



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

## February 2024 Sunflower MLS Statistics

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### Sunflower MLS, Inc.

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

Phone: 785/267-3215  
Fax: 785/267-4993  
E-mail: [denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)



# Entire MLS System Housing Report



## Market Overview

### Sunflower MLS Home Sales Fell in February

Total home sales in the Sunflower multiple listing service fell last month to 206 units, compared to 216 units in February 2023. Total sales volume was \$42.0 million, down from a year earlier.

The median sale price in February was \$179,950, up from \$169,750 a year earlier. Homes that sold in February were typically on the market for 12 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Sunflower multiple listing service at the end of February was 297 units, up from 232 at the same point in 2023. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$239,900.

During February, a total of 230 contracts were written down from 264 in February 2023. At the end of the month, there were 275 contracts still pending.

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## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Entire MLS System Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>206</b>     | <b>216</b>     | <b>224</b>     | <b>404</b>     | <b>417</b>     | <b>476</b>     |
| Change from prior year                        |                              | -4.6%          | -3.6%          | -7.4%          | -3.1%          | -12.4%         | 1.1%           |
| <b>Active Listings</b>                        |                              | <b>297</b>     | <b>232</b>     | <b>155</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 28.0%          | 49.7%          | -28.2%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>1.0</b>     | <b>0.7</b>     | <b>0.4</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 42.9%          | 75.0%          | -33.3%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>257</b>     | <b>279</b>     | <b>249</b>     | <b>479</b>     | <b>506</b>     | <b>497</b>     |
| Change from prior year                        |                              | -7.9%          | 12.0%          | 4.6%           | -5.3%          | 1.8%           | -6.2%          |
| <b>Contracts Written</b>                      |                              | <b>230</b>     | <b>264</b>     | <b>251</b>     | <b>445</b>     | <b>502</b>     | <b>510</b>     |
| Change from prior year                        |                              | -12.9%         | 5.2%           | -3.8%          | -11.4%         | -1.6%          | -8.3%          |
| <b>Pending Contracts</b>                      |                              | <b>275</b>     | <b>282</b>     | <b>299</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -2.5%          | -5.7%          | -15.1%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>41,950</b>  | <b>42,603</b>  | <b>39,593</b>  | <b>83,048</b>  | <b>78,349</b>  | <b>84,120</b>  |
| Change from prior year                        |                              | -1.5%          | 7.6%           | -4.2%          | 6.0%           | -6.9%          | 4.0%           |
| Average                                       | <b>Sale Price</b>            | <b>203,641</b> | <b>197,235</b> | <b>176,753</b> | <b>205,564</b> | <b>187,887</b> | <b>176,723</b> |
|   | Change from prior year       | 3.2%           | 11.6%          | 3.5%           | 9.4%           | 6.3%           | 2.9%           |
|   | <b>List Price of Actives</b> | <b>295,938</b> | <b>330,328</b> | <b>256,235</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -10.4%         | 28.9%          | 11.5%          |                |                |                |
|   | <b>Days on Market</b>        | <b>32</b>      | <b>33</b>      | <b>22</b>      | <b>33</b>      | <b>29</b>      | <b>23</b>      |
| Change from prior year                        | -3.0%                        | 50.0%          | -12.0%         | 13.8%          | 26.1%          | -25.8%         |                |
|   | <b>Percent of List</b>       | <b>97.8%</b>   | <b>97.9%</b>   | <b>99.7%</b>   | <b>97.8%</b>   | <b>97.4%</b>   | <b>98.9%</b>   |
| Change from prior year                        | -0.1%                        | -1.8%          | 1.0%           | 0.4%           | -1.5%          | 0.7%           |                |
|   | <b>Percent of Original</b>   | <b>95.8%</b>   | <b>95.4%</b>   | <b>98.3%</b>   | <b>95.7%</b>   | <b>95.1%</b>   | <b>97.1%</b>   |
| Change from prior year                        | 0.4%                         | -3.0%          | 0.6%           | 0.6%           | -2.1%          | 0.1%           |                |
| Median  | <b>Sale Price</b>            | <b>179,950</b> | <b>169,750</b> | <b>149,200</b> | <b>184,950</b> | <b>165,000</b> | <b>150,000</b> |
|   | Change from prior year       | 6.0%           | 13.8%          | -5.6%          | 12.1%          | 10.0%          | -3.2%          |
|   | <b>List Price of Actives</b> | <b>239,900</b> | <b>239,925</b> | <b>172,500</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 0.0%           | 39.1%          | 15.0%          |                |                |                |
|   | <b>Days on Market</b>        | <b>12</b>      | <b>15</b>      | <b>5</b>       | <b>15</b>      | <b>11</b>      | <b>6</b>       |
| Change from prior year                        | -20.0%                       | 200.0%         | 0.0%           | 36.4%          | 83.3%          | -14.3%         |                |
|   | <b>Percent of List</b>       | <b>100.0%</b>  | <b>100.0%</b>  | <b>100.0%</b>  | <b>100.0%</b>  | <b>99.7%</b>   | <b>100.0%</b>  |
| Change from prior year                        | 0.0%                         | 0.0%           | 0.0%           | 0.3%           | -0.3%          | 0.0%           |                |
|   | <b>Percent of Original</b>   | <b>98.4%</b>   | <b>97.1%</b>   | <b>100.0%</b>  | <b>97.7%</b>   | <b>97.0%</b>   | <b>100.0%</b>  |
| Change from prior year                        | 1.3%                         | -2.9%          | 0.3%           | 0.7%           | -3.0%          | 0.7%           |                |

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



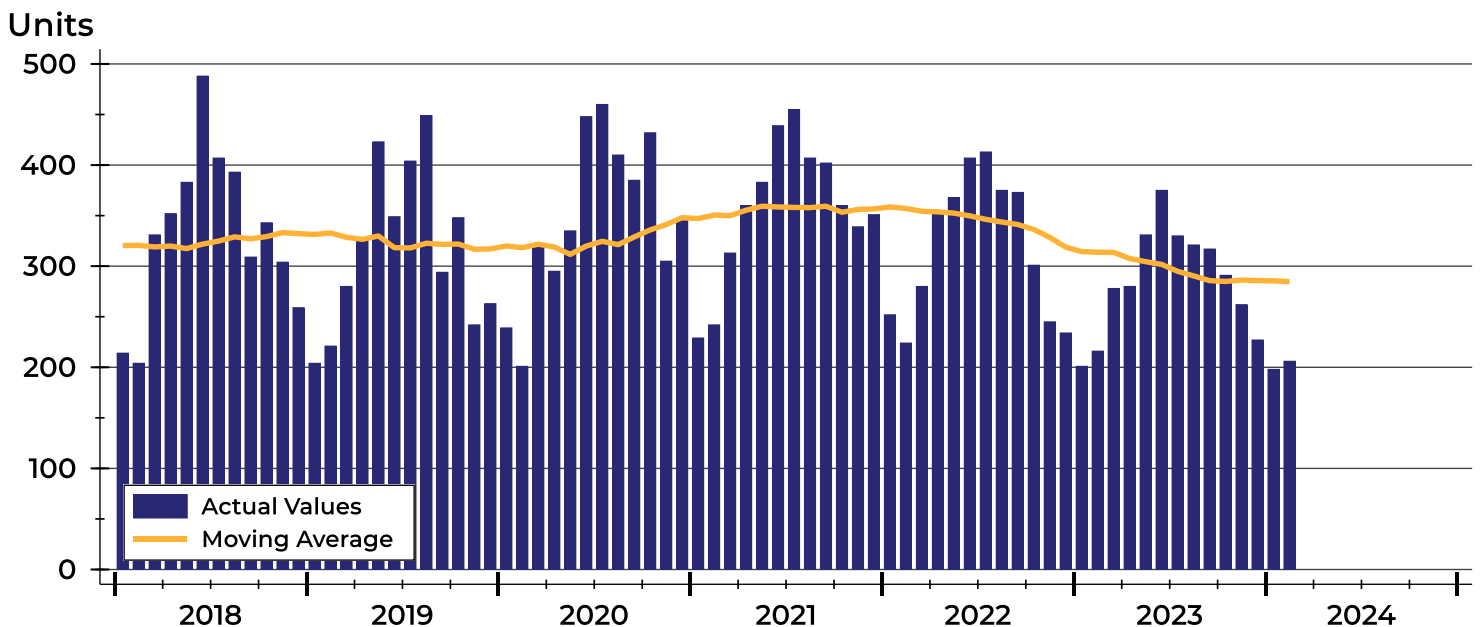
## Entire MLS System Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | February       |         |        | Year-to-Date   |         |        |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
|  |                     | 2024           | 2023    | Change | 2024           | 2023    | Change |
| Closed Listings                        |                     | <b>206</b>     | 216     | -4.6%  | <b>404</b>     | 417     | -3.1%  |
| Volume (1,000s)                        |                     | <b>41,950</b>  | 42,603  | -1.5%  | <b>83,048</b>  | 78,349  | 6.0%   |
| Months' Supply                         |                     | <b>1.0</b>     | 0.7     | 42.9%  | <b>N/A</b>     | N/A     | N/A    |
| Average                                | Sale Price          | <b>203,641</b> | 197,235 | 3.2%   | <b>205,564</b> | 187,887 | 9.4%   |
|  | Days on Market      | <b>32</b>      | 33      | -3.0%  | <b>33</b>      | 29      | 13.8%  |
|  | Percent of List     | <b>97.8%</b>   | 97.9%   | -0.1%  | <b>97.8%</b>   | 97.4%   | 0.4%   |
|  | Percent of Original | <b>95.8%</b>   | 95.4%   | 0.4%   | <b>95.7%</b>   | 95.1%   | 0.6%   |
| Median                                 | Sale Price          | <b>179,950</b> | 169,750 | 6.0%   | <b>184,950</b> | 165,000 | 12.1%  |
|  | Days on Market      | <b>12</b>      | 15      | -20.0% | <b>15</b>      | 11      | 36.4%  |
|  | Percent of List     | <b>100.0%</b>  | 100.0%  | 0.0%   | <b>100.0%</b>  | 99.7%   | 0.3%   |
|  | Percent of Original | <b>98.4%</b>   | 97.1%   | 1.3%   | <b>97.7%</b>   | 97.0%   | 0.7%   |

A total of 206 homes sold in the Sunflower multiple listing service in February, down from 216 units in February 2023. Total sales volume fell to \$42.0 million compared to \$42.6 million in the previous year.

The median sales price in February was \$179,950, up 6.0% compared to the prior year. Median days on market was 12 days, down from 16 days in January, and down from 15 in February 2023.

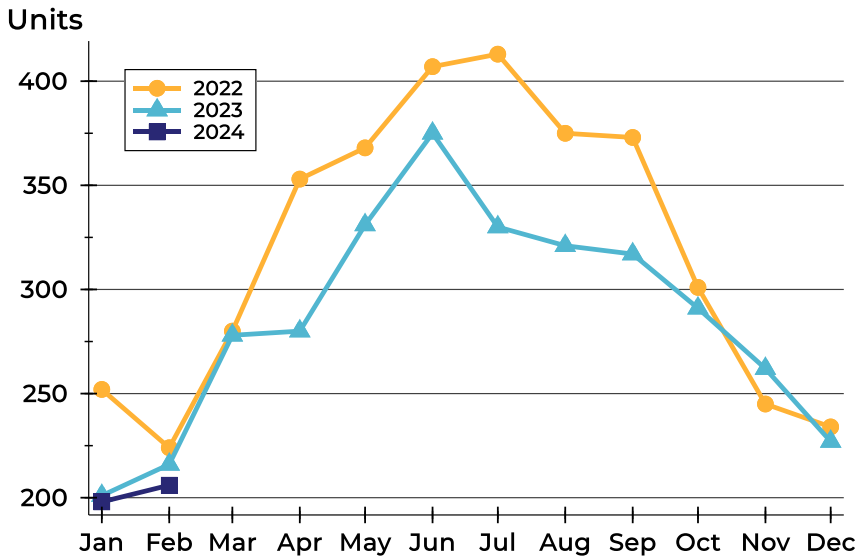
## History of Closed Listings





## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 252  | 201  | <b>198</b> |
| February  | 224  | 216  | <b>206</b> |
| March     | 280  | 278  |            |
| April     | 353  | 280  |            |
| May       | 368  | 331  |            |
| June      | 407  | 375  |            |
| July      | 413  | 330  |            |
| August    | 375  | 321  |            |
| September | 373  | 317  |            |
| October   | 301  | 291  |            |
| November  | 245  | 262  |            |
| December  | 234  | 227  |            |

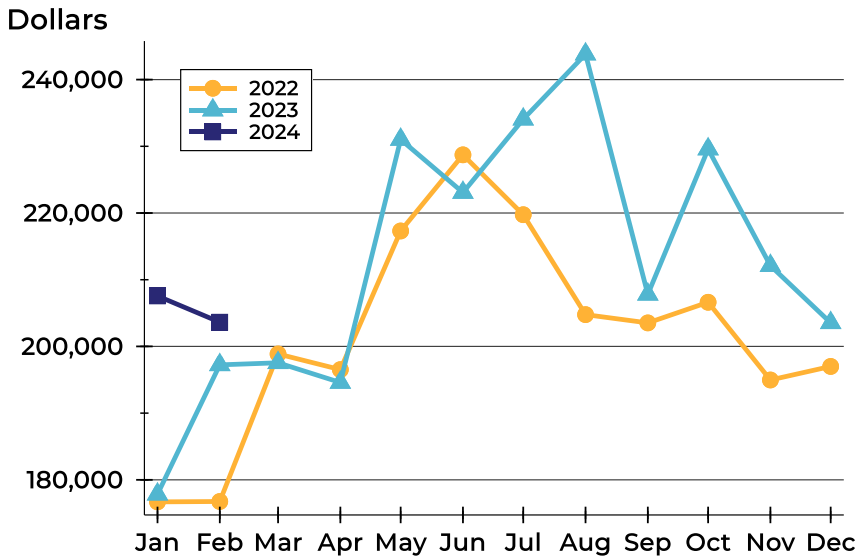
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 2      | 1.0%    | 0.4            | 18,000     | 18,000  | 58             | 58   | 80.0%              | 80.0%  | 80.0%               | 80.0%  |
| \$25,000-\$49,999   | 14     | 6.8%    | 2.0            | 37,657     | 38,337  | 25             | 6    | 94.7%              | 93.4%  | 89.5%               | 92.4%  |
| \$50,000-\$99,999   | 25     | 12.1%   | 0.9            | 76,068     | 75,000  | 33             | 7    | 95.4%              | 98.4%  | 91.8%               | 96.8%  |
| \$100,000-\$124,999 | 15     | 7.3%    | 0.4            | 113,658    | 113,900 | 33             | 18   | 100.1%             | 100.0% | 98.5%               | 99.7%  |
| \$125,000-\$149,999 | 19     | 9.2%    | 0.7            | 138,024    | 140,000 | 12             | 2    | 98.9%              | 100.0% | 98.5%               | 99.5%  |
| \$150,000-\$174,999 | 24     | 11.7%   | 0.6            | 162,815    | 161,250 | 23             | 10   | 98.1%              | 98.3%  | 96.9%               | 97.1%  |
| \$175,000-\$199,999 | 18     | 8.7%    | 0.9            | 186,103    | 185,000 | 36             | 12   | 99.2%              | 99.9%  | 98.6%               | 99.9%  |
| \$200,000-\$249,999 | 35     | 17.0%   | 1.0            | 220,369    | 217,000 | 34             | 8    | 97.8%              | 100.0% | 96.5%               | 100.0% |
| \$250,000-\$299,999 | 22     | 10.7%   | 0.5            | 273,530    | 271,750 | 27             | 20   | 99.5%              | 100.0% | 96.0%               | 98.5%  |
| \$300,000-\$399,999 | 17     | 8.3%    | 1.6            | 351,312    | 340,000 | 53             | 32   | 98.0%              | 100.0% | 96.6%               | 97.4%  |
| \$400,000-\$499,999 | 4      | 1.9%    | 2.0            | 461,600    | 458,200 | 73             | 84   | 98.3%              | 98.4%  | 97.3%               | 98.4%  |
| \$500,000-\$749,999 | 11     | 5.3%    | 2.4            | 577,386    | 549,000 | 36             | 5    | 98.5%              | 100.0% | 95.9%               | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | 7.2            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



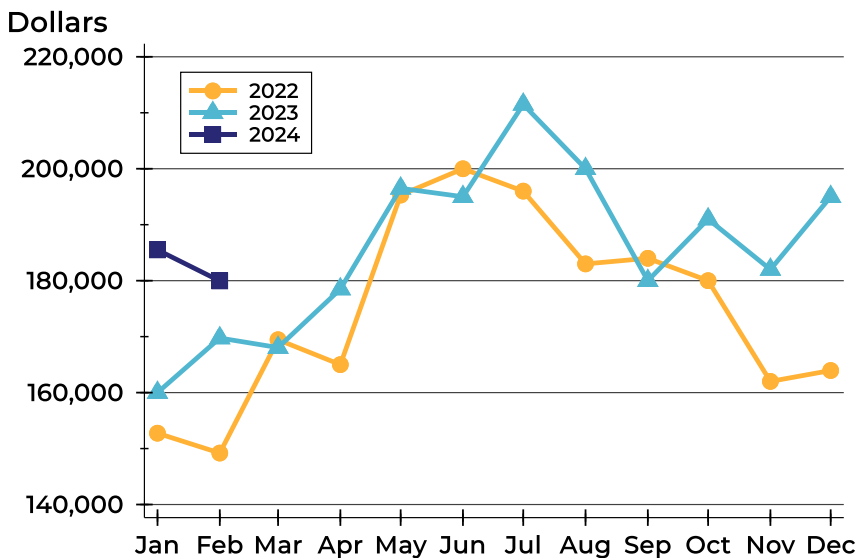
# Entire MLS System Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 176,696 | 177,842 | <b>207,563</b> |
| February  | 176,753 | 197,235 | <b>203,641</b> |
| March     | 198,872 | 197,546 |                |
| April     | 196,526 | 194,592 |                |
| May       | 217,312 | 231,025 |                |
| June      | 228,721 | 223,072 |                |
| July      | 219,747 | 234,063 |                |
| August    | 204,770 | 243,817 |                |
| September | 203,529 | 207,809 |                |
| October   | 206,622 | 229,586 |                |
| November  | 194,969 | 212,106 |                |
| December  | 197,001 | 203,539 |                |

## Median Price

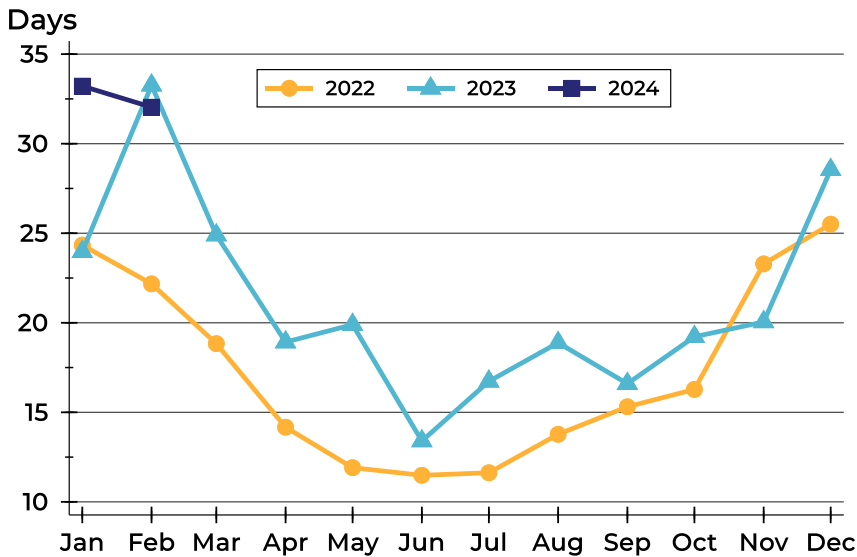


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 152,750 | 160,000 | <b>185,500</b> |
| February  | 149,200 | 169,750 | <b>179,950</b> |
| March     | 169,450 | 168,050 |                |
| April     | 165,000 | 178,500 |                |
| May       | 195,300 | 196,500 |                |
| June      | 200,000 | 195,000 |                |
| July      | 196,000 | 211,500 |                |
| August    | 183,000 | 200,000 |                |
| September | 184,000 | 180,000 |                |
| October   | 180,000 | 191,000 |                |
| November  | 162,000 | 182,000 |                |
| December  | 163,950 | 195,000 |                |



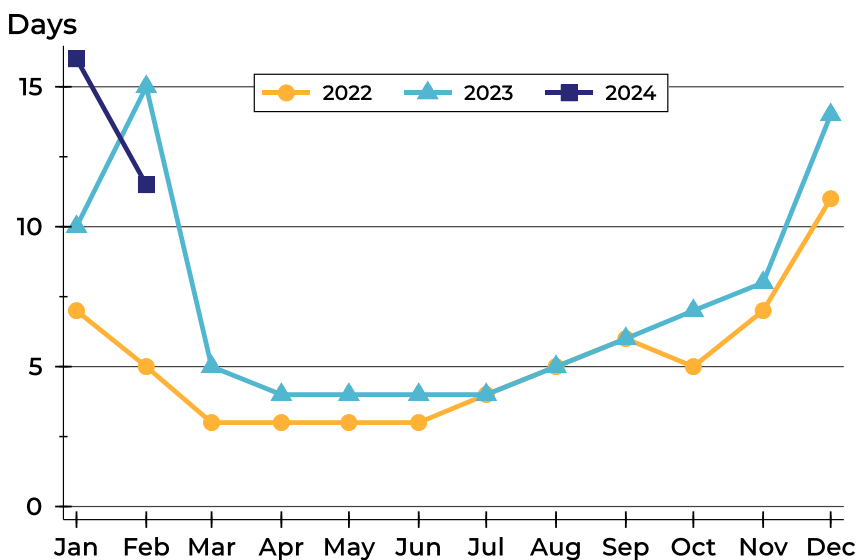
## Entire MLS System Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 24   | 24   | <b>33</b> |
| February  | 22   | 33   | <b>32</b> |
| March     | 19   | 25   |           |
| April     | 14   | 19   |           |
| May       | 12   | 20   |           |
| June      | 11   | 13   |           |
| July      | 12   | 17   |           |
| August    | 14   | 19   |           |
| September | 15   | 17   |           |
| October   | 16   | 19   |           |
| November  | 23   | 20   |           |
| December  | 26   | 29   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 7    | 10   | <b>16</b> |
| February  | 5    | 15   | <b>12</b> |
| March     | 3    | 5    |           |
| April     | 3    | 4    |           |
| May       | 3    | 4    |           |
| June      | 3    | 4    |           |
| July      | 4    | 4    |           |
| August    | 5    | 5    |           |
| September | 6    | 6    |           |
| October   | 5    | 7    |           |
| November  | 7    | 8    |           |
| December  | 11   | 14   |           |



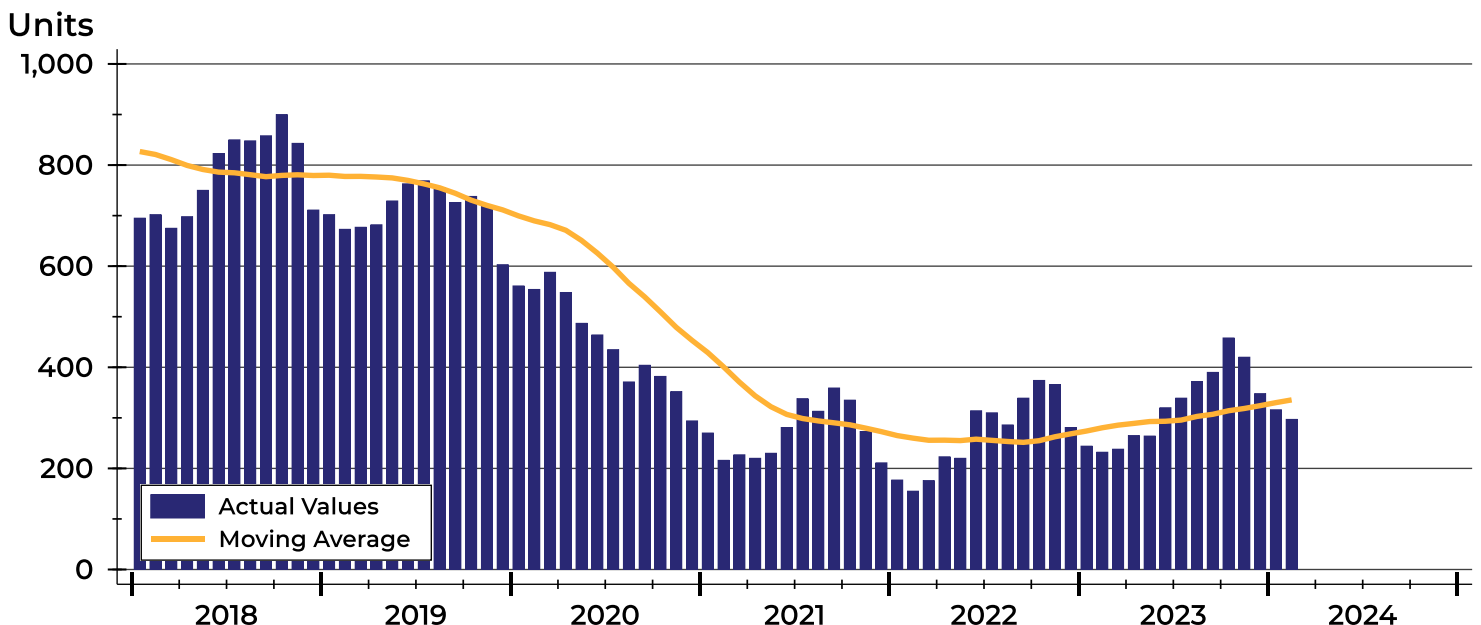
# Entire MLS System Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 297             | 232     | 28.0%  |
| Volume (1,000s)                        |                     | 87,894          | 76,636  | 14.7%  |
| Months' Supply                         |                     | 1.0             | 0.7     | 42.9%  |
| Average                                | List Price          | 295,938         | 330,328 | -10.4% |
|  | Days on Market      | 75              | 70      | 7.1%   |
|  | Percent of Original | 96.7%           | 97.0%   | -0.3%  |
| Median                                 | List Price          | 239,900         | 239,925 | 0.0%   |
|  | Days on Market      | 47              | 41      | 14.6%  |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 297 homes were available for sale in the Sunflower multiple listing service at the end of February. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$239,900, showing little change from the same point in 2023. The typical time on market for active listings was 47 days, up from 41 days a year earlier.

## History of Active Listings

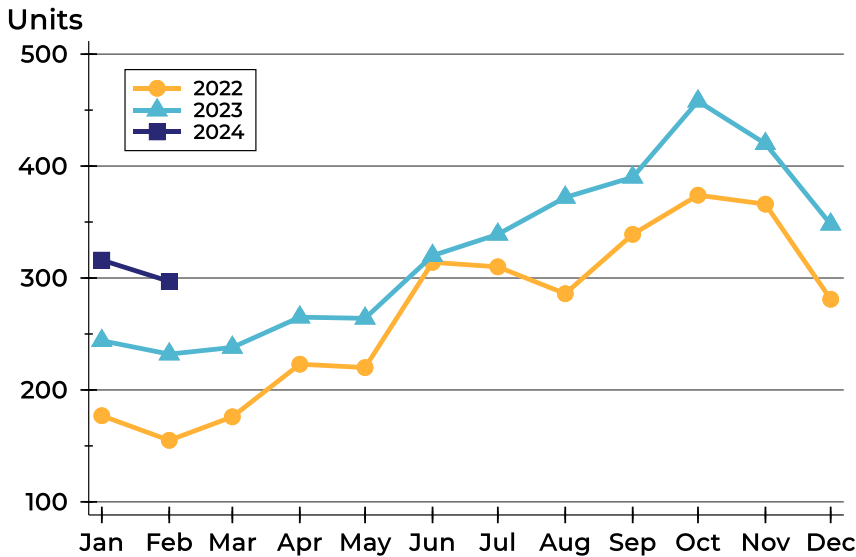






## Entire MLS System Active Listings Analysis

### Active Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 177  | 244  | <b>316</b> |
| February  | 155  | 232  | <b>297</b> |
| March     | 176  | 238  |            |
| April     | 223  | 265  |            |
| May       | 220  | 264  |            |
| June      | 314  | 320  |            |
| July      | 310  | 339  |            |
| August    | 286  | 372  |            |
| September | 339  | 390  |            |
| October   | 374  | 458  |            |
| November  | 366  | 420  |            |
| December  | 281  | 348  |            |

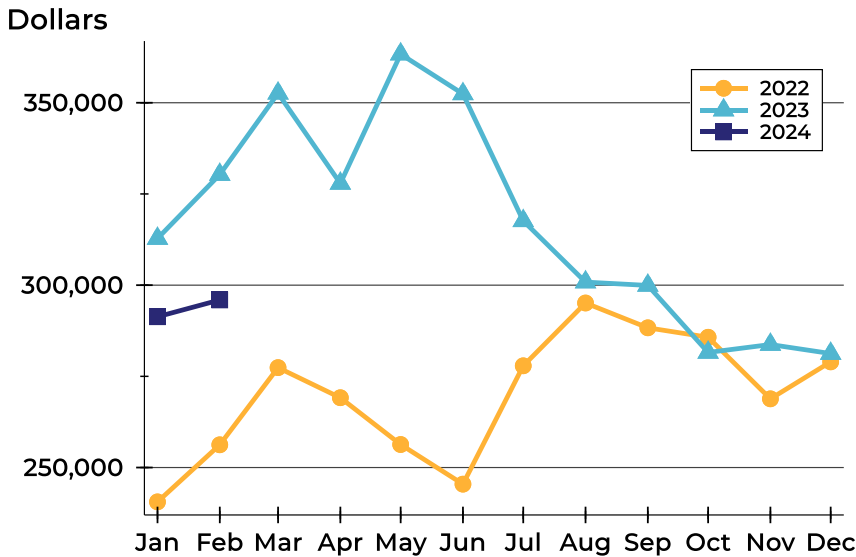
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 1                      | 0.3%                    | 0.4            | 18,000             | 18,000            | 127                 | 127                 | 78.3%                    | 78.3%                    |
| \$25,000-\$49,999   | 21                     | 7.1%                    | 2.0            | 40,992             | 42,900            | 74                  | 52                  | 91.5%                    | 100.0%                   |
| \$50,000-\$99,999   | 33                     | 11.1%                   | 0.9            | 75,794             | 74,900            | 62                  | 37                  | 94.1%                    | 100.0%                   |
| \$100,000-\$124,999 | 9                      | 3.0%                    | 0.4            | 114,633            | 115,000           | 98                  | 51                  | 92.3%                    | 95.2%                    |
| \$125,000-\$149,999 | 18                     | 6.1%                    | 0.7            | 136,820            | 135,000           | 40                  | 28                  | 98.3%                    | 100.0%                   |
| \$150,000-\$174,999 | 18                     | 6.1%                    | 0.6            | 159,814            | 159,700           | 64                  | 48                  | 99.2%                    | 100.0%                   |
| \$175,000-\$199,999 | 21                     | 7.1%                    | 0.9            | 186,852            | 187,500           | 85                  | 27                  | 96.6%                    | 100.0%                   |
| \$200,000-\$249,999 | 40                     | 13.5%                   | 1.0            | 229,313            | 230,000           | 56                  | 22                  | 98.2%                    | 100.0%                   |
| \$250,000-\$299,999 | 16                     | 5.4%                    | 0.5            | 276,461            | 271,990           | 74                  | 86                  | 96.7%                    | 100.0%                   |
| \$300,000-\$399,999 | 55                     | 18.5%                   | 1.6            | 356,012            | 364,950           | 75                  | 56                  | 98.3%                    | 100.0%                   |
| \$400,000-\$499,999 | 28                     | 9.4%                    | 2.0            | 455,222            | 449,000           | 85                  | 65                  | 98.5%                    | 100.0%                   |
| \$500,000-\$749,999 | 26                     | 8.8%                    | 2.4            | 607,296            | 599,950           | 97                  | 62                  | 96.5%                    | 99.3%                    |
| \$750,000-\$999,999 | 8                      | 2.7%                    | N/A            | 883,375            | 875,000           | 128                 | 142                 | 97.6%                    | 100.0%                   |
| \$1,000,000 and up  | 3                      | 1.0%                    | 7.2            | 1,813,000          | 1,900,000         | 198                 | 186                 | 88.0%                    | 91.7%                    |



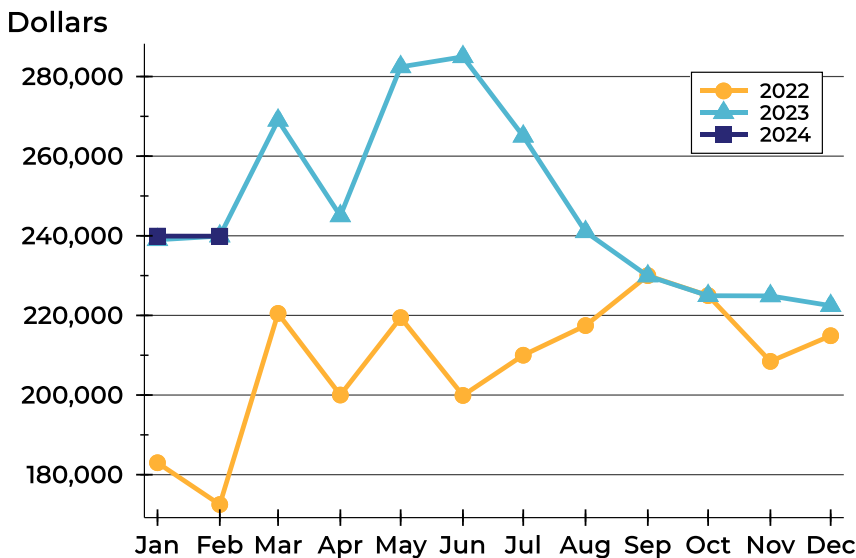
## Entire MLS System Active Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 240,586 | 312,787 | <b>291,332</b> |
| February  | 256,235 | 330,328 | <b>295,938</b> |
| March     | 277,392 | 352,597 |                |
| April     | 269,139 | 327,886 |                |
| May       | 256,311 | 363,329 |                |
| June      | 245,447 | 352,426 |                |
| July      | 277,893 | 317,632 |                |
| August    | 295,109 | 300,836 |                |
| September | 288,305 | 299,924 |                |
| October   | 285,721 | 281,555 |                |
| November  | 268,840 | 283,725 |                |
| December  | 278,974 | 281,246 |                |

### Median Price

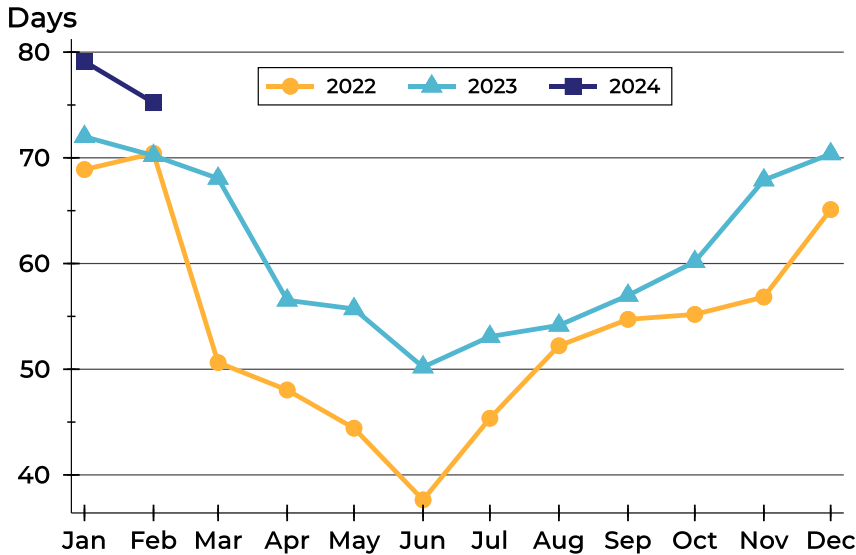


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 183,000 | 239,000 | <b>239,925</b> |
| February  | 172,500 | 239,925 | <b>239,900</b> |
| March     | 220,500 | 269,000 |                |
| April     | 200,000 | 245,000 |            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



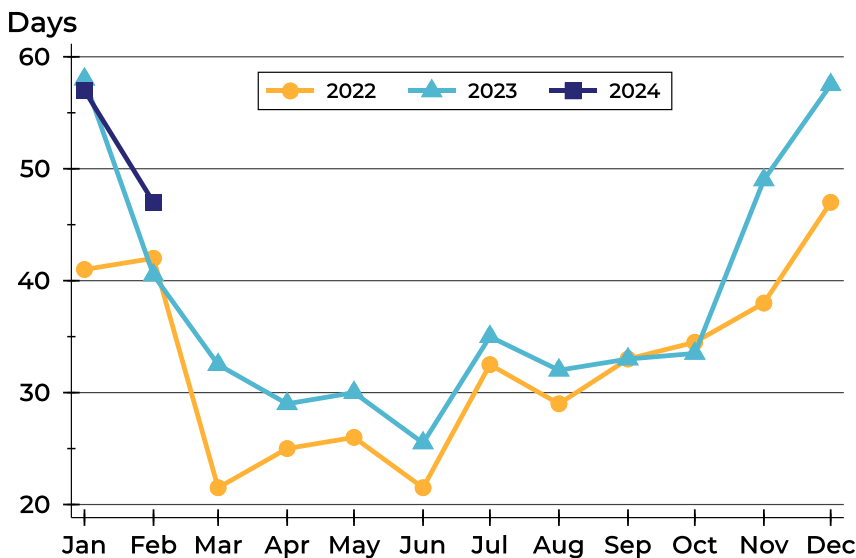
# Entire MLS System Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 69   | 72   | <b>79</b> |
| February  | 70   | 70   | <b>75</b> |
| March     | 51   | 68   |           |
| April     | 48   | 57   |           |
| May       | 44   | 56   |           |
| June      | 38   | 50   |           |
| July      | 45   | 53   |           |
| August    | 52   | 54   |           |
| September | 55   | 57   |           |
| October   | 55   | 60   |           |
| November  | 57   | 68   |           |
| December  | 65   | 70   |           |

## Median DOM

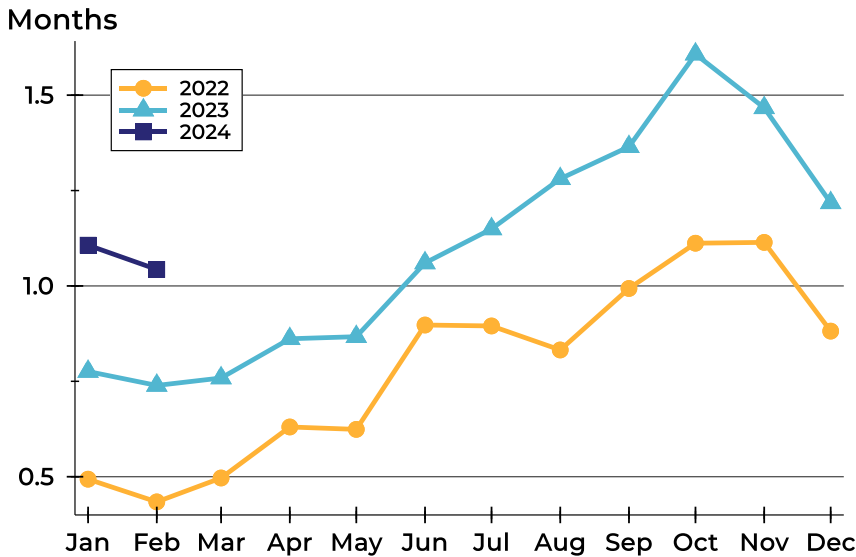


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 41   | 58   | <b>57</b> |
| February  | 42   | 41   | <b>47</b> |
| March     | 22   | 33   |           |
| April     | 25   | 29   |           |
| May       | 26   | 30   |           |
| June      | 22   |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



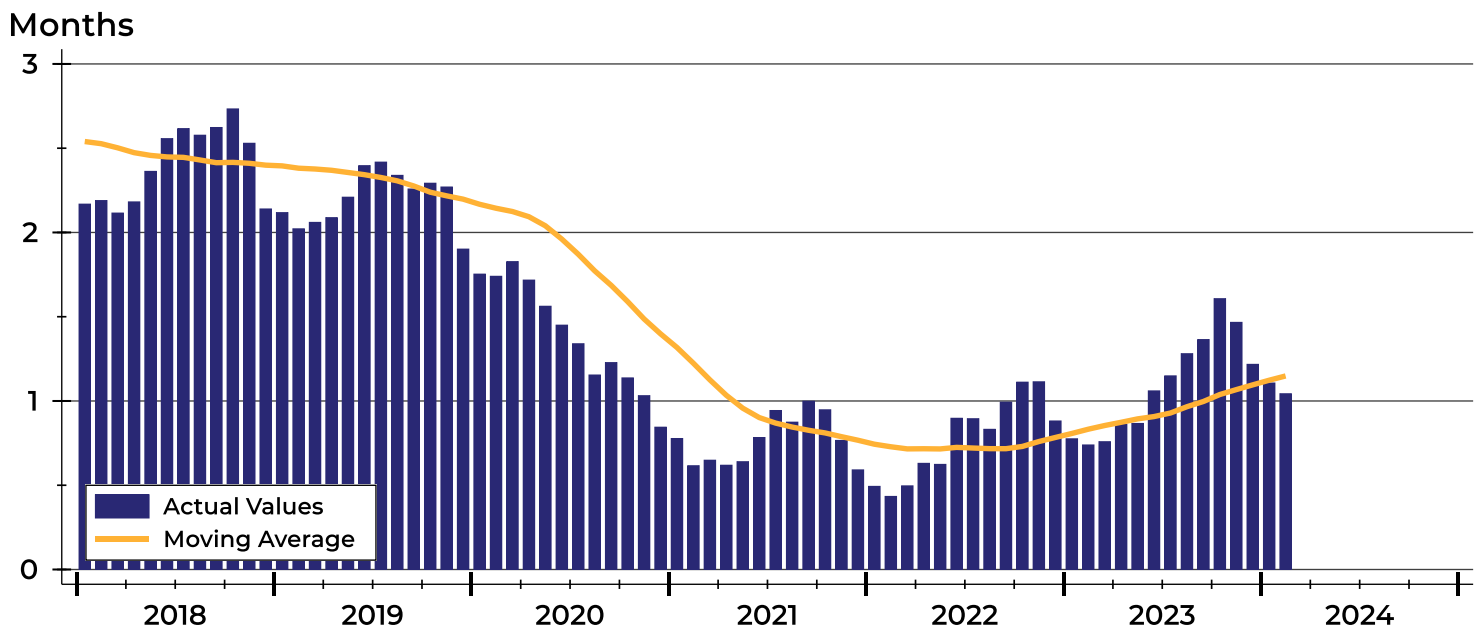
# Entire MLS System Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





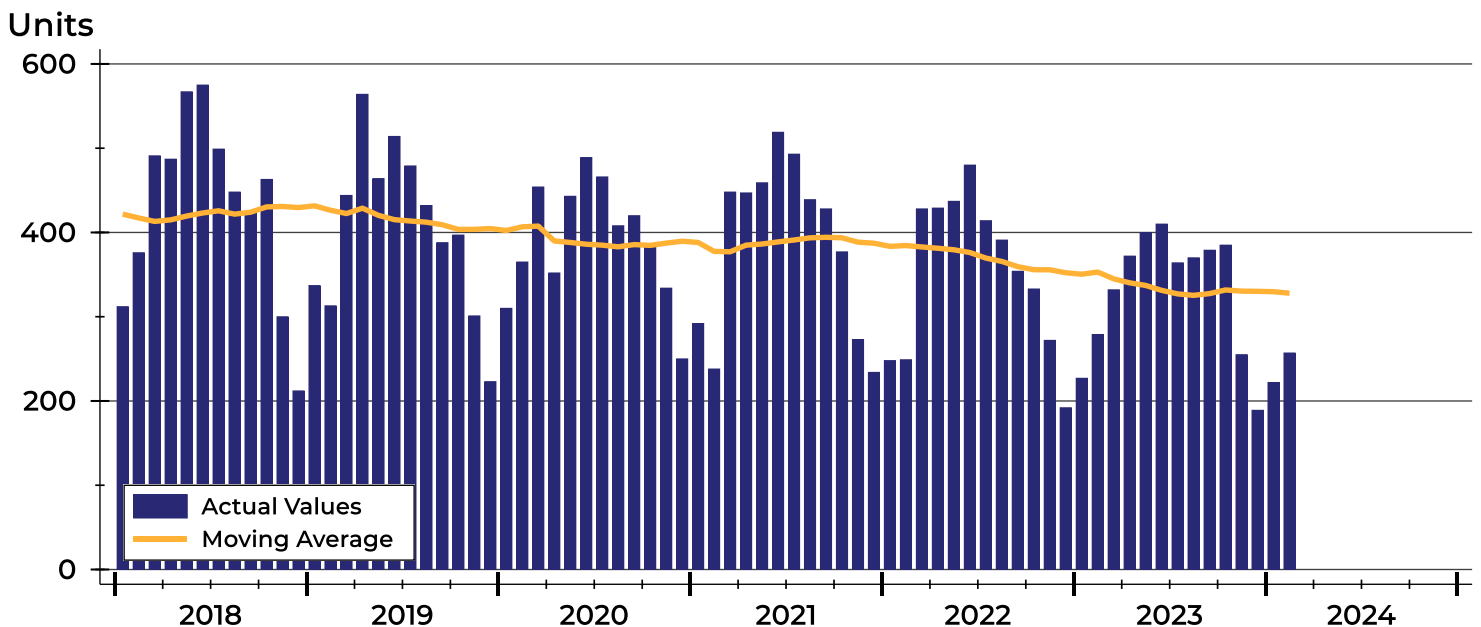
## Entire MLS System New Listings Analysis

| Summary Statistics for New Listings |                    | 2024           | February 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month                       | New Listings       | <b>257</b>     | 279           | -7.9%  |
|                                     | Volume (1,000s)    | <b>58,849</b>  | 60,305        | -2.4%  |
|                                     | Average List Price | <b>228,984</b> | 216,149       | 5.9%   |
|                                     | Median List Price  | <b>189,000</b> | 174,900       | 8.1%   |
| Year-to-Date                        | New Listings       | <b>479</b>     | 506           | -5.3%  |
|                                     | Volume (1,000s)    | <b>105,573</b> | 108,297       | -2.5%  |
|                                     | Average List Price | <b>220,403</b> | 214,026       | 3.0%   |
|                                     | Median List Price  | <b>189,000</b> | 178,500       | 5.9%   |

A total of 257 new listings were added in the Sunflower multiple listing service during February, down 7.9% from the same month in 2023. Year-to-date the Sunflower multiple listing service has seen 479 new listings.

