b>171,895</b>
<b>December</b>	174,907	186,888	<b>160,261</b>

### Median Price

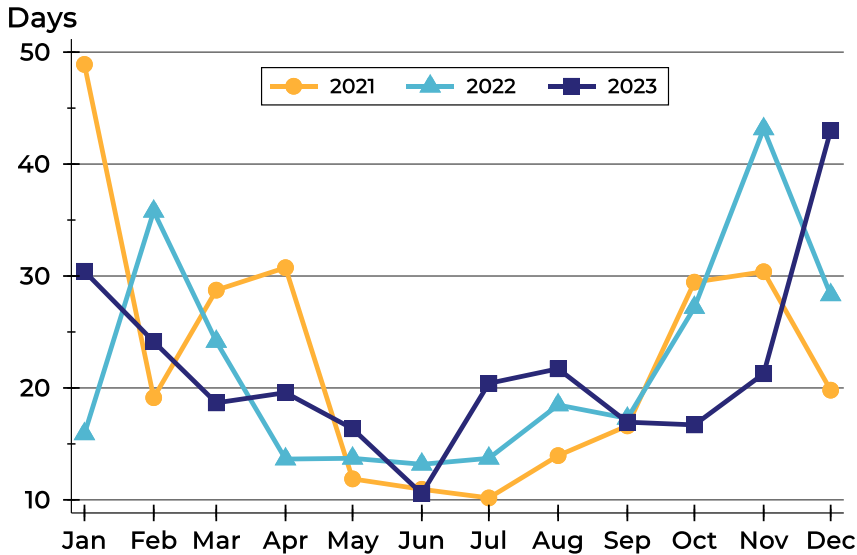


Month	2021	2022	2023
<b>January</b>	154,900	129,900	<b>205,000</b>
<b>February</b>	132,500	159,200	<b>159,900</b>
<b>March</b>	142,450	136,200	<b>175,500</b>
<b>April</b>	150,000	129,500	<b>169,200</b>
<b>May</b>	169,000	139,900	<b>155,000</b>
<b>June</b>	141,450	203,750	<b>163,450</b>
<b>July</b>	128,950	179,250	<b>180,400</b>
<b>August</b>	149,900	174,700	<b>206,000</b>
<b>September</b>	137,900	177,450	<b>169,900</b>
<b>October</b>	169,900	122,450	<b>181,500</b>
<b>November</b>	137,225	159,500	<b>131,200</b>
<b>December</b>	124,450	143,950	<b>164,900</b>



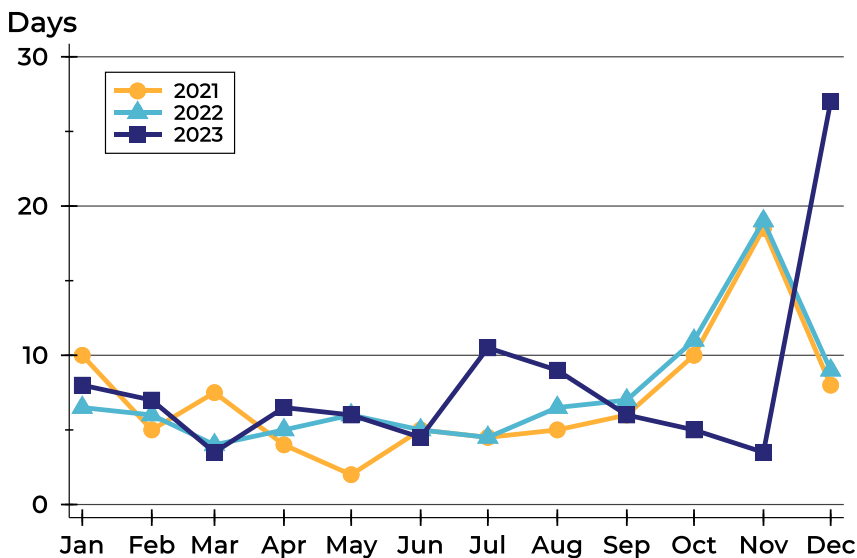
## Lyon County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	49	16	30
February	19	36	24
March	29	24	19
April	31	14	20
May	12	14	16
June	11	13	11
July	10	14	20
August	14	18	22
September	17	17	17
October	29	27	17
November	30	43	21
December	20	28	43

### Median DOM



Month	2021	2022	2023
January	10	7	8
February	5	6	7
March	8	4	4
April	4	5	7
May	2	6	6
June	5	5	5
July	5	5	11
August	5	7	9
September	6	7	6
October	10	11	5
November	19	19	4
December	8	9	27



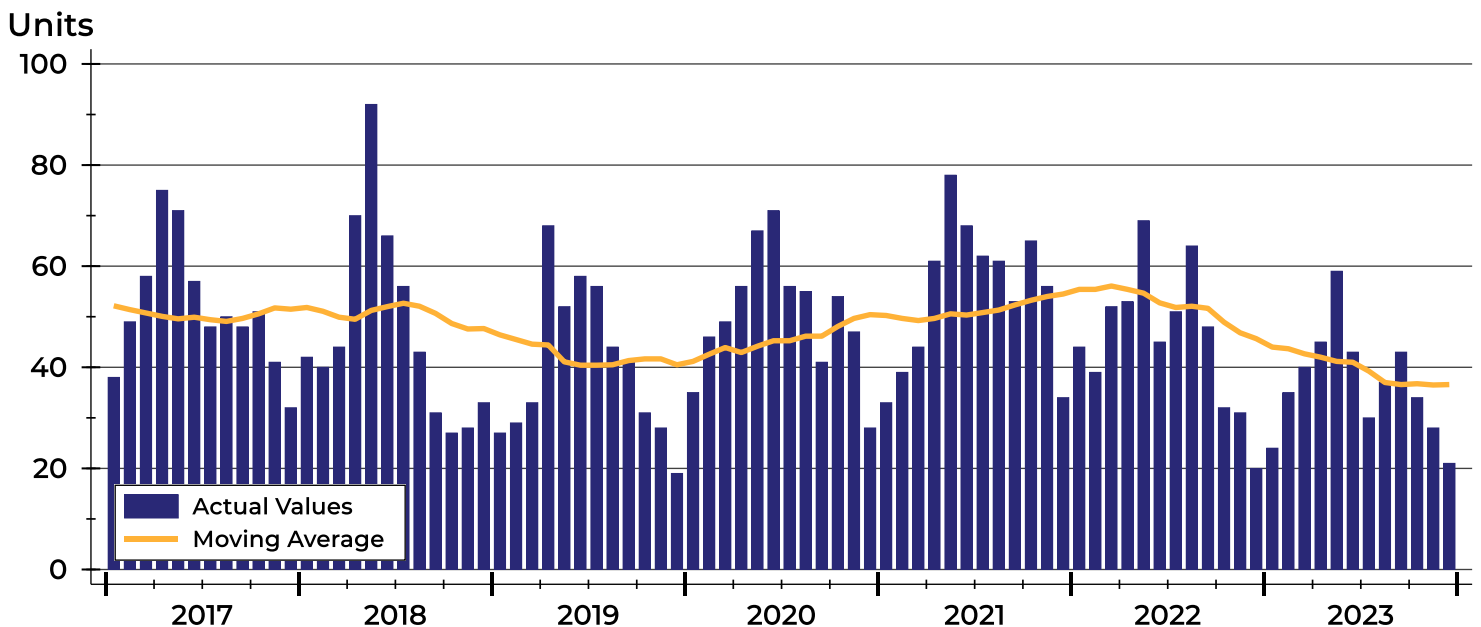
# Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		21	20	5.0%
Volume (1,000s)		3,442	4,146	-17.0%
Average	List Price	163,905	207,295	-20.9%
	Days on Market	42	37	13.5%
	Percent of Original	98.3%	96.7%	1.7%
Median	List Price	144,900	157,000	-7.7%
	Days on Market	27	8	237.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 21 listings in Lyon County had contracts pending at the end of December, up from 20 contracts pending at the end of December 2022.

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.

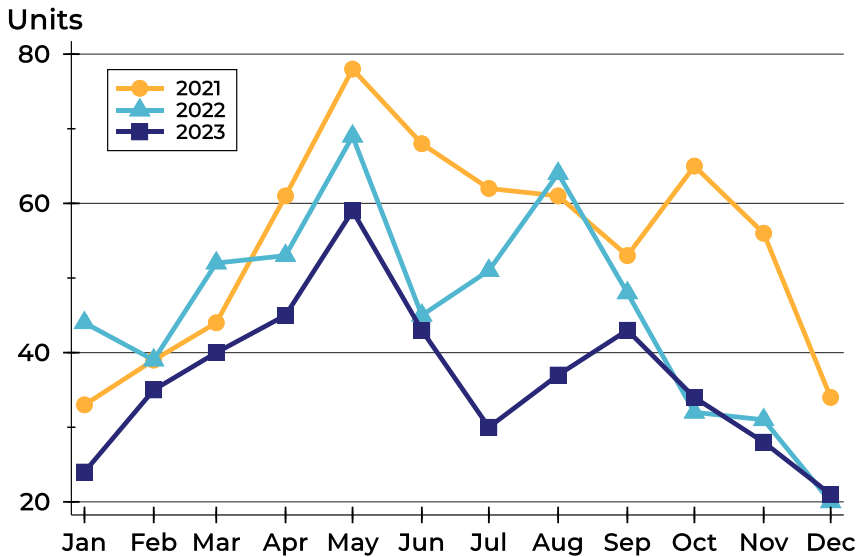
## History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	33	44	24
February	39	39	35
March	44	52	40
April	61	53	45
May	78	69	59
June	68	45	43
July	62	51	30
August	61	64	37
September	53	48	43
October	65	32	34
November	56	31	28
December	34	20	21

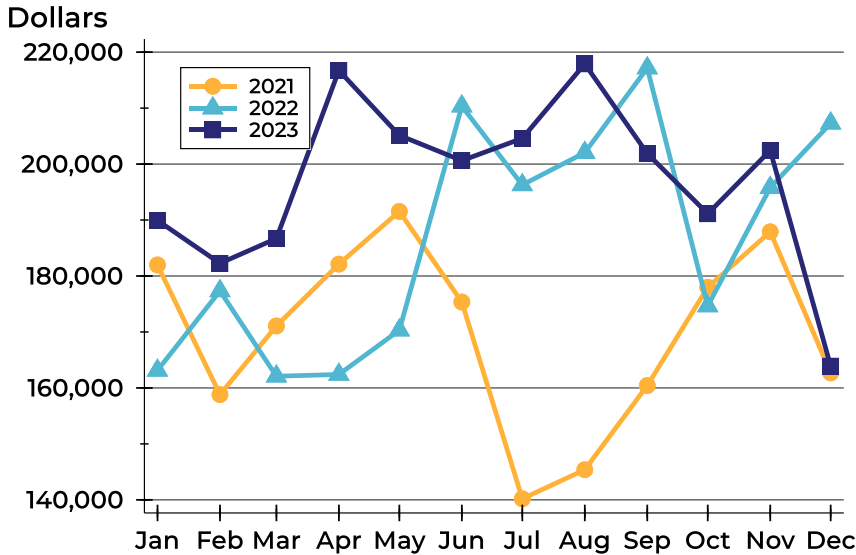
### Pending Contracts by Price Range

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	1	4.8%	37,500	37,500	101	101	94.0%	94.0%
\$50,000-\$99,999	5	23.8%	68,340	67,500	35	27	98.0%	100.0%
\$100,000-\$124,999	3	14.3%	112,800	115,000	59	33	99.0%	100.0%
\$125,000-\$149,999	3	14.3%	139,267	144,900	27	13	98.9%	100.0%
\$150,000-\$174,999	1	4.8%	164,900	164,900	1	1	100.0%	100.0%
\$175,000-\$199,999	2	9.5%	194,700	194,700	9	9	100.0%	100.0%
\$200,000-\$249,999	2	9.5%	213,700	213,700	10	10	100.0%	100.0%
\$250,000-\$299,999	1	4.8%	299,999	299,999	107	107	94.0%	94.0%
\$300,000-\$399,999	3	14.3%	341,633	329,900	71	73	97.4%	98.5%
\$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



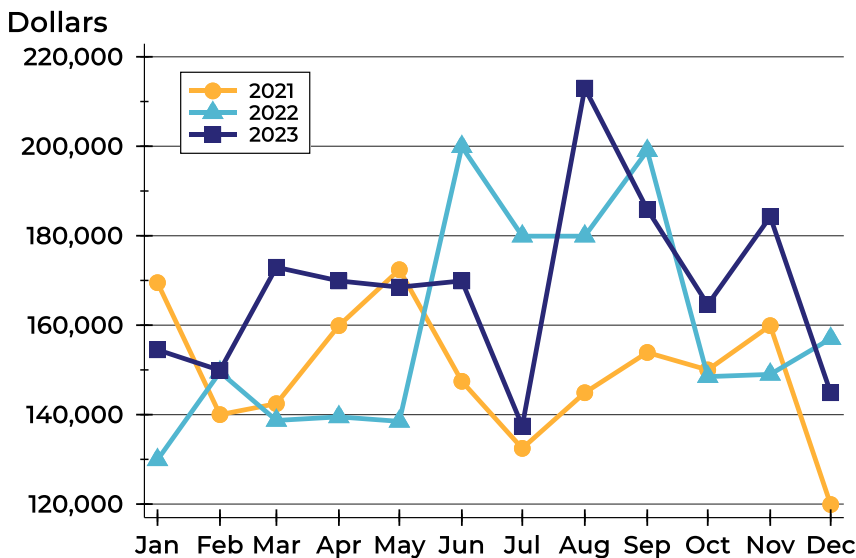
## Lyon County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	181,979	163,136	<b>189,938</b>
<b>February</b>	158,813	177,336	<b>182,271</b>
<b>March</b>	171,077	162,095	<b>186,702</b>
<b>April</b>	182,126	162,405	<b>216,731</b>
<b>May</b>	191,542	170,326	<b>205,136</b>
<b>June</b>	175,357	210,347	<b>200,621</b>
<b>July</b>	140,195	196,282	<b>204,597</b>
<b>August</b>	145,387	202,045	<b>217,905</b>
<b>September</b>	160,430	217,159	<b>201,893</b>
<b>October</b>	177,980	174,645	<b>191,125</b>
<b>November</b>	187,899	195,790	<b>202,432</b>
<b>December</b>	162,691	207,295	<b>163,905</b>

### Median Price



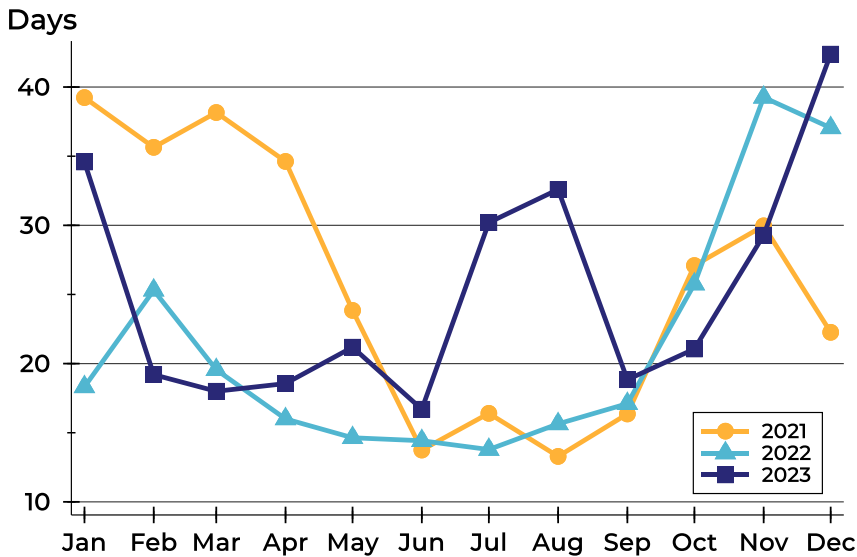
Month	2021	2022	2023
<b>January</b>	169,500	129,900	<b>154,500</b>
<b>February</b>	140,000	149,500	<b>149,900</b>
<b>March</b>	142,450	138,700	<b>172,950</b>
<b>April</b>	159,900	139,500	<b>169,900</b>
<b>May</b>	172,400	138,500	<b>168,500</b>
<b>June</b>	147,450	199,900	<b>169,900</b>
<b>July</b>	132,450	179,900	<b>137,450</b>
<b>August</b>	144,900	179,900	<b>213,000</b>
<b>September</b>	153,900	199,000	<b>185,900</b>
<b>October</b>	149,999	148,500	<b>164,600</b>
<b>November</b>	159,900	149,000	<b>184,250</b>
<b>December</b>	119,900	157,000	<b>144,900</b>





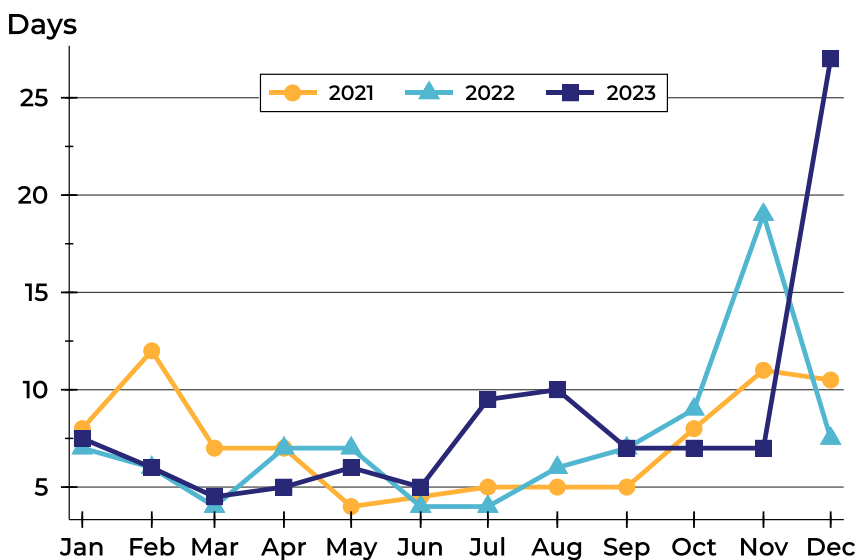
## Lyon County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	39	18	<b>35</b>
February	36	25	<b>19</b>
March	38	20	<b>18</b>
April	35	16	<b>19</b>
May	24	15	<b>21</b>
June	14	14	<b>17</b>
July	16	14	<b>30</b>
August	13	16	<b>33</b>
September	16	17	<b>19</b>
October	27	26	<b>21</b>
November	30	39	<b>29</b>
December	22	37	<b>42</b>

### Median DOM



Month	2021	2022	2023
January	8	7	<b>8</b>
February	12	6	<b>6</b>
March	7	4	<b>5</b>
April	7	7	<b>5</b>
May	4	7	<b>6</b>
June	5	4	<b>5</b>
July	5	4	<b>10</b>
August	5	6	<b>10</b>
September	5	7	<b>7</b>
October	8	9	<b>7</b>
November	11	19	<b>7</b>
December	11	8	<b>27</b>



# Osage County Housing Report



## Market Overview

### Osage County Home Sales Rose in December

Total home sales in Osage County rose by 7.7% last month to 14 units, compared to 13 units in December 2022. Total sales volume was \$2.4 million, up 0.5% from a year earlier.

The median sale price in December was \$175,000, up from \$165,000 a year earlier. Homes that sold in December were typically on the market for 17 days and sold for 100.0% of their list prices.

### Osage County Active Listings Down at End of December

The total number of active listings in Osage County at the end of December was 18 units, down from 22 at the same point in 2022. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$226,000.

During December, a total of 6 contracts were written down from 12 in December 2022. At the end of the month, there were 6 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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## Osage County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>14</b>	<b>13</b>	<b>20</b>	<b>169</b>	<b>189</b>	<b>183</b>
Change from prior year		7.7%	-35.0%	100.0%	-10.6%	3.3%	-0.5%
<b>Active Listings</b>		<b>18</b>	<b>22</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-18.2%	0.0%	15.8%			
<b>Months' Supply</b>		<b>1.3</b>	<b>1.4</b>	<b>1.4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-7.1%	0.0%	16.7%			
<b>New Listings</b>		<b>9</b>	<b>10</b>	<b>15</b>	<b>190</b>	<b>211</b>	<b>214</b>
Change from prior year		-10.0%	-33.3%	25.0%	-10.0%	-1.4%	8.1%
<b>Contracts Written</b>		<b>6</b>	<b>12</b>	<b>16</b>	<b>162</b>	<b>184</b>	<b>189</b>
Change from prior year		-50.0%	-25.0%	77.8%	-12.0%	-2.6%	0.0%
<b>Pending Contracts</b>		<b>6</b>	<b>10</b>	<b>15</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-40.0%	-33.3%	36.4%			
<b>Sales Volume (1,000s)</b>		<b>2,448</b>	<b>2,436</b>	<b>3,126</b>	<b>31,372</b>	<b>31,958</b>	<b>29,239</b>
Change from prior year		0.5%	-22.1%	188.1%	-1.8%	9.3%	20.3%
<b>Average</b>	<b>Sale Price</b>	<b>174,857</b>	<b>187,385</b>	<b>156,295</b>	<b>185,633</b>	<b>169,092</b>	<b>159,778</b>
	Change from prior year	-6.7%	19.9%	44.1%	9.8%	5.8%	20.9%
	<b>List Price of Actives</b>	<b>261,222</b>	<b>694,918</b>	<b>214,046</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-62.4%	224.7%	8.6%			
	<b>Days on Market</b>	<b>33</b>	<b>35</b>	<b>30</b>	<b>27</b>	<b>32</b>	<b>33</b>
Change from prior year	-5.7%	16.7%	15.4%	-15.6%	-3.0%	-21.4%	
<b>Percent of List</b>	<b>96.4%</b>	<b>95.9%</b>	<b>93.6%</b>	<b>98.1%</b>	<b>97.2%</b>	<b>98.2%</b>	
Change from prior year	0.5%	2.5%	-4.7%	0.9%	-1.0%	0.6%	
<b>Percent of Original</b>	<b>92.9%</b>	<b>92.4%</b>	<b>91.1%</b>	<b>95.7%</b>	<b>95.2%</b>	<b>97.3%</b>	
Change from prior year	0.5%	1.4%	-6.1%	0.5%	-2.2%	2.2%	
<b>Median</b>	<b>Sale Price</b>	<b>175,000</b>	<b>165,000</b>	<b>122,000</b>	<b>155,000</b>	<b>140,000</b>	<b>135,000</b>
	Change from prior year	6.1%	35.2%	25.8%	10.7%	3.7%	22.7%
	<b>List Price of Actives</b>	<b>226,000</b>	<b>262,450</b>	<b>128,713</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-13.9%	103.9%	-13.6%			
	<b>Days on Market</b>	<b>17</b>	<b>35</b>	<b>11</b>	<b>9</b>	<b>11</b>	<b>8</b>
Change from prior year	-51.4%	218.2%	-45.0%	-18.2%	37.5%	-33.3%	
<b>Percent of List</b>	<b>100.0%</b>	<b>95.2%</b>	<b>98.8%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	5.0%	-3.6%	-0.4%	0.0%	0.0%	1.3%	
<b>Percent of Original</b>	<b>95.4%</b>	<b>94.9%</b>	<b>97.8%</b>	<b>98.6%</b>	<b>98.5%</b>	<b>100.0%</b>	
Change from prior year	0.5%	-3.0%	-1.4%	0.1%	-1.5%	2.4%	

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



## Osage County Closed Listings Analysis

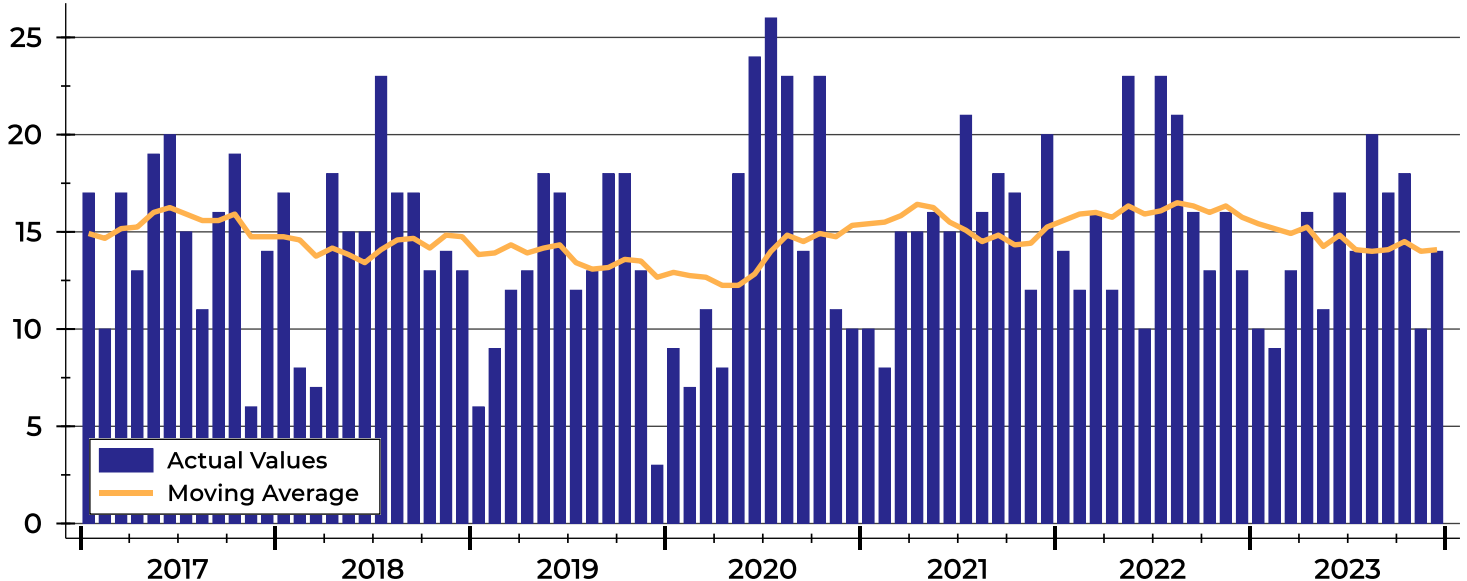
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		14	13	7.7%	169	189	-10.6%
Volume (1,000s)		2,448	2,436	0.5%	31,372	31,958	-1.8%
Months' Supply		1.3	1.4	-7.1%	N/A	N/A	N/A
Average	Sale Price	174,857	187,385	-6.7%	185,633	169,092	9.8%
	Days on Market	33	35	-5.7%	27	32	-15.6%
	Percent of List	96.4%	95.9%	0.5%	98.1%	97.2%	0.9%
	Percent of Original	92.9%	92.4%	0.5%	95.7%	95.2%	0.5%
Median	Sale Price	175,000	165,000	6.1%	155,000	140,000	10.7%
	Days on Market	17	35	-51.4%	9	11	-18.2%
	Percent of List	100.0%	95.2%	5.0%	100.0%	100.0%	0.0%
	Percent of Original	95.4%	94.9%	0.5%	98.6%	98.5%	0.1%

A total of 14 homes sold in Osage County in December, up from 13 units in December 2022. Total sales volume was essentially unchanged from the previous year's figure of \$2.4 million.

The median sales price in December was \$175,000, up 6.1% compared to the prior year. Median days on market was 17 days, up from 12 days in November, but down from 35 in December 2022.

## History of Closed Listings

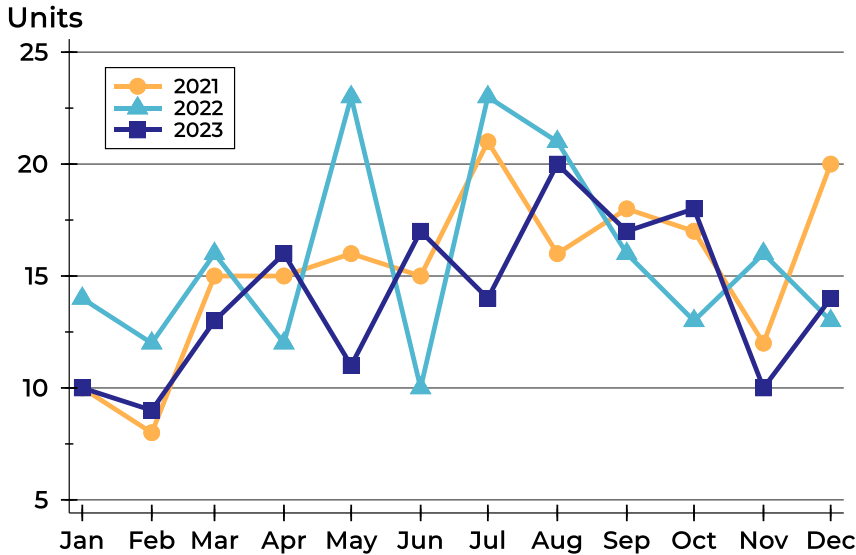
Units





## Osage County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	10	14	10
February	8	12	9
March	15	16	13
April	15	12	16
May	16	23	11
June	15	10	17
July	21	23	14
August	16	21	20
September	18	16	17
October	17	13	18
November	12	16	10
December	20	13	14

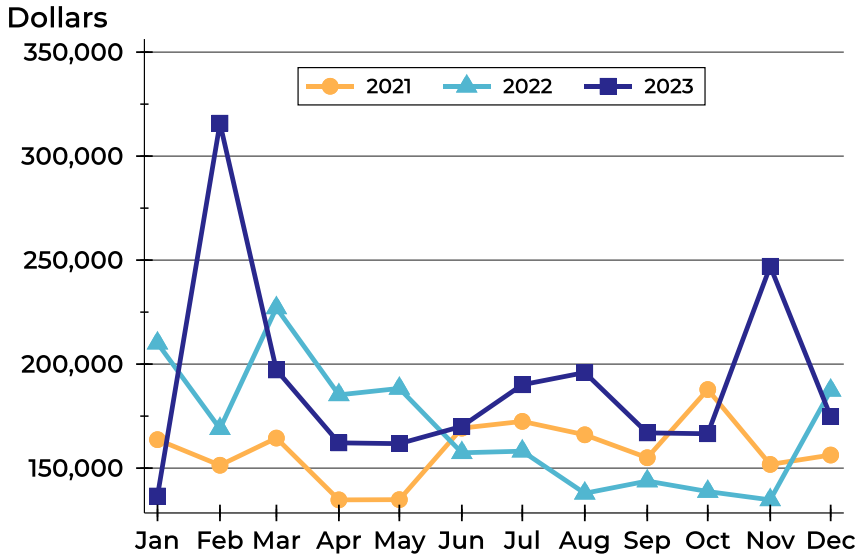
### Closed Listings by Price Range

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	1	7.1%	1.2	35,000	35,000	17	17	66.7%	66.7%	66.7%	66.7%
\$50,000-\$99,999	1	7.1%	0.4	70,000	70,000	13	13	105.3%	105.3%	105.3%	105.3%
\$100,000-\$124,999	1	7.1%	0.0	110,000	110,000	2	2	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	3	21.4%	0.5	131,333	134,000	92	38	97.5%	100.0%	85.5%	93.1%
\$150,000-\$174,999	1	7.1%	0.6	150,000	150,000	12	12	103.4%	103.4%	107.1%	107.1%
\$175,000-\$199,999	0	0.0%	3.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	35.7%	1.1	215,000	210,000	18	20	96.3%	97.7%	94.2%	94.3%
\$250,000-\$299,999	1	7.1%	2.6	265,000	265,000	7	7	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	1	7.1%	4.0	349,000	349,000	49	49	100.0%	100.0%	94.6%	94.6%
\$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



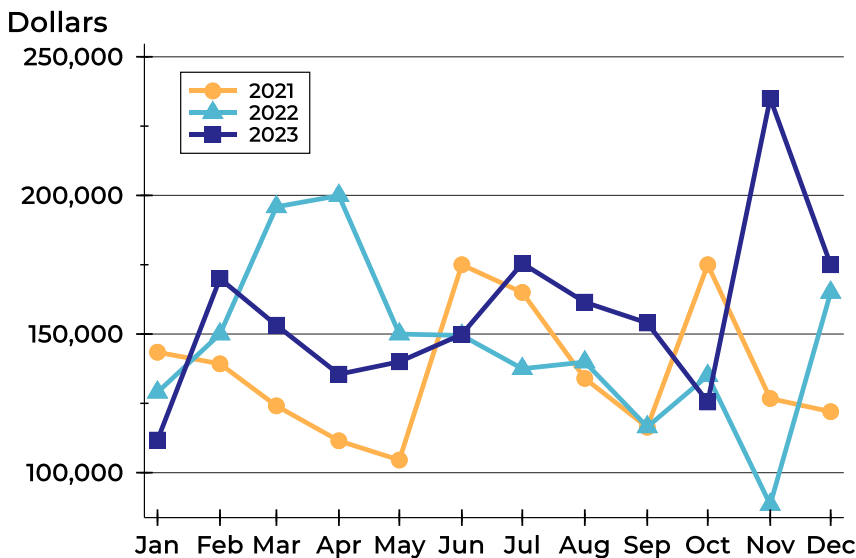
## Osage County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	163,685	210,071	<b>136,595</b>
February	151,379	168,960	<b>315,833</b>
March	164,448	227,041	<b>197,213</b>
April	134,733	185,215	<b>162,156</b>
May	134,834	188,326	<b>161,773</b>
June	169,227	157,371	<b>170,079</b>
July	172,469	158,142	<b>190,093</b>
August	166,025	137,903	<b>195,960</b>
September	155,008	143,794	<b>166,939</b>
October	187,782	138,754	<b>166,528</b>
November	151,783	134,734	<b>247,040</b>
December	156,295	187,385	<b>174,857</b>

### Median Price

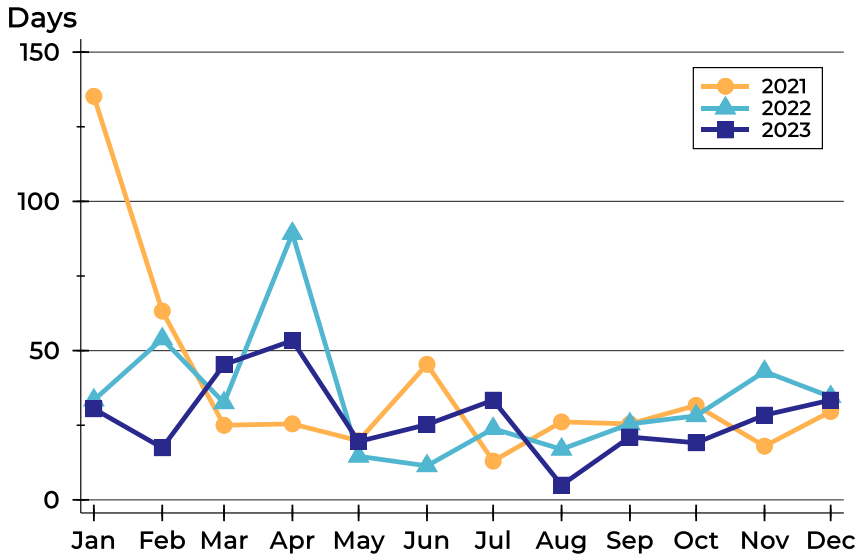


Month	2021	2022	2023
January	143,450	129,000	<b>111,750</b>
February	139,268	150,000	<b>170,000</b>
March	124,100	195,900	<b>153,175</b>
April	111,500	199,950	<b>135,500</b>
May	104,550	150,000	<b>140,000</b>
June	175,000	149,500	<b>149,900</b>
July	165,000	137,500	<b>175,500</b>
August	134,000	139,900	<b>161,500</b>
September	116,375	116,500	<b>154,000</b>
October	175,000	135,000	<b>125,500</b>
November	126,750	88,500	<b>235,000</b>
December	122,000	165,000	<b>175,000</b>



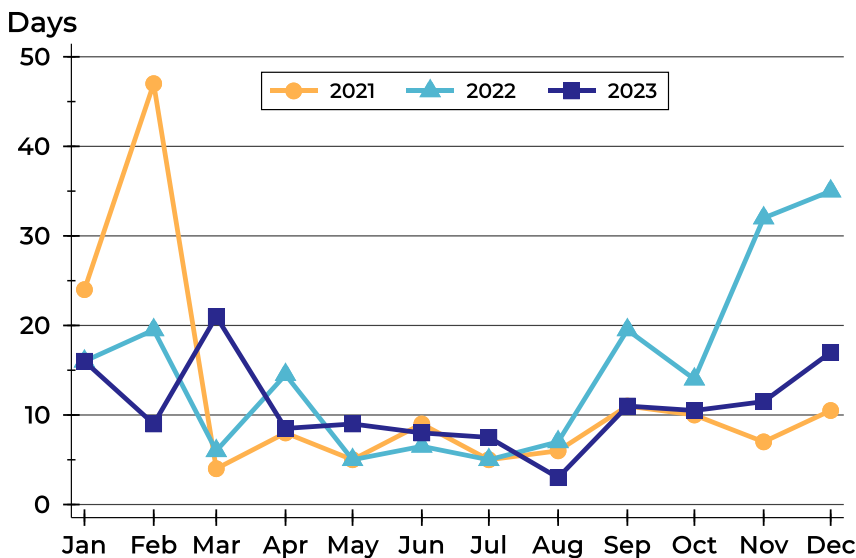
## Osage County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	135	33	31
February	63	54	17
March	25	33	45
April	25	89	53
May	20	15	20
June	45	11	25
July	13	24	33
August	26	17	5
September	25	25	21
October	32	28	19
November	18	43	28
December	30	35	33

### Median DOM



Month	2021	2022	2023
January	24	16	16
February	47	20	9
March	4	6	21
April	8	15	9
May	5	5	9
June	9	7	8
July	5	5	8
August	6	7	3
September	11	20	11
October	10	14	11
November	7	32	12
December	11	35	17



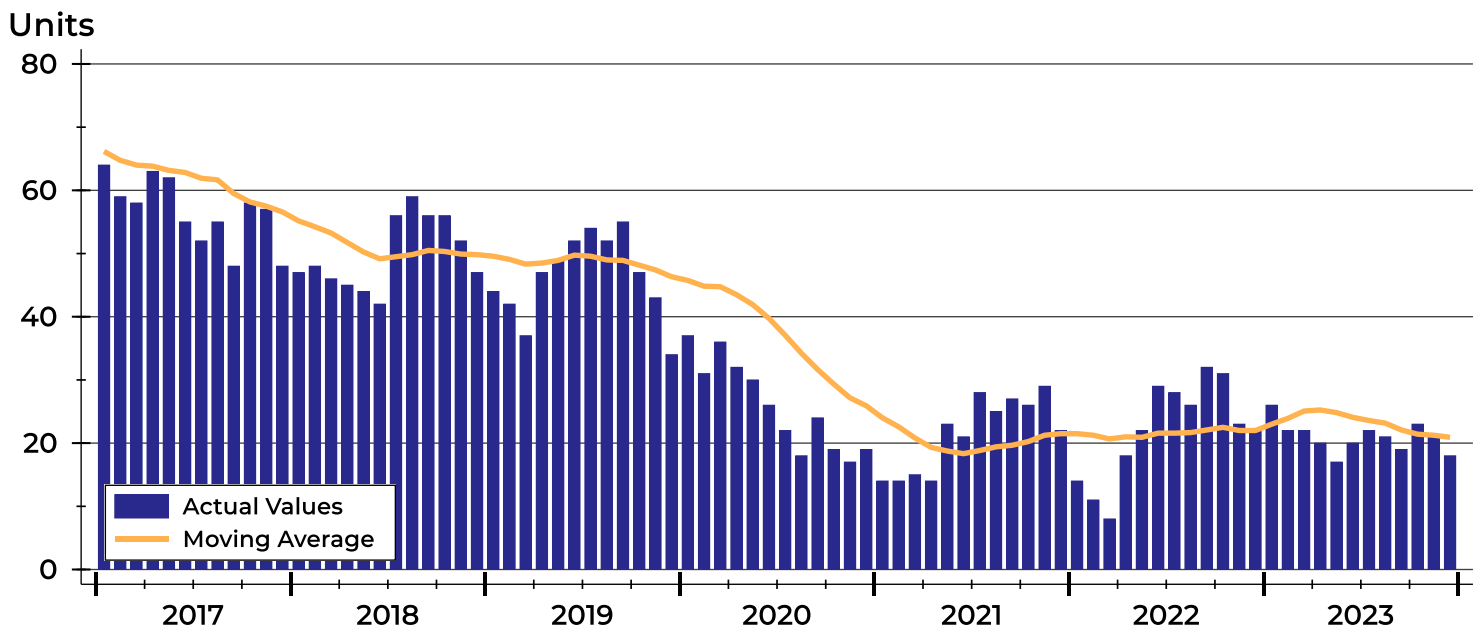
## Osage County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>18</b>	22	-18.2%
Volume (1,000s)		<b>4,702</b>	15,288	-69.2%
Months' Supply		<b>1.3</b>	1.4	-7.1%
Average	List Price	<b>261,222</b>	694,918	-62.4%
	Days on Market	<b>67</b>	81	-17.3%
	Percent of Original	<b>95.5%</b>	96.2%	-0.7%
Median	List Price	<b>226,000</b>	262,450	-13.9%
	Days on Market	<b>47</b>	62	-24.2%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 18 homes were available for sale in Osage County at the end of December. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$226,000, down 13.9% from 2022. The typical time on market for active listings was 47 days, down from 62 days a year earlier.

## History of Active Listings

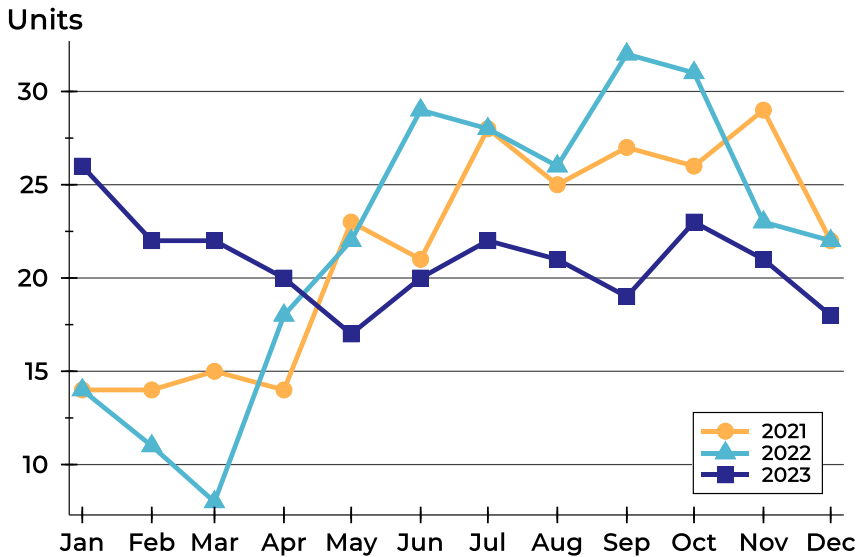






## Osage County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	14	14	26
February	14	11	22
March	15	8	22
April	14	18	20
May	23	22	17
June	21	29	20
July	28	28	22
August	25	26	21
September	27	32	19
October	26	31	23
November	29	23	21
December	22	22	18

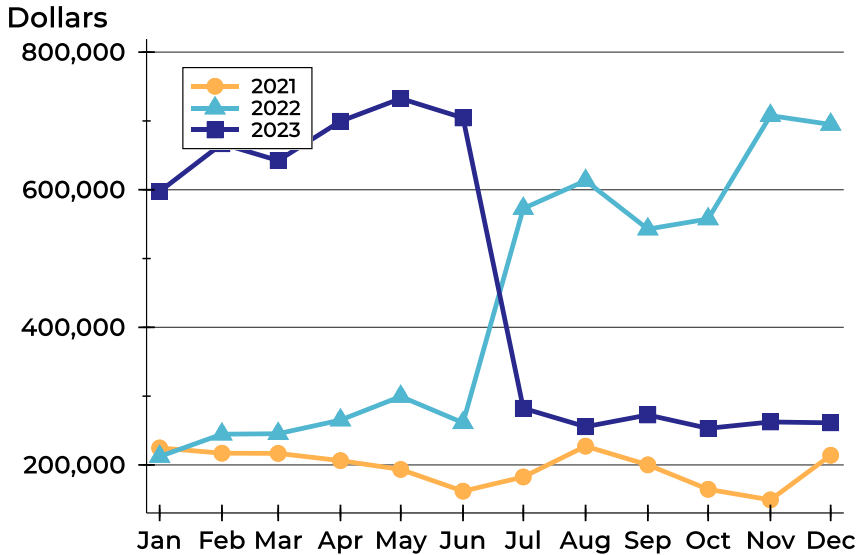
### Active Listings by Price Range

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	5.6%	1.2	35,000	35,000	12	12	100.0%	100.0%
\$50,000-\$99,999	1	5.6%	0.4	64,900	64,900	70	70	86.6%	86.6%
\$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	5.6%	0.5	140,000	140,000	91	91	93.4%	93.4%
\$150,000-\$174,999	1	5.6%	0.6	159,900	159,900	4	4	100.0%	100.0%
\$175,000-\$199,999	4	22.2%	3.7	198,225	199,000	104	30	89.9%	93.3%
\$200,000-\$249,999	2	11.1%	1.1	226,000	226,000	23	23	100.0%	100.0%
\$250,000-\$299,999	3	16.7%	2.6	272,967	269,900	59	50	98.6%	98.0%
\$300,000-\$399,999	4	22.2%	4.0	372,100	369,500	79	88	96.1%	97.9%
\$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	5.6%	N/A	750,000	750,000	80	80	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



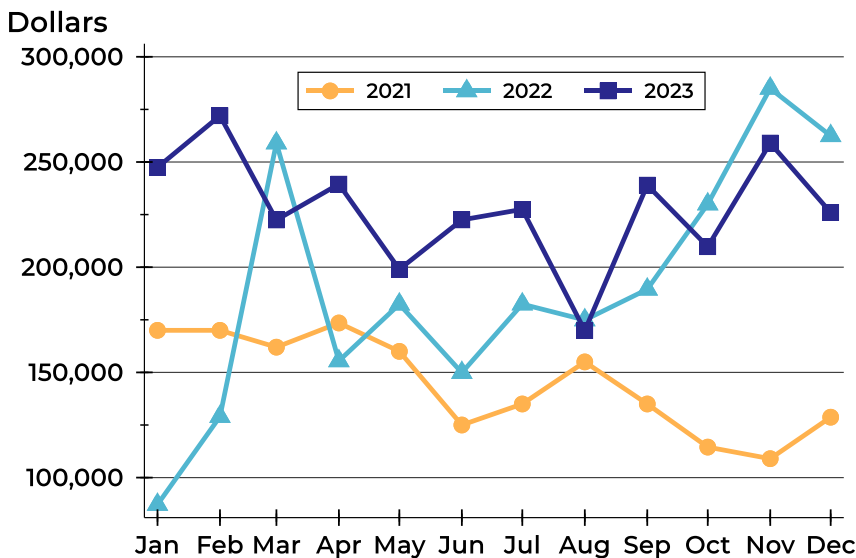
## Osage County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	224,736	212,281	<b>597,438</b>
February	217,064	244,655	<b>666,846</b>
March	216,793	245,425	<b>642,477</b>
April	206,236	265,206	<b>699,530</b>
May	193,437	299,541	<b>732,603</b>
June	161,893	261,248	<b>704,368</b>
July	182,550	572,721	<b>282,352</b>
August	227,264	613,177	<b>255,591</b>
September	200,093	542,797	<b>272,673</b>
October	164,588	557,571	<b>253,219</b>
November	149,220	707,765	<b>262,485</b>
December	214,046	694,918	<b>261,222</b>

### Median Price

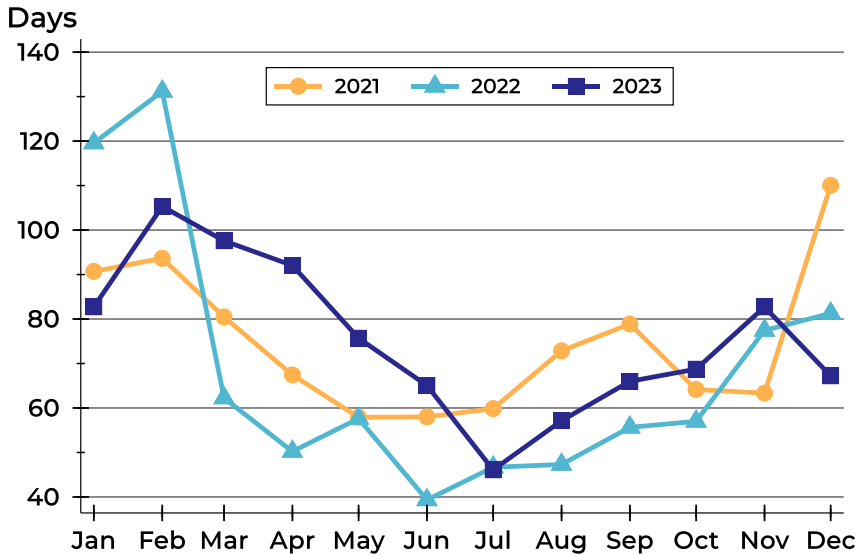


Month	2021	2022	2023
January	170,000	87,200	<b>247,450</b>
February	170,000	129,000	<b>272,000</b>
March	162,000	259,000	<b>222,450</b>
April	173,500	155,450	<b>239,495</b>
May	160,000	182,400	<b>199,000</b>
June	125,000	149,900	<b>222,500</b>
July	135,000	182,450	<b>227,500</b>
August	155,000	174,900	<b>169,910</b>
September	135,000	189,500	<b>239,000</b>
October	114,500	230,000	<b>209,750</b>
November	109,000	285,000	<b>259,000</b>
December	128,713	262,450	<b>226,000</b>



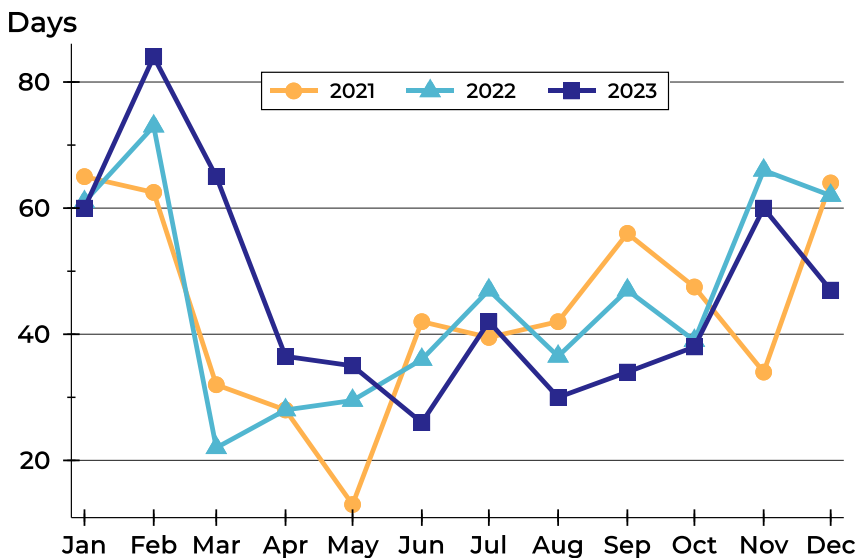
## Osage County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	91	120	<b>83</b>
February	94	131	<b>105</b>
March	80	62	<b>98</b>
April	67	50	<b>92</b>
May	58	58	<b>76</b>
June	58	39	<b>65</b>
July	60	47	<b>46</b>
August	73	47	<b>57</b>
September	79	56	<b>66</b>
October	64	57	<b>69</b>
November	63	77	<b>83</b>
December	110	81	<b>67</b>

### Median DOM

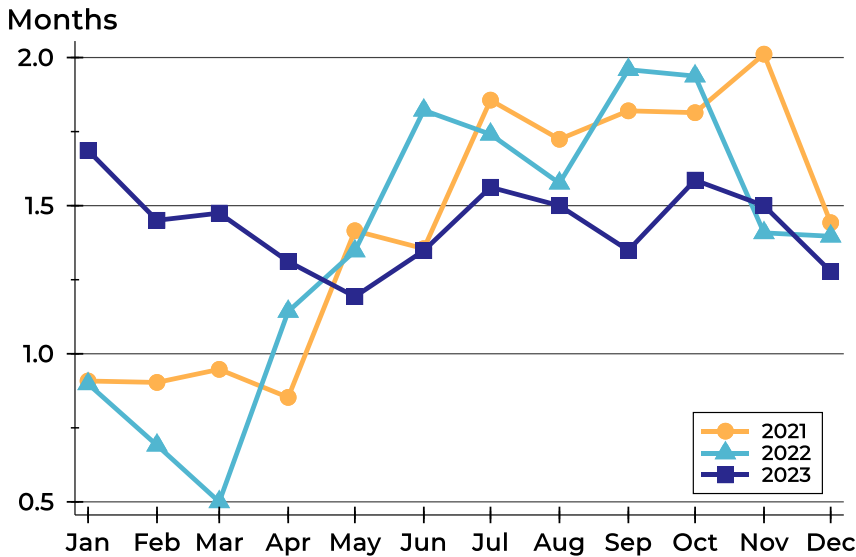


Month	2021	2022	2023
January	65	61	<b>60</b>
February	63	73	<b>84</b>
March	32	22	<b>65</b>
April	28	28	<b>37</b>
May	13	30	<b>35</b>
June	42	36	<b>26</b>
July	40	47	<b>42</b>
August	42	37	<b>30</b>
September	56	47	<b>34</b>
October	48	39	<b>38</b>
November	34	66	<b>60</b>
December	64	62	<b>47</b>



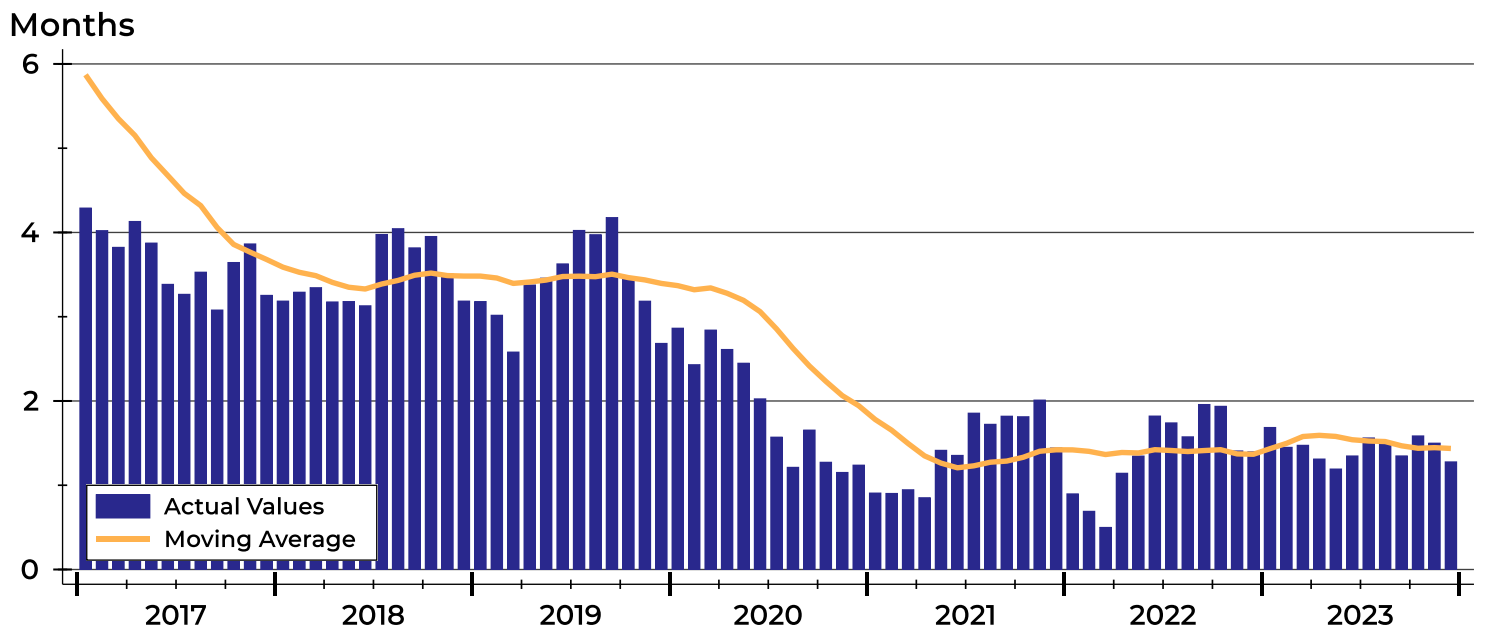
## Osage County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.9	0.9	<b>1.7</b>
February	0.9	0.7	<b>1.5</b>
March	0.9	0.5	<b>1.5</b>
April	0.9	1.1	<b>1.3</b>
May	1.4	1.3	<b>1.2</b>
June	1.4	1.8	<b>1.3</b>
July	1.9	1.7	<b>1.6</b>
August	1.7	1.6	<b>1.5</b>
September	1.8	2.0	<b>1.3</b>
October	1.8	1.9	<b>1.6</b>
November	2.0	1.4	<b>1.5</b>
December	1.4	1.4	<b>1.3</b>

### History of Month's Supply





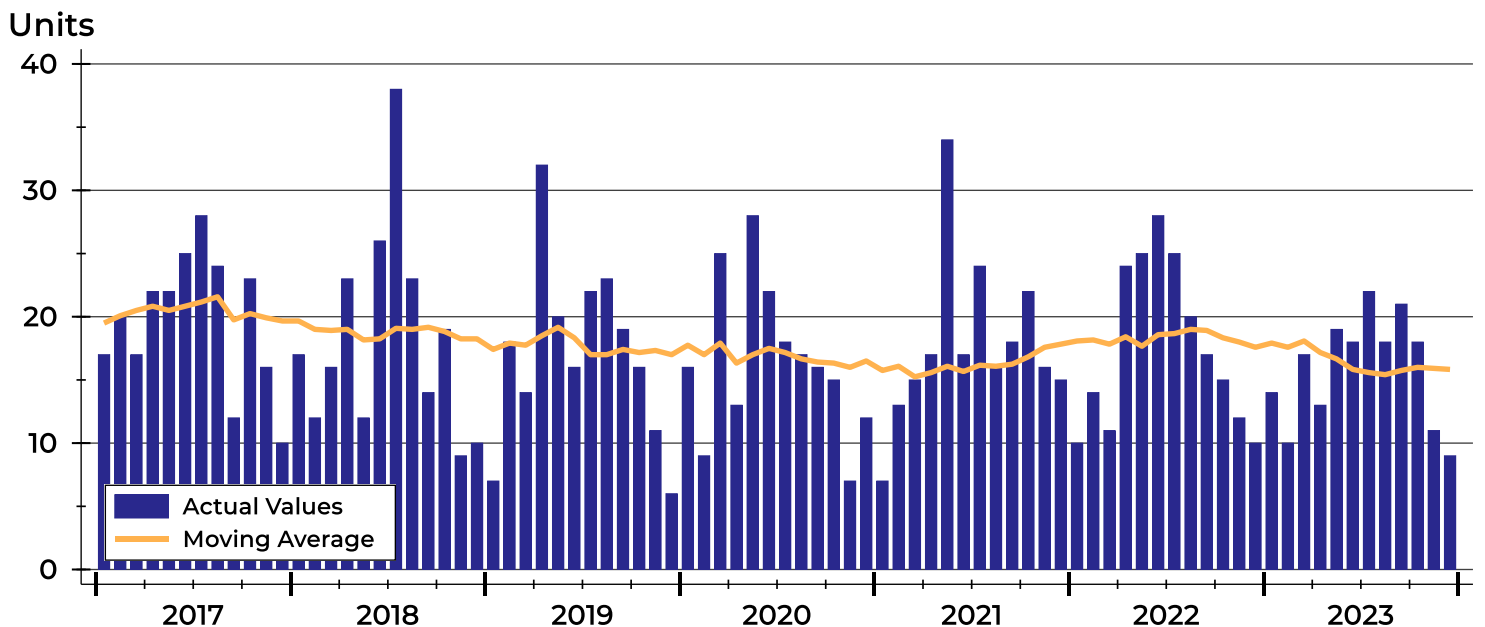
# Osage County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	9	10	-10.0%
	Volume (1,000s)	1,968	2,436	-19.2%
	Average List Price	218,644	243,600	-10.2%
	Median List Price	199,000	111,250	78.9%
Year-to-Date	New Listings	190	211	-10.0%
	Volume (1,000s)	38,898	49,419	-21.3%
	Average List Price	204,728	234,213	-12.6%
	Median List Price	168,950	149,900	12.7%

A total of 9 new listings were added in Osage County during December, down 10.0% from the same month in 2022. Year-to-date Osage County has seen 190 new listings.

The median list price of these homes was \$199,000 up from \$111,250 in 2022.

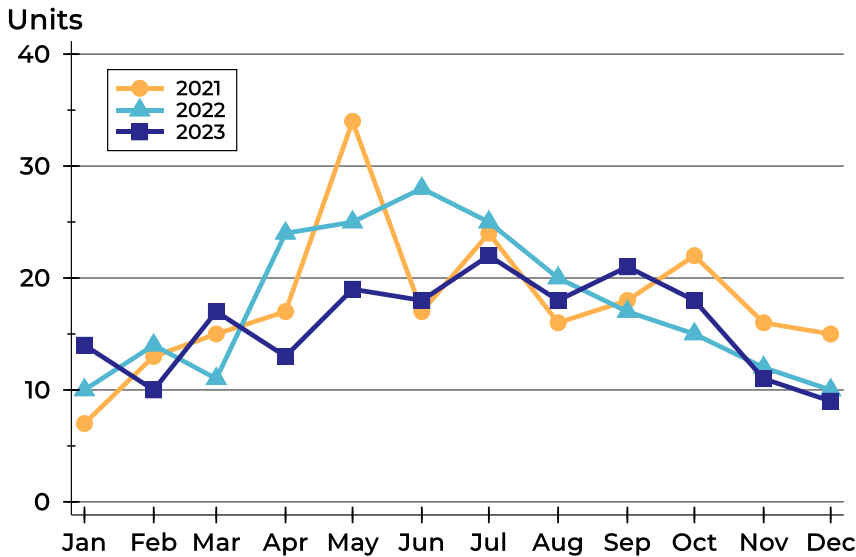
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	7	10	<b>14</b>
<b>February</b>	13	14	<b>10</b>
<b>March</b>	15	11	<b>17</b>
<b>April</b>	17	24	<b>13</b>
<b>May</b>	34	25	<b>19</b>
<b>June</b>	17	28	<b>18</b>
<b>July</b>	24	25	<b>22</b>
<b>August</b>	16	20	<b>18</b>
<b>September</b>	18	17	<b>21</b>
<b>October</b>	22	15	<b>18</b>
<b>November</b>	16	12	<b>11</b>
<b>December</b>	15	10	<b>9</b>

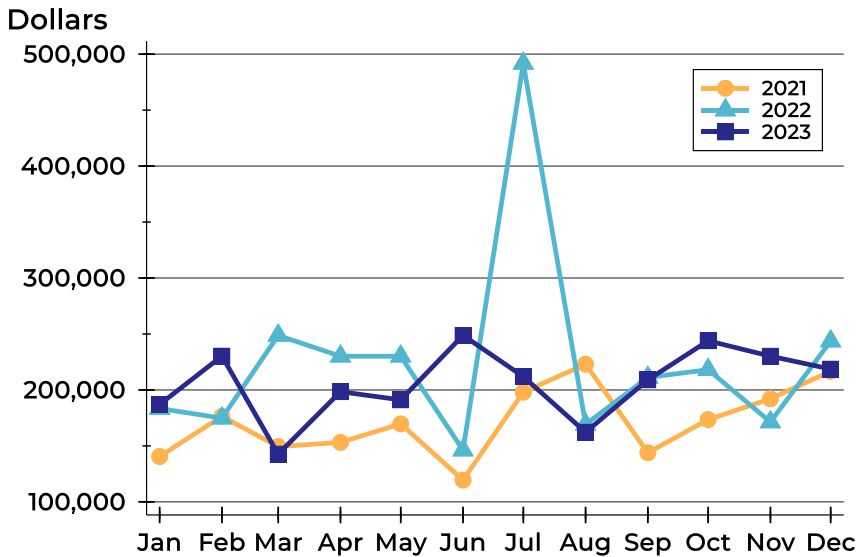
### New Listings by Price Range

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	11.1%	35,000	35,000	16	16	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	2	22.2%	162,450	162,450	13	13	100.0%	100.0%
\$175,000-\$199,999	3	33.3%	194,333	199,000	15	22	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	240,000	240,000	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	2	22.2%	392,450	392,450	11	11	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



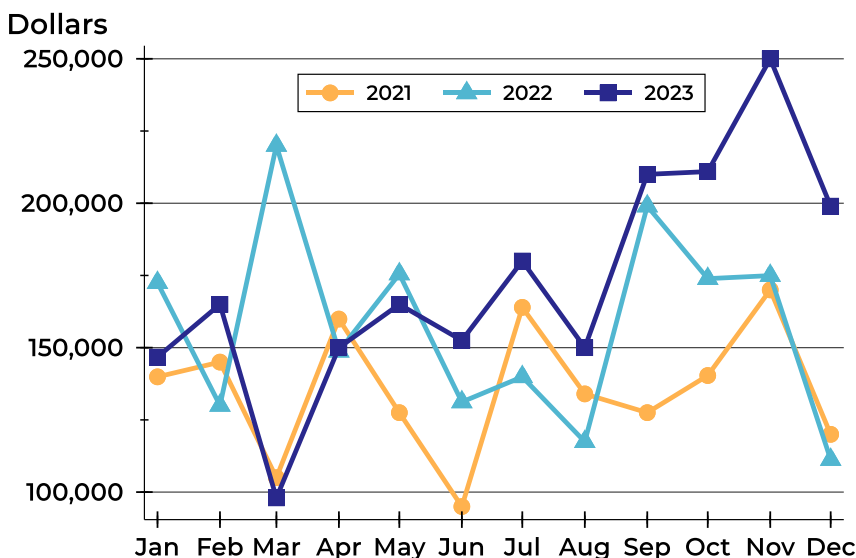
## Osage County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	140,550	183,420	<b>187,064</b>
February	176,408	174,814	<b>230,240</b>
March	149,393	248,700	<b>142,694</b>
April	153,141	230,113	<b>198,423</b>
May	169,679	230,080	<b>191,124</b>
June	119,471	146,211	<b>248,789</b>
July	198,033	491,756	<b>211,936</b>
August	223,025	169,275	<b>162,253</b>
September	143,872	211,147	<b>209,014</b>
October	173,518	218,120	<b>243,896</b>
November	192,084	171,354	<b>230,173</b>
December	216,733	243,600	<b>218,644</b>

### Median Price



Month	2021	2022	2023
January	139,900	172,500	<b>146,750</b>
February	145,000	130,000	<b>165,000</b>
March	105,000	220,000	<b>98,000</b>
April	159,900	148,750	<b>150,000</b>
May	127,500	175,500	<b>165,000</b>
June	95,000	131,200	<b>152,500</b>
July	163,950	139,900	<b>180,000</b>
August	134,000	117,450	<b>150,000</b>
September	127,500	199,005	<b>210,000</b>
October	140,361	173,900	<b>210,961</b>
November	170,000	174,950	<b>250,000</b>
December	120,000	111,250	<b>199,000</b>



## Osage County Contracts Written Analysis

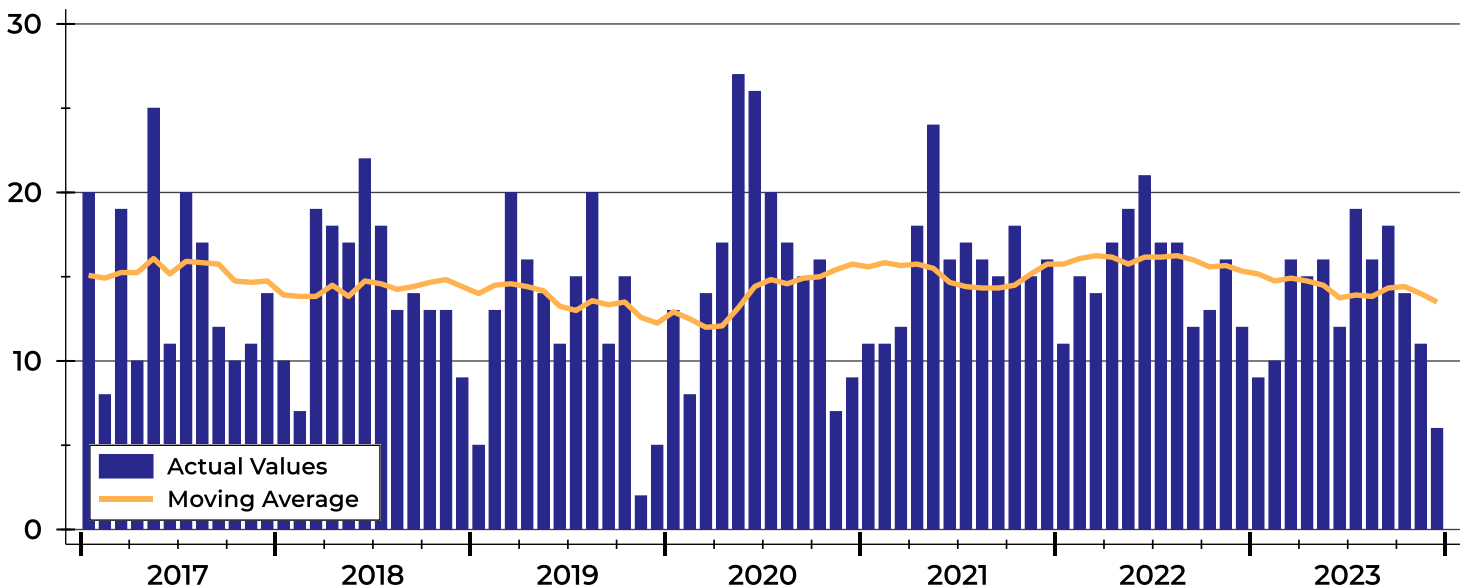
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>6</b>	12	-50.0%	<b>162</b>	184	-12.0%
Volume (1,000s)		<b>1,174</b>	3,812	-69.2%	<b>29,731</b>	32,289	-7.9%
Average	Sale Price	<b>195,667</b>	317,658	-38.4%	<b>183,524</b>	175,484	4.6%
	Days on Market	<b>61</b>	33	84.8%	<b>27</b>	31	-12.9%
	Percent of Original	<b>93.4%</b>	90.3%	3.4%	<b>96.1%</b>	95.1%	1.1%
Median	Sale Price	<b>175,000</b>	175,000	0.0%	<b>153,500</b>	145,000	5.9%
	Days on Market	<b>27</b>	16	68.8%	<b>9</b>	12	-25.0%
	Percent of Original	<b>100.0%</b>	93.7%	6.7%	<b>100.0%</b>	97.9%	2.1%

A total of 6 contracts for sale were written in Osage County during the month of December, down from 12 in 2022. The median list price of these homes was \$175,000, the same as the prior year.

Half of the homes that went under contract in December were on the market less than 27 days, compared to 16 days in December 2022.