The median list price of these homes was \$189,000 up from \$174,900 in 2023.

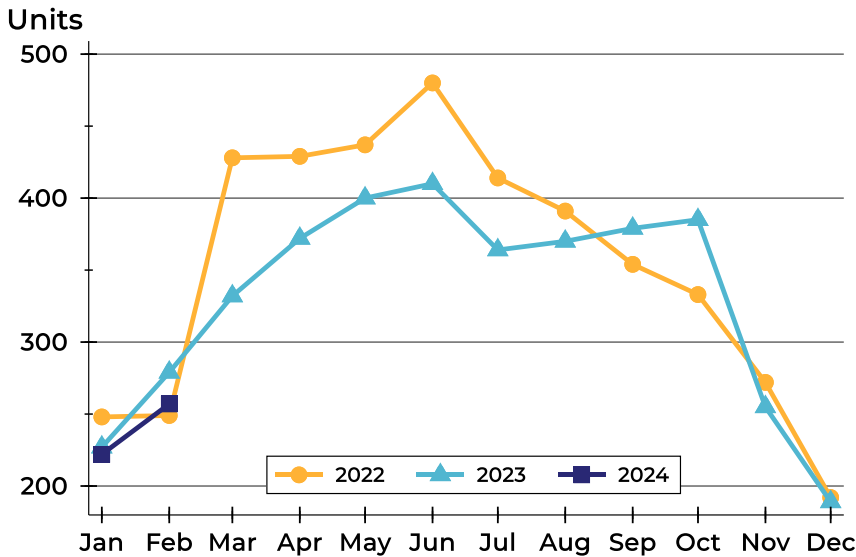
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 248  | 227  | <b>222</b> |
| February  | 249  | 279  | <b>257</b> |
| March     | 428  | 332  |            |
| April     | 429  | 372  |            |
| May       | 437  | 400  |            |
| June      | 480  | 410  |            |
| July      | 414  | 364  |            |
| August    | 391  | 370  |            |
| September | 354  | 379  |            |
| October   | 333  | 385  |            |
| November  | 272  | 255  |            |
| December  | 192  | 189  |            |

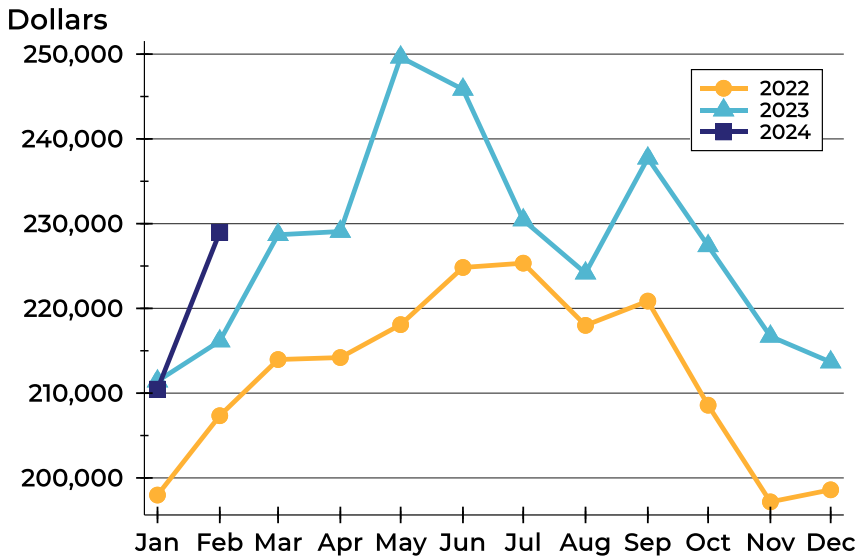
### New Listings by Price Range

| 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   | 14           | 5.4%    | 38,700     | 39,500  | 10             | 11   | 99.2%               | 100.0% |
| \$50,000-\$99,999   | 40           | 15.6%   | 77,968     | 80,000  | 12             | 9    | 99.5%               | 100.0% |
| \$100,000-\$124,999 | 11           | 4.3%    | 115,835    | 118,000 | 9              | 3    | 100.9%              | 100.0% |
| \$125,000-\$149,999 | 25           | 9.7%    | 140,592    | 140,000 | 9              | 4    | 99.3%               | 100.0% |
| \$150,000-\$174,999 | 17           | 6.6%    | 159,806    | 159,900 | 9              | 5    | 99.2%               | 100.0% |
| \$175,000-\$199,999 | 34           | 13.2%   | 186,213    | 185,000 | 10             | 7    | 99.2%               | 100.0% |
| \$200,000-\$249,999 | 39           | 15.2%   | 226,472    | 225,000 | 11             | 9    | 99.8%               | 100.0% |
| \$250,000-\$299,999 | 17           | 6.6%    | 272,040    | 274,980 | 12             | 6    | 102.4%              | 100.0% |
| \$300,000-\$399,999 | 23           | 8.9%    | 344,004    | 349,000 | 13             | 10   | 97.7%               | 100.0% |
| \$400,000-\$499,999 | 23           | 8.9%    | 453,595    | 449,900 | 16             | 13   | 99.5%               | 100.0% |
| \$500,000-\$749,999 | 11           | 4.3%    | 609,236    | 599,900 | 20             | 19   | 98.4%               | 100.0% |
| \$750,000-\$999,999 | 3            | 1.2%    | 949,333    | 995,000 | 17             | 20   | 100.0%              | 100.0% |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



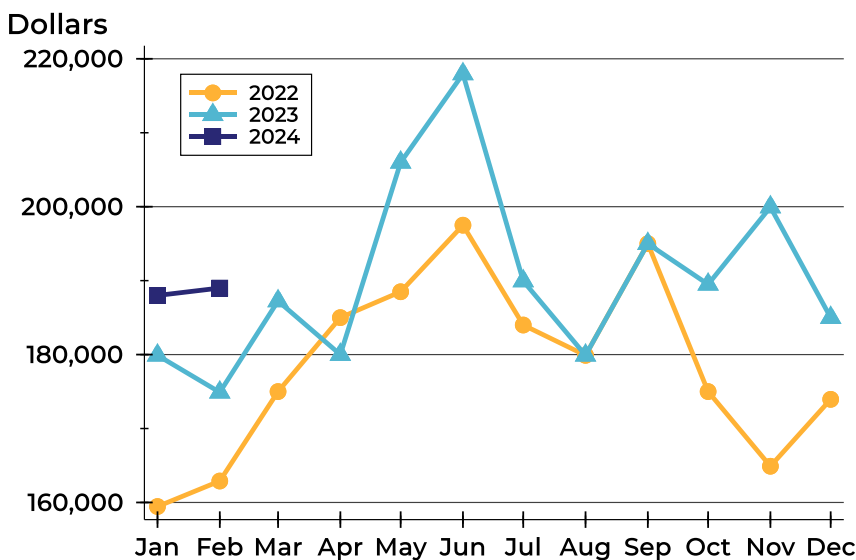
## Entire MLS System New Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 197,975 | 211,416 | <b>210,469</b> |
| February  | 207,340 | 216,149 | <b>228,984</b> |
| March     | 213,967 | 228,692 |                |
| April     | 214,200 | 229,073 |                |
| May       | 218,085 | 249,635 |                |
| June      | 224,830 | 245,840 |                |
| July      | 225,340 | 230,427 |                |
| August    | 217,996 | 224,161 |                |
| September | 220,862 | 237,721 |                |
| October   | 208,577 | 227,382 |                |
| November  | 197,172 | 216,702 |                |
| December  | 198,595 | 213,667 |                |

### Median Price



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



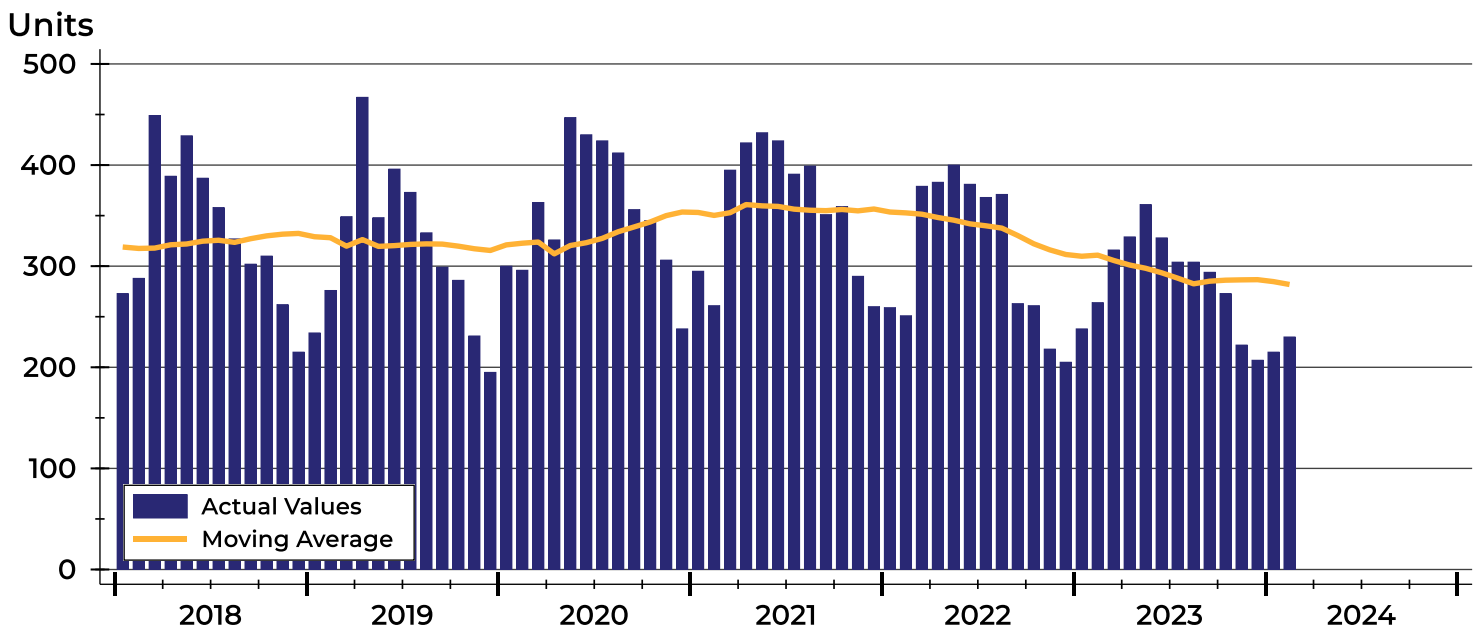
## Entire MLS System Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Contracts Written                        |                     | <b>230</b>     | 264           | -12.9% | <b>445</b>     | 502               | -11.4% |
| Volume (1,000s)                          |                     | <b>48,490</b>  | 50,121        | -3.3%  | <b>92,861</b>  | 97,485            | -4.7%  |
| Average                                  | Sale Price          | <b>210,828</b> | 189,853       | 11.0%  | <b>208,676</b> | 194,192           | 7.5%   |
|  | Days on Market      | <b>35</b>      | 24            | 45.8%  | <b>35</b>      | 27                | 29.6%  |
|  | Percent of Original | <b>98.0%</b>   | 97.7%         | 0.3%   | <b>96.9%</b>   | 96.9%             | 0.0%   |
| Median                                   | Sale Price          | <b>184,950</b> | 165,000       | 12.1%  | <b>184,000</b> | 169,639           | 8.5%   |
|  | Days on Market      | <b>11</b>      | 4             | 175.0% | <b>11</b>      | 6                 | 83.3%  |
|  | Percent of Original | <b>100.0%</b>  | 100.0%        | 0.0%   | <b>100.0%</b>  | 100.0%            | 0.0%   |

A total of 230 contracts for sale were written in the Sunflower multiple listing service during the month of February, down from 264 in 2023. The median list price of these homes was \$184,950, up from \$165,000 the prior year.

Half of the homes that went under contract in February were on the market less than 11 days, compared to 4 days in February 2023.

## History of Contracts Written

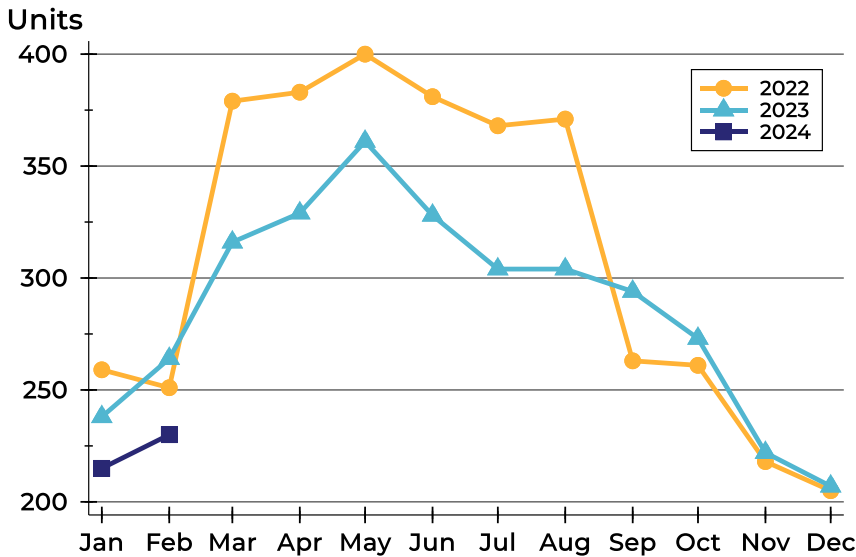






## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 259  | 238  | <b>215</b> |
| February  | 251  | 264  | <b>230</b> |
| March     | 379  | 316  |            |
| April     | 383  | 329  |            |
| May       | 400  | 361  |            |
| June      | 381  | 328  |            |
| July      | 368  | 304  |            |
| August    | 371  | 304  |            |
| September | 263  | 294  |            |
| October   | 261  | 273  |            |
| November  | 218  | 222  |            |
| December  | 205  | 207  |            |

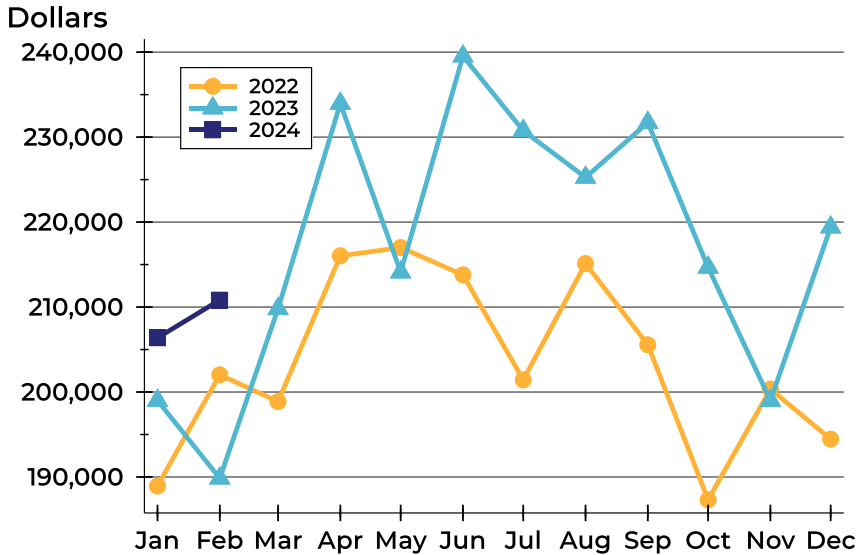
### Contracts Written by Price Range

| 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   | 4                 | 1.7%    | 33,600     | 33,450  | 30             | 27   | 91.9%               | 95.9%  |
| \$50,000-\$99,999   | 38                | 16.5%   | 74,774     | 74,950  | 32             | 6    | 96.6%               | 100.0% |
| \$100,000-\$124,999 | 10                | 4.3%    | 115,074    | 118,475 | 11             | 3    | 101.5%              | 100.0% |
| \$125,000-\$149,999 | 31                | 13.5%   | 140,652    | 140,000 | 27             | 9    | 98.3%               | 100.0% |
| \$150,000-\$174,999 | 18                | 7.8%    | 161,367    | 160,000 | 34             | 6    | 99.2%               | 100.0% |
| \$175,000-\$199,999 | 33                | 14.3%   | 187,611    | 189,000 | 31             | 6    | 97.7%               | 100.0% |
| \$200,000-\$249,999 | 31                | 13.5%   | 226,322    | 228,900 | 36             | 16   | 98.1%               | 100.0% |
| \$250,000-\$299,999 | 21                | 9.1%    | 276,892    | 275,000 | 24             | 9    | 101.3%              | 100.0% |
| \$300,000-\$399,999 | 23                | 10.0%   | 334,970    | 332,405 | 49             | 22   | 96.8%               | 100.0% |
| \$400,000-\$499,999 | 15                | 6.5%    | 459,893    | 450,000 | 71             | 16   | 96.0%               | 100.0% |
| \$500,000-\$749,999 | 6                 | 2.6%    | 579,100    | 584,950 | 49             | 22   | 98.5%               | 99.6%  |
| \$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    |



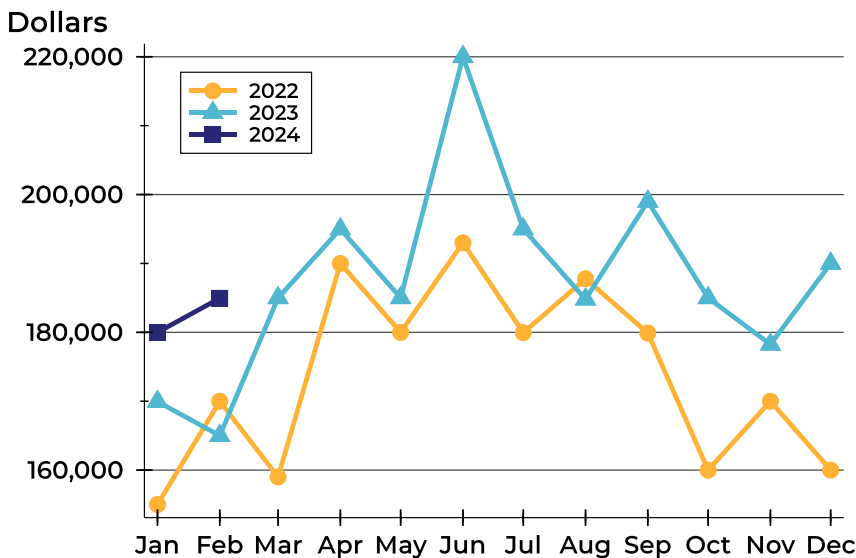
# Entire MLS System Contracts Written Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 188,936 | 199,005 | <b>206,374</b> |
| February  | 202,031 | 189,853 | <b>210,828</b> |
| March     | 198,870 | 209,791 |                |
| April     | 216,026 | 233,959 |                |
| May       | 217,002 | 214,103 |                |
| June      | 213,787 | 239,525 |                |
| July      | 201,430 | 230,760 |                |
| August    | 215,127 | 225,260 |                |
| September | 205,559 | 231,708 |                |
| October   | 187,308 | 214,672 |                |
| November  | 200,349 | 198,998 |                |
| December  | 194,455 | 219,399 |                |

## Median Price

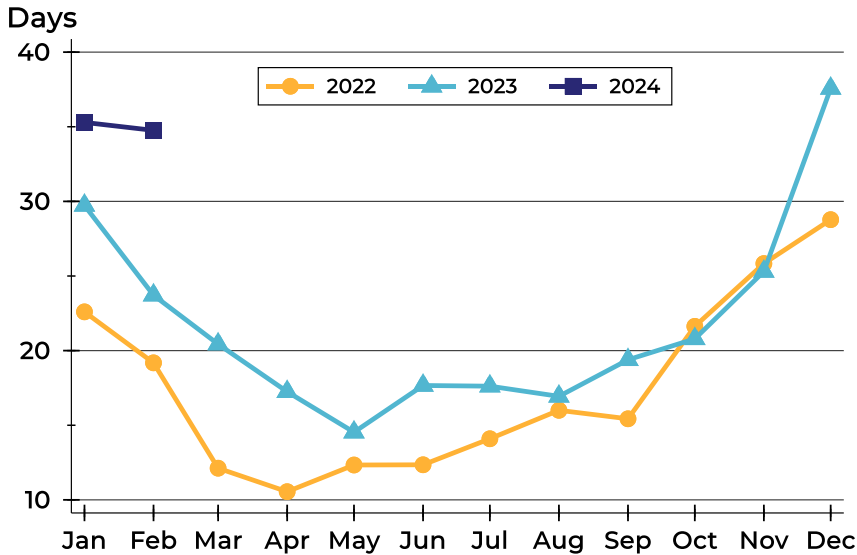


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 155,000 | 169,950 | <b>180,000</b> |
| February  | 170,000 | 165,000 | <b>184,950</b> |
| March     | 159,000 | 185,000 |                |
| April     | 190,000 | 195,000 |                |
| May       | 180,000 | 185,000 |                |
| June      | 193,000 | 220,000 |                |
| July      | 179,950 | 195,000 |                |
| August    | 187,777 | 184,800 |                |
| September | 179,900 | 199,000 |                |
| October   | 160,000 | 185,000 |                |
| November  | 170,000 | 178,250 |                |
| December  | 160,000 | 190,000 |                |



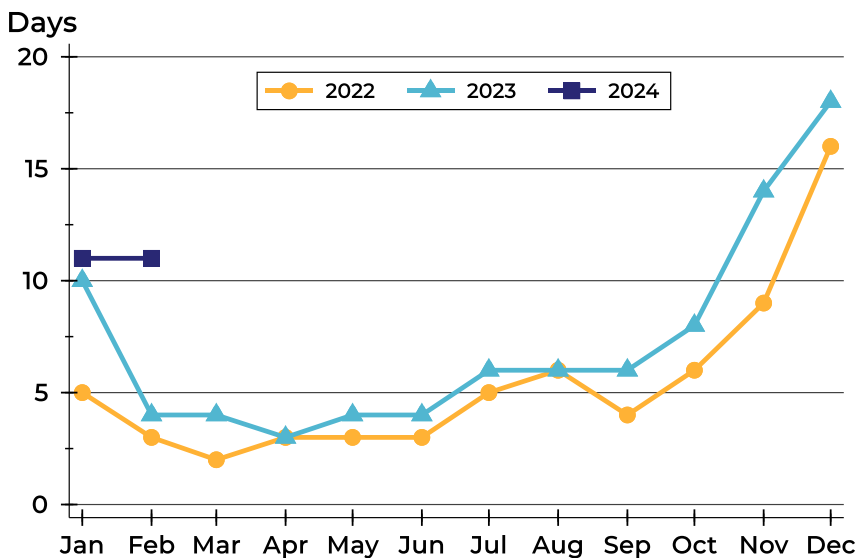
## Entire MLS System Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 23   | 30   | <b>35</b> |
| February  | 19   | 24   | <b>35</b> |
| March     | 12   | 20   |           |
| April     | 11   | 17   |           |
| May       | 12   | 15   |           |
| June      | 12   | 18   |           |
| July      | 14   | 18   |           |
| August    | 16   | 17   |           |
| September | 15   | 19   |           |
| October   | 22   | 21   |           |
| November  | 26   | 25   |           |
| December  | 29   | 38   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 5    | 10   | <b>11</b> |
| February  | 3    | 4    | <b>11</b> |
| March     | 2    | 4    |           |
| April     | 3    | 3    |           |
| May       | 3    | 4    |           |
| June      | 3    | 4    |           |
| July      | 5    | 6    |           |
| August    | 6    | 6    |           |
| September | 4    | 6    |           |
| October   | 6    | 8    |           |
| November  | 9    | 14   |           |
| December  | 16   | 18   |           |



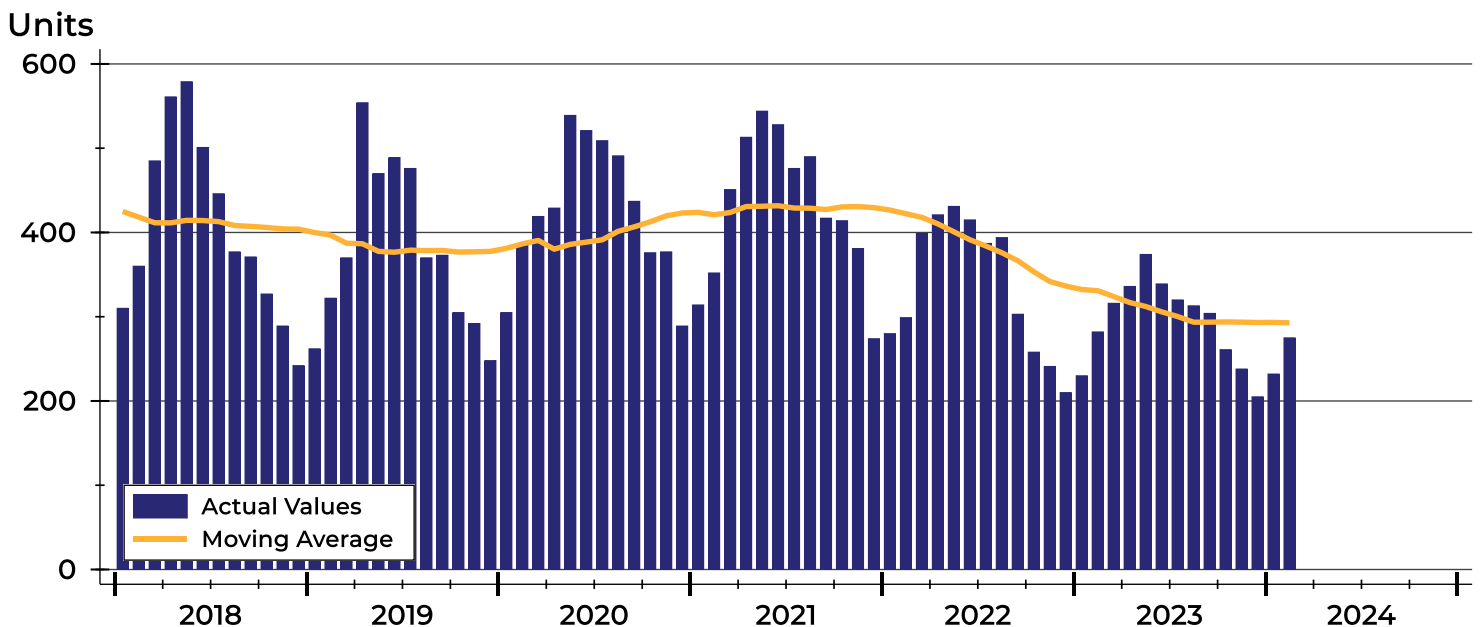
## Entire MLS System Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | <b>275</b>      | 282     | -2.5%  |
| Volume (1,000s)                          |                     | <b>61,825</b>   | 58,498  | 5.7%   |
| Average                                  | List Price          | <b>224,817</b>  | 207,439 | 8.4%   |
|  | Days on Market      | <b>37</b>       | 27      | 37.0%  |
|  | Percent of Original | <b>98.3%</b>    | 98.2%   | 0.1%   |
| Median                                   | List Price          | <b>194,900</b>  | 179,450 | 8.6%   |
|  | Days on Market      | <b>13</b>       | 6       | 116.7% |
|  | Percent of Original | <b>100.0%</b>   | 100.0%  | 0.0%   |

A total of 275 listings in the Sunflower multiple listing service had contracts pending at the end of February, down from 282 contracts pending at the end of February 2023.

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

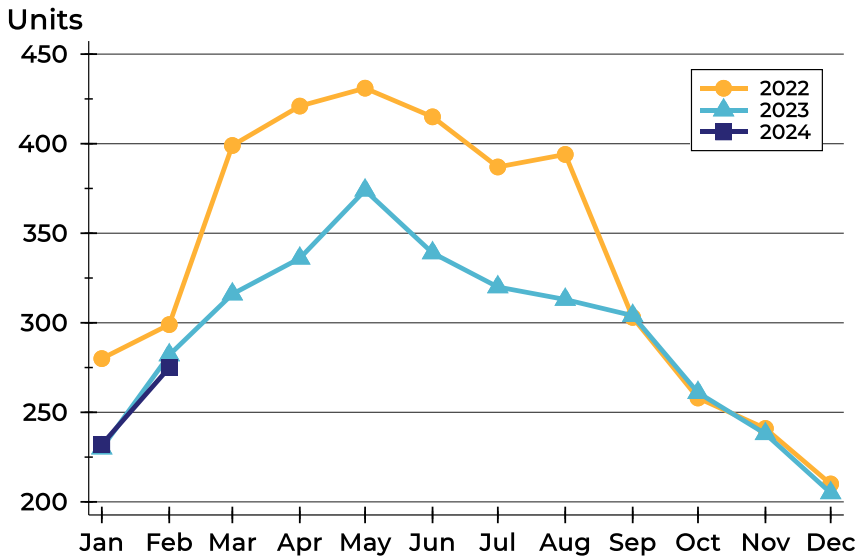
## History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 280  | 230  | <b>232</b> |
| February  | 299  | 282  | <b>275</b> |
| March     | 399  | 316  |            |
| April     | 421  | 336  |            |
| May       | 431  | 374  |            |
| June      | 415  | 339  |            |
| July      | 387  | 320  |            |
| August    | 394  | 313  |            |
| September | 303  | 304  |            |
| October   | 258  | 261  |            |
| November  | 241  | 238  |            |
| December  | 210  | 205  |            |

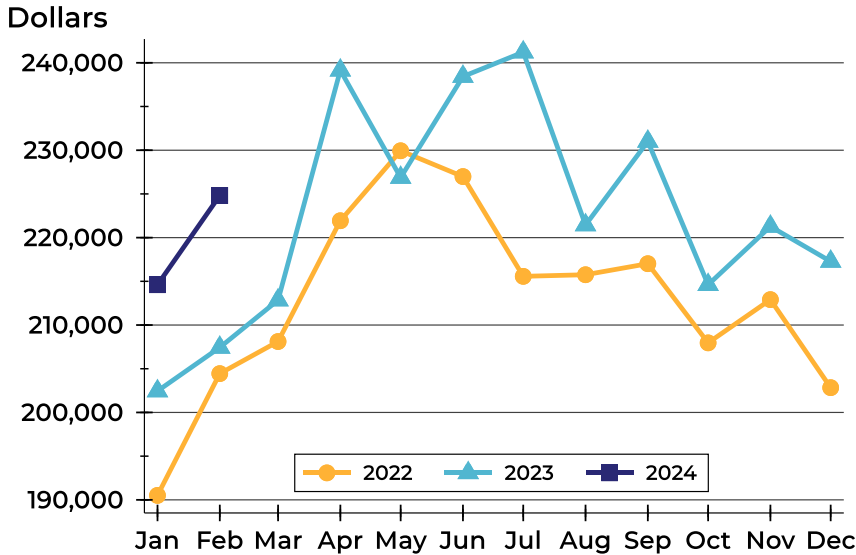
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |           | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median    | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 1                 | 0.4%    | 16,500     | 16,500    | 0              | 0    | 100.0%              | 100.0% |
| \$25,000-\$49,999   | 1                 | 0.4%    | 25,000     | 25,000    | 68             | 68   | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 39                | 14.2%   | 75,745     | 75,000    | 38             | 13   | 97.9%               | 100.0% |
| \$100,000-\$124,999 | 16                | 5.8%    | 118,003    | 119,450   | 11             | 4    | 99.7%               | 100.0% |
| \$125,000-\$149,999 | 33                | 12.0%   | 141,524    | 141,800   | 38             | 17   | 98.6%               | 100.0% |
| \$150,000-\$174,999 | 22                | 8.0%    | 160,232    | 159,450   | 31             | 4    | 99.3%               | 100.0% |
| \$175,000-\$199,999 | 37                | 13.5%   | 187,753    | 189,000   | 34             | 7    | 97.9%               | 100.0% |
| \$200,000-\$249,999 | 39                | 14.2%   | 224,789    | 225,000   | 35             | 16   | 98.4%               | 100.0% |
| \$250,000-\$299,999 | 29                | 10.5%   | 277,327    | 275,000   | 25             | 9    | 100.6%              | 100.0% |
| \$300,000-\$399,999 | 33                | 12.0%   | 340,535    | 340,000   | 49             | 24   | 96.8%               | 100.0% |
| \$400,000-\$499,999 | 17                | 6.2%    | 463,423    | 450,000   | 67             | 14   | 96.2%               | 100.0% |
| \$500,000-\$749,999 | 7                 | 2.5%    | 597,671    | 595,000   | 50             | 23   | 97.8%               | 99.1%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 1                 | 0.4%    | 1,690,000  | 1,690,000 | 111            | 111  | 100.0%              | 100.0% |



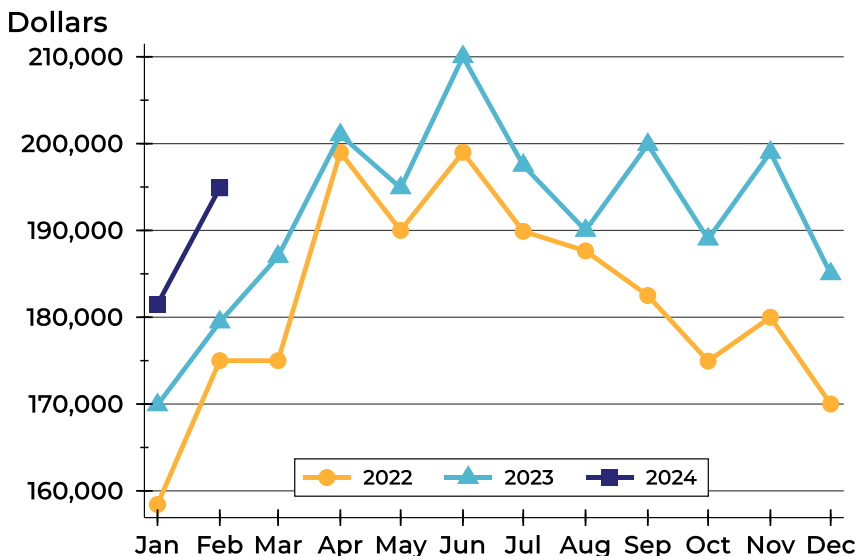
## Entire MLS System Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 190,513 | 202,450 | <b>214,610</b> |
| February  | 204,443 | 207,439 | <b>224,817</b> |
| March     | 208,113 | 212,853 |                |
| April     | 221,932 | 239,144 |                |
| May       | 229,938 | 226,876 |                |
| June      | 226,987 | 238,431 |                |
| July      | 215,573 | 241,219 |                |
| August    | 215,755 | 221,444 |                |
| September | 217,017 | 231,005 |                |
| October   | 207,962 | 214,614 |                |
| November  | 212,909 | 221,280 |                |
| December  | 202,836 | 217,278 |                |

### Median Price

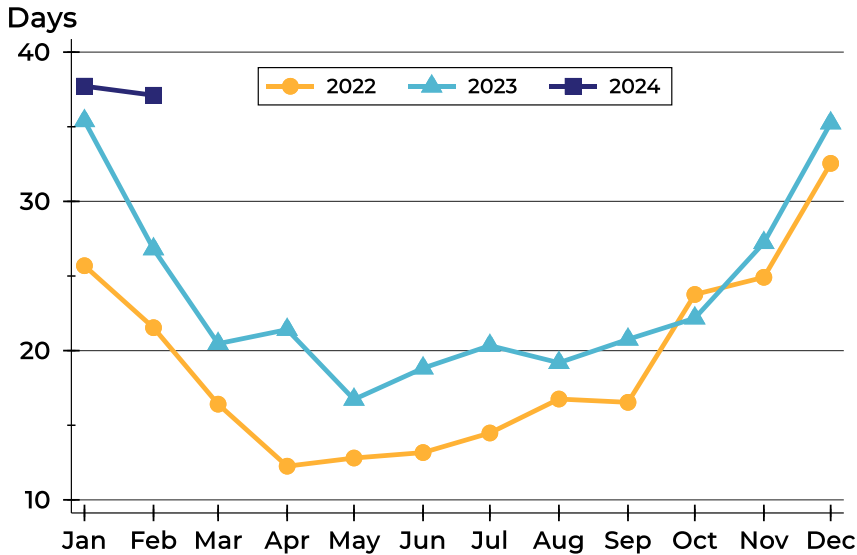


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 158,425 | 169,900 | <b>181,490</b> |
| February  | 175,000 | 179,450 | <b>194,900</b> |
| March     | 175,000 | 187,000 |                |
| April     | 199,000 | 201,000 |            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



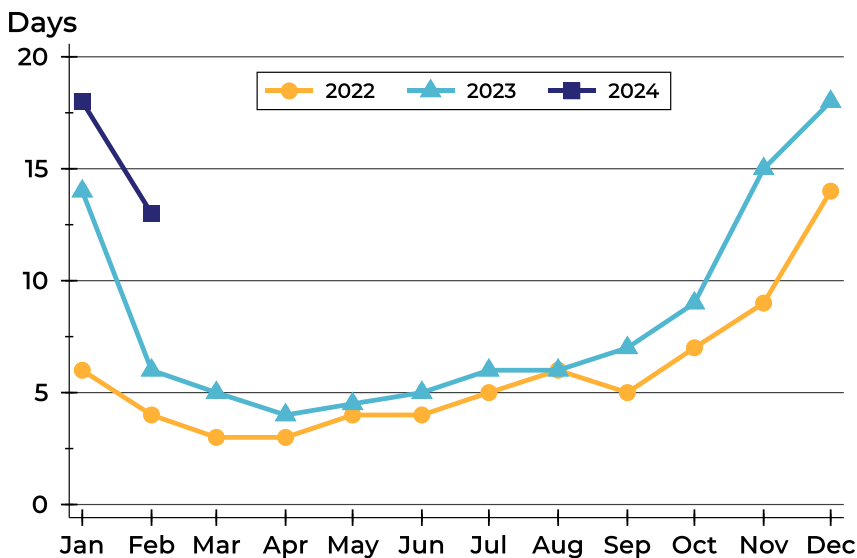
## Entire MLS System Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 26   | 35   | <b>38</b> |
| February  | 22   | 27   | <b>37</b> |
| March     | 16   | 20   |           |
| April     | 12   | 21   |           |
| May       | 13   | 17   |           |
| June      | 13   | 19   |           |
| July      | 14   | 20   |           |
| August    | 17   | 19   |           |
| September | 17   | 21   |           |
| October   | 24   | 22   |           |
| November  | 25   | 27   |           |
| December  | 33   | 35   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 6    | 14   | <b>18</b> |
| February  | 4    | 6    | <b>13</b> |
| March     | 3    | 5    |           |
| April     | 3    | 4    |           |
| May       | 4    | 5    |           |
| June      | 4    | 5    |           |
| July      | 5    | 6    |           |
| August    | 6    | 6    |           |
| September | 5    | 7    |           |
| October   | 7    | 9    |           |
| November  | 9    | 15   |           |
| December  | 14   | 18   |           |



# Coffey County Housing Report



## Market Overview

### Coffey County Home Sales Fell in February

Total home sales in Coffey County fell last month to 4 units, compared to 6 units in February 2023. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in February was \$92,500, down from \$143,750 a year earlier. Homes that sold in February were typically on the market for 44 days and sold for 84.8% of their list prices.

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

The total number of active listings in Coffey County at the end of February was 11 units, up from 8 at the same point in 2023. This represents a 2.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$314,900.

During February, a total of 6 contracts were written down from 9 in February 2023. At the end of the month, there were 6 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





## Coffey County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>4</b>       | <b>6</b>       | <b>4</b>       | <b>5</b>       | <b>12</b>      | <b>6</b>       |
| Change from prior year                        |                              | -33.3%         | 50.0%          | -20.0%         | -58.3%         | 100.0%         | -45.5%         |
| <b>Active Listings</b>                        |                              | <b>11</b>      | <b>8</b>       | <b>8</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 37.5%          | 0.0%           | -65.2%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>2.8</b>     | <b>1.5</b>     | <b>1.2</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 86.7%          | 25.0%          | -64.7%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>4</b>       | <b>9</b>       | <b>5</b>       | <b>8</b>       | <b>15</b>      | <b>9</b>       |
| Change from prior year                        |                              | -55.6%         | 80.0%          | 66.7%          | -46.7%         | 66.7%          | -10.0%         |
| <b>Contracts Written</b>                      |                              | <b>6</b>       | <b>9</b>       | <b>4</b>       | <b>9</b>       | <b>15</b>      | <b>12</b>      |
| Change from prior year                        |                              | -33.3%         | 125.0%         | 100.0%         | -40.0%         | 25.0%          | 71.4%          |
| <b>Pending Contracts</b>                      |                              | <b>6</b>       | <b>8</b>       | <b>10</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -25.0%         | -20.0%         | 100.0%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>440</b>     | <b>848</b>     | <b>948</b>     | <b>564</b>     | <b>1,622</b>   | <b>1,112</b>   |
| Change from prior year                        |                              | -48.1%         | -10.5%         | 31.3%          | -65.2%         | 45.9%          | -23.0%         |
| Average                                       | <b>Sale Price</b>            | <b>110,000</b> | <b>141,400</b> | <b>236,875</b> | <b>112,700</b> | <b>135,169</b> | <b>185,333</b> |
|   | Change from prior year       | -22.2%         | -40.3%         | 64.1%          | -16.6%         | -27.1%         | 41.2%          |
|   | <b>List Price of Actives</b> | <b>274,345</b> | <b>176,300</b> | <b>166,488</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 55.6%          | 5.9%           | 20.6%          |                |                |                |
|   | <b>Days on Market</b>        | <b>45</b>      | <b>91</b>      | <b>87</b>      | <b>41</b>      | <b>61</b>      | <b>91</b>      |
| Change from prior year                        | -50.5%                       | 4.6%           | 128.9%         | -32.8%         | -33.0%         | -28.9%         |                |
| <b>Percent of List</b>                        | <b>85.3%</b>                 | <b>96.8%</b>   | <b>97.7%</b>   | <b>88.0%</b>   | <b>94.7%</b>   | <b>94.5%</b>   |                |
| Change from prior year                        | -11.9%                       | -0.9%          | 1.5%           | -7.1%          | 0.2%           | -1.5%          |                |
| <b>Percent of Original</b>                    | <b>85.6%</b>                 | <b>90.5%</b>   | <b>96.7%</b>   | <b>88.2%</b>   | <b>91.6%</b>   | <b>85.8%</b>   |                |
| Change from prior year                        | -5.4%                        | -6.4%          | 8.8%           | -3.7%          | 6.8%           | -5.2%          |                |
| Median  | <b>Sale Price</b>            | <b>92,500</b>  | <b>143,750</b> | <b>234,000</b> | <b>95,000</b>  | <b>129,313</b> | <b>117,500</b> |
|   | Change from prior year       | -35.7%         | -38.6%         | 160.0%         | -26.5%         | 10.1%          | 2.2%           |
|   | <b>List Price of Actives</b> | <b>314,900</b> | <b>168,700</b> | <b>192,500</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 86.7%          | -12.4%         | 145.2%         |                |                |                |
|   | <b>Days on Market</b>        | <b>44</b>      | <b>90</b>      | <b>76</b>      | <b>25</b>      | <b>12</b>      | <b>98</b>      |
| Change from prior year                        | -51.1%                       | 18.4%          | 105.4%         | 108.3%         | -87.8%         | 164.9%         |                |
| <b>Percent of List</b>                        | <b>84.8%</b>                 | <b>98.3%</b>   | <b>99.7%</b>   | <b>87.1%</b>   | <b>98.3%</b>   | <b>95.4%</b>   |                |
| Change from prior year                        | -13.7%                       | -1.4%          | 1.5%           | -11.4%         | 3.0%           | -1.6%          |                |
| <b>Percent of Original</b>                    | <b>85.7%</b>                 | <b>95.7%</b>   | <b>99.7%</b>   | <b>91.4%</b>   | <b>96.2%</b>   | <b>93.8%</b>   |                |
| Change from prior year                        | -10.4%                       | -4.0%          | 10.8%          | -5.0%          | 2.6%           | 2.0%           |                |

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



## Coffey County Closed Listings Analysis

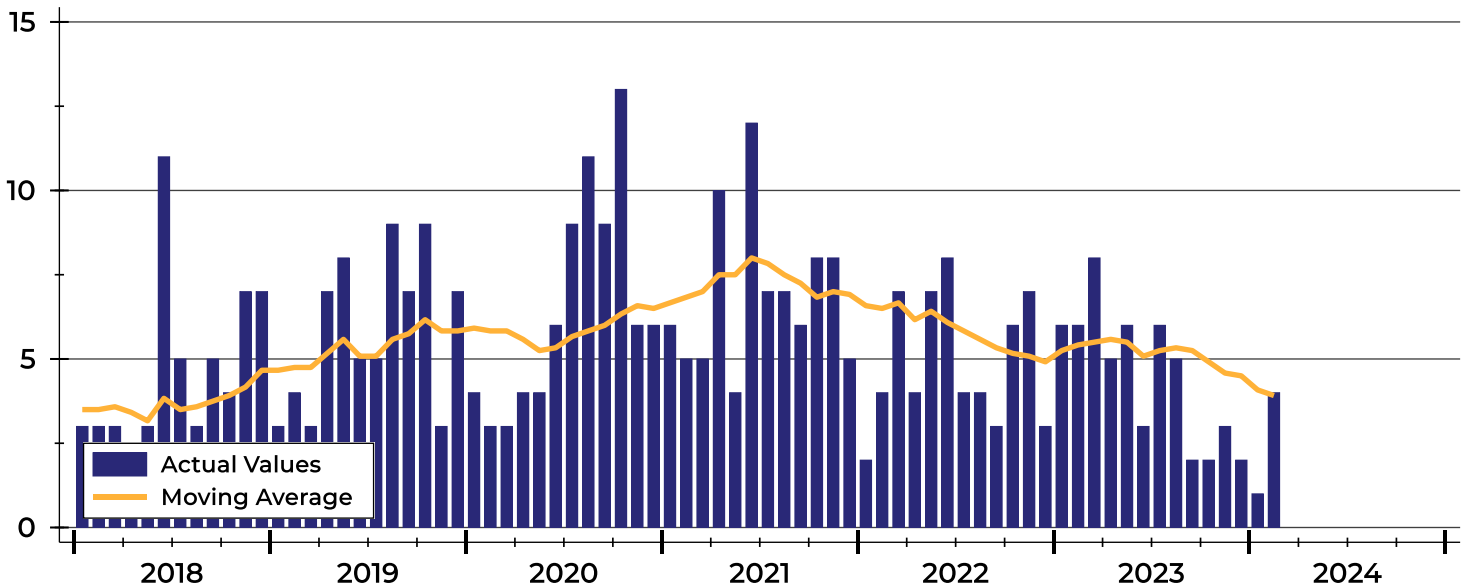
| Summary Statistics for Closed Listings |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Closed Listings                        |                     | 4       | 6             | -33.3% | 5       | 12                | -58.3% |
| Volume (1,000s)                        |                     | 440     | 848           | -48.1% | 564     | 1,622             | -65.2% |
| Months' Supply                         |                     | 2.8     | 1.5           | 86.7%  | N/A     | N/A               | N/A    |
| Average                                | Sale Price          | 110,000 | 141,400       | -22.2% | 112,700 | 135,169           | -16.6% |
|  | Days on Market      | 45      | 91            | -50.5% | 41      | 61                | -32.8% |
|  | Percent of List     | 85.3%   | 96.8%         | -11.9% | 88.0%   | 94.7%             | -7.1%  |
|  | Percent of Original | 85.6%   | 90.5%         | -5.4%  | 88.2%   | 91.6%             | -3.7%  |
| Median                                 | Sale Price          | 92,500  | 143,750       | -35.7% | 95,000  | 129,313           | -26.5% |
|  | Days on Market      | 44      | 90            | -51.1% | 25      | 12                | 108.3% |
|  | Percent of List     | 84.8%   | 98.3%         | -13.7% | 87.1%   | 98.3%             | -11.4% |
|  | Percent of Original | 85.7%   | 95.7%         | -10.4% | 91.4%   | 96.2%             | -5.0%  |

A total of 4 homes sold in Coffey County in February, down from 6 units in February 2023. Total sales volume fell to \$0.4 million compared to \$0.8 million in the previous year.

The median sales price in February was \$92,500, down 35.7% compared to the prior year. Median days on market was 44 days, up from 25 days in January, but down from 90 in February 2023.

## History of Closed Listings

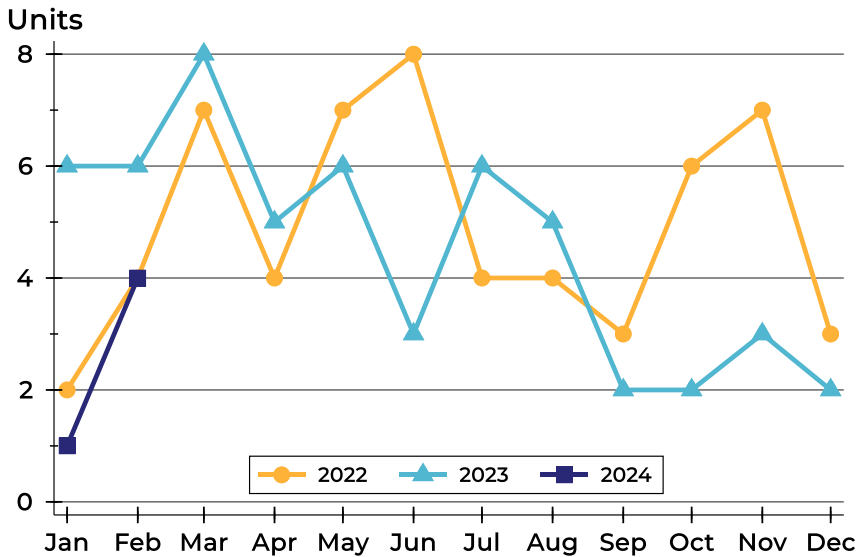
Units





## Coffey County Closed Listings Analysis

### Closed Listings by Month



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

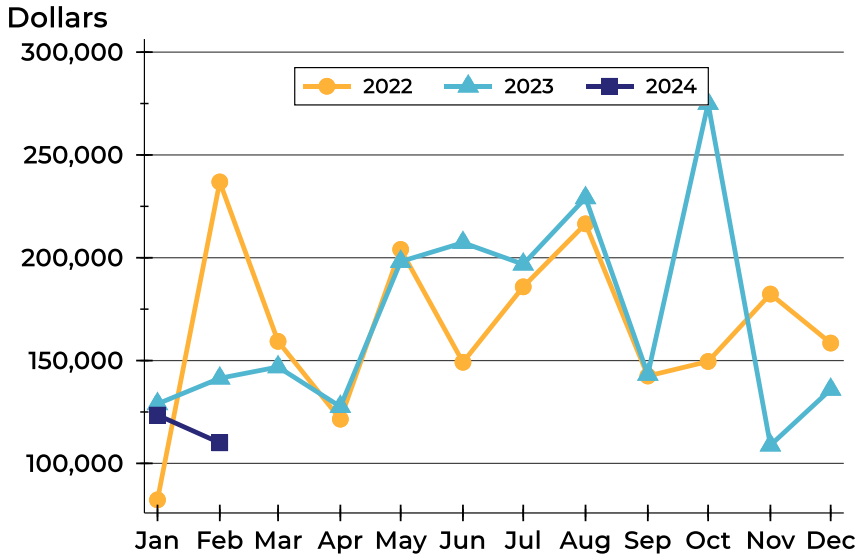
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |       | Price as % of Orig. |       |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|-------|---------------------|-------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.  | Avg.                | Med.  |
| Below \$25,000      | 1      | 25.0%   | 0.0            | 20,000     | 20,000  | 90             | 90   | 80.0%              | 80.0% | 80.0%               | 80.0% |
| \$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      | 50.0%   | 0.0            | 92,500     | 92,500  | 44             | 44   | 87.0%              | 87.0% | 83.7%               | 83.7% |
| \$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      | 25.0%   | 3.0            | 235,000    | 235,000 | 1              | 1    | 87.1%              | 87.1% | 94.9%               | 94.9% |
| \$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 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$400,000-\$499,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$500,000-\$749,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |



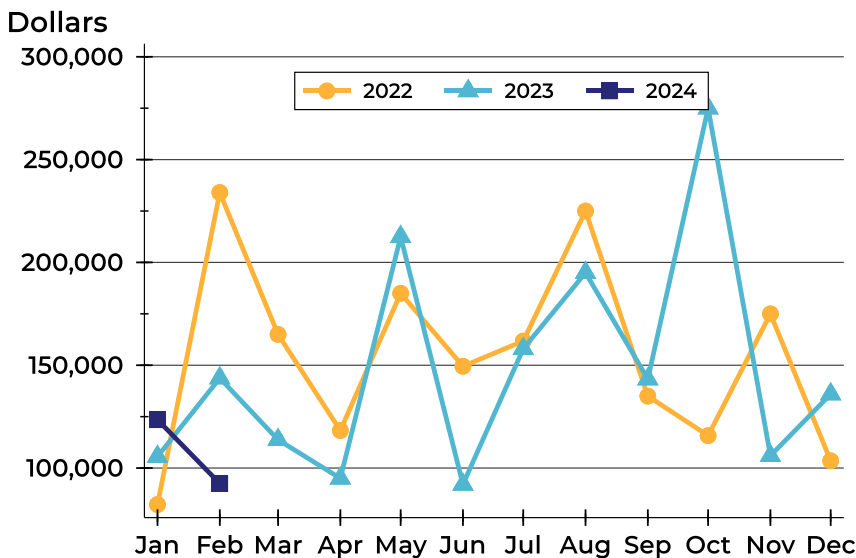
# Coffey County Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 82,250  | 128,938 | <b>123,500</b> |
| February  | 236,875 | 141,400 | <b>110,000</b> |
| March     | 159,357 | 146,881 |                |
| April     | 121,500 | 127,600 |                |
| May       | 204,064 | 198,150 |                |
| June      | 149,188 | 207,333 |                |
| July      | 185,875 | 196,833 |                |
| August    | 216,500 | 229,100 |                |
| September | 142,500 | 143,250 |                |
| October   | 149,567 | 275,000 |                |
| November  | 182,359 | 108,833 |                |
| December  | 158,505 | 135,950 |                |

## Median Price

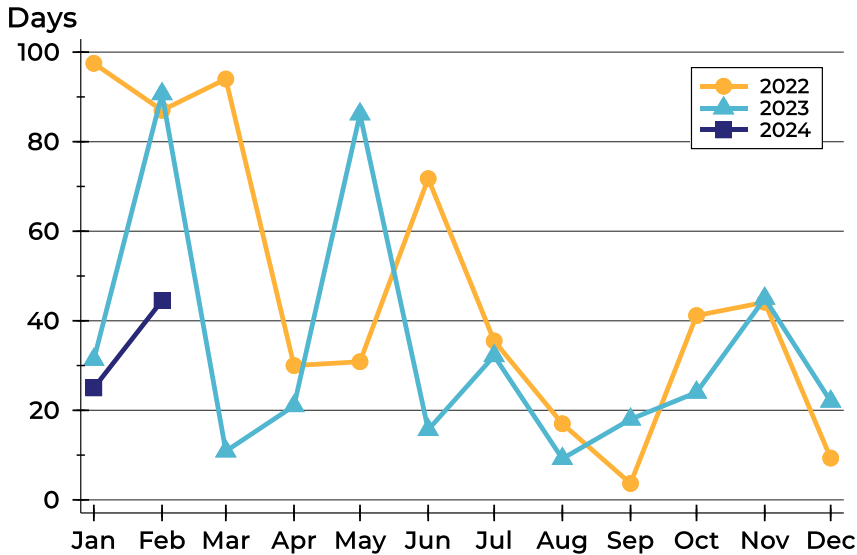


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 82,250  | 105,563 | <b>123,500</b> |
| February  | 234,000 | 143,750 | <b>92,500</b>  |
| March     | 165,000 | 113,750 |                |
| April     | 118,250 | 95,000  |            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



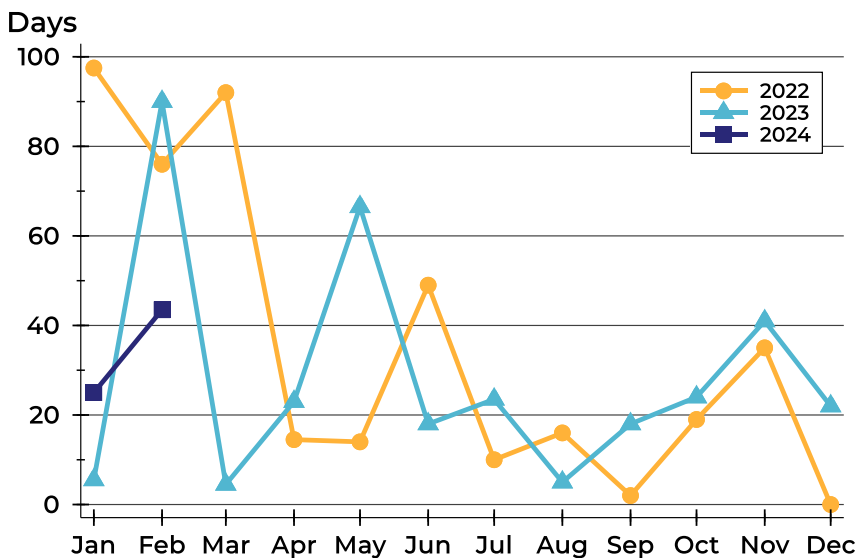
## Coffey County Closed Listings Analysis

### Average DOM



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

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 98   | 6    | <b>25</b> |
| February  | 76   | 90   | <b>44</b> |
| March     | 92   | 5    |           |
| April     | 15   | 23   |           |
| May       | 14   | 67   |           |
| June      | 49   | 18   |           |
| July      | 10   | 24   |           |
| August    | 16   | 5    |           |
| September | 2    | 18   |           |
| October   | 19   | 24   |           |
| November  | 35   | 41   |           |
| December  | N/A  | 22   |           |



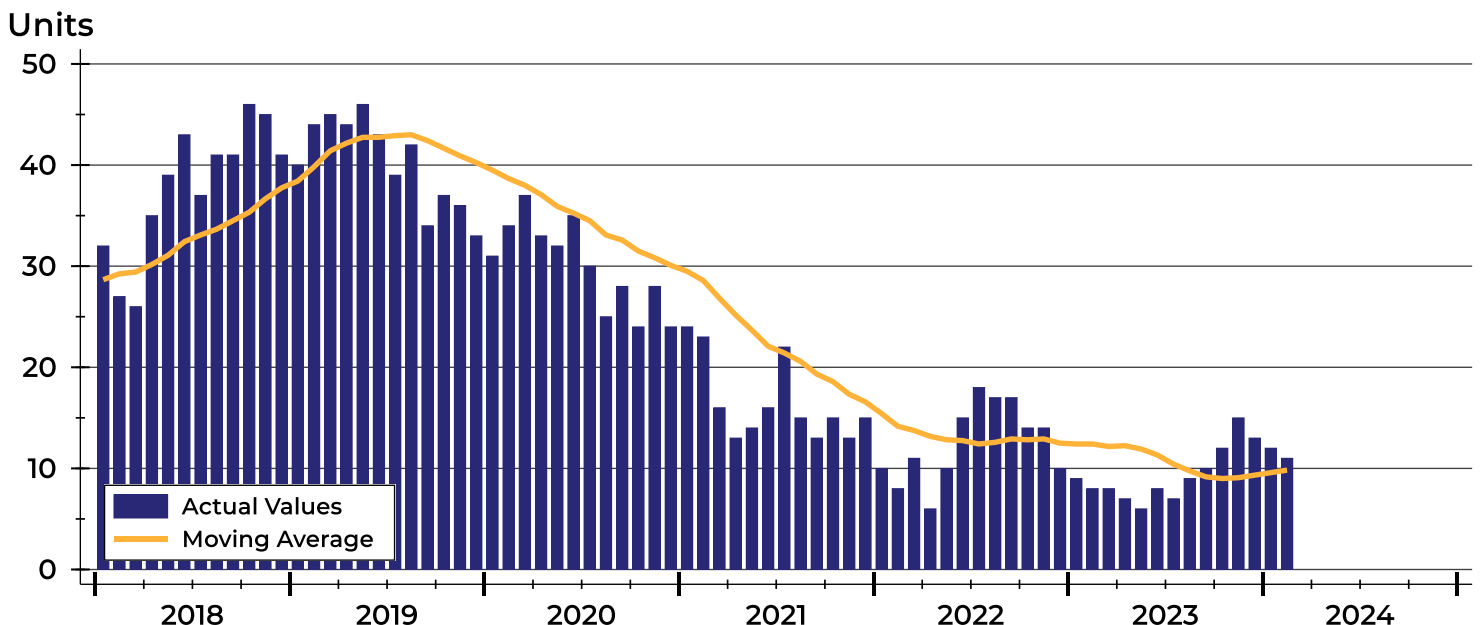
# Coffey County Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2024    | End of February 2023 | Change |
|--|---------------------|---------|----------------------|--------|
| Active Listings                        |                     | 11      | 8                    | 37.5%  |
| Volume (1,000s)                        |                     | 3,018   | 1,410                | 114.0% |
| Months' Supply                         |                     | 2.8     | 1.5                  | 86.7%  |
| Average                                | List Price          | 274,345 | 176,300              | 55.6%  |
|  | Days on Market      | 59      | 61                   | -3.3%  |
|  | Percent of Original | 98.9%   | 98.8%                | 0.1%   |
| Median                                 | List Price          | 314,900 | 168,700              | 86.7%  |
|  | Days on Market      | 42      | 42                   | 0.0%   |
|  | Percent of Original | 100.0%  | 100.0%               | 0.0%   |

A total of 11 homes were available for sale in Coffey County at the end of February. This represents a 2.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$314,900, up 86.7% from 2023. The typical time on market for active listings was 42 days, up from 42 days a year earlier.

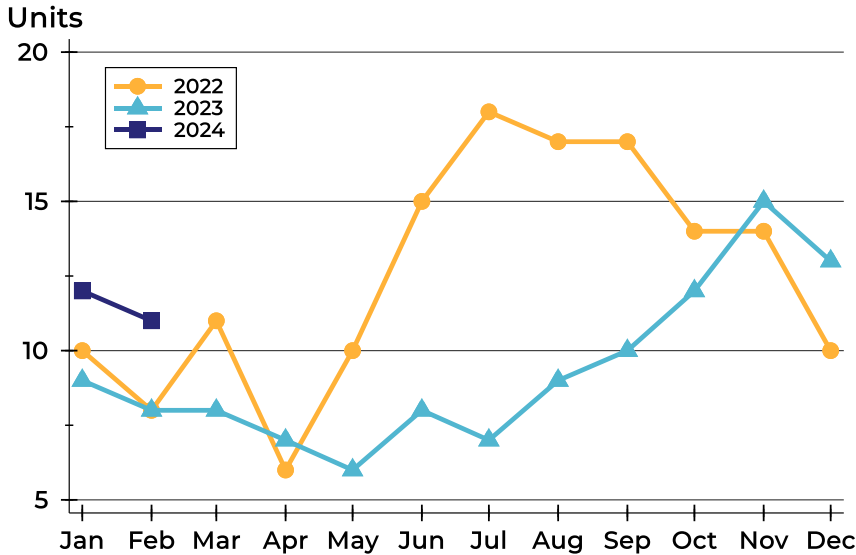
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



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

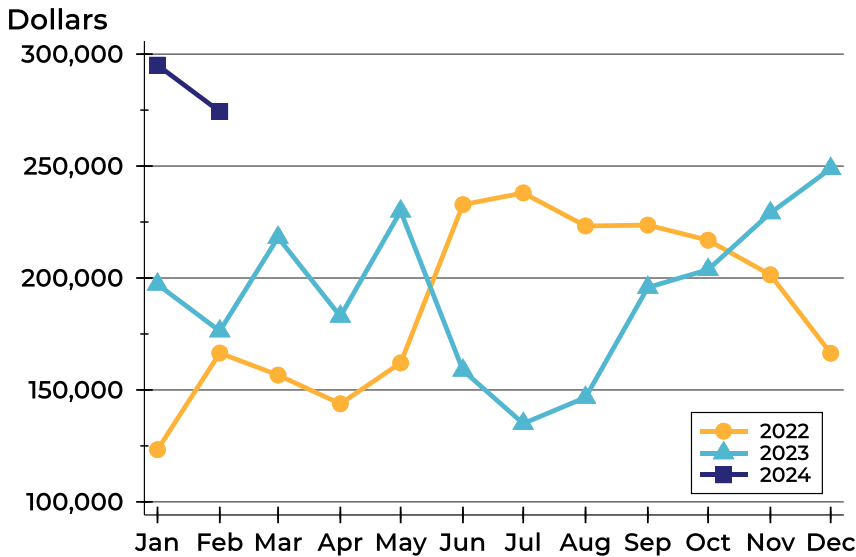
### Active Listings by Price Range

| Price Range         | Active Listings 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 | 1                      | 9.1%                    | N/A            | 133,500            | 133,500           | 16                  | 16                  | 100.0%                   | 100.0%                   |
| \$150,000-\$174,999 | 1                      | 9.1%                    | N/A            | 159,500            | 159,500           | 142                 | 142                 | 100.0%                   | 100.0%                   |
| \$175,000-\$199,999 | 2                      | 18.2%                   | N/A            | 180,000            | 180,000           | 21                  | 21                  | 100.0%                   | 100.0%                   |
| \$200,000-\$249,999 | 1                      | 9.1%                    | 3.0            | 230,000            | 230,000           | 63                  | 63                  | 100.0%                   | 100.0%                   |
| \$250,000-\$299,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$300,000-\$399,999 | 5                      | 45.5%                   | N/A            | 346,960            | 360,000           | 74                  | 63                  | 97.7%                    | 100.0%                   |
| \$400,000-\$499,999 | 1                      | 9.1%                    | N/A            | 400,000            | 400,000           | 21                  | 21                  | 100.0%                   | 100.0%                   |
| \$500,000-\$749,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$750,000-\$999,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



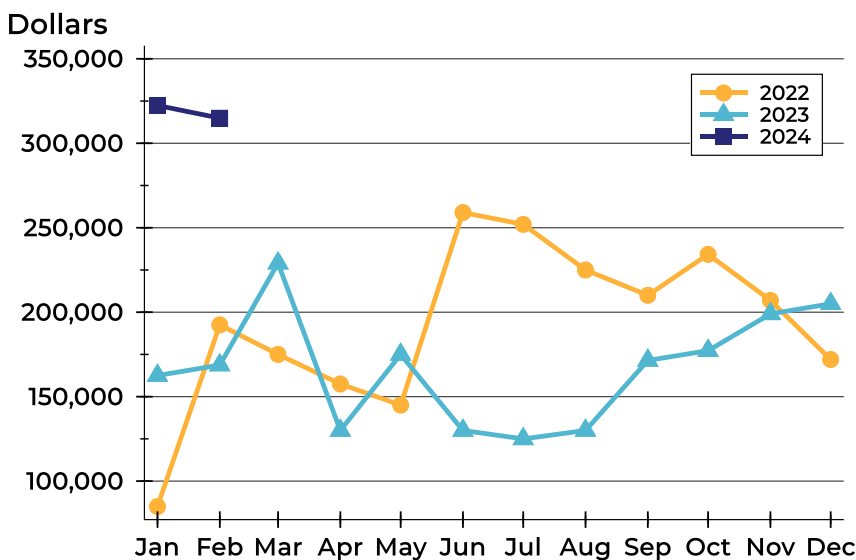
# Coffey County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 123,309 | 197,167 | <b>295,108</b> |
| February  | 166,488 | 176,300 | <b>274,345</b> |
| March     | 156,627 | 218,113 |                |
| April     | 143,817 | 182,857 |                |
| May       | 162,080 | 229,817 |                |
| June      | 232,787 | 158,738 |                |
| July      | 238,017 | 134,986 |                |
| August    | 223,253 | 146,644 |                |
| September | 223,641 | 195,780 |                |
| October   | 216,886 | 203,750 |                |
| November  | 201,421 | 229,060 |                |
| December  | 166,380 | 248,846 |                |

## Median Price



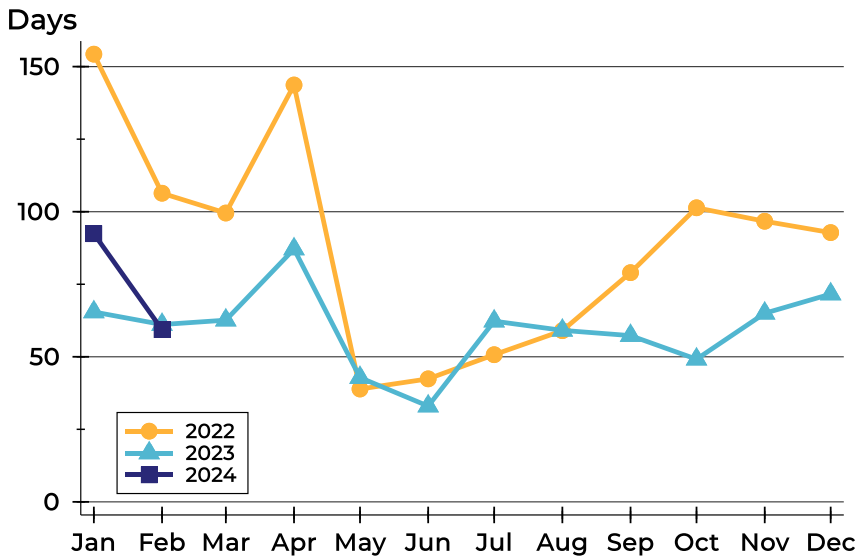
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 84,950  | 162,500 | <b>322,400</b> |
| February  | 192,500 | 168,700 | <b>314,900</b> |
| March     | 175,000 | 229,000 |                |
| April     | 157,500 | 130,000 |                |
| May       | 145,000 | 175,000 |                |
| June      | 259,000 | 130,000 |                |
| July      | 252,000 | 125,000 |                |
| August    | 225,000 | 130,000 |                |
| September | 210,000 | 171,450 |                |
| October   | 234,250 | 177,250 |                |
| November  | 207,000 | 199,000 |                |
| December  | 172,000 | 205,000 |                |





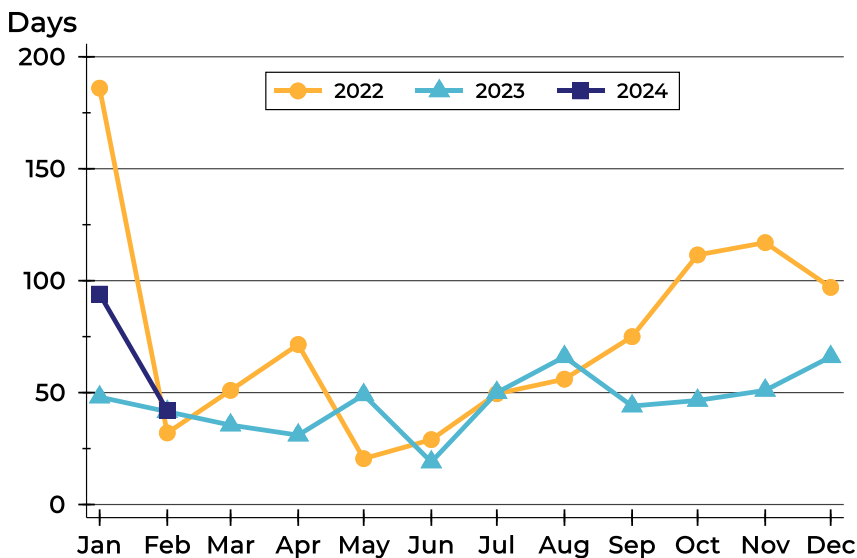
## Coffey County Active Listings Analysis

### Average DOM



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

### Median DOM

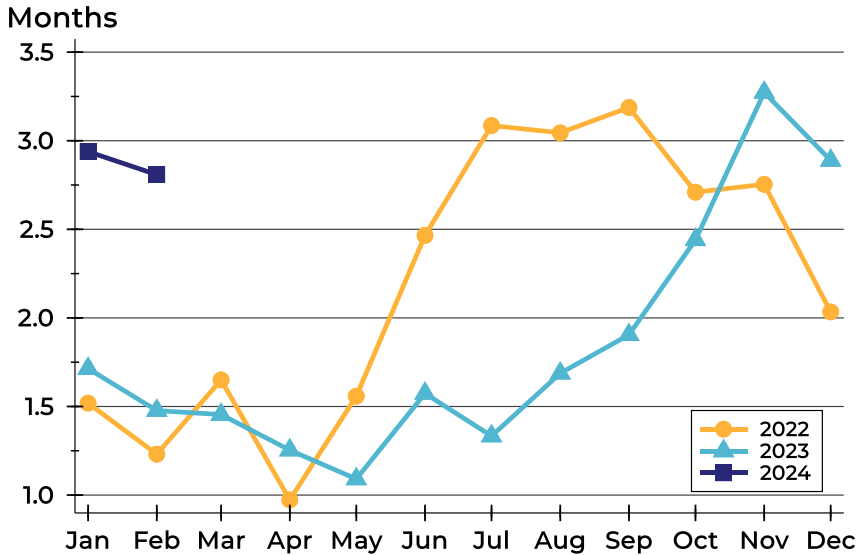


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 186  | 48   | <b>94</b> |
| February  | 32   | 42   | <b>42</b> |
| March     | 51   | 36   |           |
| April     | 72   | 31   |           |
| May       | 21   | 49   |           |
| June      | 29   |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



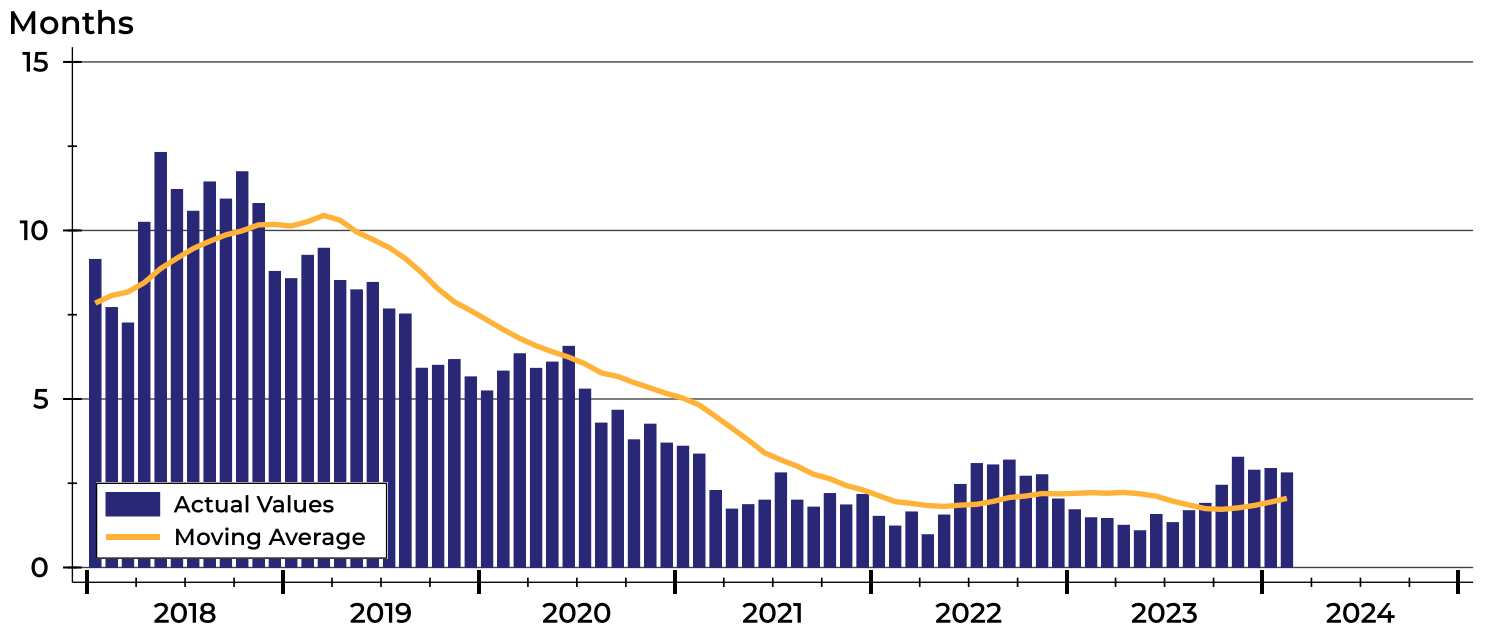
# Coffey County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





# Coffey County New Listings Analysis

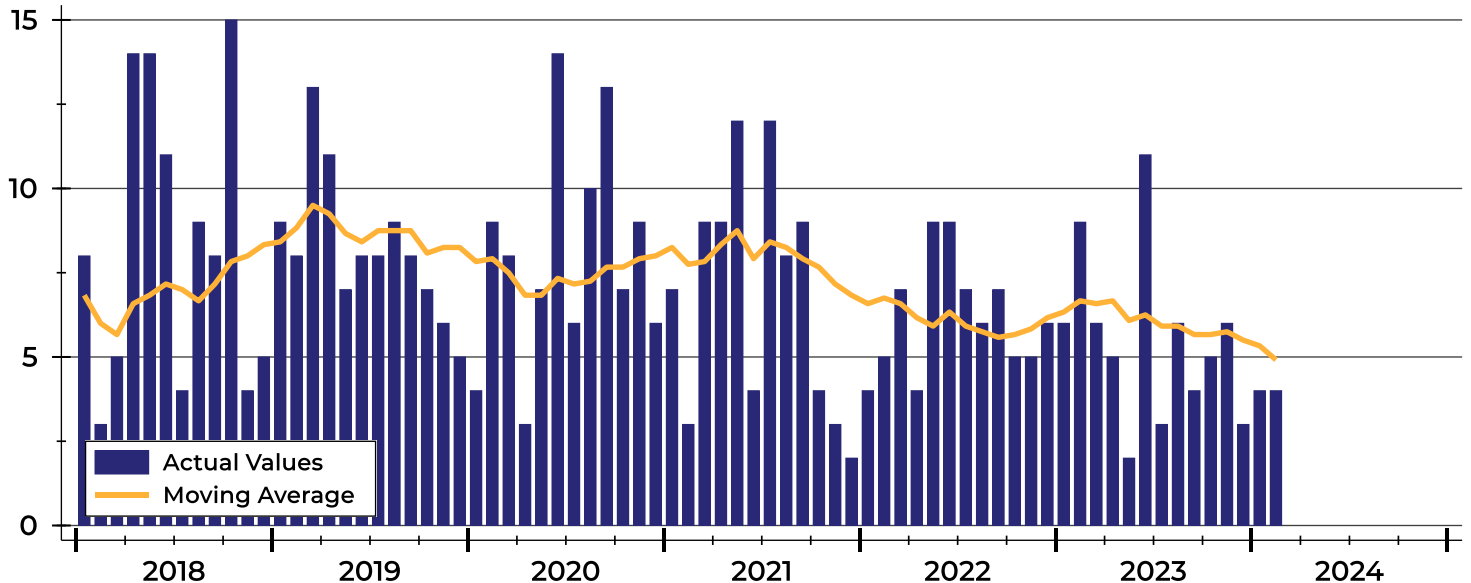
| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 4       | 9             | -55.6% |
|                                     | Volume (1,000s)    | 894     | 1,282         | -30.3% |
|                                     | Average List Price | 223,375 | 142,422       | 56.8%  |
|                                     | Median List Price  | 180,000 | 110,000       | 63.6%  |
| Year-to-Date                        | New Listings       | 8       | 15            | -46.7% |
|                                     | Volume (1,000s)    | 1,938   | 2,306         | -16.0% |
|                                     | Average List Price | 242,275 | 153,720       | 57.6%  |
|                                     | Median List Price  | 224,950 | 137,000       | 64.2%  |

A total of 4 new listings were added in Coffey County during February, down 55.6% from the same month in 2023. Year-to-date Coffey County has seen 8 new listings.