## History of Contracts Written

Units

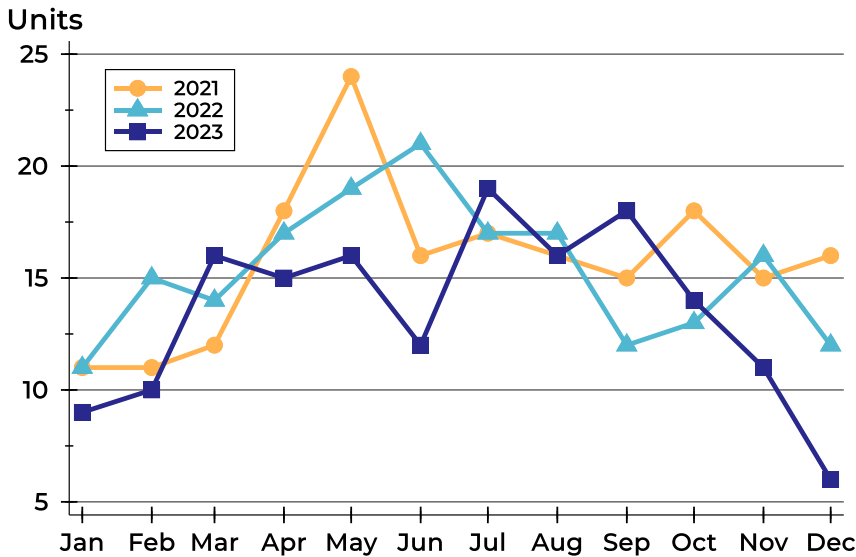






## Osage County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	11	11	9
February	11	15	10
March	12	14	16
April	18	17	15
May	24	19	16
June	16	21	12
July	17	17	19
August	16	17	16
September	15	12	18
October	18	13	14
November	15	16	11
December	16	12	6

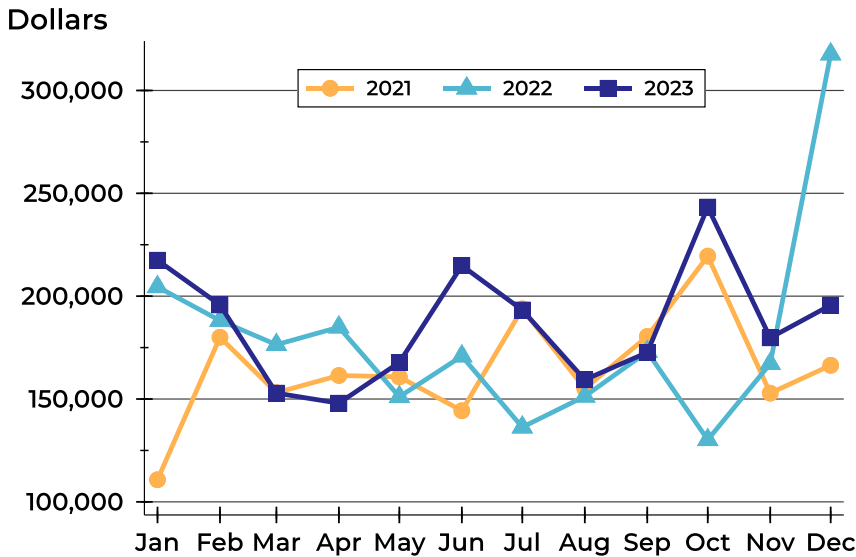
### Contracts Written by Price Range

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	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	2	33.3%	140,000	140,000	130	130	80.2%	80.2%
\$150,000-\$174,999	1	16.7%	165,000	165,000	15	15	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	185,000	185,000	2	2	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	2	33.3%	272,000	272,000	46	46	100.0%	100.0%
\$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



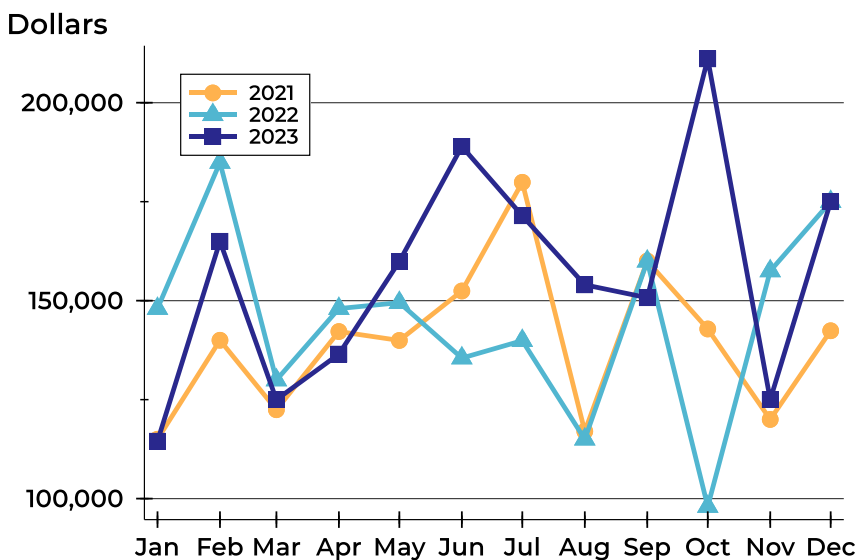
## Osage County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	110,759	204,523	<b>217,489</b>
February	180,027	188,153	<b>195,750</b>
March	153,075	176,407	<b>152,863</b>
April	161,450	184,918	<b>147,980</b>
May	160,767	151,085	<b>167,806</b>
June	144,300	170,855	<b>214,854</b>
July	193,829	136,309	<b>193,269</b>
August	155,069	151,324	<b>159,364</b>
September	180,420	173,017	<b>172,650</b>
October	219,476	130,177	<b>243,319</b>
November	152,853	167,184	<b>179,750</b>
December	166,381	317,658	<b>195,667</b>

### Median Price

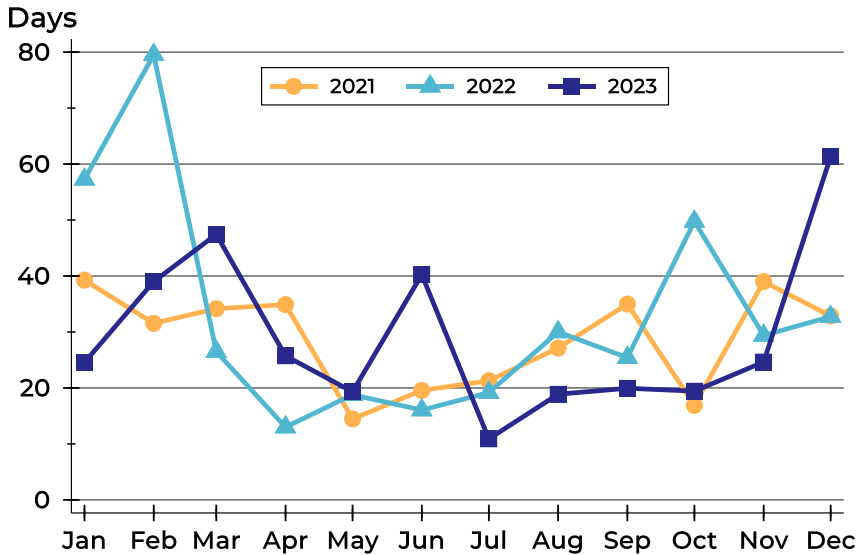


Month	2021	2022	2023
January	115,000	148,000	<b>114,500</b>
February	140,000	184,900	<b>165,000</b>
March	122,450	129,950	<b>125,000</b>
April	142,200	148,000	<b>136,500</b>
May	139,950	149,500	<b>159,900</b>
June	152,450	135,500	<b>188,950</b>
July	179,900	139,900	<b>171,454</b>
August	117,000	115,000	<b>154,000</b>
September	160,000	159,950	<b>150,750</b>
October	142,848	98,000	<b>211,086</b>
November	120,000	157,500	<b>125,000</b>
December	142,400	175,000	<b>175,000</b>



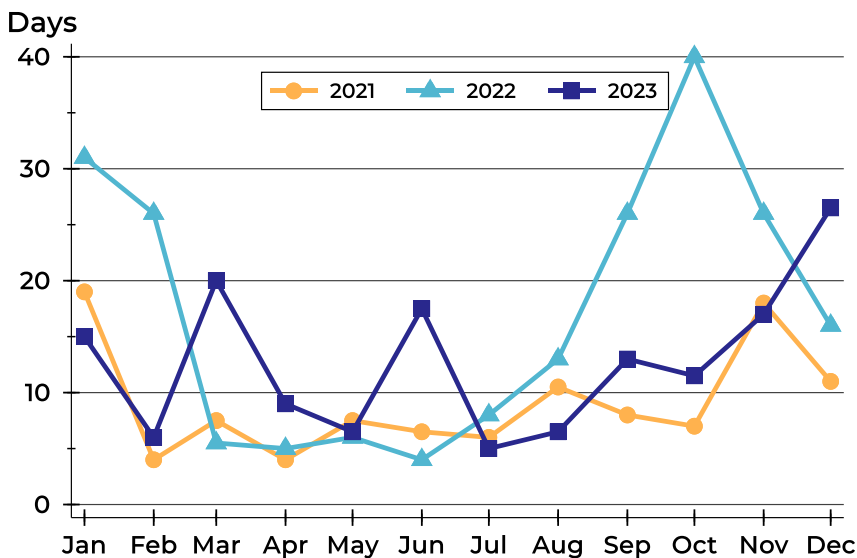
## Osage County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	39	57	<b>25</b>
February	32	80	<b>39</b>
March	34	27	<b>47</b>
April	35	13	<b>26</b>
May	14	19	<b>19</b>
June	20	16	<b>40</b>
July	21	19	<b>11</b>
August	27	30	<b>19</b>
September	35	25	<b>20</b>
October	17	50	<b>19</b>
November	39	29	<b>25</b>
December	33	33	<b>61</b>

### Median DOM



Month	2021	2022	2023
January	19	31	<b>15</b>
February	4	26	<b>6</b>
March	8	6	<b>20</b>
April	4	5	<b>9</b>
May	8	6	<b>7</b>
June	7	4	<b>18</b>
July	6	8	<b>5</b>
August	11	13	<b>7</b>
September	8	26	<b>13</b>
October	7	40	<b>12</b>
November	18	26	<b>17</b>
December	11	16	<b>27</b>



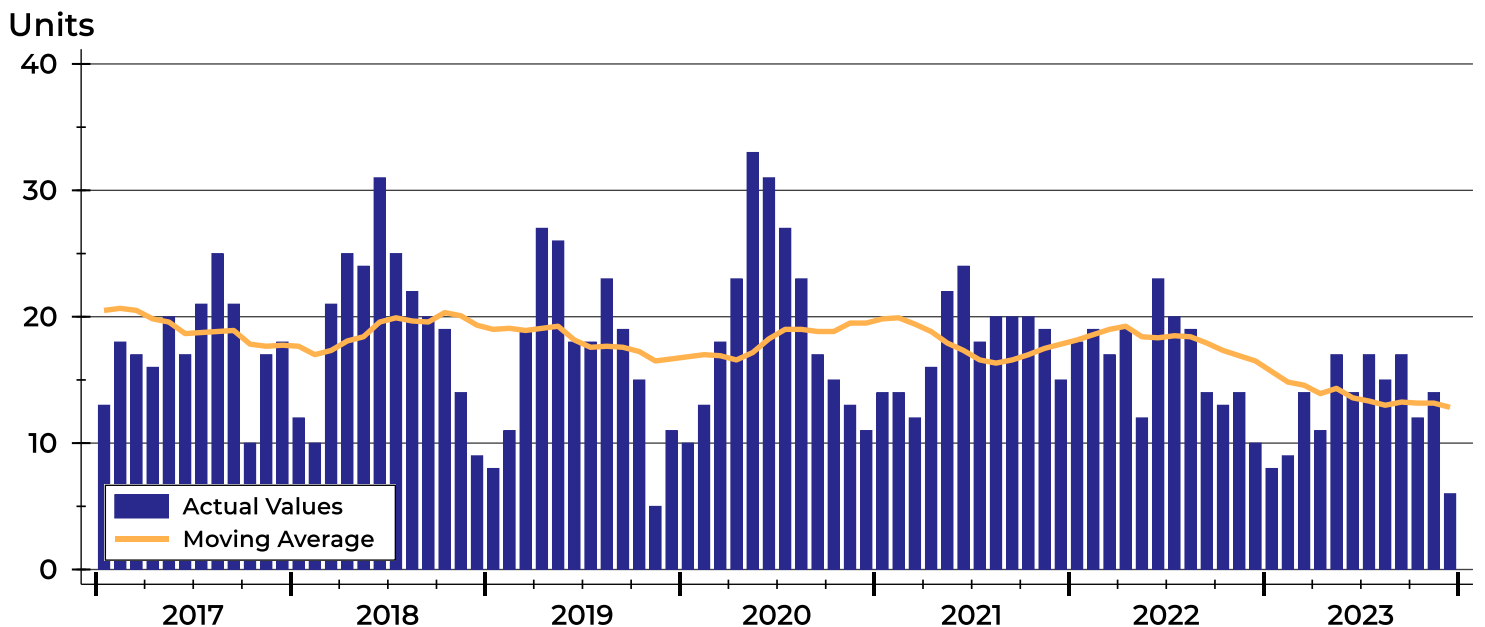
# Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		6	10	-40.0%
Volume (1,000s)		1,450	1,918	-24.4%
Average	List Price	241,583	191,845	25.9%
	Days on Market	25	34	-26.5%
	Percent of Original	101.0%	97.6%	3.5%
Median	List Price	232,000	167,500	38.5%
	Days on Market	17	15	13.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Osage County had contracts pending at the end of December, down from 10 contracts pending at the end of December 2022.

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.

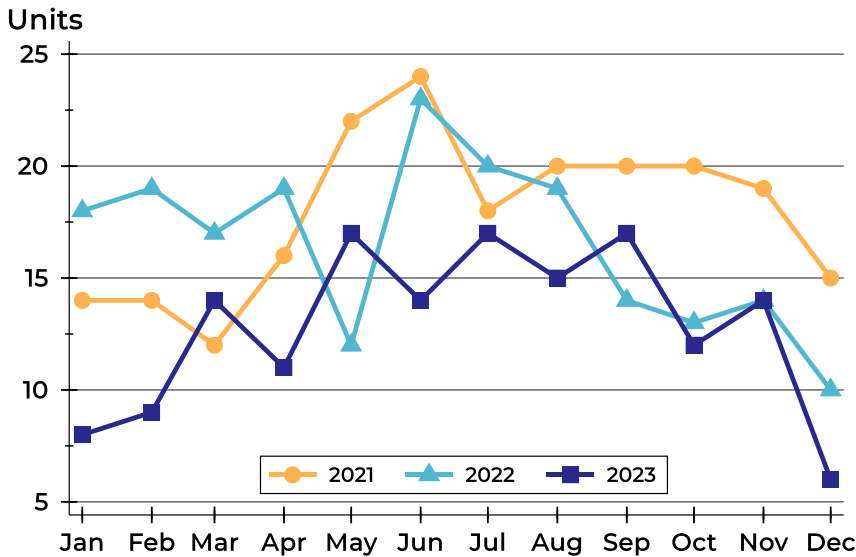
## History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
<b>January</b>	14	18	<b>8</b>
<b>February</b>	14	19	<b>9</b>
<b>March</b>	12	17	<b>14</b>
<b>April</b>	16	19	<b>11</b>
<b>May</b>	22	12	<b>17</b>
<b>June</b>	24	23	<b>14</b>
<b>July</b>	18	20	<b>17</b>
<b>August</b>	20	19	<b>15</b>
<b>September</b>	20	14	<b>17</b>
<b>October</b>	20	13	<b>12</b>
<b>November</b>	19	14	<b>14</b>
<b>December</b>	15	10	<b>6</b>

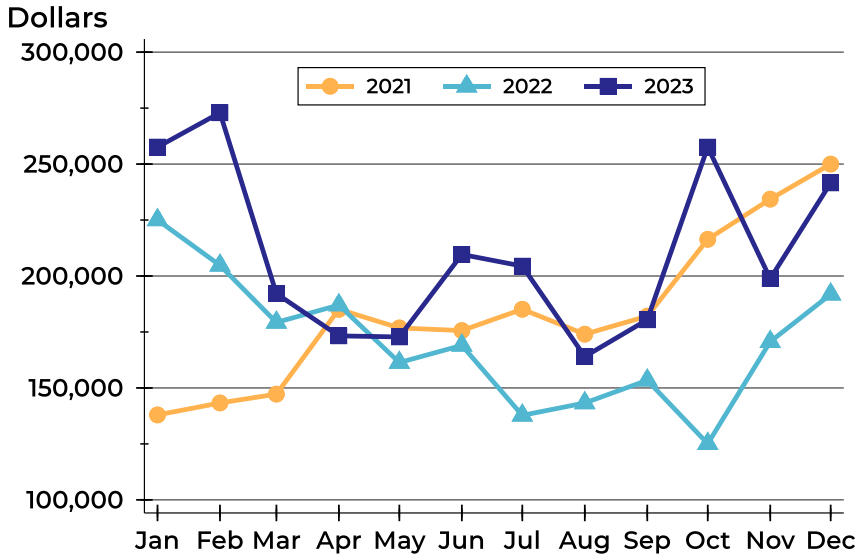
### Pending Contracts by Price Range

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	16.7%	68,000	68,000	31	31	97.1%	97.1%
\$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	16.7%	165,000	165,000	15	15	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	185,000	185,000	2	2	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	16.7%	279,000	279,000	85	85	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	376,250	376,250	10	10	104.4%	104.4%
\$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



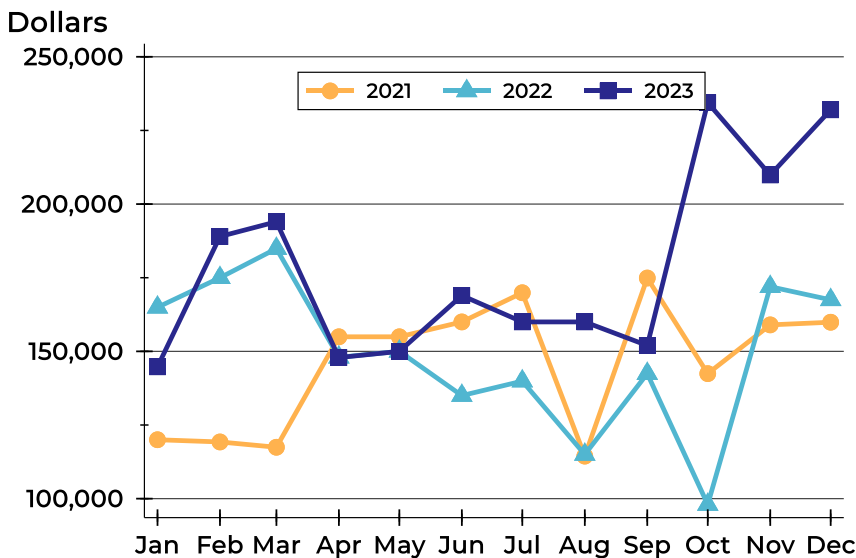
# Osage County Pending Contracts Analysis

## Average Price



Month	2021	2022	2023
January	137,946	225,058	<b>257,600</b>
February	143,296	204,761	<b>272,922</b>
March	147,238	179,271	<b>192,136</b>
April	185,131	187,026	<b>173,264</b>
May	176,814	161,350	<b>172,788</b>
June	175,629	169,024	<b>209,643</b>
July	185,150	137,757	<b>204,430</b>
August	174,025	143,279	<b>164,022</b>
September	182,055	153,414	<b>180,447</b>
October	216,394	125,092	<b>257,581</b>
November	234,342	170,661	<b>198,816</b>
December	249,993	191,845	<b>241,583</b>

## Median Price

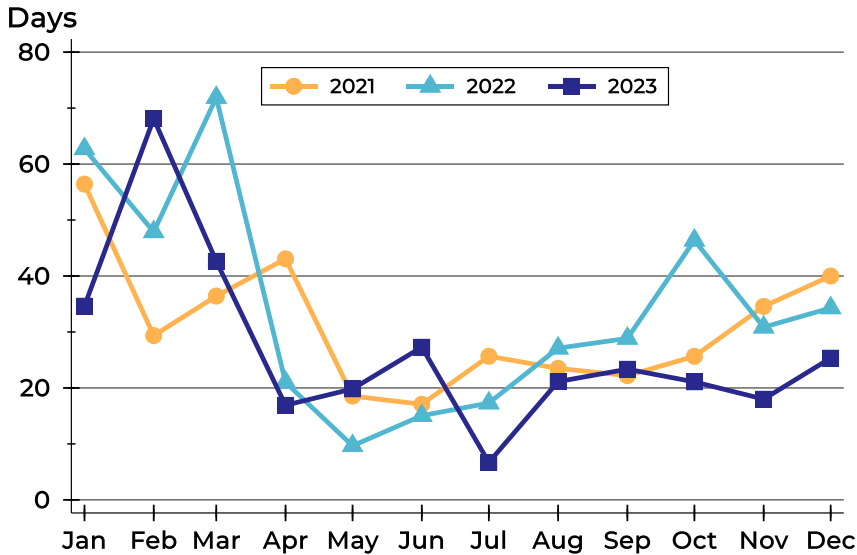


Month	2021	2022	2023
January	120,000	164,950	<b>144,750</b>
February	119,250	175,000	<b>189,000</b>
March	117,450	184,900	<b>194,003</b>
April	154,950	148,000	<b>147,900</b>
May	154,950	150,000	<b>150,000</b>
June	160,000	135,000	<b>168,950</b>
July	169,900	139,900	<b>160,000</b>
August	114,450	115,000	<b>160,000</b>
September	174,900	142,450	<b>152,000</b>
October	142,450	98,000	<b>234,450</b>
November	159,000	171,950	<b>209,875</b>
December	159,900	167,500	<b>232,000</b>



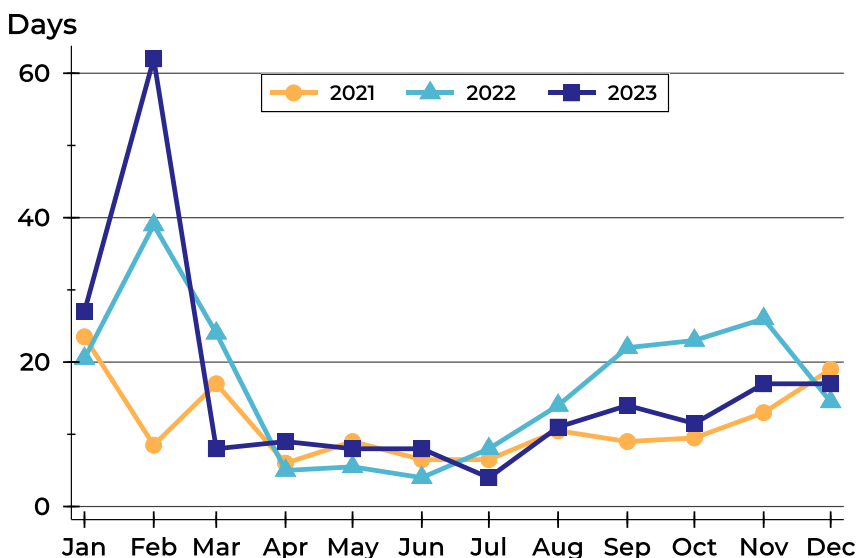
## Osage County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	56	63	<b>35</b>
February	29	48	<b>68</b>
March	36	72	<b>43</b>
April	43	21	<b>17</b>
May	19	10	<b>20</b>
June	17	15	<b>27</b>
July	26	17	<b>7</b>
August	24	27	<b>21</b>
September	22	29	<b>23</b>
October	26	46	<b>21</b>
November	35	31	<b>18</b>
December	40	34	<b>25</b>

### Median DOM



Month	2021	2022	2023
January	24	21	<b>27</b>
February	9	39	<b>62</b>
March	17	24	<b>8</b>
April	6	5	<b>9</b>
May	9	6	<b>8</b>
June	7	4	<b>8</b>
July	7	8	<b>4</b>
August	11	14	<b>11</b>
September	9	22	<b>14</b>
October	10	23	<b>12</b>
November	13	26	<b>17</b>
December	19	15	<b>17</b>



## Other Sunflower MLS Counties Housing Report



### Market Overview

#### Other Sunflower MLS Counties Home Sales Fell in December

Total home sales in other counties in the Sunflower MLS fell last month to 7 units, compared to 8 units in December 2022. Total sales volume was \$2.0 million, up from a year earlier.

The median sale price in December was \$311,000, up from \$94,750 a year earlier. Homes that sold in December were typically on the market for 7 days and sold for 97.3% of their list prices.

#### Other Sunflower MLS Counties Active Listings Up at End of December

The total number of active listings in other counties in the Sunflower MLS at the end of December was 37 units, up from 26 at the same point in 2022. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$245,000.

During December, a total of 4 contracts were written down from 10 in December 2022. At the end of the month, there were 6 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>7</b>	<b>8</b>	<b>15</b>	<b>179</b>	<b>167</b>	<b>198</b>
Change from prior year		-12.5%	-46.7%	-11.8%	7.2%	-15.7%	3.7%
<b>Active Listings</b>		<b>37</b>	<b>26</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		42.3%	23.8%	-46.2%			
<b>Months' Supply</b>		<b>2.5</b>	<b>1.9</b>	<b>1.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		31.6%	46.2%	-48.0%			
<b>New Listings</b>		<b>12</b>	<b>10</b>	<b>10</b>	<b>212</b>	<b>203</b>	<b>201</b>
Change from prior year		20.0%	0.0%	-37.5%	4.4%	1.0%	-9.5%
<b>Contracts Written</b>		<b>4</b>	<b>10</b>	<b>11</b>	<b>171</b>	<b>171</b>	<b>190</b>
Change from prior year		-60.0%	-9.1%	0.0%	0.0%	-10.0%	-4.0%
<b>Pending Contracts</b>		<b>6</b>	<b>12</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-50.0%	9.1%	-8.3%			
<b>Sales Volume (1,000s)</b>		<b>2,001</b>	<b>1,719</b>	<b>3,018</b>	<b>41,220</b>	<b>37,199</b>	<b>43,295</b>
Change from prior year		16.4%	-43.0%	-4.0%	10.8%	-14.1%	29.8%
<b>Average</b>	<b>Sale Price</b>	<b>285,857</b>	<b>214,863</b>	<b>201,220</b>	<b>230,277</b>	<b>222,746</b>	<b>218,661</b>
	Change from prior year	33.0%	6.8%	8.8%	3.4%	1.9%	25.2%
	<b>List Price of Actives</b>	<b>252,154</b>	<b>186,629</b>	<b>300,114</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	35.1%	-37.8%	1.8%			
	<b>Days on Market</b>	<b>49</b>	<b>70</b>	<b>22</b>	<b>31</b>	<b>29</b>	<b>43</b>
Change from prior year	-30.0%	218.2%	-67.6%	6.9%	-32.6%	-33.8%	
<b>Percent of List</b>	<b>96.8%</b>	<b>94.2%</b>	<b>95.9%</b>	<b>96.1%</b>	<b>97.7%</b>	<b>98.2%</b>	
Change from prior year	2.8%	-1.8%	-0.3%	-1.6%	-0.5%	1.4%	
<b>Percent of Original</b>	<b>95.2%</b>	<b>86.6%</b>	<b>103.7%</b>	<b>95.0%</b>	<b>95.7%</b>	<b>97.2%</b>	
Change from prior year	9.9%	-16.5%	11.7%	-0.7%	-1.5%	2.9%	
<b>Median</b>	<b>Sale Price</b>	<b>311,000</b>	<b>94,750</b>	<b>147,500</b>	<b>180,000</b>	<b>185,000</b>	<b>182,450</b>
	Change from prior year	228.2%	-35.8%	-7.8%	-2.7%	1.4%	24.1%
	<b>List Price of Actives</b>	<b>245,000</b>	<b>149,950</b>	<b>249,900</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	63.4%	-40.0%	47.0%			
	<b>Days on Market</b>	<b>7</b>	<b>81</b>	<b>21</b>	<b>8</b>	<b>10</b>	<b>12</b>
Change from prior year	-91.4%	285.7%	-4.5%	-20.0%	-16.7%	-45.5%	
<b>Percent of List</b>	<b>97.3%</b>	<b>94.0%</b>	<b>100.0%</b>	<b>98.7%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	3.5%	-6.0%	2.0%	-1.3%	0.0%	1.9%	
<b>Percent of Original</b>	<b>93.4%</b>	<b>88.5%</b>	<b>100.0%</b>	<b>97.6%</b>	<b>98.6%</b>	<b>99.8%</b>	
Change from prior year	5.5%	-11.5%	4.0%	-1.0%	-1.2%	3.6%	

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



## Other Sunflower MLS Counties Closed Listings Analysis

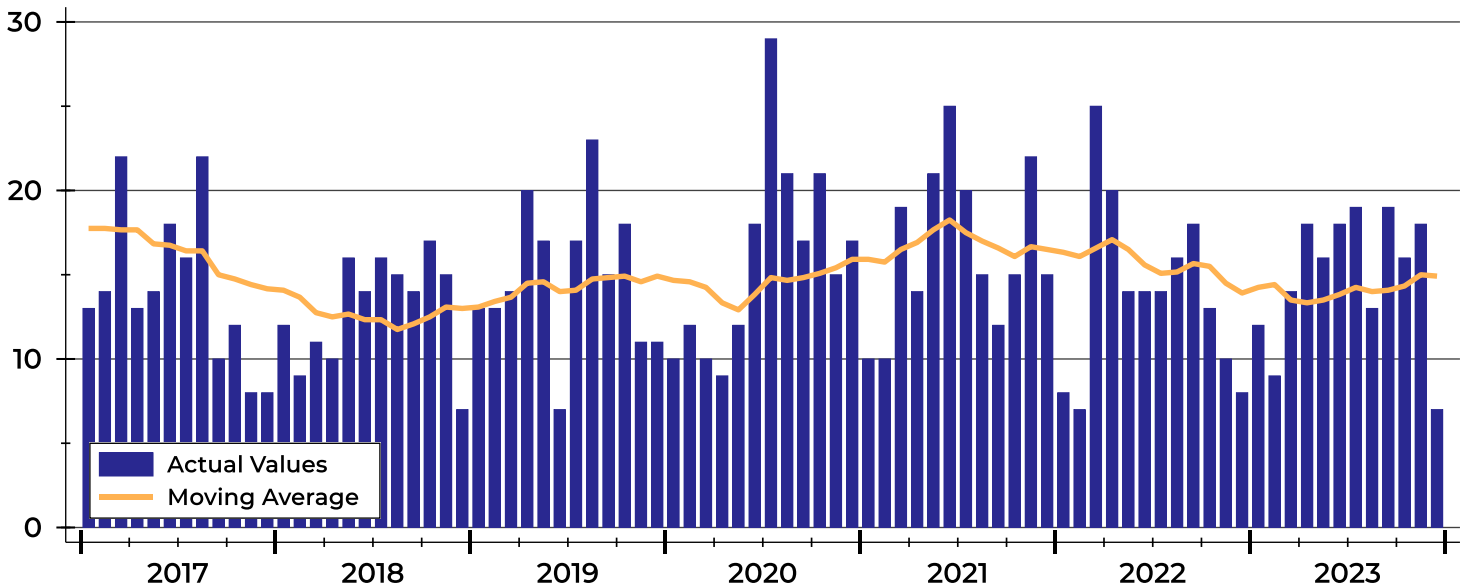
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>7</b>	8	-12.5%	<b>179</b>	167	7.2%
Volume (1,000s)		<b>2,001</b>	1,719	16.4%	<b>41,220</b>	37,199	10.8%
Months' Supply		<b>2.5</b>	1.9	31.6%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>285,857</b>	214,863	33.0%	<b>230,277</b>	222,746	3.4%
	Days on Market	<b>49</b>	70	-30.0%	<b>31</b>	29	6.9%
	Percent of List	<b>96.8%</b>	94.2%	2.8%	<b>96.1%</b>	97.7%	-1.6%
	Percent of Original	<b>95.2%</b>	86.6%	9.9%	<b>95.0%</b>	95.7%	-0.7%
Median	Sale Price	<b>311,000</b>	94,750	228.2%	<b>180,000</b>	185,000	-2.7%
	Days on Market	<b>7</b>	81	-91.4%	<b>8</b>	10	-20.0%
	Percent of List	<b>97.3%</b>	94.0%	3.5%	<b>98.7%</b>	100.0%	-1.3%
	Percent of Original	<b>93.4%</b>	88.5%	5.5%	<b>97.6%</b>	98.6%	-1.0%

A total of 7 homes sold in other counties in the Sunflower MLS in December, down from 8 units in December 2022. Total sales volume rose to \$2.0 million compared to \$1.7 million in the previous year.

The median sales price in December was \$311,000, up 228.2% compared to the prior year. Median days on market was 7 days, down from 13 days in November, and down from 81 in December 2022.

## History of Closed Listings

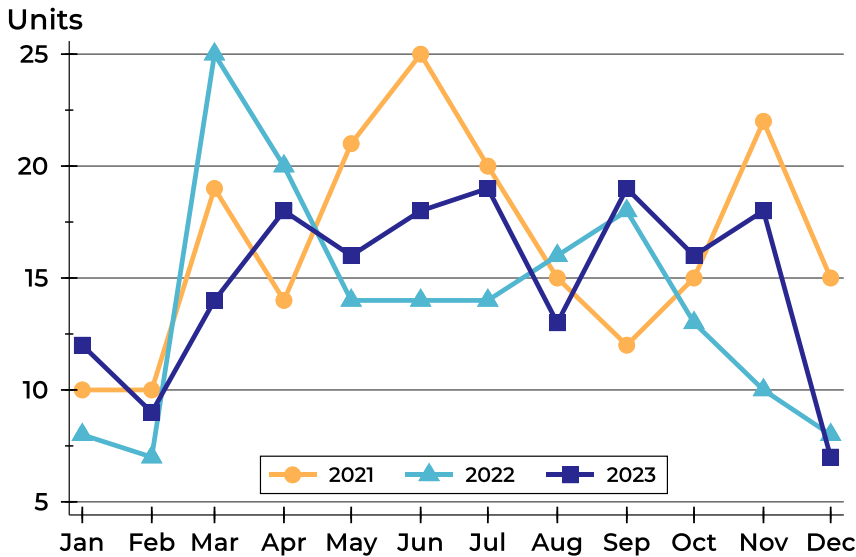
Units





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	10	8	12
February	10	7	9
March	19	25	14
April	14	20	18
May	21	14	16
June	25	14	18
July	20	14	19
August	15	16	13
September	12	18	19
October	15	13	16
November	22	10	18
December	15	8	7

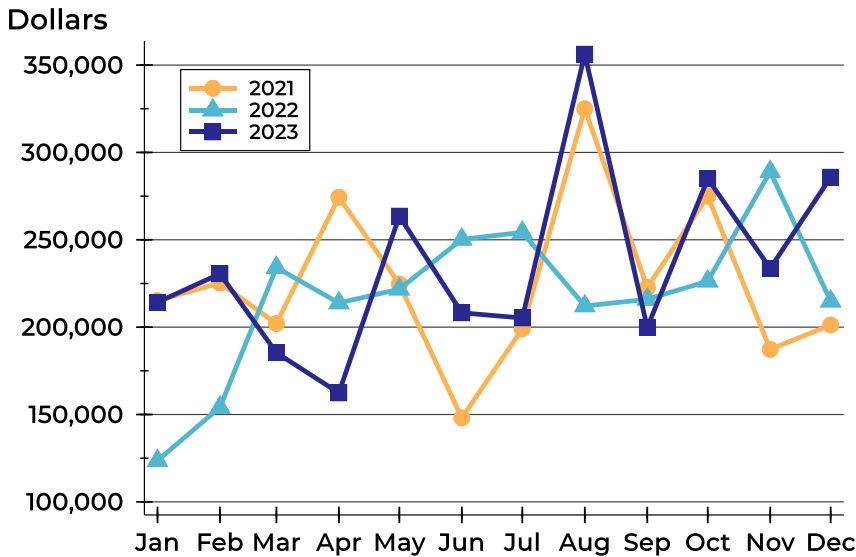
### Closed Listings by Price Range

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	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%	2.7	140,000	140,000	4	4	93.4%	93.4%	93.4%	93.4%
\$150,000-\$174,999	0	0.0%	1.1	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%	2.0	200,000	200,000	7	7	93.0%	93.0%	93.0%	93.0%
\$250,000-\$299,999	1	14.3%	0.7	260,000	260,000	247	247	104.0%	104.0%	104.0%	104.0%
\$300,000-\$399,999	4	57.1%	5.7	350,250	352,500	22	22	96.9%	98.6%	94.1%	94.9%
\$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



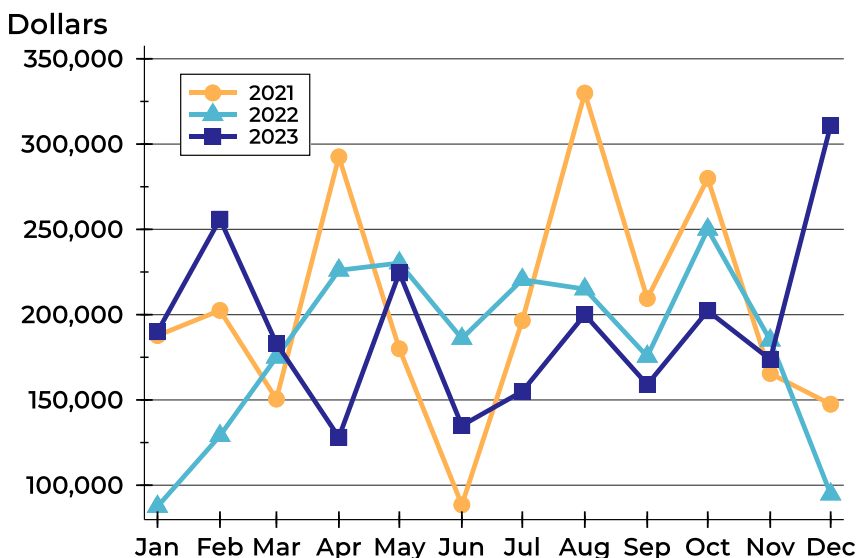
## Other Sunflower MLS Counties Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	215,190	123,625	<b>214,200</b>
February	225,290	154,129	<b>230,550</b>
March	202,063	234,131	<b>185,379</b>
April	274,321	213,845	<b>162,358</b>
May	224,670	221,750	<b>263,578</b>
June	148,048	250,279	<b>208,183</b>
July	198,975	254,254	<b>205,261</b>
August	325,020	212,156	<b>356,262</b>
September	222,692	215,906	<b>199,734</b>
October	274,987	226,338	<b>284,888</b>
November	187,314	289,037	<b>233,689</b>
December	201,220	214,863	<b>285,857</b>

### Median Price

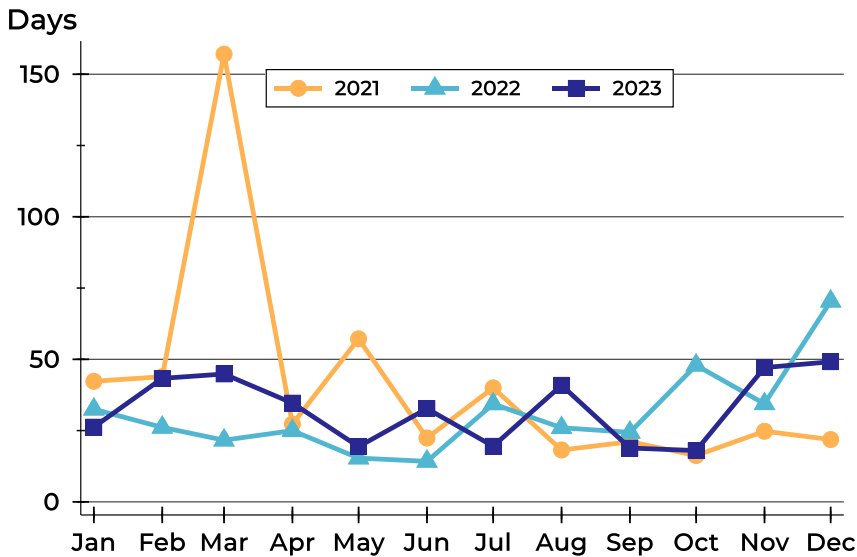


Month	2021	2022	2023
January	187,750	87,500	<b>190,000</b>
February	202,500	129,000	<b>256,000</b>
March	150,500	175,000	<b>183,200</b>
April	292,500	226,000	<b>128,125</b>
May	180,000	230,250	<b>224,500</b>
June	88,500	186,000	<b>135,000</b>
July	196,500	220,500	<b>155,000</b>
August	329,900	215,000	<b>200,000</b>
September	209,450	175,500	<b>159,000</b>
October	279,900	250,000	<b>202,250</b>
November	165,500	185,000	<b>173,750</b>
December	147,500	94,750	<b>311,000</b>



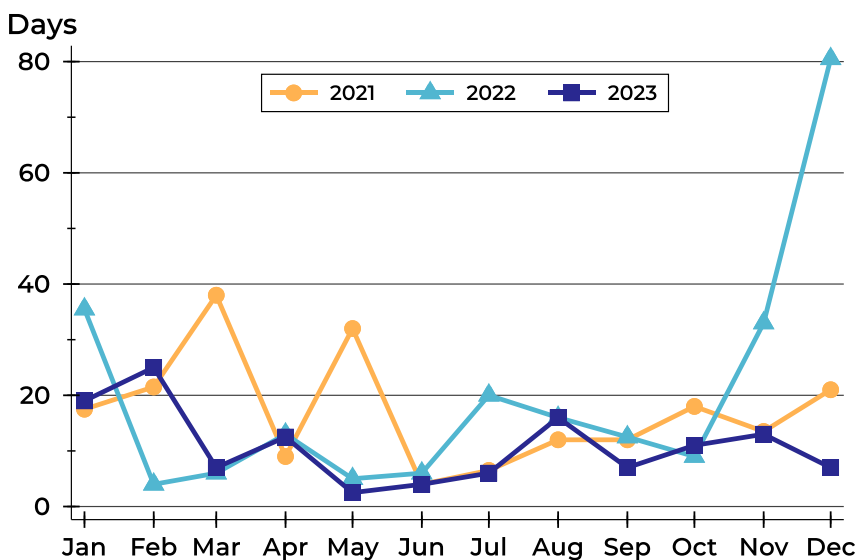
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	42	33	26
February	44	26	43
March	157	22	45
April	27	25	35
May	57	15	19
June	22	14	33
July	40	34	20
August	18	26	41
September	21	24	19
October	16	48	18
November	25	34	47
December	22	70	49

### Median DOM



Month	2021	2022	2023
January	18	36	19
February	22	4	25
March	38	6	7
April	9	13	13
May	32	5	3
June	4	6	4
July	7	20	6
August	12	16	16
September	12	13	7
October	18	9	11
November	14	33	13
December	21	81	7



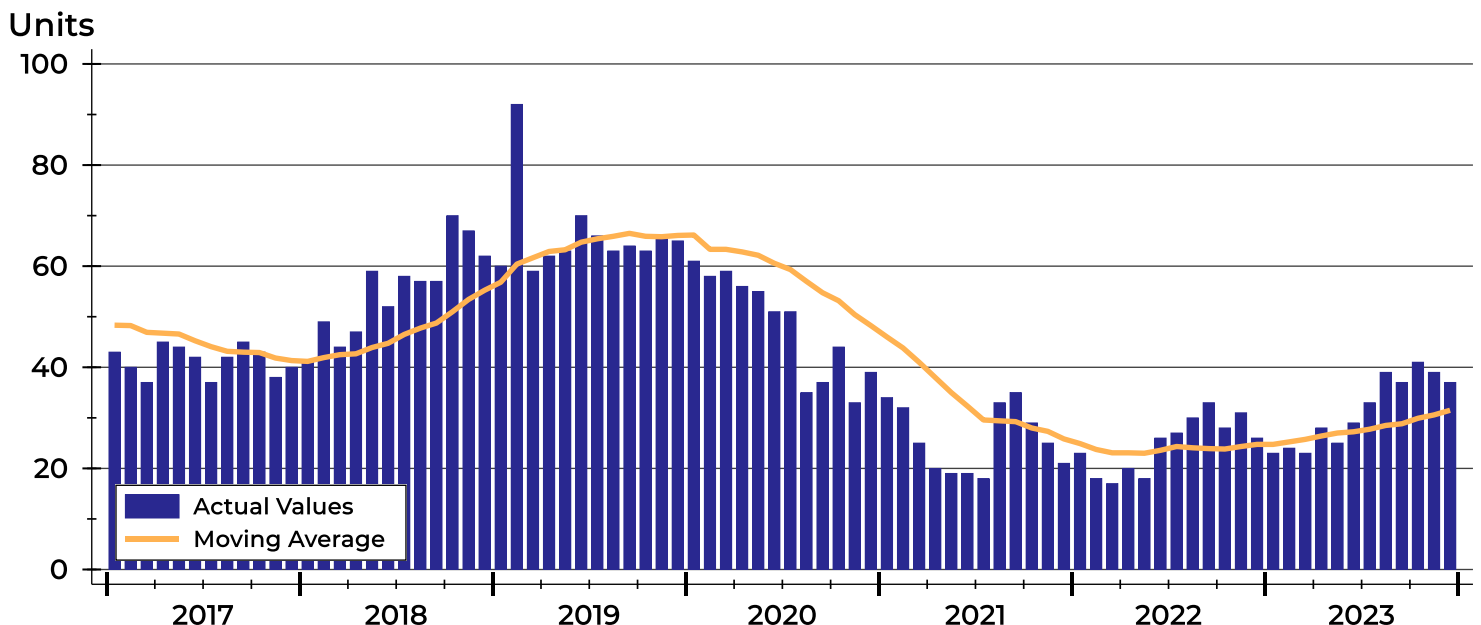
## Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		<b>37</b>	26	42.3%
Volume (1,000s)		<b>9,330</b>	4,852	92.3%
Months' Supply		<b>2.5</b>	1.9	31.6%
Average	List Price	<b>252,154</b>	186,629	35.1%
	Days on Market	<b>95</b>	92	3.3%
	Percent of Original	<b>95.5%</b>	96.1%	-0.6%
Median	List Price	<b>245,000</b>	149,950	63.4%
	Days on Market	<b>82</b>	55	49.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 37 homes were available for sale in other counties in the Sunflower MLS at the end of December. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$245,000, up 63.4% from 2022. The typical time on market for active listings was 82 days, up from 55 days a year earlier.

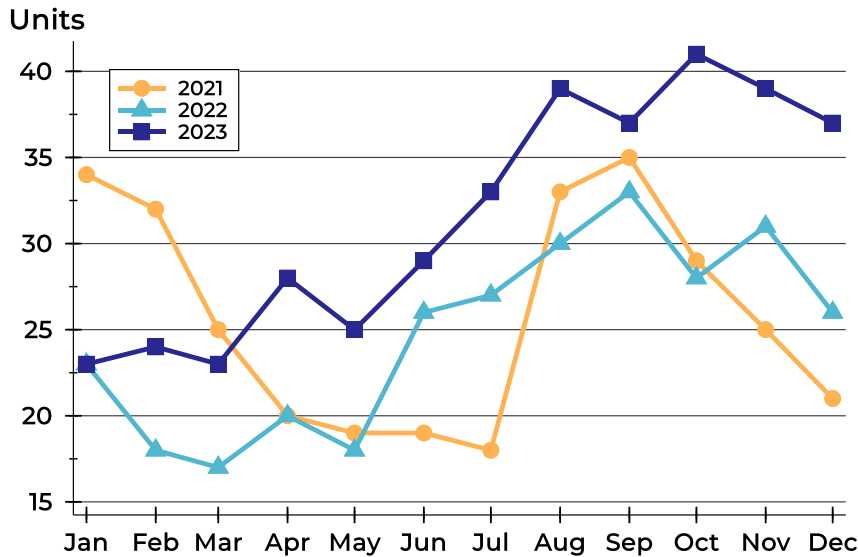
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	34	23	<b>23</b>
February	32	18	<b>24</b>
March	25	17	<b>23</b>
April	20	20	<b>28</b>
May	19	18	<b>25</b>
June	19	26	<b>29</b>
July	18	27	<b>33</b>
August	33	30	<b>39</b>
September	35	33	<b>37</b>
October	29	28	<b>41</b>
November	25	31	<b>39</b>
December	21	26	<b>37</b>

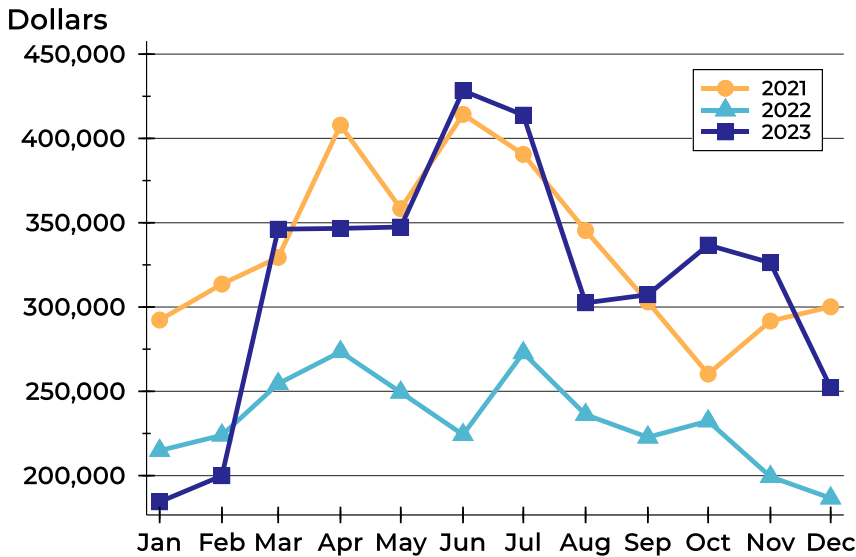
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	8.1%	N/A	28,167	29,500	85	17	94.8%	100.0%
\$50,000-\$99,999	6	16.2%	N/A	65,383	64,900	88	64	94.5%	100.0%
\$100,000-\$124,999	2	5.4%	N/A	105,000	105,000	103	103	81.4%	81.4%
\$125,000-\$149,999	2	5.4%	2.7	135,950	135,950	478	478	86.3%	86.3%
\$150,000-\$174,999	2	5.4%	1.1	157,500	157,500	22	22	100.0%	100.0%
\$175,000-\$199,999	1	2.7%	N/A	175,500	175,500	46	46	94.6%	94.6%
\$200,000-\$249,999	4	10.8%	2.0	237,475	237,500	31	27	99.0%	100.0%
\$250,000-\$299,999	1	2.7%	0.7	250,000	250,000	76	76	100.0%	100.0%
\$300,000-\$399,999	10	27.0%	5.7	368,860	364,950	75	82	100.0%	100.0%
\$400,000-\$499,999	2	5.4%	N/A	428,750	428,750	98	98	99.2%	99.2%
\$500,000-\$749,999	4	10.8%	N/A	533,625	522,250	90	95	89.5%	87.0%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



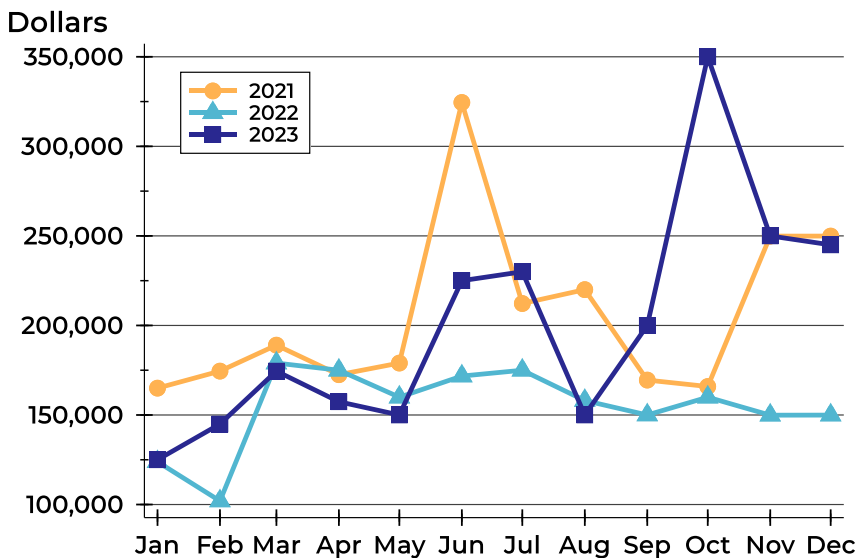
## Other Sunflower MLS Counties Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	292,297	214,843	<b>184,428</b>
February	313,600	223,958	<b>199,913</b>
March	329,412	254,500	<b>346,191</b>
April	407,905	273,461	<b>346,646</b>
May	358,335	249,394	<b>347,468</b>
June	414,280	224,254	<b>428,307</b>
July	390,579	272,802	<b>413,864</b>
August	345,389	236,167	<b>302,486</b>
September	303,016	222,776	<b>307,308</b>
October	260,232	232,386	<b>336,764</b>
November	291,684	199,360	<b>326,275</b>
December	300,114	186,629	<b>252,154</b>

### Median Price



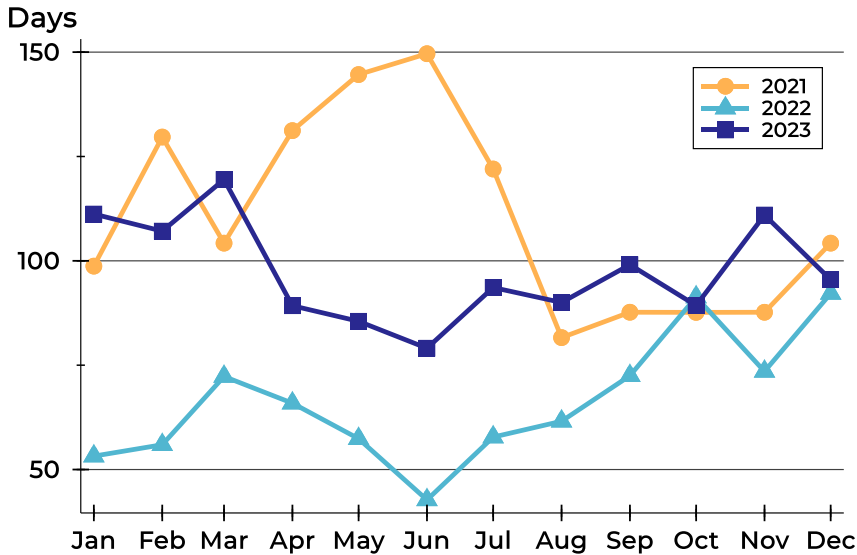
Month	2021	2022	2023
January	165,000	123,900	<b>125,000</b>
February	174,500	102,000	<b>144,950</b>
March	189,000	179,000	<b>174,500</b>
April	172,500	175,000	<b>157,400</b>
May	179,000	159,950	<b>150,000</b>
June	324,500	171,750	<b>225,000</b>
July	212,248	175,000	<b>230,000</b>
August	220,000	158,078	<b>150,000</b>
September	169,500	150,000	<b>200,000</b>
October	165,900	159,950	<b>350,000</b>
November	249,900	149,900	<b>250,000</b>
December	249,900	149,950	<b>245,000</b>





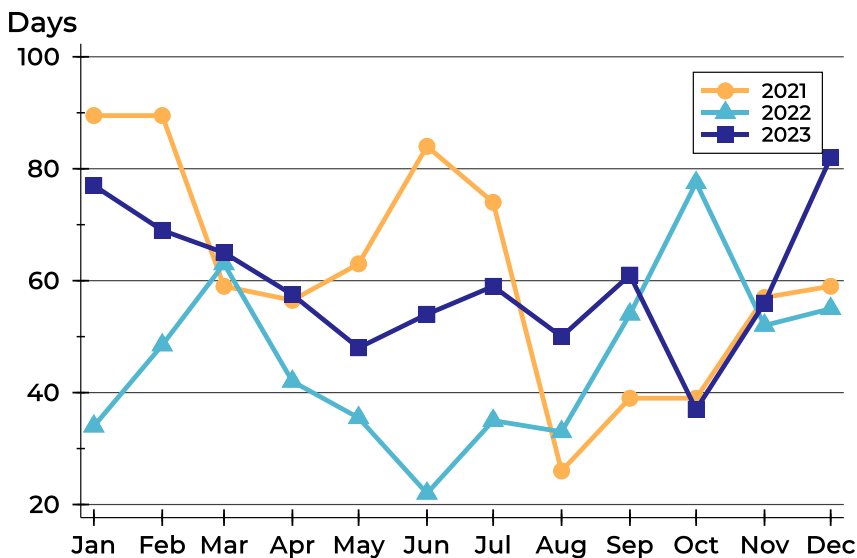
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	99	53	111
February	130	56	107
March	104	72	119
April	131	66	89
May	145	57	86
June	150	43	79
July	122	58	94
August	82	62	90
September	88	72	99
October	88	91	89
November	88	74	111
December	104	92	95

### Median DOM

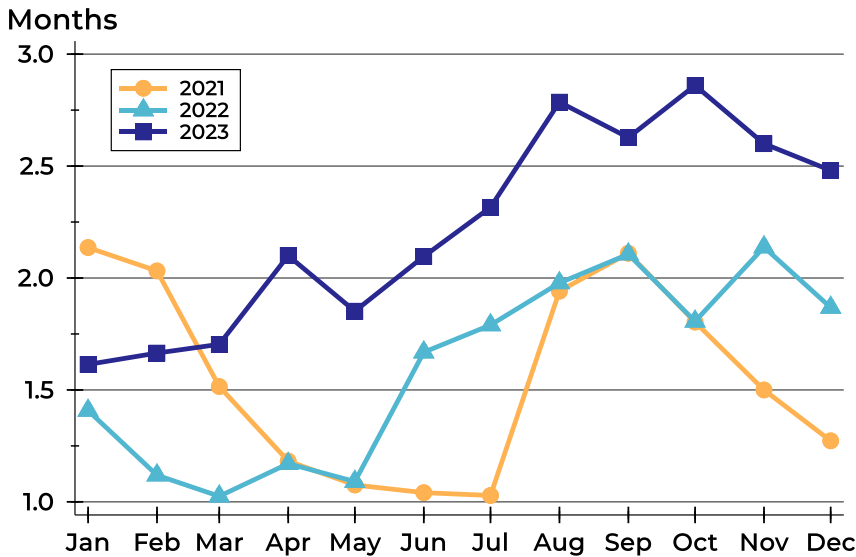


Month	2021	2022	2023
January	90	34	77
February	90	49	69
March	59	63	65
April	57	42	58
May	63	36	48
June	84	22	54
July	74	35	59
August	26	33	50
September	39	54	61
October	39	78	37
November	57	52	56
December	59	55	82



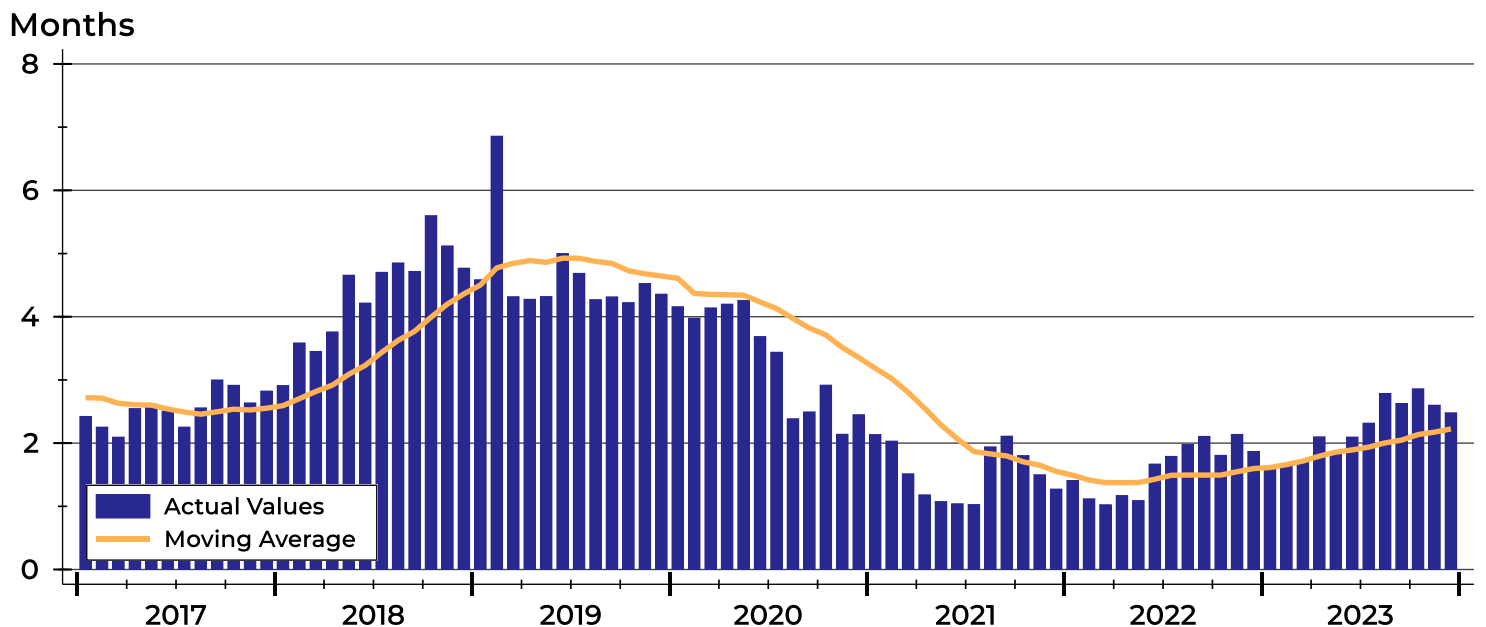
## Other Sunflower MLS Counties Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	2.1	1.4	<b>1.6</b>
February	2.0	1.1	<b>1.7</b>
March	1.5	1.0	<b>1.7</b>
April	1.2	1.2	<b>2.1</b>
May	1.1	1.1	<b>1.9</b>
June	1.0	1.7	<b>2.1</b>
July	1.0	1.8	<b>2.3</b>
August	1.9	2.0	<b>2.8</b>
September	2.1	2.1	<b>2.6</b>
October	1.8	1.8	<b>2.9</b>
November	1.5	2.1	<b>2.6</b>
December	1.3	1.9	<b>2.5</b>

### History of Month's Supply





## Other Sunflower MLS Counties New Listings Analysis

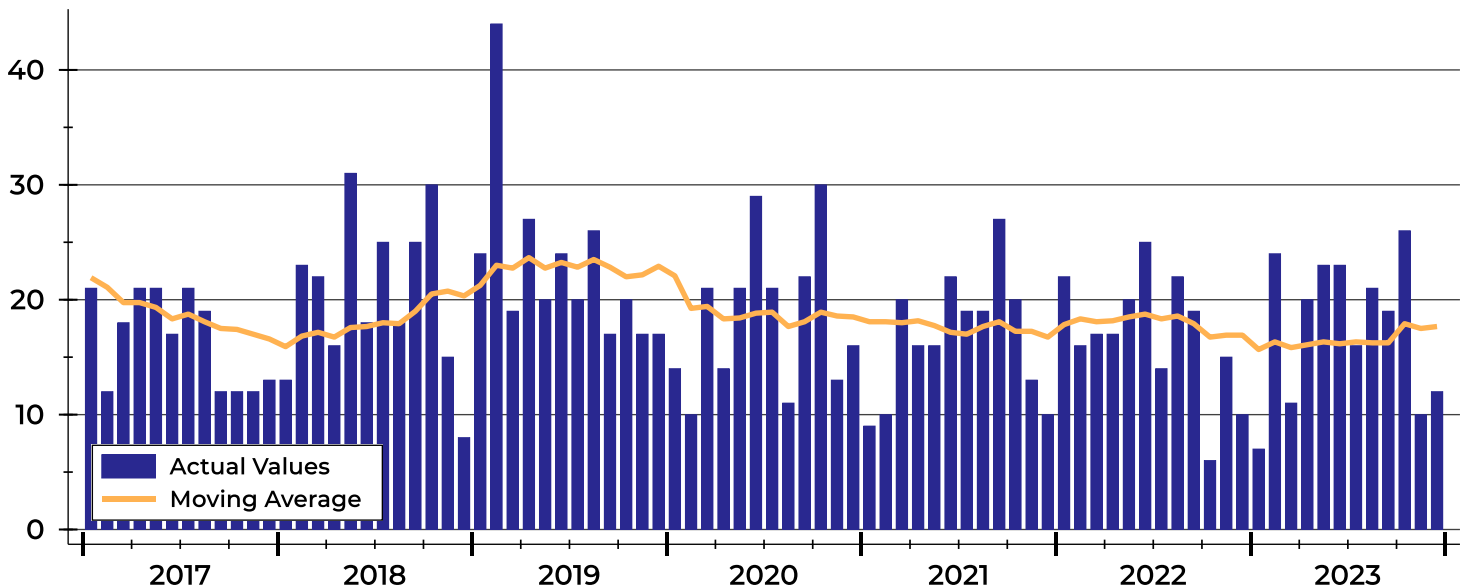
Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>12</b>	10	20.0%
	Volume (1,000s)	<b>2,114</b>	2,112	0.1%
	Average List Price	<b>176,167</b>	211,190	-16.6%
	Median List Price	<b>157,500</b>	199,700	-21.1%
Year-to-Date	New Listings	<b>212</b>	203	4.4%
	Volume (1,000s)	<b>57,757</b>	47,254	22.2%
	Average List Price	<b>272,437</b>	232,779	17.0%
	Median List Price	<b>196,000</b>	180,000	8.9%

A total of 12 new listings were added in other counties in the Sunflower MLS during December, up 20.0% from the same month in 2022. Year-to-date other counties in the Sunflower MLS has seen 212 new listings.

The median list price of these homes was \$157,500 down from \$199,700 in 2022.

## History of New Listings

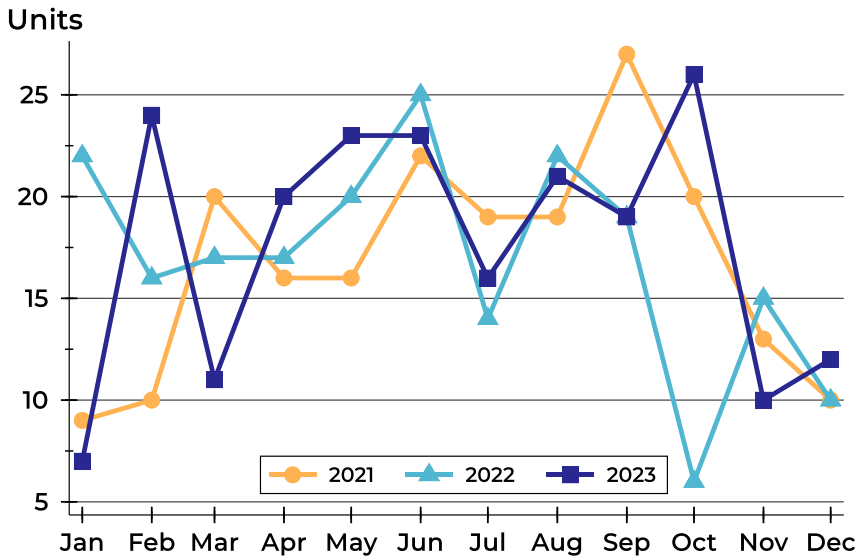
Units





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	9	22	<b>7</b>
<b>February</b>	10	16	<b>24</b>
<b>March</b>	20	17	<b>11</b>
<b>April</b>	16	17	<b>20</b>
<b>May</b>	16	20	<b>23</b>
<b>June</b>	22	25	<b>23</b>
<b>July</b>	19	14	<b>16</b>
<b>August</b>	19	22	<b>21</b>
<b>September</b>	27	19	<b>19</b>
<b>October</b>	20	6	<b>26</b>
<b>November</b>	13	15	<b>10</b>
<b>December</b>	10	10	<b>12</b>

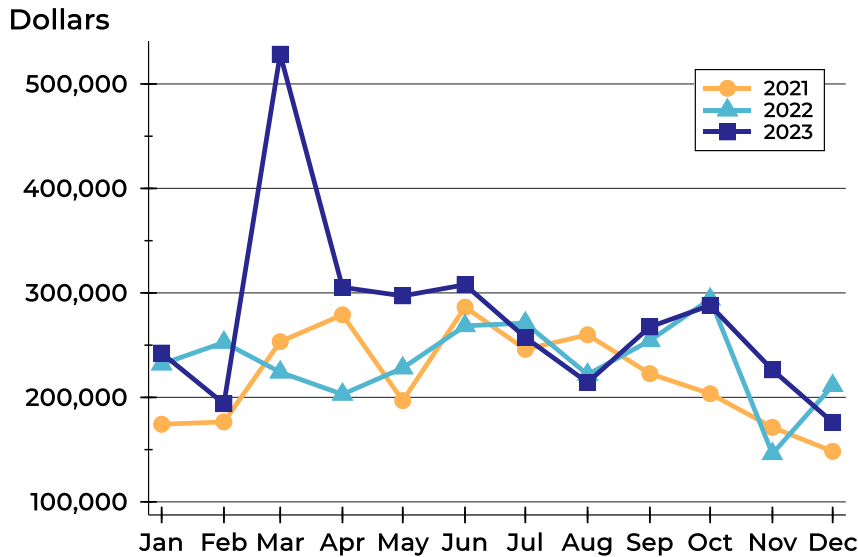
### New Listings by Price Range

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	2	16.7%	27,500	27,500	20	20	100.0%	100.0%
\$50,000-\$99,999	2	16.7%	57,500	57,500	28	28	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	8.3%	135,000	135,000	1	1	114.1%	114.1%
\$150,000-\$174,999	2	16.7%	157,500	157,500	28	28	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%	227,500	227,500	25	25	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	25.0%	346,333	350,000	3	0	95.8%	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



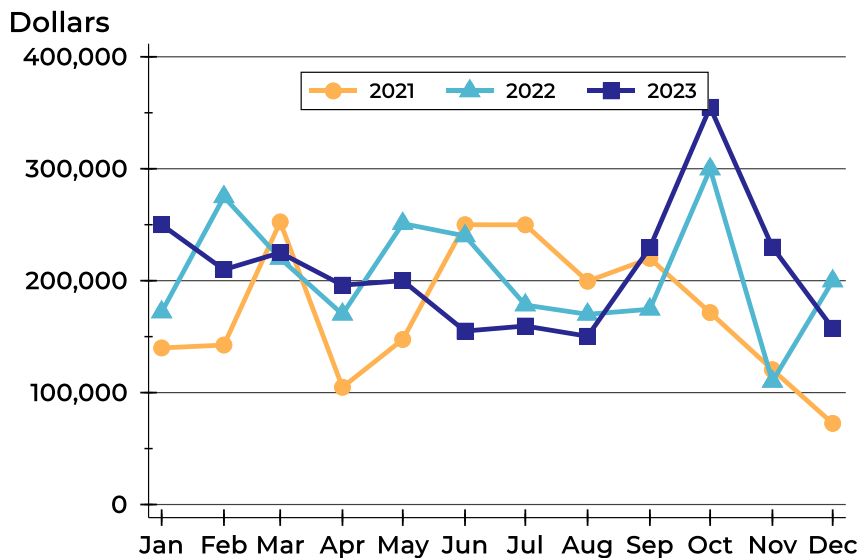
## Other Sunflower MLS Counties New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	174,311	231,859	<b>242,479</b>
<b>February</b>	176,530	252,629	<b>193,938</b>
<b>March</b>	253,330	224,124	<b>528,527</b>
<b>April</b>	279,050	202,936	<b>305,345</b>
<b>May</b>	196,888	228,105	<b>297,170</b>
<b>June</b>	286,409	268,488	<b>307,804</b>
<b>July</b>	245,987	271,132	<b>257,413</b>
<b>August</b>	259,900	221,862	<b>214,260</b>
<b>September</b>	222,730	254,405	<b>267,489</b>
<b>October</b>	203,515	294,050	<b>288,148</b>
<b>November</b>	171,369	146,017	<b>226,360</b>
<b>December</b>	148,330	211,190	<b>176,167</b>

### Median Price



Month	2021	2022	2023
<b>January</b>	139,900	172,000	<b>250,000</b>
<b>February</b>	142,500	274,900	<b>209,875</b>
<b>March</b>	252,500	219,900	<b>225,000</b>
<b>April</b>	104,750	170,000	<b>196,000</b>
<b>May</b>	147,450	251,000	<b>200,000</b>
<b>June</b>	250,000	240,000	<b>155,000</b>
<b>July</b>	249,900	178,250	<b>159,500</b>
<b>August</b>	199,500	169,950	<b>150,350</b>
<b>September</b>	219,900	174,500	<b>229,500</b>
<b>October</b>	171,500	299,750	<b>354,925</b>
<b>November</b>	120,500	110,000	<b>230,000</b>
<b>December</b>	72,500	199,700	<b>157,500</b>



## Other Sunflower MLS Counties Contracts Written Analysis

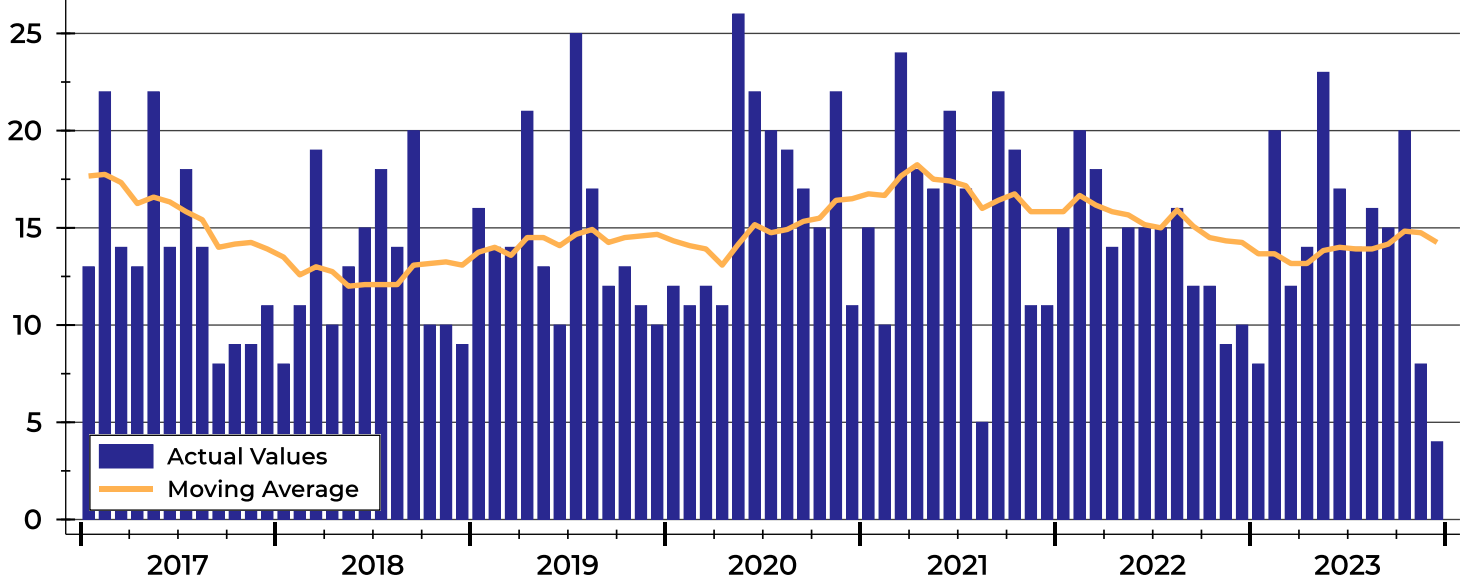
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>4</b>	10	-60.0%	<b>171</b>	171	0.0%
Volume (1,000s)		<b>843</b>	2,370	-64.4%	<b>40,735</b>	39,906	2.1%
Average	Sale Price	<b>210,725</b>	237,040	-11.1%	<b>238,218</b>	233,367	2.1%
	Days on Market	<b>105</b>	33	218.2%	<b>32</b>	30	6.7%
	Percent of Original	<b>98.5%</b>	98.5%	0.0%	<b>95.0%</b>	96.2%	-1.2%
Median	Sale Price	<b>184,450</b>	199,450	-7.5%	<b>175,000</b>	197,000	-11.2%
	Days on Market	<b>19</b>	19	0.0%	<b>8</b>	11	-27.3%
	Percent of Original	<b>98.9%</b>	98.3%	0.6%	<b>97.9%</b>	98.6%	-0.7%

A total of 4 contracts for sale were written in other counties in the Sunflower MLS during the month of December, down from 10 in 2022. The median list price of these homes was \$184,450, down from \$199,450 the prior year.

Half of the homes that went under contract in December were on the market less than 19 days, compared to 19 days in December 2022.

## History of Contracts Written

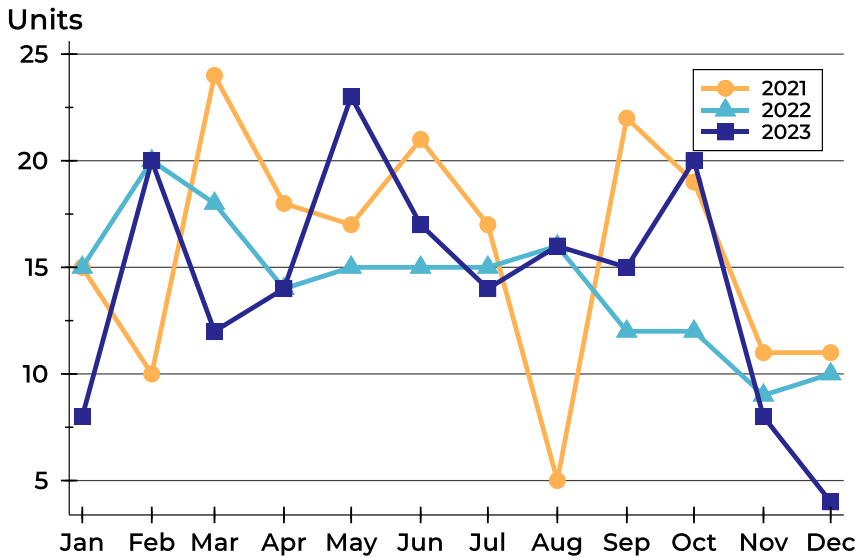
Units





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	15	15	<b>8</b>
<b>February</b>	10	20	<b>20</b>
<b>March</b>	24	18	<b>12</b>
<b>April</b>	18	14	<b>14</b>
<b>May</b>	17	15	<b>23</b>
<b>June</b>	21	15	<b>17</b>
<b>July</b>	17	15	<b>14</b>
<b>August</b>	5	16	<b>16</b>
<b>September</b>	22	12	<b>15</b>
<b>October</b>	19	12	<b>20</b>
<b>November</b>	11	9	<b>8</b>
<b>December</b>	11	10	<b>4</b>

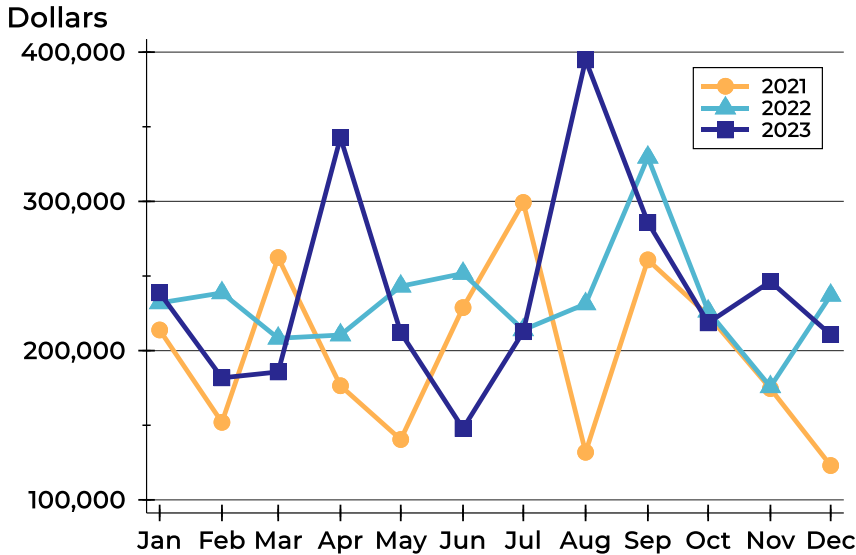
### Contracts Written by Price Range

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	2	50.0%	136,950	136,950	19	19	106.0%	106.0%
\$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	1	25.0%	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	25.0%	339,000	339,000	0	0	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



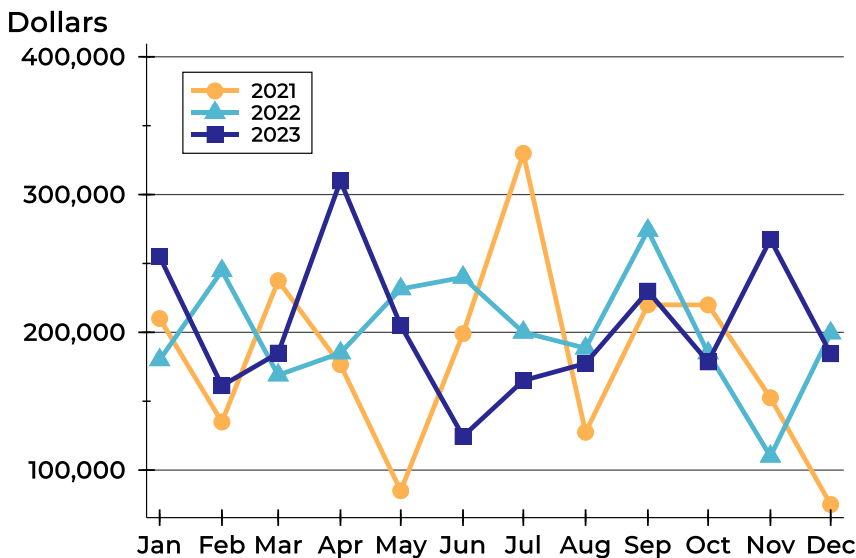
## Other Sunflower MLS Counties Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	213,840	231,987	<b>238,744</b>
February	151,970	238,700	<b>181,775</b>
March	262,350	208,275	<b>185,725</b>
April	176,483	210,464	<b>342,821</b>
May	140,453	243,174	<b>212,117</b>
June	228,843	251,680	<b>147,841</b>
July	299,271	213,920	<b>212,693</b>
August	131,899	231,319	<b>394,841</b>
September	260,823	329,542	<b>285,947</b>
October	223,611	226,425	<b>218,610</b>
November	174,564	175,744	<b>246,281</b>
December	123,018	237,040	<b>210,725</b>

### Median Price



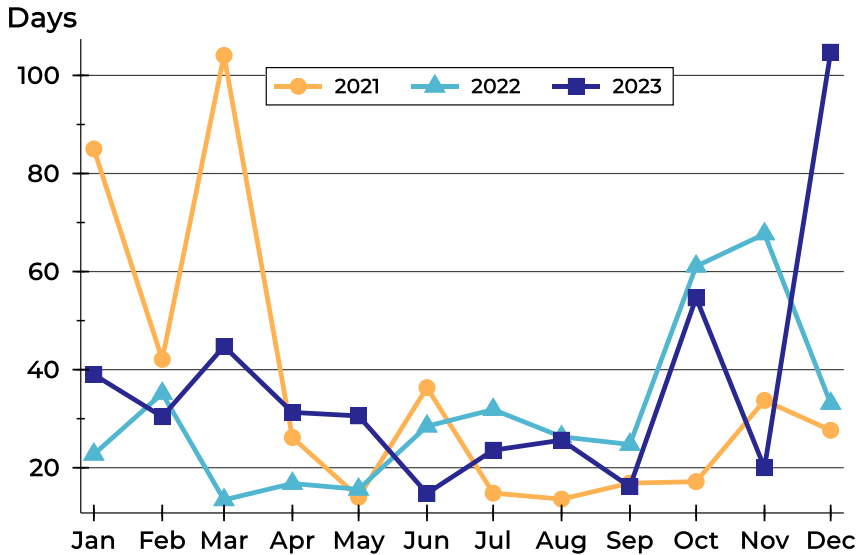
Month	2021	2022	2023
January	210,000	180,000	<b>255,000</b>
February	134,950	244,700	<b>161,250</b>
March	237,450	168,950	<b>184,950</b>
April	176,500	185,000	<b>309,900</b>
May	85,000	231,500	<b>205,000</b>
June	199,000	239,900	<b>124,500</b>
July	329,900	200,000	<b>165,000</b>
August	127,500	188,500	<b>177,450</b>
September	220,000	274,000	<b>229,900</b>
October	219,900	185,000	<b>178,498</b>
November	152,500	110,000	<b>267,450</b>
December	75,000	199,450	<b>184,450</b>





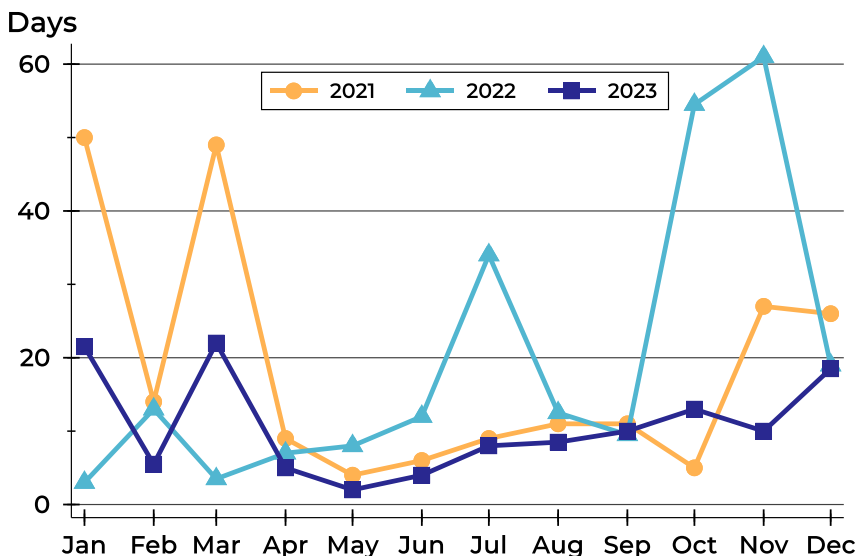
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	85	23	39
February	42	35	30
March	104	13	45
April	26	17	31
May	14	16	31
June	36	28	15
July	15	32	24
August	14	26	26
September	17	25	16
October	17	61	55
November	34	68	20
December	28	33	105

### Median DOM



Month	2021	2022	2023
January	50	3	22
February	14	13	6
March	49	4	22
April	9	7	5
May	4	8	2
June	6	12	4
July	9	34	8
August	11	13	9
September	11	10	10
October	5	55	13
November	27	61	10
December	26	19	19



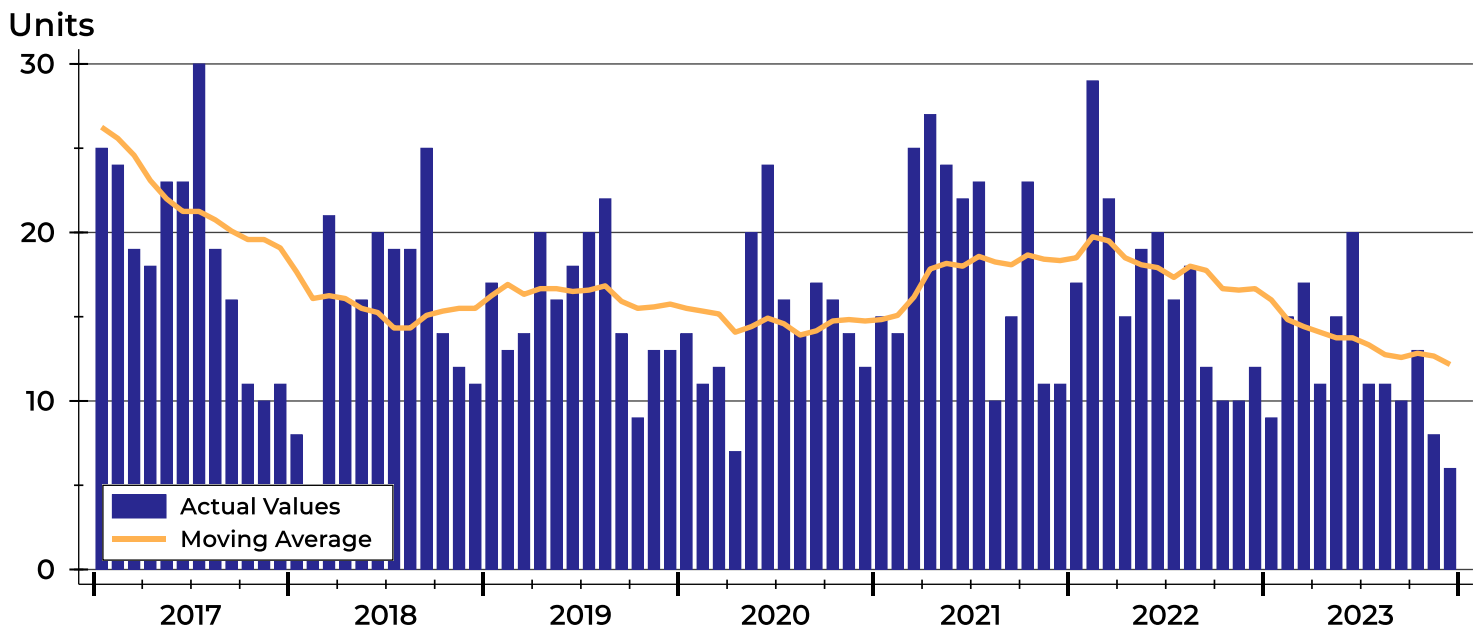
## Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		<b>6</b>	12	-50.0%
Volume (1,000s)		<b>1,150</b>	2,626	-56.2%
Average	List Price	<b>191,633</b>	218,850	-12.4%
	Days on Market	<b>107</b>	45	137.8%
	Percent of Original	<b>95.8%</b>	97.9%	-2.1%
Median	List Price	<b>163,950</b>	153,750	6.6%
	Days on Market	<b>25</b>	28	-10.7%
	Percent of Original	<b>98.9%</b>	100.0%	-1.1%

A total of 6 listings in other counties in the Sunflower MLS had contracts pending at the end of December, down from 12 contracts pending at the end of December 2022.

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.

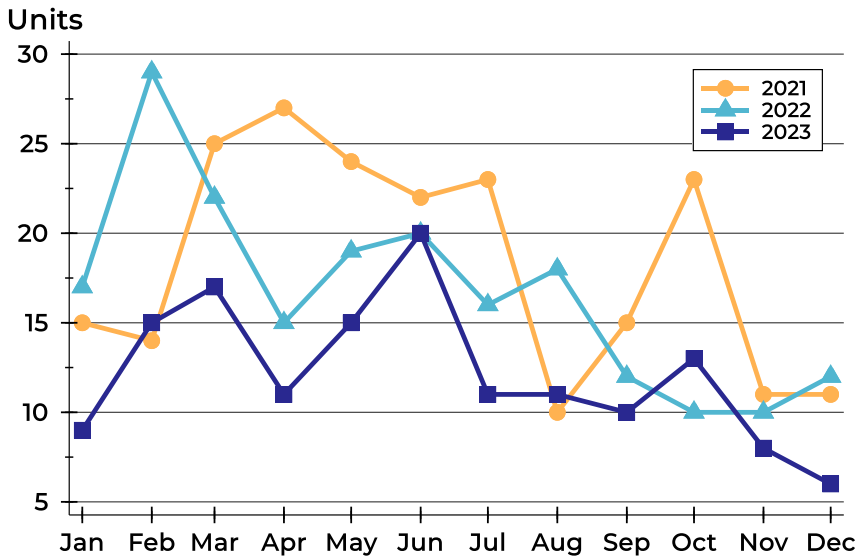
## History of Pending Contracts





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	15	17	<b>9</b>
February	14	29	<b>15</b>
March	25	22	<b>17</b>
April	27	15	<b>11</b>
May	24	19	<b>15</b>
June	22	20	<b>20</b>
July	23	16	<b>11</b>
August	10	18	<b>11</b>
September	15	12	<b>10</b>
October	23	10	<b>13</b>
November	11	10	<b>8</b>
December	11	12	<b>6</b>

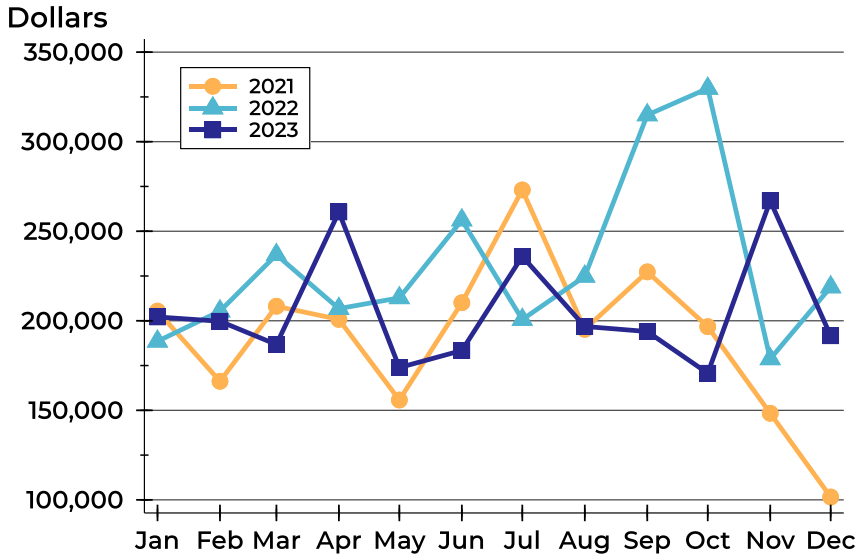
### Pending Contracts by Price Range

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	3	50.0%	136,967	137,000	17	13	99.3%	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	16.7%	189,000	189,000	206	206	95.0%	95.0%
\$200,000-\$249,999	1	16.7%	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	16.7%	319,900	319,900	6	6	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



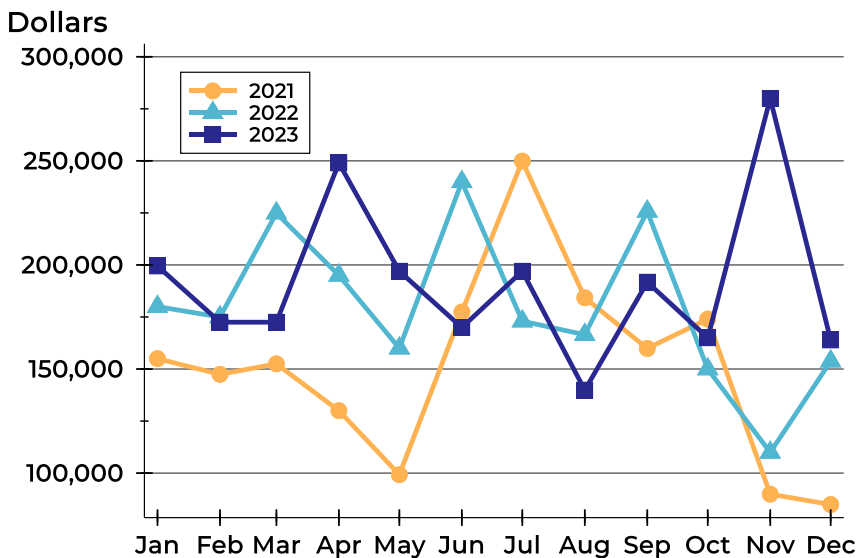
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	205,413	188,541	<b>202,144</b>
February	166,214	205,390	<b>199,740</b>
March	208,124	236,875	<b>186,759</b>
April	200,781	206,793	<b>260,745</b>
May	155,771	212,785	<b>173,873</b>
June	210,091	256,226	<b>183,425</b>
July	273,059	200,675	<b>235,955</b>
August	195,240	224,806	<b>196,827</b>
September	227,313	314,917	<b>194,010</b>
October	196,713	329,760	<b>170,715</b>
November	148,364	178,710	<b>266,963</b>
December	101,600	218,850	<b>191,633</b>

### Median Price

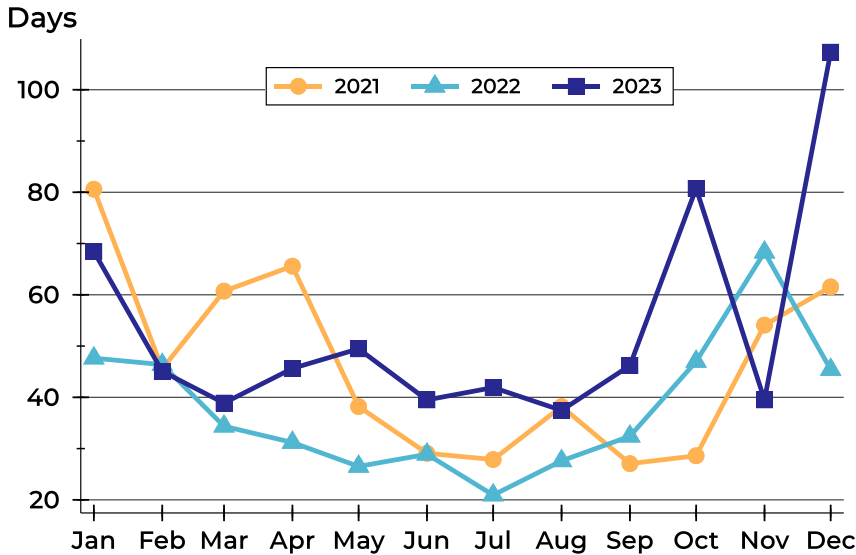


Month	2021	2022	2023
January	155,000	180,000	<b>199,500</b>
February	147,450	175,000	<b>172,500</b>
March	152,500	224,900	<b>172,500</b>
April	130,000	195,000	<b>249,000</b>
May	99,250	160,000	<b>197,000</b>
June	177,400	239,950	<b>169,950</b>
July	249,900	173,000	<b>197,000</b>
August	184,250	166,500	<b>139,900</b>
September	159,900	225,750	<b>191,750</b>
October	174,000	150,000	<b>165,000</b>
November	89,900	109,950	<b>279,950</b>
December	84,900	153,750	<b>163,950</b>



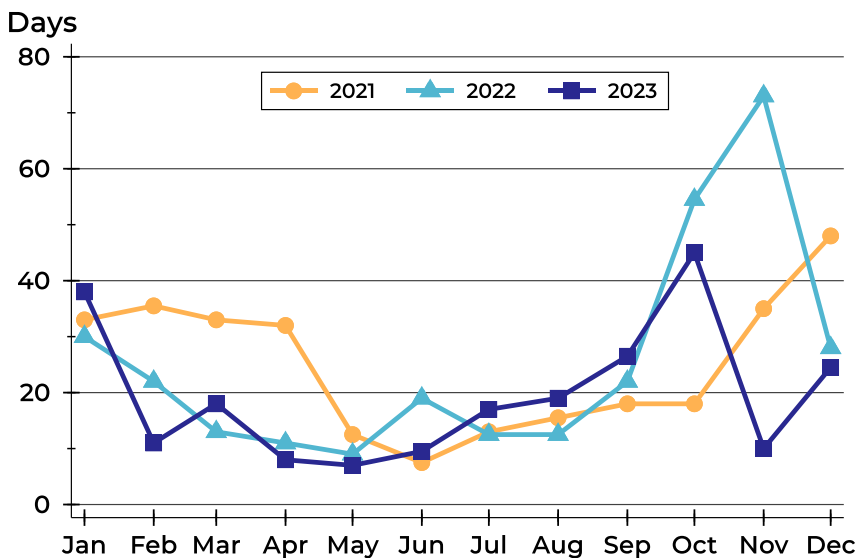
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	81	48	<b>68</b>
February	46	46	<b>45</b>
March	61	34	<b>39</b>
April	66	31	<b>46</b>
May	38	27	<b>49</b>
June	29	29	<b>40</b>
July	28	21	<b>42</b>
August	38	28	<b>37</b>
September	27	32	<b>46</b>
October	29	47	<b>81</b>
November	54	68	<b>40</b>
December	62	45	<b>107</b>

### Median DOM



Month	2021	2022	2023
January	33	30	<b>38</b>
February	36	22	<b>11</b>
March	33	13	<b>18</b>
April	32	11	<b>8</b>
May	13	9	<b>7</b>
June	8	19	<b>10</b>
July	13	13	<b>17</b>
August	16	13	<b>19</b>
September	18	22	<b>27</b>
October	18	55	<b>45</b>
November	35	73	<b>10</b>
December	48	28	<b>25</b>



# Pottawatomie County Housing Report



## Market Overview

### Pottawatomie County Home Sales Rose in December

Total home sales in Pottawatomie County rose by 150.0% last month to 5 units, compared to 2 units in December 2022. Total sales volume was \$1.1 million, up 142.8% from a year earlier.

The median sale price in December was \$225,000, up from \$218,500 a year earlier. Homes that sold in December were typically on the market for 5 days and sold for 100.0% of their list prices.

### Pottawatomie County Active Listings Up at End of December

The total number of active listings in Pottawatomie County at the end of December was 9 units, up from 7 at the same point in 2022. 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 December was \$165,000.

During December, a total of 3 contracts were written up from 2 in December 2022. At the end of the month, there were 6 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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## Pottawatomie County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>5</b>	<b>2</b>	<b>1</b>	<b>38</b>	<b>27</b>	<b>40</b>
Change from prior year		150.0%	100.0%	N/A	40.7%	-32.5%	5.3%
<b>Active Listings</b>		<b>9</b>	<b>7</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		28.6%	133.3%	-50.0%			
<b>Months' Supply</b>		<b>2.8</b>	<b>3.1</b>	<b>0.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-9.7%	244.4%	-52.6%			
<b>New Listings</b>		<b>6</b>	<b>4</b>	<b>1</b>	<b>55</b>	<b>42</b>	<b>46</b>
Change from prior year		50.0%	300.0%	-66.7%	31.0%	-8.7%	7.0%
<b>Contracts Written</b>		<b>3</b>	<b>2</b>	<b>1</b>	<b>40</b>	<b>26</b>	<b>43</b>
Change from prior year		50.0%	100.0%	N/A	53.8%	-39.5%	13.2%
<b>Pending Contracts</b>		<b>6</b>	<b>4</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	300.0%	-50.0%			
<b>Sales Volume (1,000s)</b>		<b>1,061</b>	<b>437</b>	<b>140</b>	<b>8,761</b>	<b>6,633</b>	<b>10,609</b>
Change from prior year		142.8%	212.1%	N/A	32.1%	-37.5%	47.4%
Average	<b>Sale Price</b>	<b>212,200</b>	<b>218,500</b>	<b>140,000</b>	<b>230,554</b>	<b>245,676</b>	<b>265,217</b>
	Change from prior year	-2.9%	56.1%	N/A	-6.2%	-7.4%	40.0%
	<b>List Price of Actives</b>	<b>430,889</b>	<b>231,186</b>	<b>186,300</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	86.4%	24.1%	-28.2%			
	<b>Days on Market</b>	<b>12</b>	<b>137</b>	<b>1</b>	<b>48</b>	<b>34</b>	<b>50</b>
Change from prior year	-91.2%	13600.0%	N/A	41.2%	-32.0%	-35.9%	
<b>Percent of List</b>	<b>99.7%</b>	<b>95.5%</b>	<b>103.7%</b>	<b>94.8%</b>	<b>97.3%</b>	<b>97.4%</b>	
Change from prior year	4.4%	-7.9%	N/A	-2.6%	-0.1%	0.9%	
<b>Percent of Original</b>	<b>99.7%</b>	<b>81.3%</b>	<b>103.7%</b>	<b>92.3%</b>	<b>96.0%</b>	<b>96.8%</b>	
Change from prior year	22.6%	-21.6%	N/A	-3.9%	-0.8%	2.7%	
Median	<b>Sale Price</b>	<b>225,000</b>	<b>218,500</b>	<b>140,000</b>	<b>199,000</b>	<b>210,000</b>	<b>231,835</b>
	Change from prior year	3.0%	56.1%	N/A	-5.2%	-9.4%	36.4%
	<b>List Price of Actives</b>	<b>165,000</b>	<b>225,000</b>	<b>223,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-26.7%	0.9%	48.7%			
	<b>Days on Market</b>	<b>5</b>	<b>137</b>	<b>1</b>	<b>22</b>	<b>8</b>	<b>6</b>
Change from prior year	-96.4%	13600.0%	N/A	175.0%	33.3%	-88.9%	
<b>Percent of List</b>	<b>100.0%</b>	<b>95.5%</b>	<b>103.7%</b>	<b>97.5%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	4.7%	-7.9%	N/A	-2.5%	0.0%	2.5%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>81.3%</b>	<b>103.7%</b>	<b>95.9%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	23.0%	-21.6%	N/A	-4.1%	0.0%	4.8%	

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



## Pottawatomie County Closed Listings Analysis

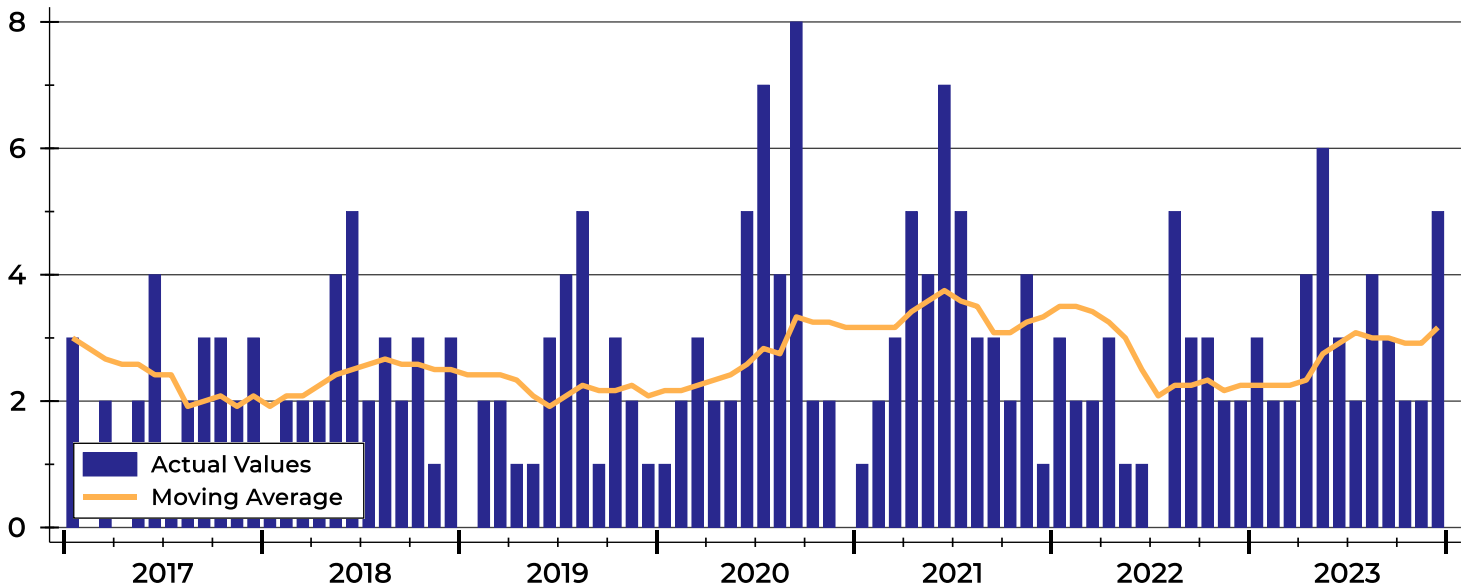
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>5</b>	2	150.0%	<b>38</b>	27	40.7%
Volume (1,000s)		<b>1,061</b>	437	142.8%	<b>8,761</b>	6,633	32.1%
Months' Supply		<b>2.8</b>	3.1	-9.7%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>212,200</b>	218,500	-2.9%	<b>230,554</b>	245,676	-6.2%
	Days on Market	<b>12</b>	137	-91.2%	<b>48</b>	34	41.2%
	Percent of List	<b>99.7%</b>	95.5%	4.4%	<b>94.8%</b>	97.3%	-2.6%
	Percent of Original	<b>99.7%</b>	81.3%	22.6%	<b>92.3%</b>	96.0%	-3.9%
Median	Sale Price	<b>225,000</b>	218,500	3.0%	<b>199,000</b>	210,000	-5.2%
	Days on Market	<b>5</b>	137	-96.4%	<b>22</b>	8	175.0%
	Percent of List	<b>100.0%</b>	95.5%	4.7%	<b>97.5%</b>	100.0%	-2.5%
	Percent of Original	<b>100.0%</b>	81.3%	23.0%	<b>95.9%</b>	100.0%	-4.1%

A total of 5 homes sold in Pottawatomie County in December, up from 2 units in December 2022. Total sales volume rose to \$1.1 million compared to \$0.4 million in the previous year.

The median sales price in December was \$225,000, up 3.0% compared to the prior year. Median days on market was 5 days, down from 100 days in November, and down from 137 in December 2022.

## History of Closed Listings

Units

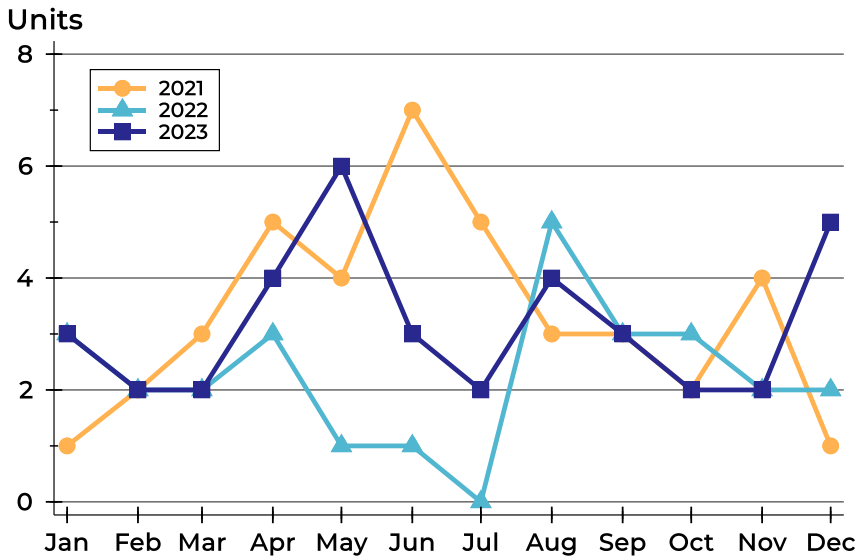






## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	1	3	3
February	2	2	2
March	3	2	2
April	5	3	4
May	4	1	6
June	7	1	3
July	5	0	2
August	3	5	4
September	3	3	3
October	2	3	2
November	4	2	2
December	1	2	5

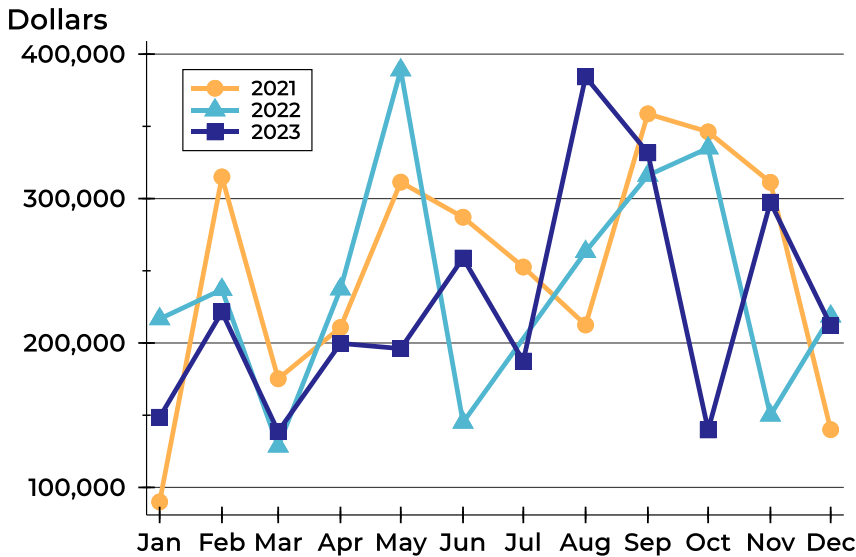
### Closed Listings by Price Range

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	20.0%	5.1	162,000	162,000	7	7	101.9%	101.9%	101.9%	101.9%
\$175,000-\$199,999	1	20.0%	0.0	193,000	193,000	4	4	96.5%	96.5%	96.5%	96.5%
\$200,000-\$249,999	2	40.0%	1.5	227,500	227,500	24	24	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	3.0	251,000	251,000	0	0	100.0%	100.0%	100.0%	100.0%
\$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



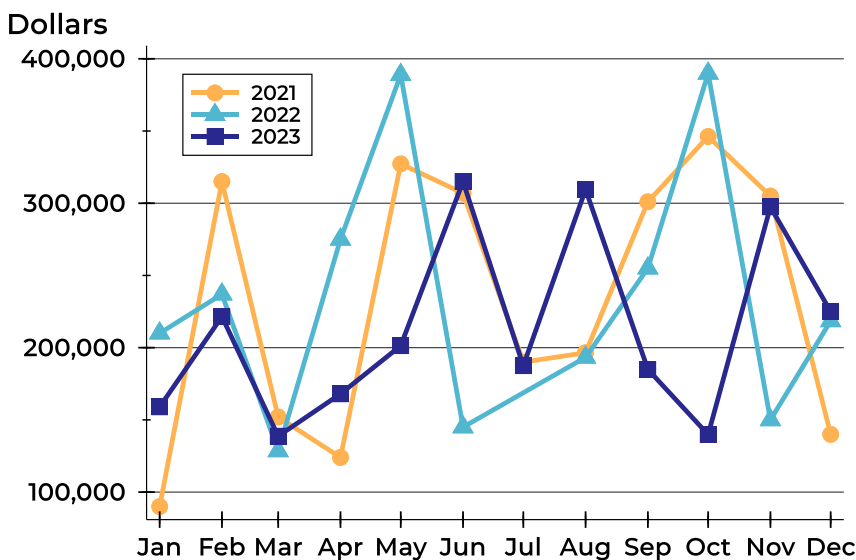
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	90,000	216,667	<b>148,590</b>
February	315,000	237,000	<b>221,500</b>
March	175,223	128,500	<b>138,750</b>
April	210,780	237,333	<b>199,750</b>
May	311,375	389,000	<b>196,117</b>
June	287,100	145,000	<b>258,833</b>
July	252,600	N/A	<b>187,500</b>
August	212,500	263,255	<b>384,250</b>
September	358,667	316,058	<b>331,667</b>
October	346,200	334,967	<b>139,799</b>
November	311,250	149,950	<b>297,500</b>
December	140,000	218,500	<b>212,200</b>

### Median Price

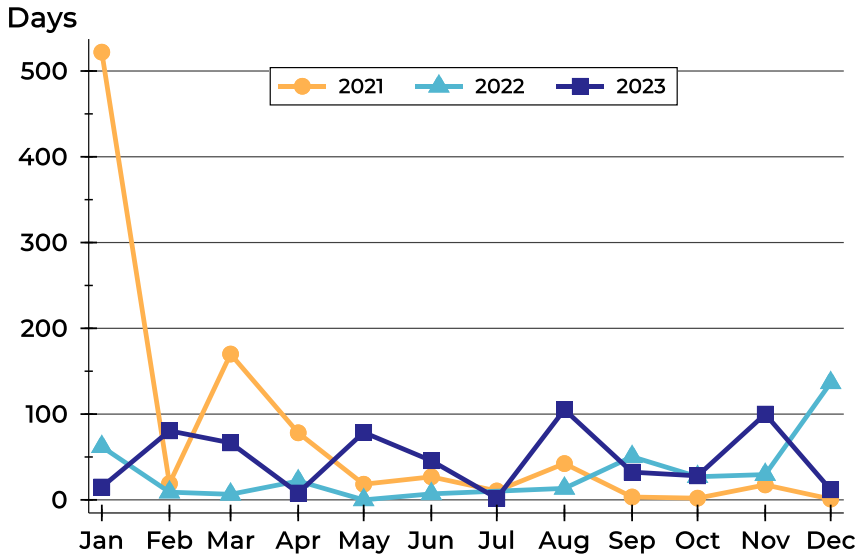


Month	2021	2022	2023
January	90,000	210,000	<b>159,000</b>
February	315,000	237,000	<b>221,500</b>
March	152,000	128,500	<b>138,750</b>
April	124,000	275,000	<b>168,000</b>
May	327,250	389,000	<b>201,350</b>
June	307,000	145,000	<b>315,000</b>
July	190,000	N/A	<b>187,500</b>
August	196,500	193,300	<b>309,500</b>
September	301,000	255,000	<b>185,000</b>
October	346,200	389,900	<b>139,799</b>
November	305,000	149,950	<b>297,500</b>
December	140,000	218,500	<b>225,000</b>



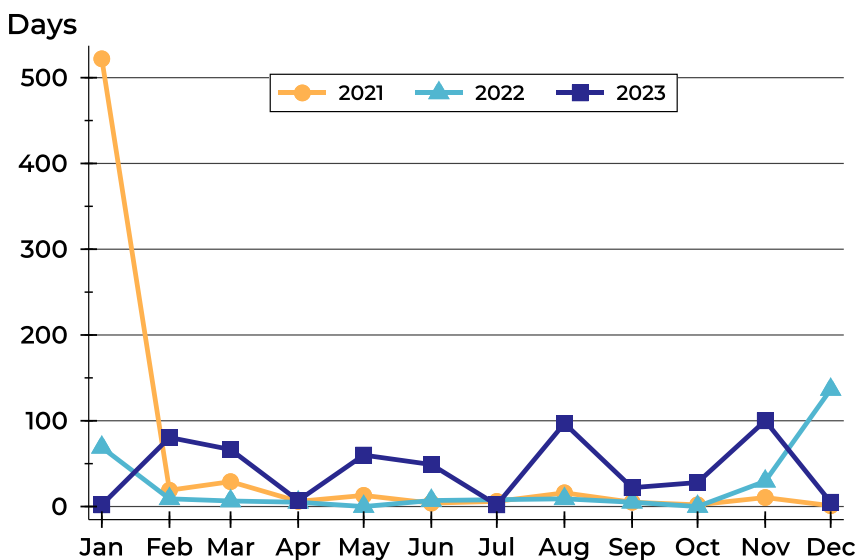
# Pottawatomie County Closed Listings Analysis

## Average DOM



Month	2021	2022	2023
January	522	62	15
February	19	9	81
March	170	7	67
April	78	22	8
May	18	N/A	79
June	27	7	46
July	10	N/A	2
August	42	13	105
September	3	50	32
October	2	27	28
November	18	30	100
December	1	137	12

## Median DOM



Month	2021	2022	2023
January	522	69	2
February	19	9	81
March	29	7	67
April	6	5	7
May	13	N/A	60
June	4	7	49
July	6	N/A	2
August	16	9	97
September	5	5	22
October	2	N/A	28
November	11	30	100
December	1	137	5



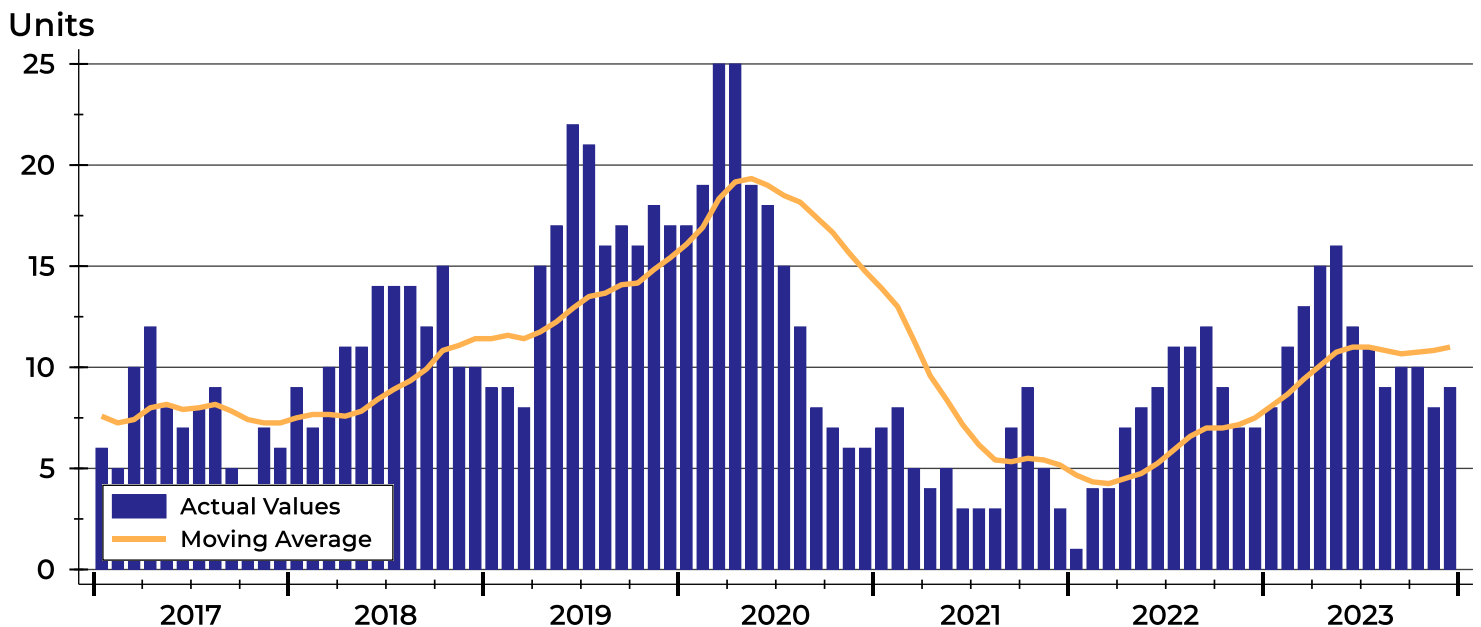
# Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		9	7	28.6%
Volume (1,000s)		3,878	1,618	139.7%
Months' Supply		2.8	3.1	-9.7%
Average	List Price	430,889	231,186	86.4%
	Days on Market	50	59	-15.3%
	Percent of Original	98.9%	96.1%	2.9%
Median	List Price	165,000	225,000	-26.7%
	Days on Market	31	56	-44.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 homes were available for sale in Pottawatomie County at the end of December. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of December was \$165,000, down 26.7% from 2022. The typical time on market for active listings was 31 days, down from 56 days a year earlier.

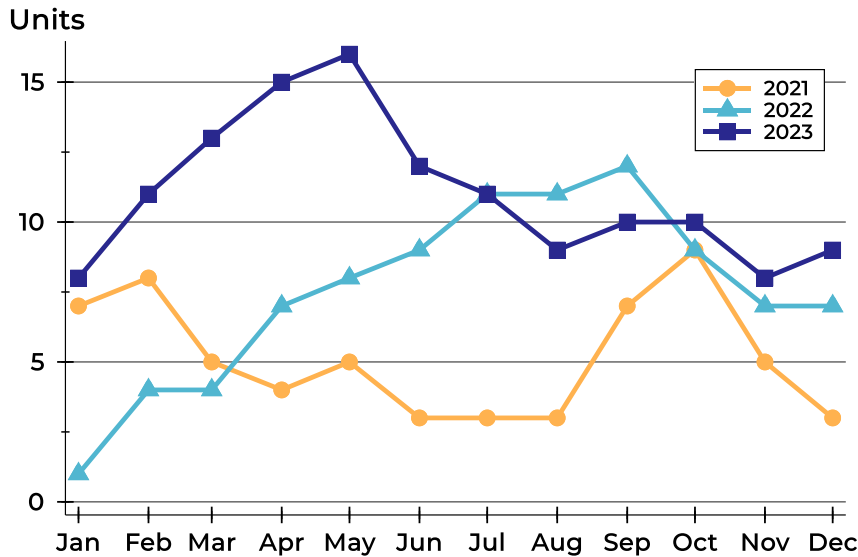
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	7	1	8
February	8	4	11
March	5	4	13
April	4	7	15
May	5	8	16
June	3	9	12
July	3	11	11
August	3	11	9
September	7	12	10
October	9	9	10
November	5	7	8
December	3	7	9

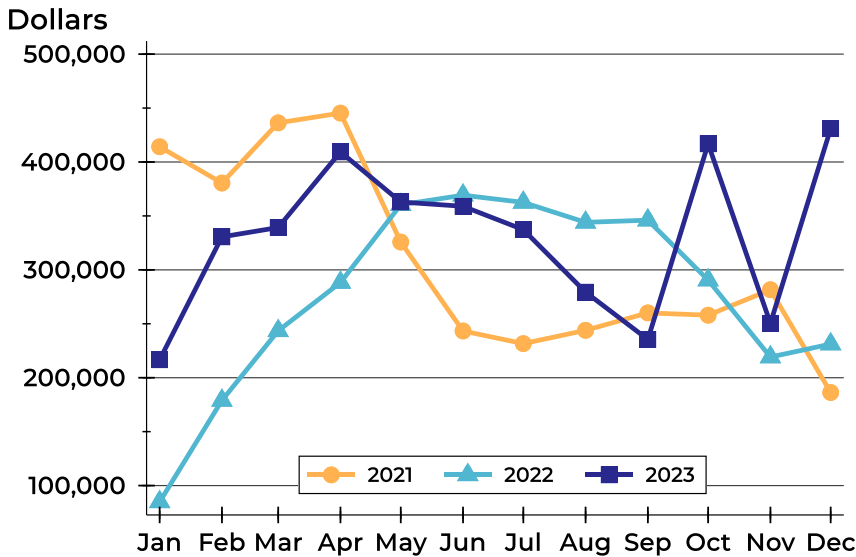
### Active Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	N/A	115,000	115,000	69	69	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	N/A	135,000	135,000	24	24	100.0%	100.0%
\$150,000-\$174,999	3	33.3%	5.1	161,333	160,000	53	31	96.8%	96.4%
\$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	11.1%	1.5	220,000	220,000	31	31	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	3.0	295,000	295,000	82	82	100.0%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	N/A	729,000	729,000	23	23	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	11.1%	N/A	1,900,000	1,900,000	63	63	100.0%	100.0%



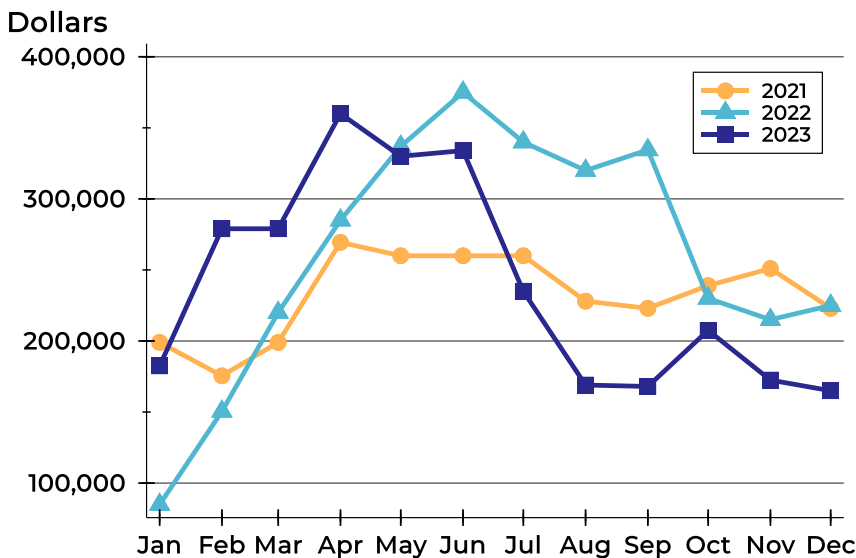
## Pottawatomie County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	414,142	84,900	<b>216,675</b>
February	380,499	178,950	<b>330,602</b>
March	436,300	243,500	<b>339,271</b>
April	445,350	288,286	<b>409,368</b>
May	325,800	360,375	<b>362,933</b>
June	243,333	369,222	<b>358,948</b>
July	231,633	362,545	<b>337,270</b>
August	243,967	344,073	<b>279,333</b>
September	260,129	346,088	<b>235,490</b>
October	257,978	290,506	<b>416,860</b>
November	281,580	219,186	<b>250,450</b>
December	186,300	231,186	<b>430,889</b>

### Median Price

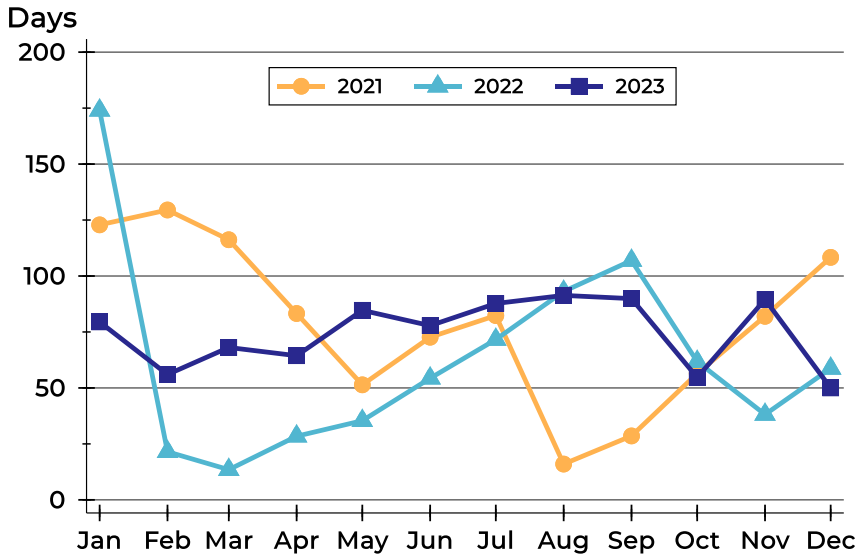


Month	2021	2022	2023
January	199,000	84,900	<b>182,500</b>
February	175,500	150,450	<b>279,000</b>
March	199,000	220,000	<b>279,000</b>
April	269,450	285,000	<b>360,000</b>
May	260,000	337,000	<b>330,000</b>
June	260,000	375,000	<b>334,000</b>
July	260,000	340,000	<b>235,000</b>
August	228,000	320,000	<b>169,000</b>
September	223,000	334,500	<b>168,000</b>
October	239,000	230,000	<b>207,500</b>
November	251,000	215,000	<b>172,500</b>
December	223,000	225,000	<b>165,000</b>



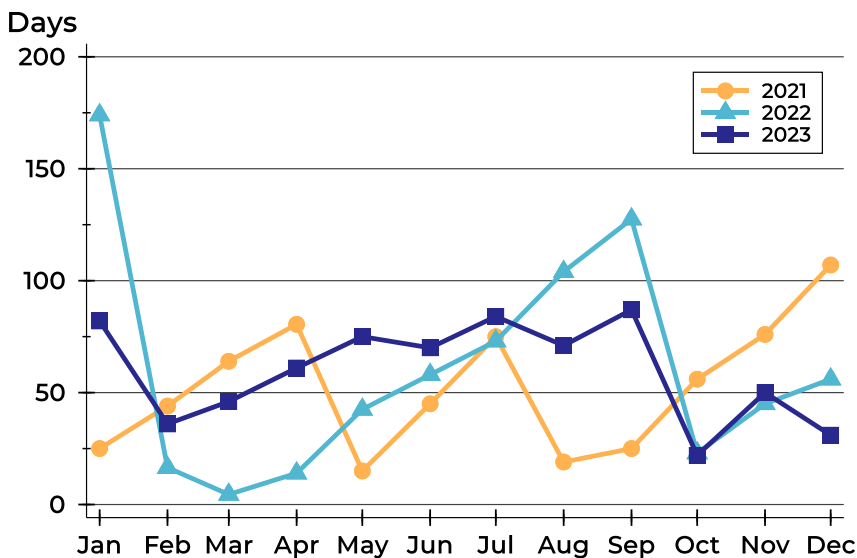
## Pottawatomie County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	123	174	<b>80</b>
February	130	22	<b>56</b>
March	116	14	<b>68</b>
April	83	28	<b>64</b>
May	51	35	<b>85</b>
June	73	54	<b>78</b>
July	82	72	<b>88</b>
August	16	93	<b>91</b>
September	29	107	<b>90</b>
October	56	62	<b>55</b>
November	82	38	<b>90</b>
December	108	59	<b>50</b>

### Median DOM

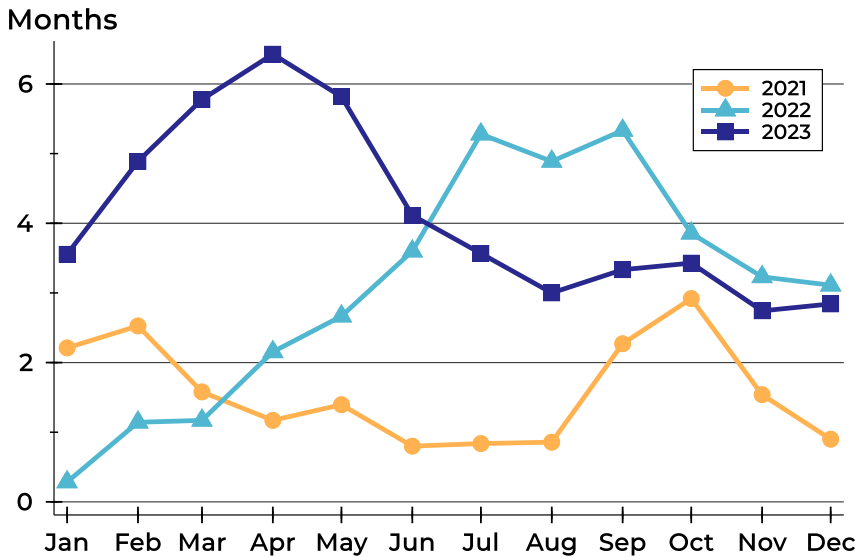


Month	2021	2022	2023
January	25	174	<b>82</b>
February	44	17	<b>36</b>
March	64	5	<b>46</b>
April	81	14	<b>61</b>
May	15	43	<b>75</b>
June	45	58	<b>70</b>
July	75	73	<b>84</b>
August	19	104	<b>71</b>
September	25	128	<b>87</b>
October	56	23	<b>22</b>
November	76	45	<b>50</b>
December	107	56	<b>31</b>



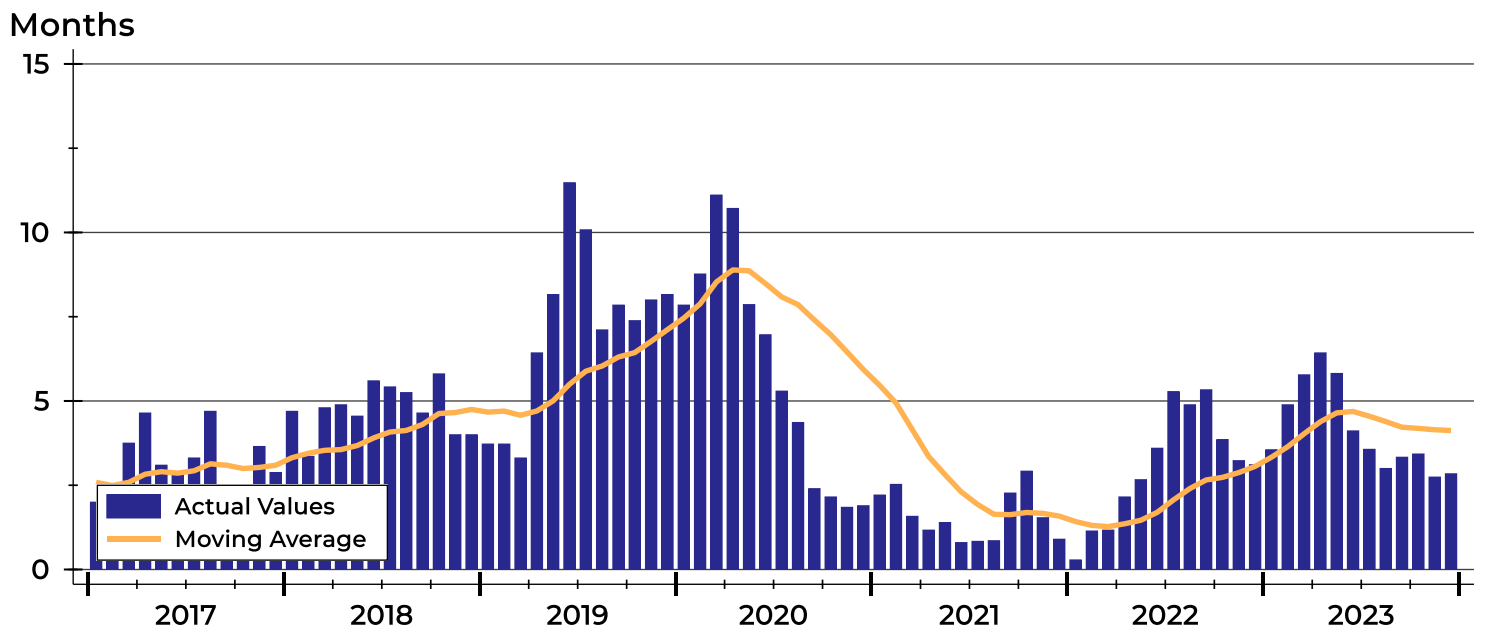
# Pottawatomie County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	2.2	0.3	<b>3.6</b>
February	2.5	1.1	<b>4.9</b>
March	1.6	1.2	<b>5.8</b>
April	1.2	2.2	<b>6.4</b>
May	1.4	2.7	<b>5.8</b>
June	0.8	3.6	<b>4.1</b>
July	0.8	5.3	<b>3.6</b>
August	0.9	4.9	<b>3.0</b>
September	2.3	5.3	<b>3.3</b>
October	2.9	3.9	<b>3.4</b>
November	1.5	3.2	<b>2.7</b>
December	0.9	3.1	<b>2.8</b>

## History of Month's Supply







## Pottawatomie County New Listings Analysis

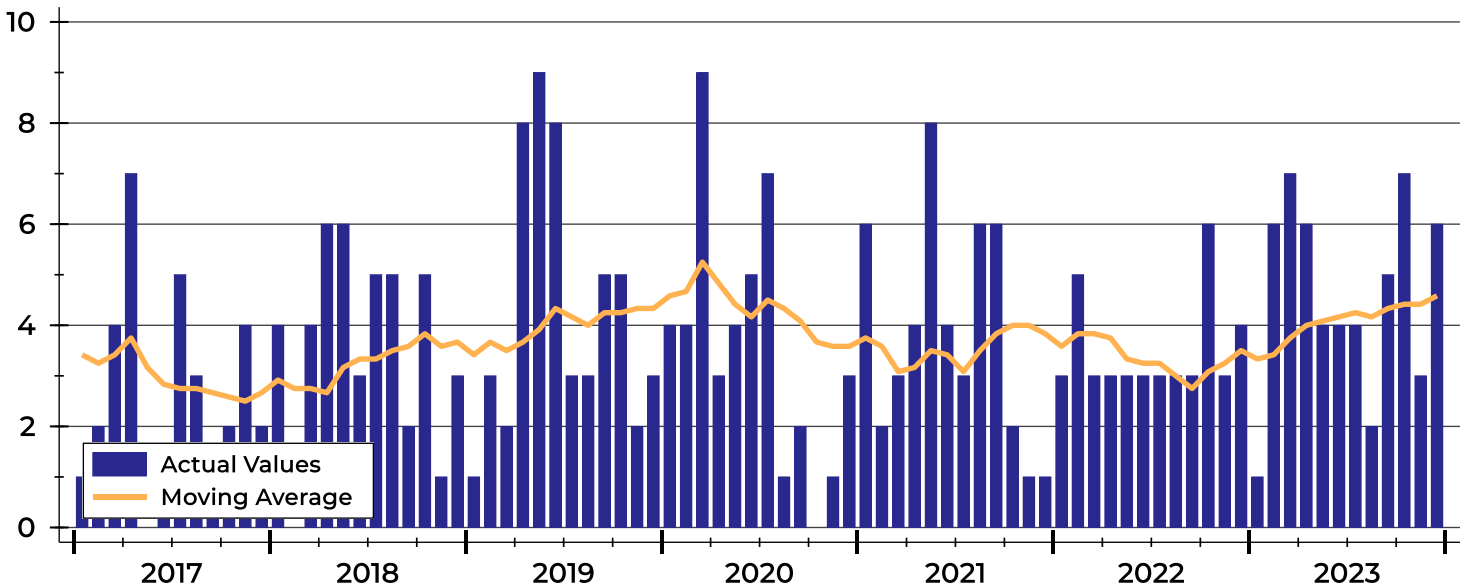
Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>6</b>	4	50.0%
	Volume (1,000s)	<b>1,598</b>	753	112.2%
	Average List Price	<b>266,333</b>	188,313	41.4%
	Median List Price	<b>177,500</b>	162,625	9.1%
Year-to-Date	New Listings	<b>55</b>	42	31.0%
	Volume (1,000s)	<b>16,559</b>	10,879	52.2%
	Average List Price	<b>301,065</b>	259,014	16.2%
	Median List Price	<b>215,000</b>	222,500	-3.4%

A total of 6 new listings were added in Pottawatomie County during December, up 50.0% from the same month in 2022. Year-to-date Pottawatomie County has seen 55 new listings.

The median list price of these homes was \$177,500 up from \$162,625 in 2022.