The median list price of these homes was \$180,000 up from \$110,000 in 2023.

## History of New Listings

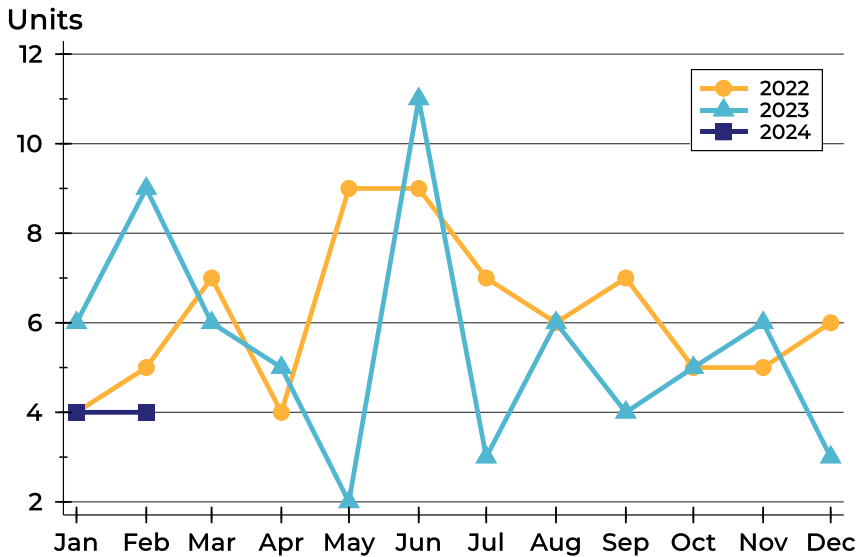
Units





## Coffey County New Listings Analysis

### New Listings by Month



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

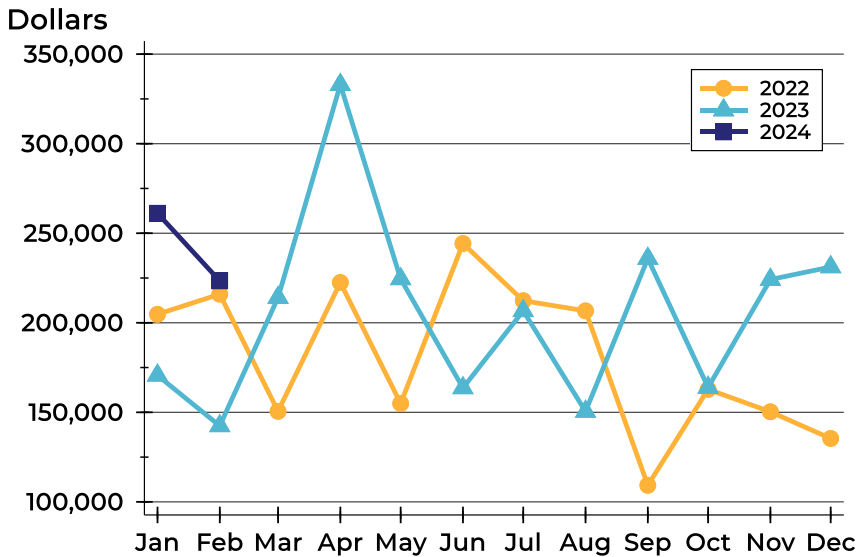
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 1            | 25.0%   | 133,500    | 133,500 | 22             | 22   | 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            | 50.0%   | 180,000    | 180,000 | 12             | 12   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 1            | 25.0%   | 400,000    | 400,000 | 27             | 27   | 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    |



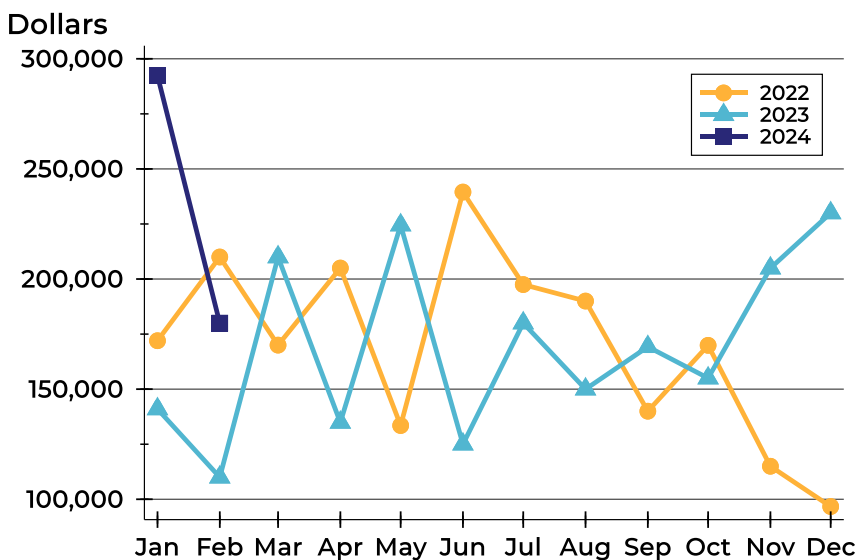
# Coffey County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 204,750 | 170,667 | <b>261,175</b> |
| February  | 215,980 | 142,422 | <b>223,375</b> |
| March     | 150,557 | 214,083 |                |
| April     | 222,500 | 332,960 |                |
| May       | 154,922 | 224,500 |                |
| June      | 244,256 | 163,627 |                |
| July      | 212,343 | 206,667 |                |
| August    | 206,650 | 150,483 |                |
| September | 109,257 | 235,875 |                |
| October   | 162,860 | 163,900 |                |
| November  | 150,300 | 224,150 |                |
| December  | 135,400 | 231,167 |                |

## Median Price



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



# Coffey County Contracts Written Analysis

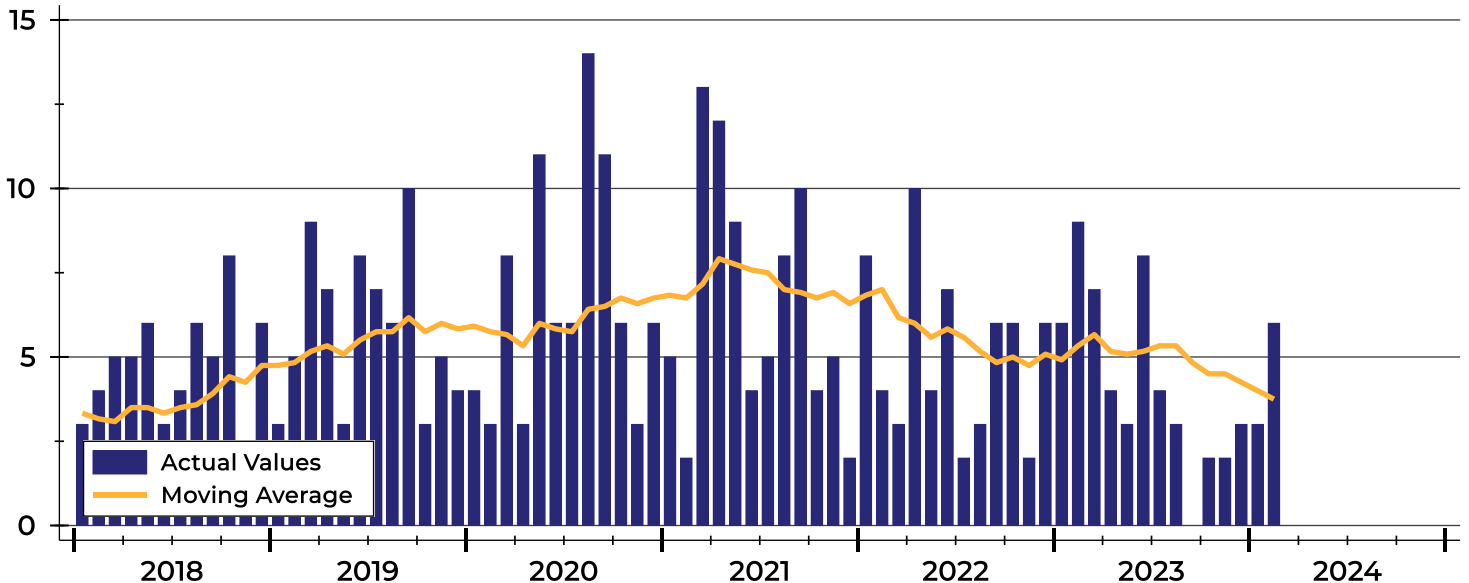
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change  | 2024    | Year-to-Date 2023 | Change  |
|--|---------------------|---------|---------------|---------|---------|-------------------|---------|
| Contracts Written                        |                     | 6       | 9             | -33.3%  | 9       | 15                | -40.0%  |
| Volume (1,000s)                          |                     | 1,597   | 1,026         | 55.7%   | 1,990   | 2,122             | -6.2%   |
| Average                                  | Sale Price          | 266,167 | 113,989       | 133.5%  | 221,156 | 141,453           | 56.3%   |
|  | Days on Market      | 130     | 41            | 217.1%  | 99      | 42                | 135.7%  |
|  | Percent of Original | 95.7%   | 93.8%         | 2.0%    | 93.4%   | 94.0%             | -0.6%   |
| Median                                   | Sale Price          | 199,000 | 100,000       | 99.0%   | 199,000 | 135,000           | 47.4%   |
|  | Days on Market      | 157     | 5             | 3040.0% | 103     | 8                 | 1187.5% |
|  | Percent of Original | 97.5%   | 94.8%         | 2.8%    | 94.9%   | 94.8%             | 0.1%    |

A total of 6 contracts for sale were written in Coffey County during the month of February, down from 9 in 2023. The median list price of these homes was \$199,000, up from \$100,000 the prior year.

Half of the homes that went under contract in February were on the market less than 157 days, compared to 5 days in February 2023.

## History of Contracts Written

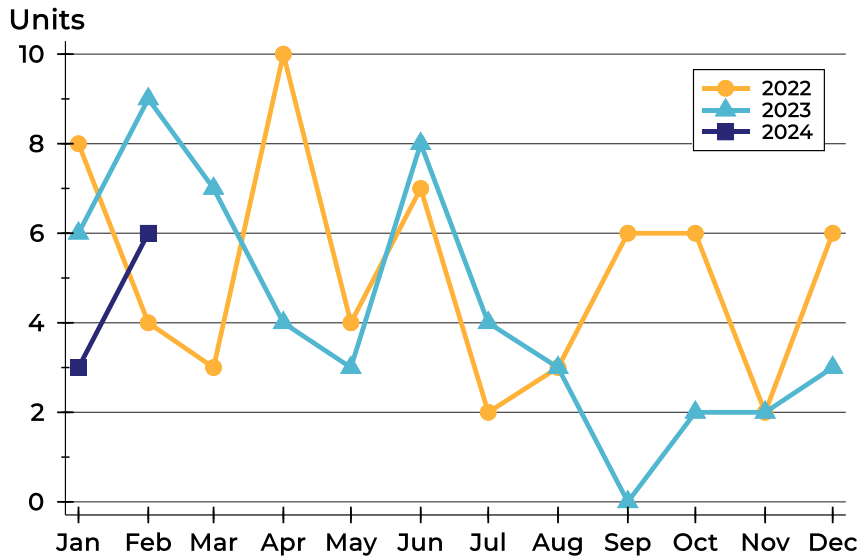
Units





## Coffey County Contracts Written Analysis

### Contracts Written by Month



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

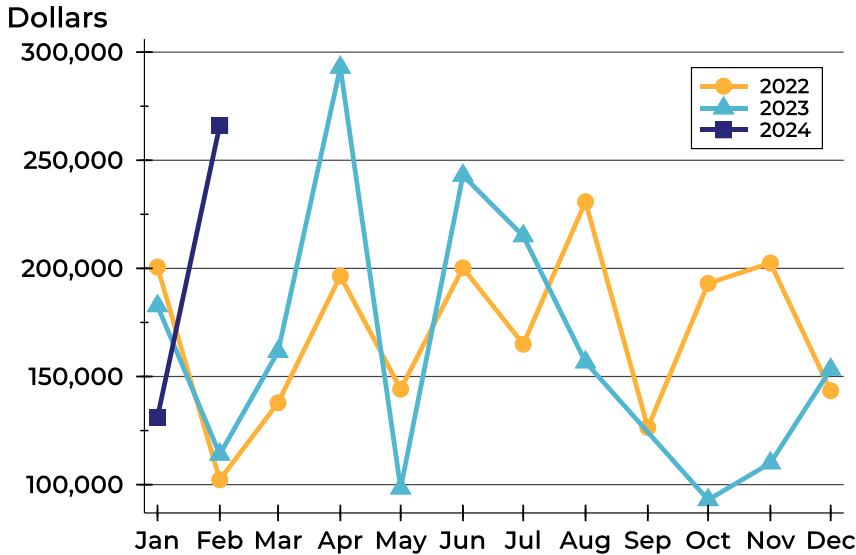
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 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 | 169            | 169  | 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 | 3                 | 50.0%   | 192,667    | 199,000 | 121            | 175  | 93.0%               | 90.5%  |
| \$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                 | 16.7%   | 385,000    | 385,000 | 103            | 103  | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 1                 | 16.7%   | 499,000    | 499,000 | 144            | 144  | 95.0%               | 95.0%  |
| \$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    |



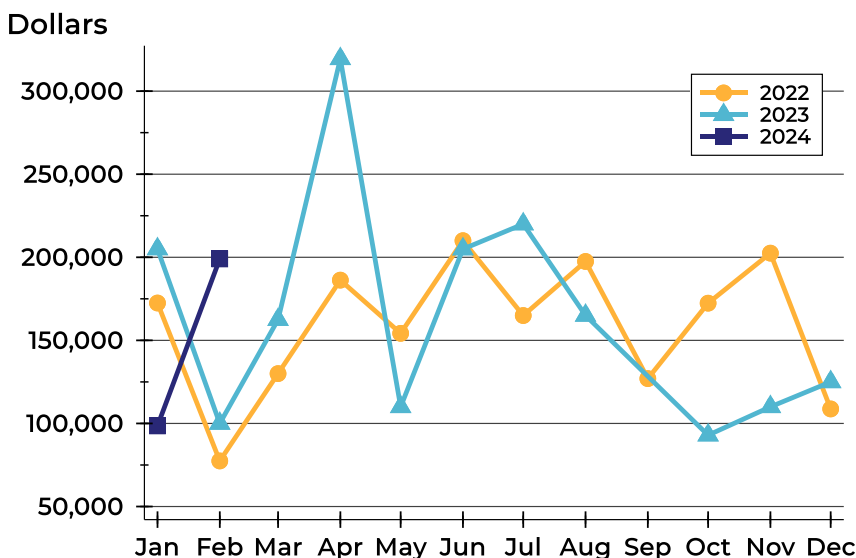
## Coffey County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 200,625 | 182,650 | <b>131,133</b> |
| February  | 102,223 | 113,989 | <b>266,167</b> |
| March     | 137,833 | 161,486 |                |
| April     | 196,490 | 292,950 |                |
| May       | 144,125 | 98,333  |                |
| June      | 200,243 | 242,975 |                |
| July      | 164,950 | 215,000 |                |
| August    | 230,833 | 156,667 |                |
| September | 126,400 | N/A     |                |
| October   | 193,050 | 92,950  |                |
| November  | 202,500 | 110,000 |                |
| December  | 143,417 | 153,300 |                |

### Median Price



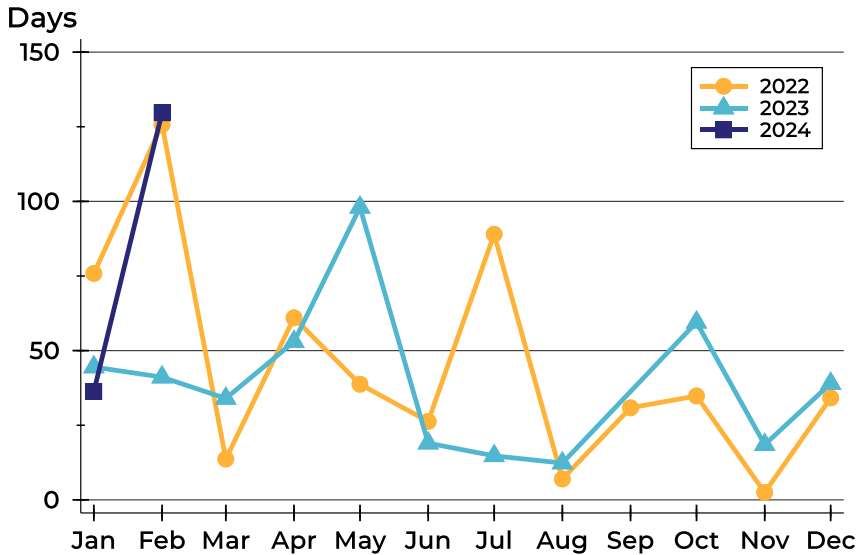
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 172,500 | 205,000 | <b>98,500</b>  |
| February  | 77,450  | 100,000 | <b>199,000</b> |
| March     | 130,000 | 162,500 |                |
| April     | 186,250 | 319,450 |                |
| May       | 154,250 | 110,000 |                |
| June      | 210,000 | 204,950 |                |
| July      | 164,950 | 220,000 |                |
| August    | 197,500 | 165,000 |                |
| September | 127,000 | N/A     |                |
| October   | 172,400 | 92,950  |                |
| November  | 202,500 | 110,000 |                |
| December  | 108,750 | 125,000 |                |





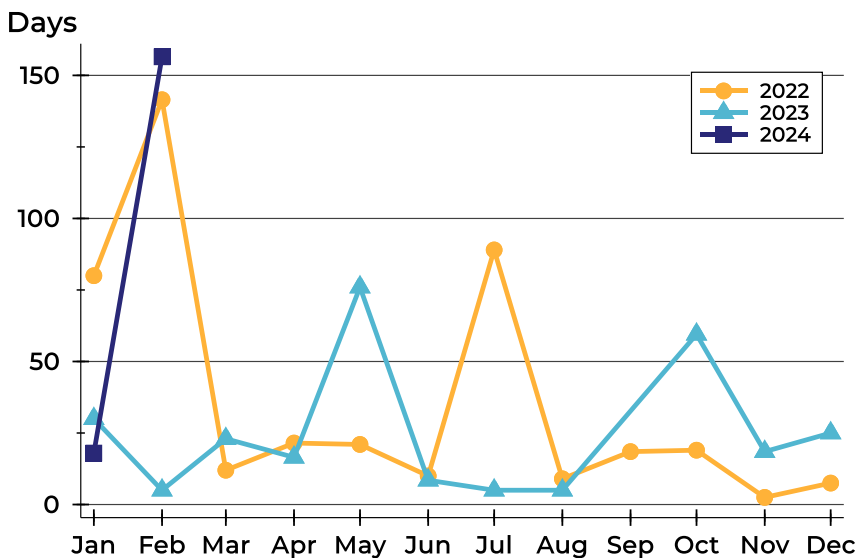
## Coffey County Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 76   | 45   | <b>36</b>  |
| February  | 126  | 41   | <b>130</b> |
| March     | 14   | 34   |            |
| April     | 61   | 53   |            |
| May       | 39   | 98   |            |
| June      | 26   | 19   |            |
| July      | 89   | 15   |            |
| August    | 7    | 12   |            |
| September | 31   | N/A  |            |
| October   | 35   | 60   |            |
| November  | 3    | 19   |            |
| December  | 34   | 39   |            |

### Median DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 80   | 30   | <b>18</b>  |
| February  | 142  | 5    | <b>157</b> |
| March     | 12   | 23   |            |
| April     | 22   | 17   |            |
| May       | 21   | 76   |            |
| June      | 10   | 9    |            |
| July      | 89   | 5    |            |
| August    | 9    | 5    |            |
| September | 19   | N/A  |            |
| October   | 19   | 60   |            |
| November  | 3    | 19   |            |
| December  | 8    | 25   |            |



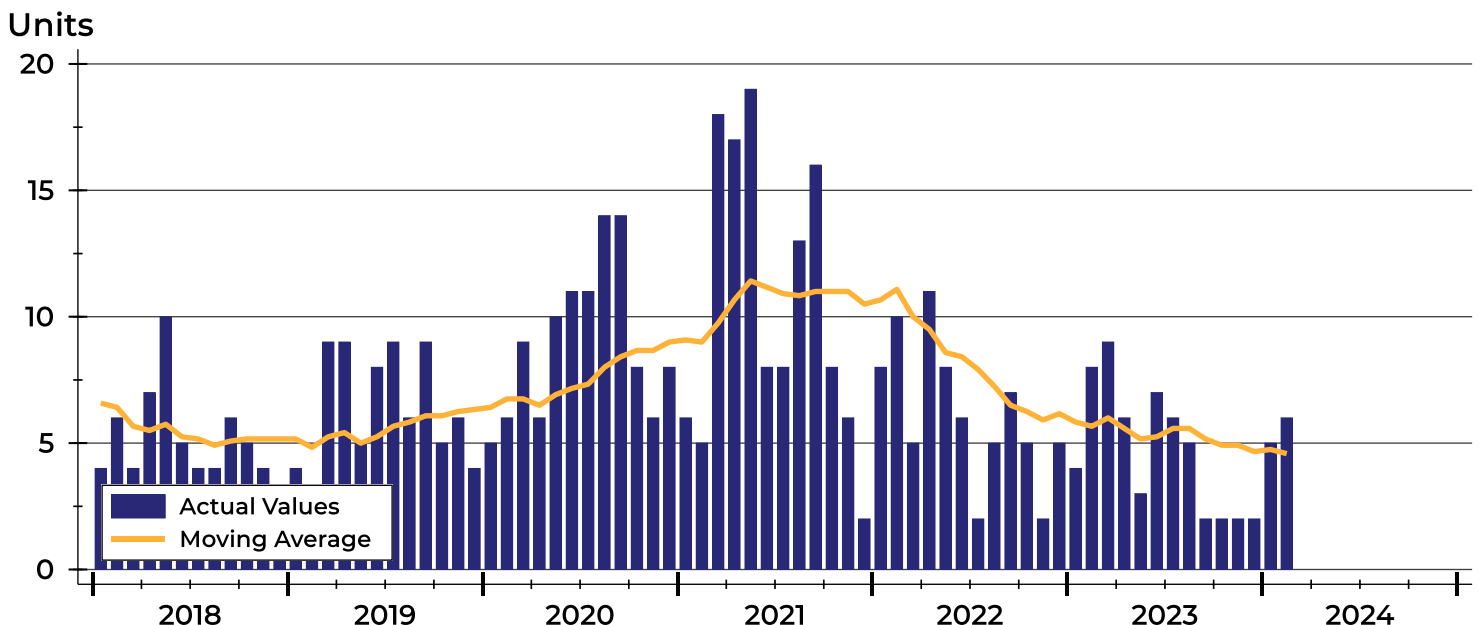
# Coffey County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |         |
|--|---------------------|-----------------|---------|---------|
|  |                     | 2024            | 2023    | Change  |
| Pending Contracts                        |                     | 6               | 8       | -25.0%  |
| Volume (1,000s)                          |                     | 1,547           | 1,426   | 8.5%    |
| Average                                  | List Price          | 257,833         | 178,238 | 44.7%   |
|  | Days on Market      | 137             | 35      | 291.4%  |
|  | Percent of Original | 95.7%           | 98.4%   | -2.7%   |
| Median                                   | List Price          | 199,000         | 187,500 | 6.1%    |
|  | Days on Market      | 157             | 5       | 3040.0% |
|  | Percent of Original | 97.5%           | 100.0%  | -2.5%   |

A total of 6 listings in Coffey County had contracts pending at the end of February, down from 8 contracts pending at the end of February 2023.

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

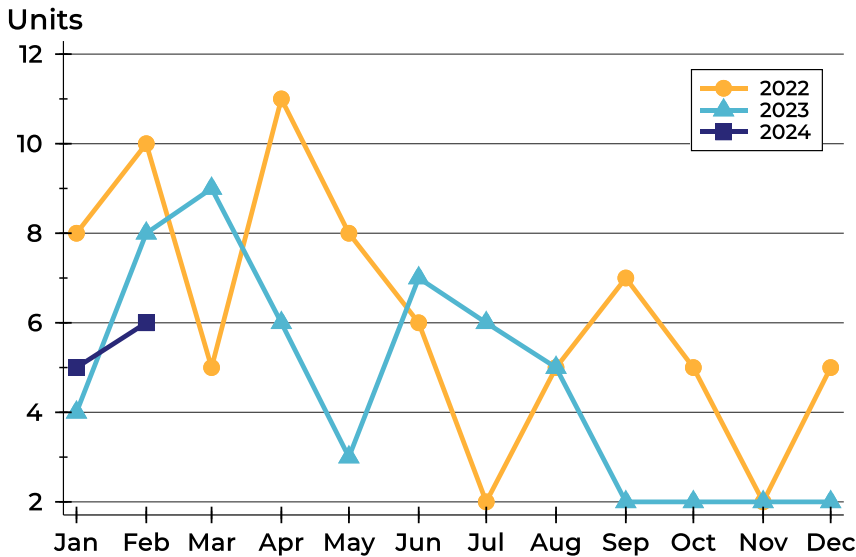
## History of Pending Contracts





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



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

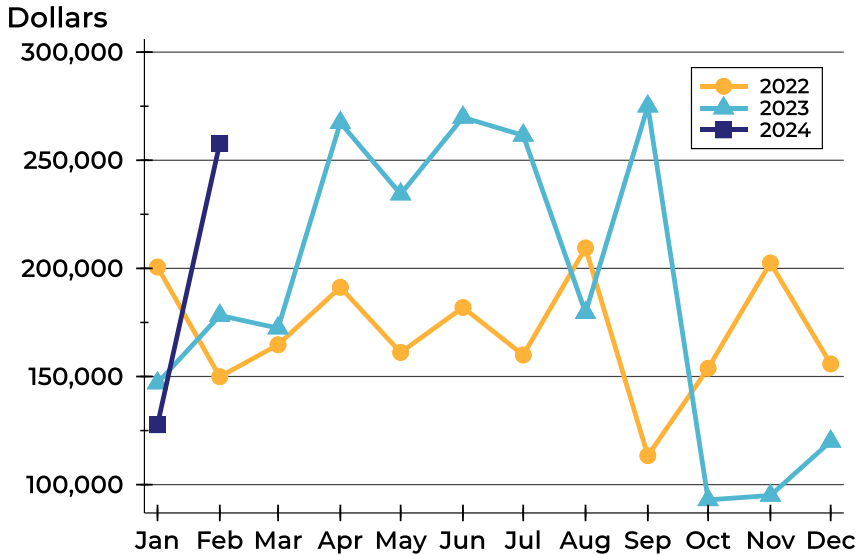
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 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%   | 132,500    | 132,500 | 108            | 108  | 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                 | 33.3%   | 199,000    | 199,000 | 181            | 181  | 89.5%               | 89.5%  |
| \$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                 | 16.7%   | 385,000    | 385,000 | 103            | 103  | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 1                 | 16.7%   | 499,000    | 499,000 | 144            | 144  | 95.0%               | 95.0%  |
| \$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    |



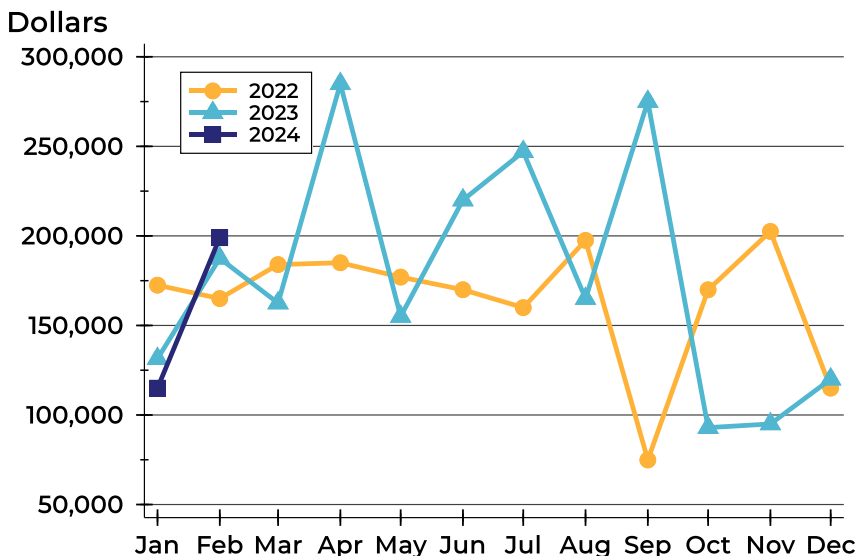
## Coffey County Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 200,625 | 146,975 | <b>127,680</b> |
| February  | 149,889 | 178,238 | <b>257,833</b> |
| March     | 164,680 | 172,378 |                |
| April     | 191,264 | 267,383 |                |
| May       | 161,113 | 234,333 |                |
| June      | 181,950 | 269,829 |                |
| July      | 159,950 | 261,500 |                |
| August    | 209,460 | 179,500 |                |
| September | 113,371 | 275,000 |                |
| October   | 153,840 | 92,950  |                |
| November  | 202,500 | 95,000  |                |
| December  | 155,800 | 120,000 |                |

### Median Price

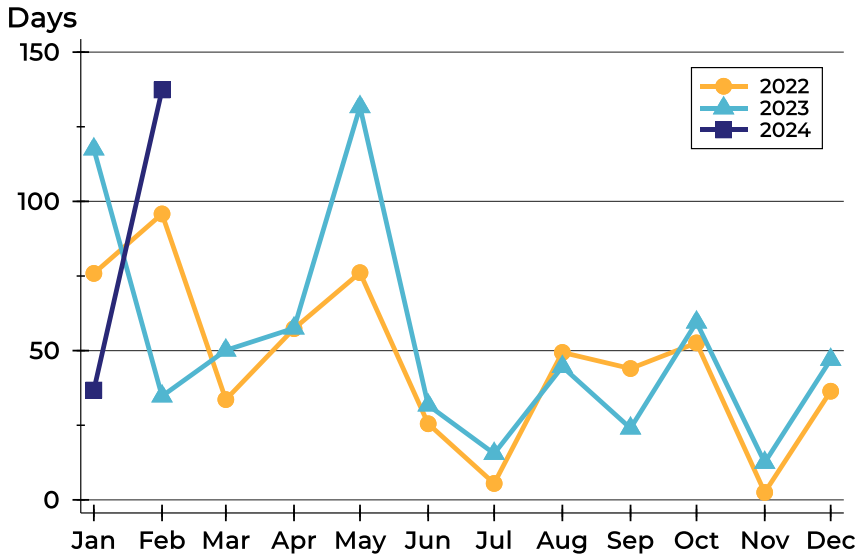


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 172,500 | 131,450 | <b>115,000</b> |
| February  | 165,000 | 187,500 | <b>199,000</b> |
| March     | 184,000 | 162,500 |                |
| April     | 185,000 | 284,950 |                |
| May       | 177,000 | 155,000 |                |
| June      | 169,950 | 220,000 |                |
| July      | 159,950 | 247,000 |                |
| August    | 197,500 | 165,000 |                |
| September | 74,900  | 275,000 |                |
| October   | 169,900 | 92,950  |                |
| November  | 202,500 | 95,000  |                |
| December  | 115,000 | 120,000 |                |



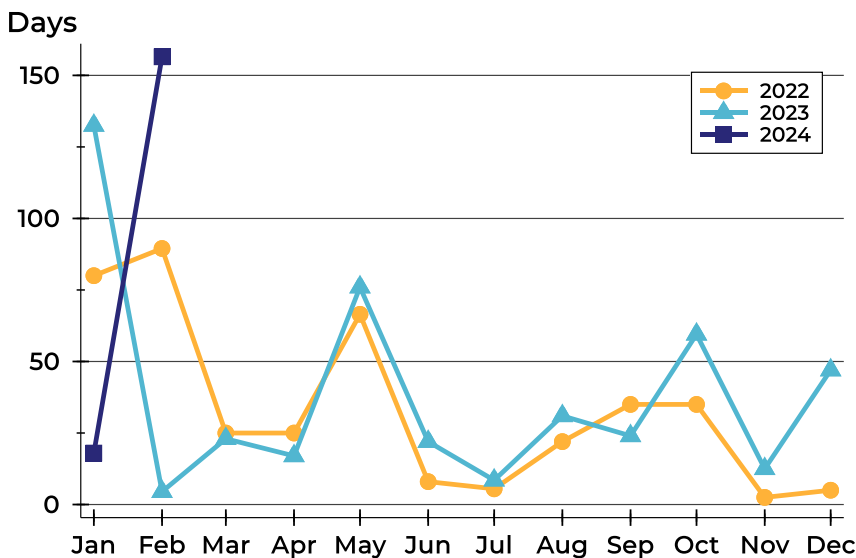
## Coffey County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 76   | 118  | <b>37</b>  |
| February  | 96   | 35   | <b>137</b> |
| March     | 34   | 50   |            |
| April     | 57   | 58   |            |
| May       | 76   | 132  |            |
| June      | 26   | 32   |            |
| July      | 6    | 16   |            |
| August    | 49   | 45   |            |
| September | 44   | 24   |            |
| October   | 53   | 60   |            |
| November  | 3    | 13   |            |
| December  | 36   | 47   |            |

### Median DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 80   | 133  | <b>18</b>  |
| February  | 90   | 5    | <b>157</b> |
| March     | 25   | 23   |            |
| April     | 25   | 17   |            |
| May       | 67   | 76   |            |
| June      | 8    | 22   |            |
| July      | 6    | 9    |            |
| August    | 22   | 31   |            |
| September | 35   | 24   |            |
| October   | 35   | 60   |            |
| November  | 3    | 13   |            |
| December  | 5    | 47   |            |



# Douglas County Housing Report



## Market Overview

### Douglas County Home Sales Fell in February

Total home sales in Douglas County fell last month to 7 units, compared to 8 units in February 2023. Total sales volume was \$2.2 million, down from a year earlier.

The median sale price in February was \$285,000, up from \$270,500 a year earlier. Homes that sold in February were typically on the market for 71 days and sold for 100.0% of their list prices.

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

The total number of active listings in Douglas County at the end of February was 11 units, down from 14 at the same point in 2023. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$449,000.

There were 9 contracts written in February 2024 and 2023, showing no change over the year. At the end of the month, there were 12 contracts still pending.

## Report Contents

- Summary Statistics – Page 2
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- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Douglas County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>7</b>       | <b>8</b>       | <b>9</b>       | <b>14</b>      | <b>18</b>      | <b>14</b>      |
| Change from prior year                        |                              | -12.5%         | -11.1%         | 80.0%          | -22.2%         | 28.6%          | 55.6%          |
| <b>Active Listings</b>                        |                              | <b>11</b>      | <b>14</b>      | <b>11</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -21.4%         | 27.3%          | 57.1%          |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>0.9</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%          | 75.0%          |                |                |                |
| <b>New Listings</b>                           |                              | <b>11</b>      | <b>11</b>      | <b>9</b>       | <b>16</b>      | <b>20</b>      | <b>16</b>      |
| Change from prior year                        |                              | 0.0%           | 22.2%          | -10.0%         | -20.0%         | 25.0%          | -23.8%         |
| <b>Contracts Written</b>                      |                              | <b>9</b>       | <b>9</b>       | <b>6</b>       | <b>15</b>      | <b>17</b>      | <b>19</b>      |
| Change from prior year                        |                              | 0.0%           | 50.0%          | -40.0%         | -11.8%         | -10.5%         | -9.5%          |
| <b>Pending Contracts</b>                      |                              | <b>12</b>      | <b>10</b>      | <b>7</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 20.0%          | 42.9%          | -50.0%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>2,156</b>   | <b>2,224</b>   | <b>2,467</b>   | <b>4,133</b>   | <b>5,596</b>   | <b>4,044</b>   |
| Change from prior year                        |                              | -3.1%          | -9.9%          | 108.7%         | -26.1%         | 38.4%          | 94.1%          |
| Average                                       | <b>Sale Price</b>            | <b>308,036</b> | <b>278,000</b> | <b>274,111</b> | <b>295,229</b> | <b>310,861</b> | <b>288,857</b> |
|   | Change from prior year       | 10.8%          | 1.4%           | 16.0%          | -5.0%          | 7.6%           | 24.8%          |
|   | <b>List Price of Actives</b> | <b>480,427</b> | <b>583,329</b> | <b>517,973</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -17.6%         | 12.6%          | 99.0%          |                |                |                |
|   | <b>Days on Market</b>        | <b>70</b>      | <b>35</b>      | <b>25</b>      | <b>61</b>      | <b>27</b>      | <b>29</b>      |
| Change from prior year                        | 100.0%                       | 40.0%          | 19.0%          | 125.9%         | -6.9%          | 70.6%          |                |
|   | <b>Percent of List</b>       | <b>98.8%</b>   | <b>97.4%</b>   | <b>100.2%</b>  | <b>97.9%</b>   | <b>95.9%</b>   | <b>99.3%</b>   |
| Change from prior year                        | 1.4%                         | -2.8%          | 0.8%           | 2.1%           | -3.4%          | -2.5%          |                |
|   | <b>Percent of Original</b>   | <b>94.8%</b>   | <b>95.5%</b>   | <b>99.5%</b>   | <b>95.1%</b>   | <b>94.4%</b>   | <b>98.5%</b>   |
| Change from prior year                        | -0.7%                        | -4.0%          | 0.7%           | 0.7%           | -4.2%          | -2.9%          |                |
| Median  | <b>Sale Price</b>            | <b>285,000</b> | <b>270,500</b> | <b>300,000</b> | <b>282,450</b> | <b>291,500</b> | <b>291,000</b> |
|   | Change from prior year       | 5.4%           | -9.8%          | 10.7%          | -3.1%          | 0.2%           | 16.4%          |
|   | <b>List Price of Actives</b> | <b>449,000</b> | <b>539,950</b> | <b>460,000</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -16.8%         | 17.4%          | 142.2%         |                |                |                |
|   | <b>Days on Market</b>        | <b>71</b>      | <b>6</b>       | <b>9</b>       | <b>63</b>      | <b>6</b>       | <b>19</b>      |
| Change from prior year                        | 1083.3%                      | -33.3%         | 125.0%         | 950.0%         | -68.4%         | 375.0%         |                |
|   | <b>Percent of List</b>       | <b>100.0%</b>  | <b>97.6%</b>   | <b>100.0%</b>  | <b>99.3%</b>   | <b>96.4%</b>   | <b>100.0%</b>  |
| Change from prior year                        | 2.5%                         | -2.4%          | -0.6%          | 3.0%           | -3.6%          | 0.0%           |                |
|   | <b>Percent of Original</b>   | <b>98.7%</b>   | <b>95.1%</b>   | <b>100.0%</b>  | <b>96.8%</b>   | <b>95.4%</b>   | <b>98.9%</b>   |
| Change from prior year                        | 3.8%                         | -4.9%          | -0.6%          | 1.5%           | -3.5%          | -1.1%          |                |

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



## Douglas County Closed Listings Analysis

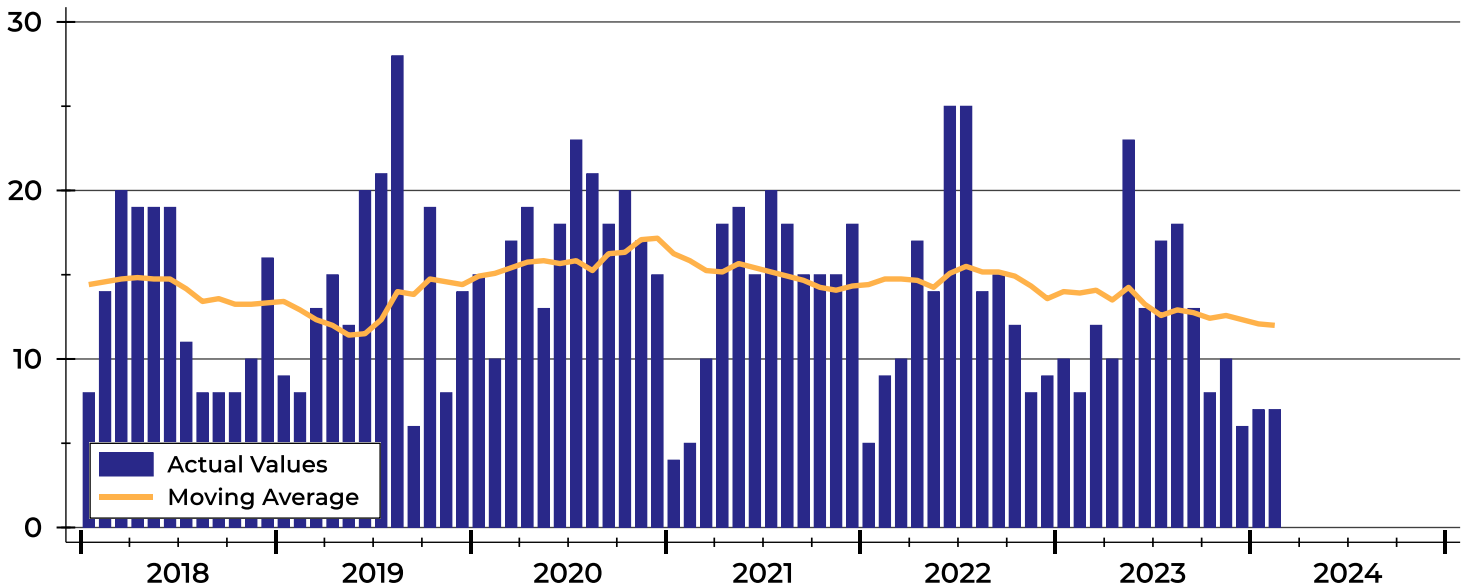
| Summary Statistics for Closed Listings |                     | 2024           | February 2023 | Change  | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|---------|----------------|-------------------|--------|
| Closed Listings                        |                     | <b>7</b>       | 8             | -12.5%  | <b>14</b>      | 18                | -22.2% |
| Volume (1,000s)                        |                     | <b>2,156</b>   | 2,224         | -3.1%   | <b>4,133</b>   | 5,596             | -26.1% |
| Months' Supply                         |                     | <b>0.9</b>     | 1.0           | -10.0%  | <b>N/A</b>     | N/A               | N/A    |
| Average                                | Sale Price          | <b>308,036</b> | 278,000       | 10.8%   | <b>295,229</b> | 310,861           | -5.0%  |
|  | Days on Market      | <b>70</b>      | 35            | 100.0%  | <b>61</b>      | 27                | 125.9% |
|  | Percent of List     | <b>98.8%</b>   | 97.4%         | 1.4%    | <b>97.9%</b>   | 95.9%             | 2.1%   |
|  | Percent of Original | <b>94.8%</b>   | 95.5%         | -0.7%   | <b>95.1%</b>   | 94.4%             | 0.7%   |
| Median                                 | Sale Price          | <b>285,000</b> | 270,500       | 5.4%    | <b>282,450</b> | 291,500           | -3.1%  |
|  | Days on Market      | <b>71</b>      | 6             | 1083.3% | <b>63</b>      | 6                 | 950.0% |
|  | Percent of List     | <b>100.0%</b>  | 97.6%         | 2.5%    | <b>99.3%</b>   | 96.4%             | 3.0%   |
|  | Percent of Original | <b>98.7%</b>   | 95.1%         | 3.8%    | <b>96.8%</b>   | 95.4%             | 1.5%   |

A total of 7 homes sold in Douglas County in February, down from 8 units in February 2023. Total sales volume fell to \$2.2 million compared to \$2.2 million in the previous year.