## History of New Listings

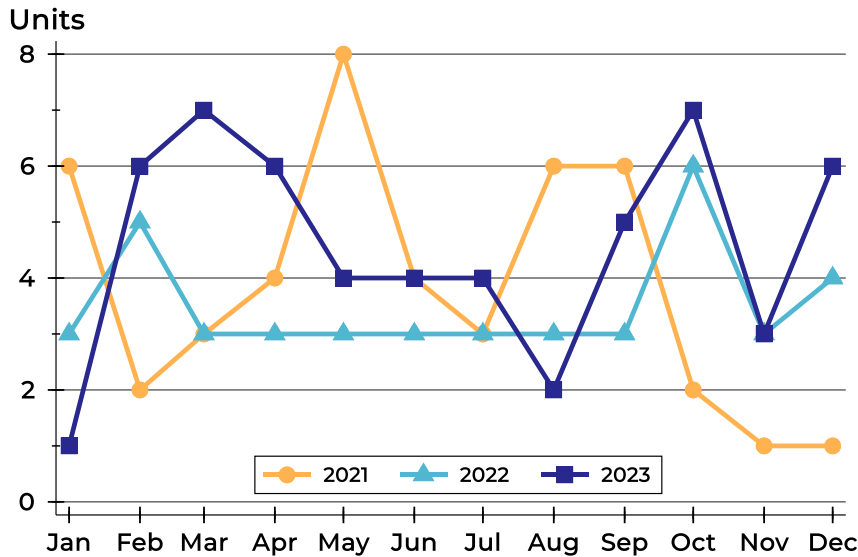
Units





## Pottawatomie County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	6	3	1
February	2	5	6
March	3	3	7
April	4	3	6
May	8	3	4
June	4	3	4
July	3	3	4
August	6	3	2
September	6	3	5
October	2	6	7
November	1	3	3
December	1	4	6

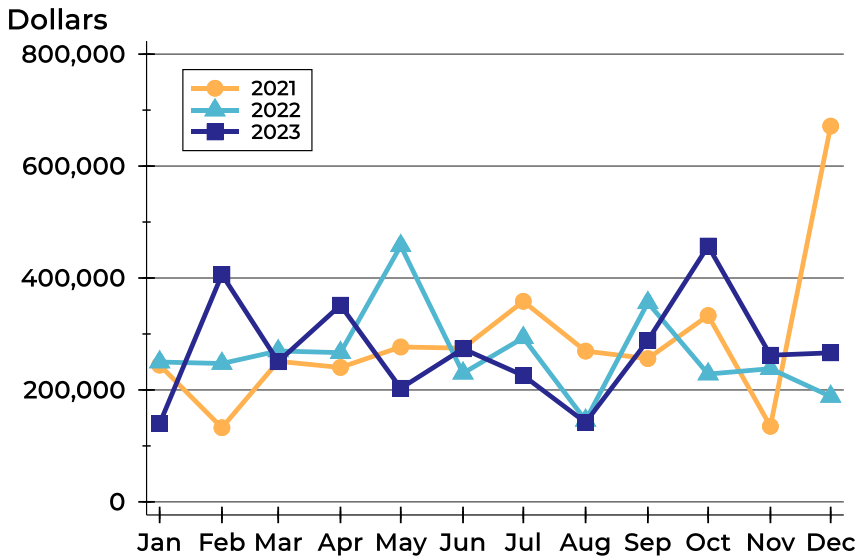
### New Listings by Price Range

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	1	16.7%	135,000	135,000	30	30	100.0%	100.0%
\$150,000-\$174,999	2	33.3%	162,000	162,000	35	35	98.2%	98.2%
\$175,000-\$199,999	1	16.7%	190,000	190,000	15	15	100.0%	100.0%
\$200,000-\$249,999	1	16.7%	220,000	220,000	37	37	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	1	16.7%	729,000	729,000	29	29	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



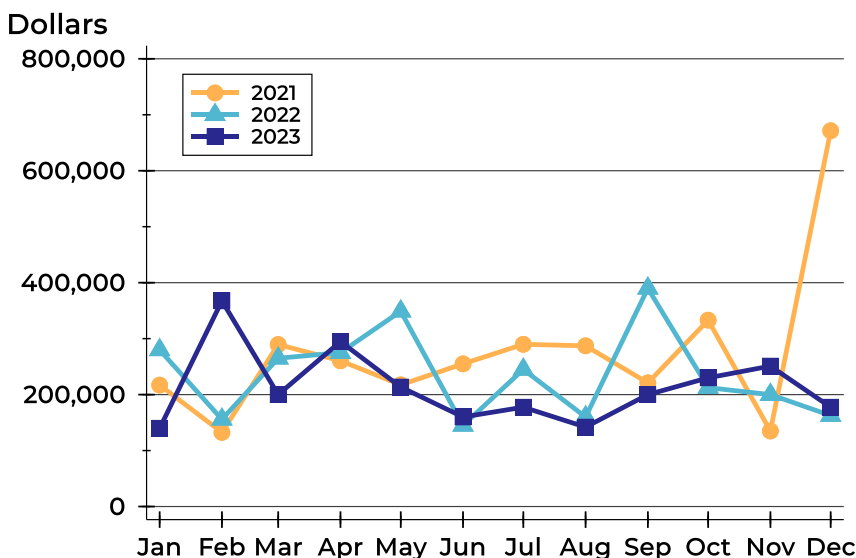
## Pottawatomie County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	244,316	249,900	<b>139,900</b>
February	132,500	247,220	<b>406,188</b>
March	251,133	269,667	<b>250,429</b>
April	240,175	266,633	<b>351,417</b>
May	276,750	457,667	<b>202,975</b>
June	274,675	229,833	<b>273,619</b>
July	358,300	293,167	<b>225,750</b>
August	269,377	145,617	<b>142,000</b>
September	256,000	355,933	<b>288,600</b>
October	333,000	228,333	<b>457,100</b>
November	135,000	238,000	<b>262,000</b>
December	671,474	188,313	<b>266,333</b>

### Median Price



Month	2021	2022	2023
January	217,000	279,900	<b>139,900</b>
February	132,500	155,900	<b>367,500</b>
March	289,500	265,000	<b>200,000</b>
April	260,400	275,000	<b>294,750</b>
May	217,500	349,000	<b>213,500</b>
June	254,950	145,000	<b>160,000</b>
July	289,900	245,000	<b>177,500</b>
August	287,230	159,950	<b>142,000</b>
September	221,000	389,900	<b>200,000</b>
October	333,000	212,500	<b>230,000</b>
November	135,000	200,000	<b>251,000</b>
December	671,474	162,625	<b>177,500</b>



# Pottawatomie County Contracts Written Analysis

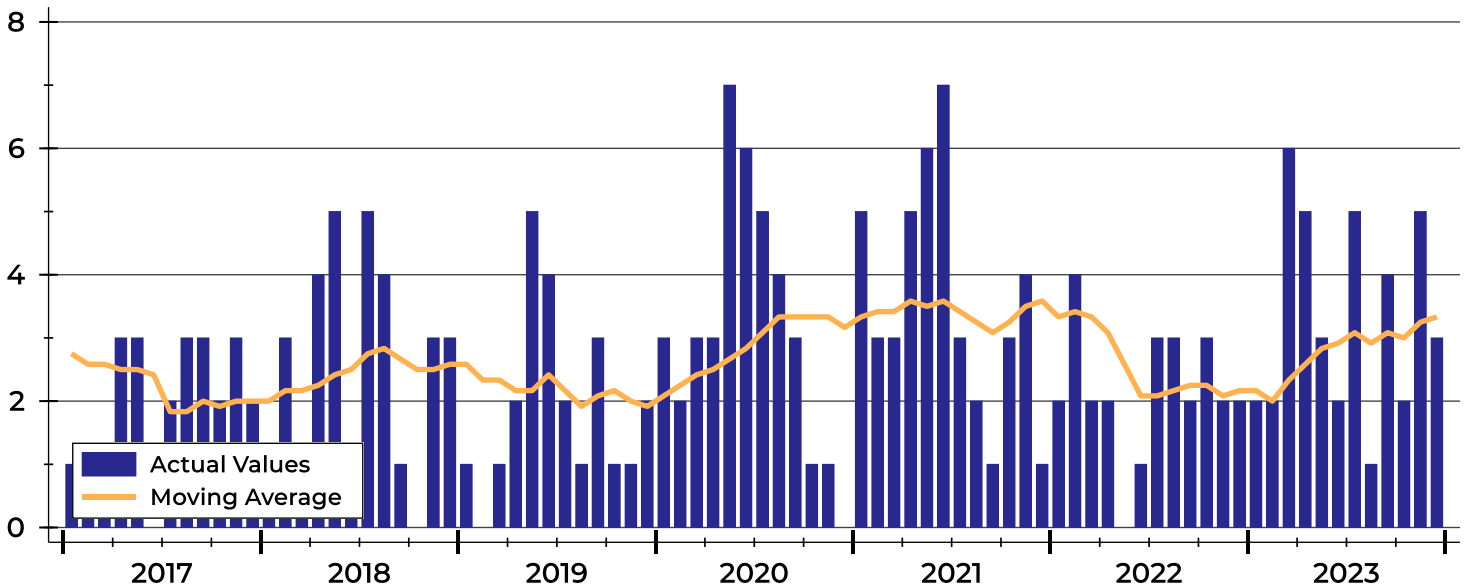
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		3	2	50.0%	40	26	53.8%
Volume (1,000s)		515	325	58.5%	10,007	5,996	66.9%
Average	Sale Price	171,566	162,625	5.5%	250,165	230,627	8.5%
	Days on Market	42	2	2000.0%	52	30	73.3%
	Percent of Original	98.2%	100.5%	-2.3%	92.6%	96.3%	-3.8%
Median	Sale Price	175,000	162,625	7.6%	207,500	199,950	3.8%
	Days on Market	51	2	2450.0%	33	8	312.5%
	Percent of Original	100.0%	100.5%	-0.5%	96.9%	99.3%	-2.4%

A total of 3 contracts for sale were written in Pottawatomie County during the month of December, up from 2 in 2022. The median list price of these homes was \$175,000, up from \$162,625 the prior year.

Half of the homes that went under contract in December were on the market less than 51 days, compared to 2 days in December 2022.

## History of Contracts Written

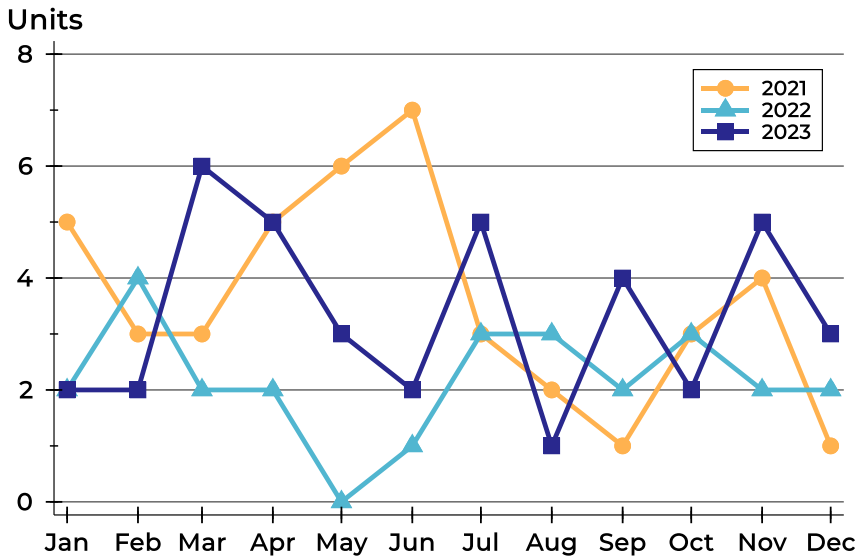
Units





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	5	2	2
February	3	4	2
March	3	2	6
April	5	2	5
May	6	N/A	3
June	7	1	2
July	3	3	5
August	2	3	1
September	1	2	4
October	3	3	2
November	4	2	5
December	1	2	3

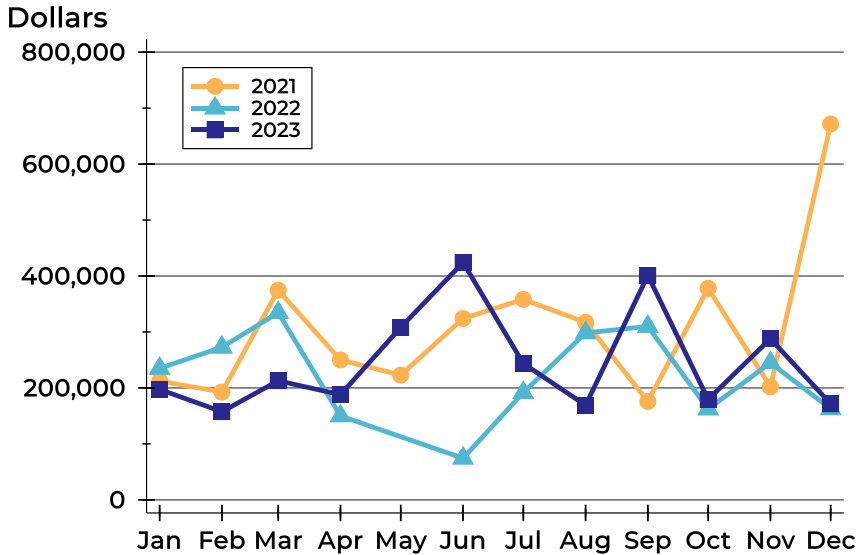
### Contracts Written by Price Range

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	1	33.3%	149,698	149,698	59	59	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	2	66.7%	182,500	182,500	33	33	97.3%	97.3%
\$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



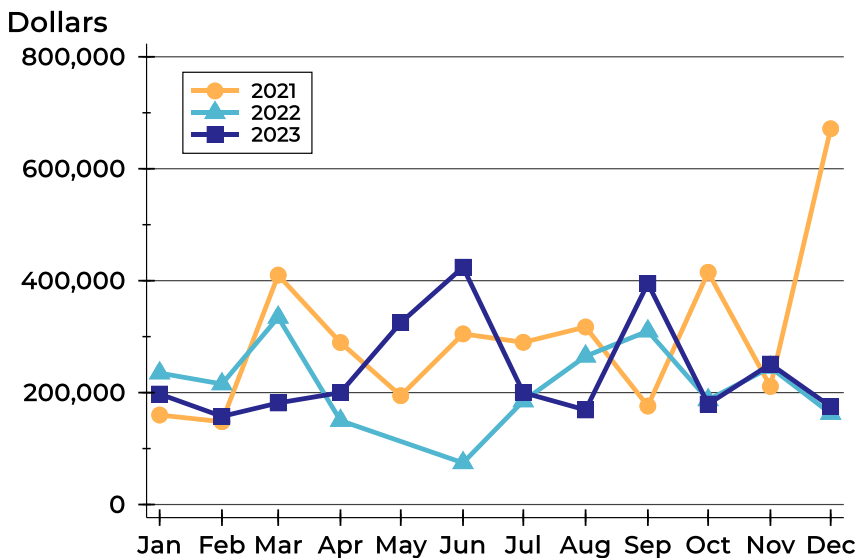
# Pottawatomie County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
January	212,360	234,900	<b>197,450</b>
February	192,667	272,775	<b>157,500</b>
March	374,665	334,450	<b>212,833</b>
April	250,040	150,000	<b>187,980</b>
May	222,983	N/A	<b>308,333</b>
June	324,100	74,500	<b>424,063</b>
July	358,300	191,667	<b>243,900</b>
August	317,230	298,317	<b>169,000</b>
September	176,000	309,950	<b>401,119</b>
October	378,000	162,300	<b>179,500</b>
November	202,000	245,000	<b>288,000</b>
December	671,474	162,625	<b>171,566</b>

## Median Price

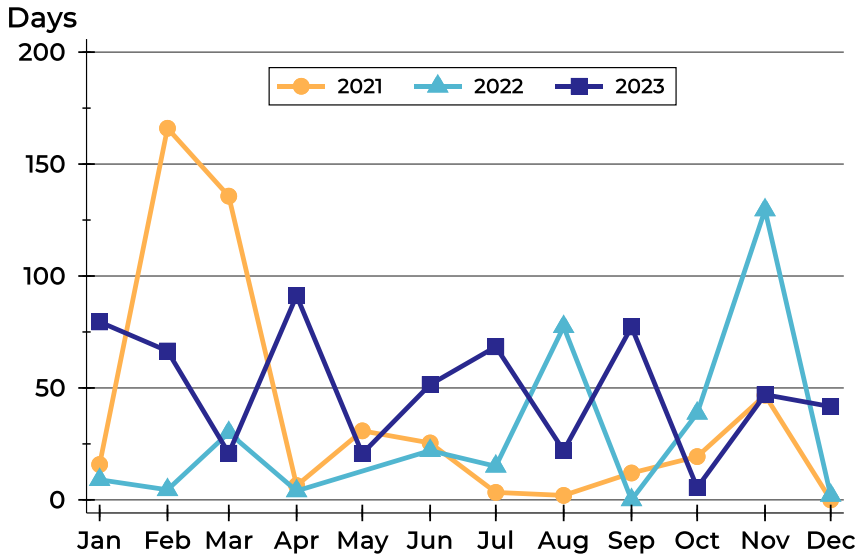


Month	2021	2022	2023
January	159,900	234,900	<b>197,450</b>
February	148,000	215,450	<b>157,500</b>
March	409,995	334,450	<b>181,500</b>
April	289,500	150,000	<b>200,000</b>
May	194,500	N/A	<b>325,000</b>
June	304,900	74,500	<b>424,063</b>
July	289,900	185,000	<b>200,000</b>
August	317,230	265,000	<b>169,000</b>
September	176,000	309,950	<b>395,000</b>
October	415,000	187,000	<b>179,500</b>
November	211,000	245,000	<b>251,000</b>
December	671,474	162,625	<b>175,000</b>



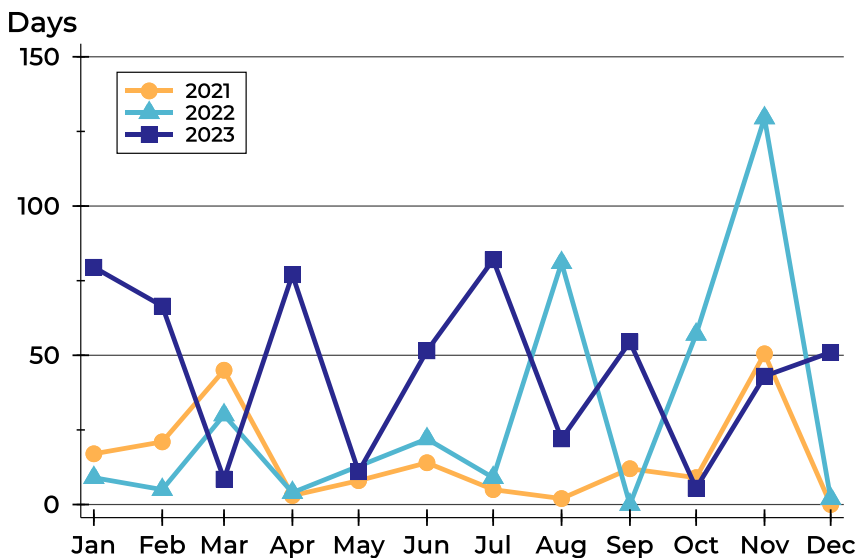
# Pottawatomie County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	16	9	<b>80</b>
February	166	5	<b>67</b>
March	136	30	<b>21</b>
April	6	4	<b>91</b>
May	31	N/A	<b>21</b>
June	25	22	<b>52</b>
July	3	15	<b>68</b>
August	2	77	<b>22</b>
September	12	N/A	<b>77</b>
October	19	39	<b>6</b>
November	47	130	<b>47</b>
December	N/A	2	<b>42</b>

## Median DOM



Month	2021	2022	2023
January	17	9	<b>80</b>
February	21	5	<b>67</b>
March	45	30	<b>9</b>
April	3	4	<b>77</b>
May	8	N/A	<b>11</b>
June	14	22	<b>52</b>
July	5	9	<b>82</b>
August	2	81	<b>22</b>
September	12	N/A	<b>55</b>
October	9	57	<b>6</b>
November	51	130	<b>43</b>
December	N/A	2	<b>51</b>



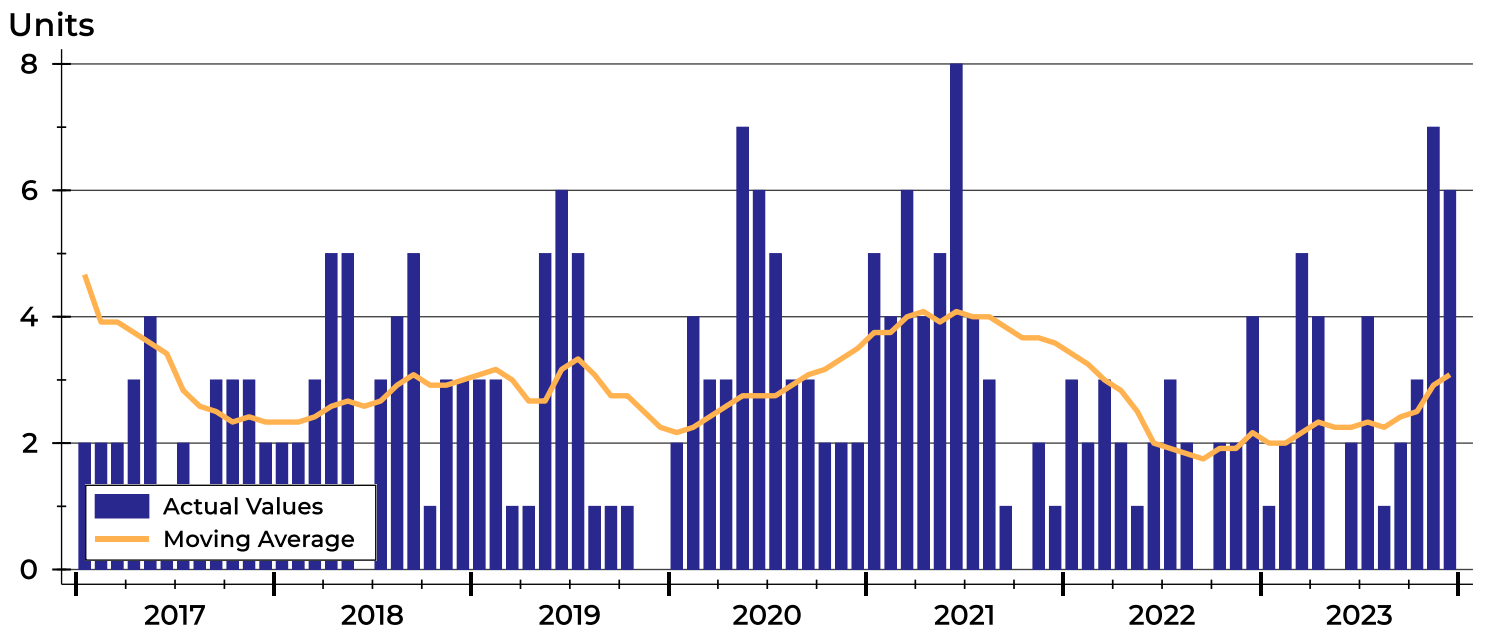
# Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		6	4	50.0%
Volume (1,000s)		1,408	675	108.6%
Average	List Price	234,616	168,813	39.0%
	Days on Market	53	16	231.3%
	Percent of Original	99.1%	100.0%	-0.9%
Median	List Price	182,500	162,625	12.2%
	Days on Market	52	9	477.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Pottawatomie County had contracts pending at the end of December, up from 4 contracts pending at the end of December 2022.

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

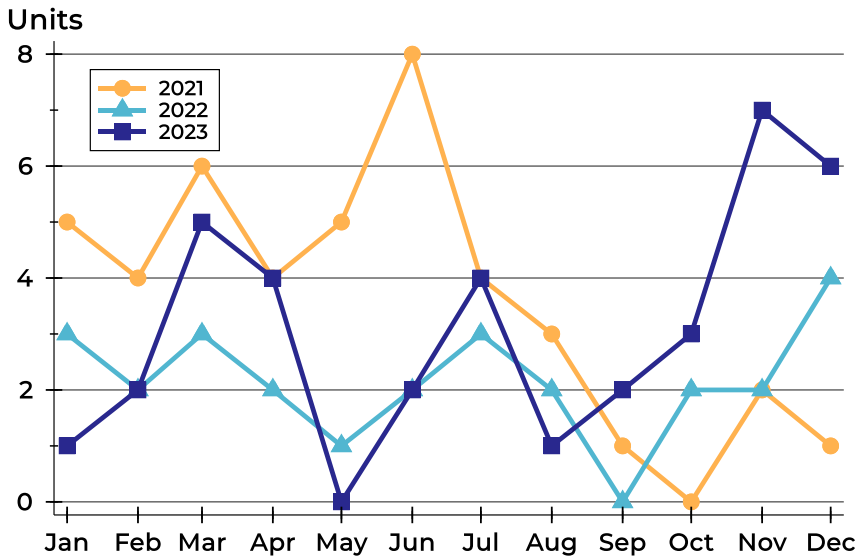






## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	5	3	1
February	4	2	2
March	6	3	5
April	4	2	4
May	5	1	0
June	8	2	2
July	4	3	4
August	3	2	1
September	1	0	2
October	0	2	3
November	2	2	7
December	1	4	6

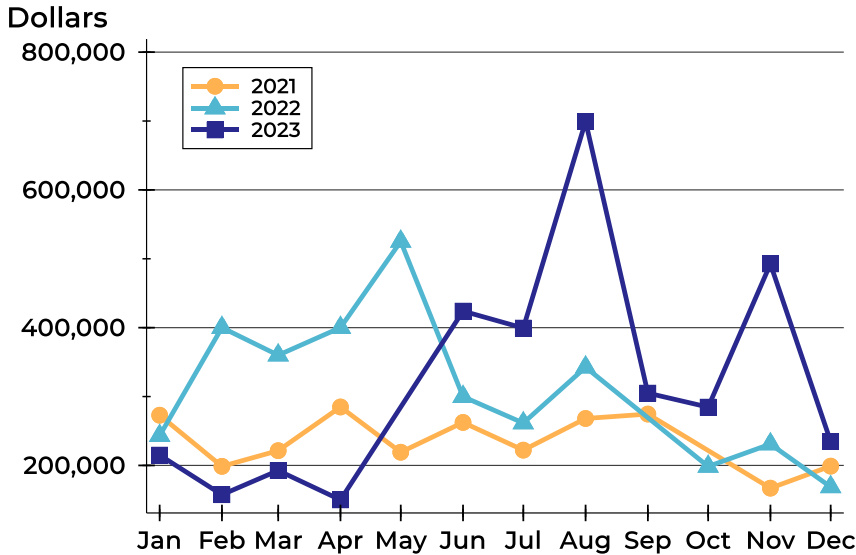
### Pending Contracts by Price Range

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	16.7%	149,698	149,698	59	59	100.0%	100.0%
\$150,000-\$174,999	1	16.7%	159,000	159,000	7	7	100.0%	100.0%
\$175,000-\$199,999	2	33.3%	182,500	182,500	33	33	97.3%	97.3%
\$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	2	33.3%	367,000	367,000	94	94	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



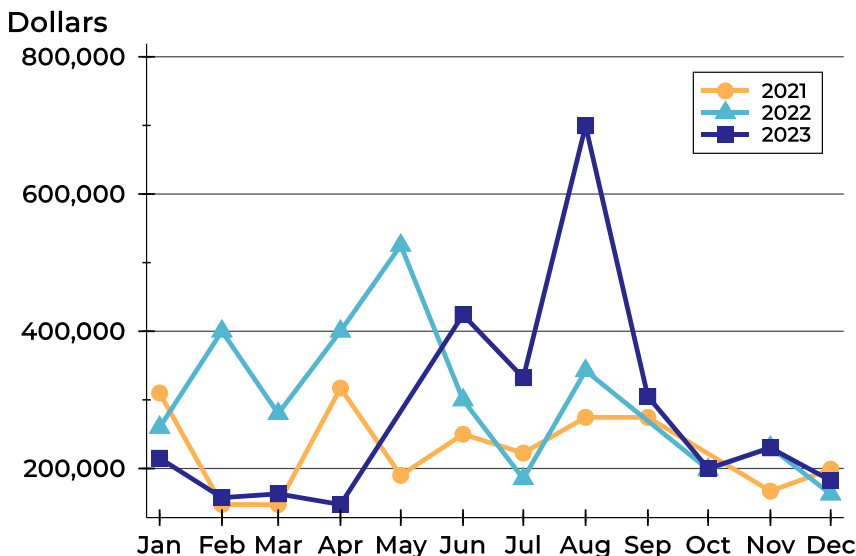
## Pottawatomie County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	272,940	243,233	<b>215,000</b>
February	198,700	400,100	<b>157,500</b>
March	221,466	360,033	<b>192,600</b>
April	284,849	400,100	<b>150,000</b>
May	219,180	525,200	<b>N/A</b>
June	262,450	299,850	<b>424,063</b>
July	222,200	261,567	<b>399,406</b>
August	268,153	342,575	<b>699,475</b>
September	274,559	N/A	<b>305,000</b>
October	N/A	198,500	<b>284,667</b>
November	167,000	231,000	<b>492,571</b>
December	199,000	168,813	<b>234,616</b>

### Median Price

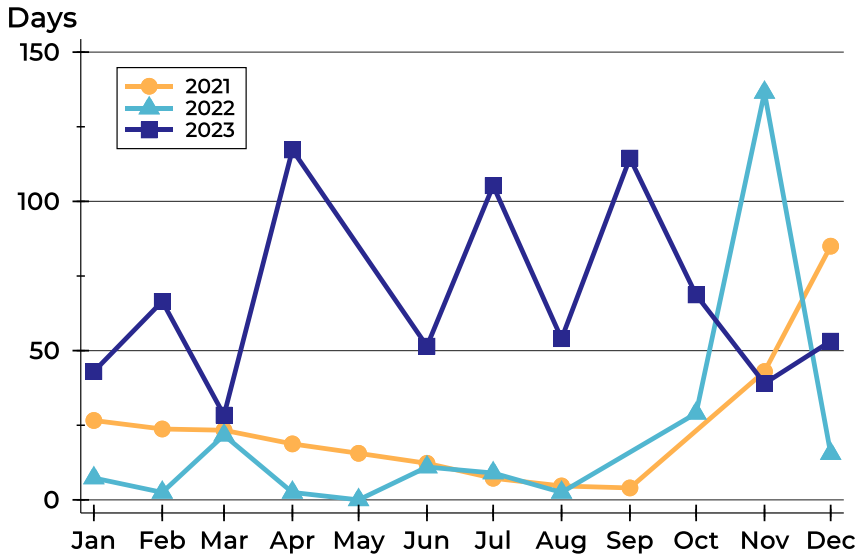


Month	2021	2022	2023
January	310,000	259,900	<b>215,000</b>
February	147,450	400,100	<b>157,500</b>
March	147,450	279,900	<b>163,000</b>
April	317,200	400,100	<b>147,500</b>
May	190,000	525,200	<b>N/A</b>
June	250,000	299,850	<b>424,063</b>
July	222,500	185,000	<b>332,250</b>
August	274,559	342,575	<b>699,475</b>
September	274,559	N/A	<b>305,000</b>
October	N/A	198,500	<b>200,000</b>
November	167,000	231,000	<b>230,000</b>
December	199,000	162,625	<b>182,500</b>



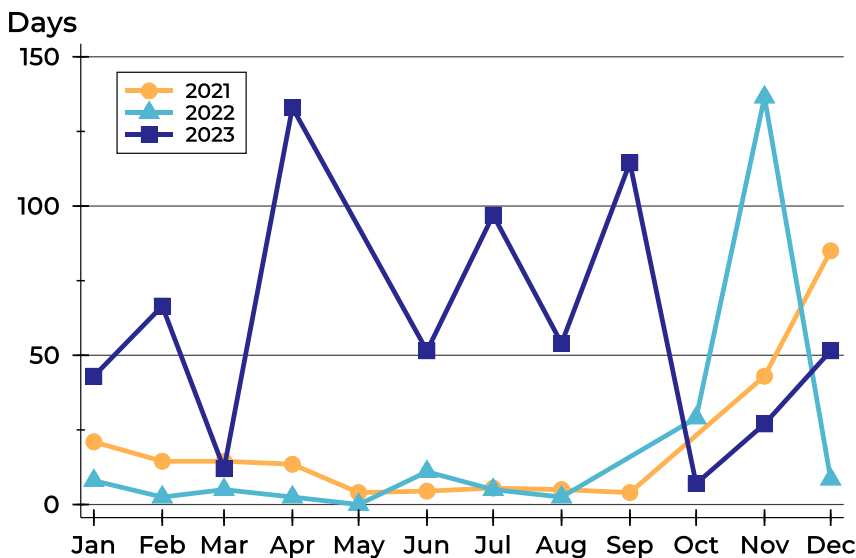
## Pottawatomie County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	27	7	43
February	24	3	67
March	23	22	28
April	19	3	117
May	16	N/A	N/A
June	12	11	52
July	7	9	105
August	5	3	54
September	4	N/A	115
October	N/A	29	69
November	43	137	39
December	85	16	53

### Median DOM



Month	2021	2022	2023
January	21	8	43
February	15	3	67
March	15	5	12
April	14	3	133
May	4	N/A	N/A
June	5	11	52
July	6	5	97
August	5	3	54
September	4	N/A	115
October	N/A	29	7
November	43	137	27
December	85	9	52



# Shawnee County Housing Report



## Market Overview

### Shawnee County Home Sales Rose in December

Total home sales in Shawnee County rose by 3.3% last month to 156 units, compared to 151 units in December 2022. Total sales volume was \$31.6 million, up 13.7% from a year earlier.

The median sale price in December was \$193,375, up from \$150,000 a year earlier. Homes that sold in December were typically on the market for 16 days and sold for 100.0% of their list prices.

### Shawnee County Active Listings Up at End of December

The total number of active listings in Shawnee County at the end of December was 187 units, up from 149 at the same point in 2022. 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 December was \$217,500.

During December, a total of 141 contracts were written up from 133 in December 2022. At the end of the month, there were 139 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b> Change from prior year		<b>156</b> 3.3%	<b>151</b> -27.1%	<b>207</b> -10.0%	<b>2,214</b> -9.6%	<b>2,448</b> -11.3%	<b>2,760</b> 1.9%
<b>Active Listings</b> Change from prior year		<b>187</b> 25.5%	<b>149</b> 79.5%	<b>83</b> -37.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.0</b> 42.9%	<b>0.7</b> 75.0%	<b>0.4</b> -33.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>121</b> 0.8%	<b>120</b> -17.2%	<b>145</b> -11.0%	<b>2,512</b> -6.2%	<b>2,679</b> -9.5%	<b>2,960</b> -3.0%
<b>Contracts Written</b> Change from prior year		<b>141</b> 6.0%	<b>133</b> -21.3%	<b>169</b> 1.8%	<b>2,227</b> -6.9%	<b>2,392</b> -13.0%	<b>2,749</b> 0.1%
<b>Pending Contracts</b> Change from prior year		<b>139</b> 5.3%	<b>132</b> -25.8%	<b>178</b> -11.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>31,560</b> 13.7%	<b>27,767</b> -29.3%	<b>39,266</b> 4.5%	<b>464,578</b> -5.1%	<b>489,478</b> -4.6%	<b>513,262</b> 15.9%
Average	<b>Sale Price</b> Change from prior year	<b>202,308</b> 10.0%	<b>183,885</b> -3.1%	<b>189,692</b> 16.2%	<b>209,837</b> 4.9%	<b>199,950</b> 7.5%	<b>185,964</b> 13.8%
	<b>List Price of Actives</b> Change from prior year	<b>278,599</b> 13.9%	<b>244,641</b> 20.1%	<b>203,619</b> -2.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>29</b> 38.1%	<b>21</b> 23.5%	<b>17</b> -10.5%	<b>17</b> 41.7%	<b>12</b> -7.7%	<b>13</b> -40.9%
	<b>Percent of List</b> Change from prior year	<b>98.6%</b> -0.2%	<b>98.8%</b> -1.7%	<b>100.5%</b> 1.6%	<b>99.8%</b> -1.2%	<b>101.0%</b> 0.3%	<b>100.7%</b> 2.1%
	<b>Percent of Original</b> Change from prior year	<b>94.9%</b> -1.6%	<b>96.4%</b> -2.7%	<b>99.1%</b> 1.6%	<b>98.3%</b> -1.4%	<b>99.7%</b> -0.2%	<b>99.9%</b> 2.6%
Median	<b>Sale Price</b> Change from prior year	<b>193,375</b> 28.9%	<b>150,000</b> -16.6%	<b>179,950</b> 21.2%	<b>184,700</b> 7.1%	<b>172,450</b> 4.5%	<b>165,000</b> 15.4%
	<b>List Price of Actives</b> Change from prior year	<b>217,500</b> 1.2%	<b>214,900</b> 44.7%	<b>148,500</b> -4.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>16</b> 77.8%	<b>9</b> 125.0%	<b>4</b> -33.3%	<b>5</b> 66.7%	<b>3</b> 0.0%	<b>3</b> -40.0%
	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 1.0%	<b>99.0%</b> -1.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>96.4%</b> -1.6%	<b>98.0%</b> -2.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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



## Shawnee County Closed Listings Analysis

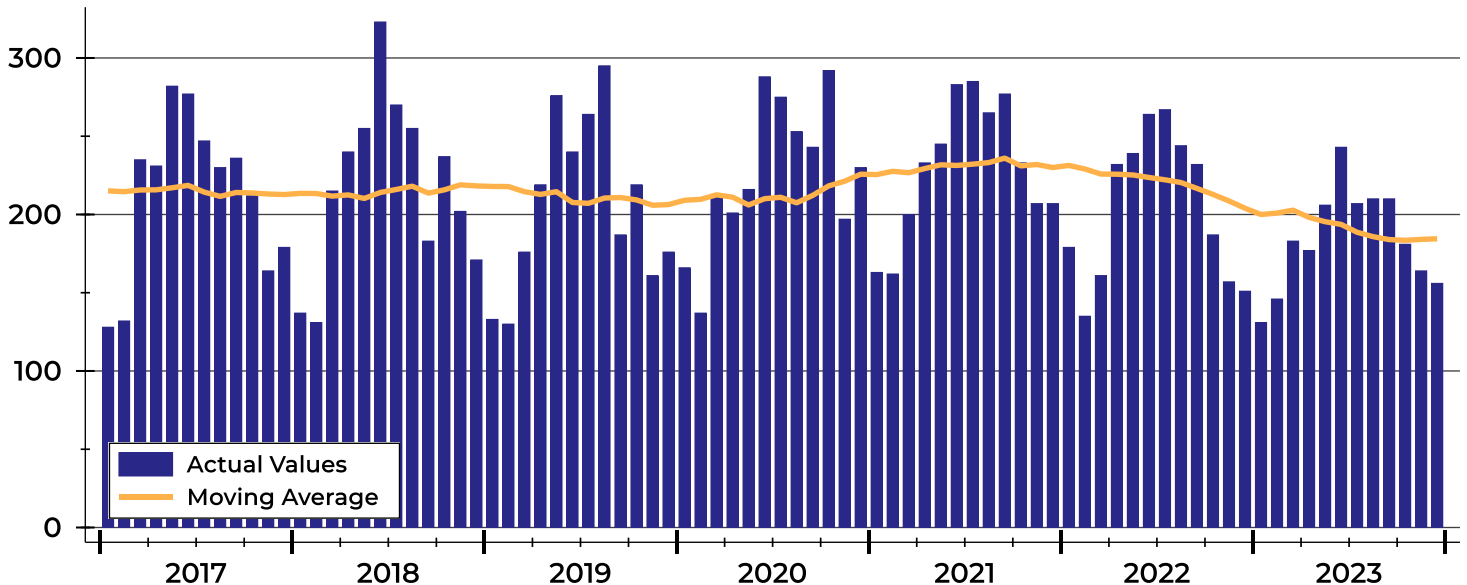
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>156</b>	151	3.3%	<b>2,214</b>	2,448	-9.6%
Volume (1,000s)		<b>31,560</b>	27,767	13.7%	<b>464,578</b>	489,478	-5.1%
Months' Supply		<b>1.0</b>	0.7	42.9%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>202,308</b>	183,885	10.0%	<b>209,837</b>	199,950	4.9%
	Days on Market	<b>29</b>	21	38.1%	<b>17</b>	12	41.7%
	Percent of List	<b>98.6%</b>	98.8%	-0.2%	<b>99.8%</b>	101.0%	-1.2%
	Percent of Original	<b>94.9%</b>	96.4%	-1.6%	<b>98.3%</b>	99.7%	-1.4%
Median	Sale Price	<b>193,375</b>	150,000	28.9%	<b>184,700</b>	172,450	7.1%
	Days on Market	<b>16</b>	9	77.8%	<b>5</b>	3	66.7%
	Percent of List	<b>100.0%</b>	99.0%	1.0%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>96.4%</b>	98.0%	-1.6%	<b>100.0%</b>	100.0%	0.0%

A total of 156 homes sold in Shawnee County in December, up from 151 units in December 2022. Total sales volume rose to \$31.6 million compared to \$27.8 million in the previous year.

The median sales price in December was \$193,375, up 28.9% compared to the prior year. Median days on market was 16 days, up from 8 days in November, and up from 9 in December 2022.

## History of Closed Listings

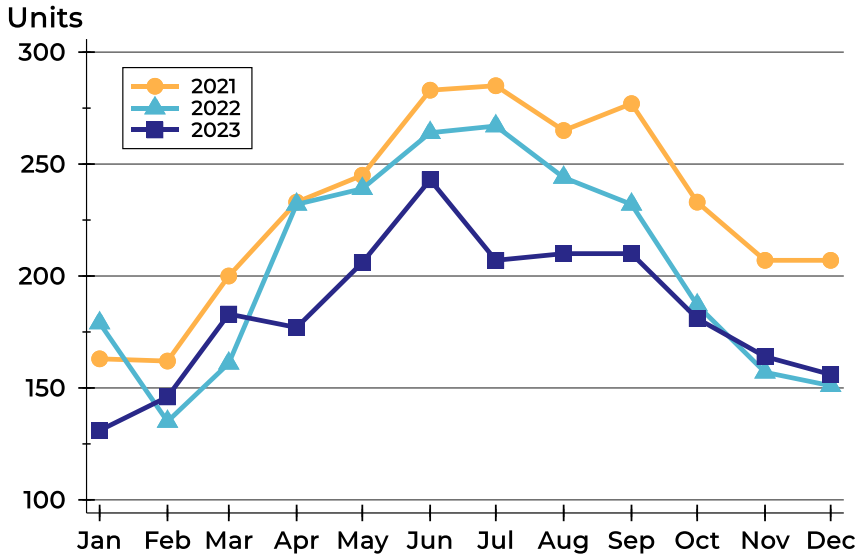
Units





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	163	179	<b>131</b>
February	162	135	<b>146</b>
March	200	161	<b>183</b>
April	233	232	<b>177</b>
May	245	239	<b>206</b>
June	283	264	<b>243</b>
July	285	267	<b>207</b>
August	265	244	<b>210</b>
September	277	232	<b>210</b>
October	233	187	<b>181</b>
November	207	157	<b>164</b>
December	207	151	<b>156</b>

### Closed Listings by Price Range

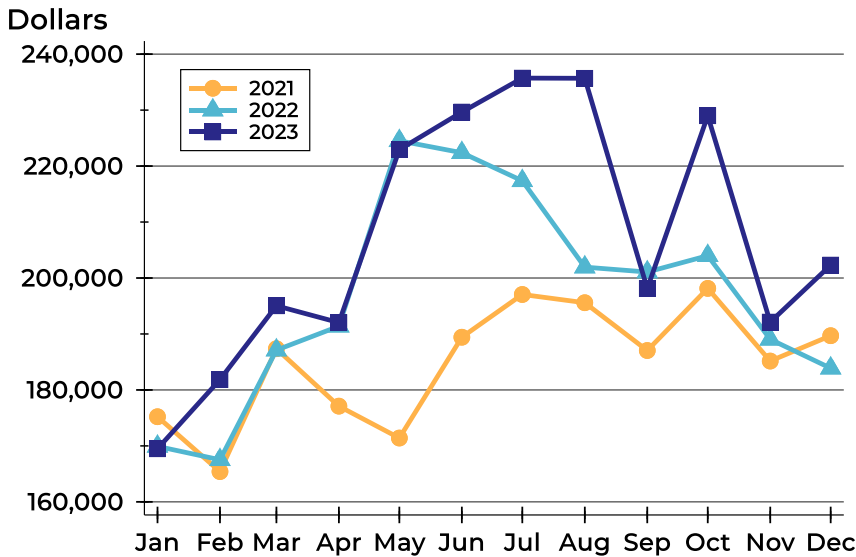
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	0.5	19,000	19,000	1	1	63.5%	63.5%	63.5%	63.5%
\$25,000-\$49,999	13	8.3%	1.5	36,393	35,000	58	14	90.4%	89.1%	81.0%	85.2%
\$50,000-\$99,999	18	11.5%	0.9	81,651	83,000	25	15	98.3%	94.0%	95.8%	92.3%
\$100,000-\$124,999	8	5.1%	0.8	112,530	114,500	15	12	98.9%	99.5%	96.6%	95.9%
\$125,000-\$149,999	13	8.3%	0.6	138,944	138,000	20	21	98.8%	98.6%	94.5%	95.9%
\$150,000-\$174,999	14	9.0%	0.6	161,350	160,250	23	22	99.1%	100.0%	93.2%	97.6%
\$175,000-\$199,999	14	9.0%	1.2	188,018	187,500	18	8	102.0%	100.3%	100.2%	100.0%
\$200,000-\$249,999	31	19.9%	0.9	222,700	220,000	33	23	101.2%	100.0%	96.3%	99.1%
\$250,000-\$299,999	19	12.2%	0.7	270,632	275,000	27	23	98.5%	98.9%	97.1%	98.9%
\$300,000-\$399,999	14	9.0%	1.4	333,216	329,065	23	12	99.7%	100.0%	97.8%	99.3%
\$400,000-\$499,999	8	5.1%	1.4	448,725	440,000	54	35	99.4%	100.0%	96.8%	98.3%
\$500,000-\$749,999	3	1.9%	2.8	566,667	550,000	51	26	95.6%	95.2%	91.5%	95.2%
\$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





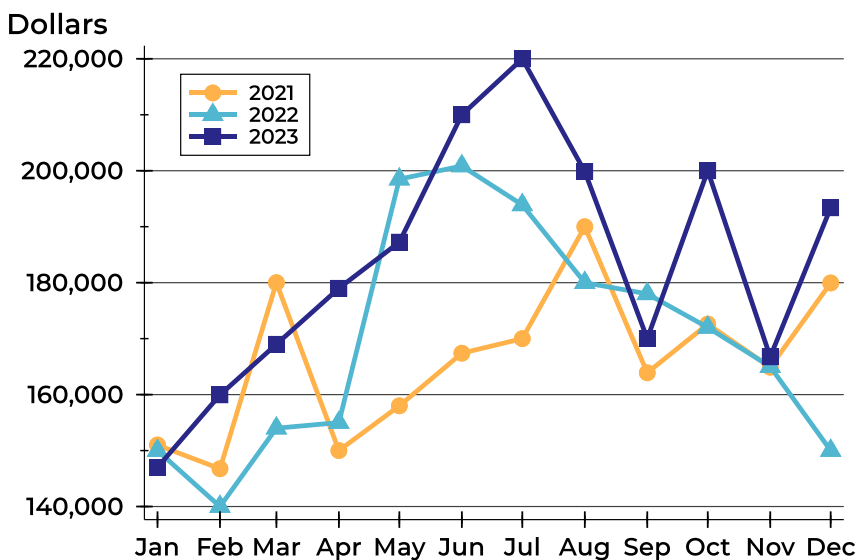
## Shawnee County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	175,212	169,920	<b>169,487</b>
February	165,412	167,521	<b>181,847</b>
March	187,367	187,113	<b>195,038</b>
April	177,106	191,385	<b>192,034</b>
May	171,408	224,517	<b>222,943</b>
June	189,421	222,383	<b>229,653</b>
July	197,056	217,368	<b>235,718</b>
August	195,584	201,942	<b>235,685</b>
September	187,043	201,066	<b>198,134</b>
October	198,149	203,992	<b>228,993</b>
November	185,161	189,048	<b>192,126</b>
December	189,692	183,885	<b>202,308</b>

### Median Price



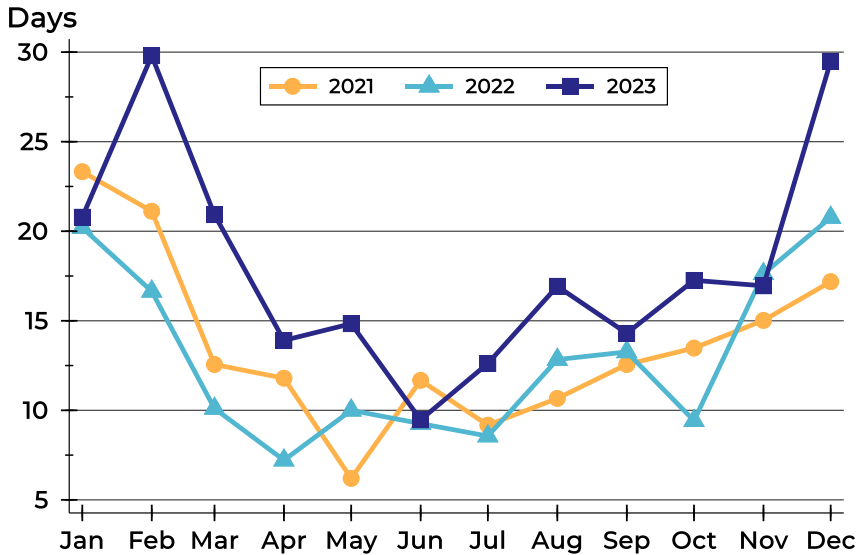
Month	2021	2022	2023
January	151,000	150,000	<b>147,000</b>
February	146,755	140,000	<b>159,950</b>
March	180,000	154,000	<b>169,000</b>
April	150,000	155,000	<b>179,000</b>
May	158,000	198,500	<b>187,250</b>
June	167,400	200,850	<b>210,000</b>
July	170,000	193,900	<b>220,000</b>
August	190,000	180,000	<b>199,850</b>
September	163,900	178,006	<b>170,000</b>
October	172,600	172,000	<b>200,000</b>
November	164,900	165,000	<b>166,750</b>
December	179,950	150,000	<b>193,375</b>





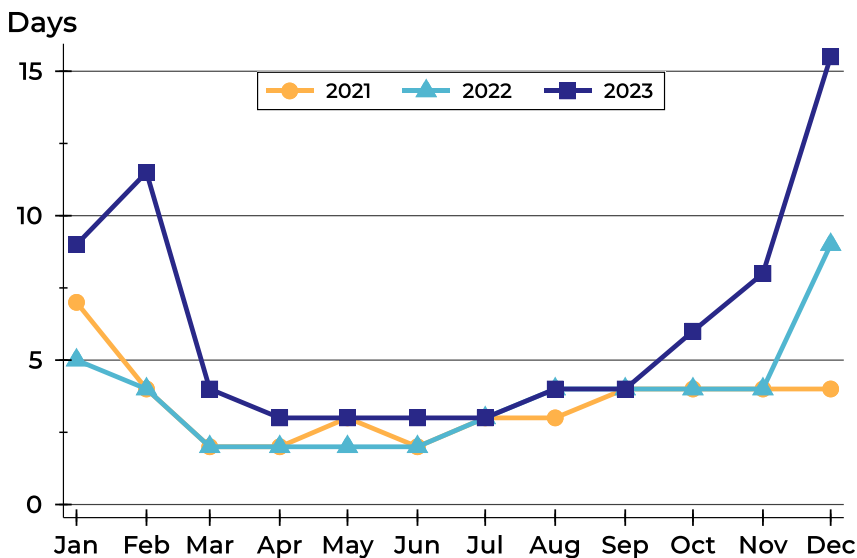
## Shawnee County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	23	20	21
February	21	17	30
March	13	10	21
April	12	7	14
May	6	10	15
June	12	9	9
July	9	9	13
August	11	13	17
September	13	13	14
October	13	9	17
November	15	18	17
December	17	21	29

### Median DOM



Month	2021	2022	2023
January	7	5	9
February	4	4	12
March	2	2	4
April	2	2	3
May	3	2	3
June	2	2	3
July	3	3	3
August	3	4	4
September	4	4	4
October	4	4	6
November	4	4	8
December	4	9	16



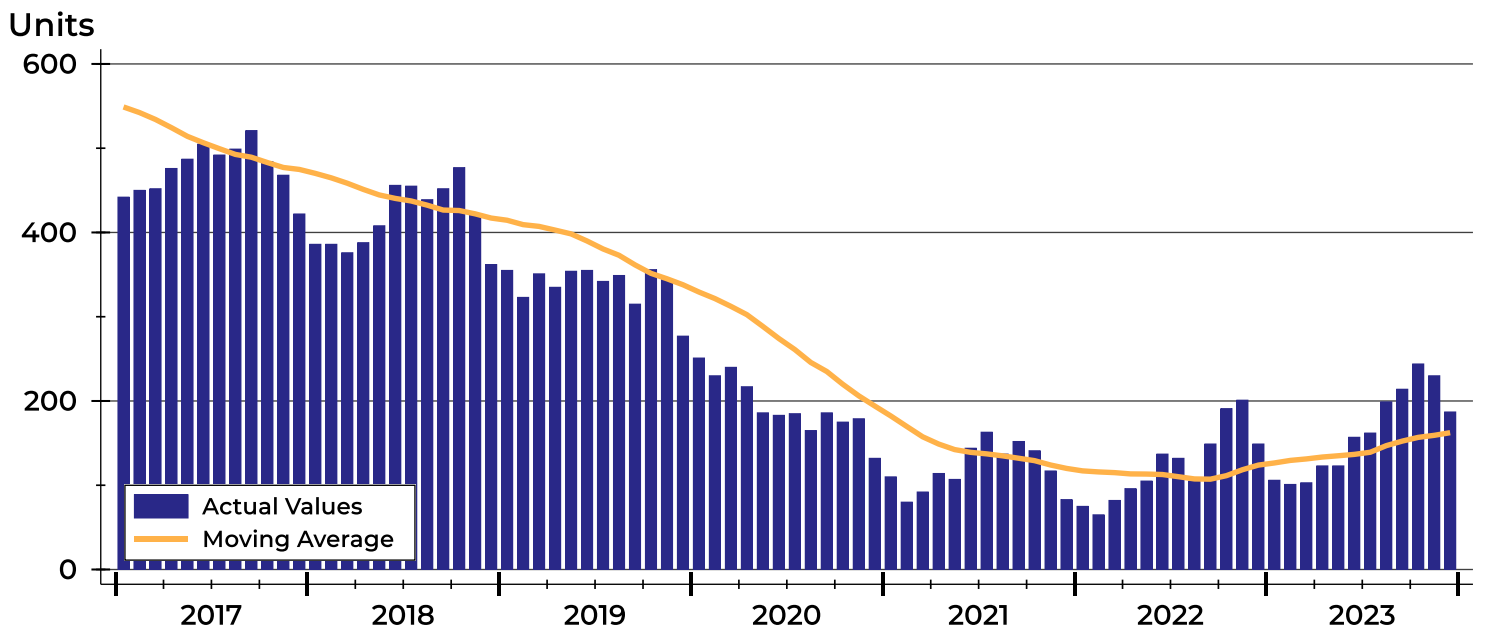
## Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		<b>187</b>	149	25.5%
Volume (1,000s)		<b>52,098</b>	36,452	42.9%
Months' Supply		<b>1.0</b>	0.7	42.9%
Average	List Price	<b>278,599</b>	244,641	13.9%
	Days on Market	<b>61</b>	53	15.1%
	Percent of Original	<b>96.3%</b>	97.5%	-1.2%
Median	List Price	<b>217,500</b>	214,900	1.2%
	Days on Market	<b>49</b>	40	22.5%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 187 homes were available for sale in Shawnee County at the end of December. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of December was \$217,500, up 1.2% from 2022. The typical time on market for active listings was 49 days, up from 40 days a year earlier.

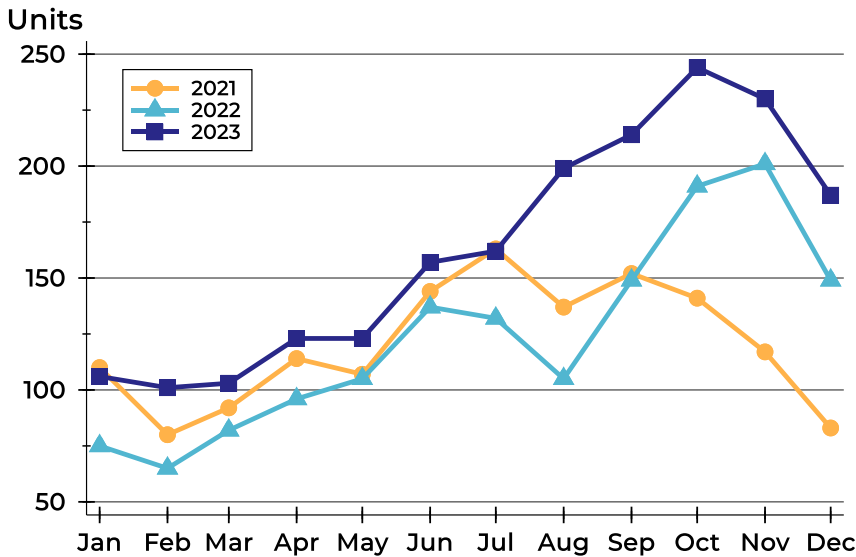
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	110	75	106
February	80	65	101
March	92	82	103
April	114	96	123
May	107	105	123
June	144	137	157
July	163	132	162
August	137	105	199
September	152	149	214
October	141	191	244
November	117	201	230
December	83	149	187

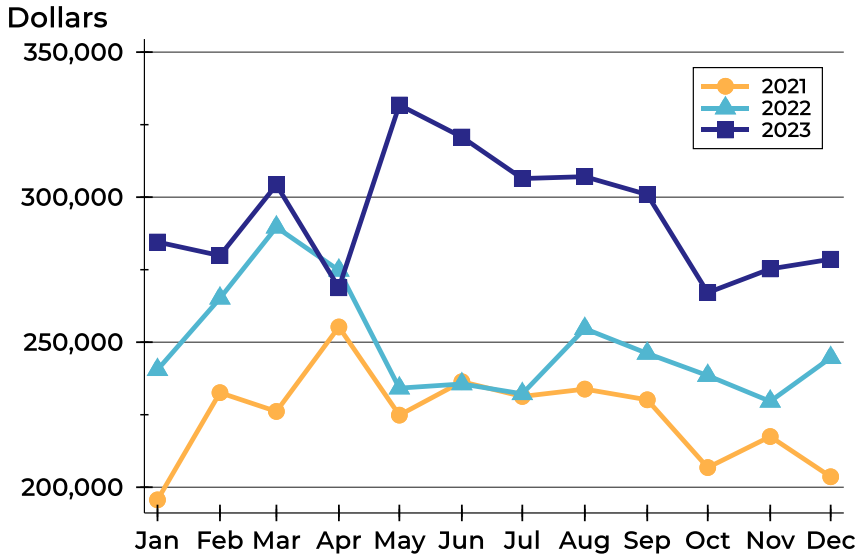
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.5%	0.5	20,000	20,000	17	17	100.0%	100.0%
\$25,000-\$49,999	10	5.3%	1.5	38,259	38,950	61	45	91.4%	97.6%
\$50,000-\$99,999	25	13.4%	0.9	77,362	79,900	65	66	93.4%	100.0%
\$100,000-\$124,999	10	5.3%	0.8	114,130	115,000	61	54	96.0%	97.5%
\$125,000-\$149,999	11	5.9%	0.6	139,964	140,000	37	31	99.3%	100.0%
\$150,000-\$174,999	11	5.9%	0.6	161,855	160,000	44	32	95.6%	100.0%
\$175,000-\$199,999	18	9.6%	1.2	188,873	189,500	56	41	96.8%	100.0%
\$200,000-\$249,999	24	12.8%	0.9	225,892	224,950	68	68	96.4%	97.0%
\$250,000-\$299,999	15	8.0%	0.7	285,897	289,900	36	31	98.7%	100.0%
\$300,000-\$399,999	29	15.5%	1.4	342,597	335,000	68	49	96.5%	100.0%
\$400,000-\$499,999	13	7.0%	1.4	444,135	439,900	72	52	99.5%	100.0%
\$500,000-\$749,999	15	8.0%	2.8	606,240	620,000	63	45	96.6%	95.9%
\$750,000-\$999,999	2	1.1%	N/A	849,450	849,450	102	102	97.0%	97.0%
\$1,000,000 and up	3	1.6%	N/A	1,896,333	1,690,000	153	126	93.6%	91.7%



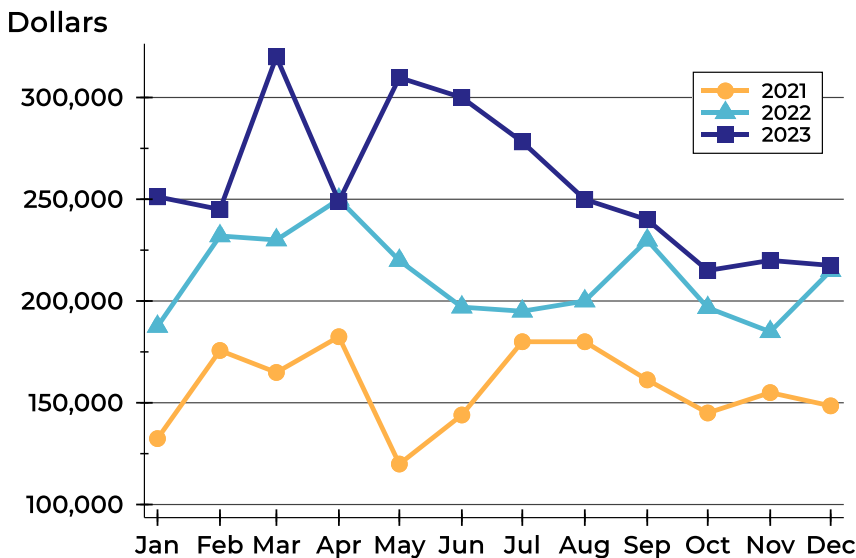
## Shawnee County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	195,646	240,503	<b>284,543</b>
February	232,611	265,156	<b>279,856</b>
March	226,127	289,648	<b>304,258</b>
April	255,258	274,781	<b>268,778</b>
May	224,860	234,169	<b>331,778</b>
June	236,386	235,608	<b>320,734</b>
July	231,293	232,214	<b>306,421</b>
August	233,840	254,672	<b>307,081</b>
September	230,142	246,136	<b>300,893</b>
October	206,780	238,490	<b>267,090</b>
November	217,484	229,617	<b>275,269</b>
December	203,619	244,641	<b>278,599</b>

### Median Price

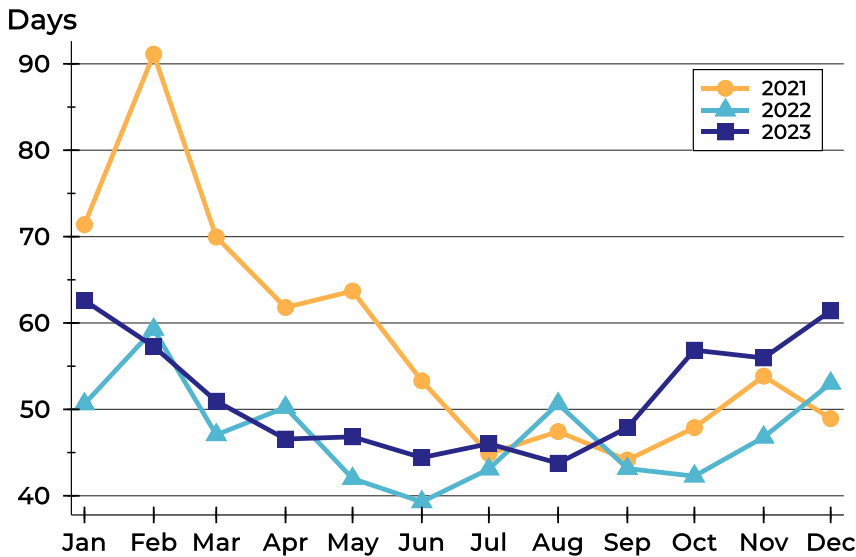


Month	2021	2022	2023
January	132,400	187,500	<b>251,225</b>
February	175,700	232,000	<b>245,000</b>
March	164,900	230,000	<b>320,000</b>
April	182,450	249,950	<b>249,000</b>
May	119,900	219,900	<b>309,777</b>
June	144,000	197,000	<b>300,000</b>
July	180,000	195,000	<b>278,200</b>
August	179,990	200,000	<b>249,925</b>
September	161,250	229,900	<b>239,950</b>
October	145,000	196,700	<b>215,000</b>
November	155,000	184,900	<b>219,950</b>
December	148,500	214,900	<b>217,500</b>



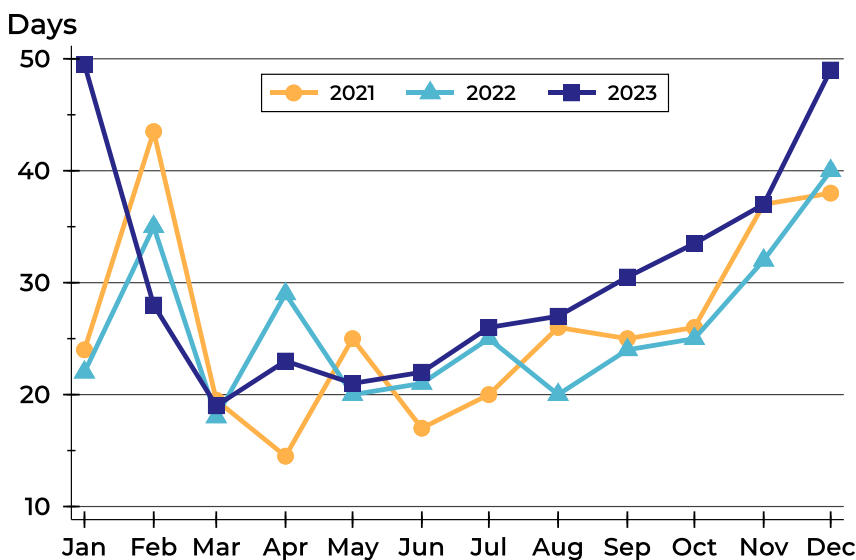
## Shawnee County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	71	51	<b>63</b>
February	91	59	<b>57</b>
March	70	47	<b>51</b>
April	62	50	<b>47</b>
May	64	42	<b>47</b>
June	53	39	<b>44</b>
July	45	43	<b>46</b>
August	47	51	<b>44</b>
September	44	43	<b>48</b>
October	48	42	<b>57</b>
November	54	47	<b>56</b>
December	49	53	<b>61</b>

### Median DOM

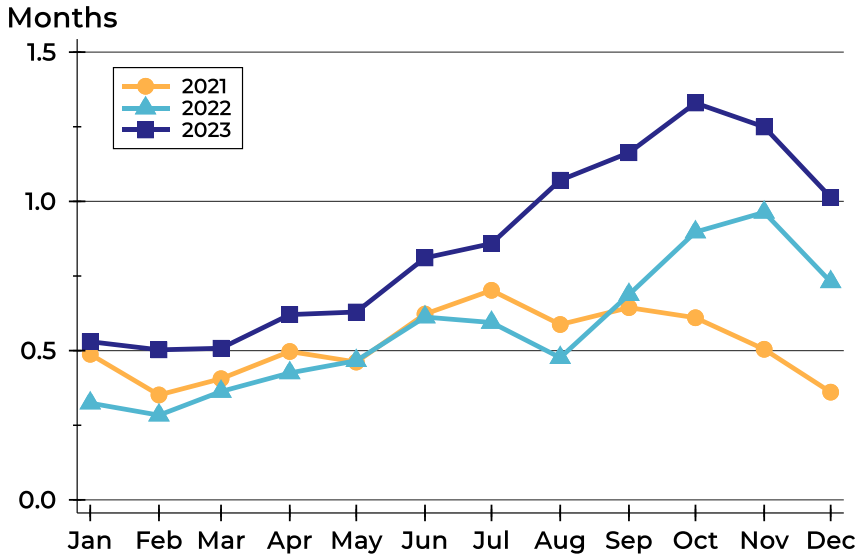


Month	2021	2022	2023
January	24	22	<b>50</b>
February	44	35	<b>28</b>
March	20	18	<b>19</b>
April	15	29	<b>23</b>
May	25	20	<b>21</b>
June	17	21	<b>22</b>
July	20	25	<b>26</b>
August	26	20	<b>27</b>
September	25	24	<b>31</b>
October	26	25	<b>34</b>
November	37	32	<b>37</b>
December	38	40	<b>49</b>



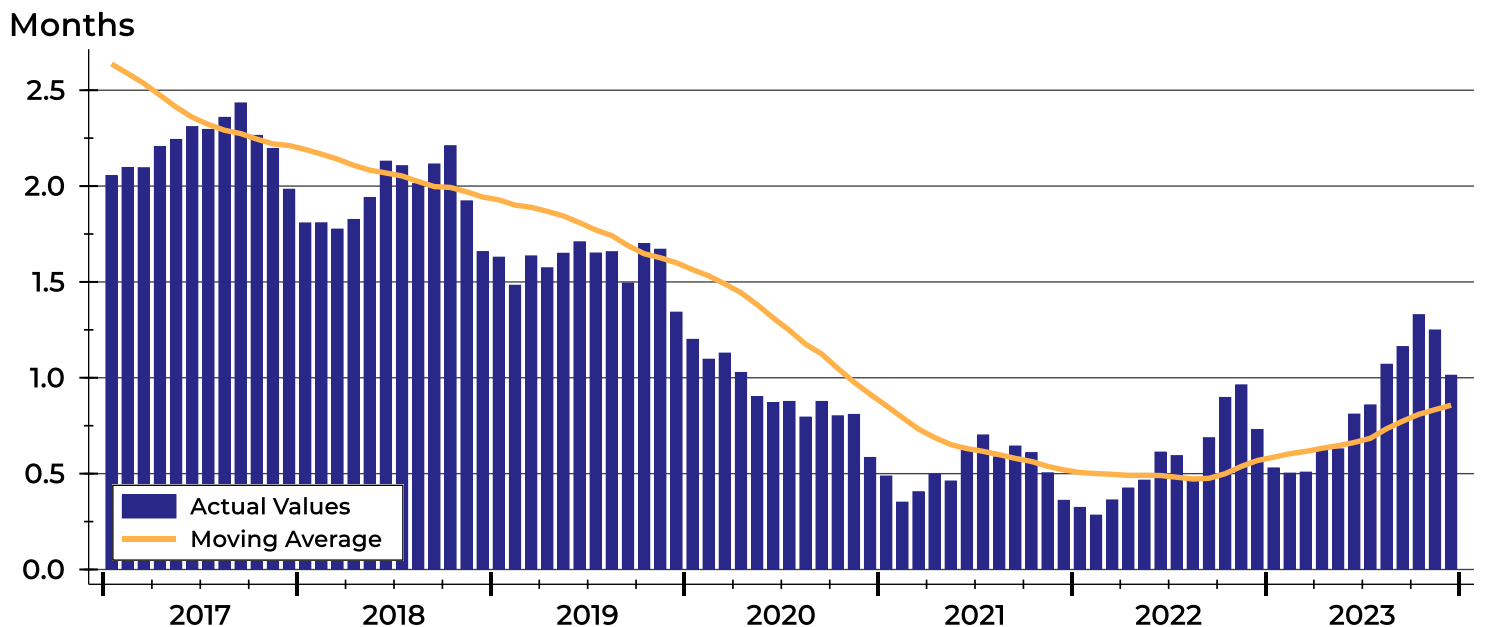
## Shawnee County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.5	0.3	<b>0.5</b>
February	0.4	0.3	<b>0.5</b>
March	0.4	0.4	<b>0.5</b>
April	0.5	0.4	<b>0.6</b>
May	0.5	0.5	<b>0.6</b>
June	0.6	0.6	<b>0.8</b>
July	0.7	0.6	<b>0.9</b>
August	0.6	0.5	<b>1.1</b>
September	0.6	0.7	<b>1.2</b>
October	0.6	0.9	<b>1.3</b>
November	0.5	1.0	<b>1.2</b>
December	0.4	0.7	<b>1.0</b>

### History of Month's Supply





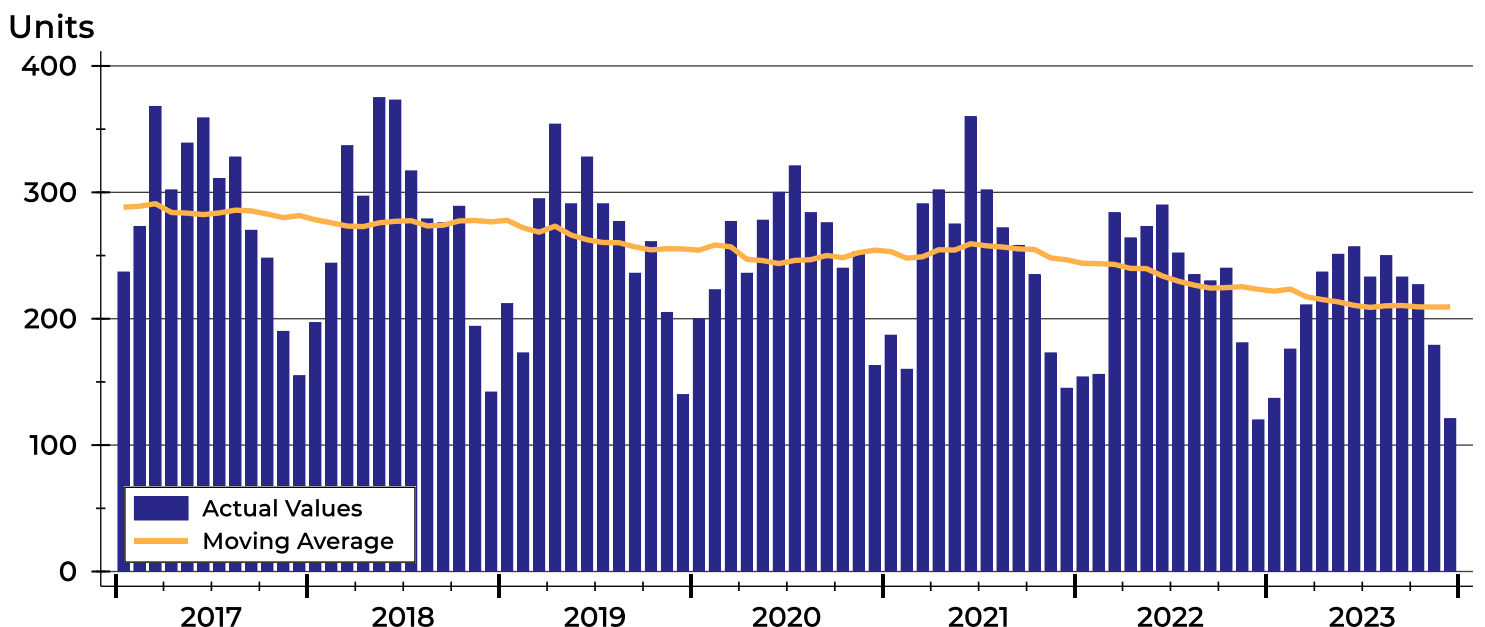
# Shawnee County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>121</b>	120	0.8%
	Volume (1,000s)	<b>24,837</b>	21,800	13.9%
	Average List Price	<b>205,262</b>	181,665	13.0%
	Median List Price	<b>179,900</b>	170,000	5.8%
Year-to-Date	New Listings	<b>2,512</b>	2,679	-6.2%
	Volume (1,000s)	<b>550,857</b>	547,132	0.7%
	Average List Price	<b>219,290</b>	204,230	7.4%
	Median List Price	<b>185,000</b>	174,900	5.8%

A total of 121 new listings were added in Shawnee County during December, up 0.8% from the same month in 2022. Year-to-date Shawnee County has seen 2,512 new listings.

The median list price of these homes was \$179,900 up from \$170,000 in 2022.

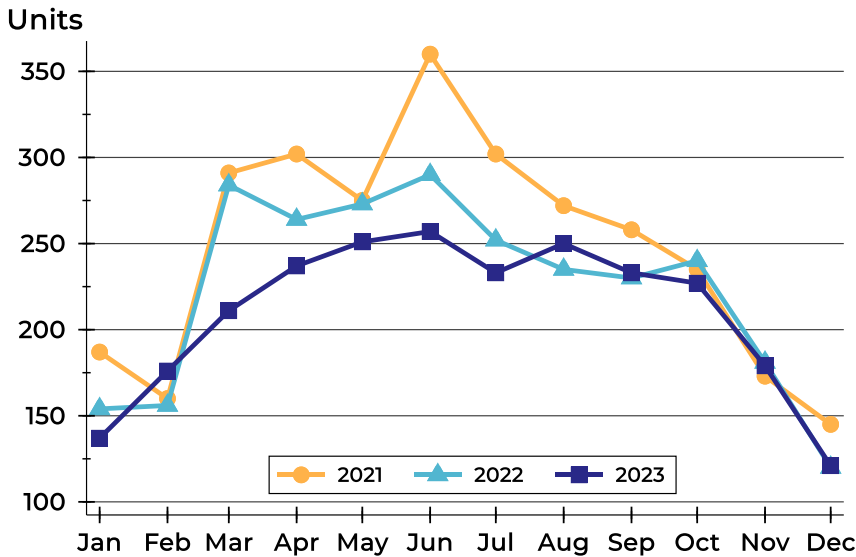
## History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	187	154	<b>137</b>
<b>February</b>	160	156	<b>176</b>
<b>March</b>	291	284	<b>211</b>
<b>April</b>	302	264	<b>237</b>
<b>May</b>	275	273	<b>251</b>
<b>June</b>	360	290	<b>257</b>
<b>July</b>	302	252	<b>233</b>
<b>August</b>	272	235	<b>250</b>
<b>September</b>	258	230	<b>233</b>
<b>October</b>	235	240	<b>227</b>
<b>November</b>	173	181	<b>179</b>
<b>December</b>	145	120	<b>121</b>

### New Listings by Price Range

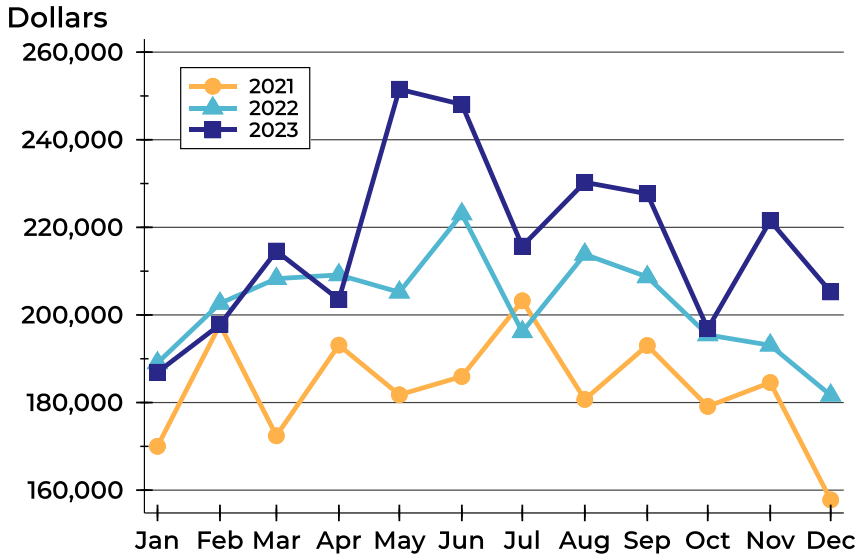
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.7%	18,250	18,250	12	12	100.0%	100.0%
\$25,000-\$49,999	6	5.0%	38,317	39,000	18	19	99.0%	100.0%
\$50,000-\$99,999	16	13.2%	77,522	73,500	11	8	101.1%	100.0%
\$100,000-\$124,999	14	11.6%	115,168	115,500	14	9	96.5%	98.5%
\$125,000-\$149,999	8	6.6%	137,356	138,475	11	9	100.2%	100.0%
\$150,000-\$174,999	12	9.9%	160,825	159,950	12	7	100.0%	100.0%
\$175,000-\$199,999	14	11.6%	187,149	185,000	13	9	99.7%	100.0%
\$200,000-\$249,999	16	13.2%	231,013	237,500	13	11	99.7%	100.0%
\$250,000-\$299,999	14	11.6%	277,946	272,450	14	12	98.1%	100.0%
\$300,000-\$399,999	9	7.4%	356,964	350,000	18	20	98.8%	100.0%
\$400,000-\$499,999	3	2.5%	420,583	416,850	18	23	100.0%	100.0%
\$500,000-\$749,999	7	5.8%	572,414	549,900	15	11	100.4%	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





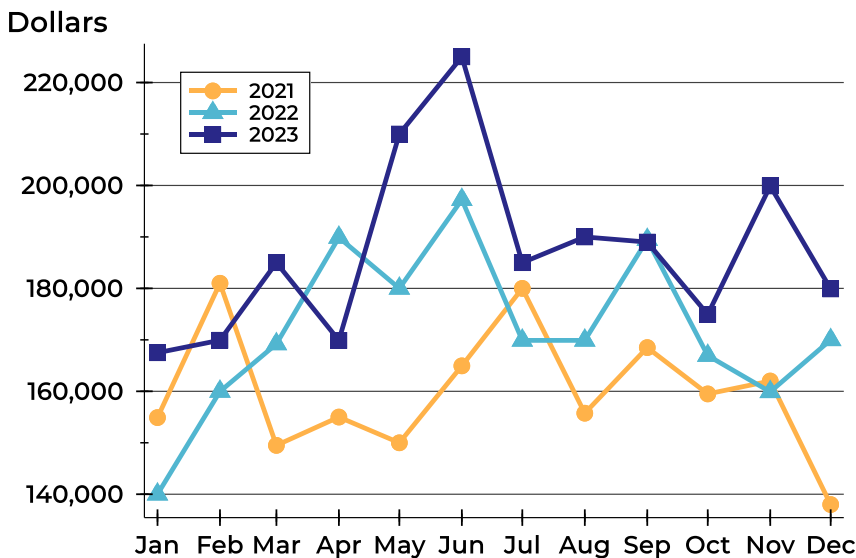
## Shawnee County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	170,008	189,050	<b>186,924</b>
February	197,790	202,646	<b>197,792</b>
March	172,417	208,289	<b>214,587</b>
April	193,112	209,143	<b>203,515</b>
May	181,778	205,180	<b>251,533</b>
June	185,946	223,059	<b>248,063</b>
July	203,238	196,153	<b>215,714</b>
August	180,717	213,837	<b>230,286</b>
September	193,031	208,690	<b>227,668</b>
October	179,121	195,443	<b>196,859</b>
November	184,578	193,089	<b>221,491</b>
December	157,783	181,665	<b>205,262</b>

### Median Price



Month	2021	2022	2023
January	154,900	140,000	<b>167,500</b>
February	181,000	159,975	<b>169,925</b>
March	149,500	169,200	<b>185,000</b>
April	155,000	189,900	<b>169,900</b>
May	150,000	180,000	<b>210,000</b>
June	164,950	197,250	<b>225,000</b>
July	180,000	169,900	<b>185,000</b>
August	155,750	169,900	<b>190,000</b>
September	168,500	189,475	<b>189,000</b>
October	159,500	166,950	<b>174,950</b>
November	162,000	159,900	<b>199,900</b>
December	138,000	170,000	<b>179,900</b>



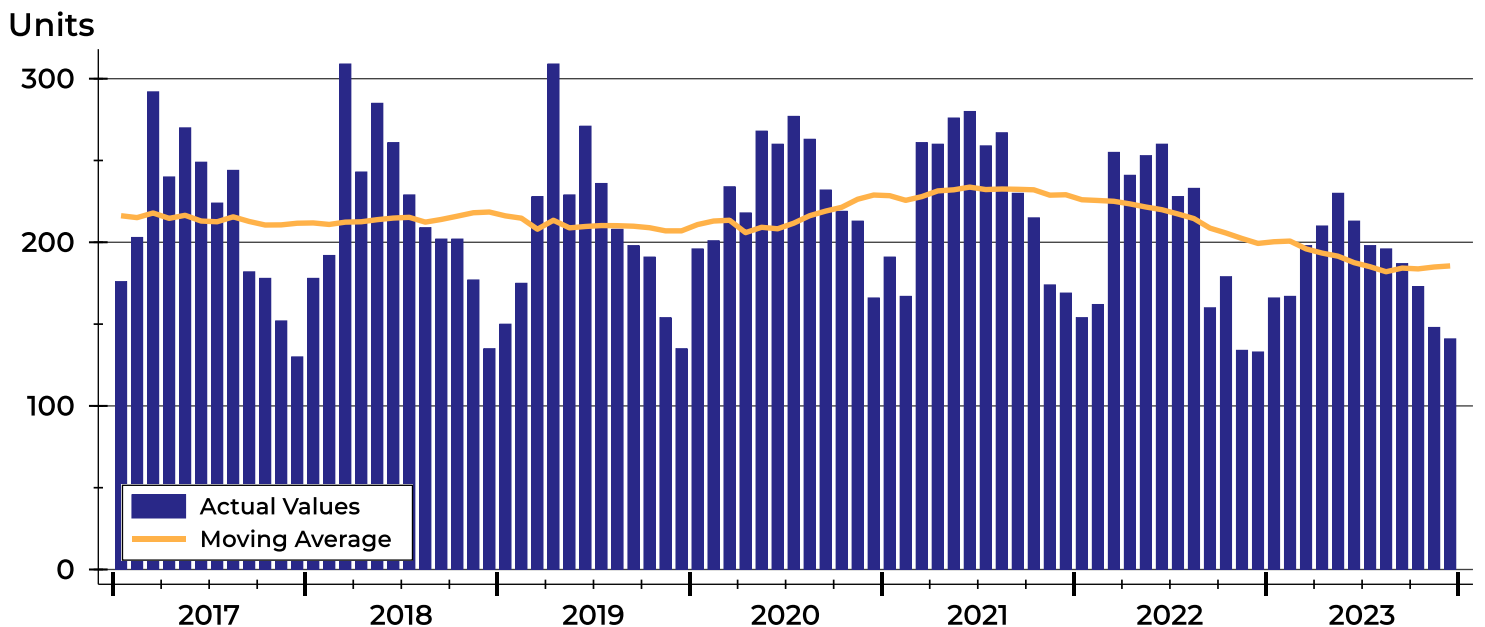
## Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>141</b>	133	6.0%	<b>2,227</b>	2,392	-6.9%
Volume (1,000s)		<b>28,528</b>	22,565	26.4%	<b>470,983</b>	473,967	-0.6%
Average	Sale Price	<b>202,325</b>	169,662	19.3%	<b>211,488</b>	198,147	6.7%
	Days on Market	<b>33</b>	27	22.2%	<b>18</b>	12	50.0%
	Percent of Original	<b>95.6%</b>	94.9%	0.7%	<b>98.4%</b>	99.7%	-1.3%
Median	Sale Price	<b>175,000</b>	149,900	16.7%	<b>182,500</b>	169,900	7.4%
	Days on Market	<b>17</b>	16	6.3%	<b>5</b>	3	66.7%
	Percent of Original	<b>100.0%</b>	97.0%	3.1%	<b>100.0%</b>	100.0%	0.0%

A total of 141 contracts for sale were written in Shawnee County during the month of December, up from 133 in 2022. The median list price of these homes was \$175,000, up from \$149,900 the prior year.

Half of the homes that went under contract in December were on the market less than 17 days, compared to 16 days in December 2022.

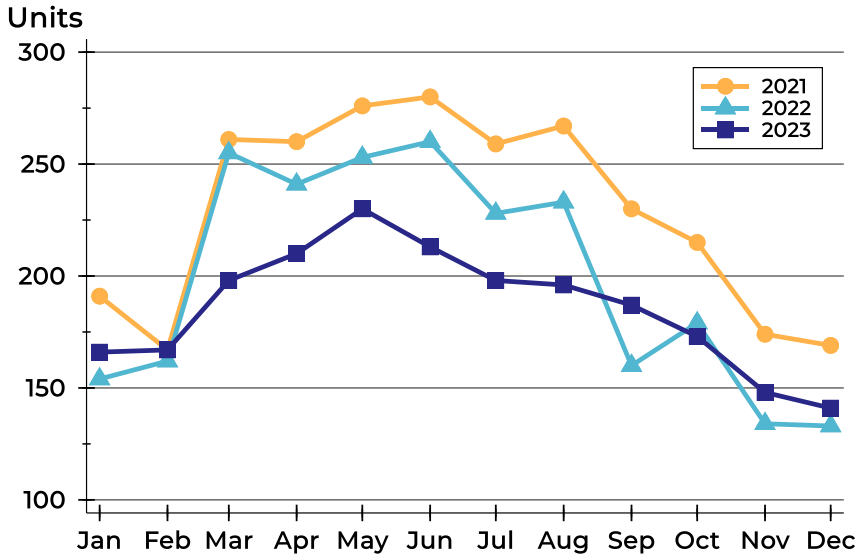
### History of Contracts Written





## Shawnee County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	191	154	166
February	167	162	167
March	261	255	198
April	260	241	210
May	276	253	230
June	280	260	213
July	259	228	198
August	267	233	196
September	230	160	187
October	215	179	173
November	174	134	148
December	169	133	141

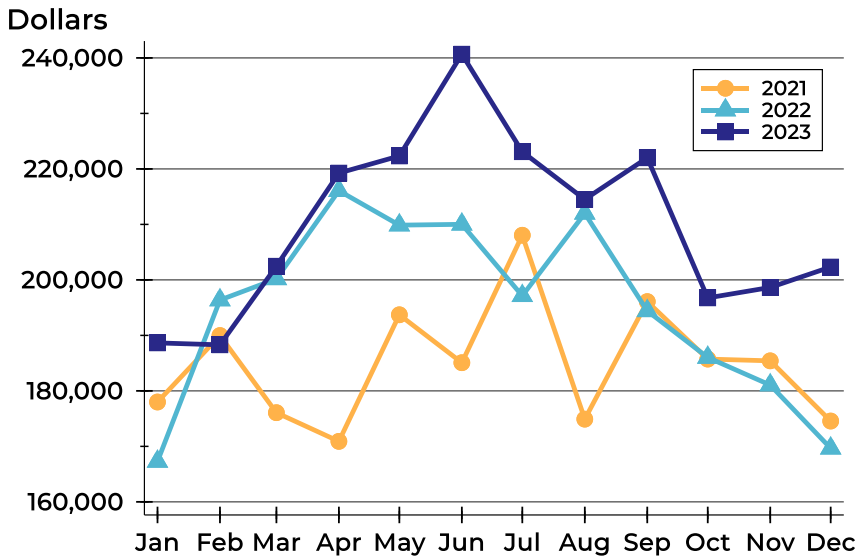
### Contracts Written by Price Range

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	0.7%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	11	7.8%	40,082	42,000	48	15	89.5%	100.0%
\$50,000-\$99,999	20	14.2%	78,038	76,000	33	12	95.4%	100.0%
\$100,000-\$124,999	12	8.5%	114,204	113,500	24	9	93.6%	96.3%
\$125,000-\$149,999	10	7.1%	142,008	144,425	24	11	98.4%	100.0%
\$150,000-\$174,999	15	10.6%	160,813	160,000	20	11	97.0%	100.0%
\$175,000-\$199,999	14	9.9%	186,368	185,000	38	29	96.5%	100.0%
\$200,000-\$249,999	24	17.0%	230,329	234,950	32	29	96.4%	99.5%
\$250,000-\$299,999	12	8.5%	276,071	272,500	29	18	96.2%	99.4%
\$300,000-\$399,999	12	8.5%	341,892	347,000	45	32	96.2%	96.8%
\$400,000-\$499,999	2	1.4%	435,450	435,450	20	20	100.0%	100.0%
\$500,000-\$749,999	8	5.7%	610,425	597,000	61	43	94.4%	94.0%
\$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



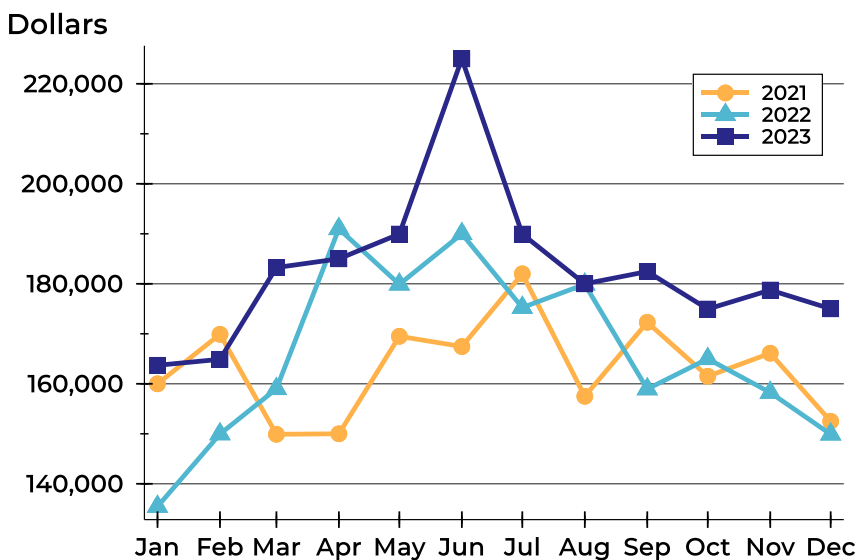
## Shawnee County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	177,997	167,282	<b>188,646</b>
February	189,975	196,370	<b>188,300</b>
March	176,074	200,181	<b>202,470</b>
April	170,909	216,074	<b>219,252</b>
May	193,713	209,866	<b>222,332</b>
June	185,079	210,019	<b>240,681</b>
July	208,049	197,143	<b>223,098</b>
August	174,911	211,991	<b>214,510</b>
September	196,089	194,419	<b>222,004</b>
October	185,733	186,015	<b>196,758</b>
November	185,415	181,053	<b>198,648</b>
December	174,565	169,662	<b>202,325</b>

### Median Price

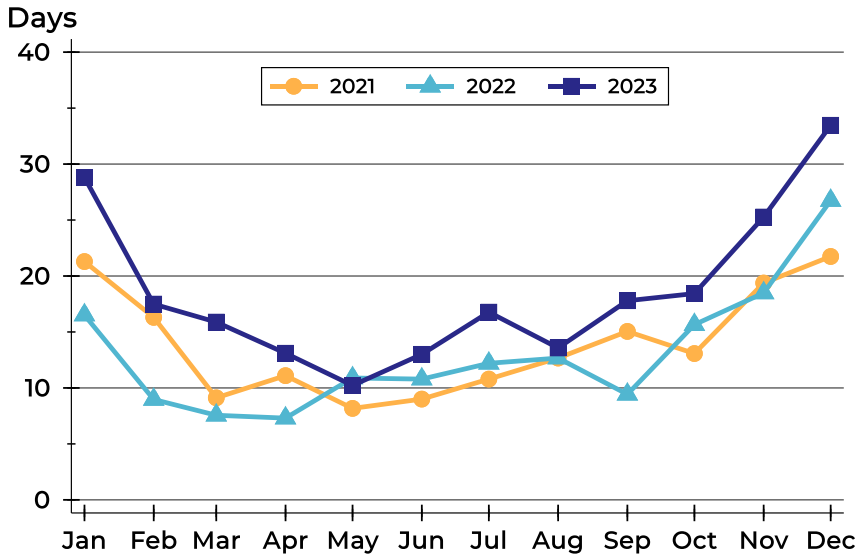


Month	2021	2022	2023
January	160,000	135,450	<b>163,700</b>
February	169,900	149,950	<b>164,900</b>
March	149,900	159,000	<b>183,250</b>
April	150,000	191,000	<b>185,000</b>
May	169,500	179,900	<b>189,950</b>
June	167,450	190,000	<b>225,000</b>
July	182,000	175,250	<b>189,950</b>
August	157,500	179,900	<b>180,000</b>
September	172,300	158,950	<b>182,450</b>
October	161,500	165,000	<b>174,950</b>
November	166,114	158,250	<b>178,750</b>
December	152,500	149,900	<b>175,000</b>



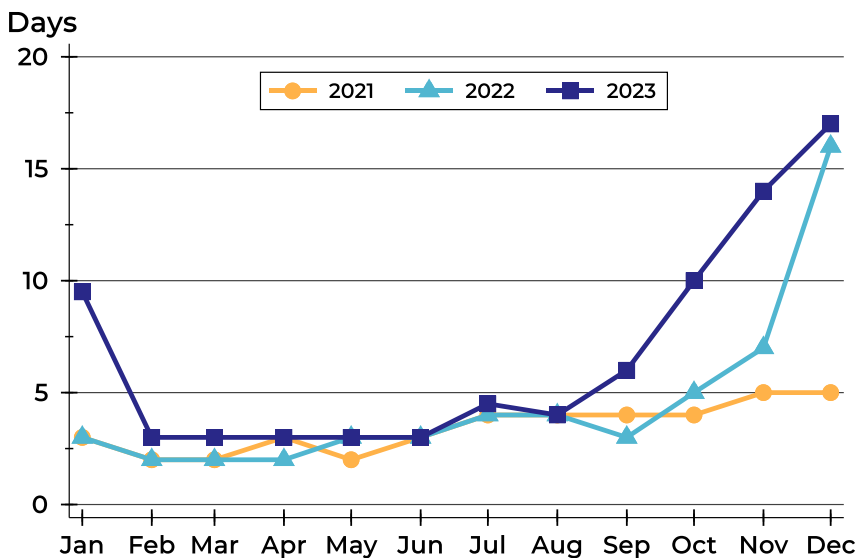
# Shawnee County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	21	17	29
February	16	9	17
March	9	8	16
April	11	7	13
May	8	11	10
June	9	11	13
July	11	12	17
August	13	13	14
September	15	9	18
October	13	16	18
November	19	18	25
December	22	27	33

## Median DOM



Month	2021	2022	2023
January	3	3	10
February	2	2	3
March	2	2	3
April	3	2	3
May	2	3	3
June	3	3	3
July	4	4	5
August	4	4	4
September	4	3	6
October	4	5	10
November	5	7	14
December	5	16	17



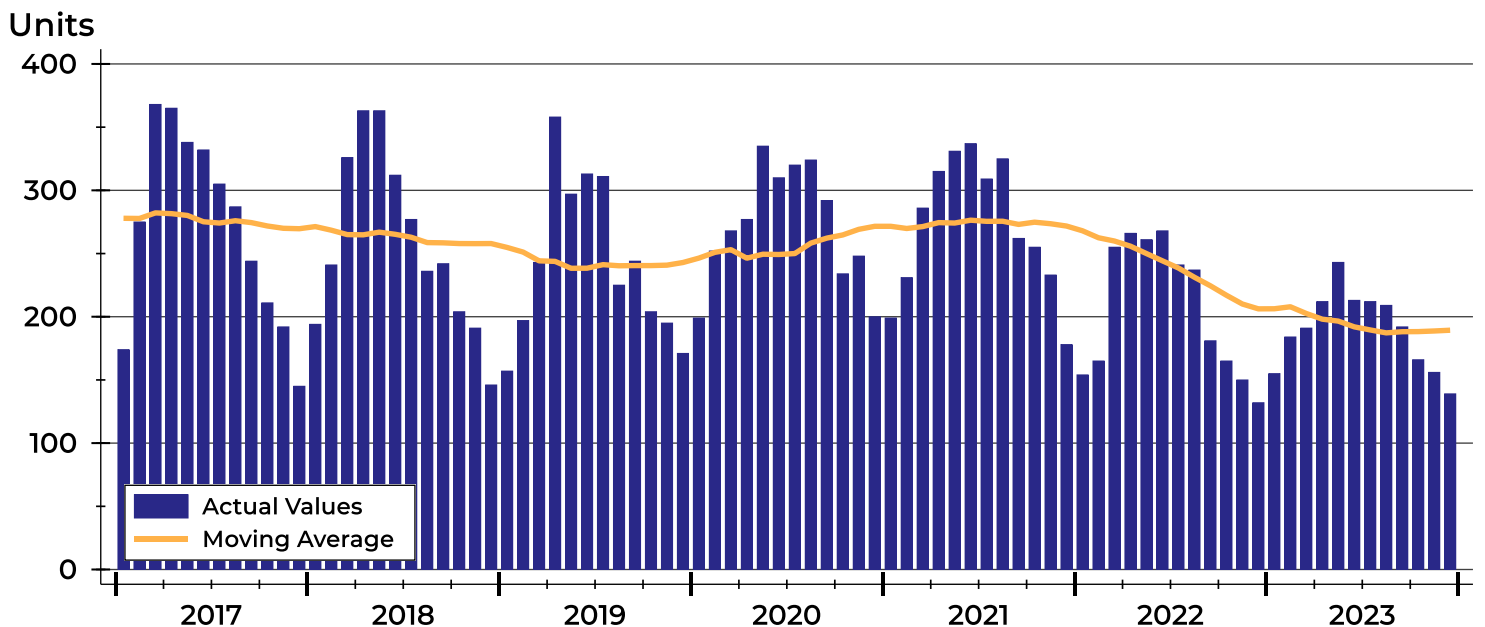
# Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		139	132	5.3%
Volume (1,000s)		30,105	26,082	15.4%
Average	List Price	216,582	197,592	9.6%
	Days on Market	29	30	-3.3%
	Percent of Original	98.0%	97.7%	0.3%
Median	List Price	182,000	168,250	8.2%
	Days on Market	15	13	15.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 139 listings in Shawnee County had contracts pending at the end of December, up from 132 contracts pending at the end of December 2022.

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.

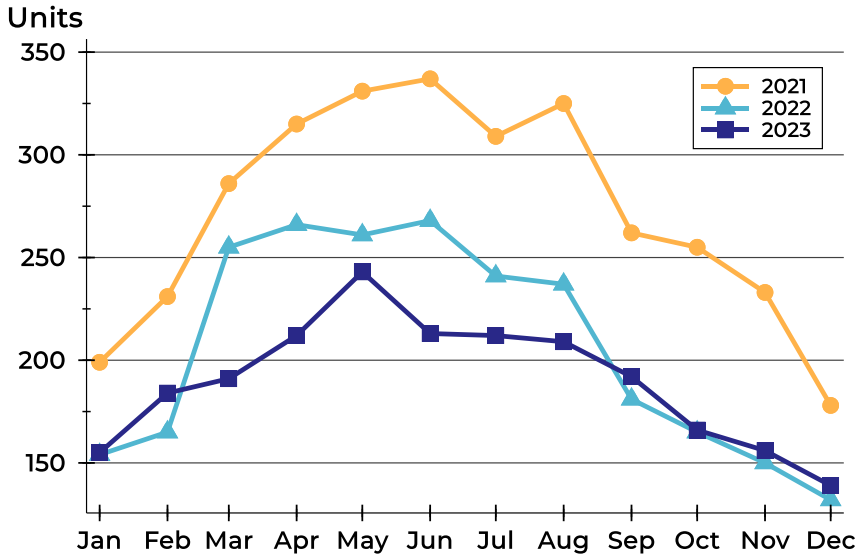
## History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	199	154	<b>155</b>
February	231	165	<b>184</b>
March	286	255	<b>191</b>
April	315	266	<b>212</b>
May	331	261	<b>243</b>
June	337	268	<b>213</b>
July	309	241	<b>212</b>
August	325	237	<b>209</b>
September	262	181	<b>192</b>
October	255	165	<b>166</b>
November	233	150	<b>156</b>
December	178	132	<b>139</b>

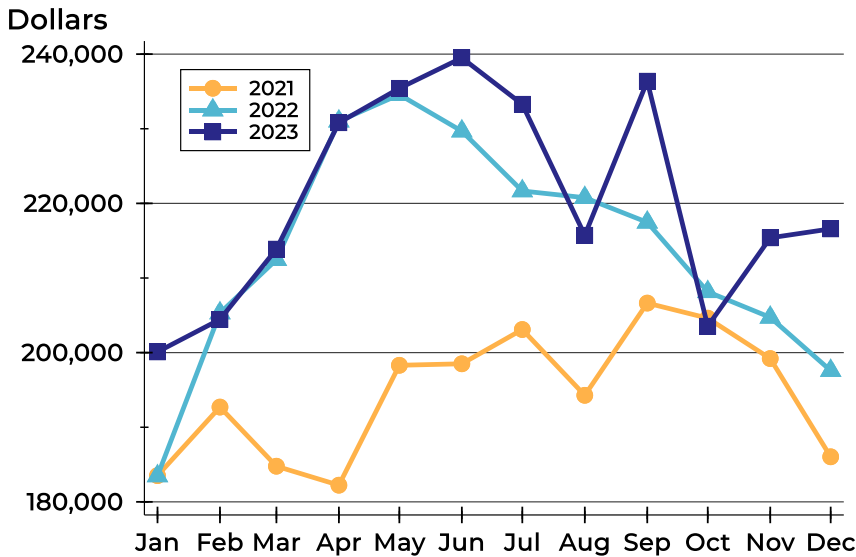
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	6	4.3%	42,000	48,500	16	15	100.0%	100.0%
\$50,000-\$99,999	17	12.2%	82,009	83,500	32	12	94.3%	100.0%
\$100,000-\$124,999	12	8.6%	114,696	113,500	26	10	96.5%	100.0%
\$125,000-\$149,999	10	7.2%	143,410	148,950	30	22	98.0%	100.0%
\$150,000-\$174,999	17	12.2%	161,924	160,000	17	9	106.6%	100.0%
\$175,000-\$199,999	17	12.2%	186,538	185,000	32	14	96.8%	100.0%
\$200,000-\$249,999	19	13.7%	231,921	234,900	28	22	98.2%	100.0%
\$250,000-\$299,999	14	10.1%	276,275	272,450	27	18	96.1%	100.0%
\$300,000-\$399,999	14	10.1%	336,886	341,450	39	27	97.0%	98.5%
\$400,000-\$499,999	4	2.9%	458,450	452,900	14	9	100.0%	100.0%
\$500,000-\$749,999	8	5.8%	610,425	597,000	61	43	94.0%	94.0%
\$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



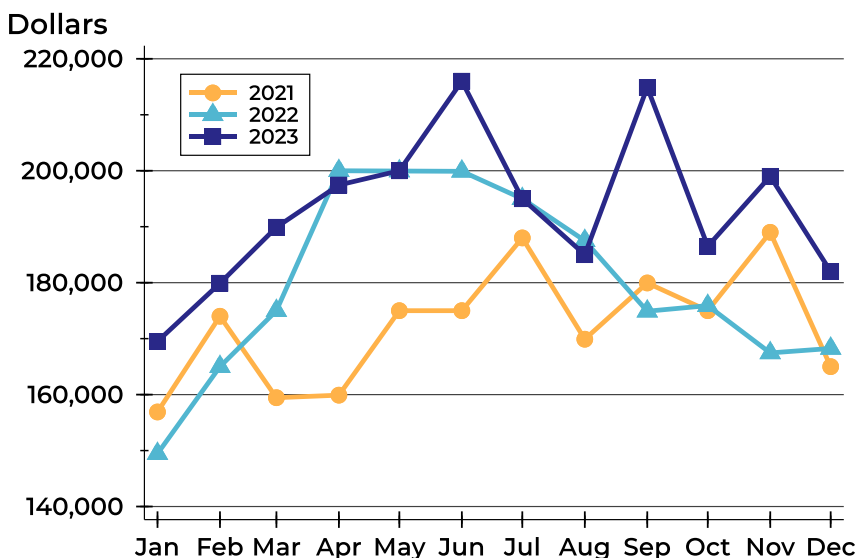
## Shawnee County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	183,519	183,471	<b>200,095</b>
<b>February</b>	192,703	205,304	<b>204,451</b>
<b>March</b>	184,782	212,455	<b>213,872</b>
<b>April</b>	182,238	231,014	<b>230,805</b>
<b>May</b>	198,304	234,579	<b>235,423</b>
<b>June</b>	198,506	229,679	<b>239,503</b>
<b>July</b>	203,098	221,662	<b>233,283</b>
<b>August</b>	194,284	220,766	<b>215,734</b>
<b>September</b>	206,639	217,463	<b>236,375</b>
<b>October</b>	204,619	208,152	<b>203,540</b>
<b>November</b>	199,208	204,725	<b>215,383</b>
<b>December</b>	186,043	197,592	<b>216,582</b>

### Median Price



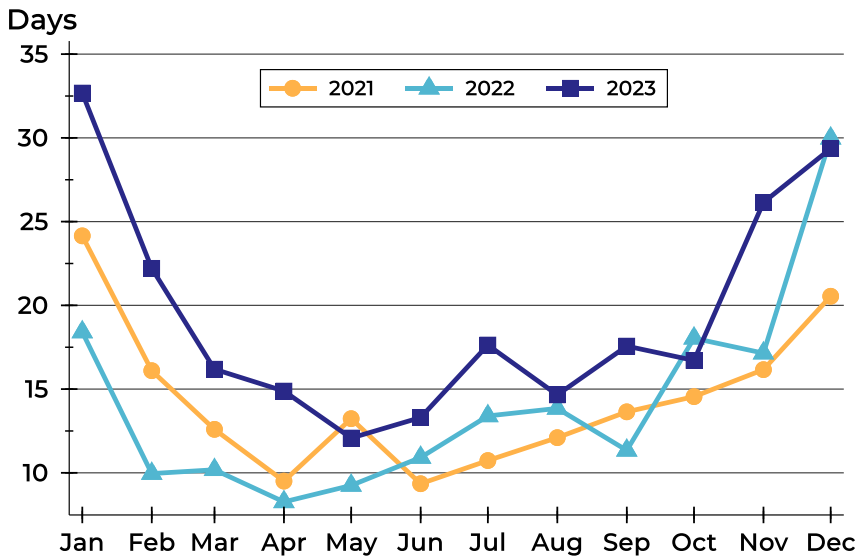
Month	2021	2022	2023
<b>January</b>	156,900	149,450	<b>169,500</b>
<b>February</b>	174,000	165,000	<b>179,900</b>
<b>March</b>	159,450	174,999	<b>189,900</b>
<b>April</b>	159,900	200,000	<b>197,450</b>
<b>May</b>	175,000	199,950	<b>200,000</b>
<b>June</b>	175,000	199,900	<b>216,000</b>
<b>July</b>	188,000	195,000	<b>195,000</b>
<b>August</b>	169,900	187,500	<b>185,000</b>
<b>September</b>	179,950	174,900	<b>214,900</b>
<b>October</b>	175,000	175,900	<b>186,500</b>
<b>November</b>	189,000	167,450	<b>199,000</b>
<b>December</b>	165,000	168,250	<b>182,000</b>





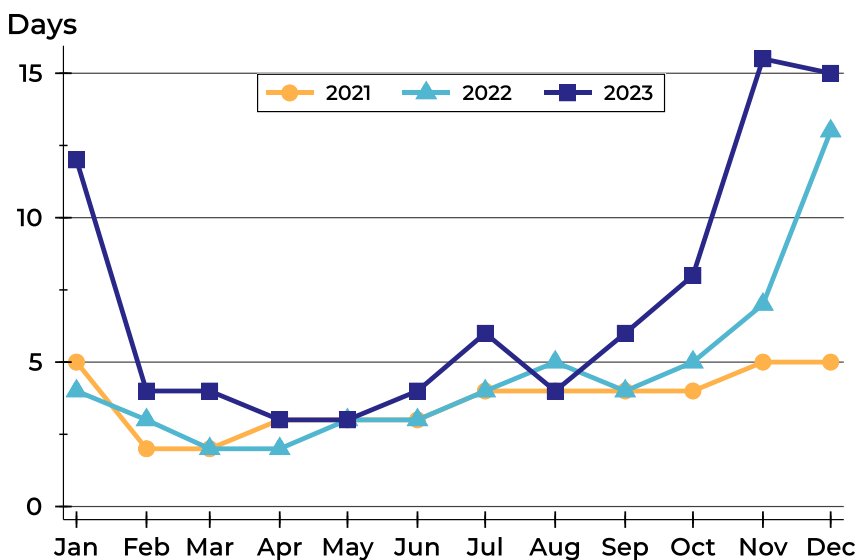
## Shawnee County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	24	18	<b>33</b>
February	16	10	<b>22</b>
March	13	10	<b>16</b>
April	10	8	<b>15</b>
May	13	9	<b>12</b>
June	9	11	<b>13</b>
July	11	13	<b>18</b>
August	12	14	<b>15</b>
September	14	11	<b>18</b>
October	15	18	<b>17</b>
November	16	17	<b>26</b>
December	21	30	<b>29</b>

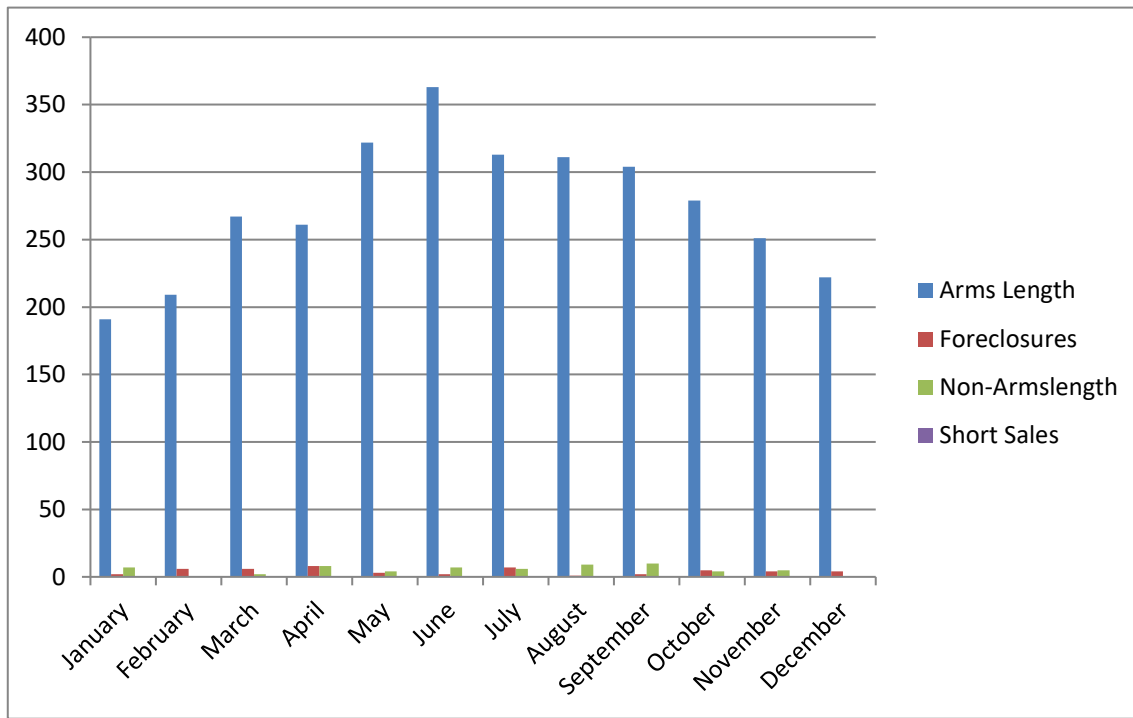
### Median DOM



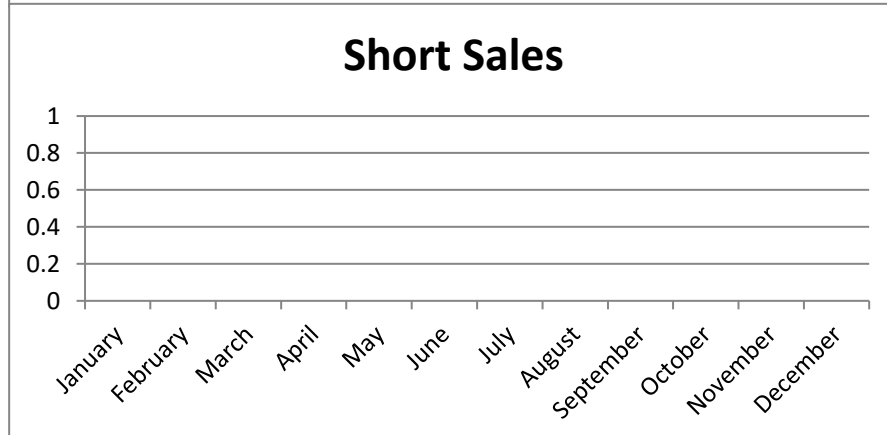
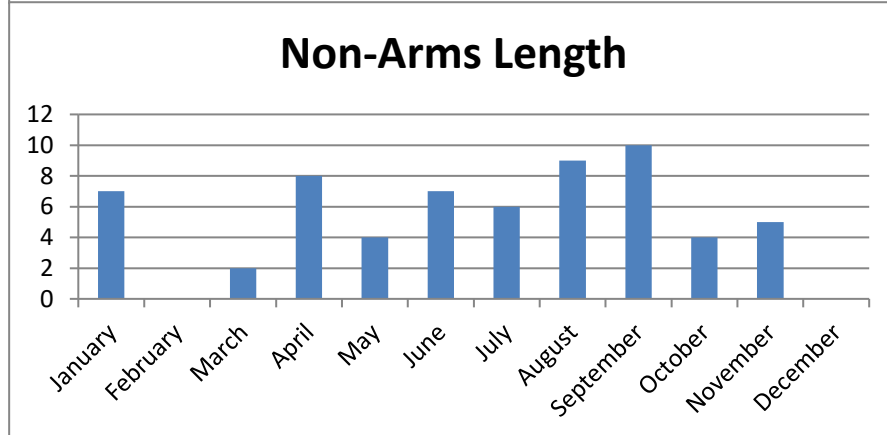
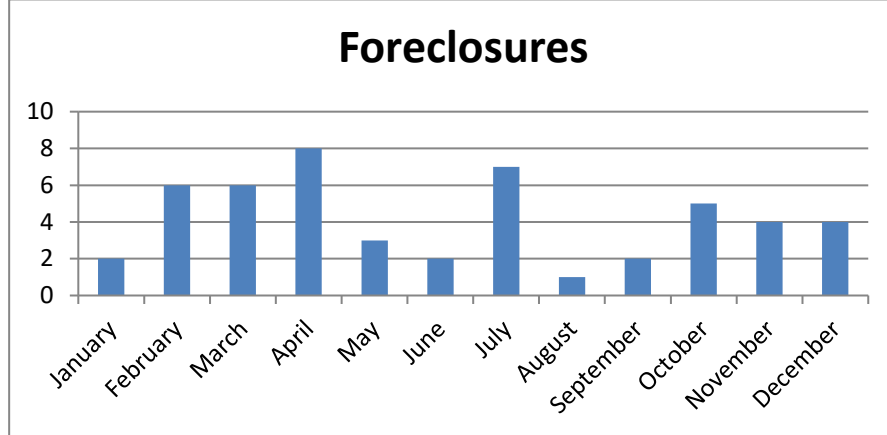
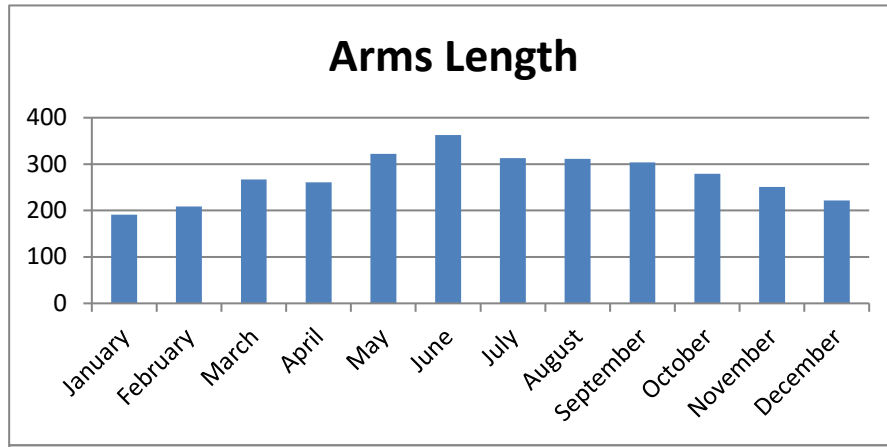
Month	2021	2022	2023
January	5	4	<b>12</b>
February	2	3	<b>4</b>
March	2	2	<b>4</b>
April	3	2	<b>3</b>
May	3	3	<b>3</b>
June	3	3	<b>4</b>
July	4	4	<b>6</b>
August	4	5	<b>4</b>
September	4	4	<b>6</b>
October	4	5	<b>8</b>
November	5	7	<b>16</b>
December	5	13	<b>15</b>

## Sunflower Multiple Listing Service December 2023 Distressed Sales Report

	<i>Total Sales</i>	<i>Arms Length</i>	<i>Foreclosures</i>	<i>Non-Armslength</i>	<i>Short Sales</i>	<i>Distressed Sales</i>	<i>Distressed as % of Total Sales</i>
January	200	191	2	7	0	2	1%
February	215	209	6	0	0	6	3%
March	275	267	6	2	0	6	2%
April	277	261	8	8	0	8	3%
May	329	322	3	4	0	3	1%
June	372	363	2	7	0	2	1%
July	326	313	7	6	0	7	2%
August	321	311	1	9	0	1	0%
September	316	304	2	10	0	2	1%
October	288	279	5	4	0	5	2%
November	260	251	4	5	0	4	2%
December	226	222	4	0	0	4	2%
<b>YTD Totals</b>	<b>3405</b>	<b>3293</b>	<b>50</b>	<b>62</b>	<b>0</b>	<b>50</b>	<b>1%</b>



**Sunflower Multiple Listing Service  
December 2023 Distressed Sales Report**



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

December 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	10	4	6	3	8	5	5	3	4	4	2	3	57	84	112	141	
\$30,000-\$39,999	7	5	6	5	2	6	4	2	4	8	5	8	62	58	72	112	
\$40,000-\$49,999	12	5	2	9	3	4	1	6	22	5	3	5	77	68	109	127	
\$50,000-\$59,999	8	7	11	13	7	13	5	6	5	6	11	3	95	90	122	146	
\$60,000-\$69,999	6	12	13	15	13	8	4	10	7	5	9	4	106	137	127	187	
\$70,000-\$79,999	6	6	7	9	16	6	10	4	6	10	7	5	92	128	142	182	
\$80,000-\$89,999	5	9	9	10	7	11	8	10	9	7	4	7	96	141	178	188	
\$90,000-\$99,999	14	12	15	11	12	9	5	12	11	8	7	9	125	116	180	182	
\$100,000-\$119,999	9	19	19	13	18	23	18	17	25	19	19	8	207	237	291	307	
\$120,000-\$139,999	21	13	20	18	27	23	32	24	20	19	17	16	250	335	350	449	
\$140,000-\$159,999	16	13	26	19	26	33	17	28	27	23	28	15	271	299	352	327	
\$160,000-\$179,999	15	18	23	27	19	26	30	17	33	19	17	16	260	265	340	344	
\$180,000-\$199,999	16	16	14	18	22	21	18	24	17	17	16	17	216	262	329	285	
\$200,000-\$249,999	27	20	48	43	50	50	50	41	41	40	37	45	492	515	578	479	
\$250,000-\$299,999	14	31	22	32	32	45	34	30	40	32	31	26	369	402	387	284	
\$300,000-\$399,999	20	19	23	28	44	55	49	48	42	36	24	26	414	388	409	281	
\$400,000-\$499,999	6	10	8	12	15	22	22	21	13	13	17	11	170	185	147	112	
\$500,000 or more	3	5	12	4	22	15	18	23	7	21	8	3	141	135	81	55	
<b>TOTALS</b>	<b>215</b>	<b>224</b>	<b>284</b>	<b>289</b>	<b>343</b>	<b>375</b>	<b>330</b>	<b>326</b>	<b>333</b>	<b>292</b>	<b>262</b>	<b>227</b>	<b>3500</b>	<b>3845</b>	<b>4306</b>	<b>4188</b>	



## Topeka MSA & Douglas County Housing Report



### Market Overview

#### Topeka MSA & Douglas County Home Sales Fell in December

Total home sales in the Topeka MSA & Douglas County fell last month to 190 units, compared to 192 units in December 2022. Total sales volume was \$38.2 million, down from a year earlier.

The median sale price in December was \$196,750, up from \$165,000 a year earlier. Homes that sold in December were typically on the market for 17 days and sold for 99.6% of their list prices.

#### Topeka MSA & Douglas County Active Listings Up at End of December

The total number of active listings in the Topeka MSA & Douglas County at the end of December was 265 units, up from 215 at the same point in 2022. 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 December was \$229,900.

During December, a total of 169 contracts were written down from 171 in December 2022. At the end of the month, there were 170 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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## Topeka MSA & Douglas County Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>190</b>	<b>192</b>	<b>280</b>	<b>2,795</b>	<b>3,154</b>	<b>3,486</b>
Change from prior year		-1.0%	-31.4%	-2.1%	-11.4%	-9.5%	0.8%
<b>Active Listings</b>		<b>265</b>	<b>215</b>	<b>142</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		23.3%	51.4%	-25.3%			
<b>Months' Supply</b>		<b>1.1</b>	<b>0.8</b>	<b>0.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		37.5%	60.0%	-28.6%			
<b>New Listings</b>		<b>152</b>	<b>153</b>	<b>187</b>	<b>3,201</b>	<b>3,476</b>	<b>3,790</b>
Change from prior year		-0.7%	-18.2%	-8.8%	-7.9%	-8.3%	-1.8%
<b>Contracts Written</b>		<b>169</b>	<b>171</b>	<b>216</b>	<b>2,792</b>	<b>3,088</b>	<b>3,488</b>
Change from prior year		-1.2%	-20.8%	6.4%	-9.6%	-11.5%	-0.3%
<b>Pending Contracts</b>		<b>170</b>	<b>169</b>	<b>226</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.6%	-25.2%	-5.4%			
<b>Sales Volume (1,000s)</b>		<b>38,187</b>	<b>38,304</b>	<b>56,541</b>	<b>610,437</b>	<b>655,424</b>	<b>666,679</b>
Change from prior year		-0.3%	-32.3%	18.1%	-6.9%	-1.7%	14.5%
Average	<b>Sale Price</b>	<b>200,985</b>	<b>199,500</b>	<b>201,933</b>	<b>218,403</b>	<b>207,807</b>	<b>191,245</b>
	Change from prior year	0.7%	-1.2%	20.7%	5.1%	8.7%	13.6%
	<b>List Price of Actives</b>	<b>287,298</b>	<b>308,183</b>	<b>238,213</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-6.8%	29.4%	16.4%			
	<b>Days on Market</b>	<b>30</b>	<b>22</b>	<b>20</b>	<b>19</b>	<b>15</b>	<b>15</b>
Change from prior year	36.4%	10.0%	-9.1%	26.7%	0.0%	-42.3%	
	<b>Percent of List</b>	<b>98.0%</b>	<b>98.5%</b>	<b>99.7%</b>	<b>99.5%</b>	<b>100.5%</b>	<b>100.4%</b>
Change from prior year	-0.5%	-1.2%	1.2%	-1.0%	0.1%	2.0%	
	<b>Percent of Original</b>	<b>94.1%</b>	<b>96.2%</b>	<b>98.2%</b>	<b>97.9%</b>	<b>99.2%</b>	<b>99.5%</b>
Change from prior year	-2.2%	-2.0%	1.2%	-1.3%	-0.3%	2.5%	
Median	<b>Sale Price</b>	<b>196,750</b>	<b>165,000</b>	<b>185,000</b>	<b>190,000</b>	<b>180,000</b>	<b>170,000</b>
	Change from prior year	19.2%	-10.8%	24.2%	5.6%	5.9%	16.4%
	<b>List Price of Actives</b>	<b>229,900</b>	<b>230,000</b>	<b>167,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	0.0%	36.9%	12.0%			
	<b>Days on Market</b>	<b>17</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>
Change from prior year	88.9%	80.0%	-28.6%	25.0%	33.3%	-50.0%	
	<b>Percent of List</b>	<b>99.6%</b>	<b>98.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	0.7%	-1.1%	0.0%	0.0%	0.0%	0.0%	
	<b>Percent of Original</b>	<b>96.0%</b>	<b>97.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-1.4%	-2.6%	0.3%	0.0%	0.0%	0.4%	

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



## Topeka MSA & Douglas County Closed Listings Analysis

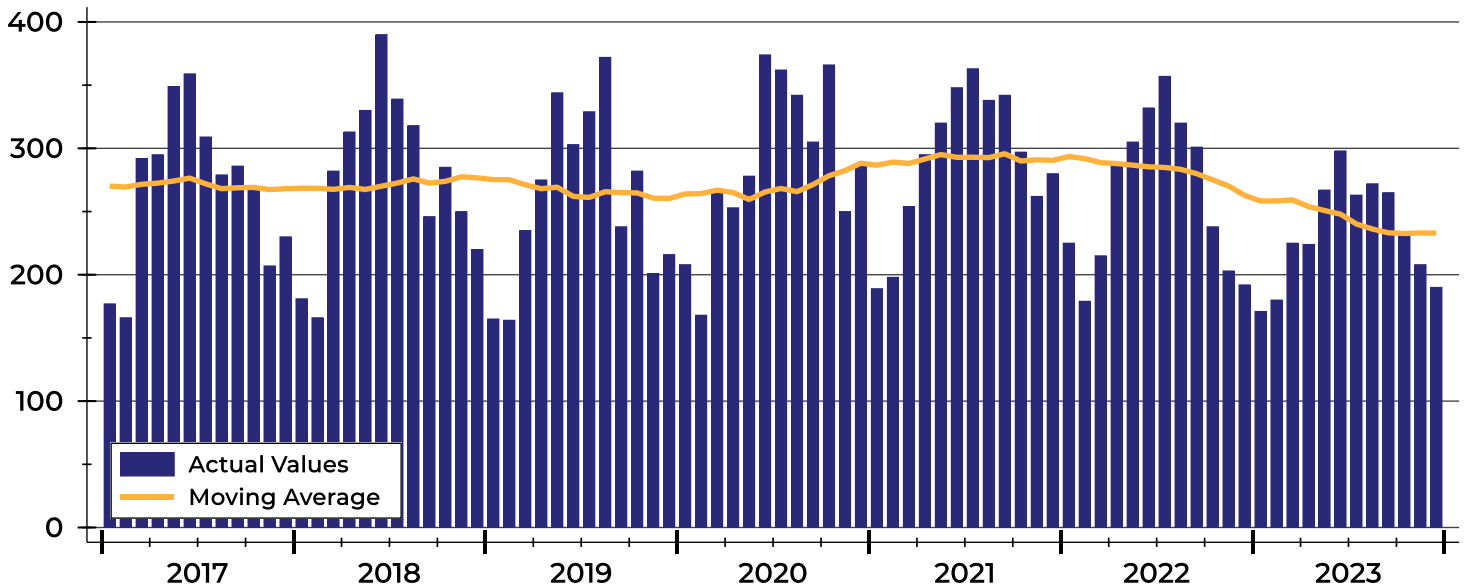
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>190</b>	192	-1.0%	<b>2,795</b>	3,154	-11.4%
Volume (1,000s)		<b>38,187</b>	38,304	-0.3%	<b>610,437</b>	655,424	-6.9%
Months' Supply		<b>1.1</b>	0.8	37.5%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>200,985</b>	199,500	0.7%	<b>218,403</b>	207,807	5.1%
	Days on Market	<b>30</b>	22	36.4%	<b>19</b>	15	26.7%
	Percent of List	<b>98.0%</b>	98.5%	-0.5%	<b>99.5%</b>	100.5%	-1.0%
	Percent of Original	<b>94.1%</b>	96.2%	-2.2%	<b>97.9%</b>	99.2%	-1.3%
Median	Sale Price	<b>196,750</b>	165,000	19.2%	<b>190,000</b>	180,000	5.6%
	Days on Market	<b>17</b>	9	88.9%	<b>5</b>	4	25.0%
	Percent of List	<b>99.6%</b>	98.9%	0.7%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>96.0%</b>	97.4%	-1.4%	<b>100.0%</b>	100.0%	0.0%

A total of 190 homes sold in the Topeka MSA & Douglas County in December, down from 192 units in December 2022. Total sales volume fell to \$38.2 million compared to \$38.3 million in the previous year.

The median sales price in December was \$196,750, up 19.2% compared to the prior year. Median days on market was 17 days, up from 8 days in November, and up from 9 in December 2022.

## History of Closed Listings

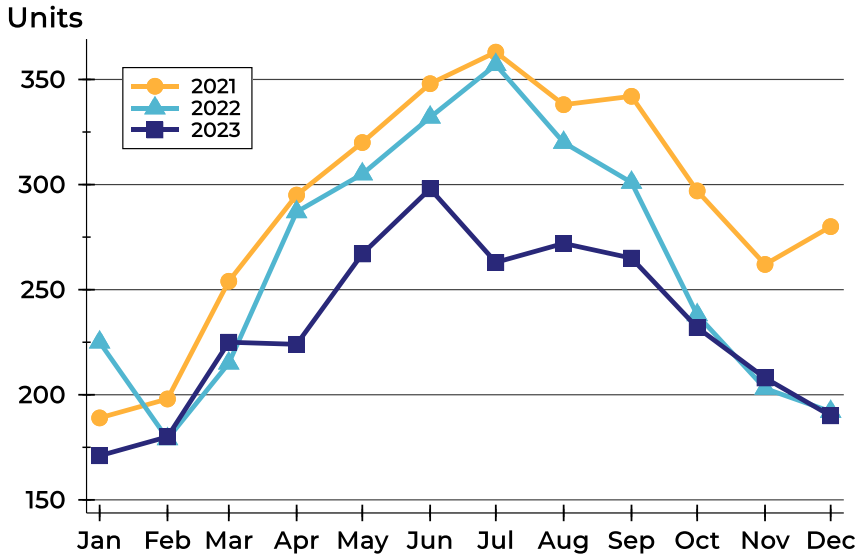
Units





## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	189	225	<b>171</b>
February	198	179	<b>180</b>
March	254	215	<b>225</b>
April	295	287	<b>224</b>
May	320	305	<b>267</b>
June	348	332	<b>298</b>
July	363	357	<b>263</b>
August	338	320	<b>272</b>
September	342	301	<b>265</b>
October	297	238	<b>232</b>
November	262	203	<b>208</b>
December	280	192	<b>190</b>

### Closed Listings by Price Range

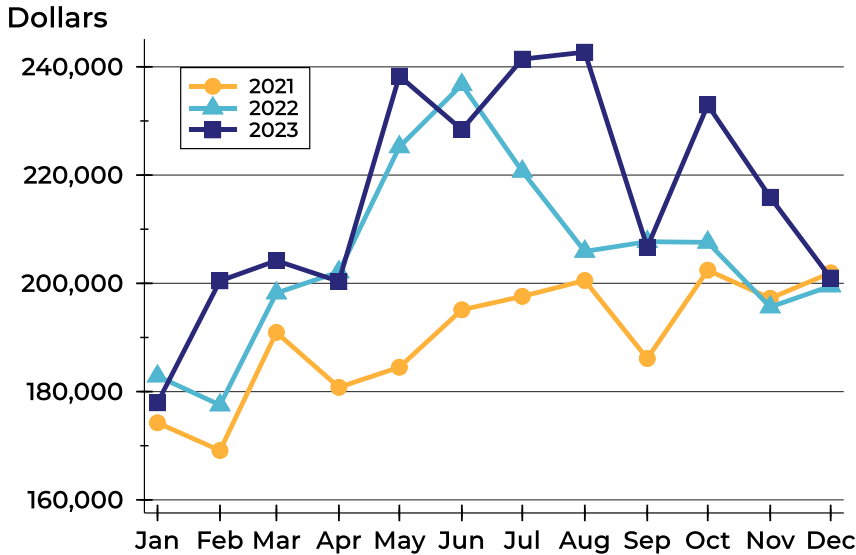
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	0.4	21,500	21,500	12	12	71.9%	71.9%	66.2%	66.2%
\$25,000-\$49,999	14	7.4%	1.6	36,293	35,000	55	16	88.7%	87.4%	80.0%	85.1%
\$50,000-\$99,999	22	11.6%	0.9	80,794	83,000	27	15	97.2%	93.3%	93.5%	92.3%
\$100,000-\$124,999	9	4.7%	0.7	112,249	112,000	13	9	99.0%	100.0%	96.9%	96.0%
\$125,000-\$149,999	18	9.5%	1.0	137,738	137,250	32	23	98.1%	99.0%	92.5%	94.5%
\$150,000-\$174,999	18	9.5%	0.7	160,822	160,250	25	22	99.1%	100.0%	93.7%	97.6%
\$175,000-\$199,999	14	7.4%	1.3	188,018	187,500	18	8	102.0%	100.3%	100.2%	100.0%
\$200,000-\$249,999	40	21.1%	1.0	220,968	217,500	30	22	99.8%	100.0%	95.4%	95.9%
\$250,000-\$299,999	22	11.6%	1.0	269,591	272,000	26	20	99.2%	100.0%	97.7%	99.8%
\$300,000-\$399,999	19	10.0%	1.4	333,812	330,000	22	15	99.3%	100.0%	97.1%	97.4%
\$400,000-\$499,999	9	4.7%	1.7	447,755	440,000	67	39	98.8%	100.0%	95.9%	97.7%
\$500,000-\$749,999	3	1.6%	2.1	566,667	550,000	51	26	95.6%	95.2%	91.5%	95.2%
\$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





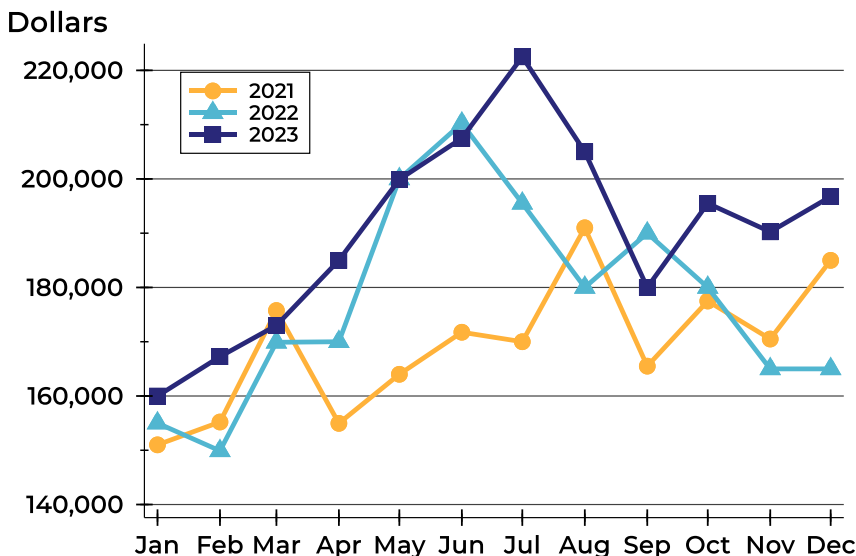
## Topeka MSA & Douglas County Closed Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	174,242	182,865	<b>177,930</b>
<b>February</b>	169,118	177,517	<b>200,452</b>
<b>March</b>	190,932	198,204	<b>204,189</b>
<b>April</b>	180,786	202,102	<b>200,361</b>
<b>May</b>	184,503	225,211	<b>238,294</b>
<b>June</b>	195,111	236,704	<b>228,399</b>
<b>July</b>	197,593	220,695	<b>241,421</b>
<b>August</b>	200,530	205,899	<b>242,709</b>
<b>September</b>	186,114	207,696	<b>206,671</b>
<b>October</b>	202,431	207,577	<b>232,955</b>
<b>November</b>	197,233	195,625	<b>215,906</b>
<b>December</b>	201,933	199,500	<b>200,985</b>

### Median Price

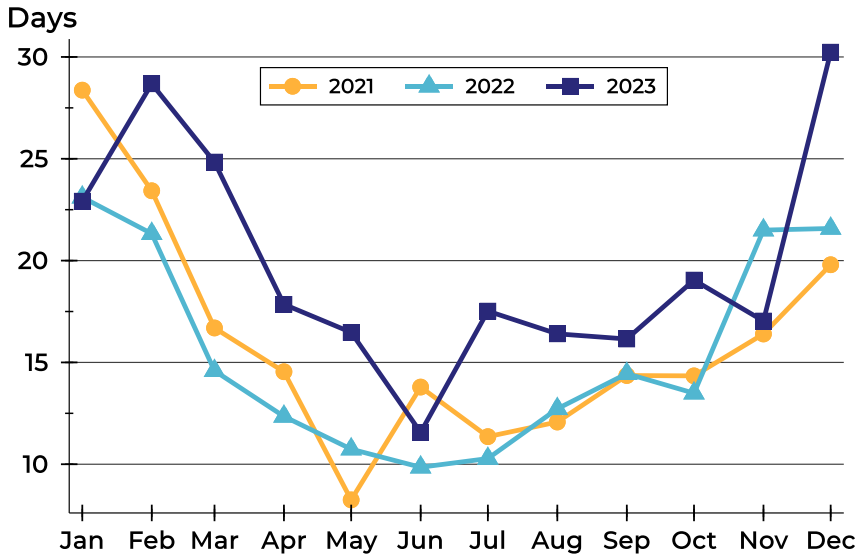


Month	2021	2022	2023
<b>January</b>	151,000	155,000	<b>160,000</b>
<b>February</b>	155,213	149,900	<b>167,250</b>
<b>March</b>	175,750	169,900	<b>173,000</b>
<b>April</b>	154,960	170,001	<b>185,000</b>
<b>May</b>	164,000	200,000	<b>199,900</b>
<b>June</b>	171,750	210,250	<b>207,500</b>
<b>July</b>	170,000	195,500	<b>222,500</b>
<b>August</b>	191,000	180,000	<b>205,000</b>
<b>September</b>	165,500	190,000	<b>180,000</b>
<b>October</b>	177,500	180,000	<b>195,500</b>
<b>November</b>	170,500	165,000	<b>190,250</b>
<b>December</b>	185,000	165,000	<b>196,750</b>



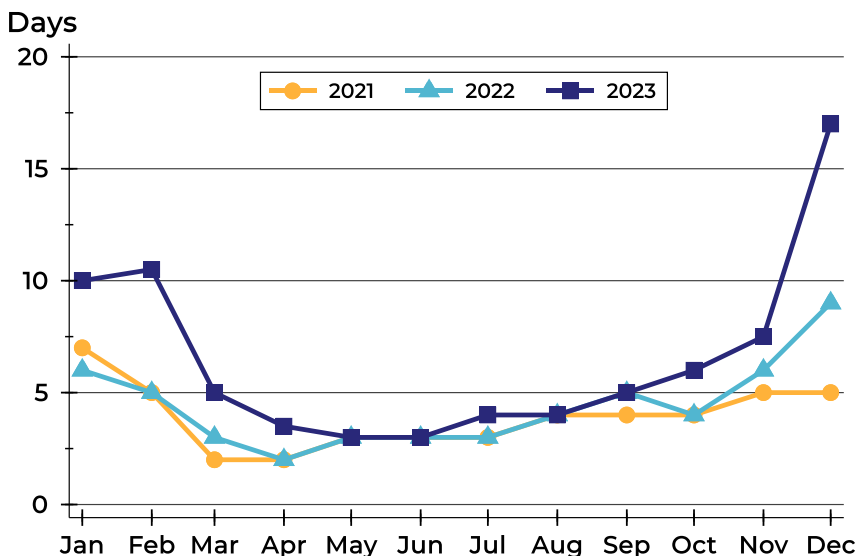
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	28	23	<b>23</b>
February	23	21	<b>29</b>
March	17	15	<b>25</b>
April	15	12	<b>18</b>
May	8	11	<b>16</b>
June	14	10	<b>12</b>
July	11	10	<b>18</b>
August	12	13	<b>16</b>
September	14	14	<b>16</b>
October	14	13	<b>19</b>
November	16	21	<b>17</b>
December	20	22	<b>30</b>

### Median DOM



Month	2021	2022	2023
January	7	6	<b>10</b>
February	5	5	<b>11</b>
March	2	3	<b>5</b>
April	2	2	<b>4</b>
May	3	3	<b>3</b>
June	3	3	<b>3</b>
July	3	3	<b>4</b>
August	4	4	<b>4</b>
September	4	5	<b>5</b>
October	4	4	<b>6</b>
November	5	6	<b>8</b>
December	5	9	<b>17</b>



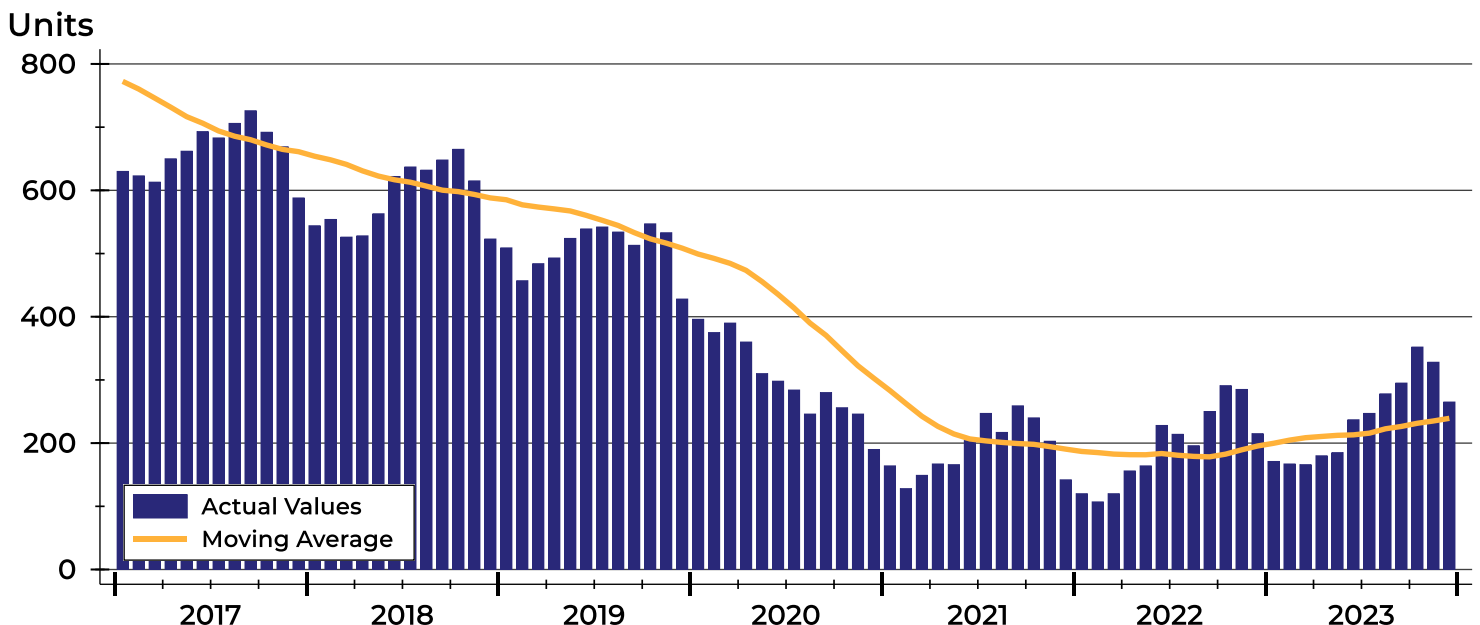
## Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	Change
Active Listings		<b>265</b>	215	23.3%
Volume (1,000s)		<b>76,134</b>	66,259	14.9%
Months' Supply		<b>1.1</b>	0.8	37.5%
Average	List Price	<b>287,298</b>	308,183	-6.8%
	Days on Market	<b>66</b>	61	8.2%
	Percent of Original	<b>96.3%</b>	97.0%	-0.7%
Median	List Price	<b>229,900</b>	230,000	0.0%
	Days on Market	<b>54</b>	45	20.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 265 homes were available for sale in the Topeka MSA & Douglas County at the end of December. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$229,900, showing little change from the same point in 2022. The typical time on market for active listings was 54 days, up from 45 days a year earlier.