The median sales price in February was \$285,000, up 5.4% compared to the prior year. Median days on market was 71 days, up from 60 days in January, and up from 6 in February 2023.

## History of Closed Listings

Units

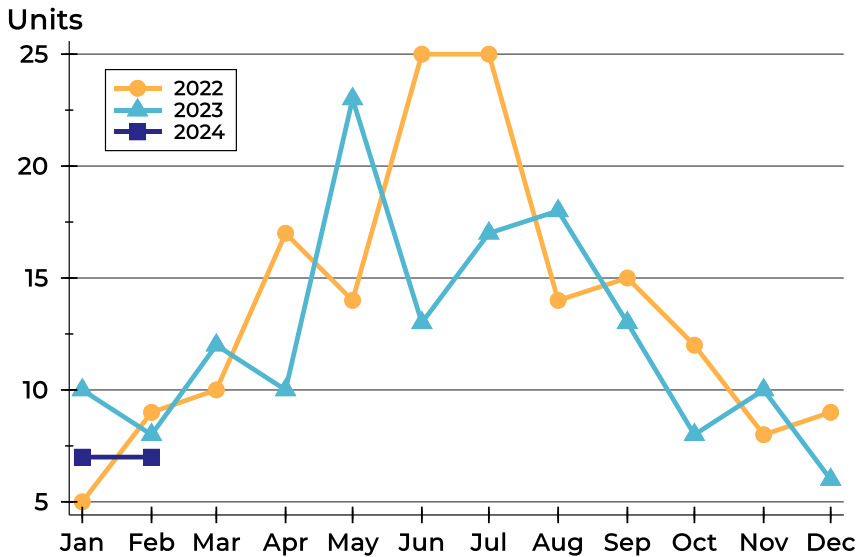






## Douglas County Closed Listings Analysis

### Closed Listings by Month



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

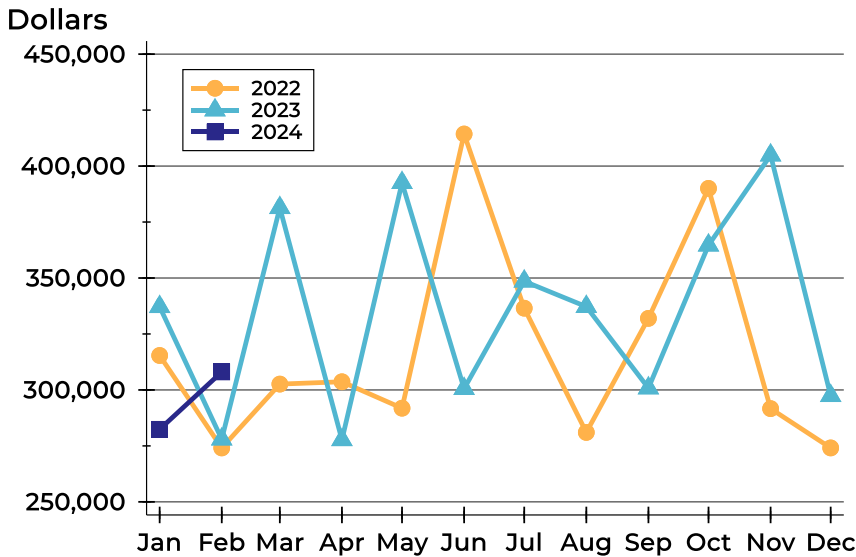
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$25,000-\$49,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$50,000-\$99,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$100,000-\$124,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$125,000-\$149,999 | 1      | 14.3%   | 0.0            | 134,900    | 134,900 | 28             | 28   | 100.0%             | 100.0% | 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    | N/A                 | N/A    |
| \$175,000-\$199,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$200,000-\$249,999 | 1      | 14.3%   | 0.0            | 245,000    | 245,000 | 123            | 123  | 96.1%              | 96.1%  | 84.5%               | 84.5%  |
| \$250,000-\$299,999 | 3      | 42.9%   | 0.5            | 286,650    | 285,000 | 39             | 41   | 99.6%              | 100.0% | 95.5%               | 98.7%  |
| \$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 | 2      | 28.6%   | 2.3            | 458,200    | 458,200 | 111            | 111  | 98.2%              | 98.2%  | 96.3%               | 96.3%  |
| \$500,000-\$749,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



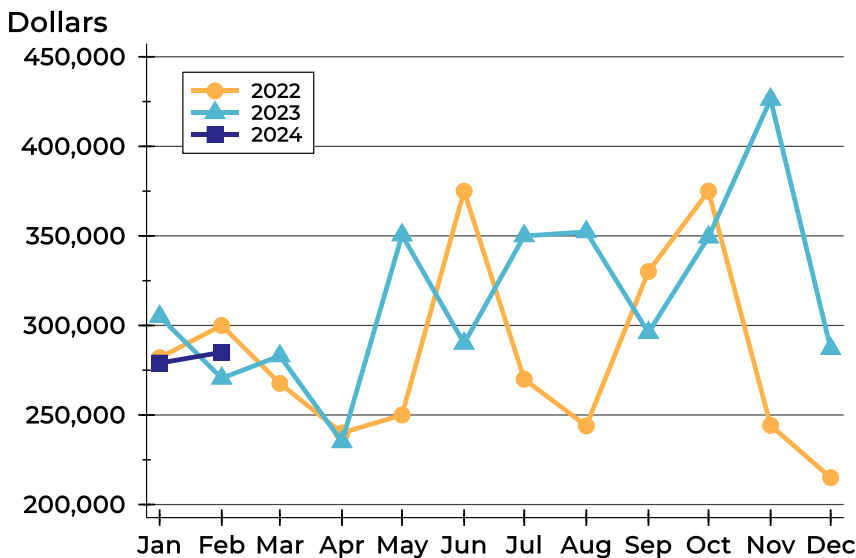
## Douglas County Closed Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 315,400 | 337,150 | <b>282,421</b> |
| February  | 274,111 | 278,000 | <b>308,036</b> |
| March     | 302,610 | 381,375 |                |
| April     | 303,650 | 277,700 |                |
| May       | 291,857 | 392,566 |                |
| June      | 414,334 | 300,569 |                |
| July      | 336,523 | 348,550 |                |
| August    | 281,029 | 337,211 |                |
| September | 331,973 | 300,827 |                |
| October   | 390,042 | 364,631 |                |
| November  | 291,657 | 404,865 |                |
| December  | 274,100 | 297,400 |                |

### Median Price

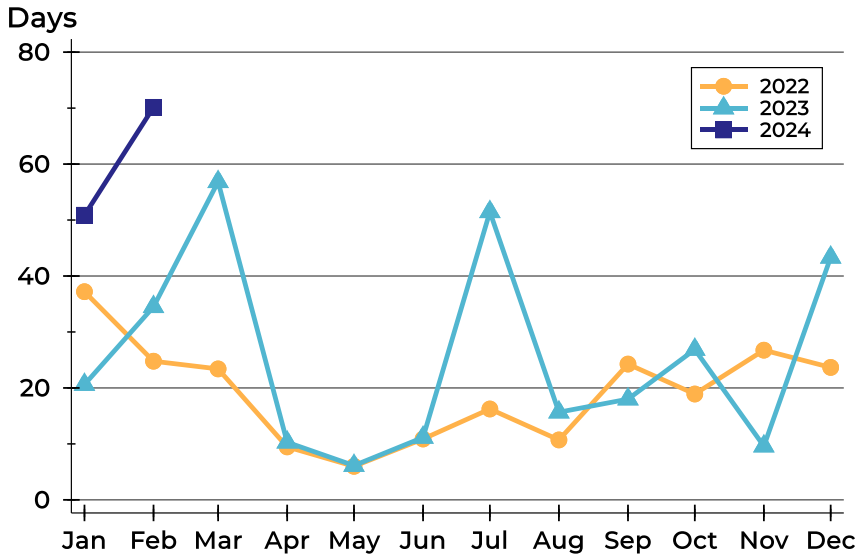


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 282,000 | 305,000 | <b>279,000</b> |
| February  | 300,000 | 270,500 | <b>285,000</b> |
| March     | 267,648 | 283,000 |                |
| April     | 240,000 | 235,000 |                |
| May       | 250,000 | 350,500 |                |
| June      | 375,000 | 290,000 |                |
| July      | 270,000 | 350,000 |                |
| August    | 243,900 | 352,250 |                |
| September | 330,100 | 296,000 |                |
| October   | 375,000 | 349,325 |                |
| November  | 244,226 | 426,250 |                |
| December  | 215,000 | 287,000 |                |



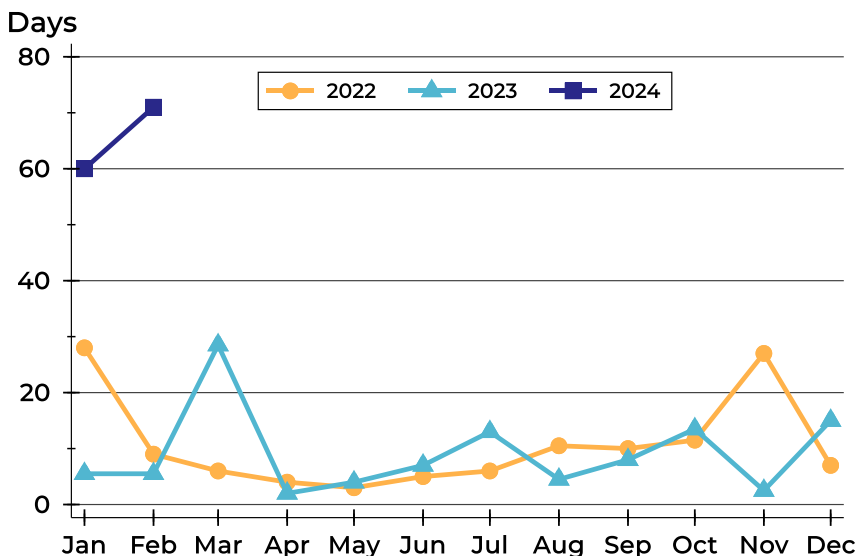
# Douglas County Closed Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 37   | 21   | 51   |
| February  | 25   | 35   | 70   |
| March     | 23   | 57   |      |
| April     | 9    | 10   |      |
| May       | 6    | 6    |      |
| June      | 11   | 11   |      |
| July      | 16   | 51   |      |
| August    | 11   | 16   |      |
| September | 24   | 18   |      |
| October   | 19   | 27   |      |
| November  | 27   | 10   |      |
| December  | 24   | 43   |      |

## Median DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 28   | 6    | 60   |
| February  | 9    | 6    | 71   |
| March     | 6    | 29   |      |
| April     | 4    | 2    |      |
| May       | 3    | 4    |      |
| June      | 5    | 7    |      |
| July      | 6    | 13   |      |
| August    | 11   | 5    |      |
| September | 10   | 8    |      |
| October   | 12   | 14   |      |
| November  | 27   | 3    |      |
| December  | 7    | 15   |      |



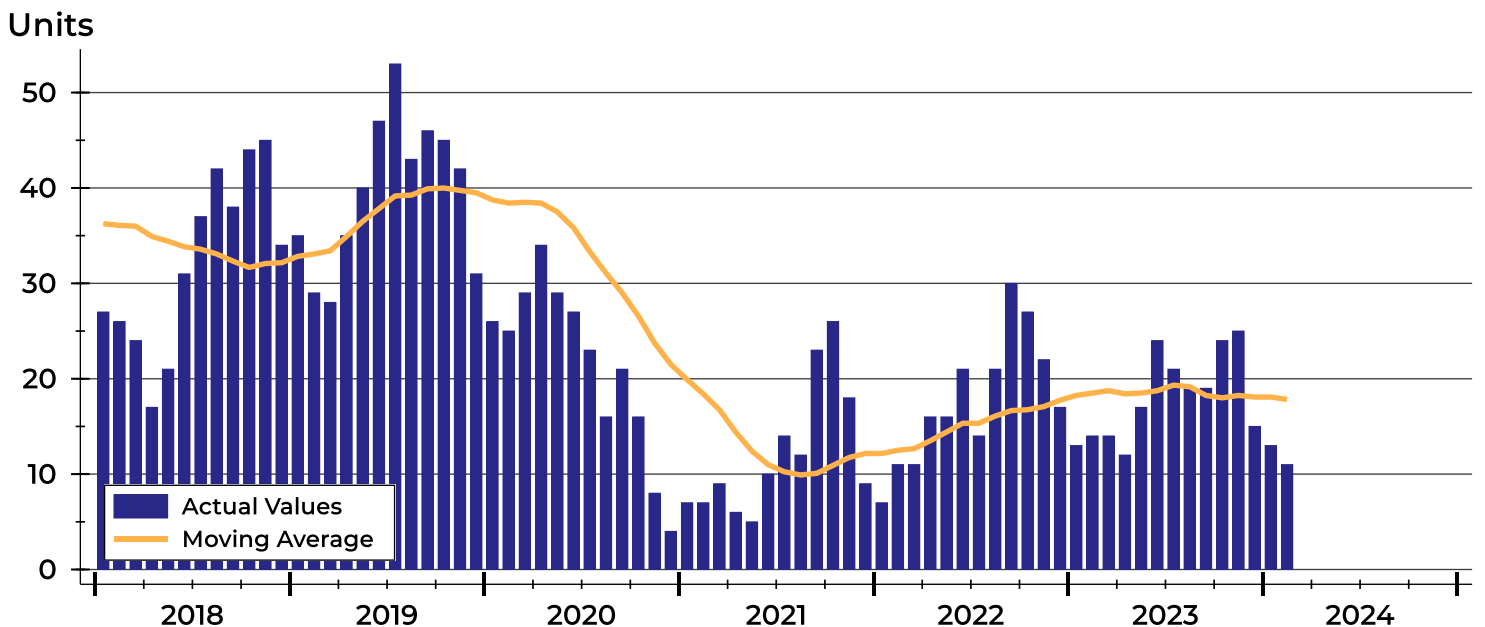
# Douglas County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 11              | 14      | -21.4% |
| Volume (1,000s)                        |                     | 5,285           | 8,167   | -35.3% |
| Months' Supply                         |                     | 0.9             | 1.0     | -10.0% |
| Average                                | List Price          | 480,427         | 583,329 | -17.6% |
|  | Days on Market      | 71              | 66      | 7.6%   |
|  | Percent of Original | 99.5%           | 96.8%   | 2.8%   |
| Median                                 | List Price          | 449,000         | 539,950 | -16.8% |
|  | Days on Market      | 29              | 40      | -27.5% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 11 homes were available for sale in Douglas County at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$449,000, down 16.8% from 2023. The typical time on market for active listings was 29 days, down from 40 days a year earlier.

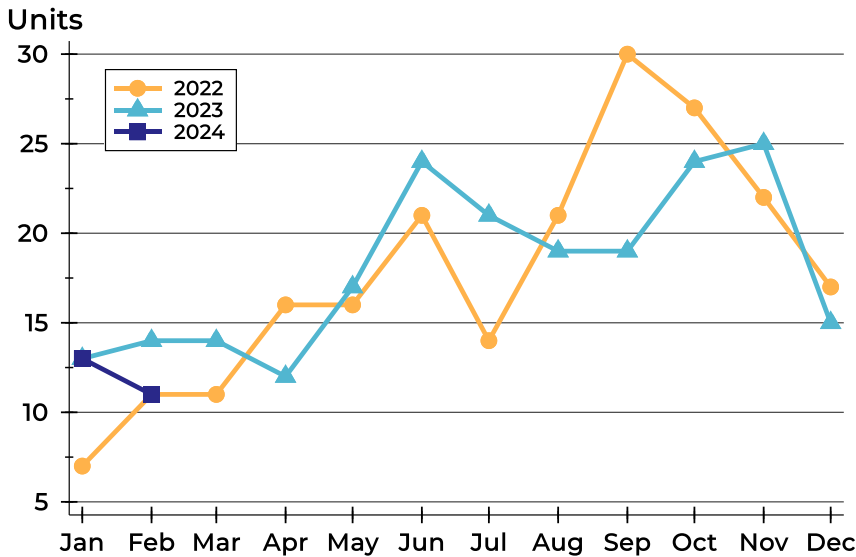
## History of Active Listings





## Douglas County Active Listings Analysis

### Active Listings by Month



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

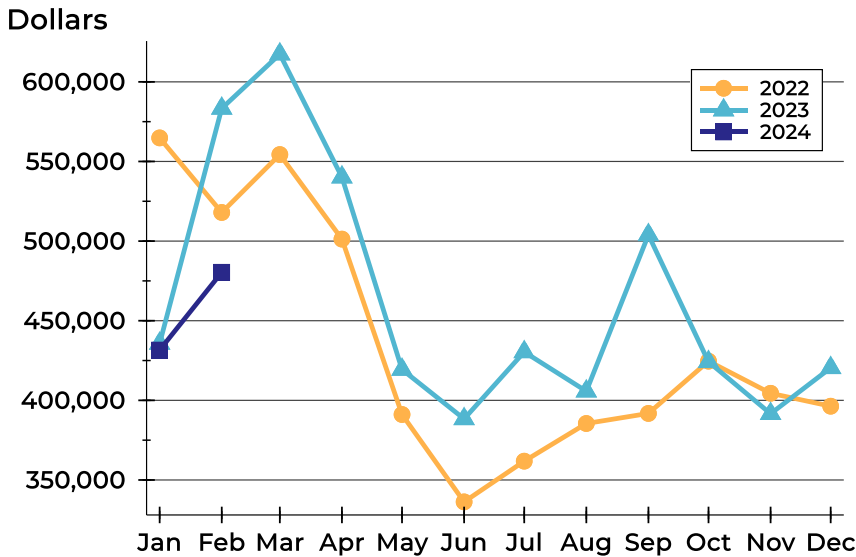
### Active Listings by Price Range

| Price Range         | Active Listings |         | Months' Supply | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-----------------|---------|----------------|------------|---------|----------------|------|---------------------|--------|
|                     | Number          | Percent |                | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 1               | 9.1%    | N/A            | 114,000    | 114,000 | 258            | 258  | 100.0%              | 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 | 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 | 1               | 9.1%    | 0.5            | 265,000    | 265,000 | 4              | 4    | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2               | 18.2%   | N/A            | 359,900    | 359,900 | 70             | 70   | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 4               | 36.4%   | 2.3            | 464,500    | 467,000 | 52             | 29   | 99.4%               | 100.0% |
| \$500,000-\$749,999 | 1               | 9.1%    | N/A            | 579,900    | 579,900 | 7              | 7    | 100.0%              | 100.0% |
| \$750,000-\$999,999 | 2               | 18.2%   | N/A            | 874,000    | 874,000 | 85             | 85   | 98.4%               | 98.4%  |
| \$1,000,000 and up  | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



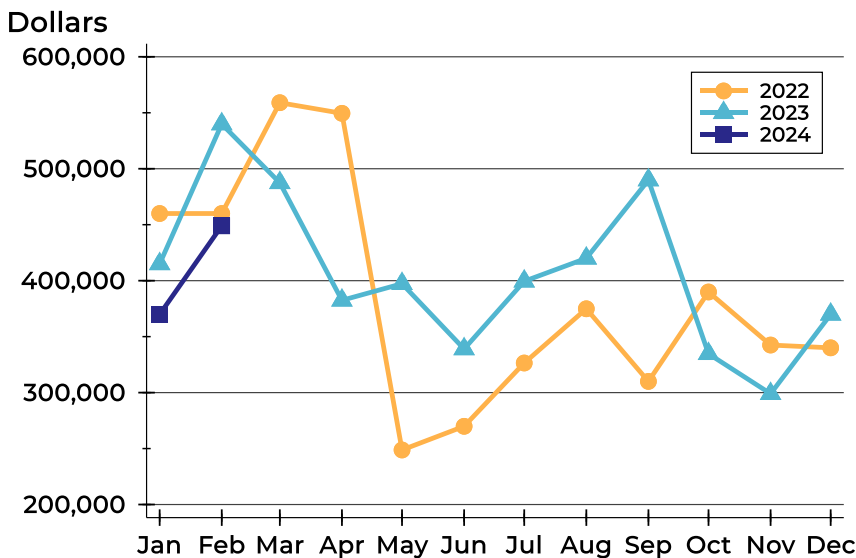
# Douglas County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 564,814 | 435,738 | <b>431,604</b> |
| February  | 517,973 | 583,329 | <b>480,427</b> |
| March     | 554,341 | 617,400 |                |
| April     | 501,256 | 540,133 |                |
| May       | 391,125 | 419,378 |                |
| June      | 336,252 | 388,364 |                |
| July      | 361,820 | 430,408 |                |
| August    | 385,476 | 405,745 |                |
| September | 391,790 | 503,907 |                |
| October   | 424,604 | 424,216 |                |
| November  | 404,441 | 391,598 |                |
| December  | 396,341 | 420,437 |                |

## Median Price

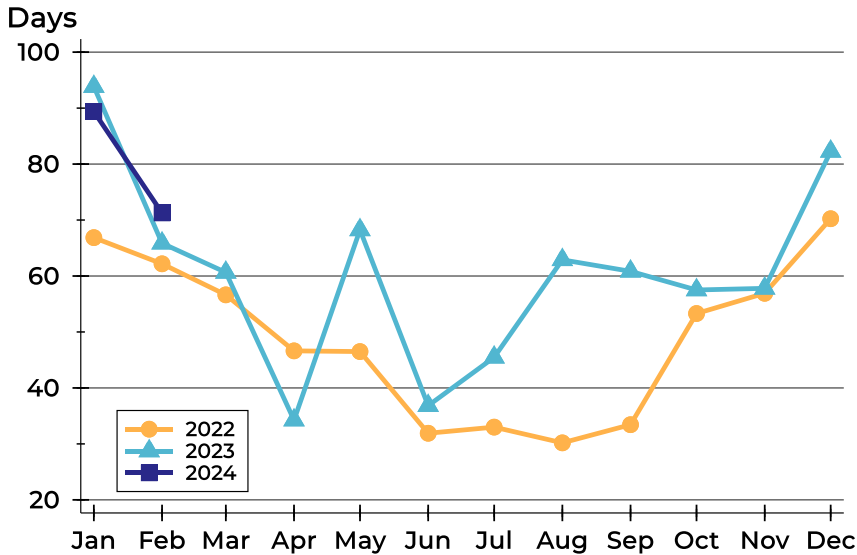


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 460,000 | 415,000 | <b>369,900</b> |
| February  | 460,000 | 539,950 | <b>449,000</b> |
| March     | 559,000 | 487,450 |                |
| April     | 549,500 | 382,450 |                |
| May       | 248,750 | 397,300 |                |
| June      | 269,900 | 339,000 |                |
| July      | 326,450 | 399,500 |                |
| August    | 374,900 | 420,000 |                |
| September | 310,000 | 489,900 |                |
| October   | 389,900 | 334,700 |                |
| November  | 342,500 | 299,000 |                |
| December  | 340,000 | 369,900 |                |



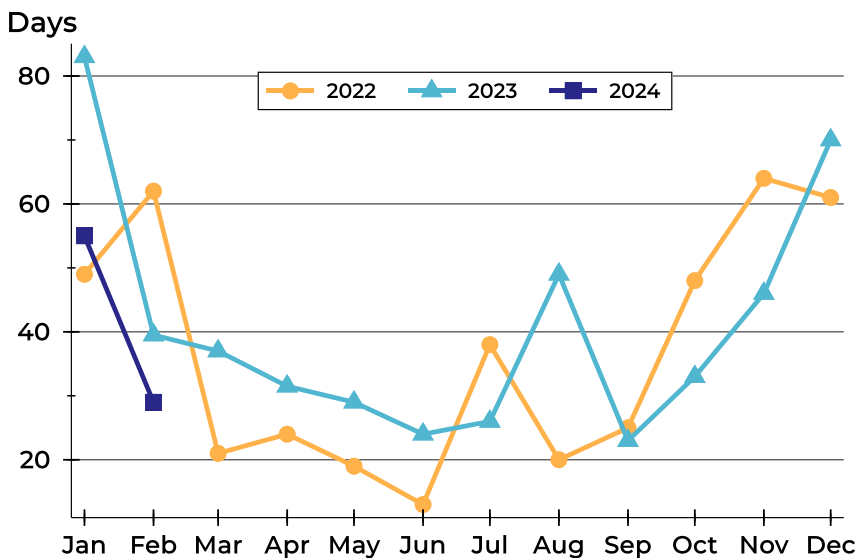
## Douglas County Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 67   | 94   | <b>89</b> |
| February  | 62   | 66   | <b>71</b> |
| March     | 57   | 61   |           |
| April     | 47   | 34   |           |
| May       | 47   | 68   |           |
| June      | 32   | 37   |           |
| July      | 33   | 45   |           |
| August    | 30   | 63   |           |
| September | 33   | 61   |           |
| October   | 53   | 58   |           |
| November  | 57   | 58   |           |
| December  | 70   | 82   |           |

### Median DOM

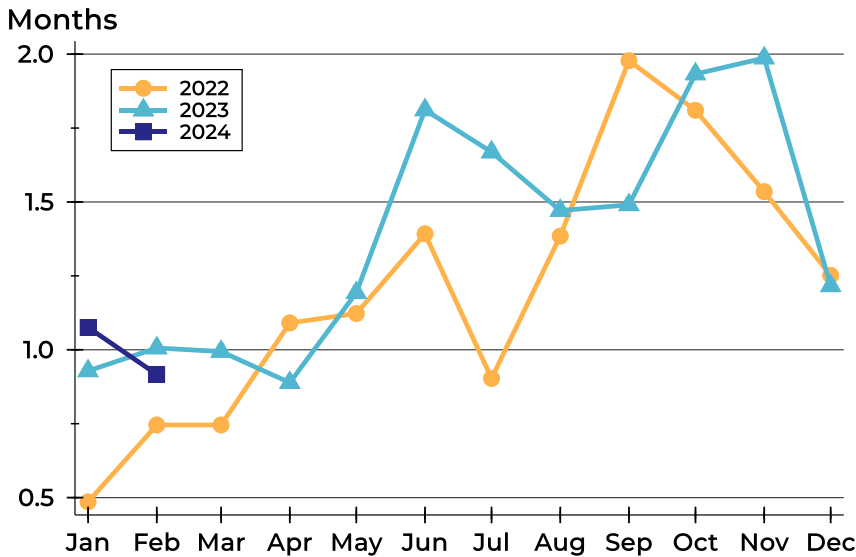


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 49   | 83   | <b>55</b> |
| February  | 62   | 40   | <b>29</b> |
| March     | 21   | 37   |           |
| April     | 24   | 32   |           |
| May       | 19   | 29   |           |
| June      | 13   |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



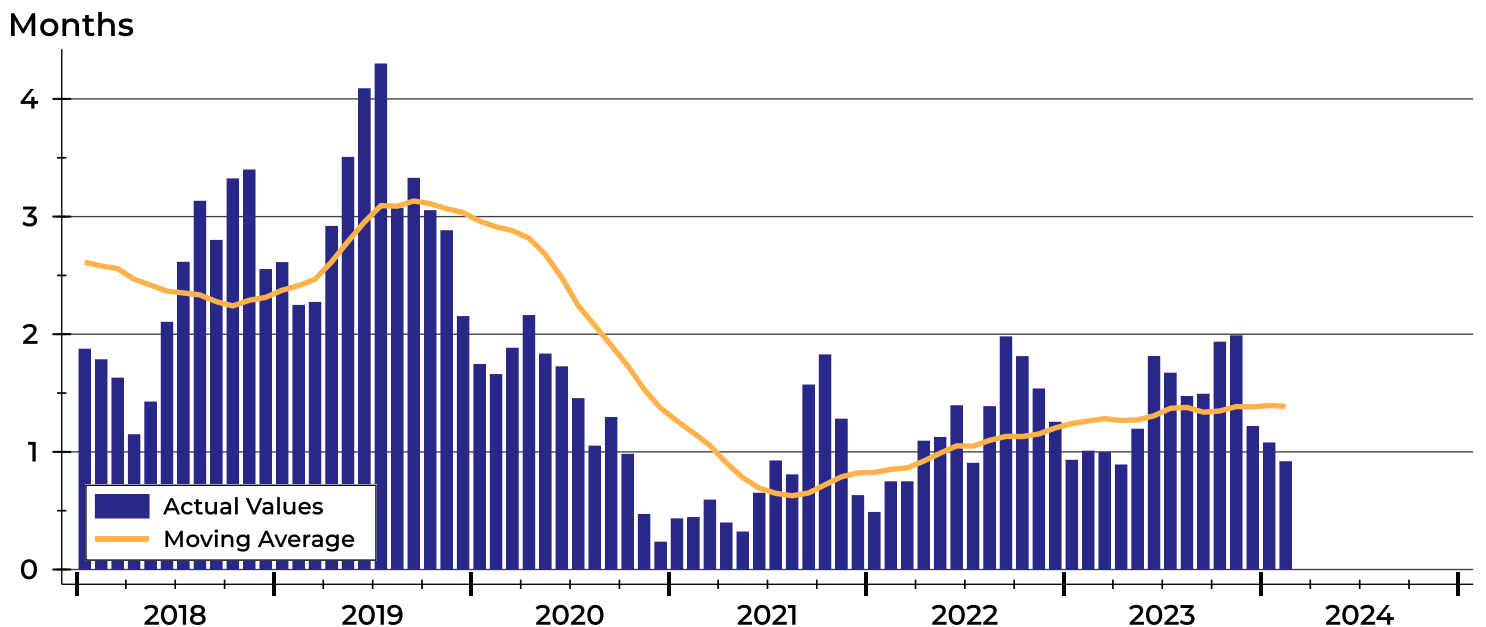
# Douglas County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply







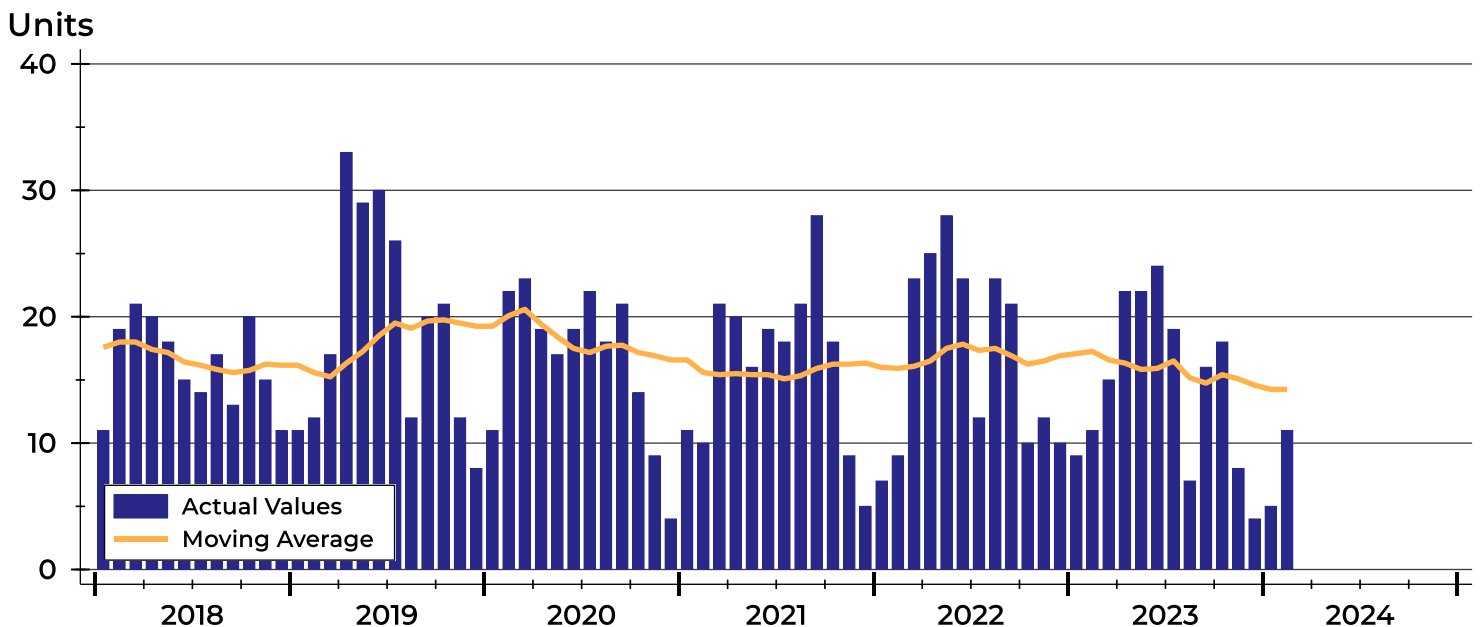
# Douglas County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 11      | 11            | 0.0%   |
|                                     | Volume (1,000s)    | 4,921   | 6,233         | -21.0% |
|                                     | Average List Price | 447,355 | 566,618       | -21.0% |
|                                     | Median List Price  | 435,000 | 525,000       | -17.1% |
| Year-to-Date                        | New Listings       | 16      | 20            | -20.0% |
|                                     | Volume (1,000s)    | 6,631   | 9,456         | -29.9% |
|                                     | Average List Price | 414,406 | 472,780       | -12.3% |
|                                     | Median List Price  | 387,450 | 405,000       | -4.3%  |

A total of 11 new listings were added in Douglas County during February, the same figure as reported in 2023. Year-to-date Douglas County has seen 16 new listings.

The median list price of these homes was \$435,000 down from \$525,000 in 2023.

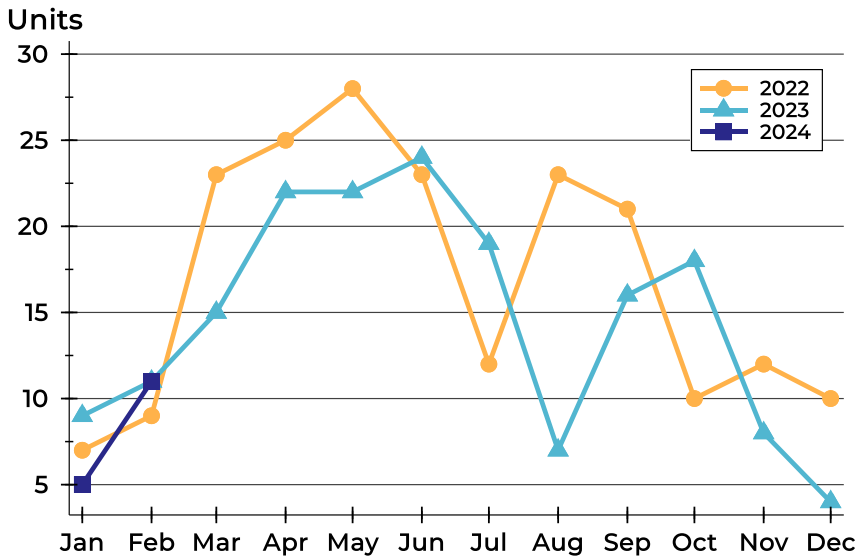
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



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

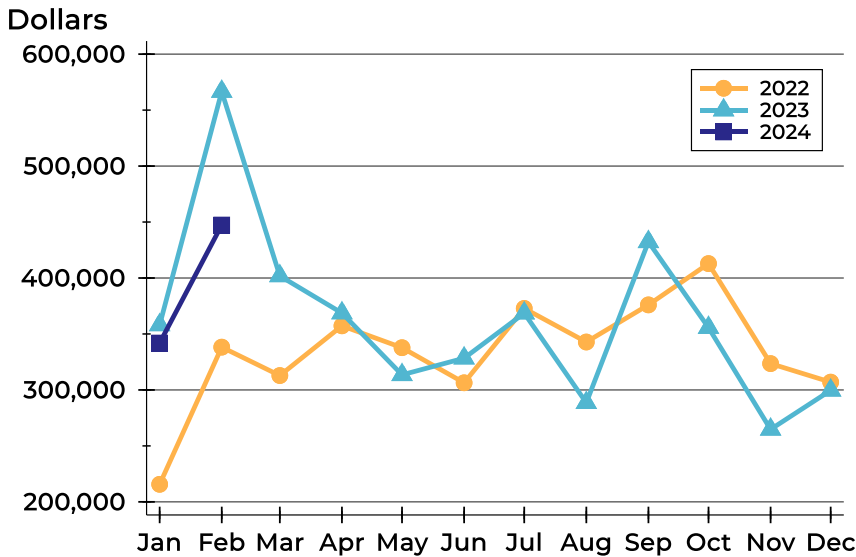
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$150,000-\$174,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$175,000-\$199,999 | 1            | 9.1%    | 175,000    | 175,000 | 6              | 6    | 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            | 18.2%   | 287,500    | 287,500 | 1              | 1    | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 1            | 9.1%    | 349,000    | 349,000 | 3              | 3    | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 5            | 45.5%   | 448,800    | 449,000 | 22             | 24   | 99.5%               | 100.0% |
| \$500,000-\$749,999 | 1            | 9.1%    | 579,900    | 579,900 | 13             | 13   | 100.0%              | 100.0% |
| \$750,000-\$999,999 | 1            | 9.1%    | 998,000    | 998,000 | 21             | 21   | 100.0%              | 100.0% |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



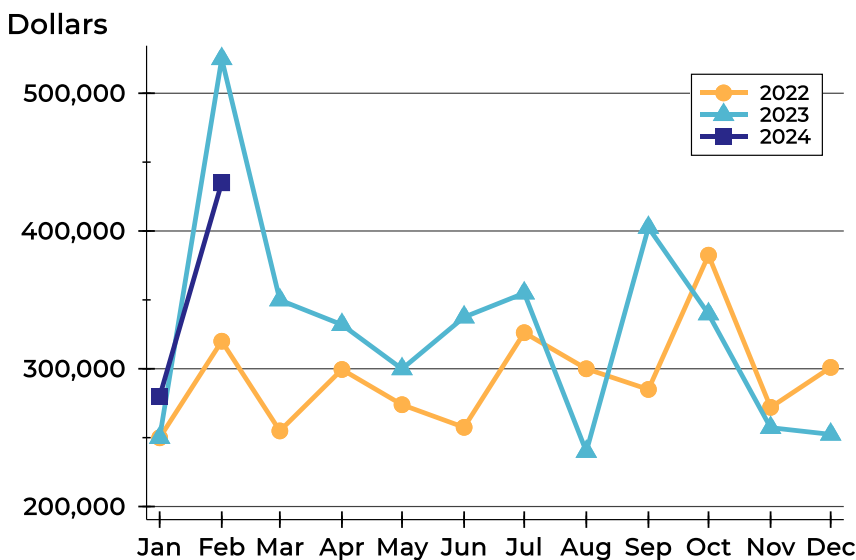
# Douglas County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 215,700 | 358,089 | <b>341,920</b> |
| February  | 338,233 | 566,618 | <b>447,355</b> |
| March     | 312,877 | 401,847 |                |
| April     | 357,280 | 368,714 |                |
| May       | 337,738 | 313,506 |                |
| June      | 306,378 | 328,375 |                |
| July      | 372,849 | 368,593 |                |
| August    | 342,817 | 288,557 |                |
| September | 376,000 | 432,319 |                |
| October   | 412,880 | 355,683 |                |
| November  | 323,550 | 264,775 |                |
| December  | 306,970 | 299,663 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 249,900 | 250,000 | <b>279,900</b> |
| February  | 320,000 | 525,000 | <b>435,000</b> |
| March     | 254,900 | 349,900 |                |
| April     | 299,500 | 332,000 |                |
| May       | 273,930 | 299,900 |                |
| June      | 257,500 | 337,500 |                |
| July      | 326,200 | 354,900 |                |
| August    | 300,000 | 239,900 |                |
| September | 285,000 | 402,500 |                |
| October   | 382,450 | 339,750 |                |
| November  | 272,000 | 257,250 |                |
| December  | 301,000 | 252,400 |                |



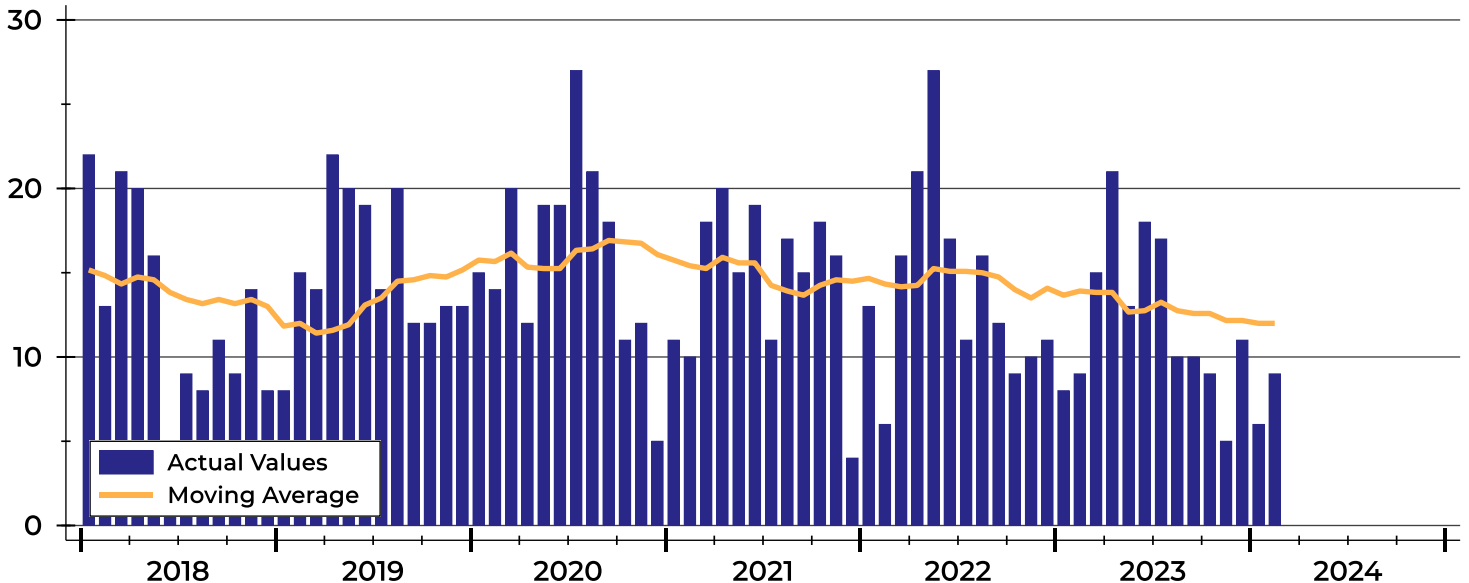
# Douglas County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 9       | 9             | 0.0%   | 15      | 17                | -11.8% |
| Volume (1,000s)                          |                     | 3,129   | 3,114         | 0.5%   | 4,878   | 6,117             | -20.3% |
| Average                                  | Sale Price          | 347,628 | 345,967       | 0.5%   | 325,190 | 359,806           | -9.6%  |
|  | Days on Market      | 20      | 39            | -48.7% | 41      | 43                | -4.7%  |
|  | Percent of Original | 99.2%   | 94.0%         | 5.5%   | 98.5%   | 93.5%             | 5.3%   |
| Median                                   | Sale Price          | 290,000 | 219,000       | 32.4%  | 285,000 | 255,000           | 11.8%  |
|  | Days on Market      | 13      | 26            | -50.0% | 23      | 13                | 76.9%  |
|  | Percent of Original | 100.0%  | 94.1%         | 6.3%   | 100.0%  | 94.1%             | 6.3%   |

A total of 9 contracts for sale were written in Douglas County during the month of February, the same as in 2023. The median list price of these homes was \$290,000, up from \$219,000 the prior year. Half of the homes that went under contract in February were on the market less than 13 days, compared to 26 days in February 2023.