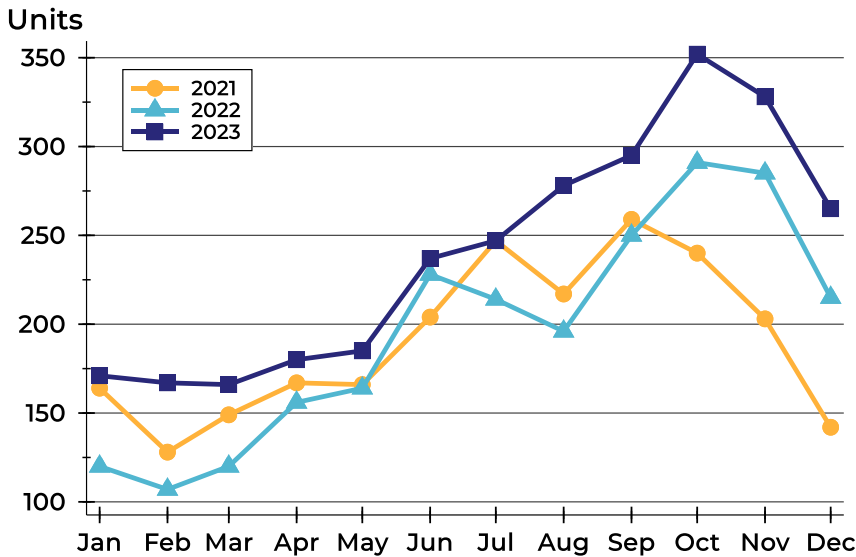
### History of Active Listings





## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
<b>January</b>	164	120	<b>171</b>
<b>February</b>	128	107	<b>167</b>
<b>March</b>	149	120	<b>166</b>
<b>April</b>	167	156	<b>180</b>
<b>May</b>	166	164	<b>185</b>
<b>June</b>	204	228	<b>237</b>
<b>July</b>	247	214	<b>247</b>
<b>August</b>	217	196	<b>278</b>
<b>September</b>	259	250	<b>295</b>
<b>October</b>	240	291	<b>352</b>
<b>November</b>	203	285	<b>328</b>
<b>December</b>	142	215	<b>265</b>

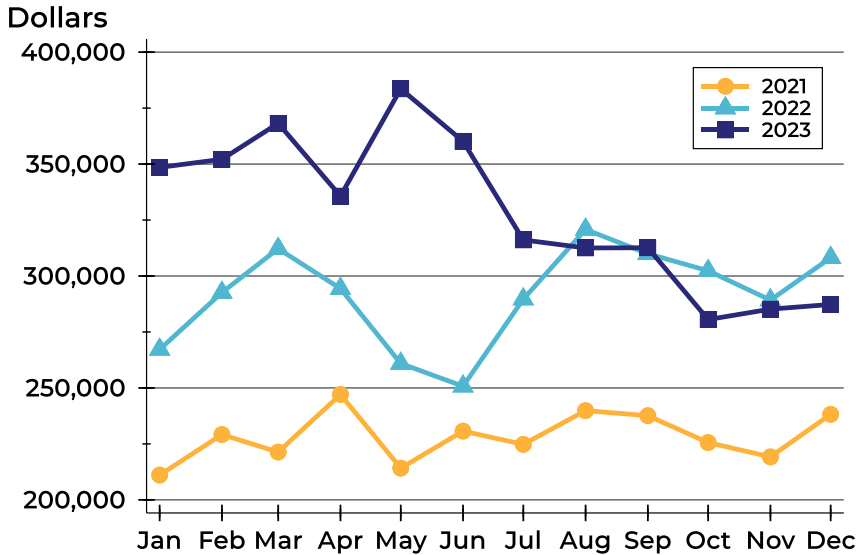
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.4%	0.4	20,000	20,000	17	17	100.0%	100.0%
\$25,000-\$49,999	12	4.5%	1.6	38,549	38,950	54	36	92.8%	100.0%
\$50,000-\$99,999	30	11.3%	0.9	78,032	79,950	68	69	92.1%	100.0%
\$100,000-\$124,999	11	4.2%	0.7	115,114	115,000	56	48	96.4%	98.1%
\$125,000-\$149,999	22	8.3%	1.0	139,145	140,000	48	48	98.5%	100.0%
\$150,000-\$174,999	15	5.7%	0.7	161,887	160,000	44	32	97.5%	100.0%
\$175,000-\$199,999	25	9.4%	1.3	189,185	189,500	69	44	95.9%	100.0%
\$200,000-\$249,999	32	12.1%	1.0	226,506	227,450	66	62	96.9%	97.7%
\$250,000-\$299,999	26	9.8%	1.0	279,583	279,450	47	49	98.1%	100.0%
\$300,000-\$399,999	40	15.1%	1.4	347,353	339,950	66	51	97.1%	100.0%
\$400,000-\$499,999	22	8.3%	1.7	452,920	449,000	92	65	96.6%	100.0%
\$500,000-\$749,999	18	6.8%	2.1	615,083	622,500	67	52	96.8%	97.9%
\$750,000-\$999,999	8	3.0%	N/A	836,113	824,500	126	98	97.6%	100.0%
\$1,000,000 and up	3	1.1%	N/A	1,896,333	1,690,000	153	126	93.6%	91.7%



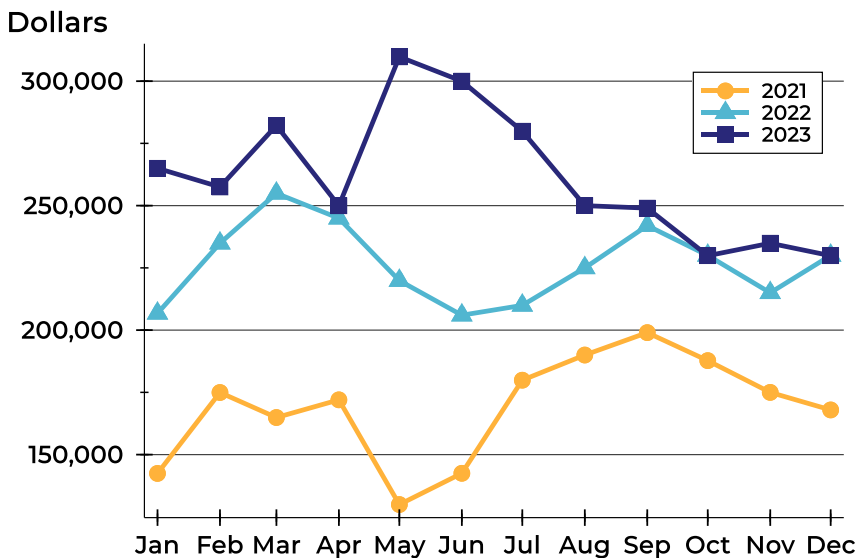
## Topeka MSA & Douglas County Active Listings Analysis

### Average Price



Month	2021	2022	2023
January	211,083	267,205	<b>348,519</b>
February	229,182	292,627	<b>352,143</b>
March	221,362	312,200	<b>368,210</b>
April	247,081	294,384	<b>335,695</b>
May	214,175	260,918	<b>383,634</b>
June	230,717	250,771	<b>360,176</b>
July	224,797	289,675	<b>316,123</b>
August	239,872	320,814	<b>312,541</b>
September	237,619	309,934	<b>312,626</b>
October	225,615	302,351	<b>280,559</b>
November	219,195	289,231	<b>285,207</b>
December	238,213	308,183	<b>287,298</b>

### Median Price

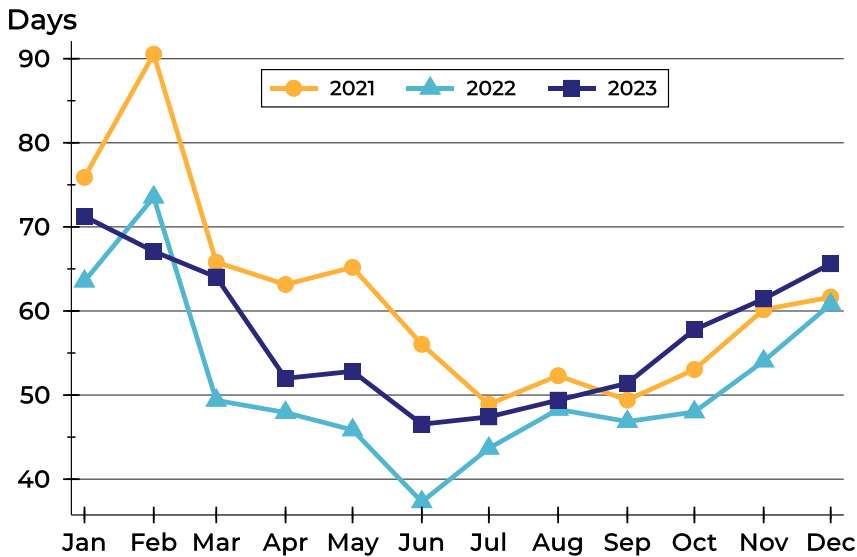


Month	2021	2022	2023
January	142,450	206,750	<b>265,000</b>
February	174,950	234,900	<b>257,500</b>
March	164,900	254,950	<b>282,200</b>
April	172,000	244,950	<b>249,950</b>
May	129,950	219,900	<b>309,777</b>
June	142,500	206,000	<b>300,000</b>
July	179,900	209,950	<b>279,900</b>
August	190,000	225,000	<b>250,000</b>
September	199,000	241,985	<b>249,000</b>
October	187,750	230,000	<b>229,900</b>
November	175,000	215,000	<b>234,900</b>
December	167,950	230,000	<b>229,900</b>



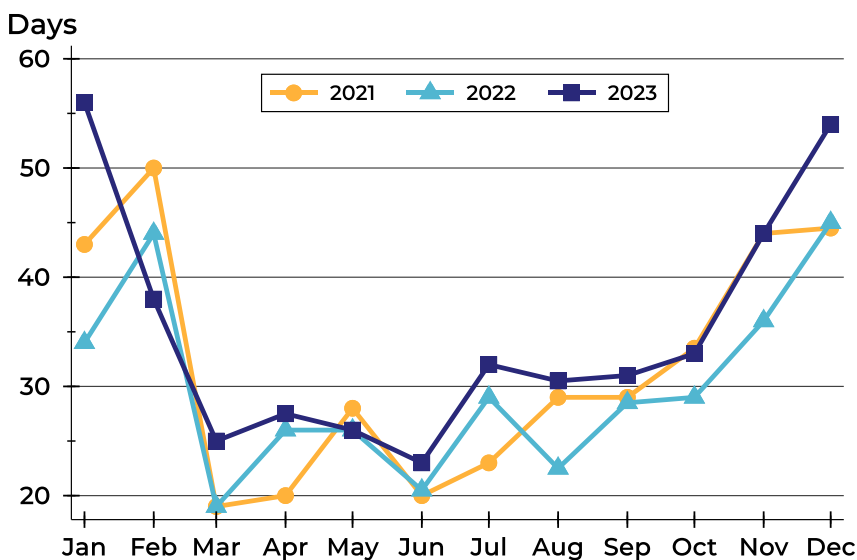
## Topeka MSA & Douglas County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	76	64	<b>71</b>
February	91	74	<b>67</b>
March	66	49	<b>64</b>
April	63	48	<b>52</b>
May	65	46	<b>53</b>
June	56	37	<b>47</b>
July	49	44	<b>47</b>
August	52	48	<b>49</b>
September	49	47	<b>51</b>
October	53	48	<b>58</b>
November	60	54	<b>61</b>
December	62	61	<b>66</b>

### Median DOM

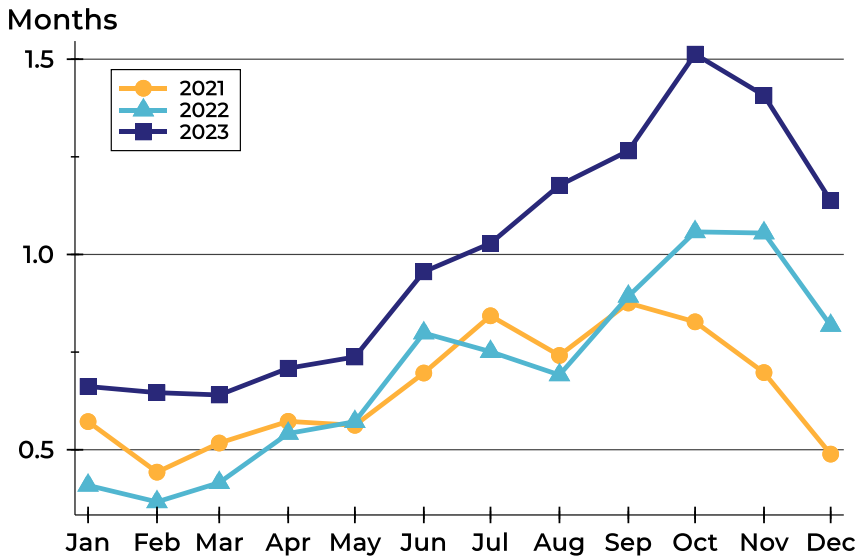


Month	2021	2022	2023
January	43	34	<b>56</b>
February	50	44	<b>38</b>
March	19	19	<b>25</b>
April	20	26	<b>28</b>
May	28	26	<b>26</b>
June	20	21	<b>23</b>
July	23	29	<b>32</b>
August	29	23	<b>31</b>
September	29	29	<b>31</b>
October	34	29	<b>33</b>
November	44	36	<b>44</b>
December	45	45	<b>54</b>



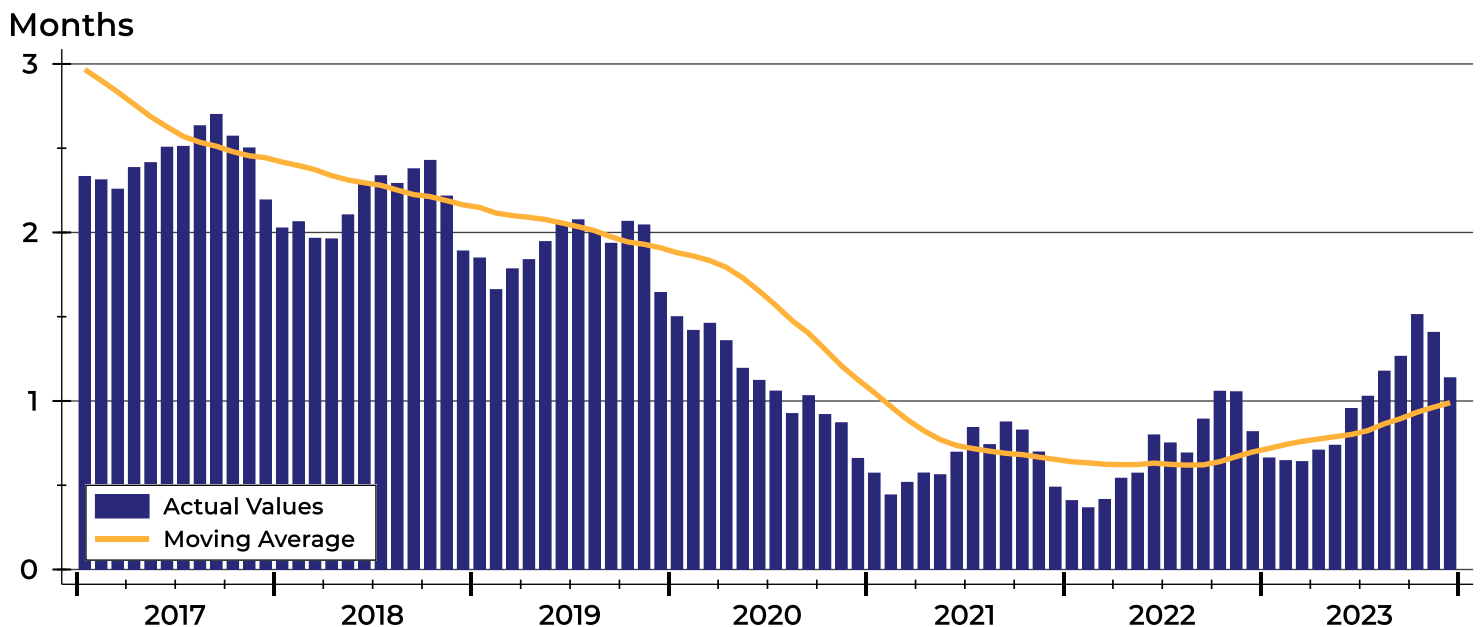
## Topeka MSA & Douglas County Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.7</b>
February	0.4	0.4	<b>0.6</b>
March	0.5	0.4	<b>0.6</b>
April	0.6	0.5	<b>0.7</b>
May	0.6	0.6	<b>0.7</b>
June	0.7	0.8	<b>1.0</b>
July	0.8	0.8	<b>1.0</b>
August	0.7	0.7	<b>1.2</b>
September	0.9	0.9	<b>1.3</b>
October	0.8	1.1	<b>1.5</b>
November	0.7	1.1	<b>1.4</b>
December	0.5	0.8	<b>1.1</b>

### History of Month's Supply





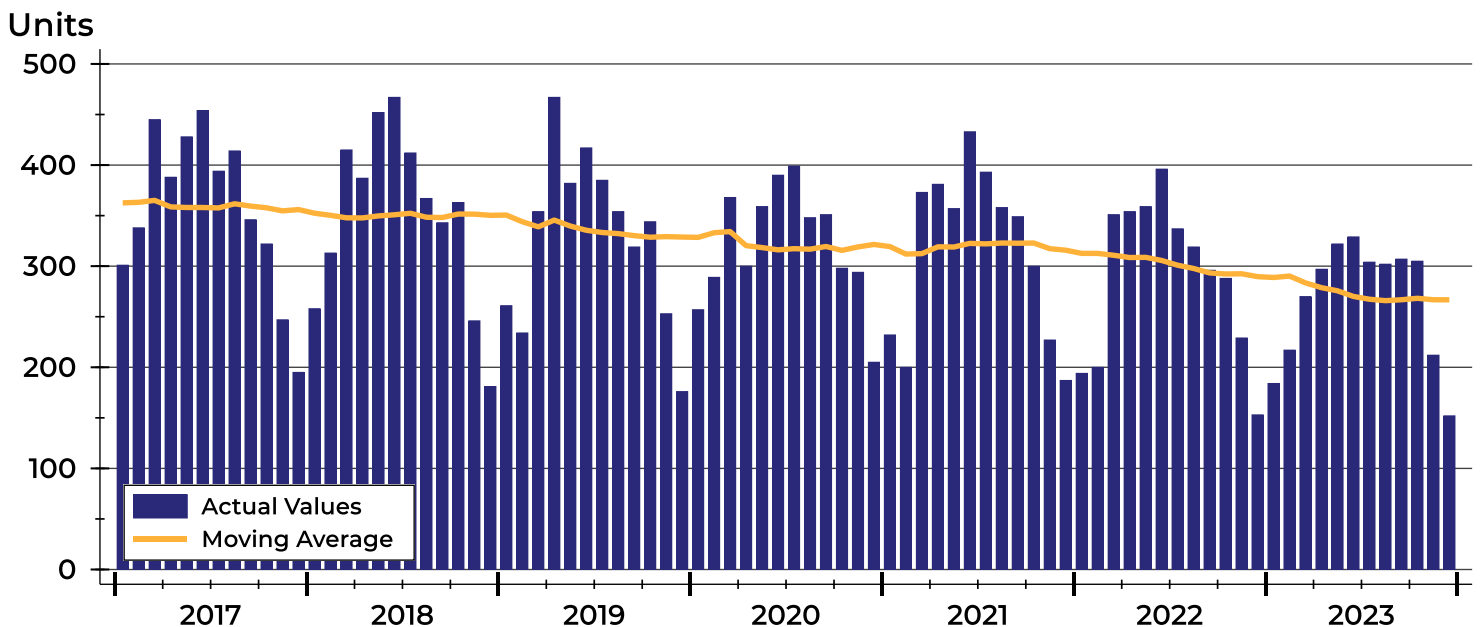
## Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>152</b>	153	-0.7%
	Volume (1,000s)	<b>32,618</b>	31,330	4.1%
	Average List Price	<b>214,594</b>	204,773	4.8%
	Median List Price	<b>183,750</b>	175,000	5.0%
Year-to-Date	New Listings	<b>3,201</b>	3,476	-7.9%
	Volume (1,000s)	<b>737,731</b>	756,629	-2.5%
	Average List Price	<b>230,469</b>	217,672	5.9%
	Median List Price	<b>195,000</b>	184,500	5.7%

A total of 152 new listings were added in the Topeka MSA & Douglas County during December, down 0.7% from the same month in 2022. Year-to-date the Topeka MSA & Douglas County has seen 3,201 new listings.

The median list price of these homes was \$183,750 up from \$175,000 in 2022.

### History of New Listings

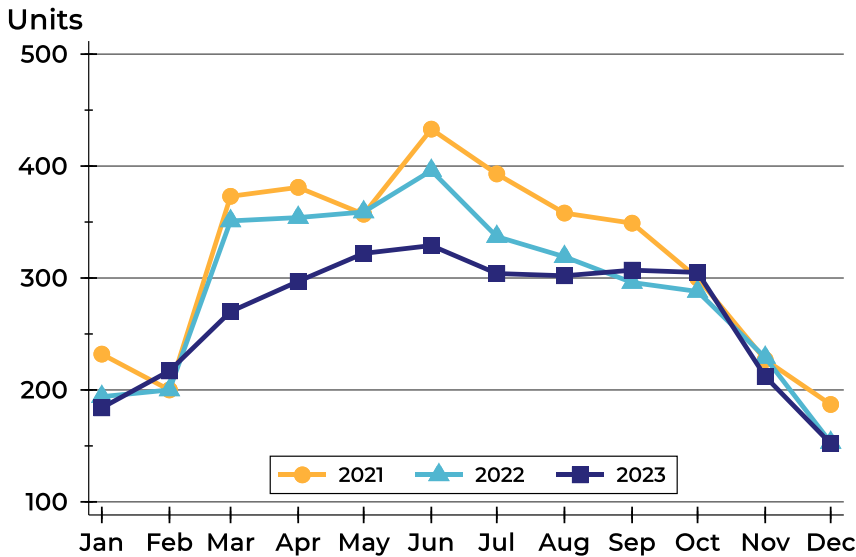






## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	232	194	<b>184</b>
February	200	200	<b>217</b>
March	373	351	<b>270</b>
April	381	354	<b>297</b>
May	357	359	<b>322</b>
June	433	396	<b>329</b>
July	393	337	<b>304</b>
August	358	319	<b>302</b>
September	349	296	<b>307</b>
October	300	288	<b>305</b>
November	227	229	<b>212</b>
December	187	153	<b>152</b>

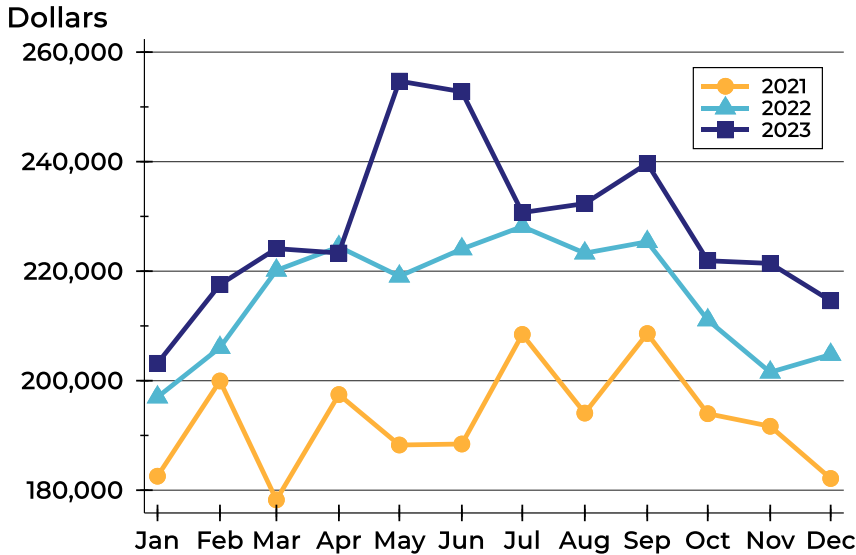
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.3%	18,250	18,250	12	12	100.0%	100.0%
\$25,000-\$49,999	8	5.3%	38,737	39,000	20	19	99.3%	100.0%
\$50,000-\$99,999	17	11.2%	76,785	72,000	12	8	101.1%	100.0%
\$100,000-\$124,999	16	10.5%	115,394	115,500	13	9	96.9%	100.0%
\$125,000-\$149,999	12	7.9%	137,092	138,250	15	13	100.0%	100.0%
\$150,000-\$174,999	15	9.9%	160,787	159,900	13	10	99.9%	100.0%
\$175,000-\$199,999	18	11.8%	188,777	187,500	12	9	99.7%	100.0%
\$200,000-\$249,999	19	12.5%	231,900	239,900	12	10	99.9%	100.0%
\$250,000-\$299,999	16	10.5%	275,641	269,900	13	10	98.3%	100.0%
\$300,000-\$399,999	16	10.5%	364,086	364,450	19	21	99.3%	100.0%
\$400,000-\$499,999	4	2.6%	421,688	420,925	20	23	100.0%	100.0%
\$500,000-\$749,999	8	5.3%	573,350	564,900	17	15	100.3%	100.0%
\$750,000-\$999,999	1	0.7%	750,000	750,000	10	10	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



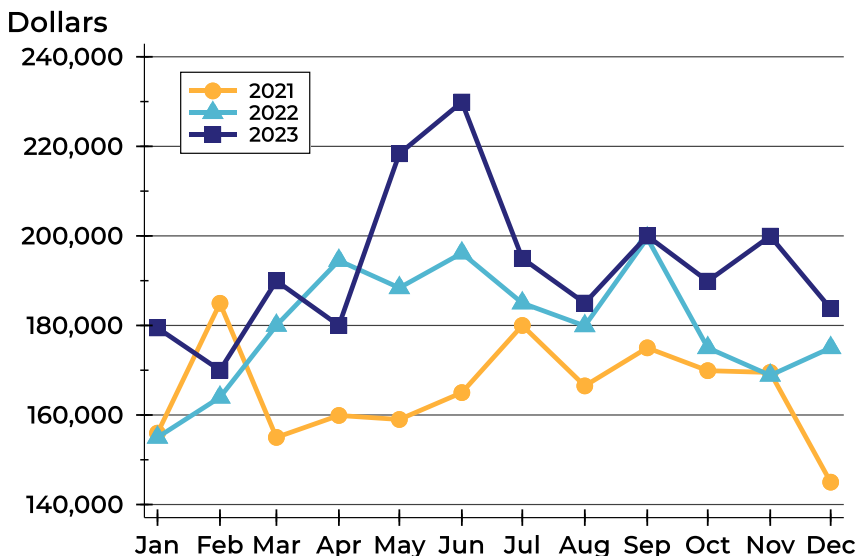
## Topeka MSA & Douglas County New Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	182,559	196,996	<b>203,174</b>
<b>February</b>	199,950	206,048	<b>217,557</b>
<b>March</b>	178,234	220,151	<b>224,120</b>
<b>April</b>	197,469	224,448	<b>223,315</b>
<b>May</b>	188,257	219,072	<b>254,709</b>
<b>June</b>	188,439	224,050	<b>252,775</b>
<b>July</b>	208,445	228,155	<b>230,709</b>
<b>August</b>	194,080	223,292	<b>232,345</b>
<b>September</b>	208,605	225,374	<b>239,671</b>
<b>October</b>	193,974	211,083	<b>221,906</b>
<b>November</b>	191,675	201,540	<b>221,419</b>
<b>December</b>	182,140	204,773	<b>214,594</b>

### Median Price



Month	2021	2022	2023
<b>January</b>	155,950	155,000	<b>179,450</b>
<b>February</b>	184,950	163,950	<b>170,000</b>
<b>March</b>	155,000	180,000	<b>189,950</b>
<b>April</b>	159,900	194,500	<b>180,000</b>
<b>May</b>	159,000	188,400	<b>218,350</b>
<b>June</b>	165,000	196,150	<b>229,900</b>
<b>July</b>	180,000	185,000	<b>195,000</b>
<b>August</b>	166,500	179,900	<b>185,000</b>
<b>September</b>	175,000	199,500	<b>200,000</b>
<b>October</b>	169,900	175,000	<b>189,900</b>
<b>November</b>	169,500	168,850	<b>199,950</b>
<b>December</b>	145,000	175,000	<b>183,750</b>



## Topeka MSA & Douglas County Contracts Written Analysis

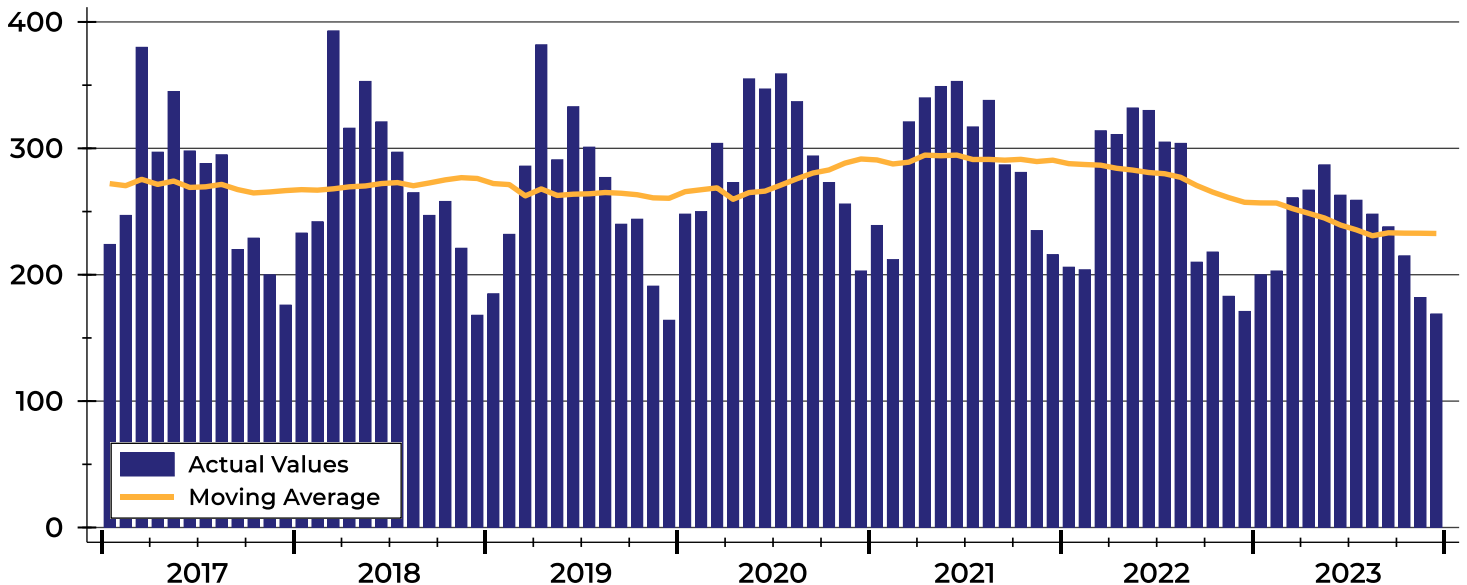
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>169</b>	171	-1.2%	<b>2,792</b>	3,088	-9.6%
Volume (1,000s)		<b>36,332</b>	33,317	9.0%	<b>615,287</b>	640,492	-3.9%
Average	Sale Price	<b>214,983</b>	194,836	10.3%	<b>220,375</b>	207,413	6.2%
	Days on Market	<b>36</b>	29	24.1%	<b>20</b>	14	42.9%
	Percent of Original	<b>95.6%</b>	93.9%	1.8%	<b>98.0%</b>	99.2%	-1.2%
Median	Sale Price	<b>190,000</b>	160,000	18.8%	<b>189,900</b>	179,900	5.6%
	Days on Market	<b>18</b>	17	5.9%	<b>5</b>	4	25.0%
	Percent of Original	<b>100.0%</b>	95.8%	4.4%	<b>100.0%</b>	100.0%	0.0%

A total of 169 contracts for sale were written in the Topeka MSA & Douglas County during the month of December, down from 171 in 2022. The median list price of these homes was \$190,000, up from \$160,000 the prior year.

Half of the homes that went under contract in December were on the market less than 18 days, compared to 17 days in December 2022.

## History of Contracts Written

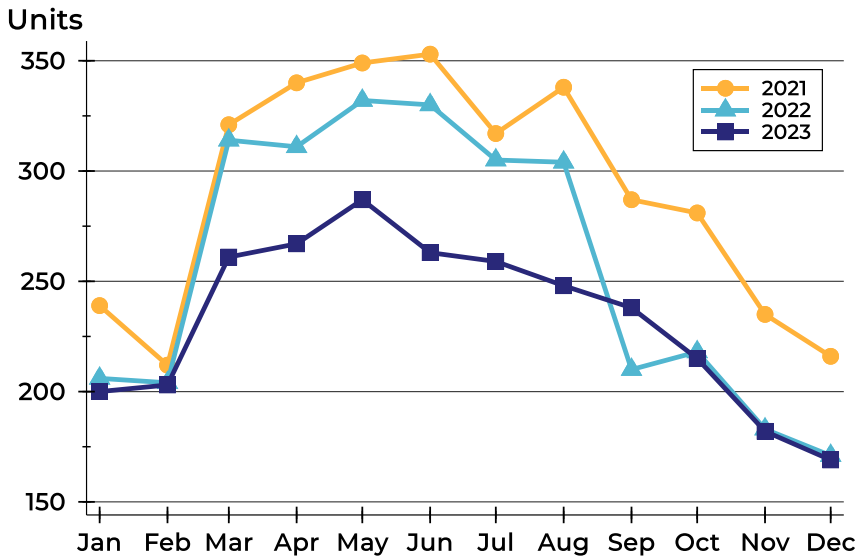
Units





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
<b>January</b>	239	206	<b>200</b>
<b>February</b>	212	204	<b>203</b>
<b>March</b>	321	314	<b>261</b>
<b>April</b>	340	311	<b>267</b>
<b>May</b>	349	332	<b>287</b>
<b>June</b>	353	330	<b>263</b>
<b>July</b>	317	305	<b>259</b>
<b>August</b>	338	304	<b>248</b>
<b>September</b>	287	210	<b>238</b>
<b>October</b>	281	218	<b>215</b>
<b>November</b>	235	183	<b>182</b>
<b>December</b>	216	171	<b>169</b>

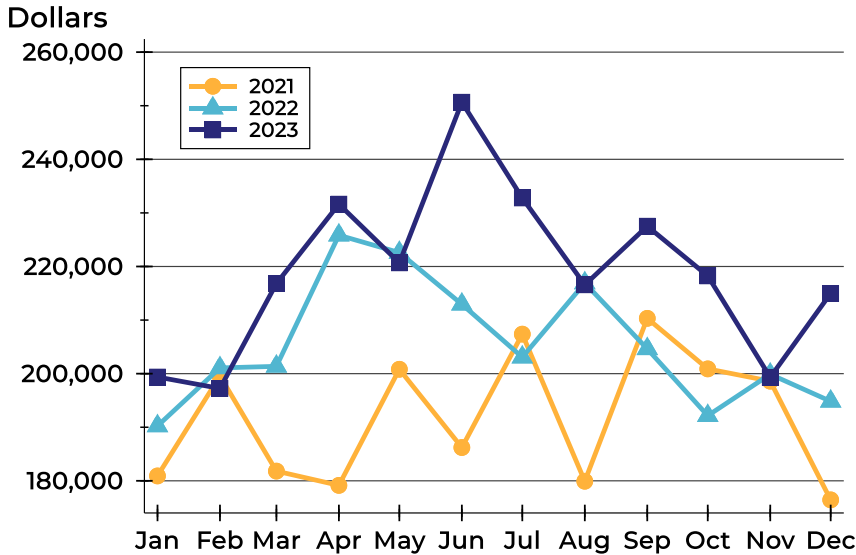
### Contracts Written by Price Range

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%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	11	6.5%	40,082	42,000	48	15	89.5%	100.0%
\$50,000-\$99,999	21	12.4%	78,607	77,000	38	12	93.5%	100.0%
\$100,000-\$124,999	12	7.1%	114,204	113,500	24	9	93.6%	96.3%
\$125,000-\$149,999	12	7.1%	141,673	142,475	41	21	95.4%	98.4%
\$150,000-\$174,999	17	10.1%	161,009	160,000	22	15	97.4%	100.0%
\$175,000-\$199,999	18	10.7%	187,364	185,000	34	17	97.3%	100.0%
\$200,000-\$249,999	28	16.6%	230,595	234,950	33	29	96.5%	98.5%
\$250,000-\$299,999	19	11.2%	275,066	275,000	34	19	96.5%	100.0%
\$300,000-\$399,999	17	10.1%	346,912	349,000	46	36	96.7%	98.5%
\$400,000-\$499,999	3	1.8%	448,633	455,900	28	31	100.0%	100.0%
\$500,000-\$749,999	10	5.9%	611,740	597,000	62	65	94.8%	94.0%
\$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



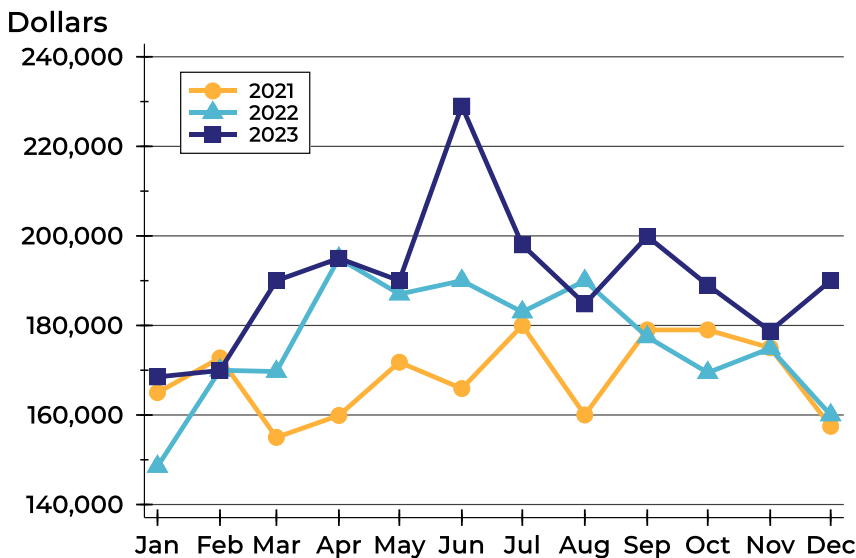
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



Month	2021	2022	2023
January	180,913	190,241	<b>199,372</b>
February	199,587	201,076	<b>197,245</b>
March	181,815	201,369	<b>216,818</b>
April	179,154	225,842	<b>231,640</b>
May	200,824	222,595	<b>220,676</b>
June	186,220	212,952	<b>250,657</b>
July	207,376	203,075	<b>232,784</b>
August	179,926	216,919	<b>216,578</b>
September	210,326	204,632	<b>227,526</b>
October	200,894	192,159	<b>218,243</b>
November	198,600	199,883	<b>199,323</b>
December	176,447	194,836	<b>214,983</b>

### Median Price

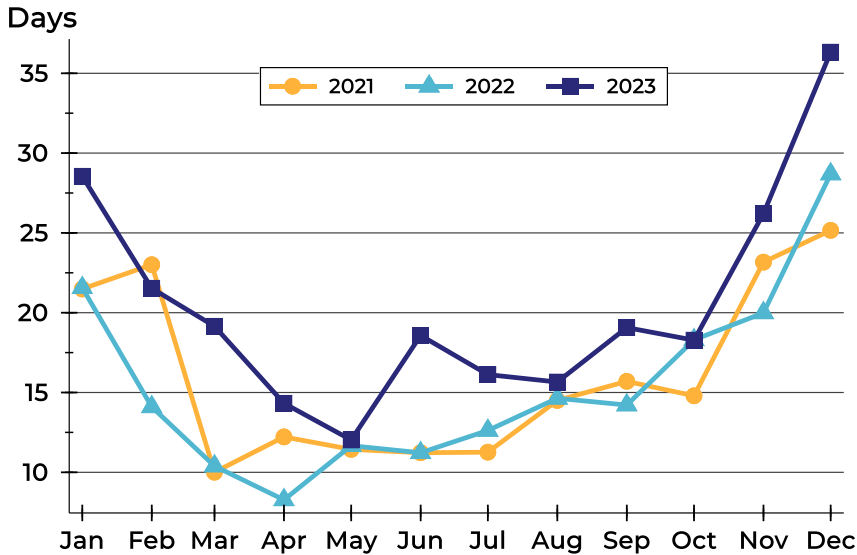


Month	2021	2022	2023
January	164,995	148,500	<b>168,500</b>
February	172,750	170,000	<b>169,950</b>
March	155,000	169,700	<b>190,000</b>
April	159,900	195,000	<b>195,000</b>
May	171,800	187,000	<b>190,000</b>
June	165,900	190,000	<b>229,000</b>
July	180,000	183,000	<b>198,000</b>
August	160,000	189,975	<b>184,800</b>
September	179,000	177,450	<b>199,900</b>
October	179,000	169,450	<b>189,000</b>
November	175,000	174,900	<b>178,750</b>
December	157,475	160,000	<b>190,000</b>



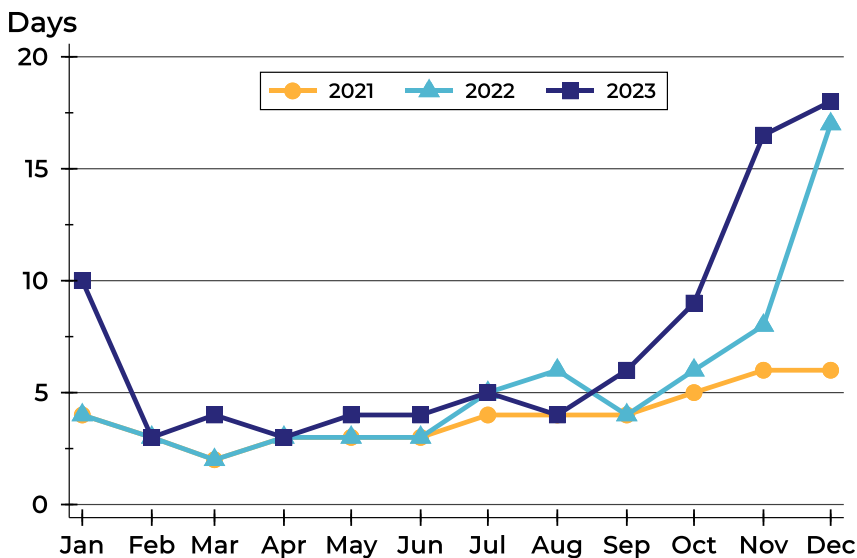
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	21	22	29
February	23	14	22
March	10	10	19
April	12	8	14
May	11	12	12
June	11	11	19
July	11	13	16
August	15	15	16
September	16	14	19
October	15	18	18
November	23	20	26
December	25	29	36

### Median DOM



Month	2021	2022	2023
January	4	4	10
February	3	3	3
March	2	2	4
April	3	3	3
May	3	3	4
June	3	3	4
July	4	5	5
August	4	6	4
September	4	4	6
October	5	6	9
November	6	8	17
December	6	17	18



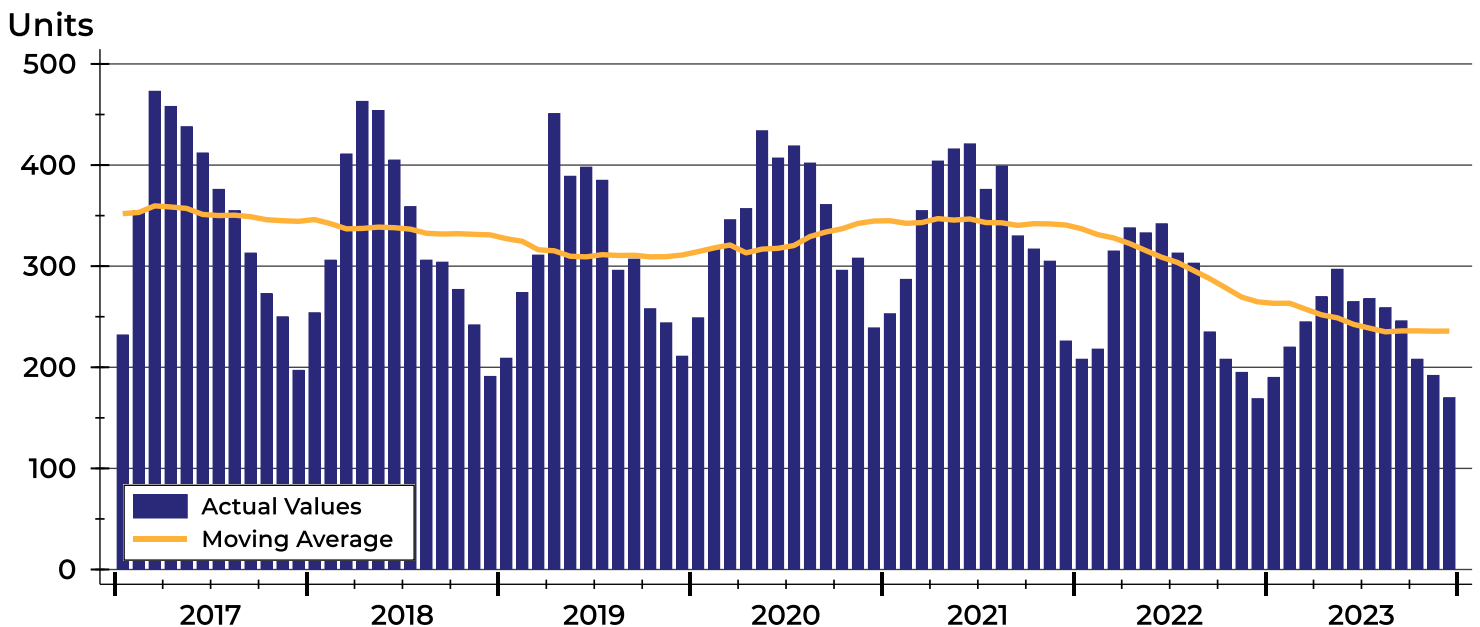
# Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		170	169	0.6%
Volume (1,000s)		38,302	34,369	11.4%
Average	List Price	225,309	203,368	10.8%
	Days on Market	31	31	0.0%
	Percent of Original	97.9%	97.4%	0.5%
Median	List Price	193,450	175,000	10.5%
	Days on Market	18	16	12.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 170 listings in the Topeka MSA & Douglas County had contracts pending at the end of December, up from 169 contracts pending at the end of December 2022.

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.

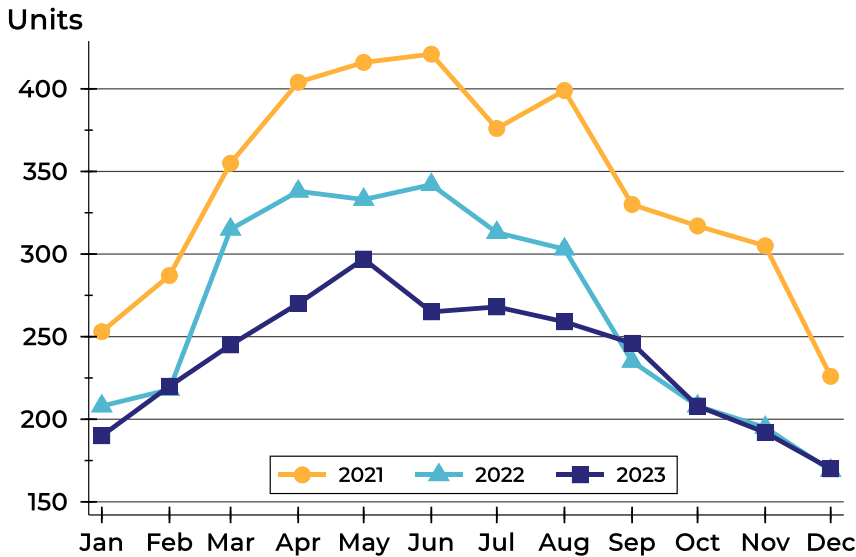
## History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
<b>January</b>	253	208	<b>190</b>
<b>February</b>	287	218	<b>220</b>
<b>March</b>	355	315	<b>245</b>
<b>April</b>	404	338	<b>270</b>
<b>May</b>	416	333	<b>297</b>
<b>June</b>	421	342	<b>265</b>
<b>July</b>	376	313	<b>268</b>
<b>August</b>	399	303	<b>259</b>
<b>September</b>	330	235	<b>246</b>
<b>October</b>	317	208	<b>208</b>
<b>November</b>	305	195	<b>192</b>
<b>December</b>	226	169	<b>170</b>

### Pending Contracts by Price Range

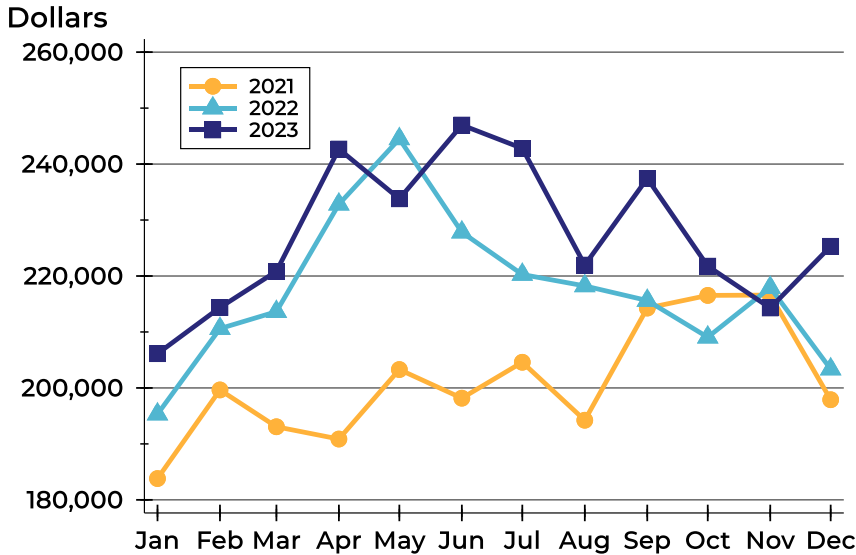
Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	6	3.5%	42,000	48,500	16	15	100.0%	100.0%
\$50,000-\$99,999	20	11.8%	82,108	83,700	38	15	92.9%	100.0%
\$100,000-\$124,999	13	7.6%	115,335	115,000	24	9	96.7%	100.0%
\$125,000-\$149,999	10	5.9%	143,410	148,950	30	22	98.0%	100.0%
\$150,000-\$174,999	20	11.8%	161,828	160,000	19	10	105.6%	100.0%
\$175,000-\$199,999	22	12.9%	187,911	185,000	31	15	97.3%	100.0%
\$200,000-\$249,999	22	12.9%	232,557	234,950	29	21	98.0%	100.0%
\$250,000-\$299,999	20	11.8%	277,788	275,000	32	21	96.6%	100.0%
\$300,000-\$399,999	21	12.4%	345,890	349,000	38	29	98.0%	100.0%
\$400,000-\$499,999	6	3.5%	455,617	452,900	22	20	100.0%	100.0%
\$500,000-\$749,999	9	5.3%	602,044	575,000	61	64	94.7%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





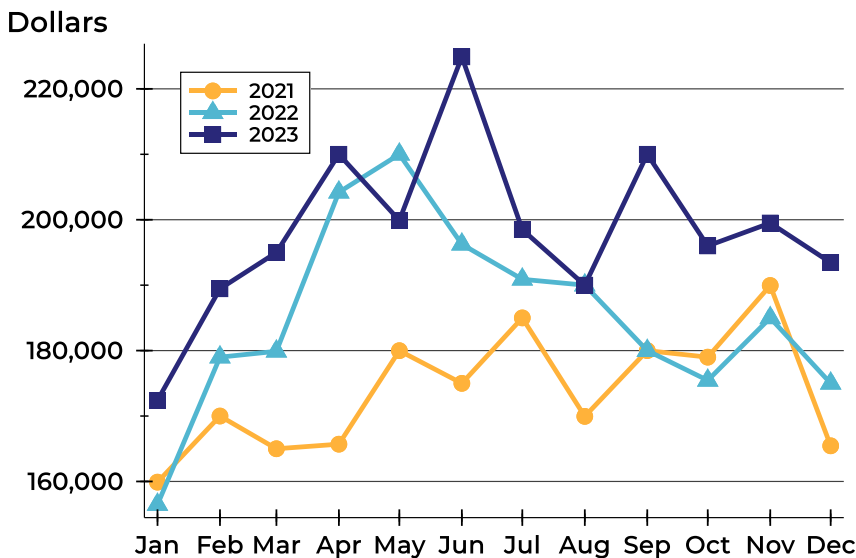
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	183,808	195,316	<b>206,120</b>
<b>February</b>	199,648	210,606	<b>214,370</b>
<b>March</b>	193,064	213,633	<b>220,833</b>
<b>April</b>	190,868	232,819	<b>242,693</b>
<b>May</b>	203,289	244,501	<b>233,797</b>
<b>June</b>	198,171	227,830	<b>246,977</b>
<b>July</b>	204,591	220,275	<b>242,806</b>
<b>August</b>	194,233	218,226	<b>221,959</b>
<b>September</b>	214,271	215,617	<b>237,441</b>
<b>October</b>	216,535	209,061	<b>221,769</b>
<b>November</b>	216,593	217,936	<b>214,286</b>
<b>December</b>	197,893	203,368	<b>225,309</b>

### Median Price

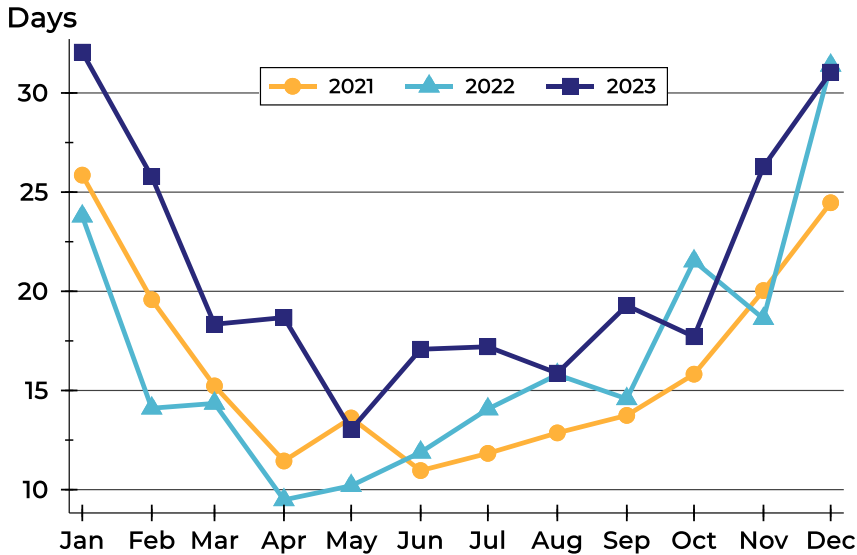


Month	2021	2022	2023
<b>January</b>	159,900	156,475	<b>172,400</b>
<b>February</b>	170,000	179,000	<b>189,450</b>
<b>March</b>	165,000	179,900	<b>195,000</b>
<b>April</b>	165,700	204,200	<b>210,000</b>
<b>May</b>	179,993	210,000	<b>199,900</b>
<b>June</b>	175,000	196,250	<b>224,900</b>
<b>July</b>	185,000	190,900	<b>198,500</b>
<b>August</b>	169,950	190,000	<b>190,000</b>
<b>September</b>	180,000	180,000	<b>210,000</b>
<b>October</b>	179,000	175,450	<b>196,000</b>
<b>November</b>	189,950	185,000	<b>199,500</b>
<b>December</b>	165,450	175,000	<b>193,450</b>



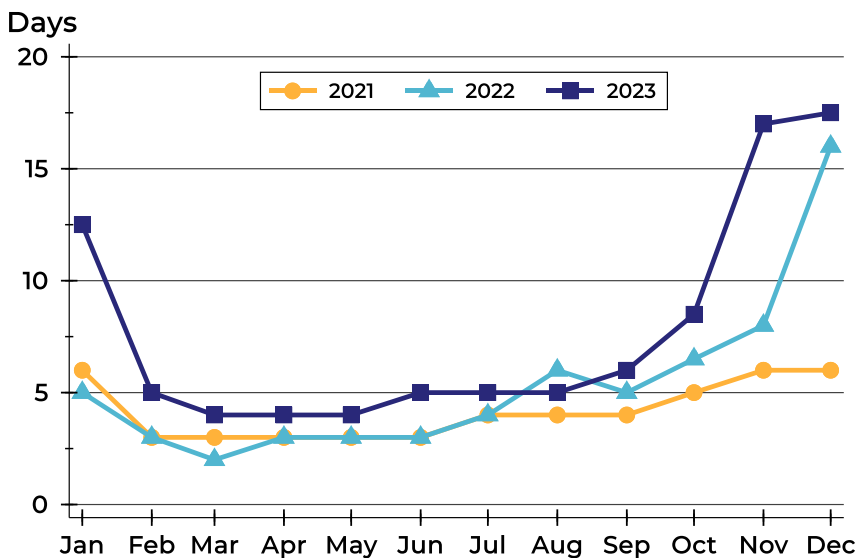
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	26	24	<b>32</b>
February	20	14	<b>26</b>
March	15	14	<b>18</b>
April	11	9	<b>19</b>
May	14	10	<b>13</b>
June	11	12	<b>17</b>
July	12	14	<b>17</b>
August	13	16	<b>16</b>
September	14	15	<b>19</b>
October	16	22	<b>18</b>
November	20	19	<b>26</b>
December	24	31	<b>31</b>

### Median DOM



Month	2021	2022	2023
January	6	5	<b>13</b>
February	3	3	<b>5</b>
March	3	2	<b>4</b>
April	3	3	<b>4</b>
May	3	3	<b>4</b>
June	3	3	<b>5</b>
July	4	4	<b>5</b>
August	4	6	<b>5</b>
September	4	5	<b>6</b>
October	5	7	<b>9</b>
November	6	8	<b>17</b>
December	6	16	<b>18</b>



# Topeka Metropolitan Area Housing Report



## Market Overview

### Topeka MSA Home Sales Rose in December

Total home sales in the Topeka MSA rose by 0.5% last month to 184 units, compared to 183 units in December 2022. Total sales volume was \$36.4 million, up 1.6% from a year earlier.

The median sale price in December was \$189,750, up from \$163,000 a year earlier. Homes that sold in December were typically on the market for 17 days and sold for 99.7% of their list prices.

### Topeka MSA Active Listings Up at End of December

The total number of active listings in the Topeka MSA at the end of December was 250 units, up from 198 at the same point in 2022. 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 December was \$219,150.

There were 160 contracts written in December 2023 and 2022, showing no change over the year. 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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## Topeka Metropolitan Area Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date			
		2023	2022	2021	2023	2022	2021	
<b>Home Sales</b>		<b>184</b>	<b>183</b>	<b>262</b>	<b>2,647</b>	<b>2,991</b>	<b>3,314</b>	
	Change from prior year	0.5%	-30.2%	-3.3%	-11.5%	-9.7%	1.9%	
<b>Active Listings</b>		<b>250</b>	<b>198</b>	<b>133</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
	Change from prior year	26.3%	48.9%	-28.5%				
<b>Months' Supply</b>		<b>1.1</b>	<b>0.8</b>	<b>0.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
	Change from prior year	37.5%	60.0%	-28.6%				
<b>New Listings</b>		<b>148</b>	<b>143</b>	<b>182</b>	<b>3,026</b>	<b>3,273</b>	<b>3,594</b>	
	Change from prior year	3.5%	-21.4%	-9.5%	-7.5%	-8.9%	-1.8%	
<b>Contracts Written</b>		<b>160</b>	<b>160</b>	<b>212</b>	<b>2,648</b>	<b>2,919</b>	<b>3,314</b>	
	Change from prior year	0.0%	-24.5%	7.1%	-9.3%	-11.9%	0.2%	
<b>Pending Contracts</b>		<b>161</b>	<b>162</b>	<b>220</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
	Change from prior year	-0.6%	-26.4%	-5.6%				
<b>Sales Volume (1,000s)</b>		<b>36,403</b>	<b>35,837</b>	<b>51,403</b>	<b>559,896</b>	<b>601,940</b>	<b>615,707</b>	
	Change from prior year	1.6%	-30.3%	16.3%	-7.0%	-2.2%	16.8%	
Average	<b>Sale Price</b>	<b>197,841</b>	<b>195,832</b>	<b>196,195</b>	<b>211,521</b>	<b>201,250</b>	<b>185,790</b>	
		Change from prior year	1.0%	-0.2%	20.3%	5.1%	8.3%	14.6%
	<b>List Price of Actives</b>	<b>279,310</b>	<b>300,614</b>	<b>216,238</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
		Change from prior year	-7.1%	39.0%	9.2%			
	<b>Days on Market</b>	<b>30</b>	<b>21</b>	<b>20</b>	<b>19</b>	<b>14</b>	<b>15</b>	
	Change from prior year	42.9%	5.0%	-9.1%	35.7%	-6.7%	-42.3%	
	<b>Percent of List</b>	<b>98.0%</b>	<b>98.5%</b>	<b>99.6%</b>	<b>99.5%</b>	<b>100.5%</b>	<b>100.4%</b>	
	Change from prior year	-0.5%	-1.1%	1.2%	-1.0%	0.1%	2.1%	
	<b>Percent of Original</b>	<b>94.1%</b>	<b>96.1%</b>	<b>98.1%</b>	<b>97.9%</b>	<b>99.2%</b>	<b>99.4%</b>	
	Change from prior year	-2.1%	-2.0%	1.1%	-1.3%	-0.2%	2.5%	
Median	<b>Sale Price</b>	<b>189,750</b>	<b>163,000</b>	<b>176,000</b>	<b>184,250</b>	<b>175,000</b>	<b>165,000</b>	
		Change from prior year	16.4%	-7.4%	21.3%	5.3%	6.1%	17.6%
	<b>List Price of Actives</b>	<b>219,150</b>	<b>219,900</b>	<b>159,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
		Change from prior year	-0.3%	37.9%	6.7%			
	<b>Days on Market</b>	<b>17</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>3</b>	
	Change from prior year	88.9%	80.0%	-16.7%	25.0%	33.3%	-50.0%	
	<b>Percent of List</b>	<b>99.7%</b>	<b>98.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
	Change from prior year	0.8%	-1.1%	0.0%	0.0%	0.0%	0.0%	
	<b>Percent of Original</b>	<b>96.0%</b>	<b>97.4%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	
	Change from prior year	-1.4%	-2.6%	0.3%	0.0%	0.0%	0.3%	

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



## Topeka Metropolitan Area Closed Listings Analysis

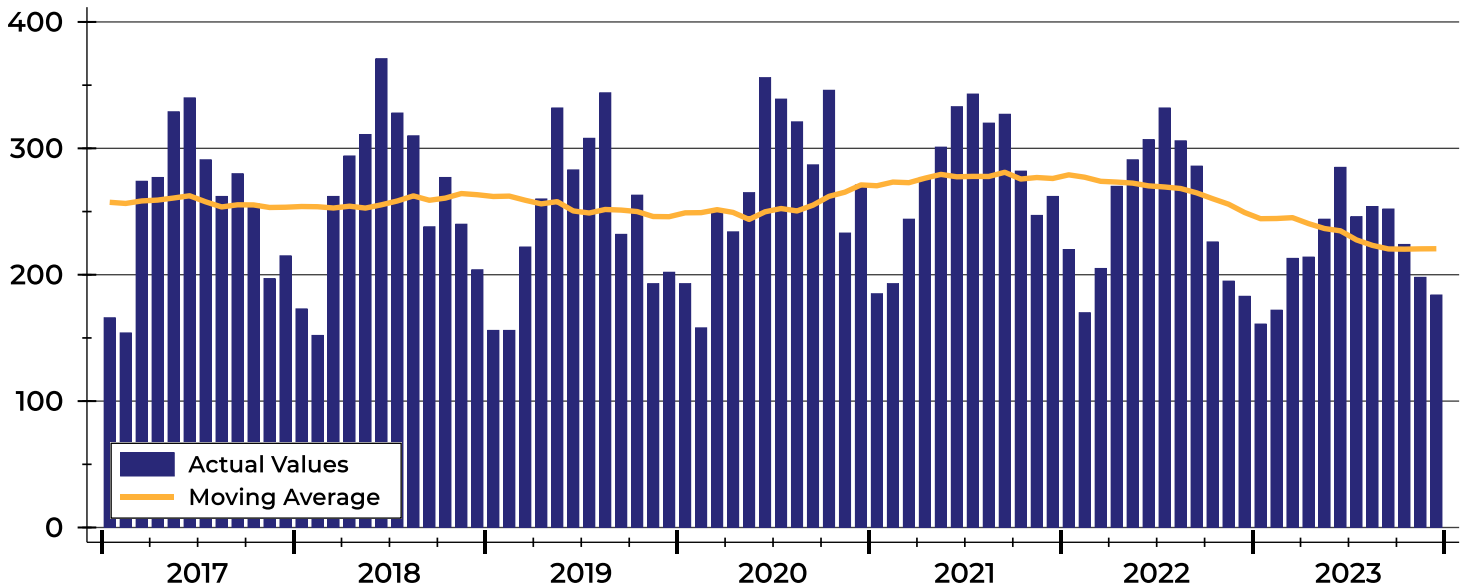
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		<b>184</b>	183	0.5%	<b>2,647</b>	2,991	-11.5%
Volume (1,000s)		<b>36,403</b>	35,837	1.6%	<b>559,896</b>	601,940	-7.0%
Months' Supply		<b>1.1</b>	0.8	37.5%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>197,841</b>	195,832	1.0%	<b>211,521</b>	201,250	5.1%
	Days on Market	<b>30</b>	21	42.9%	<b>19</b>	14	35.7%
	Percent of List	<b>98.0%</b>	98.5%	-0.5%	<b>99.5%</b>	100.5%	-1.0%
	Percent of Original	<b>94.1%</b>	96.1%	-2.1%	<b>97.9%</b>	99.2%	-1.3%
Median	Sale Price	<b>189,750</b>	163,000	16.4%	<b>184,250</b>	175,000	5.3%
	Days on Market	<b>17</b>	9	88.9%	<b>5</b>	4	25.0%
	Percent of List	<b>99.7%</b>	98.9%	0.8%	<b>100.0%</b>	100.0%	0.0%
	Percent of Original	<b>96.0%</b>	97.4%	-1.4%	<b>100.0%</b>	100.0%	0.0%

A total of 184 homes sold in the Topeka MSA in December, up from 183 units in December 2022. Total sales volume rose to \$36.4 million compared to \$35.8 million in the previous year.

The median sales price in December was \$189,750, up 16.4% compared to the prior year. Median days on market was 17 days, up from 8 days in November, and up from 9 in December 2022.