## History of Contracts Written

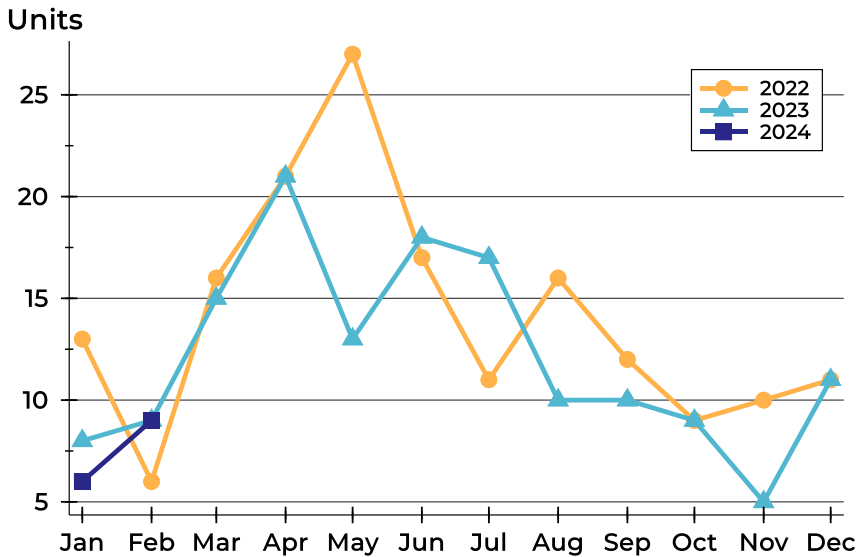
Units





## Douglas County Contracts Written Analysis

### Contracts Written by Month



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

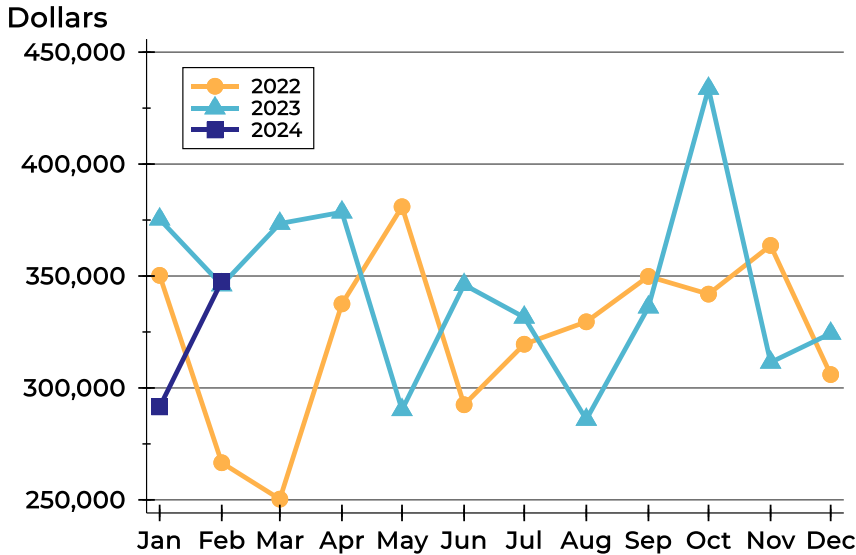
### Contracts Written by Price Range

| 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                 | 11.1%   | 118,950    | 118,950 | 56             | 56   | 95.2%               | 95.2%  |
| \$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                 | 11.1%   | 175,000    | 175,000 | 6              | 6    | 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 | 3                 | 33.3%   | 283,300    | 285,000 | 7              | 1    | 99.4%               | 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 | 2                 | 22.2%   | 437,500    | 437,500 | 8              | 8    | 100.0%              | 100.0% |
| \$500,000-\$749,999 | 2                 | 22.2%   | 554,900    | 554,900 | 41             | 41   | 99.6%               | 99.6%  |
| \$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    |



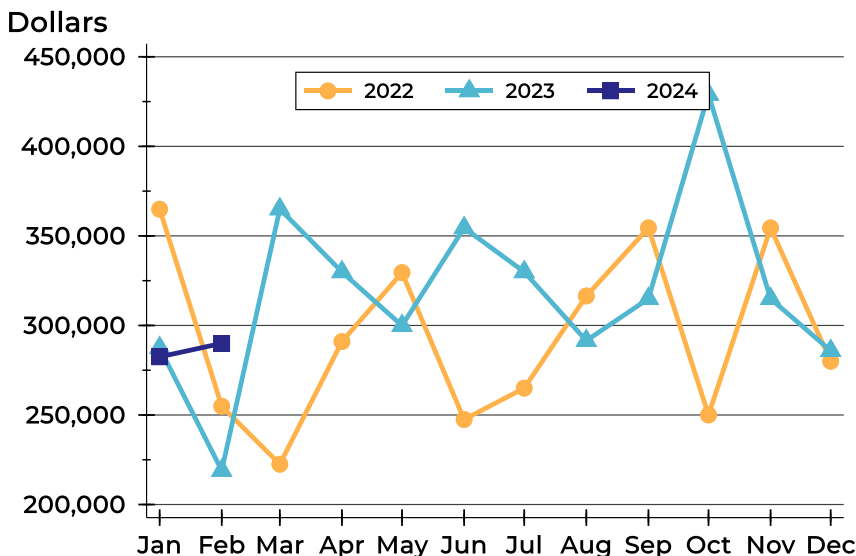
## Douglas County Contracts Written Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 350,285 | 375,375 | <b>291,533</b> |
| <b>February</b>  | 266,583 | 345,967 | <b>347,628</b> |
| <b>March</b>     | 250,336 | 373,447 |                |
| <b>April</b>     | 337,552 | 378,505 |                |
| <b>May</b>       | 380,954 | 290,231 |                |
| <b>June</b>      | 292,494 | 346,106 |                |
| <b>July</b>      | 319,518 | 331,544 |                |
| <b>August</b>    | 329,549 | 285,900 |                |
| <b>September</b> | 349,833 | 336,080 |                |
| <b>October</b>   | 341,911 | 433,761 |                |
| <b>November</b>  | 363,650 | 311,415 |                |
| <b>December</b>  | 305,973 | 324,341 |                |

### Median Price

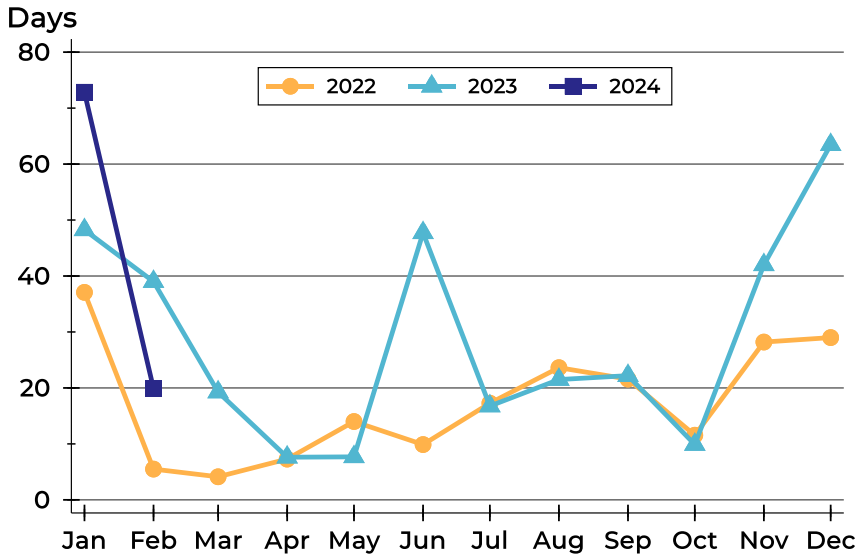


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 364,900 | 287,500 | <b>282,450</b> |
| <b>February</b>  | 254,900 | 219,000 | <b>290,000</b> |
| <b>March</b>     | 222,500 | 365,000 |                |
| <b>April</b>     | 291,000 | 329,900 |                |
| <b>May</b>       | 329,500 | 299,900 |                |
| <b>June</b>      | 247,500 | 354,500 |                |
| <b>July</b>      | 265,000 | 329,900 |                |
| <b>August</b>    | 316,450 | 291,500 |                |
| <b>September</b> | 354,500 | 314,950 |                |
| <b>October</b>   | 250,000 | 429,000 |                |
| <b>November</b>  | 354,450 | 314,900 |                |
| <b>December</b>  | 280,000 | 285,900 |                |



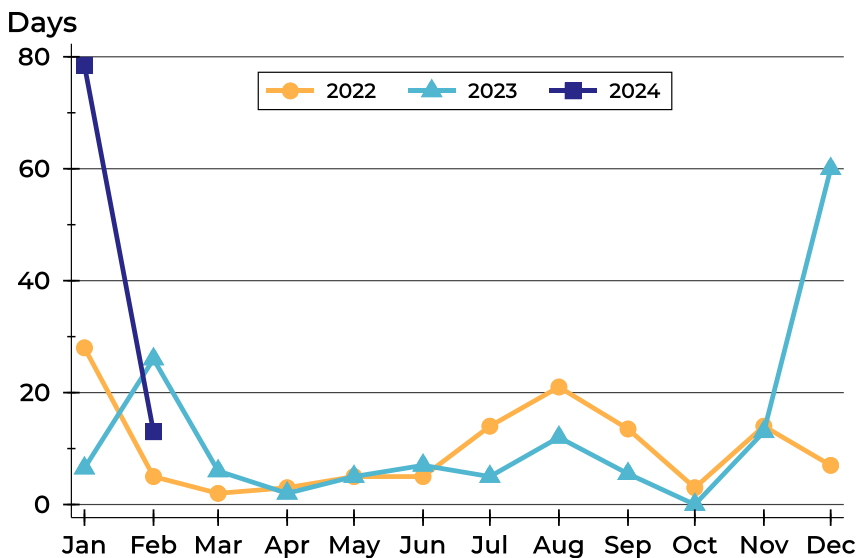
## Douglas County Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 37   | 48   | <b>73</b> |
| February  | 6    | 39   | <b>20</b> |
| March     | 4    | 19   |           |
| April     | 7    | 8    |           |
| May       | 14   | 8    |           |
| June      | 10   | 48   |           |
| July      | 17   | 17   |           |
| August    | 24   | 22   |           |
| September | 22   | 22   |           |
| October   | 12   | 10   |           |
| November  | 28   | 42   |           |
| December  | 29   | 63   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 28   | 7    | <b>79</b> |
| February  | 5    | 26   | <b>13</b> |
| March     | 2    | 6    |           |
| April     | 3    | 2    |           |
| May       | 5    | 5    |           |
| June      | 5    | 7    |           |
| July      | 14   | 5    |           |
| August    | 21   | 12   |           |
| September | 14   | 6    |           |
| October   | 3    | N/A  |           |
| November  | 14   | 13   |           |
| December  | 7    | 60   |           |



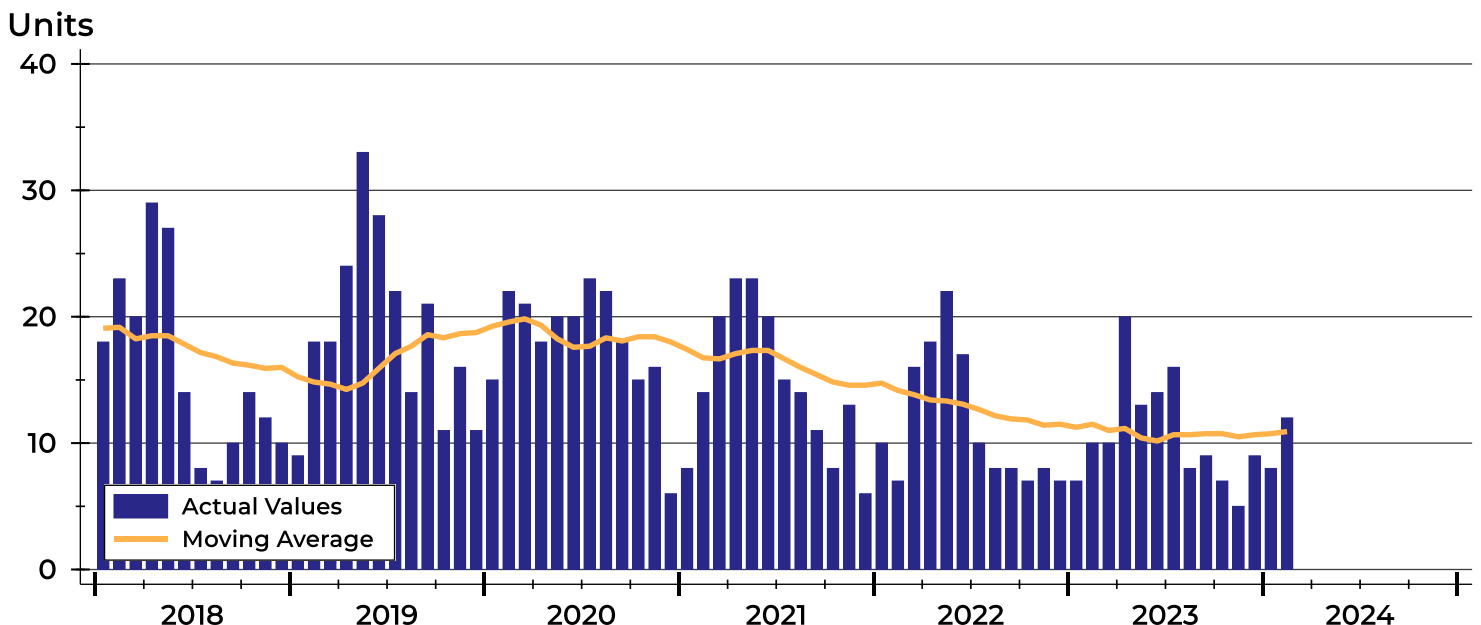
# Douglas County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 12              | 10      | 20.0%  |
| Volume (1,000s)                          |                     | 4,132           | 3,387   | 22.0%  |
| Average                                  | List Price          | 344,338         | 338,670 | 1.7%   |
|  | Days on Market      | 35              | 49      | -28.6% |
|  | Percent of Original | 98.9%           | 98.0%   | 0.9%   |
| Median                                   | List Price          | 319,750         | 227,000 | 40.9%  |
|  | Days on Market      | 16              | 20      | -20.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 12 listings in Douglas County had contracts pending at the end of February, up from 10 contracts pending at the end of February 2023.

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

## History of Pending Contracts

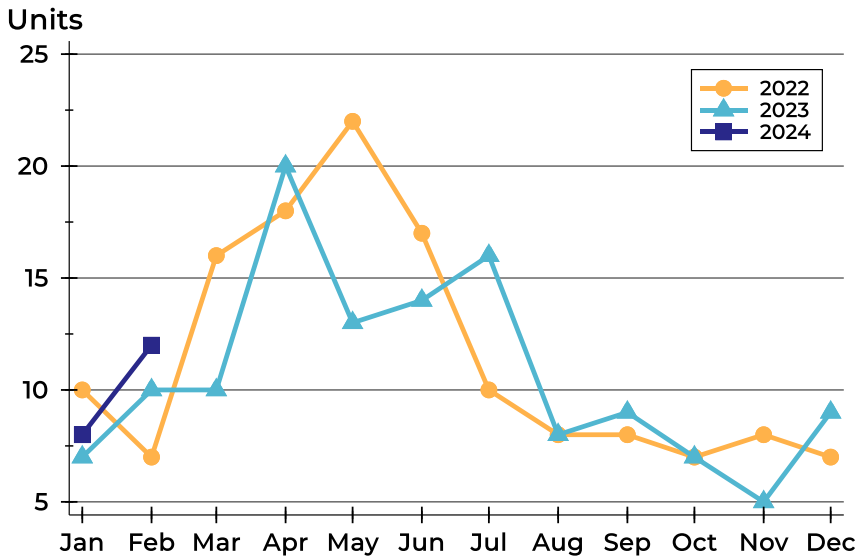






## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 10   | 7    | <b>8</b>  |
| February  | 7    | 10   | <b>12</b> |
| March     | 16   | 10   |           |
| April     | 18   | 20   |           |
| May       | 22   | 13   |           |
| June      | 17   | 14   |           |
| July      | 10   | 16   |           |
| August    | 8    | 8    |           |
| September | 8    | 9    |           |
| October   | 7    | 7    |           |
| November  | 8    | 5    |           |
| December  | 7    | 9    |           |

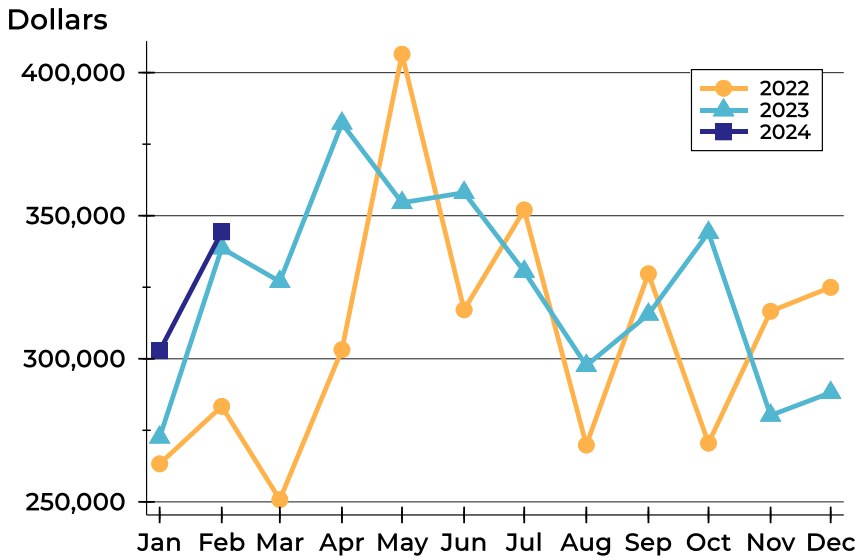
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 1                 | 8.3%    | 118,950    | 118,950 | 56             | 56   | 95.2%               | 95.2%  |
| \$125,000-\$149,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$150,000-\$174,999 | 1                 | 8.3%    | 158,900    | 158,900 | 0              | 0    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 1                 | 8.3%    | 175,000    | 175,000 | 6              | 6    | 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 | 3                 | 25.0%   | 283,300    | 285,000 | 7              | 1    | 99.4%               | 100.0% |
| \$300,000-\$399,999 | 1                 | 8.3%    | 349,500    | 349,500 | 86             | 86   | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 3                 | 25.0%   | 456,667    | 450,000 | 56             | 13   | 98.1%               | 100.0% |
| \$500,000-\$749,999 | 2                 | 16.7%   | 554,900    | 554,900 | 41             | 41   | 99.6%               | 99.6%  |
| \$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    |



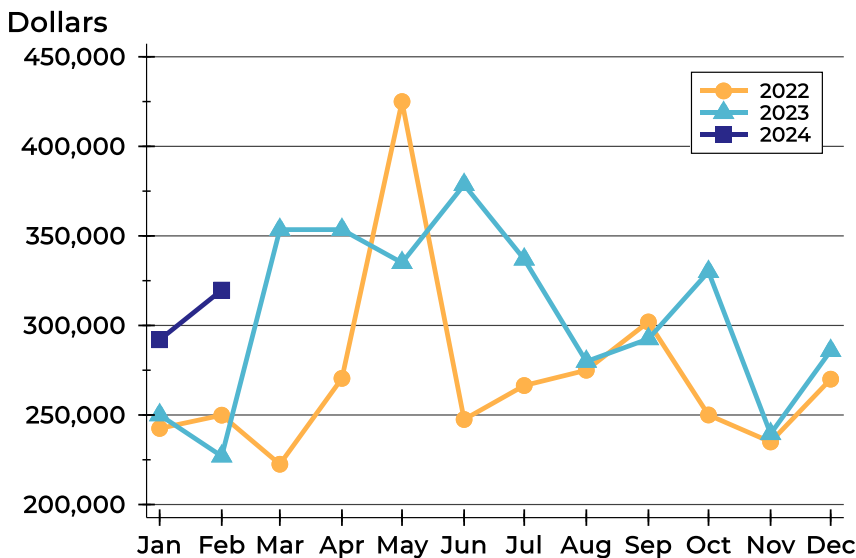
## Douglas County Pending Contracts Analysis

### Average Price



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

### Median Price

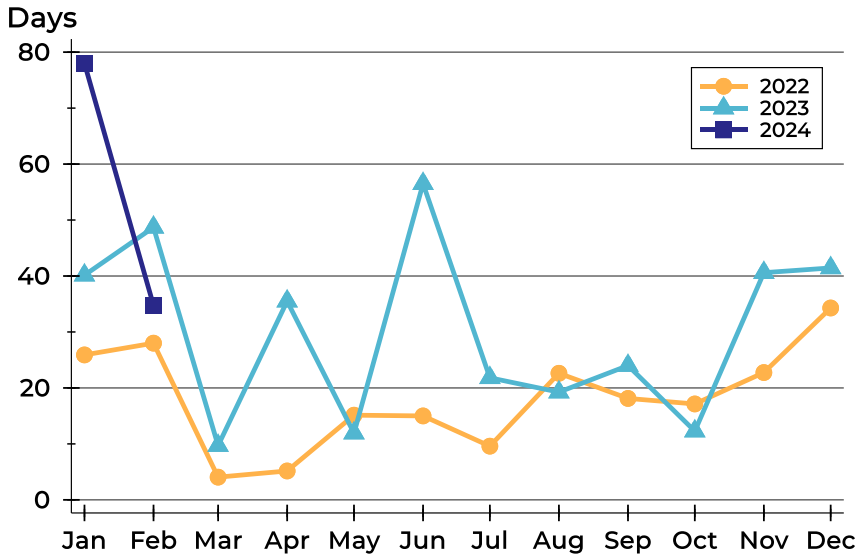


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 242,500 | 250,000 | <b>292,000</b> |
| <b>February</b>  | 249,900 | 227,000 | <b>319,750</b> |
| <b>March</b>     | 222,500 | 353,500 |                |
| <b>April</b>     | 270,450 | 353,500 |                |
| <b>May</b>       | 425,000 | 335,000 |                |
| <b>June</b>      | 247,500 | 378,600 |                |
| <b>July</b>      | 266,450 | 336,950 |                |
| <b>August</b>    | 275,000 | 279,875 |                |
| <b>September</b> | 301,950 | 292,500 |                |
| <b>October</b>   | 250,000 | 330,000 |                |
| <b>November</b>  | 234,950 | 239,500 |                |
| <b>December</b>  | 270,000 | 285,900 |                |



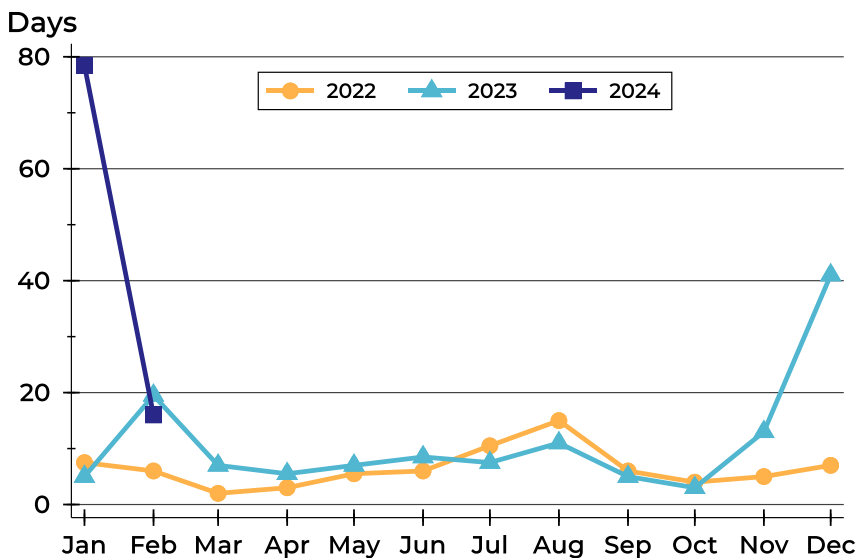
## Douglas County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 26   | 40   | <b>78</b> |
| February  | 28   | 49   | <b>35</b> |
| March     | 4    | 10   |           |
| April     | 5    | 36   |           |
| May       | 15   | 12   |           |
| June      | 15   | 57   |           |
| July      | 10   | 22   |           |
| August    | 23   | 19   |           |
| September | 18   | 24   |           |
| October   | 17   | 12   |           |
| November  | 23   | 41   |           |
| December  | 34   | 41   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 8    | 5    | <b>79</b> |
| February  | 6    | 20   | <b>16</b> |
| March     | 2    | 7    |           |
| April     | 3    | 6    |           |
| May       | 6    | 7    |           |
| June      | 6    | 9    |           |
| July      | 11   | 8    |           |
| August    | 15   | 11   |           |
| September | 6    | 5    |           |
| October   | 4    | 3    |           |
| November  | 5    | 13   |           |
| December  | 7    | 41   |           |



# Emporia Area Housing Report



## Market Overview

### Emporia Area Home Sales Fell in February

Total home sales in the Emporia area fell last month to 18 units, compared to 25 units in February 2023. Total sales volume was \$3.1 million, down from a year earlier.

The median sale price in February was \$156,450, down from \$160,000 a year earlier. Homes that sold in February were typically on the market for 5 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Emporia area at the end of February was 33 units, up from 29 at the same point in 2023. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$209,000.

During February, a total of 36 contracts were written down from 38 in February 2023. At the end of the month, there were 44 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Emporia Area Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>18</b>      | <b>25</b>      | <b>36</b>      | <b>29</b>      | <b>40</b>      | <b>52</b>      |
| Change from prior year                        |                              | -28.0%         | -30.6%         | 16.1%          | -27.5%         | -23.1%         | -13.3%         |
| <b>Active Listings</b>                        |                              | <b>33</b>      | <b>29</b>      | <b>25</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 13.8%          | 16.0%          | -47.9%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>1.0</b>     | <b>0.8</b>     | <b>0.6</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 25.0%          | 33.3%          | -50.0%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>30</b>      | <b>32</b>      | <b>27</b>      | <b>53</b>      | <b>66</b>      | <b>56</b>      |
| Change from prior year                        |                              | -6.3%          | 18.5%          | 3.8%           | -19.7%         | 17.9%          | -18.8%         |
| <b>Contracts Written</b>                      |                              | <b>36</b>      | <b>38</b>      | <b>22</b>      | <b>50</b>      | <b>63</b>      | <b>58</b>      |
| Change from prior year                        |                              | -5.3%          | 72.7%          | -33.3%         | -20.6%         | 8.6%           | -15.9%         |
| <b>Pending Contracts</b>                      |                              | <b>44</b>      | <b>43</b>      | <b>49</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 2.3%           | -12.2%         | 11.4%          |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>3,085</b>   | <b>4,003</b>   | <b>6,264</b>   | <b>5,223</b>   | <b>6,308</b>   | <b>8,008</b>   |
| Change from prior year                        |                              | -22.9%         | -36.1%         | 27.2%          | -17.2%         | -21.2%         | -14.2%         |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>171,404</b> | <b>160,136</b> | <b>174,009</b> | <b>180,116</b> | <b>157,688</b> | <b>154,000</b> |
|   | Change from prior year       | 7.0%           | -8.0%          | 9.5%           | 14.2%          | 2.4%           | -1.0%          |
|   | <b>List Price of Actives</b> | <b>223,589</b> | <b>320,231</b> | <b>140,460</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -30.2%         | 128.0%         | -6.8%          |                |                |                |
|   | <b>Days on Market</b>        | <b>24</b>      | <b>59</b>      | <b>26</b>      | <b>33</b>      | <b>50</b>      | <b>28</b>      |
| Change from prior year                        | -59.3%                       | 126.9%         | -3.7%          | -34.0%         | 78.6%          | -47.2%         |                |
| <b>Percent of List</b>                        | <b>96.1%</b>                 | <b>97.3%</b>   | <b>97.6%</b>   | <b>95.9%</b>   | <b>95.6%</b>   | <b>96.7%</b>   |                |
| Change from prior year                        | -1.2%                        | -0.3%          | 0.5%           | 0.3%           | -1.1%          | 0.5%           |                |
| <b>Percent of Original</b>                    | <b>95.8%</b>                 | <b>94.1%</b>   | <b>96.8%</b>   | <b>94.8%</b>   | <b>92.8%</b>   | <b>94.6%</b>   |                |
| Change from prior year                        | 1.8%                         | -2.8%          | 1.8%           | 2.2%           | -1.9%          | 0.5%           |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>156,450</b> | <b>160,000</b> | <b>133,250</b> | <b>159,900</b> | <b>145,000</b> | <b>119,450</b> |
|   | Change from prior year       | -2.2%          | 20.1%          | -14.6%         | 10.3%          | 21.4%          | -19.0%         |
|   | <b>List Price of Actives</b> | <b>209,000</b> | <b>234,500</b> | <b>94,900</b>  | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -10.9%         | 147.1%         | -10.9%         |                |                |                |
|   | <b>Days on Market</b>        | <b>5</b>       | <b>30</b>      | <b>8</b>       | <b>18</b>      | <b>23</b>      | <b>13</b>      |
| Change from prior year                        | -83.3%                       | 275.0%         | 60.0%          | -21.7%         | 76.9%          | 62.5%          |                |
| <b>Percent of List</b>                        | <b>100.0%</b>                | <b>96.8%</b>   | <b>98.7%</b>   | <b>98.4%</b>   | <b>96.6%</b>   | <b>97.9%</b>   |                |
| Change from prior year                        | 3.3%                         | -1.9%          | 0.5%           | 1.9%           | -1.3%          | 0.0%           |                |
| <b>Percent of Original</b>                    | <b>97.9%</b>                 | <b>95.2%</b>   | <b>98.7%</b>   | <b>97.3%</b>   | <b>95.0%</b>   | <b>97.7%</b>   |                |
| Change from prior year                        | 2.8%                         | -3.5%          | 0.7%           | 2.4%           | -2.8%          | 0.3%           |                |

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



## Emporia Area Closed Listings Analysis

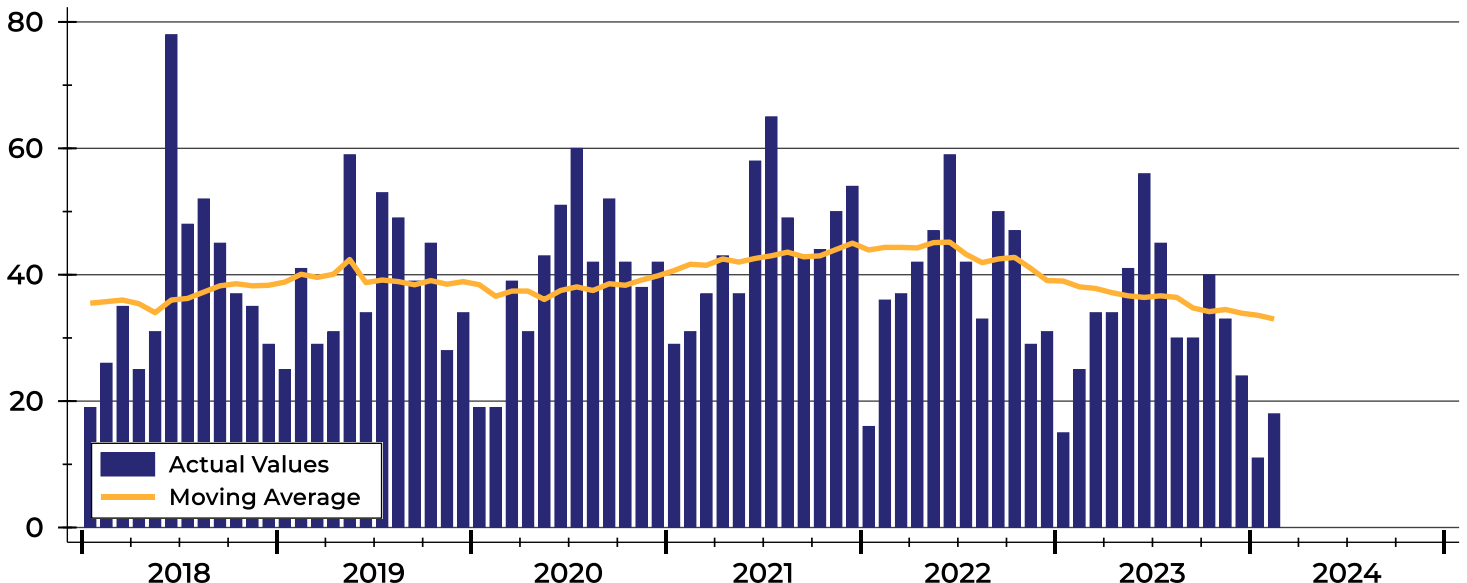
| Summary Statistics for Closed Listings |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Closed Listings                        |                     | 18      | 25            | -28.0% | 29      | 40                | -27.5% |
| Volume (1,000s)                        |                     | 3,085   | 4,003         | -22.9% | 5,223   | 6,308             | -17.2% |
| Months' Supply                         |                     | 1.0     | 0.8           | 25.0%  | N/A     | N/A               | N/A    |
| Average                                | Sale Price          | 171,404 | 160,136       | 7.0%   | 180,116 | 157,688           | 14.2%  |
|  | Days on Market      | 24      | 59            | -59.3% | 33      | 50                | -34.0% |
|  | Percent of List     | 96.1%   | 97.3%         | -1.2%  | 95.9%   | 95.6%             | 0.3%   |
|  | Percent of Original | 95.8%   | 94.1%         | 1.8%   | 94.8%   | 92.8%             | 2.2%   |
| Median                                 | Sale Price          | 156,450 | 160,000       | -2.2%  | 159,900 | 145,000           | 10.3%  |
|  | Days on Market      | 5       | 30            | -83.3% | 18      | 23                | -21.7% |
|  | Percent of List     | 100.0%  | 96.8%         | 3.3%   | 98.4%   | 96.6%             | 1.9%   |
|  | Percent of Original | 97.9%   | 95.2%         | 2.8%   | 97.3%   | 95.0%             | 2.4%   |

A total of 18 homes sold in the Emporia area in February, down from 25 units in February 2023. Total sales volume fell to \$3.1 million compared to \$4.0 million in the previous year.

The median sales price in February was \$156,450, down 2.2% compared to the prior year. Median days on market was 5 days, down from 31 days in January, and down from 30 in February 2023.

## History of Closed Listings

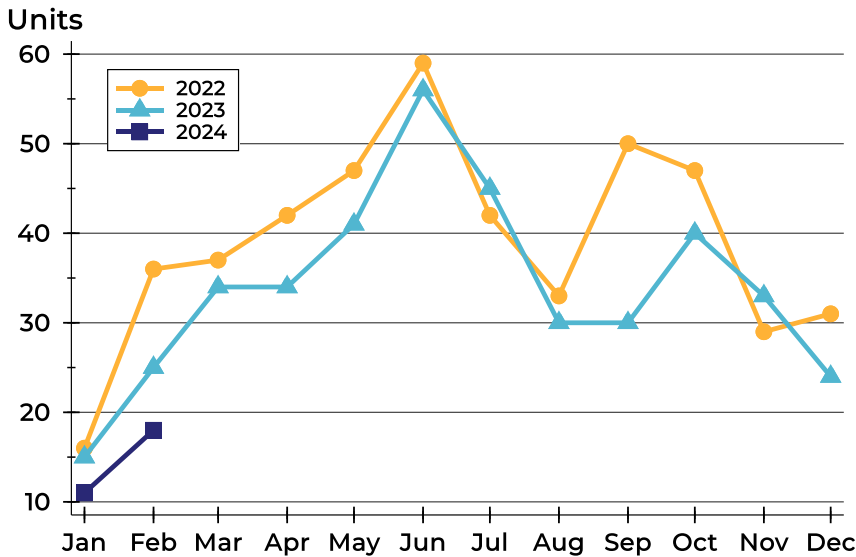
Units





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 16   | 15   | 11   |
| February  | 36   | 25   | 18   |
| March     | 37   | 34   |      |
| April     | 42   | 34   |      |
| May       | 47   | 41   |      |
| June      | 59   | 56   |      |
| July      | 42   | 45   |      |
| August    | 33   | 30   |      |
| September | 50   | 30   |      |
| October   | 47   | 40   |      |
| November  | 29   | 33   |      |
| December  | 31   | 24   |      |

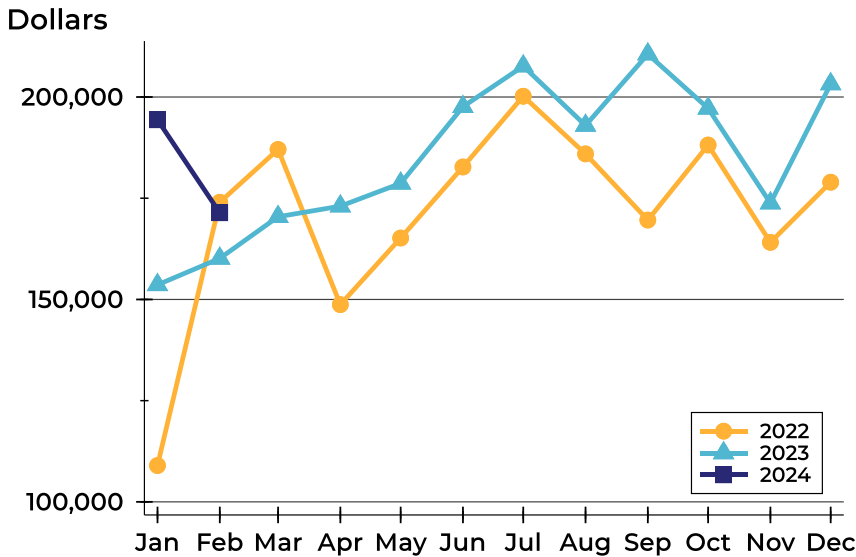
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 1      | 5.6%    | 0.0            | 20,000     | 20,000  | 90             | 90   | 80.0%              | 80.0%  | 80.0%               | 80.0%  |
| \$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   | 3      | 16.7%   | 0.5            | 81,000     | 90,000  | 30             | 18   | 90.3%              | 91.4%  | 88.1%               | 91.4%  |
| \$100,000-\$124,999 | 2      | 11.1%   | 0.2            | 105,732    | 105,732 | 39             | 39   | 100.3%             | 100.3% | 102.8%              | 102.8% |
| \$125,000-\$149,999 | 2      | 11.1%   | 0.5            | 137,450    | 137,450 | 0              | 0    | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 2      | 11.1%   | 1.2            | 156,450    | 156,450 | 4              | 4    | 101.0%             | 101.0% | 101.0%              | 101.0% |
| \$175,000-\$199,999 | 0      | 0.0%    | 1.5            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$200,000-\$249,999 | 6      | 33.3%   | 1.1            | 215,500    | 209,500 | 5              | 2    | 97.5%              | 99.8%  | 98.8%               | 99.8%  |
| \$250,000-\$299,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$300,000-\$399,999 | 2      | 11.1%   | 1.9            | 365,000    | 365,000 | 67             | 67   | 96.1%              | 96.1%  | 91.8%               | 91.8%  |
| \$400,000-\$499,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$500,000-\$749,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



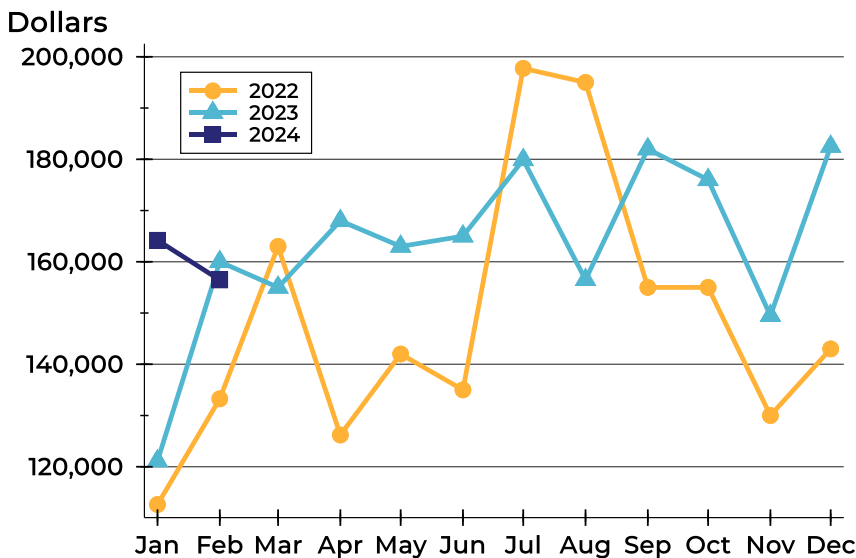
# Emporia Area Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 108,978 | 153,608 | <b>194,373</b> |
| February  | 174,009 | 160,136 | <b>171,404</b> |
| March     | 187,054 | 170,425 |                |
| April     | 148,729 | 173,044 |                |
| May       | 165,169 | 178,679 |                |
| June      | 182,726 | 197,596 |                |
| July      | 200,190 | 207,624 |                |
| August    | 185,948 | 192,967 |                |
| September | 169,608 | 210,587 |                |
| October   | 188,143 | 197,204 |                |
| November  | 164,098 | 173,785 |                |
| December  | 178,955 | 203,217 |                |

## Median Price



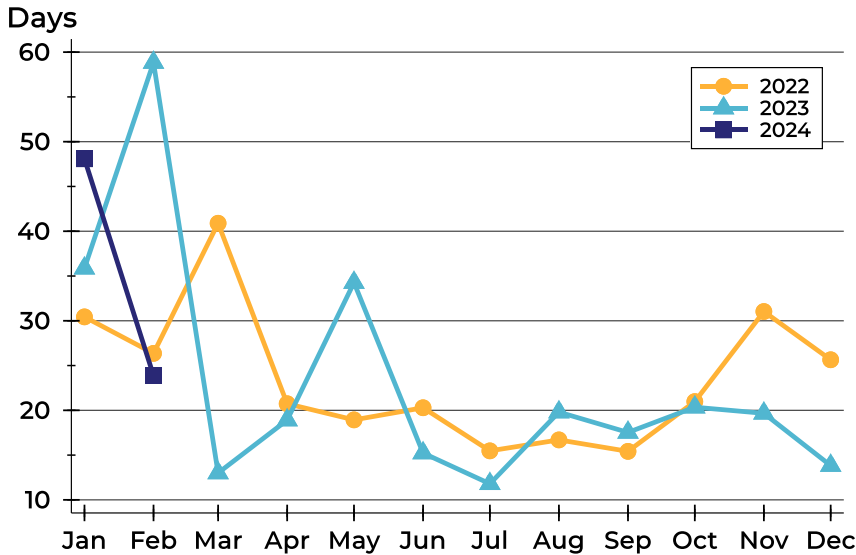
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 112,625 | 121,125 | <b>164,200</b> |
| February  | 133,250 | 160,000 | <b>156,450</b> |
| March     | 163,000 | 155,000 |                |
| April     | 126,200 | 168,000 |                |
| May       | 142,000 | 163,000 |                |
| June      | 135,000 | 165,000 |                |
| July      | 197,750 | 179,900 |                |
| August    | 195,000 | 156,500 |                |
| September | 155,000 | 182,000 |                |
| October   | 155,000 | 176,000 |                |
| November  | 130,000 | 149,500 |                |
| December  | 143,000 | 182,500 |                |





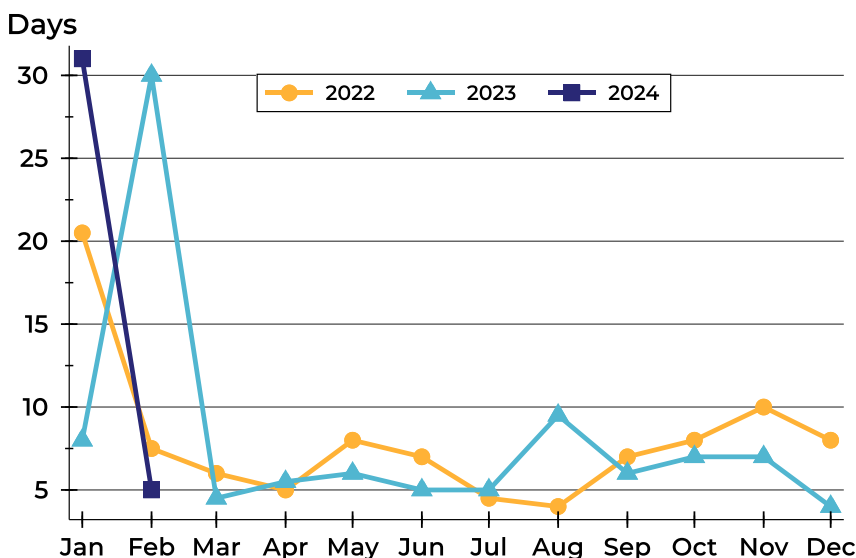
## Emporia Area Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 30   | 36   | <b>48</b> |
| February  | 26   | 59   | <b>24</b> |
| March     | 41   | 13   |           |
| April     | 21   | 19   |           |
| May       | 19   | 34   |           |
| June      | 20   | 15   |           |
| July      | 15   | 12   |           |
| August    | 17   | 20   |           |
| September | 15   | 18   |           |
| October   | 21   | 20   |           |
| November  | 31   | 20   |           |
| December  | 26   | 14   |           |

### Median DOM



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



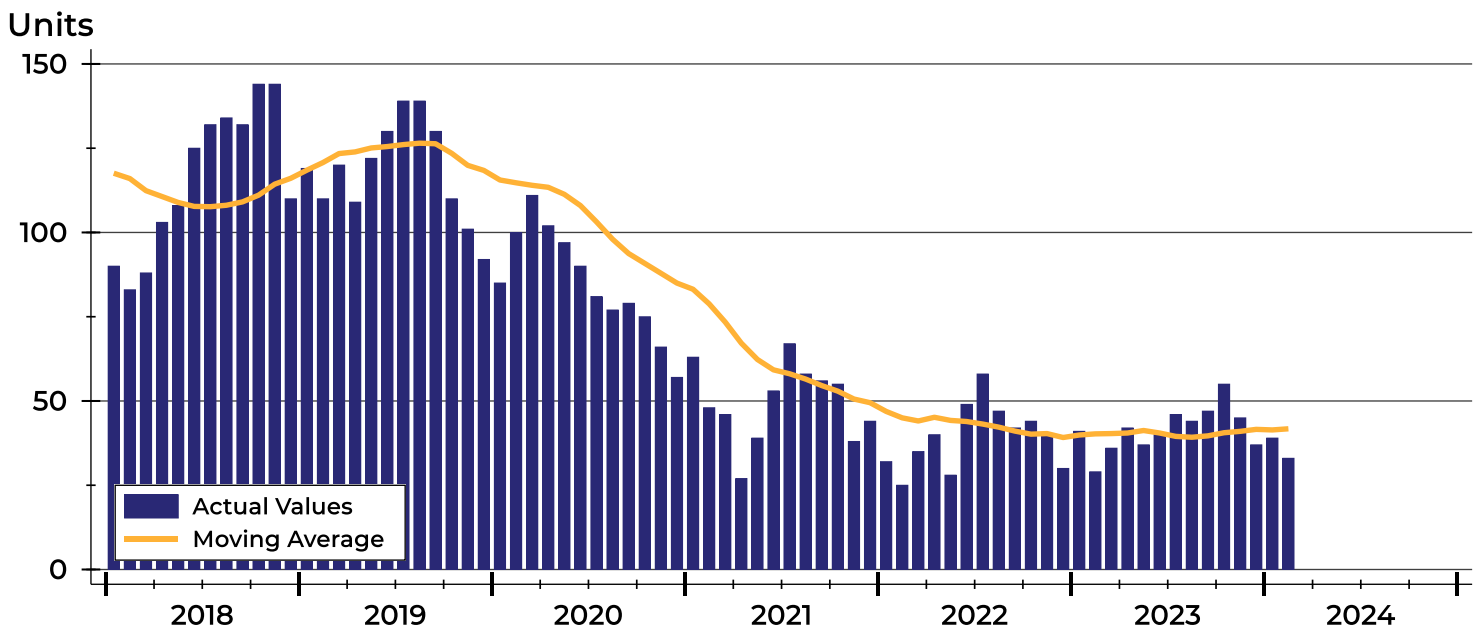
# Emporia Area Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 33              | 29      | 13.8%  |
| Volume (1,000s)                        |                     | 7,378           | 9,287   | -20.6% |
| Months' Supply                         |                     | 1.0             | 0.8     | 25.0%  |
| Average                                | List Price          | 223,589         | 320,231 | -30.2% |
|  | Days on Market      | 73              | 59      | 23.7%  |
|  | Percent of Original | 97.0%           | 97.3%   | -0.3%  |
| Median                                 | List Price          | 209,000         | 234,500 | -10.9% |
|  | Days on Market      | 57              | 40      | 42.5%  |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 33 homes were available for sale in the Emporia area at the end of February. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of February was \$209,000, down 10.9% from 2023. The typical time on market for active listings was 57 days, up from 40 days a year earlier.

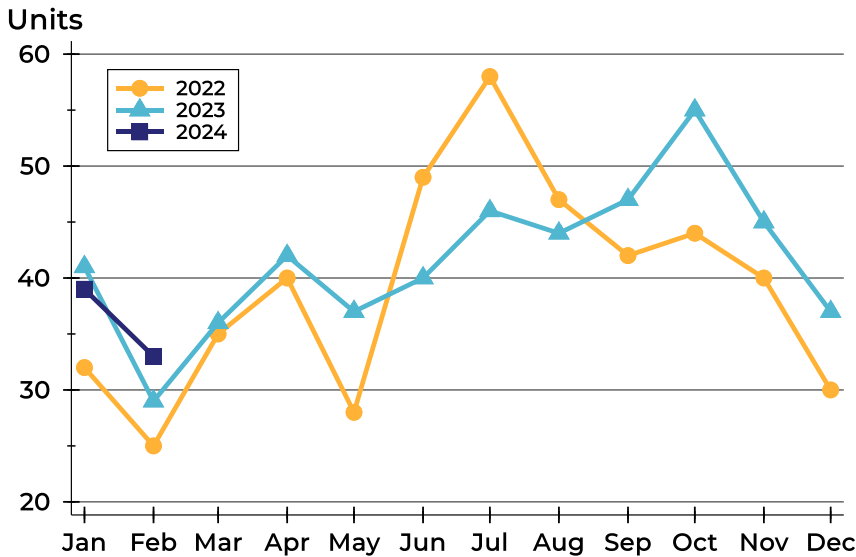
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 32   | 41   | <b>39</b> |
| February  | 25   | 29   | <b>33</b> |
| March     | 35   | 36   |           |
| April     | 40   | 42   |           |
| May       | 28   | 37   |           |
| June      | 49   | 40   |           |
| July      | 58   | 46   |           |
| August    | 47   | 44   |           |
| September | 42   | 47   |           |
| October   | 44   | 55   |           |
| November  | 40   | 45   |           |
| December  | 30   | 37   |           |

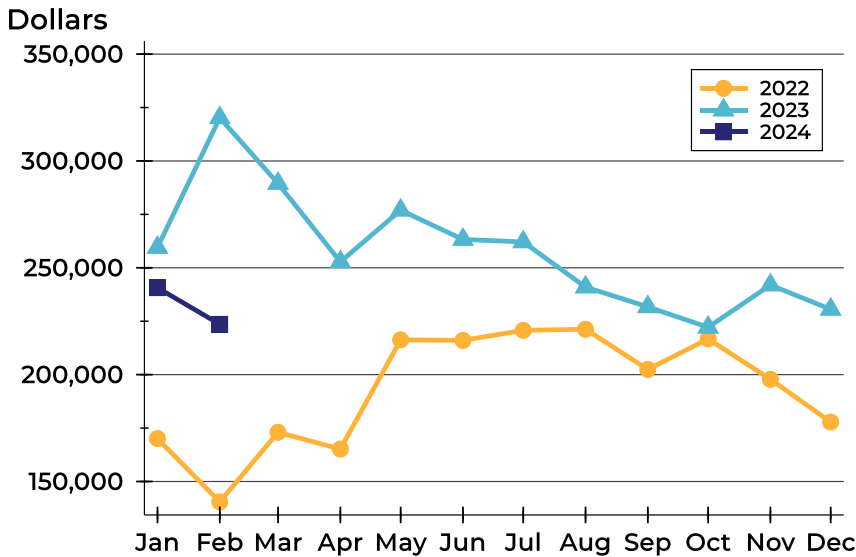
### Active Listings by Price Range

| Price Range         | Active Listings |         | Months' Supply | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-----------------|---------|----------------|------------|---------|----------------|------|---------------------|--------|
|                     | Number          | Percent |                | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0               | 0.0%    | 0.0            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 3               | 9.1%    | N/A            | 37,050     | 36,250  | 98             | 95   | 82.4%               | 90.9%  |
| \$50,000-\$99,999   | 2               | 6.1%    | 0.5            | 64,500     | 64,500  | 73             | 73   | 100.0%              | 100.0% |
| \$100,000-\$124,999 | 1               | 3.0%    | 0.2            | 109,000    | 109,000 | 137            | 137  | 90.9%               | 90.9%  |
| \$125,000-\$149,999 | 2               | 6.1%    | 0.5            | 131,700    | 131,700 | 16             | 16   | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 4               | 12.1%   | 1.2            | 161,125    | 163,500 | 139            | 160  | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 4               | 12.1%   | 1.5            | 189,950    | 189,950 | 15             | 14   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 6               | 18.2%   | 1.1            | 228,833    | 227,500 | 88             | 60   | 95.9%               | 99.6%  |
| \$250,000-\$299,999 | 2               | 6.1%    | N/A            | 277,500    | 277,500 | 53             | 53   | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 7               | 21.2%   | 1.9            | 345,529    | 349,000 | 56             | 42   | 98.3%               | 100.0% |
| \$400,000-\$499,999 | 1               | 3.0%    | N/A            | 400,000    | 400,000 | 21             | 21   | 100.0%              | 100.0% |
| \$500,000-\$749,999 | 1               | 3.0%    | N/A            | 614,900    | 614,900 | 142            | 142  | 97.6%               | 97.6%  |
| \$750,000-\$999,999 | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



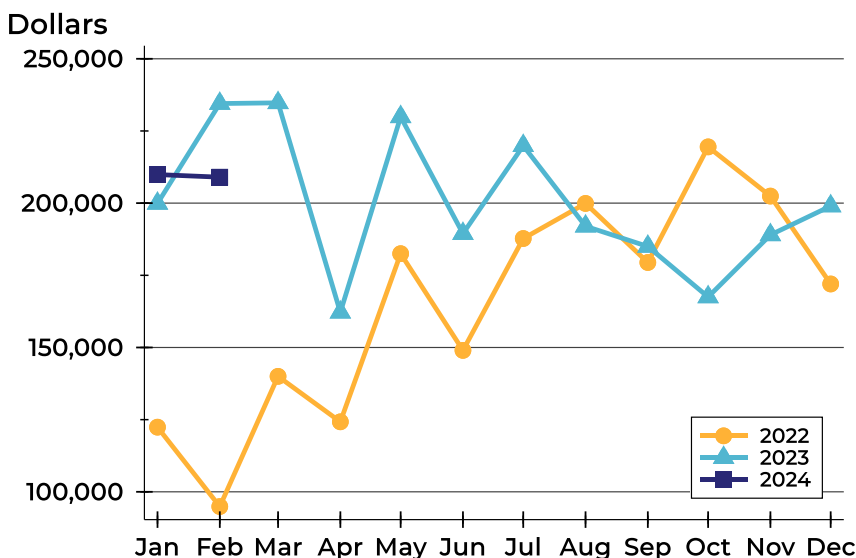
# Emporia Area Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 170,090 | 259,538 | <b>240,669</b> |
| February  | 140,460 | 320,231 | <b>223,589</b> |
| March     | 173,041 | 289,508 |                |
| April     | 165,172 | 252,814 |                |
| May       | 216,288 | 276,970 |                |
| June      | 216,044 | 263,288 |                |
| July      | 220,734 | 262,126 |                |
| August    | 221,258 | 240,991 |                |
| September | 202,443 | 231,733 |                |
| October   | 216,745 | 222,173 |                |
| November  | 197,828 | 241,958 |                |
| December  | 177,827 | 230,595 |                |

## Median Price

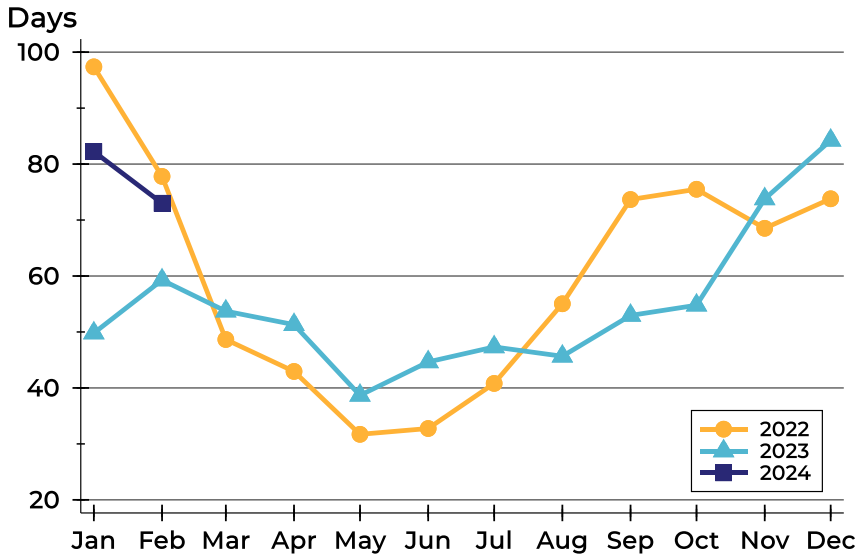


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 122,400 | 199,900 | <b>209,900</b> |
| February  | 94,900  | 234,500 | <b>209,000</b> |
| March     | 140,000 | 234,750 |                |
| April     | 124,250 | 162,200 |            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



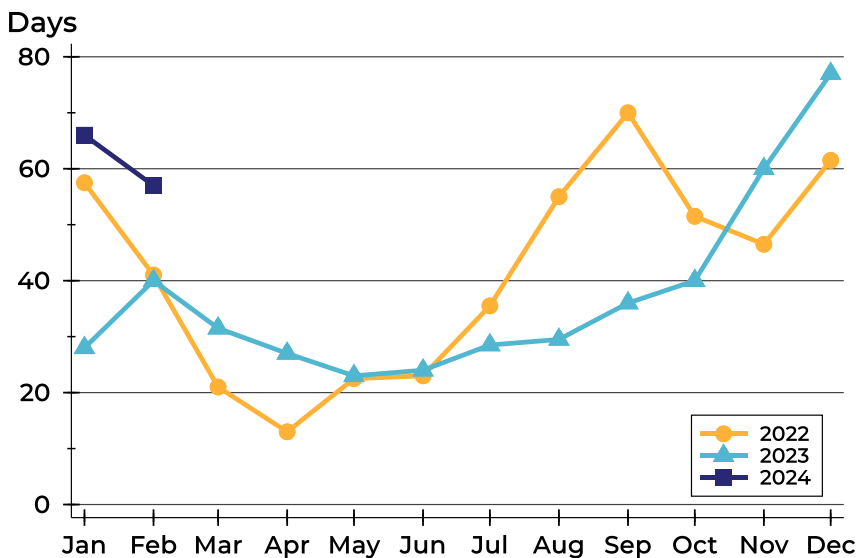
# Emporia Area Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 97   | 50   | <b>82</b> |
| February  | 78   | 59   | <b>73</b> |
| March     | 49   | 54   |           |
| April     | 43   | 51   |           |
| May       | 32   | 39   |           |
| June      | 33   | 45   |           |
| July      | 41   | 47   |           |
| August    | 55   | 46   |           |
| September | 74   | 53   |           |
| October   | 76   | 55   |           |
| November  | 69   | 74   |           |
| December  | 74   | 84   |           |

## Median DOM

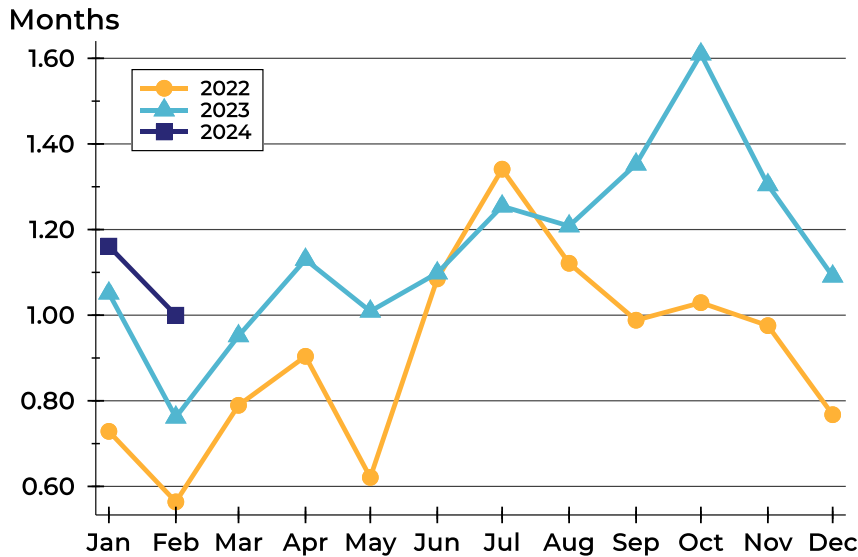


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 58   | 28   | <b>66</b> |
| February  | 41   | 40   | <b>57</b> |
| March     | 21   | 32   |           |
| April     | 13   | 27   |           |
| May       | 23   | 23   |           |
| June      | 23   | 24   |           |
| July      | 36   | 29   |           |
| August    | 55   | 30   |           |
| September | 70   | 36   |           |
| October   | 52   | 40   |           |
| November  | 47   | 60   |           |
| December  | 62   | 77   |           |



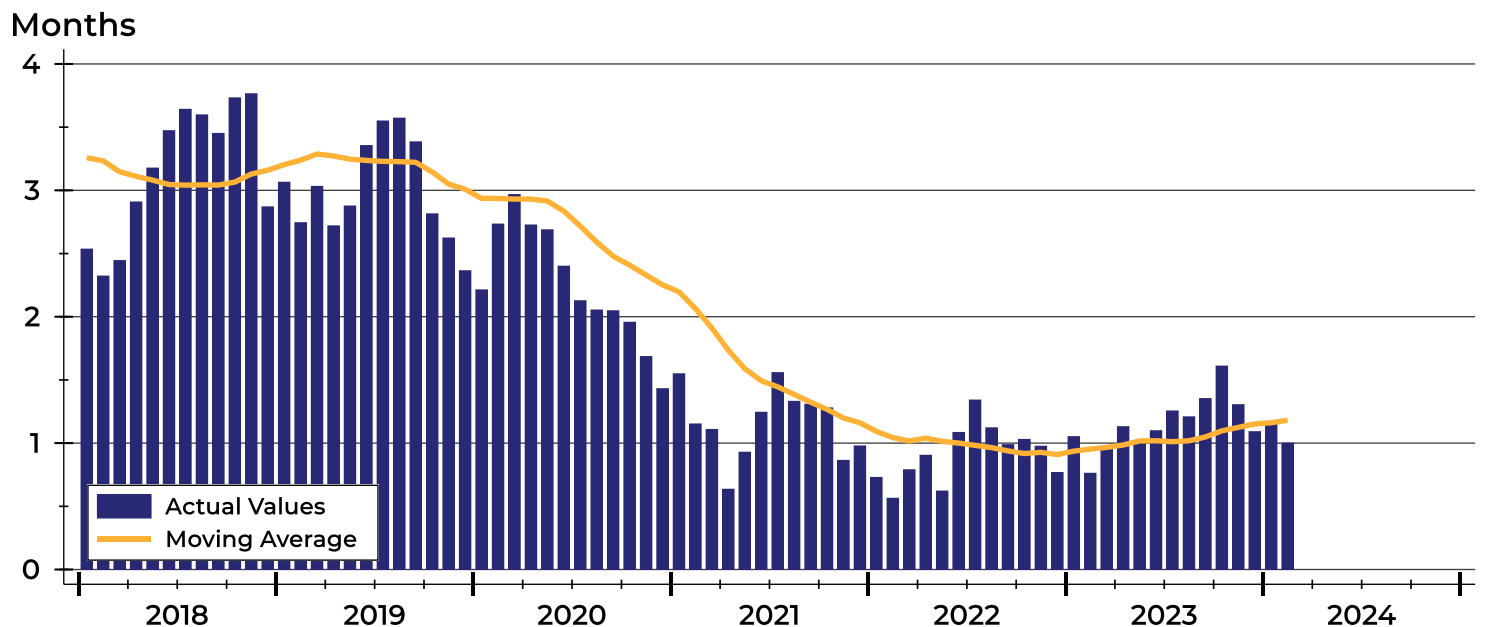
# Emporia Area Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





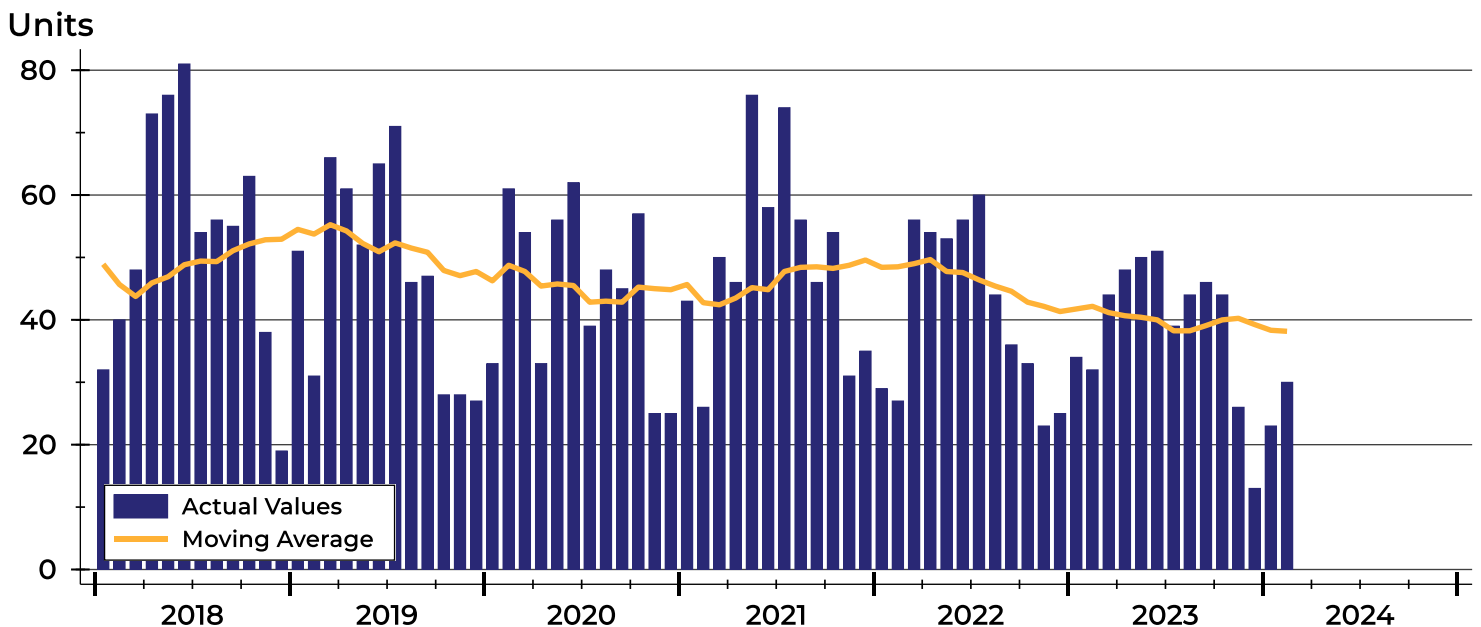
# Emporia Area New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 30      | 32            | -6.3%  |
|                                     | Volume (1,000s)    | 6,238   | 6,004         | 3.9%   |
|                                     | Average List Price | 207,937 | 187,622       | 10.8%  |
|                                     | Median List Price  | 179,950 | 164,900       | 9.1%   |
| Year-to-Date                        | New Listings       | 53      | 66            | -19.7% |
|                                     | Volume (1,000s)    | 11,667  | 14,697        | -20.6% |
|                                     | Average List Price | 220,126 | 222,683       | -1.1%  |
|                                     | Median List Price  | 184,000 | 179,450       | 2.5%   |

A total of 30 new listings were added in the Emporia area during February, down 6.3% from the same month in 2023. Year-to-date the Emporia area has seen 53 new listings.

The median list price of these homes was \$179,950 up from \$164,900 in 2023.

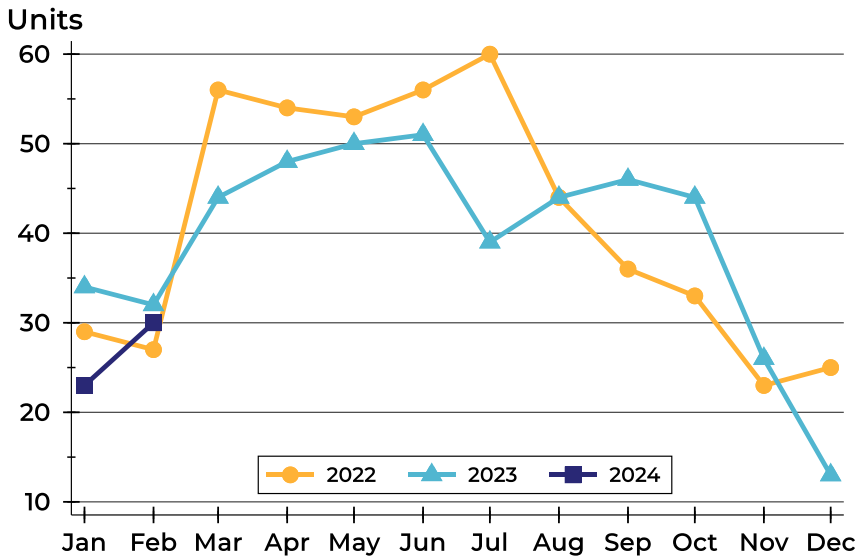
## History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 29   | 34   | <b>23</b> |
| February  | 27   | 32   | <b>30</b> |
| March     | 56   | 44   |           |
| April     | 54   | 48   |           |
| May       | 53   | 50   |           |
| June      | 56   | 51   |           |
| July      | 60   | 39   |           |
| August    | 44   | 44   |           |
| September | 36   | 46   |           |
| October   | 33   | 44   |           |
| November  | 23   | 26   |           |
| December  | 25   | 13   |           |

### New Listings by Price Range

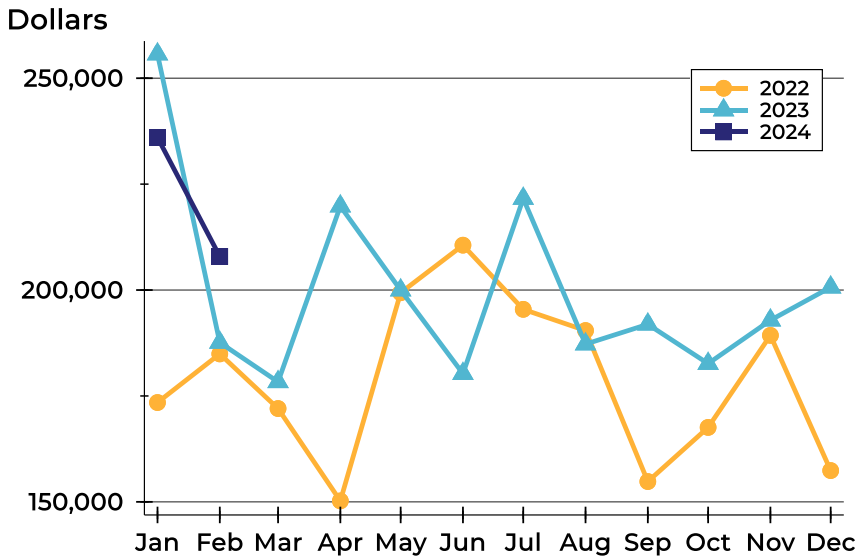
| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 1            | 3.3%    | 29,900     | 29,900  | 16             | 16   | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 2            | 6.7%    | 82,450     | 82,450  | 3              | 3    | 100.0%              | 100.0% |
| \$100,000-\$124,999 | 1            | 3.3%    | 119,900    | 119,900 | 4              | 4    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 8            | 26.7%   | 138,550    | 136,700 | 9              | 5    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 2            | 6.7%    | 162,200    | 162,200 | 4              | 4    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 5            | 16.7%   | 184,940    | 180,000 | 11             | 15   | 96.2%               | 97.5%  |
| \$200,000-\$249,999 | 2            | 6.7%    | 238,450    | 238,450 | 21             | 21   | 100.0%              | 100.0% |
| \$250,000-\$299,999 | 2            | 6.7%    | 266,950    | 266,950 | 16             | 16   | 128.8%              | 128.8% |
| \$300,000-\$399,999 | 5            | 16.7%   | 331,820    | 324,900 | 11             | 10   | 97.7%               | 98.5%  |
| \$400,000-\$499,999 | 2            | 6.7%    | 448,000    | 448,000 | 22             | 22   | 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    |





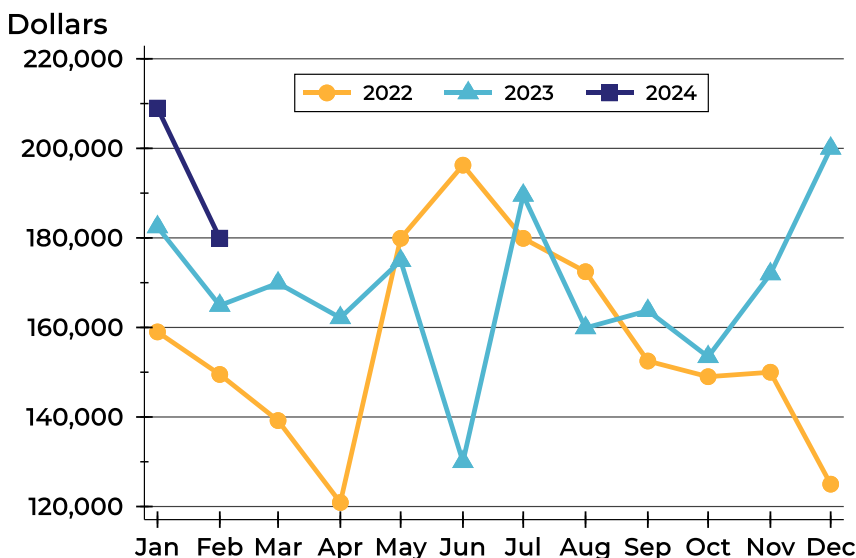
## Emporia Area New Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 173,452 | 255,681 | <b>236,026</b> |
| February  | 184,924 | 187,622 | <b>207,937</b> |
| March     | 172,033 | 178,327 |                |
| April     | 150,236 | 219,792 |                |
| May       | 199,364 | 199,980 |                |
| June      | 210,593 | 180,267 |                |
| July      | 195,452 | 221,597 |                |
| August    | 190,442 | 187,233 |                |
| September | 154,800 | 191,912 |                |
| October   | 167,576 | 182,640 |                |
| November  | 189,300 | 192,873 |                |
| December  | 157,392 | 200,654 |                |

### Median Price



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



## Emporia Area Contracts Written Analysis

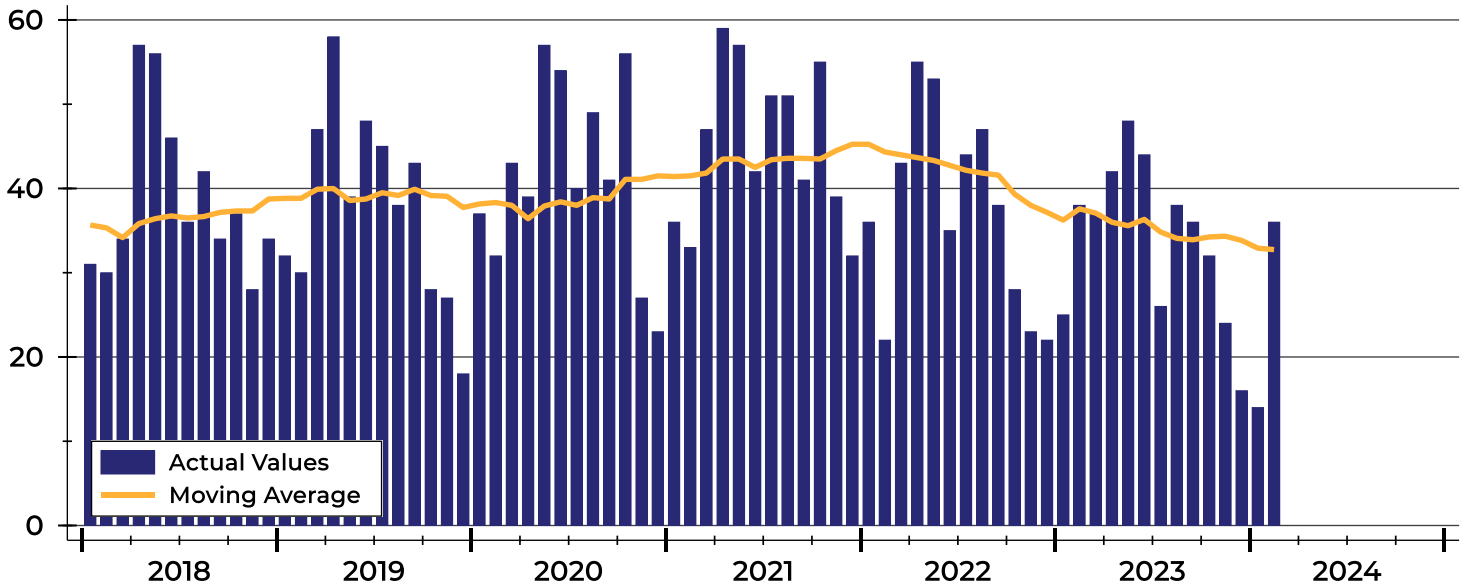
| Summary Statistics for Contracts Written |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Contracts Written                        |                     | <b>36</b>      | 38            | -5.3%  | <b>50</b>      | 63                | -20.6% |
| Volume (1,000s)                          |                     | <b>7,488</b>   | 6,040         | 24.0%  | <b>10,548</b>  | 10,952            | -3.7%  |
| Average                                  | Sale Price          | <b>207,989</b> | 158,949       | 30.9%  | <b>210,956</b> | 173,842           | 21.3%  |
|  | Days on Market      | <b>46</b>      | 28            | 64.3%  | <b>41</b>      | 30                | 36.7%  |
|  | Percent of Original | <b>99.0%</b>   | 96.9%         | 2.2%   | <b>98.2%</b>   | 95.9%             | 2.4%   |
| Median                                   | Sale Price          | <b>174,900</b> | 142,250       | 23.0%  | <b>179,950</b> | 149,900           | 20.0%  |
|  | Days on Market      | <b>12</b>      | 7             | 71.4%  | <b>12</b>      | 7                 | 71.4%  |
|  | Percent of Original | <b>100.0%</b>  | 99.4%         | 0.6%   | <b>100.0%</b>  | 96.9%             | 3.2%   |

A total of 36 contracts for sale were written in the Emporia area during the month of February, down from 38 in 2023. The median list price of these homes was \$174,900, up from \$142,250 the prior year.

Half of the homes that went under contract in February were on the market less than 12 days, compared to 7 days in February 2023.