## History of Closed Listings

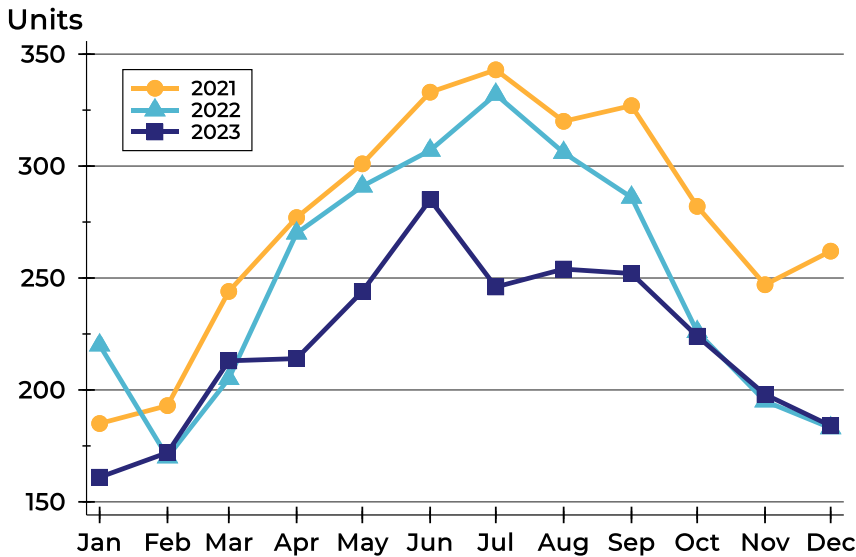
Units





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	185	220	<b>161</b>
February	193	170	<b>172</b>
March	244	205	<b>213</b>
April	277	270	<b>214</b>
May	301	291	<b>244</b>
June	333	307	<b>285</b>
July	343	332	<b>246</b>
August	320	306	<b>254</b>
September	327	286	<b>252</b>
October	282	226	<b>224</b>
November	247	195	<b>198</b>
December	262	183	<b>184</b>

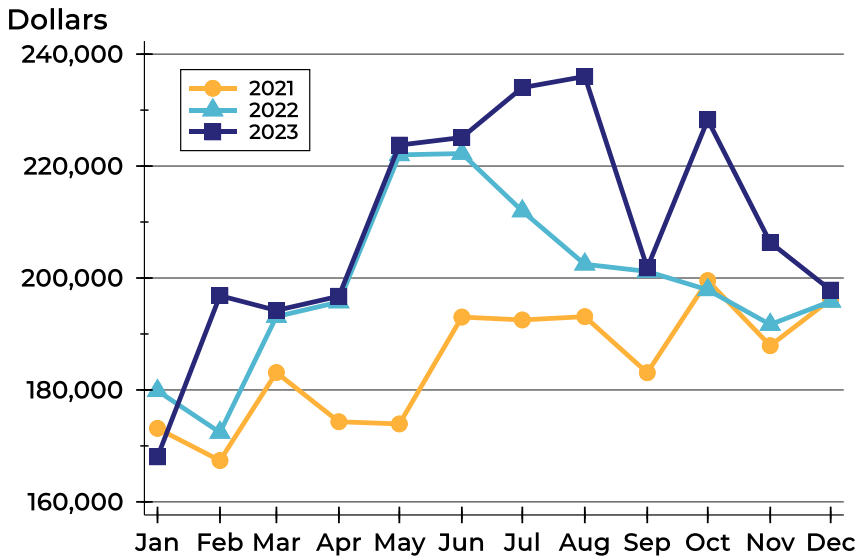
### Closed Listings by Price Range

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	2	1.1%	0.4	21,500	21,500	12	12	71.9%	71.9%	66.2%	66.2%
\$25,000-\$49,999	14	7.6%	1.6	36,293	35,000	55	16	88.7%	87.4%	80.0%	85.1%
\$50,000-\$99,999	22	12.0%	0.9	80,794	83,000	27	15	97.2%	93.3%	93.5%	92.3%
\$100,000-\$124,999	9	4.9%	0.7	112,249	112,000	13	9	99.0%	100.0%	96.9%	96.0%
\$125,000-\$149,999	18	9.8%	1.0	137,738	137,250	32	23	98.1%	99.0%	92.5%	94.5%
\$150,000-\$174,999	18	9.8%	0.7	160,822	160,250	25	22	99.1%	100.0%	93.7%	97.6%
\$175,000-\$199,999	14	7.6%	1.3	188,018	187,500	18	8	102.0%	100.3%	100.2%	100.0%
\$200,000-\$249,999	39	21.2%	1.0	221,326	218,000	30	23	99.8%	100.0%	95.6%	96.0%
\$250,000-\$299,999	20	10.9%	0.9	270,350	272,500	26	20	98.6%	99.4%	97.2%	99.3%
\$300,000-\$399,999	17	9.2%	1.5	337,002	336,000	23	15	99.6%	100.0%	97.3%	97.4%
\$400,000-\$499,999	8	4.3%	1.7	448,725	440,000	54	35	99.4%	100.0%	96.8%	98.3%
\$500,000-\$749,999	3	1.6%	2.5	566,667	550,000	51	26	95.6%	95.2%	91.5%	95.2%
\$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



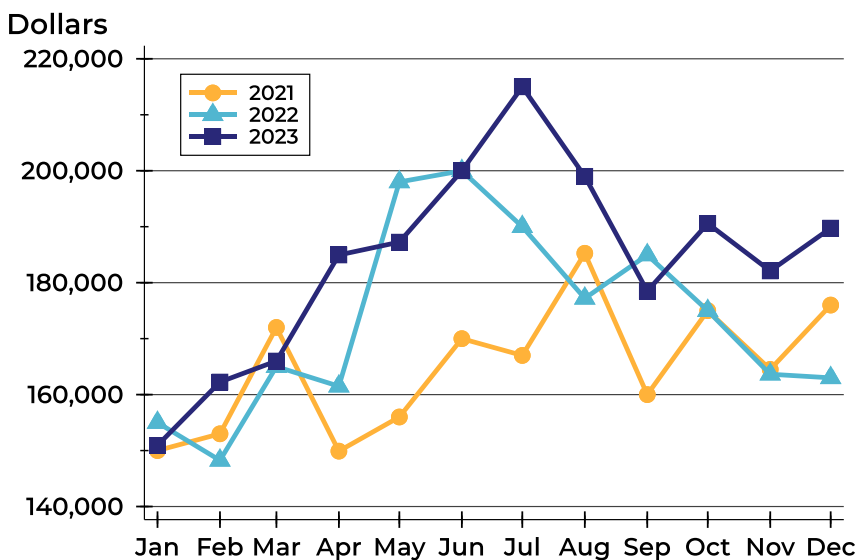
## Topeka Metropolitan Area Closed Listings Analysis

### Average Price



Month	2021	2022	2023
January	173,134	179,853	<b>168,040</b>
February	167,378	172,403	<b>196,845</b>
March	183,112	193,111	<b>194,207</b>
April	174,318	195,708	<b>196,747</b>
May	173,928	222,005	<b>223,752</b>
June	193,024	222,239	<b>225,107</b>
July	192,509	211,973	<b>234,017</b>
August	193,101	202,462	<b>236,013</b>
September	183,077	201,178	<b>201,814</b>
October	199,550	197,888	<b>228,252</b>
November	187,906	191,686	<b>206,363</b>
December	196,195	195,832	<b>197,841</b>

### Median Price

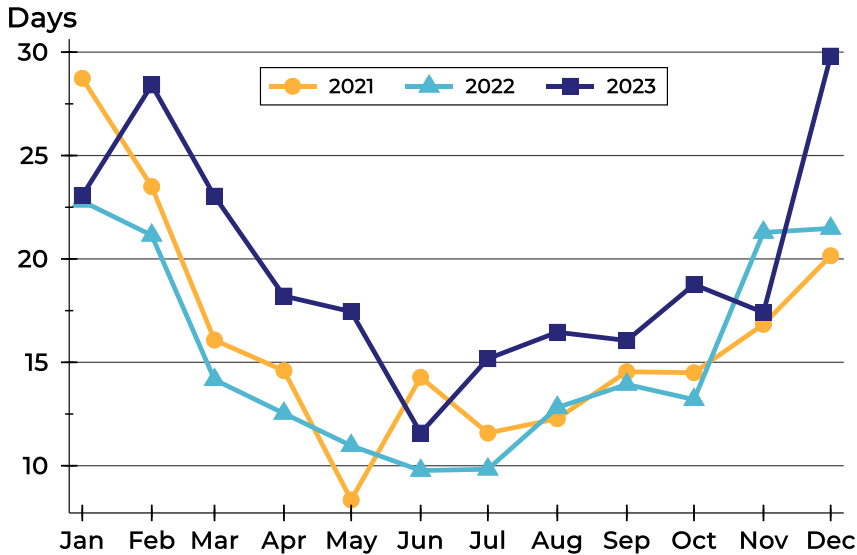


Month	2021	2022	2023
January	150,000	155,000	<b>150,927</b>
February	153,000	148,250	<b>162,250</b>
March	172,000	165,000	<b>166,000</b>
April	149,900	161,500	<b>184,950</b>
May	156,000	198,000	<b>187,250</b>
June	170,000	200,000	<b>200,000</b>
July	167,000	190,000	<b>215,000</b>
August	185,250	177,200	<b>199,000</b>
September	160,000	184,950	<b>178,500</b>
October	175,000	175,000	<b>190,578</b>
November	164,500	163,645	<b>182,100</b>
December	176,000	163,000	<b>189,750</b>



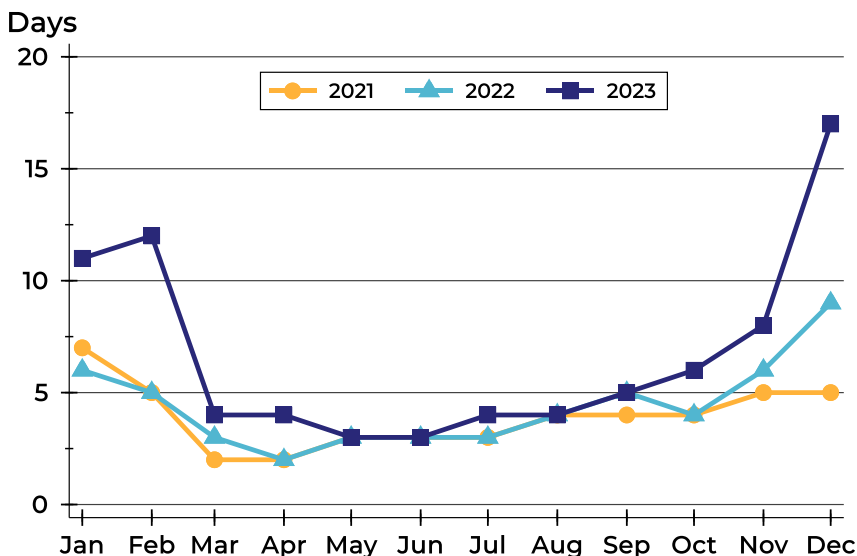
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	29	23	<b>23</b>
February	23	21	<b>28</b>
March	16	14	<b>23</b>
April	15	13	<b>18</b>
May	8	11	<b>17</b>
June	14	10	<b>12</b>
July	12	10	<b>15</b>
August	12	13	<b>16</b>
September	15	14	<b>16</b>
October	14	13	<b>19</b>
November	17	21	<b>17</b>
December	20	21	<b>30</b>

### Median DOM



Month	2021	2022	2023
January	7	6	<b>11</b>
February	5	5	<b>12</b>
March	2	3	<b>4</b>
April	2	2	<b>4</b>
May	3	3	<b>3</b>
June	3	3	<b>3</b>
July	3	3	<b>4</b>
August	4	4	<b>4</b>
September	4	5	<b>5</b>
October	4	4	<b>6</b>
November	5	6	<b>8</b>
December	5	9	<b>17</b>





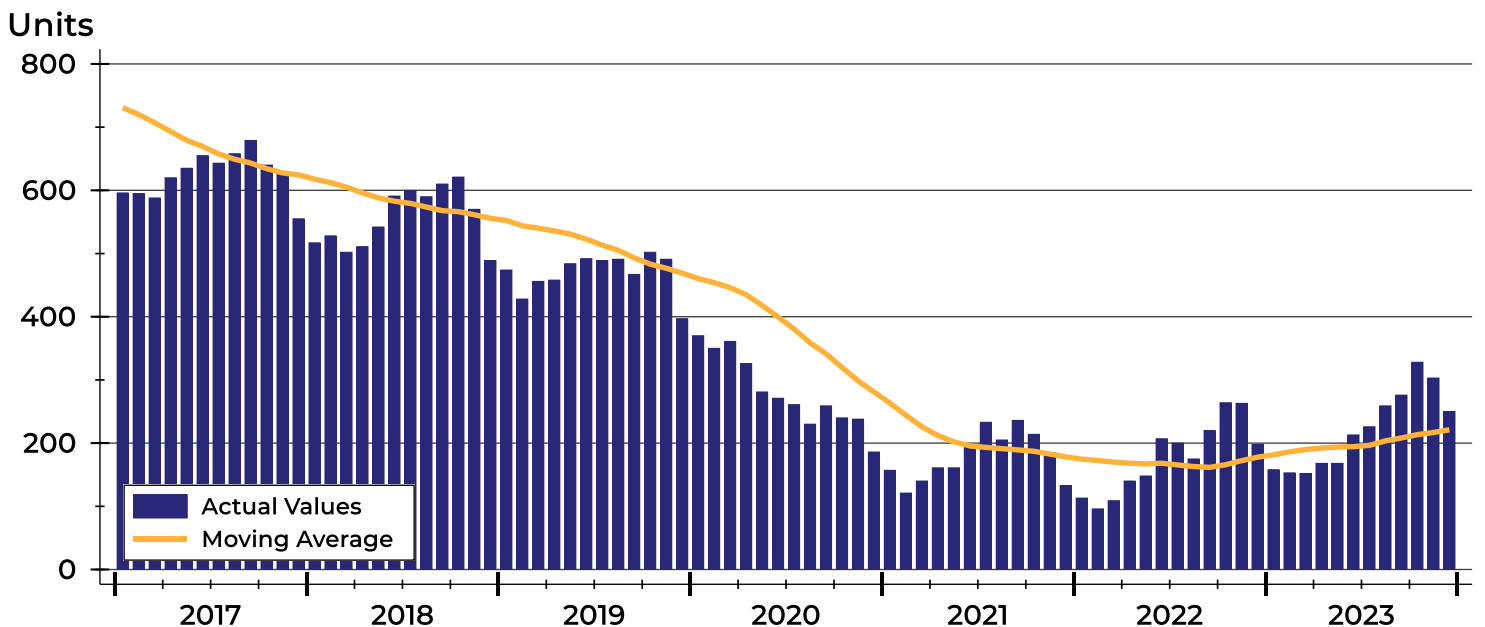
# Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2023	2022	Change
Active Listings		250	198	26.3%
Volume (1,000s)		69,827	59,522	17.3%
Months' Supply		1.1	0.8	37.5%
Average	List Price	279,310	300,614	-7.1%
	Days on Market	65	60	8.3%
	Percent of Original	96.2%	97.0%	-0.8%
Median	List Price	219,150	219,900	-0.3%
	Days on Market	53	44	20.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 250 homes were available for sale in the Topeka MSA at the end of December. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$219,150, down 0.3% from 2022. The typical time on market for active listings was 53 days, up from 44 days a year earlier.

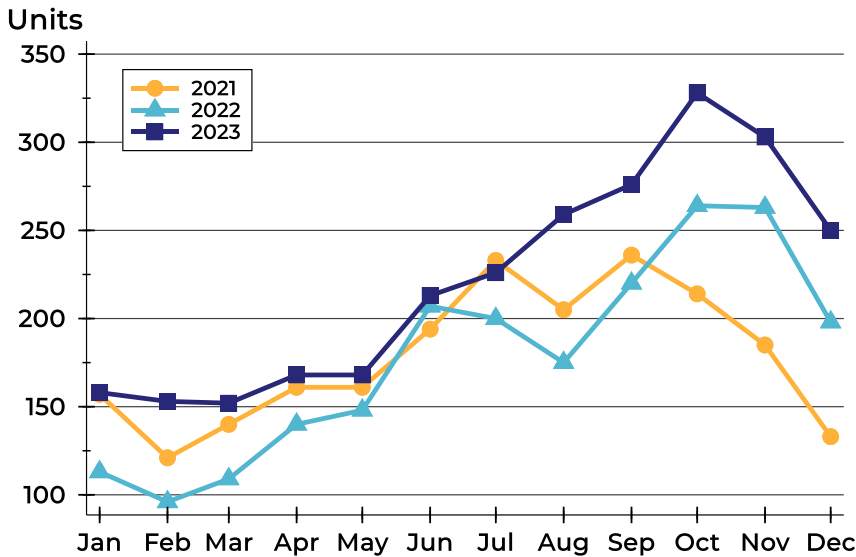
## History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	157	113	<b>158</b>
February	121	96	<b>153</b>
March	140	109	<b>152</b>
April	161	140	<b>168</b>
May	161	148	<b>168</b>
June	194	207	<b>213</b>
July	233	200	<b>226</b>
August	205	175	<b>259</b>
September	236	220	<b>276</b>
October	214	264	<b>328</b>
November	185	263	<b>303</b>
December	133	198	<b>250</b>

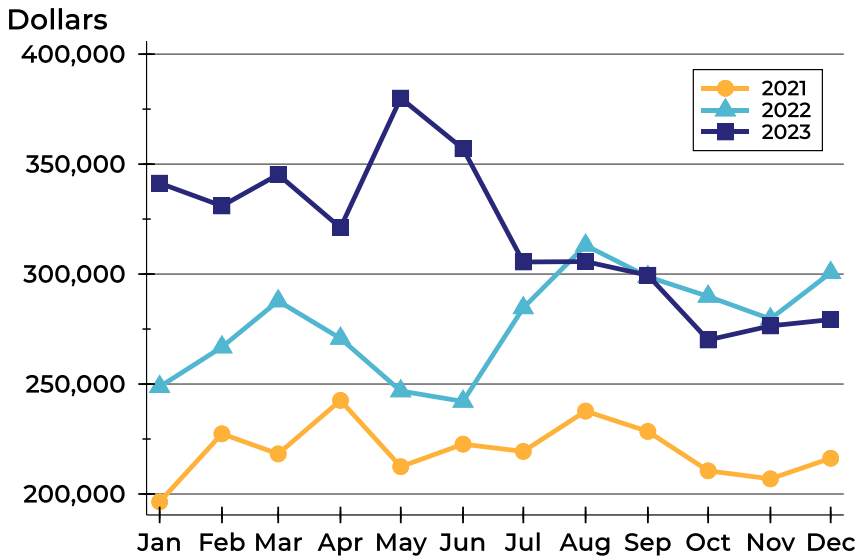
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.4%	0.4	20,000	20,000	17	17	100.0%	100.0%
\$25,000-\$49,999	12	4.8%	1.6	38,549	38,950	54	36	92.8%	100.0%
\$50,000-\$99,999	30	12.0%	0.9	78,032	79,950	68	69	92.1%	100.0%
\$100,000-\$124,999	10	4.0%	0.7	114,130	115,000	61	54	96.0%	97.5%
\$125,000-\$149,999	21	8.4%	1.0	139,348	140,000	49	49	98.4%	100.0%
\$150,000-\$174,999	15	6.0%	0.7	161,887	160,000	44	32	97.5%	100.0%
\$175,000-\$199,999	25	10.0%	1.3	189,185	189,500	69	44	95.9%	100.0%
\$200,000-\$249,999	32	12.8%	1.0	226,506	227,450	66	62	96.9%	97.7%
\$250,000-\$299,999	22	8.8%	0.9	281,148	282,400	43	44	98.8%	100.0%
\$300,000-\$399,999	38	15.2%	1.5	346,703	339,450	67	51	96.9%	100.0%
\$400,000-\$499,999	18	7.2%	1.7	446,986	448,250	88	54	96.3%	100.0%
\$500,000-\$749,999	17	6.8%	2.5	617,153	625,000	70	59	96.6%	95.9%
\$750,000-\$999,999	6	2.4%	N/A	823,983	824,500	100	91	97.4%	100.0%
\$1,000,000 and up	3	1.2%	N/A	1,896,333	1,690,000	153	126	93.6%	91.7%



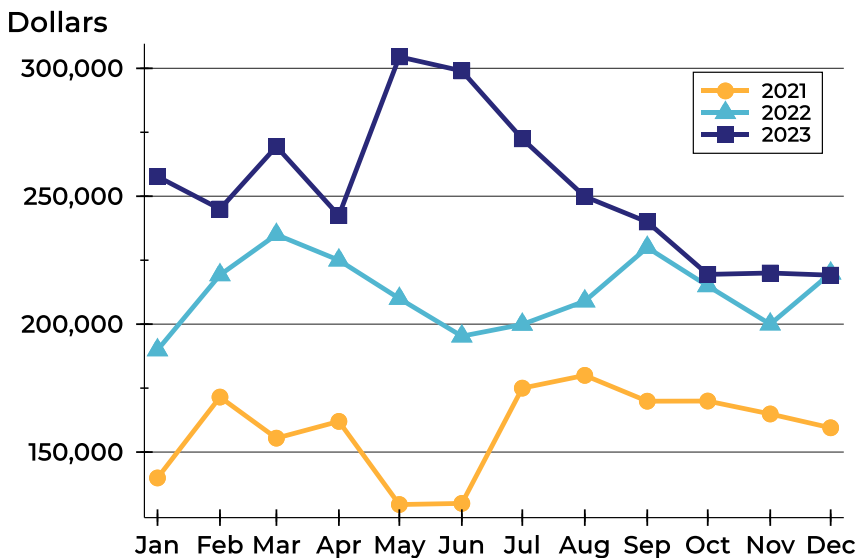
## Topeka Metropolitan Area Active Listings Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	196,419	248,769	<b>341,343</b>
<b>February</b>	227,383	266,806	<b>330,989</b>
<b>March</b>	218,230	287,764	<b>345,258</b>
<b>April</b>	242,578	270,742	<b>321,092</b>
<b>May</b>	212,412	246,841	<b>380,017</b>
<b>June</b>	222,662	242,098	<b>357,000</b>
<b>July</b>	219,353	284,625	<b>305,503</b>
<b>August</b>	237,695	313,055	<b>305,677</b>
<b>September</b>	228,457	298,772	<b>299,458</b>
<b>October</b>	210,541	289,847	<b>270,048</b>
<b>November</b>	206,887	279,594	<b>276,429</b>
<b>December</b>	216,238	300,614	<b>279,310</b>

### Median Price

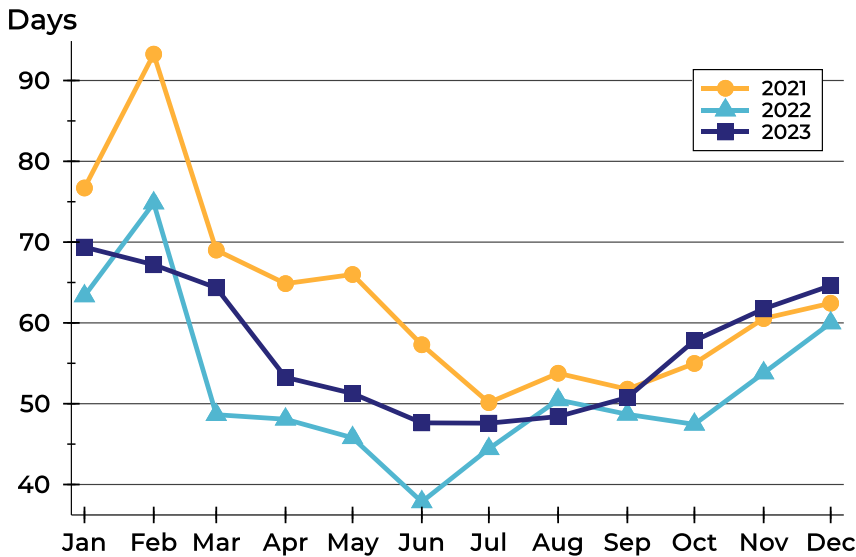


Month	2021	2022	2023
<b>January</b>	139,900	189,900	<b>257,700</b>
<b>February</b>	171,500	219,250	<b>245,000</b>
<b>March</b>	155,450	235,000	<b>269,450</b>
<b>April</b>	162,000	225,000	<b>242,450</b>
<b>May</b>	129,500	210,000	<b>304,500</b>
<b>June</b>	129,950	195,300	<b>299,000</b>
<b>July</b>	175,000	199,900	<b>272,450</b>
<b>August</b>	179,990	209,000	<b>249,900</b>
<b>September</b>	169,900	229,950	<b>239,950</b>
<b>October</b>	169,950	214,950	<b>219,450</b>
<b>November</b>	164,900	200,000	<b>220,000</b>
<b>December</b>	159,500	219,900	<b>219,150</b>



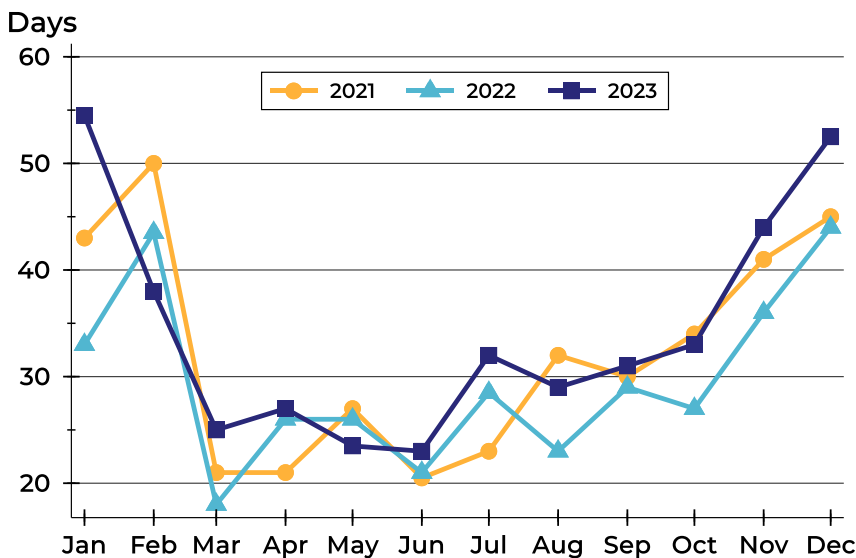
## Topeka Metropolitan Area Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	77	63	<b>69</b>
February	93	75	<b>67</b>
March	69	49	<b>64</b>
April	65	48	<b>53</b>
May	66	46	<b>51</b>
June	57	38	<b>48</b>
July	50	44	<b>48</b>
August	54	50	<b>48</b>
September	52	49	<b>51</b>
October	55	47	<b>58</b>
November	61	54	<b>62</b>
December	62	60	<b>65</b>

### Median DOM

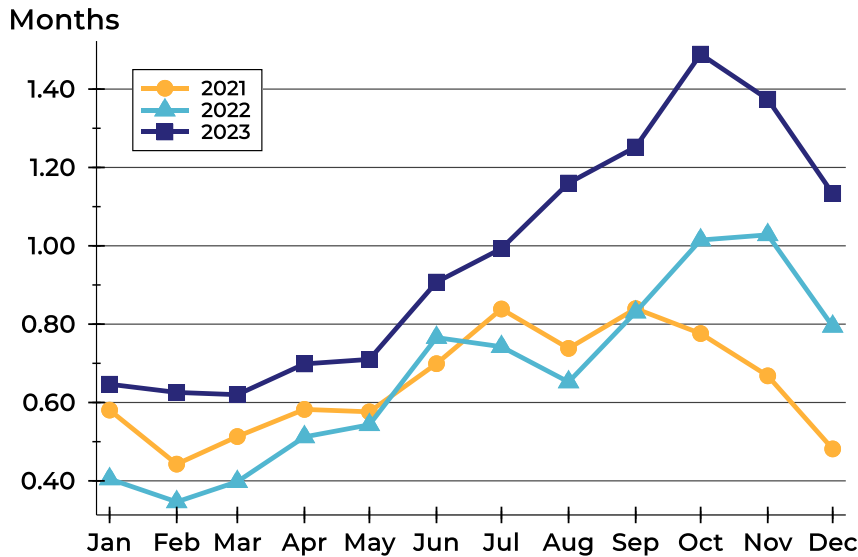


Month	2021	2022	2023
January	43	33	<b>55</b>
February	50	44	<b>38</b>
March	21	18	<b>25</b>
April	21	26	<b>27</b>
May	27	26	<b>24</b>
June	21	21	<b>23</b>
July	23	29	<b>32</b>
August	32	23	<b>29</b>
September	30	29	<b>31</b>
October	34	27	<b>33</b>
November	41	36	<b>44</b>
December	45	44	<b>53</b>



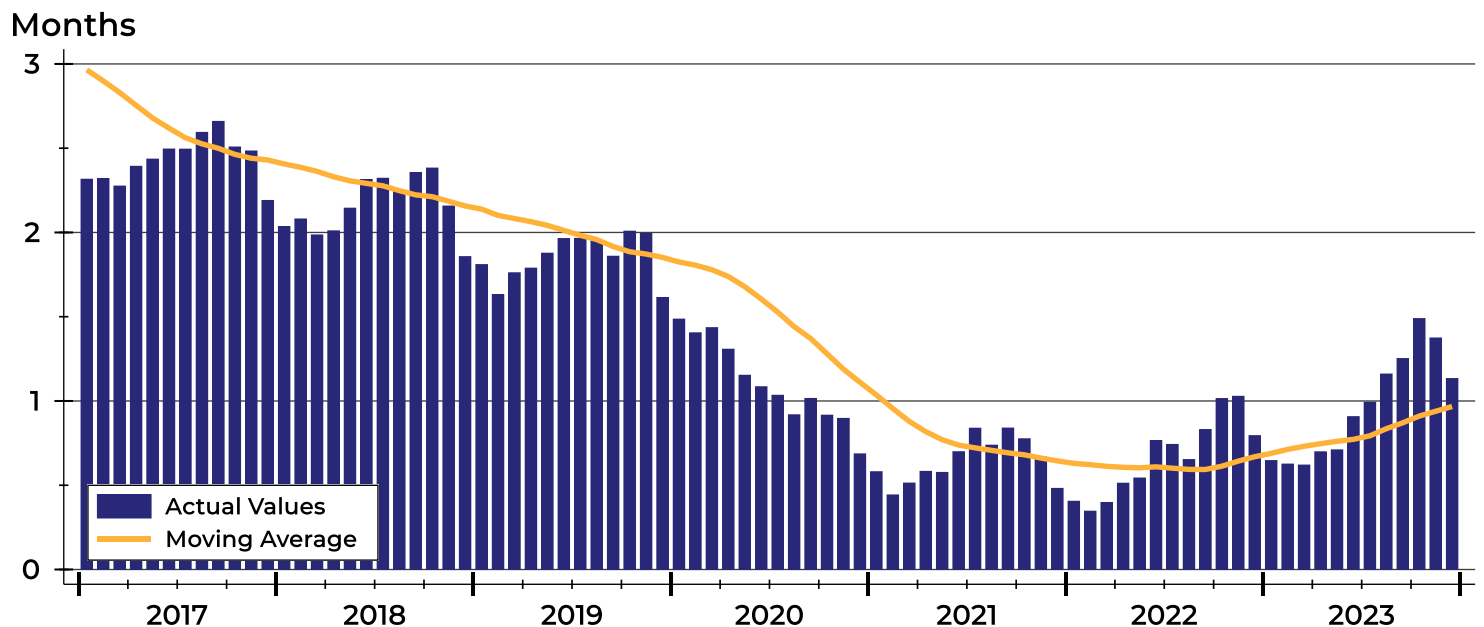
## Topeka Metropolitan Area Months' Supply Analysis

### Months' Supply by Month



Month	2021	2022	2023
January	0.6	0.4	<b>0.6</b>
February	0.4	0.3	<b>0.6</b>
March	0.5	0.4	<b>0.6</b>
April	0.6	0.5	<b>0.7</b>
May	0.6	0.5	<b>0.7</b>
June	0.7	0.8	<b>0.9</b>
July	0.8	0.7	<b>1.0</b>
August	0.7	0.7	<b>1.2</b>
September	0.8	0.8	<b>1.3</b>
October	0.8	1.0	<b>1.5</b>
November	0.7	1.0	<b>1.4</b>
December	0.5	0.8	<b>1.1</b>

### History of Month's Supply





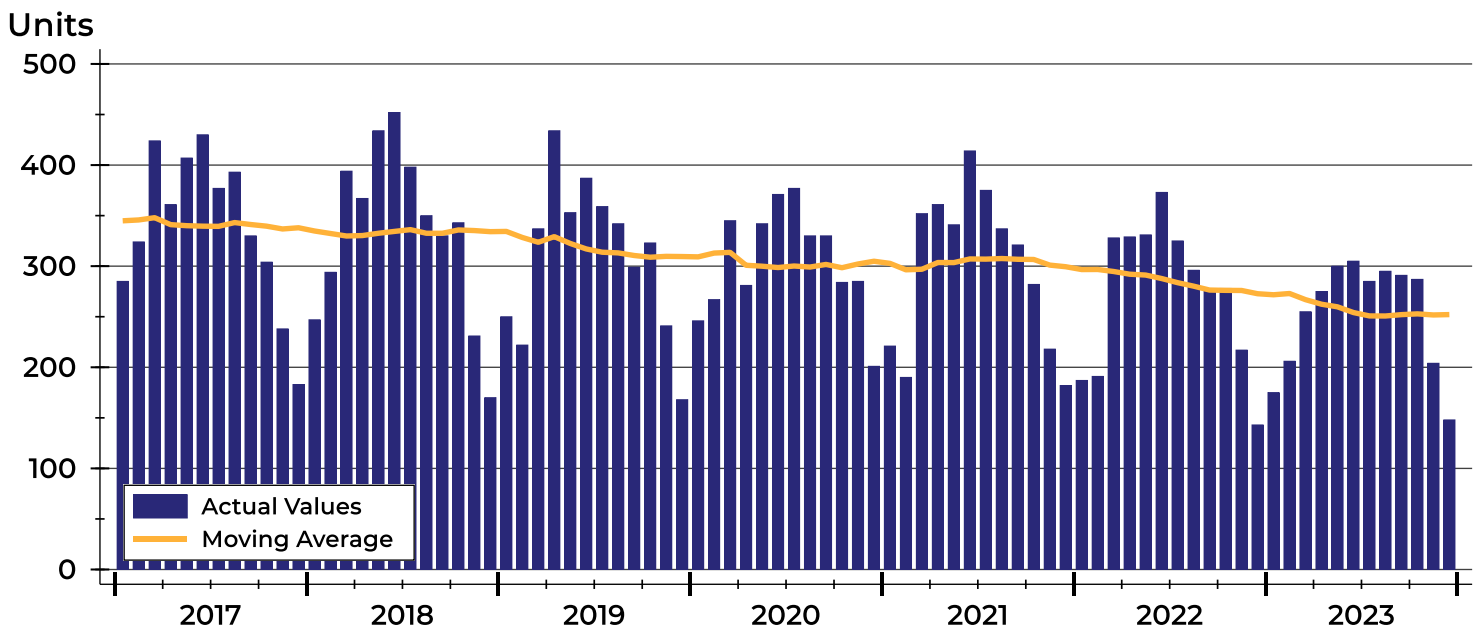
# Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	<b>148</b>	143	3.5%
	Volume (1,000s)	<b>31,409</b>	28,261	11.1%
	Average List Price	<b>212,220</b>	197,626	7.4%
	Median List Price	<b>183,750</b>	175,000	5.0%
Year-to-Date	New Listings	<b>3,026</b>	3,273	-7.5%
	Volume (1,000s)	<b>673,680</b>	688,107	-2.1%
	Average List Price	<b>222,631</b>	210,237	5.9%
	Median List Price	<b>189,000</b>	175,000	8.0%

A total of 148 new listings were added in the Topeka MSA during December, up 3.5% from the same month in 2022. Year-to-date the Topeka MSA has seen 3,026 new listings.

The median list price of these homes was \$183,750 up from \$175,000 in 2022.

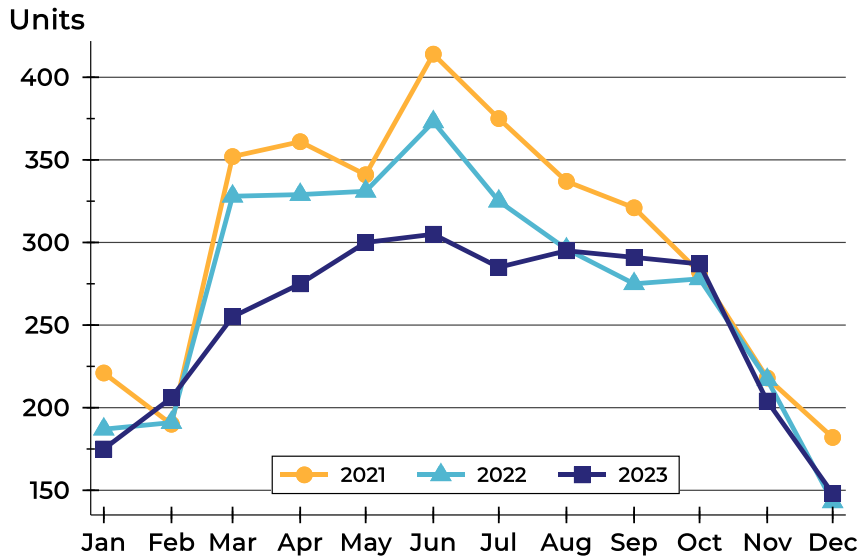
## History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
<b>January</b>	221	187	<b>175</b>
<b>February</b>	190	191	<b>206</b>
<b>March</b>	352	328	<b>255</b>
<b>April</b>	361	329	<b>275</b>
<b>May</b>	341	331	<b>300</b>
<b>June</b>	414	373	<b>305</b>
<b>July</b>	375	325	<b>285</b>
<b>August</b>	337	296	<b>295</b>
<b>September</b>	321	275	<b>291</b>
<b>October</b>	282	278	<b>287</b>
<b>November</b>	218	217	<b>204</b>
<b>December</b>	182	143	<b>148</b>

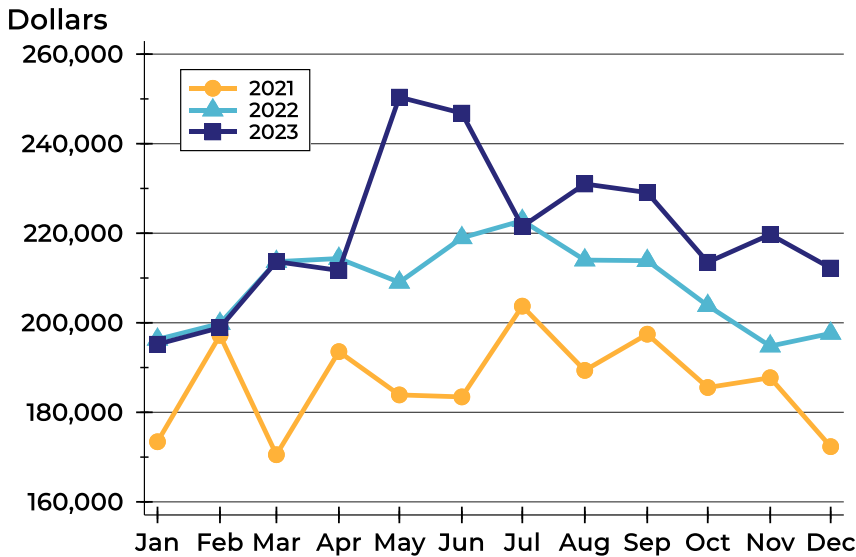
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.4%	18,250	18,250	12	12	100.0%	100.0%
\$25,000-\$49,999	8	5.4%	38,737	39,000	20	19	99.3%	100.0%
\$50,000-\$99,999	17	11.5%	76,785	72,000	12	8	101.1%	100.0%
\$100,000-\$124,999	15	10.1%	114,757	115,000	14	9	96.7%	100.0%
\$125,000-\$149,999	11	7.4%	137,291	139,500	14	10	100.0%	100.0%
\$150,000-\$174,999	15	10.1%	160,787	159,900	13	10	99.9%	100.0%
\$175,000-\$199,999	18	12.2%	188,777	187,500	12	9	99.7%	100.0%
\$200,000-\$249,999	19	12.8%	231,900	239,900	12	10	99.9%	100.0%
\$250,000-\$299,999	16	10.8%	275,641	269,900	13	10	98.3%	100.0%
\$300,000-\$399,999	15	10.1%	363,698	359,000	18	20	99.3%	100.0%
\$400,000-\$499,999	4	2.7%	421,688	420,925	20	23	100.0%	100.0%
\$500,000-\$749,999	7	4.7%	572,414	549,900	15	11	100.4%	100.0%
\$750,000-\$999,999	1	0.7%	750,000	750,000	10	10	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



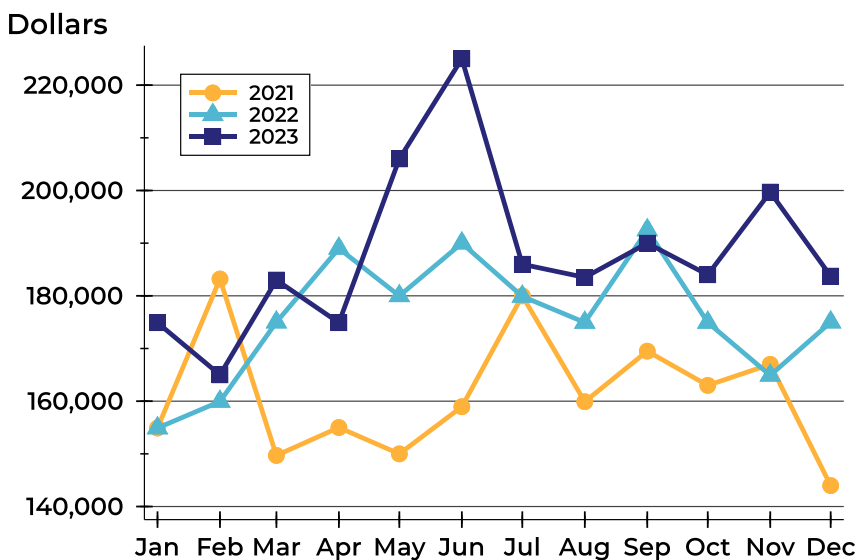
## Topeka Metropolitan Area New Listings Analysis

### Average Price



Month	2021	2022	2023
January	173,427	196,296	<b>195,207</b>
February	197,196	199,819	<b>198,918</b>
March	170,528	213,649	<b>213,666</b>
April	193,561	214,354	<b>211,683</b>
May	183,889	209,033	<b>250,397</b>
June	183,450	218,973	<b>246,826</b>
July	203,716	222,812	<b>221,517</b>
August	189,366	214,004	<b>231,006</b>
September	197,458	213,872	<b>229,079</b>
October	185,543	203,824	<b>213,516</b>
November	187,734	194,793	<b>219,719</b>
December	172,336	197,626	<b>212,220</b>

### Median Price



Month	2021	2022	2023
January	154,900	154,900	<b>174,900</b>
February	183,200	159,950	<b>165,000</b>
March	149,700	175,000	<b>183,000</b>
April	155,000	189,000	<b>174,900</b>
May	150,000	180,000	<b>206,000</b>
June	158,950	190,000	<b>225,000</b>
July	180,000	179,900	<b>186,000</b>
August	159,900	174,950	<b>183,500</b>
September	169,500	192,500	<b>190,000</b>
October	163,000	174,950	<b>184,000</b>
November	167,000	164,900	<b>199,700</b>
December	143,975	175,000	<b>183,750</b>





## Topeka Metropolitan Area Contracts Written Analysis

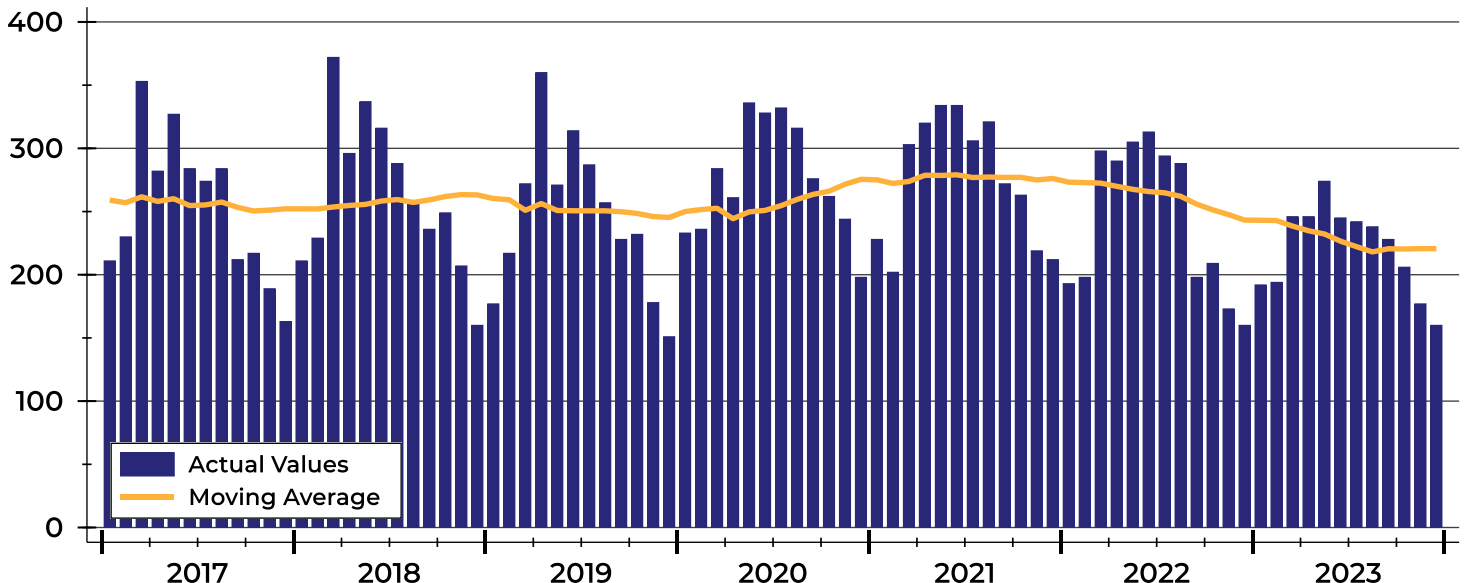
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		<b>160</b>	160	0.0%	<b>2,648</b>	2,919	-9.3%
Volume (1,000s)		<b>33,638</b>	29,951	12.3%	<b>565,599</b>	584,922	-3.3%
Average	Sale Price	<b>210,237</b>	187,196	12.3%	<b>213,595</b>	200,384	6.6%
	Days on Market	<b>36</b>	29	24.1%	<b>19</b>	14	35.7%
	Percent of Original	<b>95.5%</b>	94.1%	1.5%	<b>98.0%</b>	99.1%	-1.1%
Median	Sale Price	<b>184,500</b>	154,950	19.1%	<b>183,500</b>	172,500	6.4%
	Days on Market	<b>18</b>	17	5.9%	<b>5</b>	4	25.0%
	Percent of Original	<b>100.0%</b>	96.7%	3.4%	<b>100.0%</b>	100.0%	0.0%

A total of 160 contracts for sale were written in the Topeka MSA during the month of December, the same as in 2022. The median list price of these homes was \$184,500, up from \$154,950 the prior year.

Half of the homes that went under contract in December were on the market less than 18 days, compared to 17 days in December 2022.

## History of Contracts Written

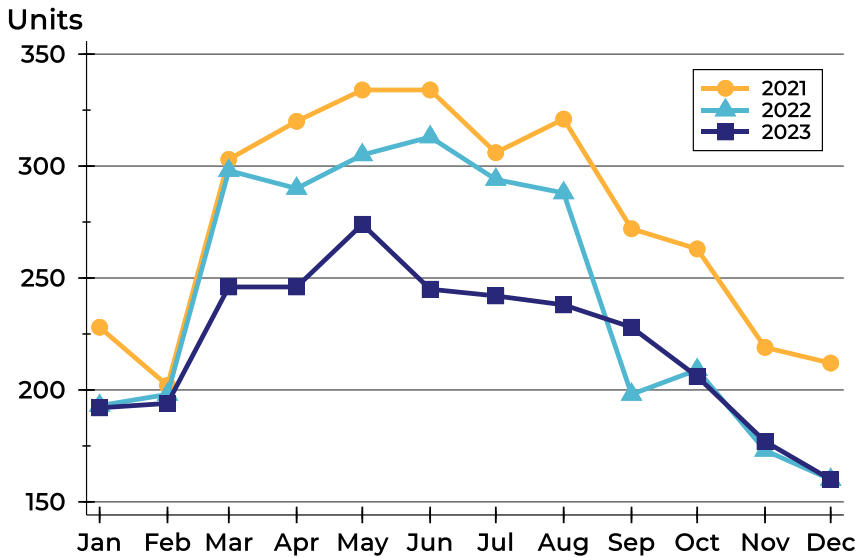
Units





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	228	193	<b>192</b>
February	202	198	<b>194</b>
March	303	298	<b>246</b>
April	320	290	<b>246</b>
May	334	305	<b>274</b>
June	334	313	<b>245</b>
July	306	294	<b>242</b>
August	321	288	<b>238</b>
September	272	198	<b>228</b>
October	263	209	<b>206</b>
November	219	173	<b>177</b>
December	212	160	<b>160</b>

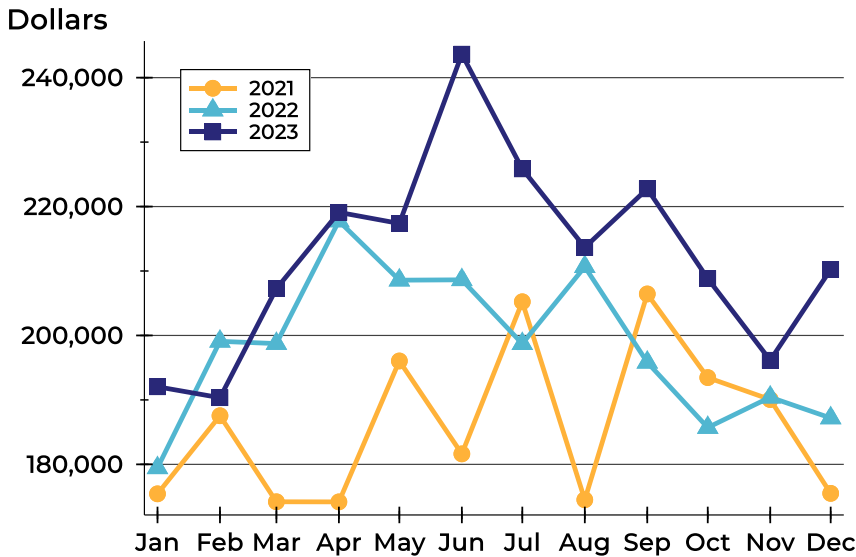
### Contracts Written by Price Range

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%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	11	6.9%	40,082	42,000	48	15	89.5%	100.0%
\$50,000-\$99,999	21	13.1%	78,607	77,000	38	12	93.5%	100.0%
\$100,000-\$124,999	12	7.5%	114,204	113,500	24	9	93.6%	96.3%
\$125,000-\$149,999	12	7.5%	141,673	142,475	41	21	95.4%	98.4%
\$150,000-\$174,999	16	10.0%	161,075	160,000	19	13	97.2%	100.0%
\$175,000-\$199,999	18	11.3%	187,364	185,000	34	17	97.3%	100.0%
\$200,000-\$249,999	27	16.9%	230,991	235,000	34	29	96.4%	99.1%
\$250,000-\$299,999	15	9.4%	273,790	270,000	30	17	97.0%	100.0%
\$300,000-\$399,999	15	9.4%	345,173	349,000	45	32	96.4%	97.5%
\$400,000-\$499,999	2	1.3%	435,450	435,450	20	20	100.0%	100.0%
\$500,000-\$749,999	10	6.3%	611,740	597,000	62	65	94.8%	94.0%
\$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



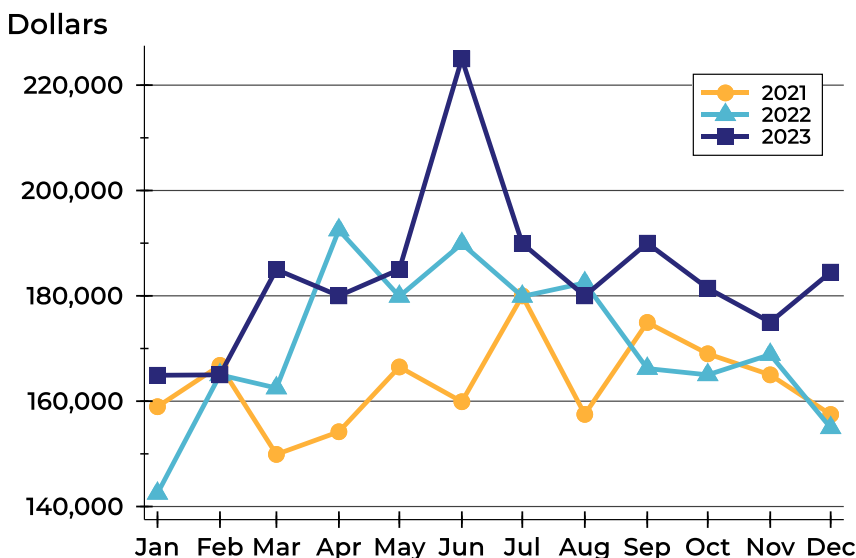
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



Month	2021	2022	2023
<b>January</b>	175,432	179,460	<b>192,039</b>
<b>February</b>	187,548	199,090	<b>190,345</b>
<b>March</b>	174,199	198,740	<b>207,268</b>
<b>April</b>	174,183	217,752	<b>219,102</b>
<b>May</b>	196,043	208,576	<b>217,376</b>
<b>June</b>	181,629	208,632	<b>243,644</b>
<b>July</b>	205,231	198,718	<b>225,847</b>
<b>August</b>	174,506	210,662	<b>213,666</b>
<b>September</b>	206,441	195,832	<b>222,743</b>
<b>October</b>	193,465	185,711	<b>208,827</b>
<b>November</b>	190,058	190,417	<b>196,157</b>
<b>December</b>	175,507	187,196	<b>210,237</b>

### Median Price

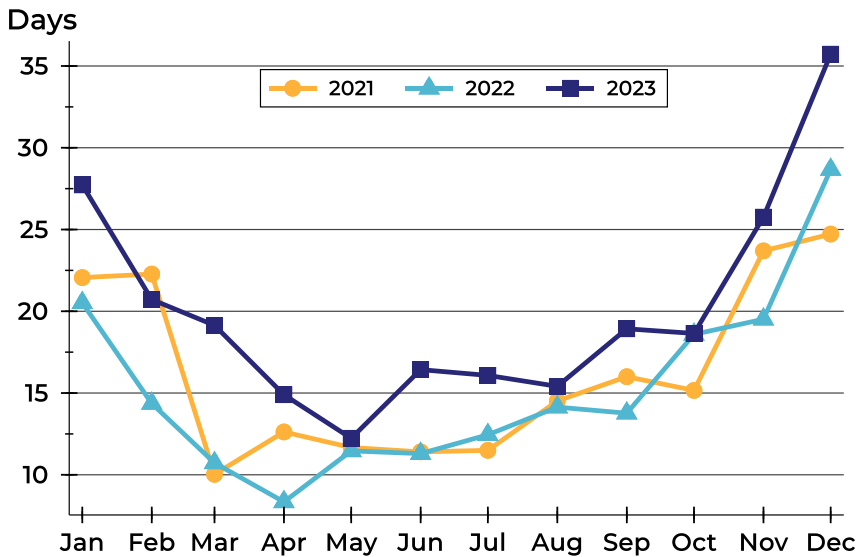


Month	2021	2022	2023
<b>January</b>	158,950	142,500	<b>164,925</b>
<b>February</b>	166,800	165,000	<b>165,000</b>
<b>March</b>	149,900	162,500	<b>185,000</b>
<b>April</b>	154,200	192,500	<b>180,000</b>
<b>May</b>	166,500	179,900	<b>185,000</b>
<b>June</b>	159,900	189,900	<b>225,000</b>
<b>July</b>	180,000	179,900	<b>189,950</b>
<b>August</b>	157,500	182,450	<b>180,000</b>
<b>September</b>	174,950	166,200	<b>190,000</b>
<b>October</b>	169,000	165,000	<b>181,450</b>
<b>November</b>	165,000	168,850	<b>175,000</b>
<b>December</b>	157,475	154,950	<b>184,500</b>



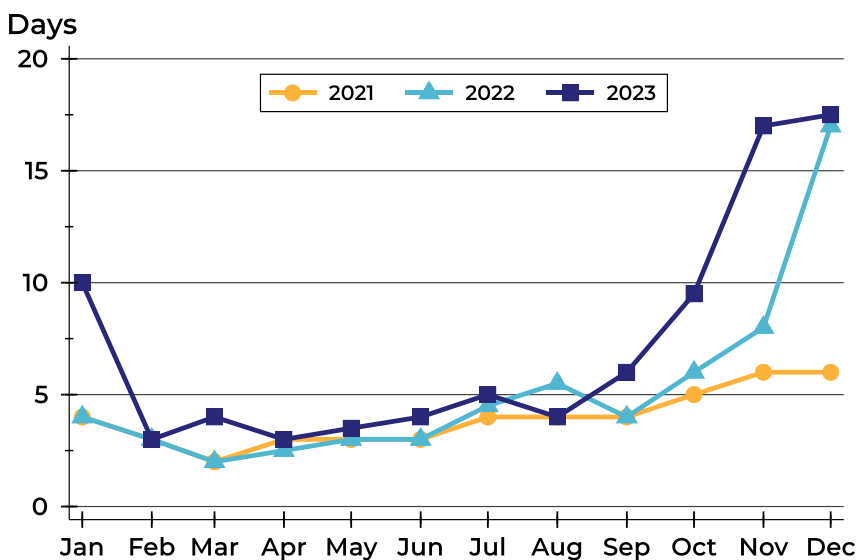
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



Month	2021	2022	2023
January	22	21	<b>28</b>
February	22	14	<b>21</b>
March	10	11	<b>19</b>
April	13	8	<b>15</b>
May	12	11	<b>12</b>
June	11	11	<b>16</b>
July	11	12	<b>16</b>
August	15	14	<b>15</b>
September	16	14	<b>19</b>
October	15	19	<b>19</b>
November	24	20	<b>26</b>
December	25	29	<b>36</b>

### Median DOM



Month	2021	2022	2023
January	4	4	<b>10</b>
February	3	3	<b>3</b>
March	2	2	<b>4</b>
April	3	3	<b>3</b>
May	3	3	<b>4</b>
June	3	3	<b>4</b>
July	4	5	<b>5</b>
August	4	6	<b>4</b>
September	4	4	<b>6</b>
October	5	6	<b>10</b>
November	6	8	<b>17</b>
December	6	17	<b>18</b>



## Topeka Metropolitan Area Pending Contracts Analysis

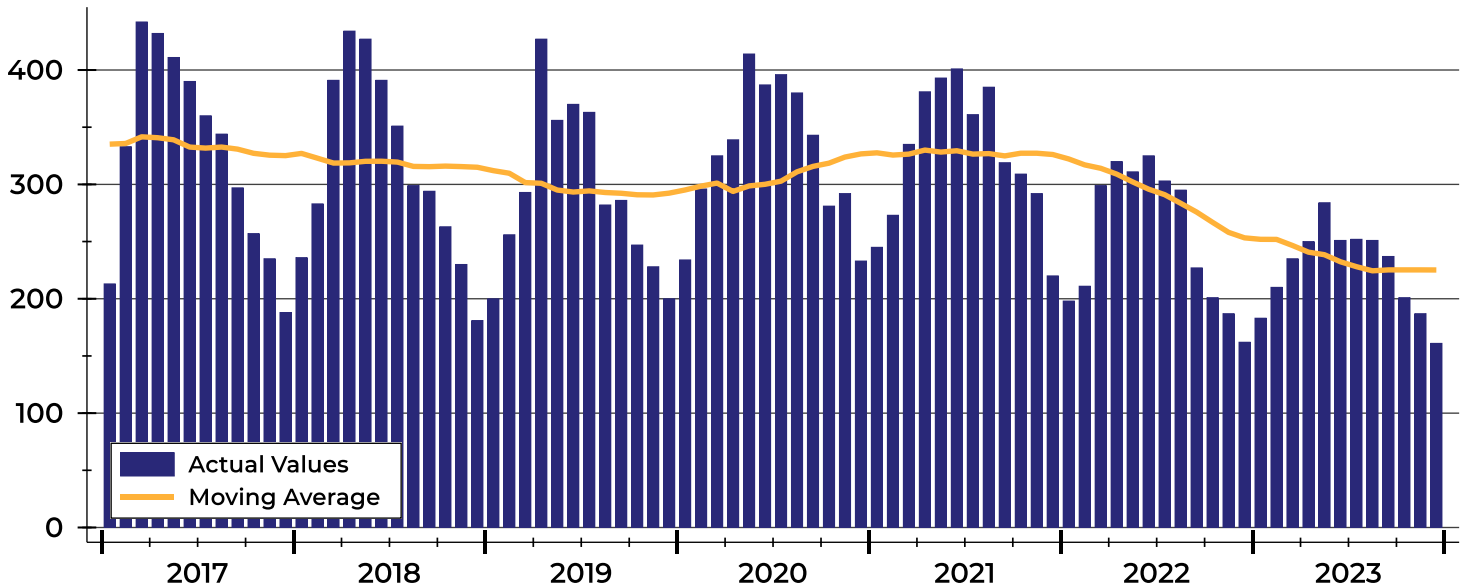
Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		<b>161</b>	162	-0.6%
Volume (1,000s)		<b>35,709</b>	32,094	11.3%
Average	List Price	<b>221,795</b>	198,114	12.0%
	Days on Market	<b>30</b>	31	-3.2%
	Percent of Original	<b>97.9%</b>	97.4%	0.5%
Median	List Price	<b>190,000</b>	172,450	10.2%
	Days on Market	<b>16</b>	16	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 161 listings in the Topeka MSA had contracts pending at the end of December, down from 162 contracts pending at the end of December 2022.

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

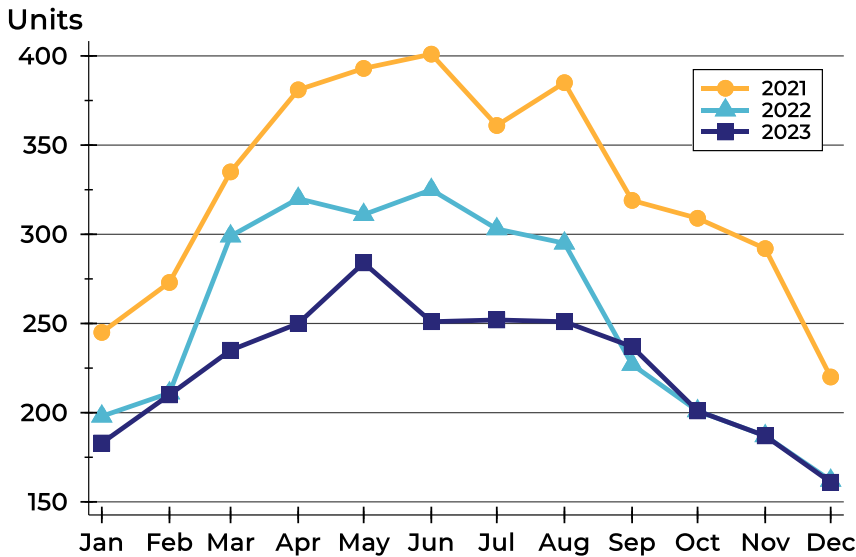
Units





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
<b>January</b>	245	198	<b>183</b>
<b>February</b>	273	211	<b>210</b>
<b>March</b>	335	299	<b>235</b>
<b>April</b>	381	320	<b>250</b>
<b>May</b>	393	311	<b>284</b>
<b>June</b>	401	325	<b>251</b>
<b>July</b>	361	303	<b>252</b>
<b>August</b>	385	295	<b>251</b>
<b>September</b>	319	227	<b>237</b>
<b>October</b>	309	201	<b>201</b>
<b>November</b>	292	187	<b>187</b>
<b>December</b>	220	162	<b>161</b>

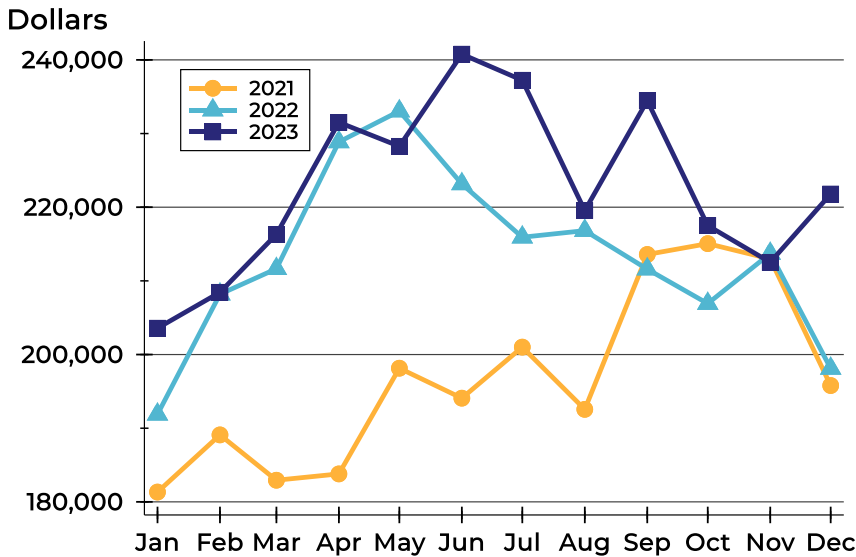
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	6	3.7%	42,000	48,500	16	15	100.0%	100.0%
\$50,000-\$99,999	20	12.4%	82,108	83,700	38	15	92.9%	100.0%
\$100,000-\$124,999	13	8.1%	115,335	115,000	24	9	96.7%	100.0%
\$125,000-\$149,999	10	6.2%	143,410	148,950	30	22	98.0%	100.0%
\$150,000-\$174,999	18	11.2%	162,094	161,000	17	10	106.2%	100.0%
\$175,000-\$199,999	22	13.7%	187,911	185,000	31	15	97.3%	100.0%
\$200,000-\$249,999	21	13.0%	233,160	235,000	29	22	98.0%	100.0%
\$250,000-\$299,999	17	10.6%	276,226	274,900	29	18	96.8%	100.0%
\$300,000-\$399,999	19	11.8%	344,411	349,000	37	25	97.8%	100.0%
\$400,000-\$499,999	5	3.1%	451,740	449,900	17	9	100.0%	100.0%
\$500,000-\$749,999	9	5.6%	602,044	575,000	61	64	94.7%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



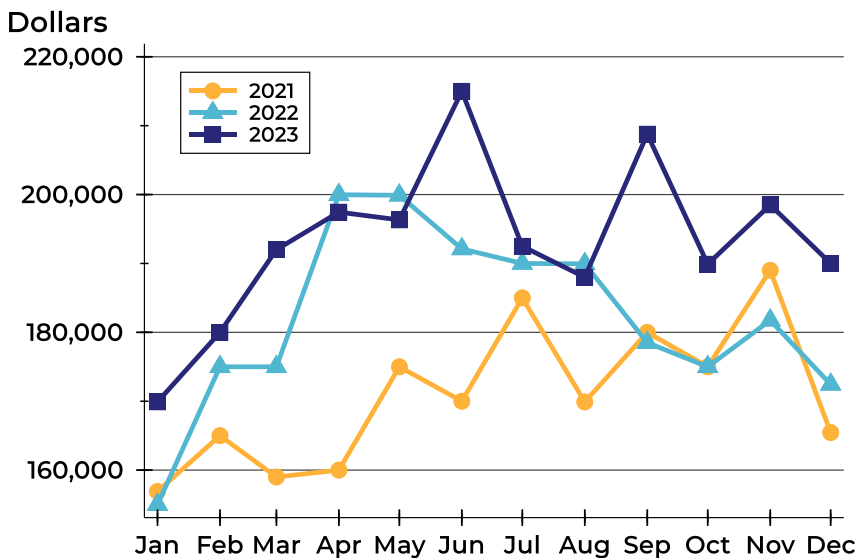
## Topeka Metropolitan Area Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	181,331	191,884	<b>203,579</b>
February	189,096	208,192	<b>208,451</b>
March	182,939	211,646	<b>216,317</b>
April	183,796	228,862	<b>231,527</b>
May	198,149	233,045	<b>228,270</b>
June	194,079	223,160	<b>240,782</b>
July	201,008	215,927	<b>237,237</b>
August	192,564	216,826	<b>219,548</b>
September	213,586	211,596	<b>234,464</b>
October	215,058	206,921	<b>217,509</b>
November	212,983	213,715	<b>212,523</b>
December	195,795	198,114	<b>221,795</b>

### Median Price

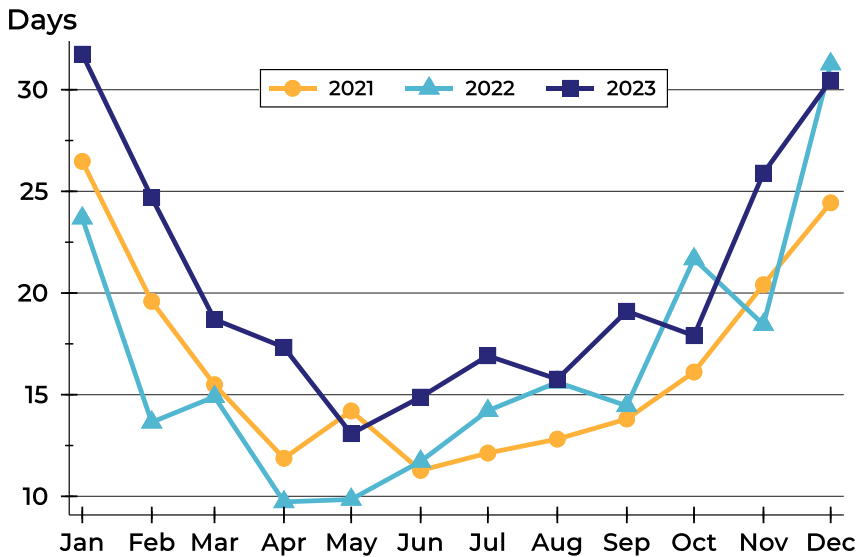


Month	2021	2022	2023
January	156,900	155,000	<b>169,900</b>
February	165,000	175,000	<b>180,000</b>
March	159,000	175,000	<b>192,000</b>
April	160,000	199,975	<b>197,450</b>
May	175,000	199,900	<b>196,320</b>
June	170,000	192,110	<b>215,000</b>
July	185,000	190,000	<b>192,500</b>
August	169,900	189,950	<b>188,000</b>
September	180,000	178,500	<b>208,777</b>
October	175,000	175,000	<b>189,900</b>
November	189,000	181,750	<b>198,500</b>
December	165,450	172,450	<b>190,000</b>



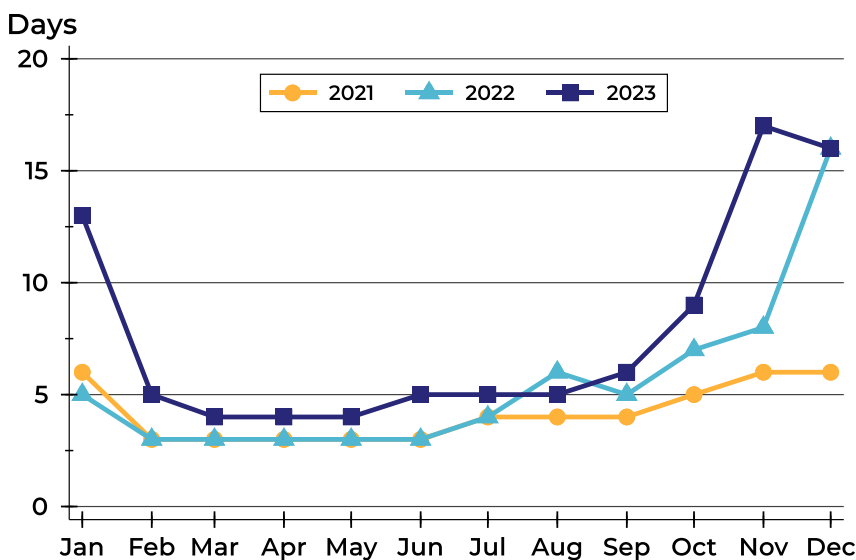
## Topeka Metropolitan Area Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	26	24	<b>32</b>
February	20	14	<b>25</b>
March	15	15	<b>19</b>
April	12	10	<b>17</b>
May	14	10	<b>13</b>
June	11	12	<b>15</b>
July	12	14	<b>17</b>
August	13	16	<b>16</b>
September	14	14	<b>19</b>
October	16	22	<b>18</b>
November	20	18	<b>26</b>
December	24	31	<b>30</b>

### Median DOM



Month	2021	2022	2023
January	6	5	<b>13</b>
February	3	3	<b>5</b>
March	3	3	<b>4</b>
April	3	3	<b>4</b>
May	3	3	<b>4</b>
June	3	3	<b>5</b>
July	4	4	<b>5</b>
August	4	6	<b>5</b>
September	4	5	<b>6</b>
October	5	7	<b>9</b>
November	6	8	<b>17</b>
December	6	16	<b>16</b>



## Sold Listings by Price Range Year-to-Date for Topeka Area

December 2023																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2023	YTD2022	YTD2021	YTD2020	
\$1-\$29,999	8	2	5	3	5	4	3	2	3	3	2	3	43	65	73	110	
\$30,000-\$39,999	7	4	4	5	1	5	1	2	2	4	2	8	45	48	55	89	
\$40,000-\$49,999	12	5	2	7	2	4	0	5	21	4	1	5	68	52	83	103	
\$50,000-\$59,999	8	6	8	12	7	11	4	6	4	6	8	1	81	76	104	116	
\$60,000-\$69,999	6	10	12	13	11	5	1	7	6	5	8	3	87	113	101	153	
\$70,000-\$79,999	6	4	4	5	14	4	8	1	6	9	5	4	70	98	112	140	
\$80,000-\$89,999	5	8	8	9	6	8	7	9	9	6	3	7	85	105	141	148	
\$90,000-\$99,999	11	11	12	5	11	6	5	11	11	7	6	7	103	88	128	150	
\$100,000-\$119,999	4	16	15	11	15	16	13	14	18	12	15	7	156	178	237	260	
\$120,000-\$139,999	19	12	14	11	18	14	23	19	16	17	12	13	188	272	281	369	
\$140,000-\$159,999	13	12	21	19	22	26	13	24	23	15	24	14	226	255	287	260	
\$160,000-\$179,999	13	16	20	18	15	21	24	16	27	15	12	13	210	221	289	294	
\$180,000-\$199,999	13	14	12	15	18	19	16	20	14	14	10	12	177	212	262	244	
\$200,000-\$249,999	23	12	41	32	38	38	40	31	36	29	34	40	394	422	487	409	
\$250,000-\$299,999	11	26	16	30	25	41	27	28	35	28	27	22	316	351	333	238	
\$300,000-\$399,999	18	18	18	23	36	44	46	43	35	29	19	19	348	331	337	238	
\$400,000-\$499,999	6	8	7	11	13	21	19	20	10	11	16	9	151	161	121	100	
\$500,000 or more	2	4	12	4	21	11	13	19	5	19	4	3	117	117	66	48	
<b>TOTALS</b>	<b>185</b>	<b>188</b>	<b>231</b>	<b>233</b>	<b>278</b>	<b>298</b>	<b>263</b>	<b>277</b>	<b>281</b>	<b>233</b>	<b>208</b>	<b>190</b>	<b>2865</b>	<b>3165</b>	<b>3497</b>	<b>3469</b>	



# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Remained Constant in December

Total home sales in Wabaunsee County remained at 2 units last month, the same as in December 2022. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in December was \$54,875, down from \$418,085 a year earlier. Homes that sold in December were typically on the market for 12 days and sold for 86.7% of their list prices.

### Wabaunsee County Active Listings Remain the Same at End of December

The total number of active listings in Wabaunsee County at the end of December was 3 units, the same as in December 2022. 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 December was \$449,000.

There were 2 contracts written in December 2023 and 2022, showing no change over the year. At the end of the month, there were 3 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

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2023	2022	2021	2023	2022	2021
<b>Home Sales</b>		<b>2</b>	<b>2</b>	<b>4</b>	<b>34</b>	<b>35</b>	<b>53</b>
Change from prior year		0.0%	-50.0%	-33.3%	-2.9%	-34.0%	0.0%
<b>Active Listings</b>		<b>3</b>	<b>3</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	0.0%	50.0%			
<b>Months' Supply</b>		<b>1.1</b>	<b>1.0</b>	<b>0.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		10.0%	42.9%	40.0%			
<b>New Listings</b>		<b>0</b>	<b>3</b>	<b>2</b>	<b>37</b>	<b>44</b>	<b>58</b>
Change from prior year		-100.0%	50.0%	100.0%	-15.9%	-24.1%	7.4%
<b>Contracts Written</b>		<b>2</b>	<b>2</b>	<b>2</b>	<b>33</b>	<b>37</b>	<b>52</b>
Change from prior year		0.0%	0.0%	-33.3%	-10.8%	-28.8%	-1.9%
<b>Pending Contracts</b>		<b>3</b>	<b>2</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	0.0%	-50.0%			
<b>Sales Volume (1,000s)</b>		<b>110</b>	<b>836</b>	<b>2,550</b>	<b>9,832</b>	<b>9,872</b>	<b>12,676</b>
Change from prior year		-86.8%	-67.2%	374.0%	-0.4%	-22.1%	45.6%
<b>Average</b>	<b>Sale Price</b>	<b>54,875</b>	<b>418,085</b>	<b>637,500</b>	<b>289,173</b>	<b>282,059</b>	<b>239,166</b>
	Change from prior year	-86.9%	-34.4%	610.9%	2.5%	17.9%	45.6%
	<b>List Price of Actives</b>	<b>506,333</b>	<b>302,500</b>	<b>195,667</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	67.4%	54.6%	240.3%			
	<b>Days on Market</b>	<b>12</b>	<b>13</b>	<b>12</b>	<b>25</b>	<b>25</b>	<b>21</b>
Change from prior year	-7.7%	8.3%	-79.3%	0.0%	19.0%	-66.7%	
<b>Percent of List</b>	<b>86.7%</b>	<b>96.6%</b>	<b>97.9%</b>	<b>96.7%</b>	<b>97.7%</b>	<b>96.2%</b>	
Change from prior year	-10.2%	-1.3%	7.9%	-1.0%	1.6%	0.5%	
<b>Percent of Original</b>	<b>81.0%</b>	<b>96.6%</b>	<b>97.9%</b>	<b>94.2%</b>	<b>96.5%</b>	<b>95.4%</b>	
Change from prior year	-16.1%	-1.3%	18.0%	-2.4%	1.2%	2.5%	
<b>Median</b>	<b>Sale Price</b>	<b>54,875</b>	<b>418,085</b>	<b>240,000</b>	<b>175,000</b>	<b>215,000</b>	<b>150,000</b>
	Change from prior year	-86.9%	74.2%	275.3%	-18.6%	43.3%	25.0%
	<b>List Price of Actives</b>	<b>449,000</b>	<b>185,000</b>	<b>177,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	142.7%	4.5%	207.8%			
	<b>Days on Market</b>	<b>12</b>	<b>13</b>	<b>6</b>	<b>11</b>	<b>8</b>	<b>6</b>
Change from prior year	-7.7%	116.7%	-79.3%	37.5%	33.3%	-72.7%	
<b>Percent of List</b>	<b>86.7%</b>	<b>96.6%</b>	<b>98.8%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-10.2%	-2.2%	-0.6%	-1.4%	0.0%	1.9%	
<b>Percent of Original</b>	<b>81.0%</b>	<b>96.6%</b>	<b>98.8%</b>	<b>96.5%</b>	<b>98.2%</b>	<b>98.0%</b>	
Change from prior year	-16.1%	-2.2%	6.2%	-1.7%	0.2%	0.8%	

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



# Wabaunsee County Closed Listings Analysis

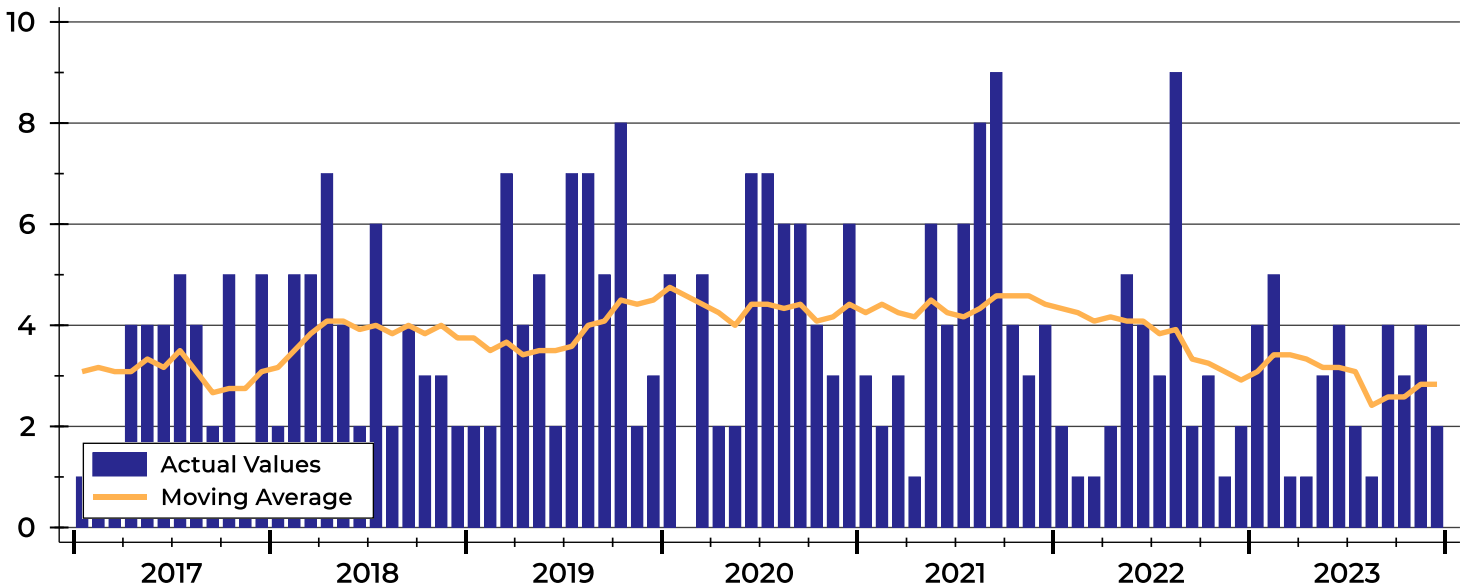
Summary Statistics for Closed Listings		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Closed Listings		2	2	0.0%	34	35	-2.9%
Volume (1,000s)		110	836	-86.8%	9,832	9,872	-0.4%
Months' Supply		1.1	1.0	10.0%	N/A	N/A	N/A
Average	Sale Price	54,875	418,085	-86.9%	289,173	282,059	2.5%
	Days on Market	12	13	-7.7%	25	25	0.0%
	Percent of List	86.7%	96.6%	-10.2%	96.7%	97.7%	-1.0%
	Percent of Original	81.0%	96.6%	-16.1%	94.2%	96.5%	-2.4%
Median	Sale Price	54,875	418,085	-86.9%	175,000	215,000	-18.6%
	Days on Market	12	13	-7.7%	11	8	37.5%
	Percent of List	86.7%	96.6%	-10.2%	98.6%	100.0%	-1.4%
	Percent of Original	81.0%	96.6%	-16.1%	96.5%	98.2%	-1.7%

A total of 2 homes sold in Wabaunsee County in December, showing no change from December 2022. Total sales volume fell to \$0.1 million compared to \$0.8 million in the previous year.

The median sales price in December was \$54,875, down 86.9% compared to the prior year. Median days on market was 12 days, down from 18 days in November, and down from 13 in December 2022.

## History of Closed Listings

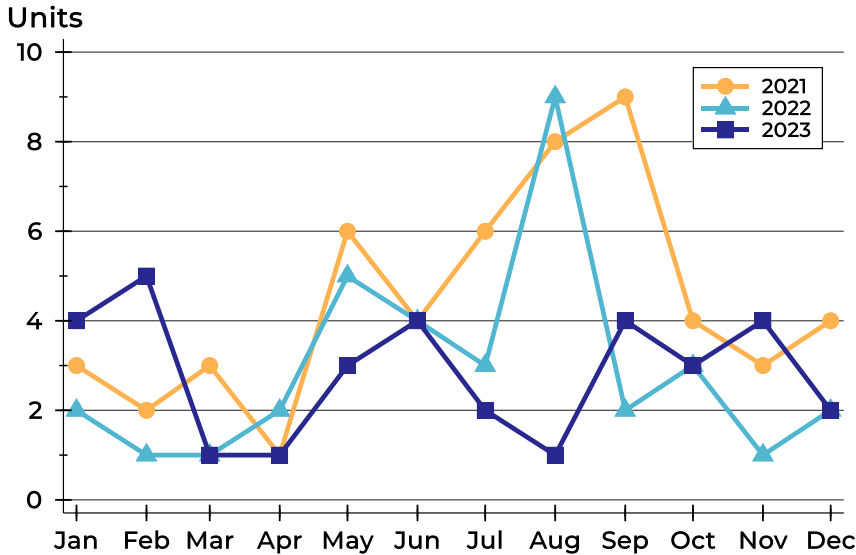
Units





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



Month	2021	2022	2023
January	3	2	4
February	2	1	5
March	3	1	1
April	1	2	1
May	6	5	3
June	4	4	4
July	6	3	2
August	8	9	1
September	9	2	4
October	4	3	3
November	3	1	4
December	4	2	2

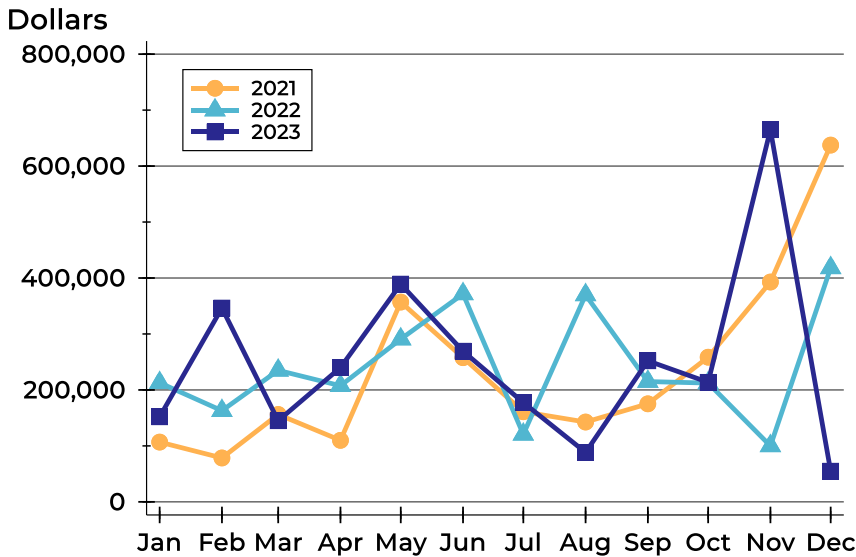
### Closed Listings by Price Range

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	1	50.0%	0.0	24,000	24,000	23	23	80.3%	80.3%	68.8%	68.8%
\$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	85,750	85,750	0	0	93.2%	93.2%	93.2%	93.2%
\$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	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	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



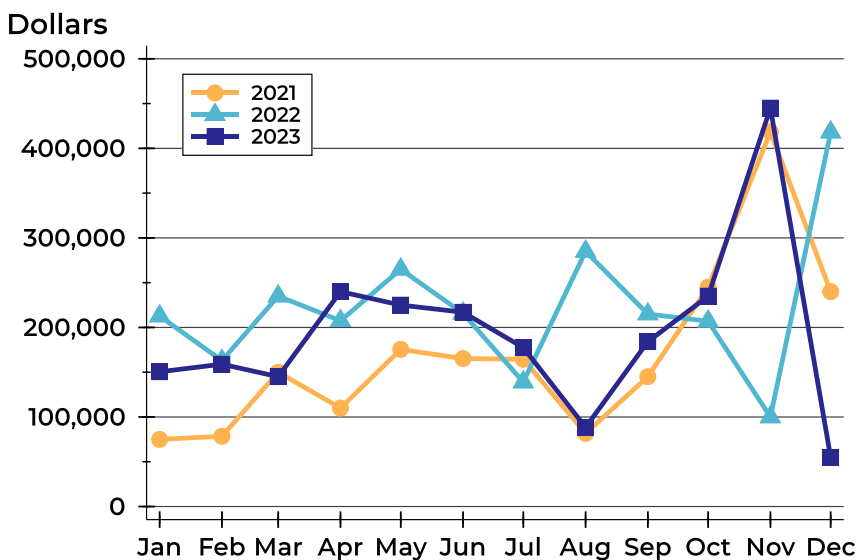
# Wabaunsee County Closed Listings Analysis

## Average Price



Month	2021	2022	2023
January	106,833	212,750	<b>152,000</b>
February	78,500	163,000	<b>346,400</b>
March	156,167	235,000	<b>145,000</b>
April	110,000	207,500	<b>240,000</b>
May	357,050	290,800	<b>389,167</b>
June	257,625	371,625	<b>269,250</b>
July	161,000	120,667	<b>177,500</b>
August	142,688	369,778	<b>88,450</b>
September	175,222	215,000	<b>252,048</b>
October	258,500	212,300	<b>213,667</b>
November	392,833	100,000	<b>665,000</b>
December	637,500	418,085	<b>54,875</b>

## Median Price

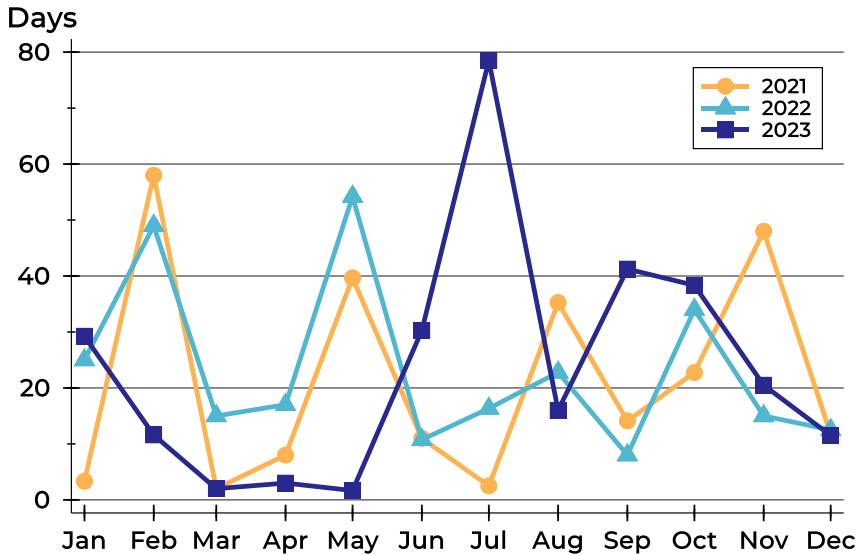


Month	2021	2022	2023
January	75,000	212,750	<b>150,500</b>
February	78,500	163,000	<b>159,000</b>
March	150,000	235,000	<b>145,000</b>
April	110,000	207,500	<b>240,000</b>
May	175,500	265,000	<b>225,000</b>
June	165,250	215,750	<b>217,000</b>
July	164,500	139,000	<b>177,500</b>
August	81,750	285,000	<b>88,450</b>
September	145,000	215,000	<b>184,095</b>
October	245,000	206,900	<b>235,000</b>
November	418,500	100,000	<b>445,000</b>
December	240,000	418,085	<b>54,875</b>



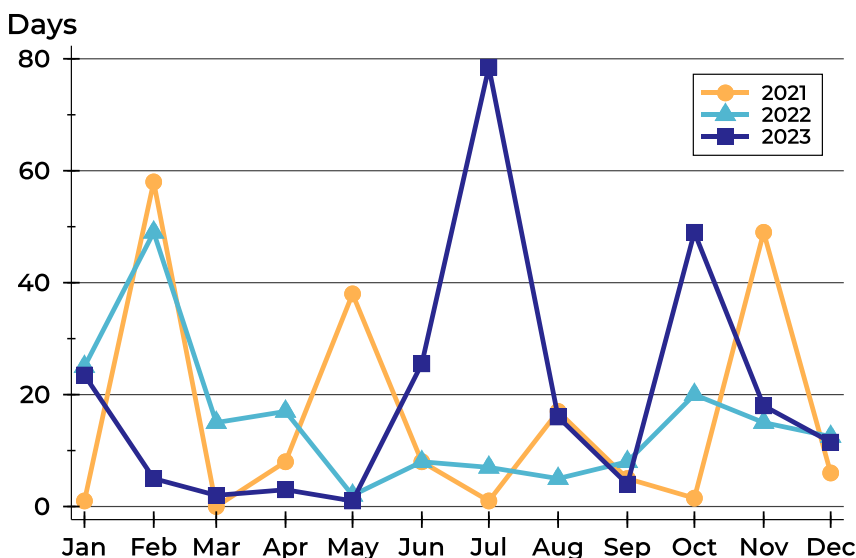
## Wabaunsee County Closed Listings Analysis

### Average DOM



Month	2021	2022	2023
January	3	25	29
February	58	49	12
March	2	15	2
April	8	17	3
May	40	54	2
June	11	11	30
July	3	16	79
August	35	23	16
September	14	8	41
October	23	34	38
November	48	15	21
December	12	13	12

### Median DOM



Month	2021	2022	2023
January	1	25	24
February	58	49	5
March	N/A	15	2
April	8	17	3
May	38	2	1
June	8	8	26
July	1	7	79
August	17	5	16
September	5	8	4
October	2	20	49
November	49	15	18
December	6	13	12



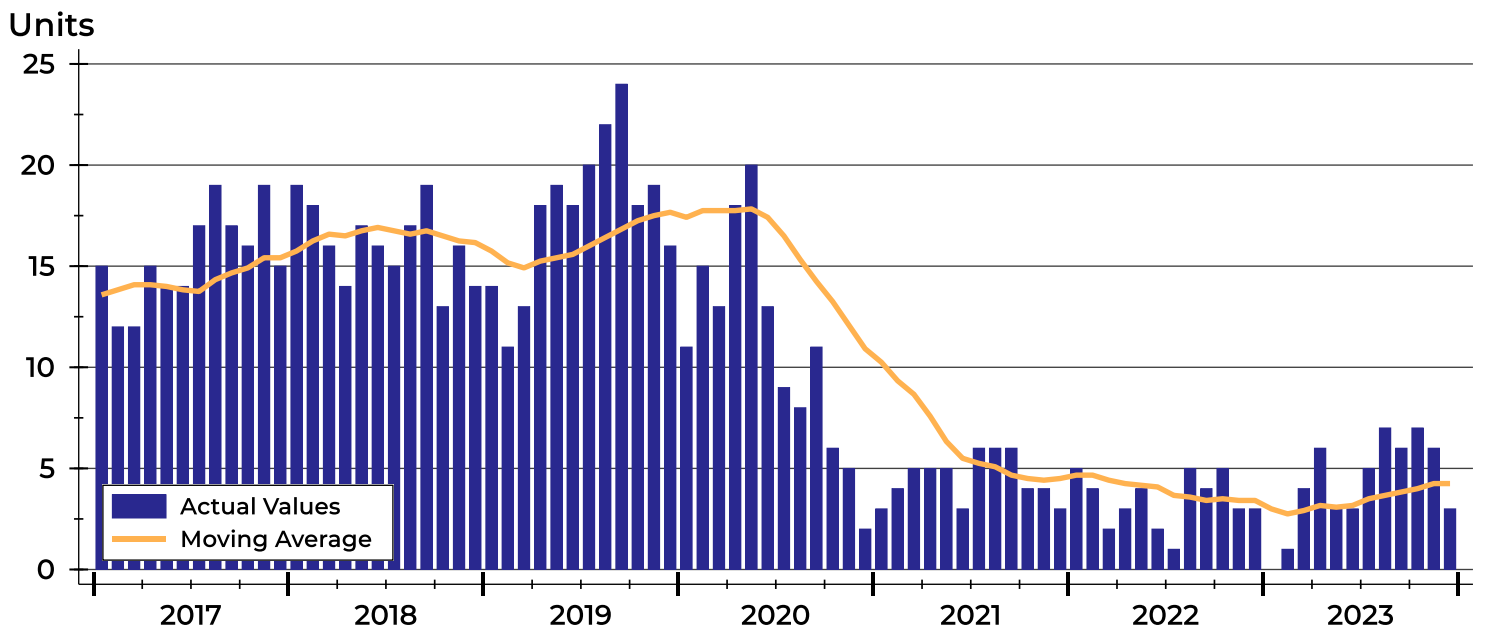
## Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2023	2022	End of December Change
Active Listings		3	3	0.0%
Volume (1,000s)		1,519	908	67.3%
Months' Supply		1.1	1.0	10.0%
Average	List Price	506,333	302,500	67.4%
	Days on Market	176	50	252.0%
	Percent of Original	88.6%	100.0%	-11.4%
Median	List Price	449,000	185,000	142.7%
	Days on Market	194	20	870.0%
	Percent of Original	90.4%	100.0%	-9.6%

A total of 3 homes were available for sale in Wabaunsee County at the end of December. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$449,000, up 142.7% from 2022. The typical time on market for active listings was 194 days, up from 20 days a year earlier.

## History of Active Listings

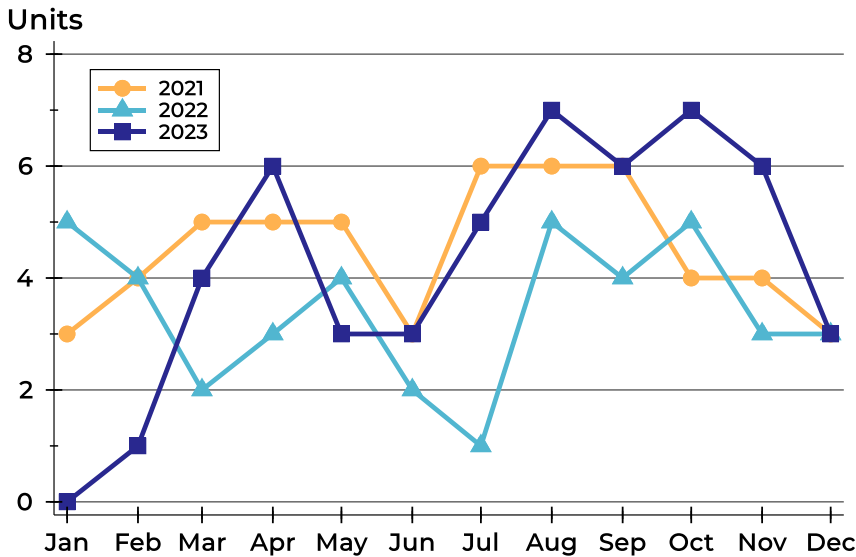






## Wabaunsee County Active Listings Analysis

### Active Listings by Month



Month	2021	2022	2023
January	3	5	0
February	4	4	1
March	5	2	4
April	5	3	6
May	5	4	3
June	3	2	3
July	6	1	5
August	6	5	7
September	6	4	6
October	4	5	7
November	4	3	6
December	3	3	3

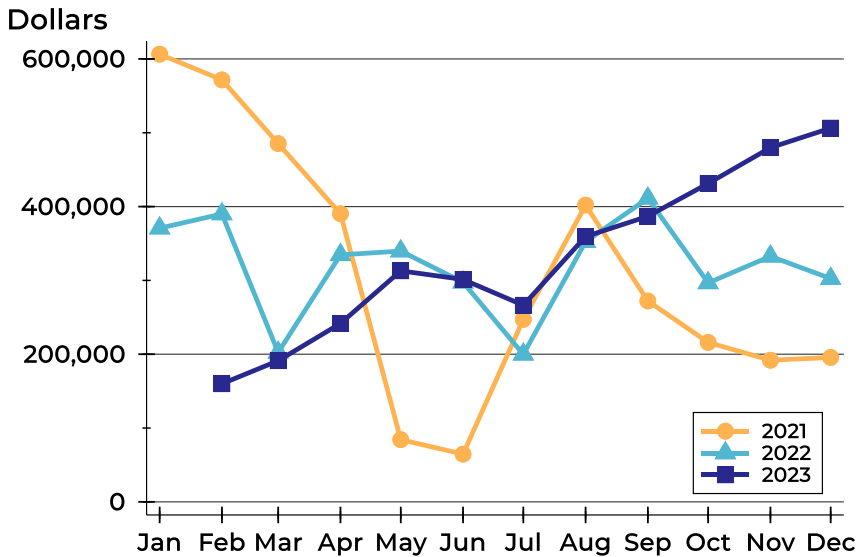
### Active Listings by Price Range

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%	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	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	33.3%	N/A	175,000	175,000	194	194	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	1	33.3%	N/A	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	N/A
\$750,000-\$999,999	1	33.3%	N/A	895,000	895,000	69	69	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



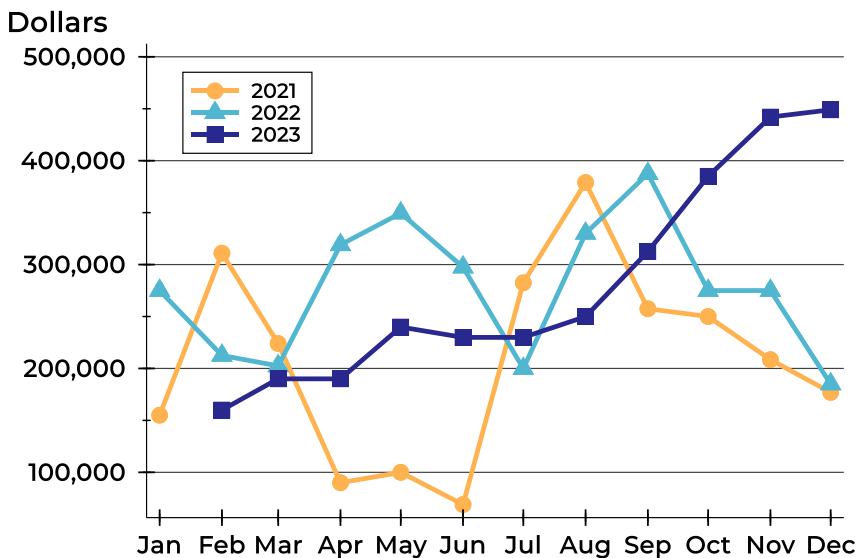
# Wabaunsee County Active Listings Analysis

## Average Price



Month	2021	2022	2023
January	606,492	370,800	N/A
February	571,619	390,000	160,000
March	485,295	202,450	191,225
April	390,295	334,667	241,667
May	84,300	339,750	312,967
June	64,667	297,500	301,300
July	247,167	199,900	266,360
August	402,000	352,360	359,414
September	272,150	411,250	386,833
October	215,975	296,600	431,271
November	191,875	332,667	479,833
December	195,667	302,500	506,333

## Median Price

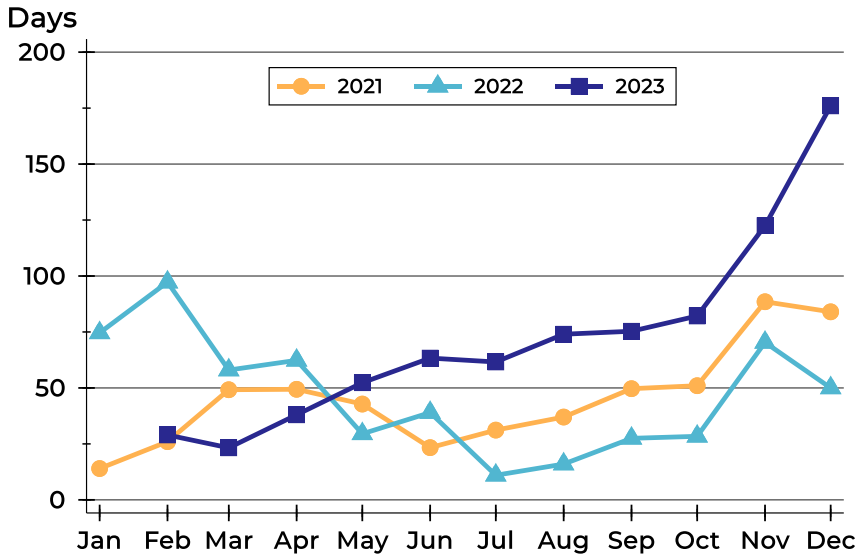


Month	2021	2022	2023
January	155,000	275,000	N/A
February	311,000	212,500	160,000
March	224,000	202,450	190,000
April	90,000	319,000	190,000
May	100,000	349,500	239,900
June	69,000	297,500	229,900
July	282,500	199,900	229,900
August	379,000	330,000	249,900
September	257,500	387,500	312,500
October	250,000	275,000	385,000
November	208,500	275,000	442,000
December	177,000	185,000	449,000



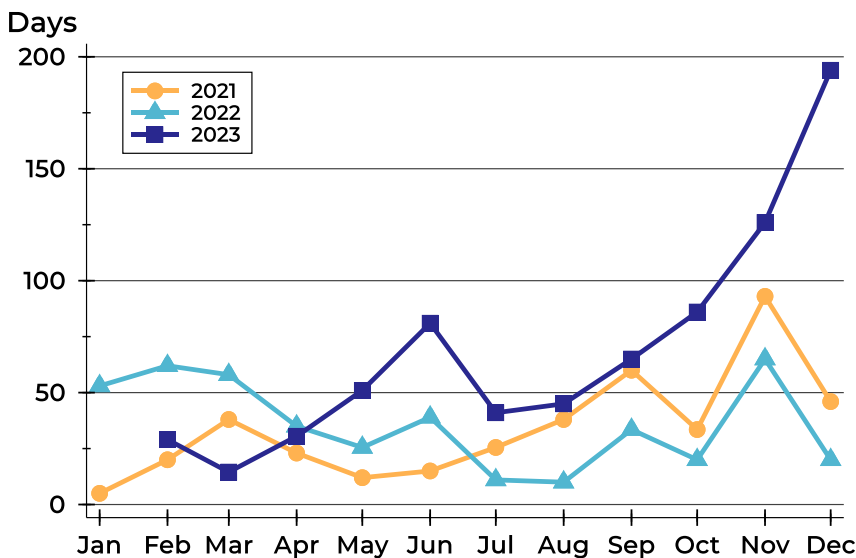
## Wabaunsee County Active Listings Analysis

### Average DOM



Month	2021	2022	2023
January	14	75	N/A
February	26	97	29
March	49	58	23
April	49	62	38
May	43	30	52
June	23	39	63
July	31	11	62
August	37	16	74
September	50	28	75
October	51	28	82
November	89	70	123
December	84	50	176

### Median DOM

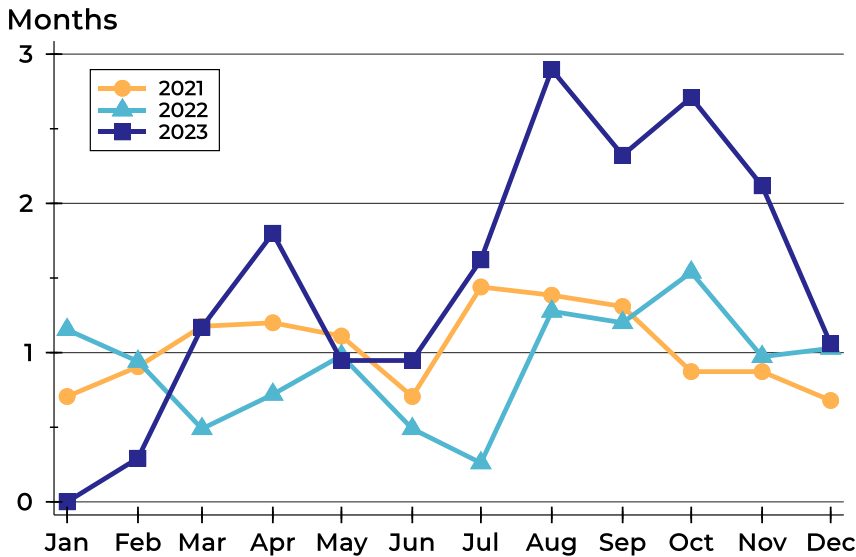


Month	2021	2022	2023
January	5	53	N/A
February	20	62	29
March	38	58	15
April	23	35	31
May	12	26	51
June	15	39	81
July	26	11	41
August	38	10	45
September	60	34	65
October	34	20	86
November	93	65	126
December	46	20	194



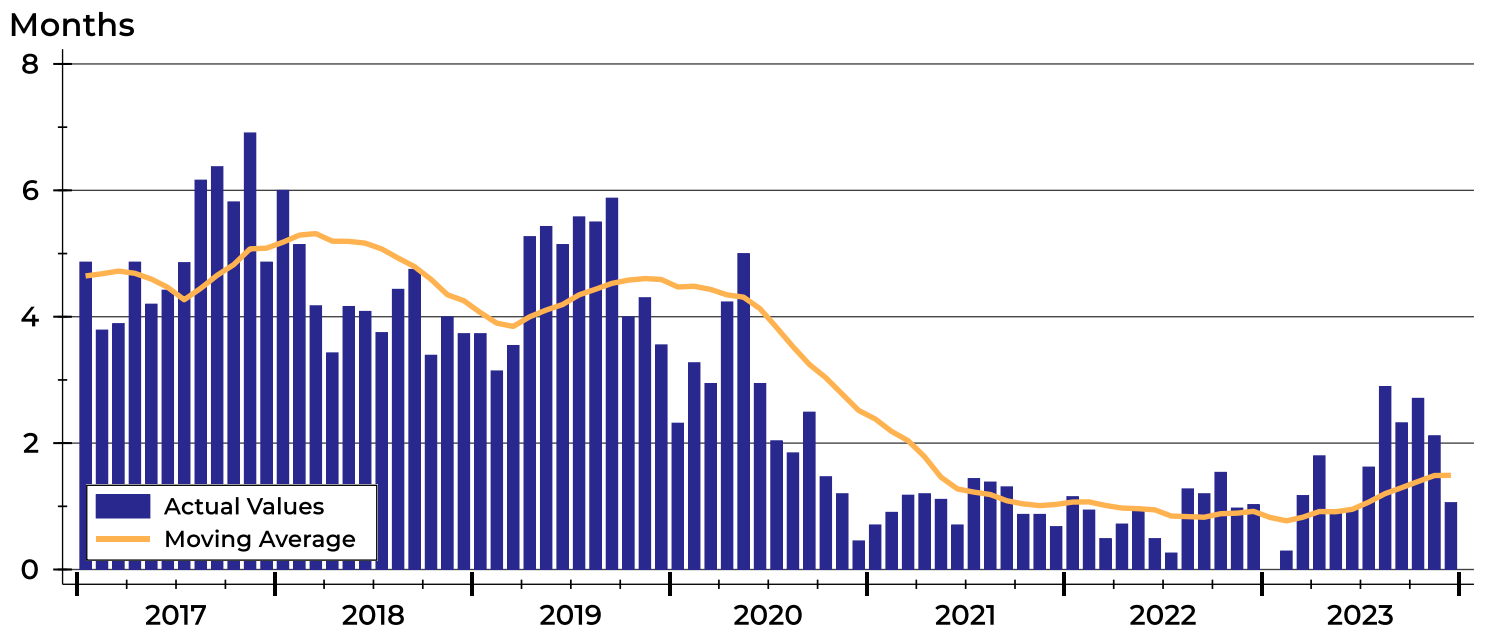
# Wabaunsee County Months' Supply Analysis

## Months' Supply by Month



Month	2021	2022	2023
January	0.7	1.2	<b>0.0</b>
February	0.9	0.9	<b>0.3</b>
March	1.2	0.5	<b>1.2</b>
April	1.2	0.7	<b>1.8</b>
May	1.1	1.0	<b>0.9</b>
June	0.7	0.5	<b>0.9</b>
July	1.4	0.3	<b>1.6</b>
August	1.4	1.3	<b>2.9</b>
September	1.3	1.2	<b>2.3</b>
October	0.9	1.5	<b>2.7</b>
November	0.9	1.0	<b>2.1</b>
December	0.7	1.0	<b>1.1</b>

## History of Month's Supply





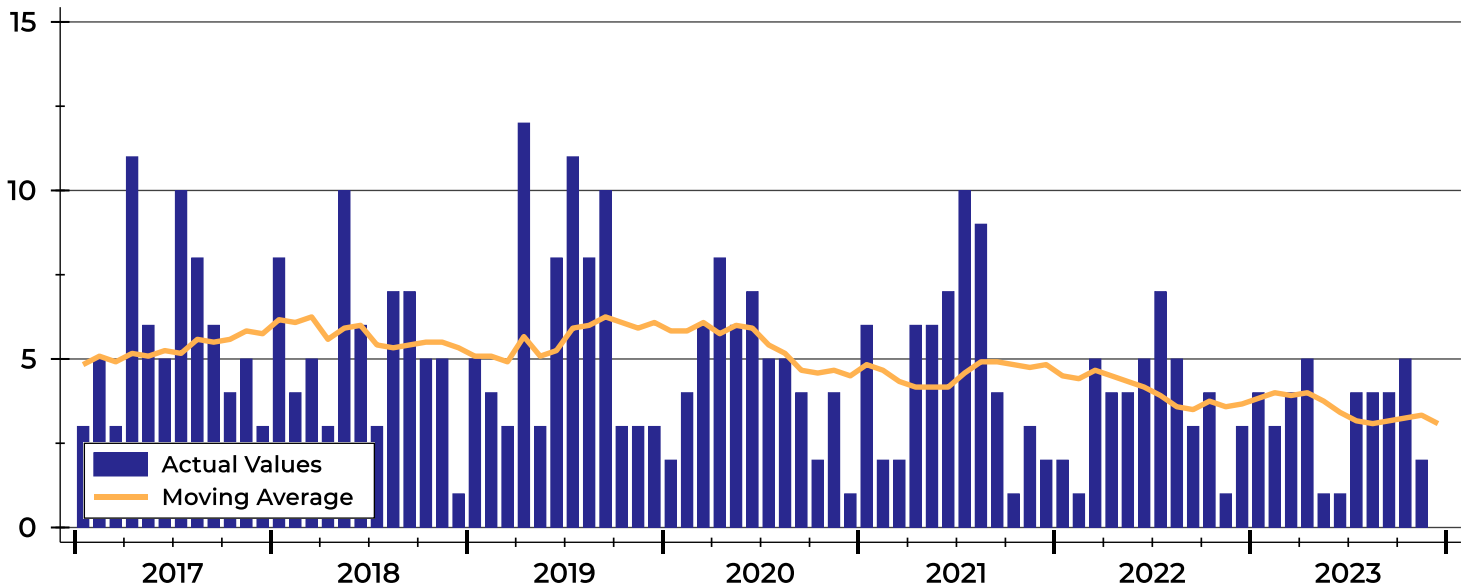
# Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2023	December 2022	Change
Current Month	New Listings	0	3	-100.0%
	Volume (1,000s)	0	1,503	-100.0%
	Average List Price	N/A	500,833	N/A
	Median List Price	N/A	185,000	N/A
Year-to-Date	New Listings	37	44	-15.9%
	Volume (1,000s)	11,811	14,402	-18.0%
	Average List Price	319,216	327,320	-2.5%
	Median List Price	200,000	227,500	-12.1%

No new listings were added in Wabaunsee County during December. In comparison, 3 new listings were added in December 2022. Year-to-date Wabaunsee County has seen 37 new listings.

## History of New Listings

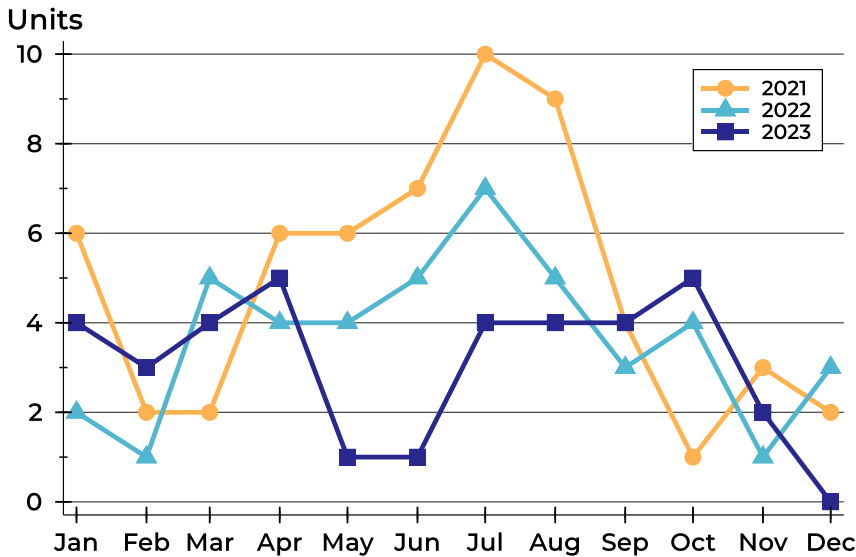
Units





## Wabaunsee County New Listings Analysis

### New Listings by Month



Month	2021	2022	2023
January	6	2	4
February	2	1	3
March	2	5	4
April	6	4	5
May	6	4	1
June	7	5	1
July	10	7	4
August	9	5	4
September	4	3	4
October	1	4	5
November	3	1	2
December	2	3	0

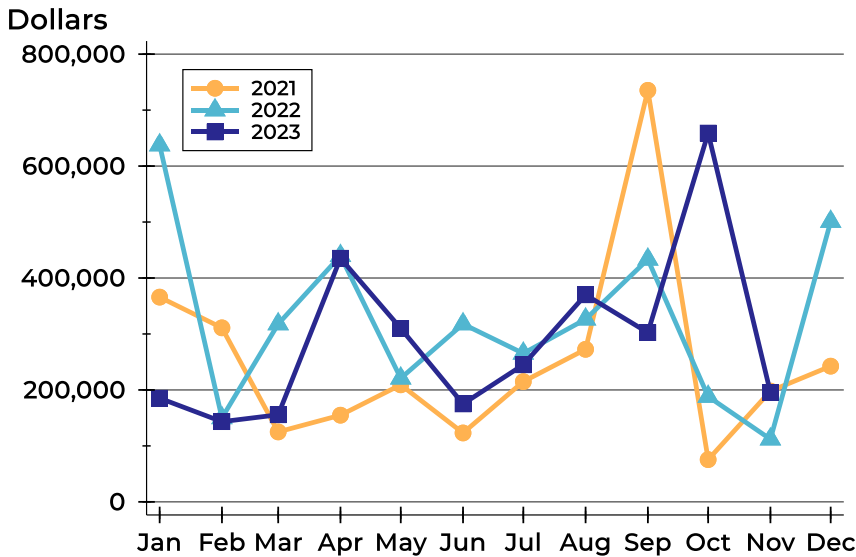
### New Listings by Price Range

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



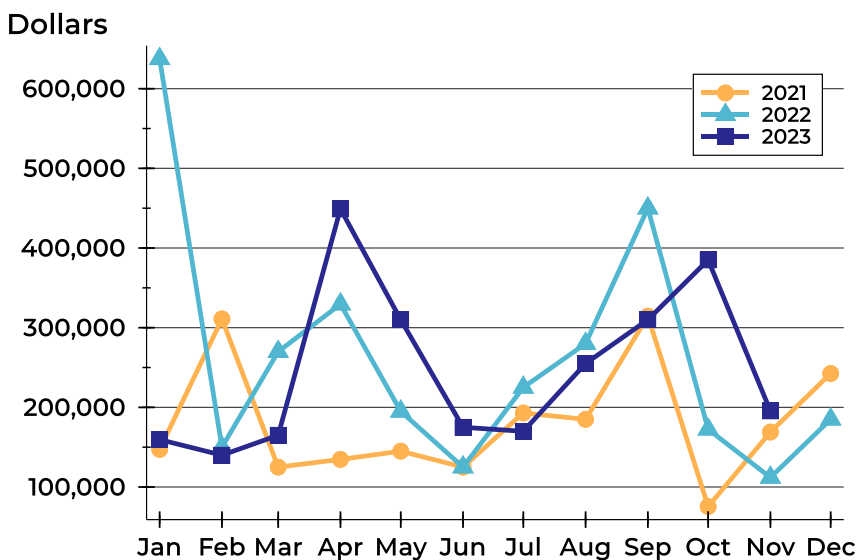
## Wabaunsee County New Listings Analysis

### Average Price



Month	2021	2022	2023
January	365,829	637,500	<b>185,250</b>
February	311,000	150,000	<b>143,333</b>
March	125,000	317,780	<b>155,625</b>
April	154,883	439,750	<b>435,380</b>
May	209,167	220,841	<b>310,000</b>
June	123,143	317,800	<b>175,000</b>
July	214,900	265,343	<b>244,975</b>
August	272,633	326,380	<b>370,000</b>
September	735,350	433,333	<b>302,450</b>
October	75,500	188,250	<b>658,980</b>
November	197,967	112,000	<b>195,500</b>
December	242,500	500,833	<b>N/A</b>

### Median Price



Month	2021	2022	2023
January	147,250	637,500	<b>159,500</b>
February	311,000	150,000	<b>140,000</b>
March	125,000	269,900	<b>165,000</b>
April	134,650	329,500	<b>449,000</b>
May	145,000	195,000	<b>310,000</b>
June	125,000	125,000	<b>175,000</b>
July	193,000	225,000	<b>169,950</b>
August	184,900	280,000	<b>255,000</b>
September	314,450	450,000	<b>310,000</b>
October	75,500	172,500	<b>385,000</b>
November	169,000	112,000	<b>195,500</b>
December	242,500	185,000	<b>N/A</b>



# Wabaunsee County Contracts Written Analysis

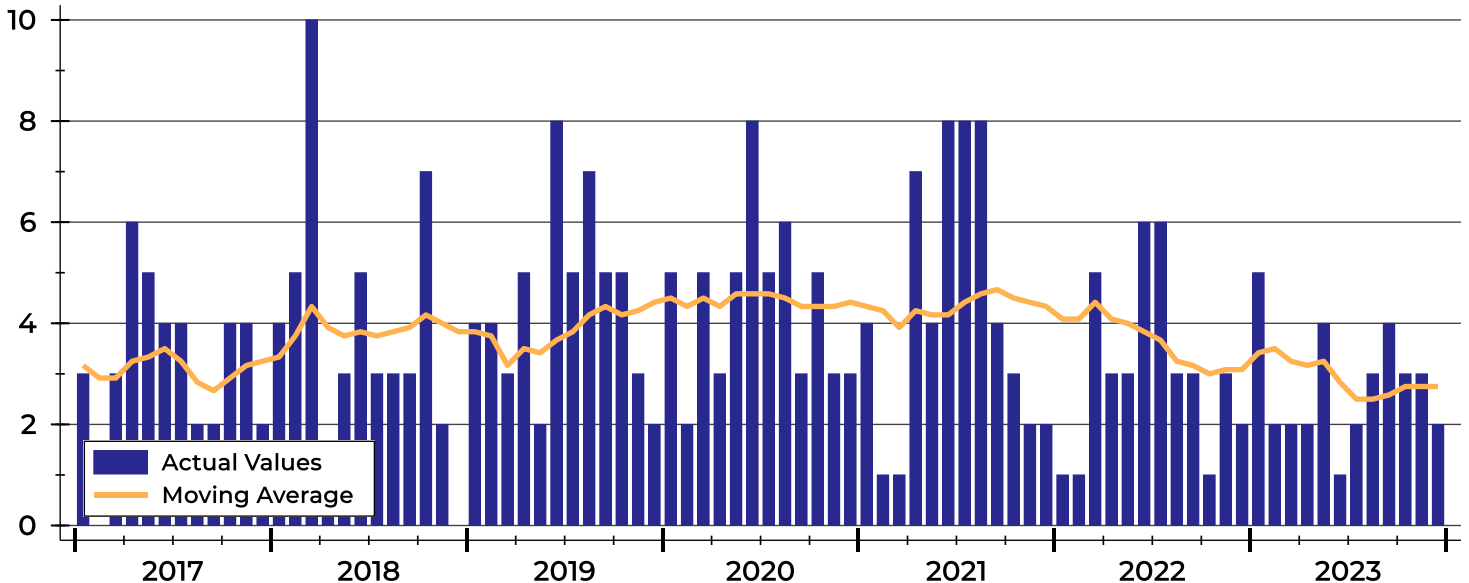
Summary Statistics for Contracts Written		December			Year-to-Date		
		2023	2022	Change	2023	2022	Change
Contracts Written		2	2	0.0%	33	37	-10.8%
Volume (1,000s)		475	1,318	-64.0%	9,440	11,270	-16.2%
Average	Sale Price	237,500	659,000	-64.0%	286,045	304,600	-6.1%
	Days on Market	96	34	182.4%	29	25	16.0%
	Percent of Original	77.2%	90.3%	-14.5%	93.3%	96.3%	-3.1%
Median	Sale Price	237,500	659,000	-64.0%	185,000	224,500	-17.6%
	Days on Market	96	34	182.4%	16	11	45.5%
	Percent of Original	77.2%	90.3%	-14.5%	96.8%	98.1%	-1.3%

A total of 2 contracts for sale were written in Wabaunsee County during the month of December, the same as in 2022. The median list price of these homes was \$237,500, down from \$659,000 the prior year.

Half of the homes that went under contract in December were on the market less than 96 days, compared to 34 days in December 2022.

## History of Contracts Written

Units

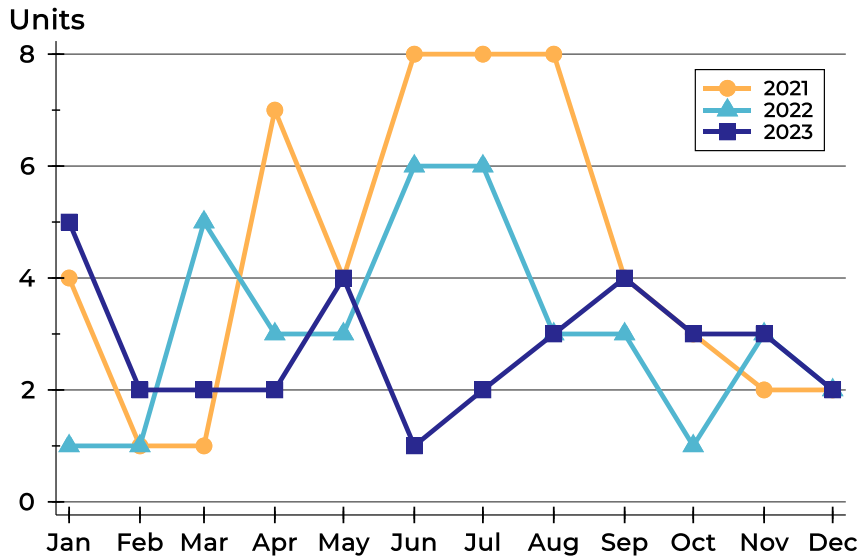






## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



Month	2021	2022	2023
January	4	1	5
February	1	1	2
March	1	5	2
April	7	3	2
May	4	3	4
June	8	6	1
July	8	6	2
August	8	3	3
September	4	3	4
October	3	1	3
November	2	3	3
December	2	2	2

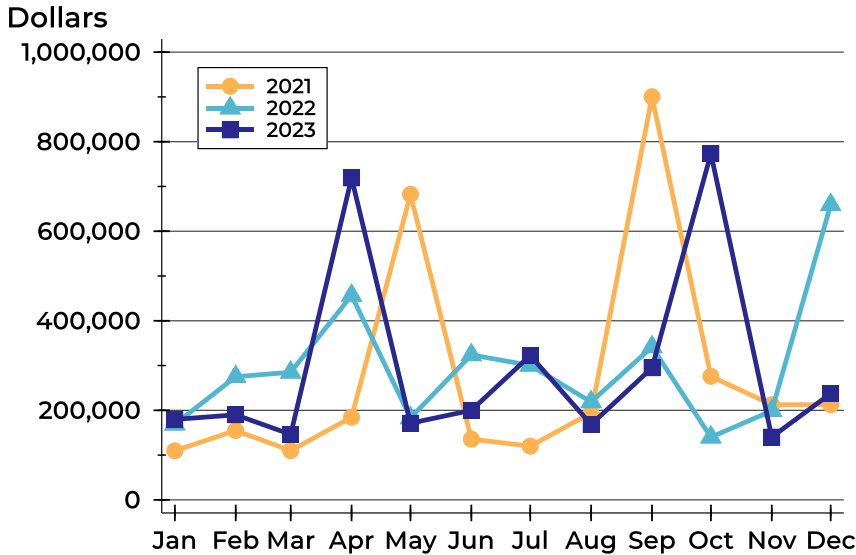
### Contracts Written by Price Range

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	1	50.0%	90,000	90,000	141	141	57.0%	57.0%
\$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	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	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



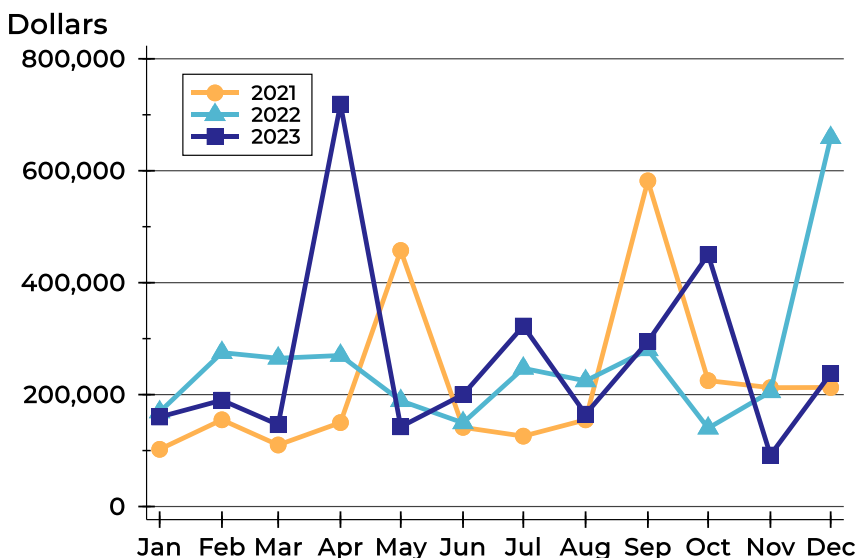
# Wabaunsee County Contracts Written Analysis

## Average Price



Month	2021	2022	2023
<b>January</b>	109,625	169,000	<b>179,700</b>
<b>February</b>	155,000	275,000	<b>190,000</b>
<b>March</b>	110,000	285,000	<b>146,250</b>
<b>April</b>	184,471	456,633	<b>719,000</b>
<b>May</b>	682,369	183,000	<b>171,225</b>
<b>June</b>	135,687	323,833	<b>200,000</b>
<b>July</b>	120,000	300,500	<b>322,500</b>
<b>August</b>	194,338	218,800	<b>168,333</b>
<b>September</b>	900,350	341,633	<b>294,925</b>
<b>October</b>	276,000	140,000	<b>773,333</b>
<b>November</b>	212,450	199,000	<b>140,300</b>
<b>December</b>	212,750	659,000	<b>237,500</b>

## Median Price

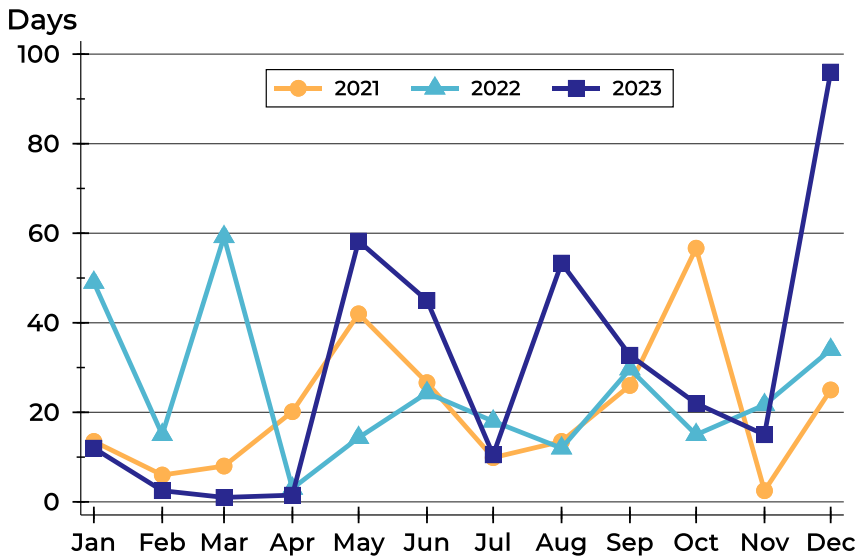


Month	2021	2022	2023
<b>January</b>	102,250	169,000	<b>160,000</b>
<b>February</b>	155,000	275,000	<b>190,000</b>
<b>March</b>	110,000	265,000	<b>146,250</b>
<b>April</b>	150,000	269,900	<b>719,000</b>
<b>May</b>	457,500	189,000	<b>142,500</b>
<b>June</b>	141,500	149,500	<b>200,000</b>
<b>July</b>	125,750	247,000	<b>322,500</b>
<b>August</b>	154,950	224,500	<b>165,000</b>
<b>September</b>	582,000	280,000	<b>294,950</b>
<b>October</b>	225,000	140,000	<b>450,000</b>
<b>November</b>	212,450	205,000	<b>92,000</b>
<b>December</b>	212,750	659,000	<b>237,500</b>



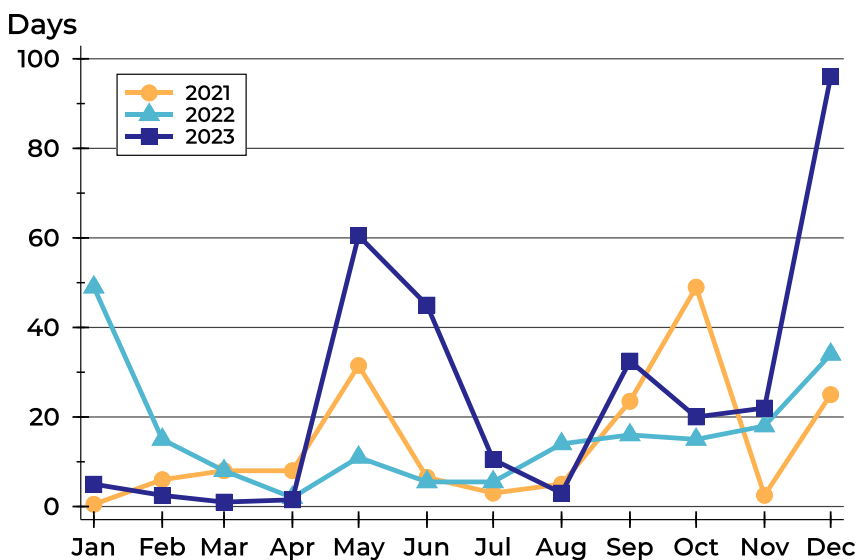
# Wabaunsee County Contracts Written Analysis

## Average DOM



Month	2021	2022	2023
January	14	49	12
February	6	15	3
March	8	59	1
April	20	3	2
May	42	14	58
June	27	24	45
July	10	18	11
August	14	12	53
September	26	30	33
October	57	15	22
November	3	22	15
December	25	34	96

## Median DOM



Month	2021	2022	2023
January	1	49	5
February	6	15	3
March	8	8	1
April	8	2	2
May	32	11	61
June	7	6	45
July	3	6	11
August	5	14	3
September	24	16	33
October	49	15	20
November	3	18	22
December	25	34	96



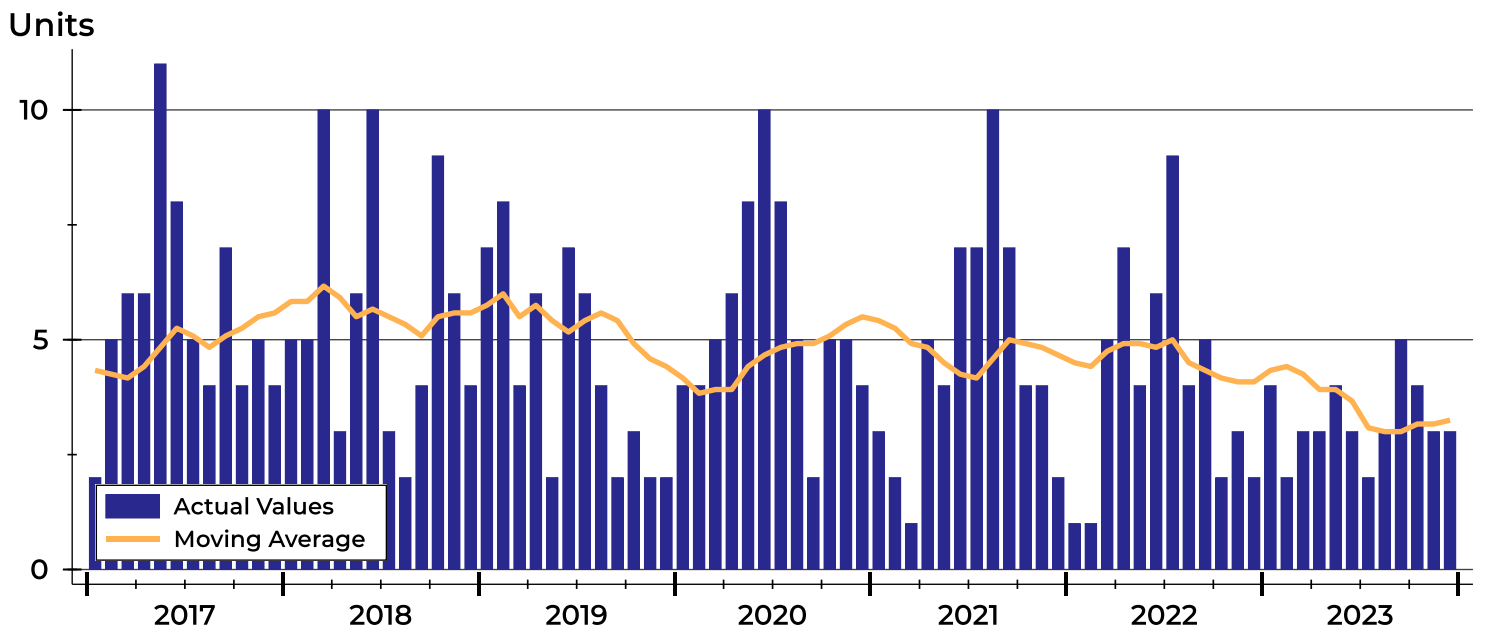
# Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2023	2022	Change
Pending Contracts		3	2	50.0%
Volume (1,000s)		774	333	132.4%
Average	List Price	258,000	166,500	55.0%
	Days on Market	71	51	39.2%
	Percent of Original	84.8%	100.0%	-15.2%
Median	List Price	299,000	166,500	79.6%
	Days on Market	51	51	0.0%
	Percent of Original	97.5%	100.0%	-2.5%

A total of 3 listings in Wabaunsee County had contracts pending at the end of December, up from 2 contracts pending at the end of December 2022.

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.

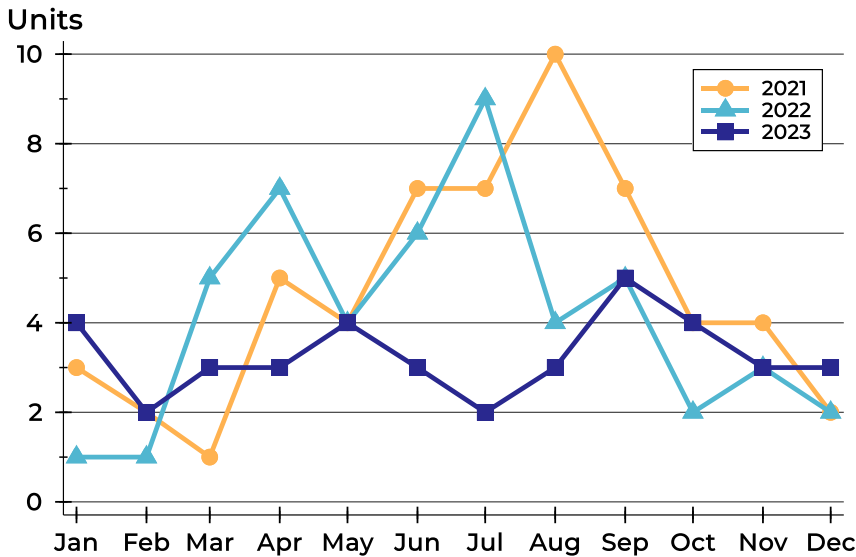
## History of Pending Contracts





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2021	2022	2023
January	3	1	4
February	2	1	2
March	1	5	3
April	5	7	3
May	4	4	4
June	7	6	3
July	7	9	2
August	10	4	3
September	7	5	5
October	4	2	4
November	4	3	3
December	2	2	3

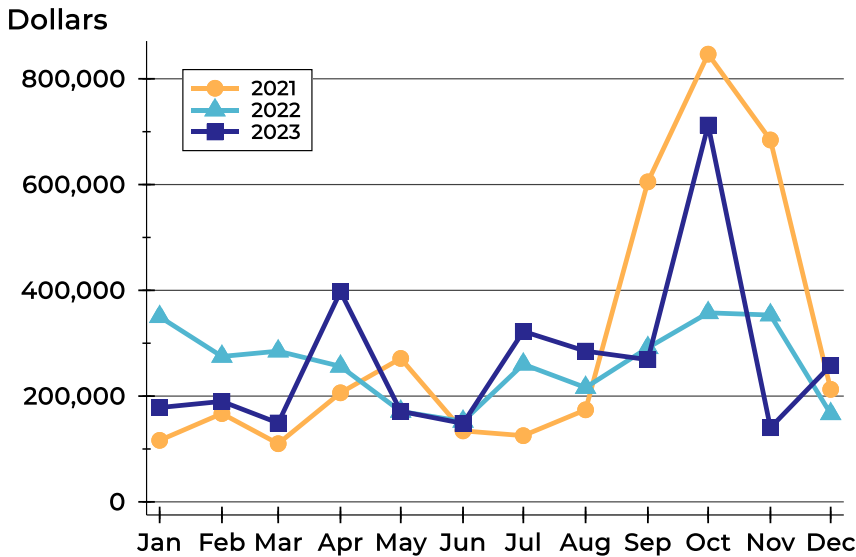
### Pending Contracts by Price Range

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	33.3%	90,000	90,000	141	141	57.0%	57.0%
\$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	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	33.3%	299,000	299,000	22	22	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	385,000	385,000	51	51	97.5%	97.5%
\$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



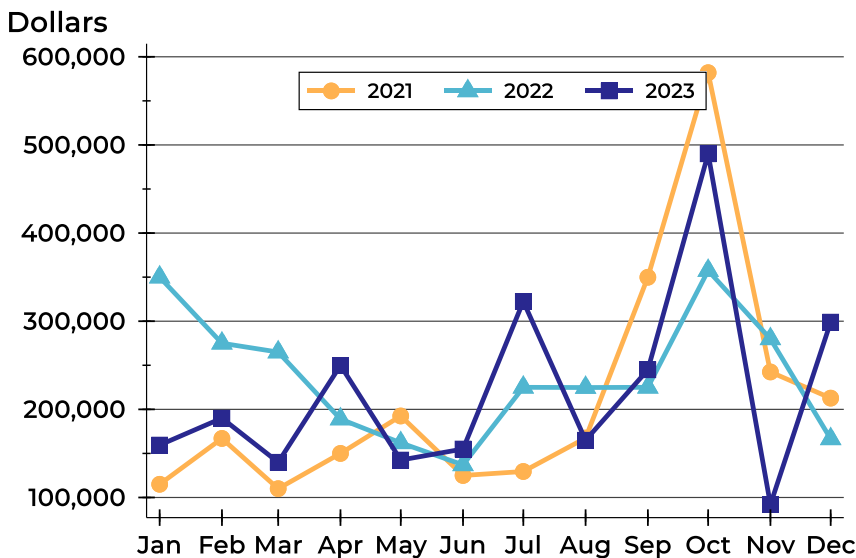
## Wabaunsee County Pending Contracts Analysis

### Average Price



Month	2021	2022	2023
January	116,333	350,000	<b>178,375</b>
February	167,000	275,000	<b>190,000</b>
March	110,000	285,000	<b>149,167</b>
April	206,260	256,271	<b>397,467</b>
May	271,250	171,000	<b>171,225</b>
June	134,286	152,167	<b>148,300</b>
July	125,214	260,222	<b>322,500</b>
August	174,070	216,125	<b>285,000</b>
September	605,171	291,360	<b>268,940</b>
October	846,625	357,500	<b>712,475</b>
November	684,350	353,333	<b>140,300</b>
December	212,750	166,500	<b>258,000</b>

### Median Price

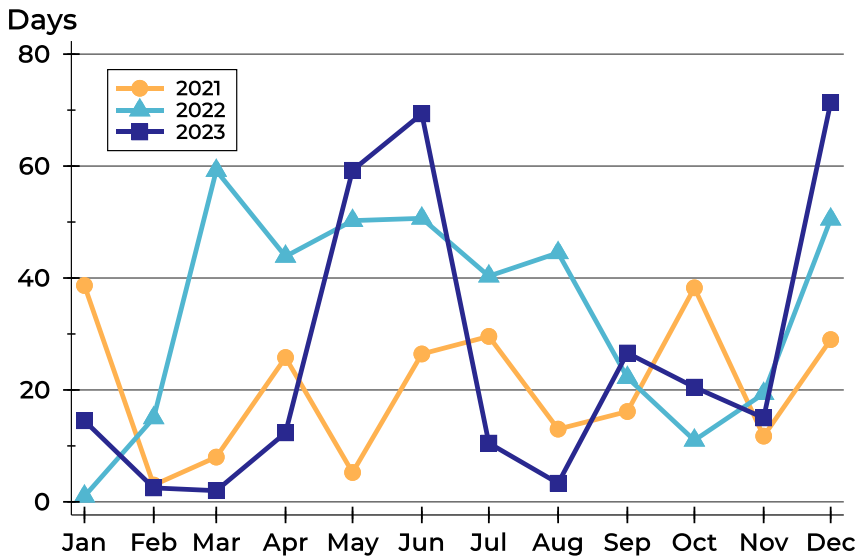


Month	2021	2022	2023
January	115,000	350,000	<b>159,500</b>
February	167,000	275,000	<b>190,000</b>
March	110,000	265,000	<b>140,000</b>
April	150,000	189,000	<b>249,900</b>
May	192,500	162,000	<b>142,500</b>
June	125,000	137,000	<b>155,000</b>
July	129,500	225,000	<b>322,500</b>
August	167,450	224,750	<b>165,000</b>
September	349,900	225,000	<b>244,900</b>
October	582,000	357,500	<b>489,950</b>
November	242,450	280,000	<b>92,000</b>
December	212,750	166,500	<b>299,000</b>



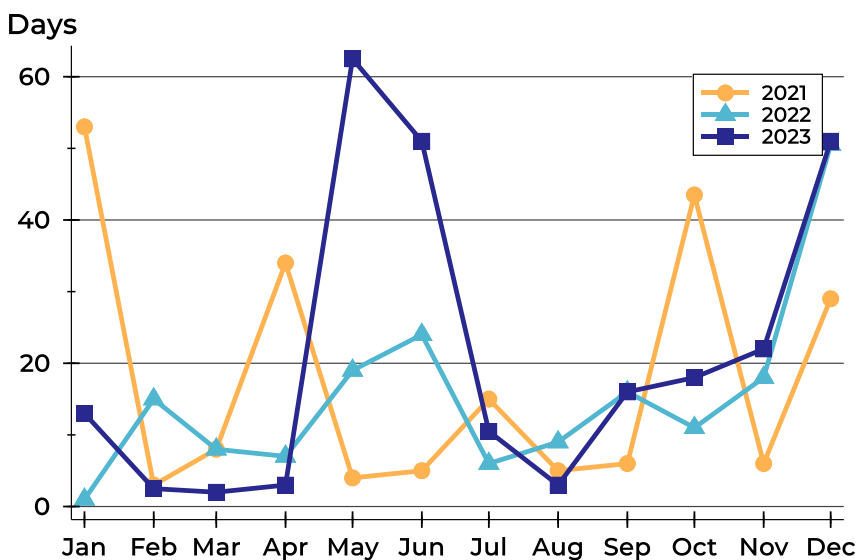
## Wabaunsee County Pending Contracts Analysis

### Average DOM



Month	2021	2022	2023
January	39	1	15
February	3	15	3
March	8	59	2
April	26	44	12
May	5	50	59
June	26	51	69
July	30	40	11
August	13	45	3
September	16	22	27
October	38	11	21
November	12	19	15
December	29	51	71

### Median DOM



Month	2021	2022	2023
January	53	1	13
February	3	15	3
March	8	8	2
April	34	7	3
May	4	19	63
June	5	24	51
July	15	6	11
August	5	9	3
September	6	16	16
October	44	11	18
November	6	18	22
December	29	51	51