## History of Contracts Written

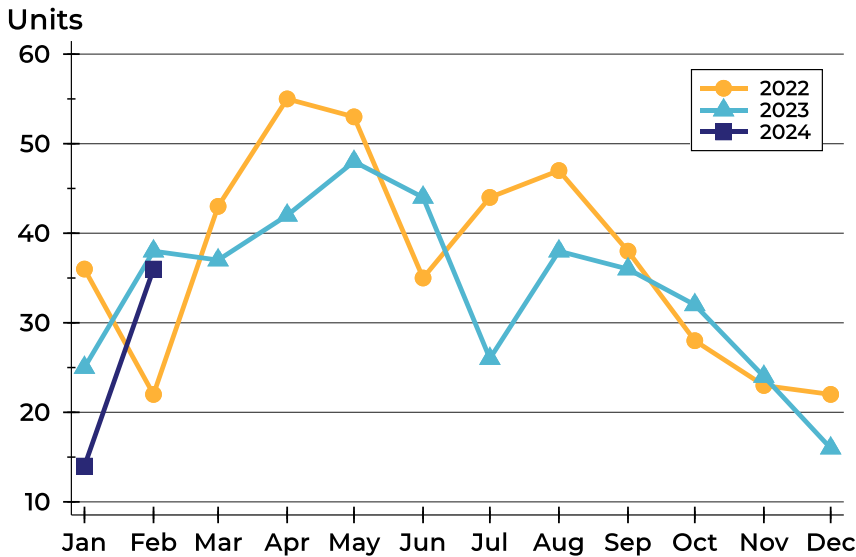
Units





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 36   | 25   | 14   |
| February  | 22   | 38   | 36   |
| March     | 43   | 37   |      |
| April     | 55   | 42   |      |
| May       | 53   | 48   |      |
| June      | 35   | 44   |      |
| July      | 44   | 26   |      |
| August    | 47   | 38   |      |
| September | 38   | 36   |      |
| October   | 28   | 32   |      |
| November  | 23   | 24   |      |
| December  | 22   | 16   |      |

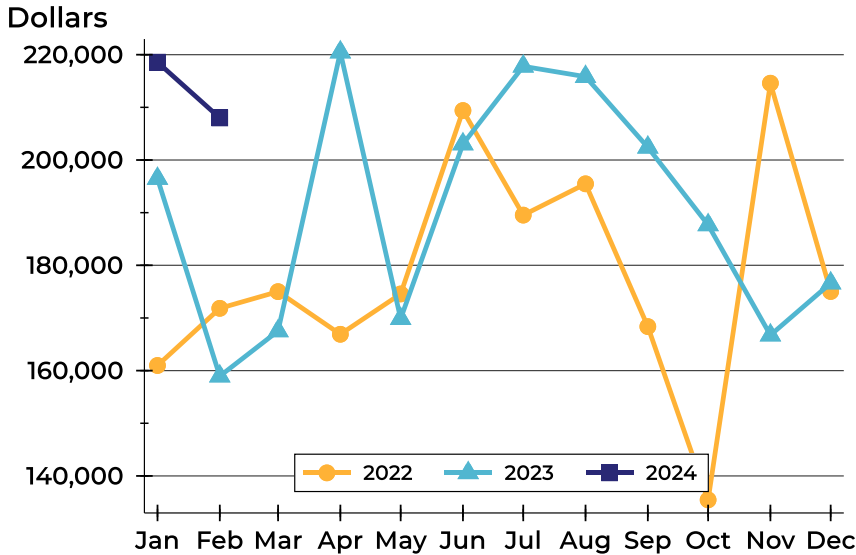
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 4                 | 11.1%   | 77,425     | 72,400  | 34             | 8    | 92.0%               | 96.9%  |
| \$100,000-\$124,999 | 2                 | 5.6%    | 114,950    | 114,950 | 16             | 16   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 7                 | 19.4%   | 140,000    | 139,900 | 28             | 4    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 5                 | 13.9%   | 163,040    | 164,500 | 67             | 5    | 100.8%              | 100.0% |
| \$175,000-\$199,999 | 6                 | 16.7%   | 188,633    | 186,950 | 76             | 45   | 94.7%               | 95.2%  |
| \$200,000-\$249,999 | 3                 | 8.3%    | 229,633    | 228,900 | 36             | 26   | 95.2%               | 98.5%  |
| \$250,000-\$299,999 | 1                 | 2.8%    | 273,900    | 273,900 | 5              | 5    | 157.5%              | 157.5% |
| \$300,000-\$399,999 | 6                 | 16.7%   | 343,867    | 336,950 | 40             | 22   | 97.4%               | 99.3%  |
| \$400,000-\$499,999 | 2                 | 5.6%    | 497,500    | 497,500 | 80             | 80   | 97.5%               | 97.5%  |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



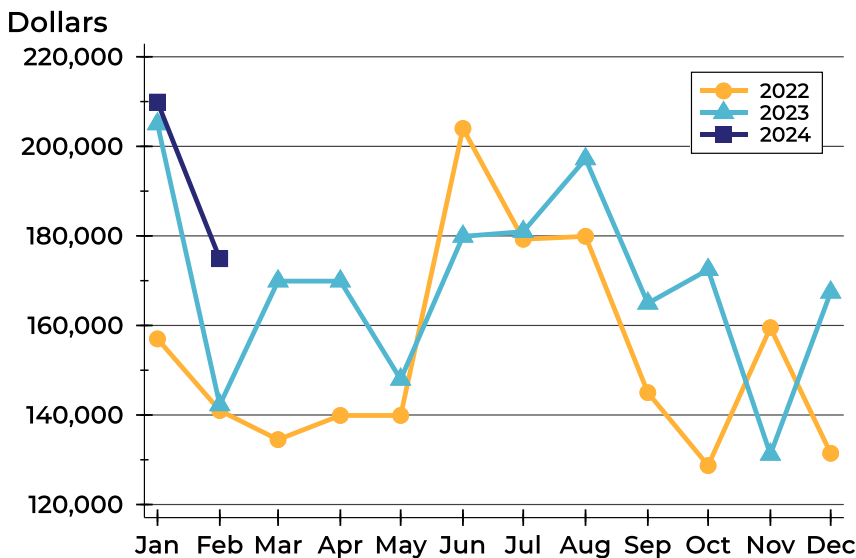
## Emporia Area Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 160,978 | 196,480 | <b>218,586</b> |
| February  | 171,836 | 158,949 | <b>207,989</b> |
| March     | 175,007 | 167,535 |                |
| April     | 166,905 | 220,486 |                |
| May       | 174,564 | 169,863 |                |
| June      | 209,397 | 203,027 |                |
| July      | 189,539 | 217,796 |                |
| August    | 195,481 | 215,824 |                |
| September | 168,367 | 202,414 |                |
| October   | 135,454 | 187,672 |                |
| November  | 214,591 | 166,738 |                |
| December  | 175,032 | 176,619 |                |

### Median Price

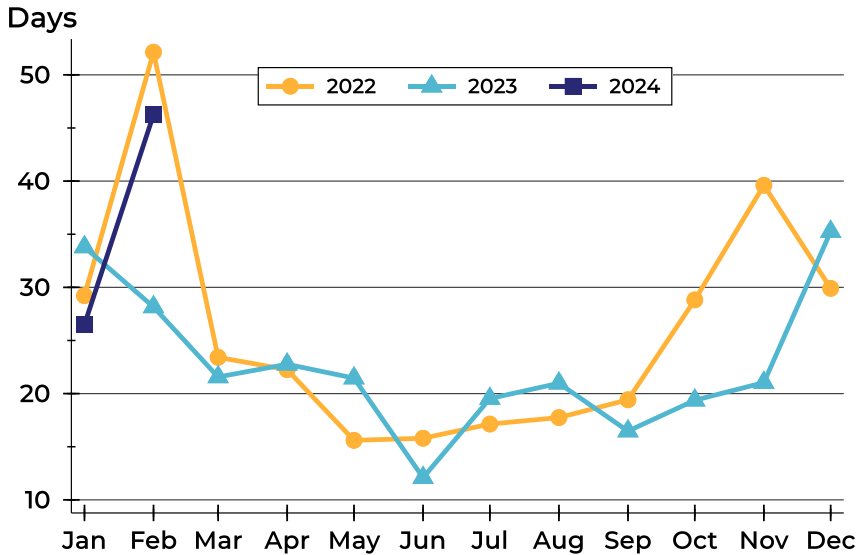


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 157,000 | 205,000 | <b>209,900</b> |
| February  | 141,000 | 142,250 | <b>174,900</b> |
| March     | 134,500 | 169,900 |                |
| April     | 139,900 | 169,900 |                |
| May       | 139,900 | 147,950 |                |
| June      | 204,000 | 179,900 |                |
| July      | 179,250 | 180,950 |                |
| August    | 179,900 | 197,200 |                |
| September | 145,000 | 164,950 |                |
| October   | 128,700 | 172,450 |                |
| November  | 159,500 | 131,200 |                |
| December  | 131,450 | 167,400 |                |



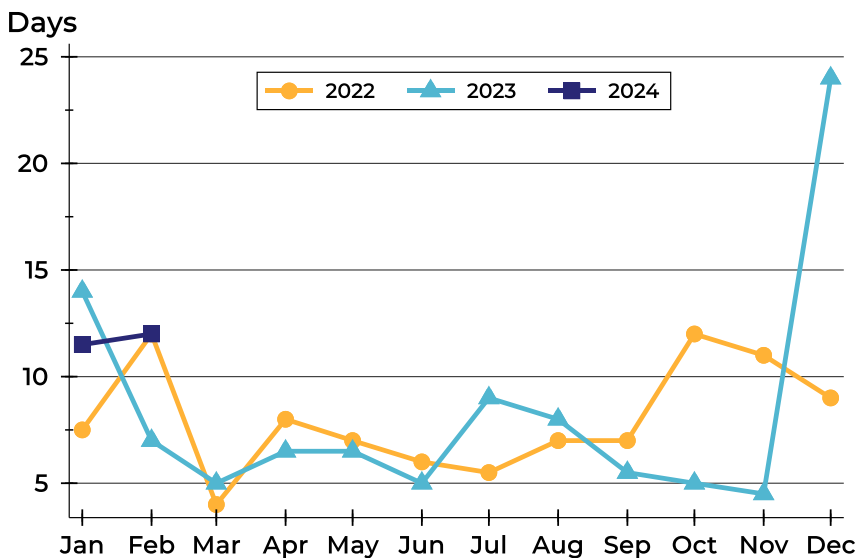
## Emporia Area Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 29   | 34   | <b>27</b> |
| February  | 52   | 28   | <b>46</b> |
| March     | 23   | 22   |           |
| April     | 22   | 23   |           |
| May       | 16   | 21   |           |
| June      | 16   | 12   |           |
| July      | 17   | 20   |           |
| August    | 18   | 21   |           |
| September | 19   | 16   |           |
| October   | 29   | 19   |           |
| November  | 40   | 21   |           |
| December  | 30   | 35   |           |

### Median DOM



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



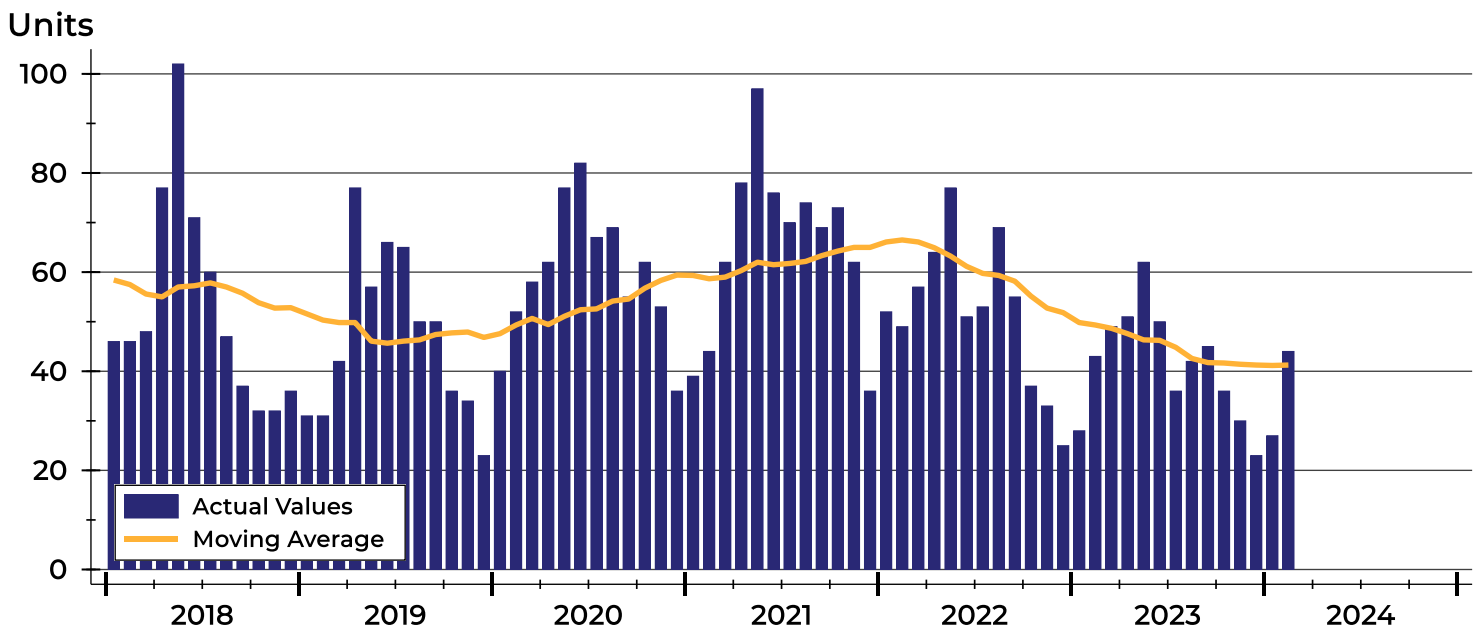
# Emporia Area Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 44              | 43      | 2.3%   |
| Volume (1,000s)                          |                     | 9,117           | 7,805   | 16.8%  |
| Average                                  | List Price          | 207,211         | 181,521 | 14.2%  |
|  | Days on Market      | 45              | 22      | 104.5% |
|  | Percent of Original | 99.7%           | 98.8%   | 0.9%   |
| Median                                   | List Price          | 172,200         | 155,000 | 11.1%  |
|  | Days on Market      | 15              | 5       | 200.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 44 listings in the Emporia area had contracts pending at the end of February, up from 43 contracts pending at the end of February 2023.

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

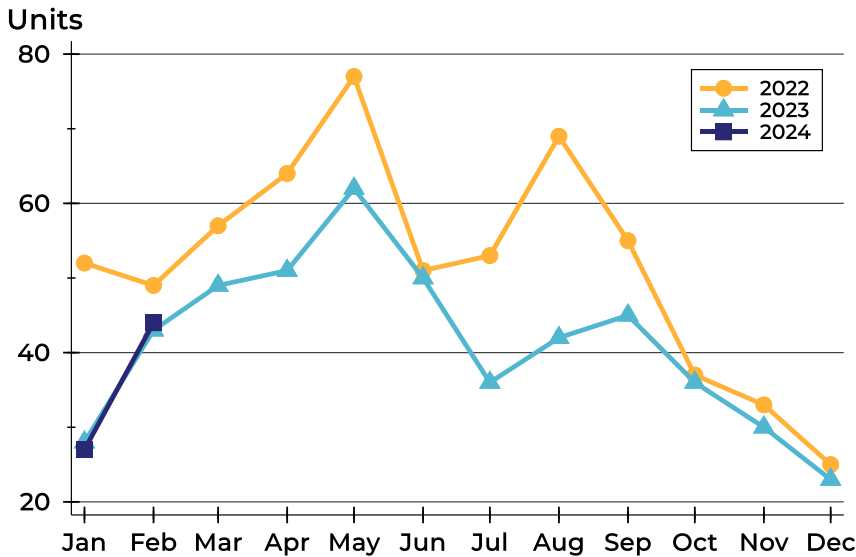
## History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 52   | 28   | 27   |
| February  | 49   | 43   | 44   |
| March     | 57   | 49   |      |
| April     | 64   | 51   |      |
| May       | 77   | 62   |      |
| June      | 51   | 50   |      |
| July      | 53   | 36   |      |
| August    | 69   | 42   |      |
| September | 55   | 45   |      |
| October   | 37   | 36   |      |
| November  | 33   | 30   |      |
| December  | 25   | 23   |      |

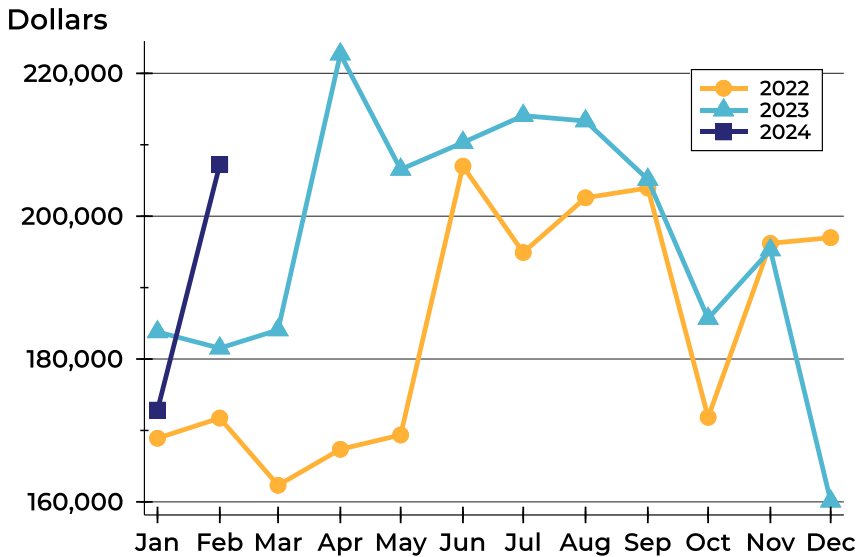
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 6                 | 13.6%   | 75,833     | 72,400  | 44             | 20   | 98.2%               | 99.6%  |
| \$100,000-\$124,999 | 3                 | 6.8%    | 116,133    | 118,500 | 13             | 7    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 8                 | 18.2%   | 138,138    | 137,450 | 30             | 5    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 6                 | 13.6%   | 164,950    | 166,750 | 56             | 5    | 99.7%               | 100.0% |
| \$175,000-\$199,999 | 5                 | 11.4%   | 190,360    | 189,900 | 91             | 71   | 95.8%               | 100.0% |
| \$200,000-\$249,999 | 5                 | 11.4%   | 223,660    | 225,000 | 46             | 26   | 96.7%               | 98.5%  |
| \$250,000-\$299,999 | 1                 | 2.3%    | 273,900    | 273,900 | 5              | 5    | 157.5%              | 157.5% |
| \$300,000-\$399,999 | 7                 | 15.9%   | 351,457    | 339,000 | 35             | 10   | 97.8%               | 100.0% |
| \$400,000-\$499,999 | 3                 | 6.8%    | 471,633    | 496,000 | 58             | 16   | 98.0%               | 99.0%  |
| \$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    |



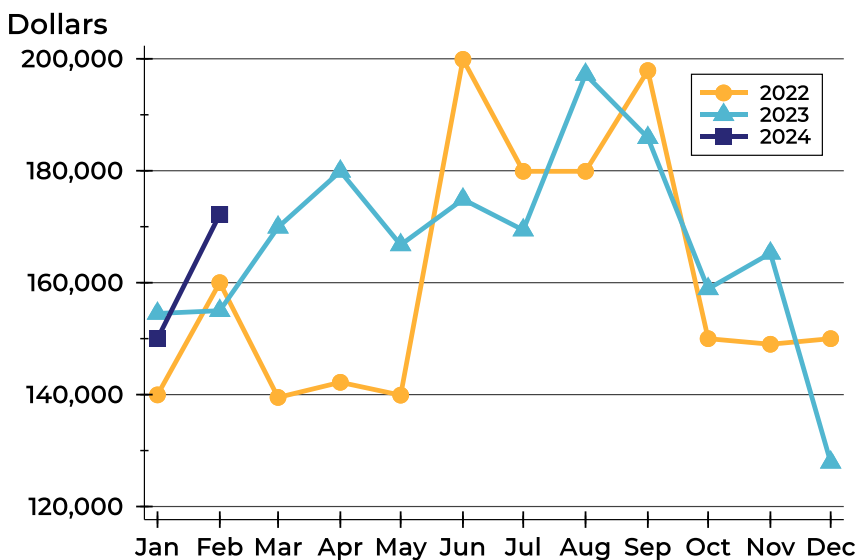
# Emporia Area Pending Contracts Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 168,904 | 183,800 | <b>172,848</b> |
| February  | 171,734 | 181,521 | <b>207,211</b> |
| March     | 162,322 | 184,071 |                |
| April     | 167,365 | 222,690 |                |
| May       | 169,369 | 206,548 |                |
| June      | 207,006 | 210,310 |                |
| July      | 194,911 | 214,081 |                |
| August    | 202,583 | 213,333 |                |
| September | 203,950 | 205,142 |                |
| October   | 171,833 | 185,671 |                |
| November  | 196,197 | 195,270 |                |
| December  | 196,996 | 160,087 |                |

## Median Price



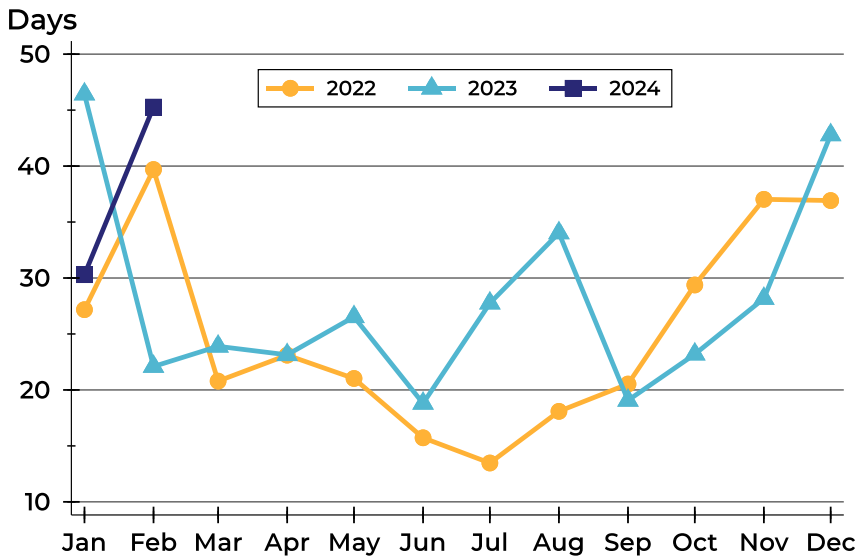
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 139,950 | 154,500 | <b>150,000</b> |
| February  | 160,000 | 155,000 | <b>172,200</b> |
| March     | 139,500 | 169,900 |                |
| April     | 142,200 | 179,900 |                |
| May       | 139,900 | 166,750 |                |
| June      | 199,900 | 174,900 |                |
| July      | 179,900 | 169,400 |                |
| August    | 179,900 | 197,200 |                |
| September | 197,900 | 185,900 |                |
| October   | 150,000 | 158,900 |                |
| November  | 149,000 | 165,250 |                |
| December  | 150,000 | 127,900 |                |





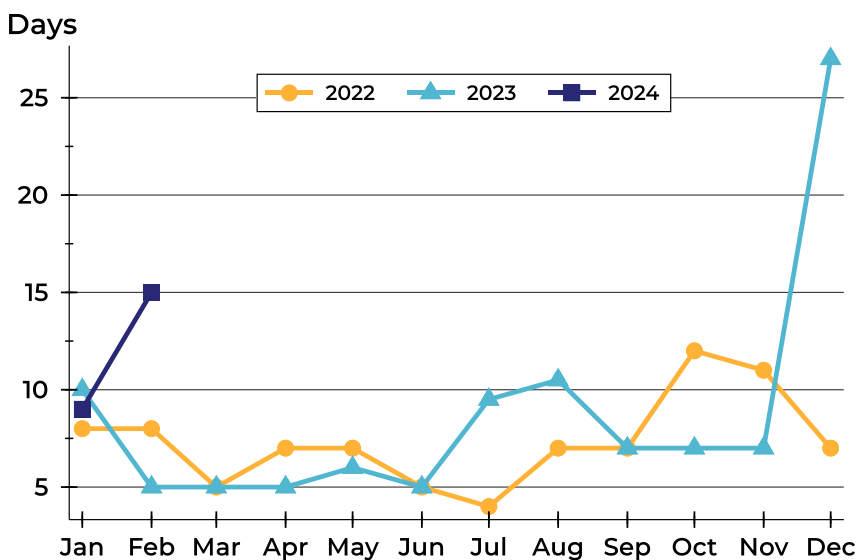
## Emporia Area Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 27   | 46   | <b>30</b> |
| February  | 40   | 22   | <b>45</b> |
| March     | 21   | 24   |           |
| April     | 23   | 23   |           |
| May       | 21   | 27   |           |
| June      | 16   | 19   |           |
| July      | 13   | 28   |           |
| August    | 18   | 34   |           |
| September | 21   | 19   |           |
| October   | 29   | 23   |           |
| November  | 37   | 28   |           |
| December  | 37   | 43   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 8    | 10   | <b>9</b>  |
| February  | 8    | 5    | <b>15</b> |
| March     | 5    | 5    |           |
| April     | 7    | 5    |           |
| May       | 7    | 6    |           |
| June      | 5    | 5    |           |
| July      | 4    | 10   |           |
| August    | 7    | 11   |           |
| September | 7    | 7    |           |
| October   | 12   | 7    |           |
| November  | 11   | 7    |           |
| December  | 7    | 27   |           |



# Greenwood County Housing Report



## Market Overview

### Greenwood County Home Sales Rose in February

Total home sales in Greenwood County rose last month to 1 unit, compared to 0 units in February 2023. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

The median sale price in February was \$38,000. Homes that sold in February were typically on the market for 20 days and sold for 69.2% of their list prices.

### Greenwood County Active Listings Remain the Same at End of February

The total number of active listings in Greenwood County at the end of February was 1 units, the same as in February 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$79,000.

There was 1 contract written in February 2024 and 2023, 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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Greenwood County Summary Statistics

| February MLS Statistics<br>Three-year History          |  | Current Month           |                          |                       | Year-to-Date         |                     |                   |
|--|--|-------------------------|--------------------------|-----------------------|----------------------|---------------------|-------------------|
|  |  | 2024                    | 2023                     | 2022                  | 2024                 | 2023                | 2022              |
| <b>Home Sales</b><br>Change from prior year            | <b>1</b><br>N/A  | <b>0</b><br>N/A         | <b>0</b><br>-100.0%      | <b>1</b><br>N/A       | <b>0</b><br>N/A      | <b>0</b><br>-100.0% |                   |
| <b>Active Listings</b><br>Change from prior year       | <b>1</b><br>0.0%                                       | <b>1</b><br>0.0%        | <b>1</b><br>N/A          | <b>N/A</b>            | <b>N/A</b>           | <b>N/A</b>          |                   |
| <b>Months' Supply</b><br>Change from prior year        | <b>1.1</b><br>-26.7%                                   | <b>1.5</b><br>87.5%     | <b>0.8</b><br>N/A        | <b>N/A</b>            | <b>N/A</b>           | <b>N/A</b>          |                   |
| <b>New Listings</b><br>Change from prior year          | <b>1</b><br>N/A  | <b>0</b><br>-100.0%     | <b>1</b><br>N/A          | <b>2</b><br>100.0%    | <b>1</b><br>0.0%     | <b>1</b><br>-50.0%  |                   |
| <b>Contracts Written</b><br>Change from prior year     | <b>1</b><br>0.0%                                       | <b>1</b><br>0.0%        | <b>1</b><br>-66.7%       | <b>1</b><br>-66.7%    | <b>3</b><br>200.0%   | <b>1</b><br>-66.7%  |                   |
| <b>Pending Contracts</b><br>Change from prior year     | <b>0</b><br>-100.0%                                    | <b>2</b><br>100.0%      | <b>1</b><br>-66.7%       | <b>N/A</b>            | <b>N/A</b>           | <b>N/A</b>          |                   |
| <b>Sales Volume (1,000s)</b><br>Change from prior year | <b>38</b><br>N/A                                       | <b>0</b><br>N/A         | <b>0</b><br>-100.0%      | <b>38</b><br>N/A      | <b>0</b><br>N/A      | <b>0</b><br>-100.0% |                   |
| <b>Average</b>   | <b>Sale Price</b><br>Change from prior year            | <b>38,000</b><br>N/A    | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>38,000</b><br>N/A | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>79,000</b><br>-26.2% | <b>107,000</b><br>-27.2% | <b>146,900</b><br>N/A | <b>N/A</b>           | <b>N/A</b>          | <b>N/A</b>        |
|  | <b>Days on Market</b><br>Change from prior year        | <b>20</b><br>N/A        | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>20</b><br>N/A     | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>Percent of List</b><br>Change from prior year       | <b>69.2%</b><br>N/A     | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>69.2%</b><br>N/A  | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>63.4%</b><br>N/A     | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>63.4%</b><br>N/A  | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
| <b>Median</b>  | <b>Sale Price</b><br>Change from prior year            | <b>38,000</b><br>N/A    | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>38,000</b><br>N/A | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>79,000</b><br>-26.2% | <b>107,000</b><br>-27.2% | <b>146,900</b><br>N/A | <b>N/A</b>           | <b>N/A</b>          | <b>N/A</b>        |
|  | <b>Days on Market</b><br>Change from prior year        | <b>20</b><br>N/A        | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>20</b><br>N/A     | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>Percent of List</b><br>Change from prior year       | <b>69.2%</b><br>N/A     | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>69.2%</b><br>N/A  | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>63.4%</b><br>N/A     | <b>N/A</b><br>N/A        | <b>N/A</b><br>N/A     | <b>63.4%</b><br>N/A  | <b>N/A</b><br>N/A   | <b>N/A</b><br>N/A |

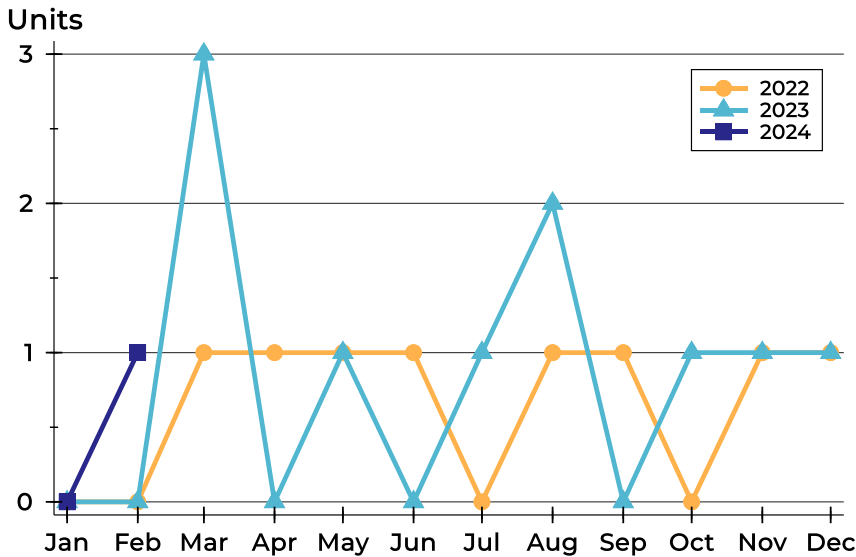
Note: Year-to-date statistics cannot be calculated for Active Listings, Months' Supply and Pending Contracts.





## Greenwood County Closed Listings Analysis

### Closed Listings by Month



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

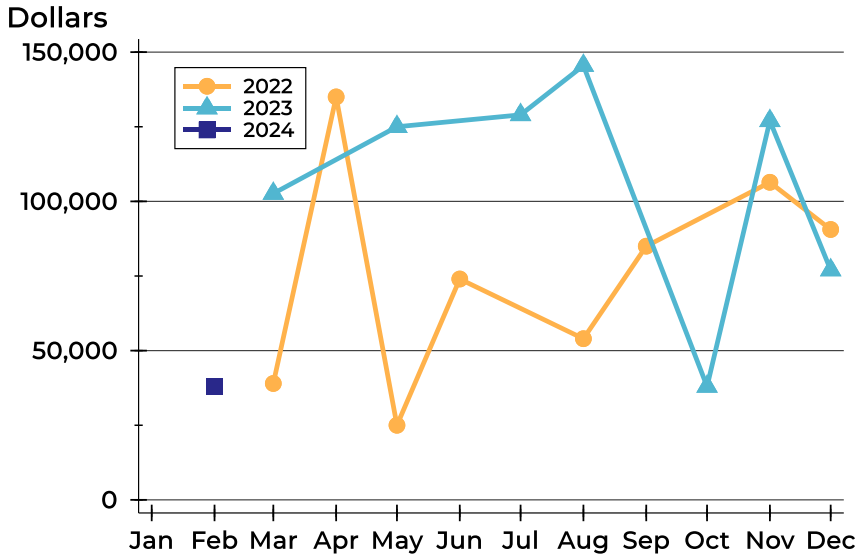
### Closed Listings by Price Range

| 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   | 1      | 100.0%  | 0.0            | 38,000     | 38,000 | 20             | 20   | 69.2%              | 69.2% | 63.4%               | 63.4% |
| \$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 | 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   |



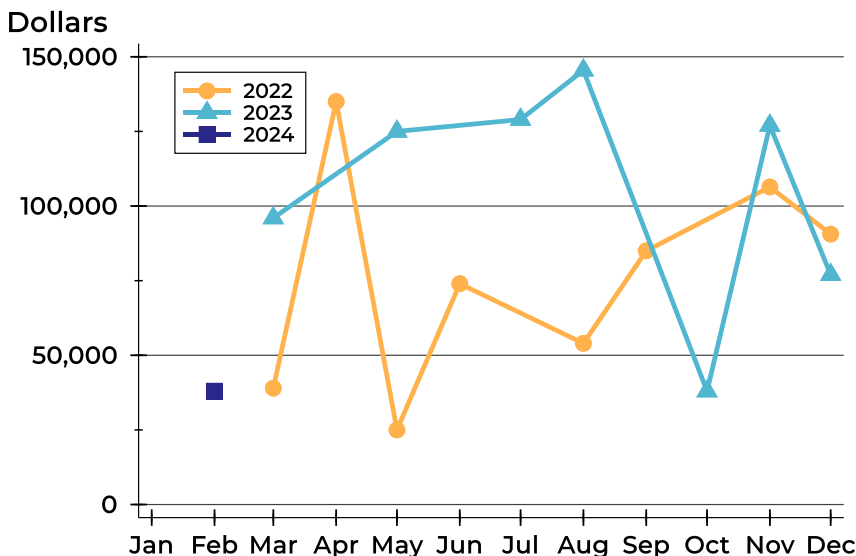
## Greenwood County Closed Listings Analysis

### Average Price



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

### Median Price

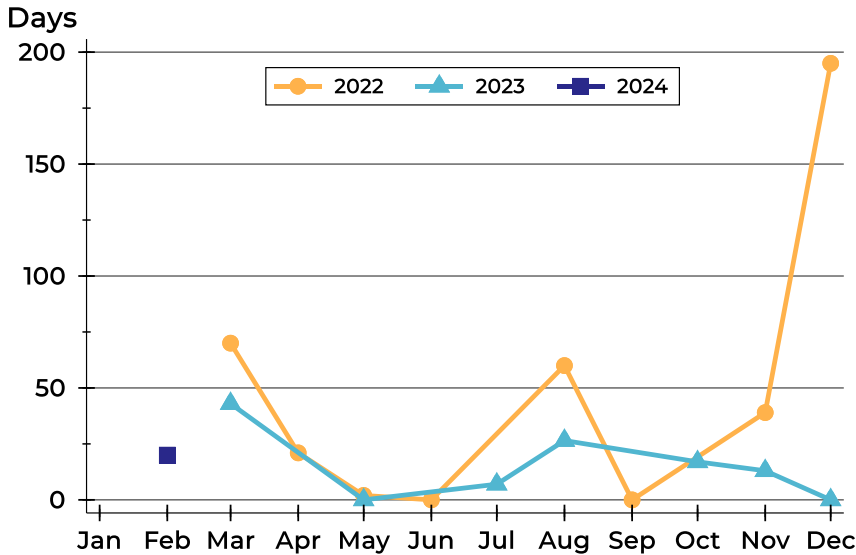


| Month     | 2022    | 2023    | 2024   |
|-----------|---------|---------|--------|
| January   | N/A     | N/A     | N/A    |
| February  | N/A     | N/A     | 38,000 |
| March     | 39,000  | 96,000  |        |
| April     | 135,000 | N/A     |        |
| May       | 25,000  | 125,000 |        |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



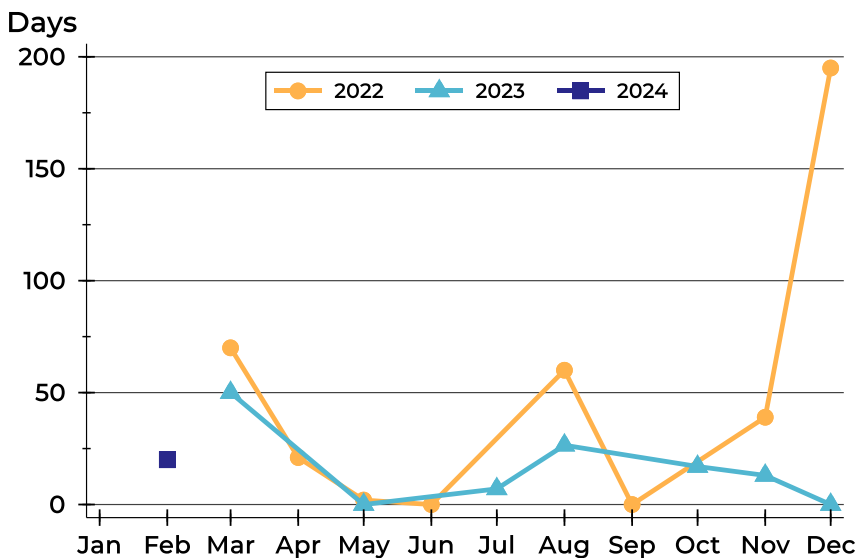
# Greenwood County Closed Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | N/A  | N/A  | N/A  |
| February  | N/A  | N/A  | 20   |
| March     | 70   | 43   |      |
| April     | 21   | N/A  |      |
| May       | 2    | N/A  |      |
| June      | N/A  | N/A  |      |
| July      | N/A  | 7    |      |
| August    | 60   | 27   |      |
| September | N/A  | N/A  |      |
| October   | N/A  | 17   |      |
| November  | 39   | 13   |      |
| December  | 195  | N/A  |      |

## Median DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | N/A  | N/A  | N/A  |
| February  | N/A  | N/A  | 20   |
| March     | 70   | 50   |      |
| April     | 21   | N/A  |      |
| May       | 2    | N/A  |      |
| June      | N/A  | N/A  |      |
| July      | N/A  | 7    |      |
| August    | 60   | 27   |      |
| September | N/A  | N/A  |      |
| October   | N/A  | 17   |      |
| November  | 39   | 13   |      |
| December  | 195  | N/A  |      |



# Greenwood County Active Listings Analysis

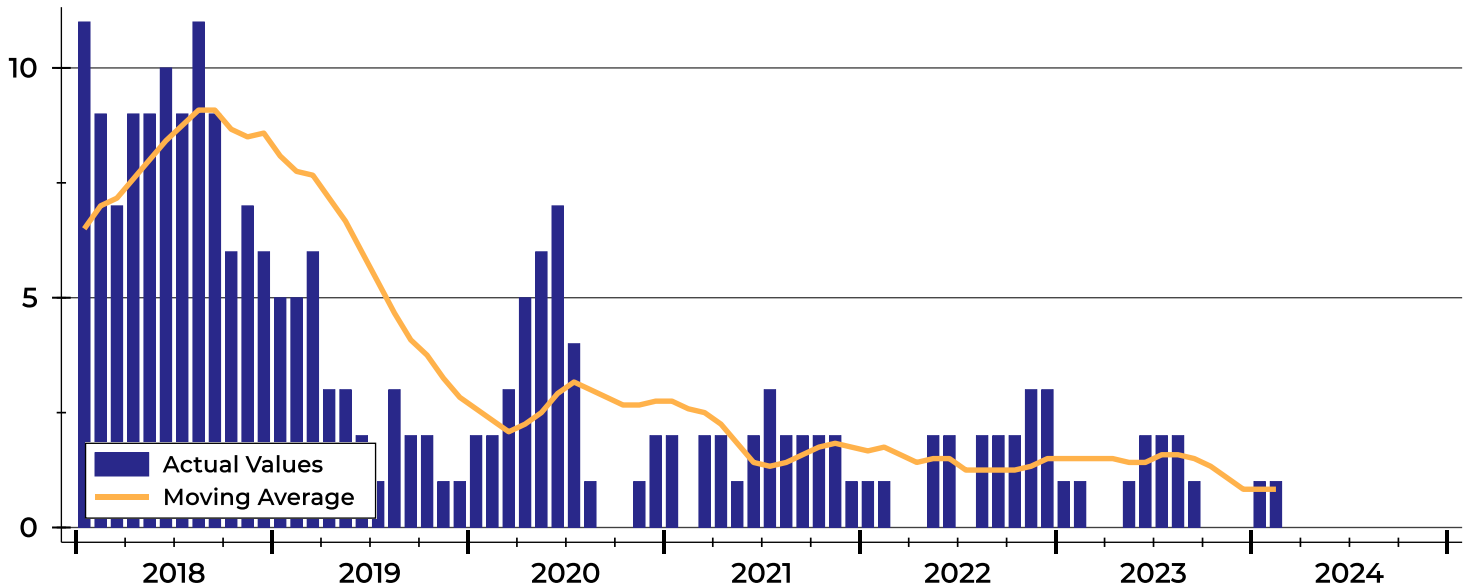
| Summary Statistics for Active Listings |                     | 2024   | End of February 2023 | Change |
|--|---------------------|--------|----------------------|--------|
| Active Listings                        |                     | 1      | 1                    | 0.0%   |
| Volume (1,000s)                        |                     | 79     | 107                  | -26.2% |
| Months' Supply                         |                     | 1.1    | 1.5                  | -26.7% |
| Average                                | List Price          | 79,000 | 107,000              | -26.2% |
|  | Days on Market      | 14     | 178                  | -92.1% |
|  | Percent of Original | 100.0% | 83.9%                | 19.2%  |
| Median                                 | List Price          | 79,000 | 107,000              | -26.2% |
|  | Days on Market      | 14     | 178                  | -92.1% |
|  | Percent of Original | 100.0% | 83.9%                | 19.2%  |

A total of 1 homes were available for sale in Greenwood County at the end of February. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of February was \$79,000, down 26.2% from 2023. The typical time on market for active listings was 14 days, down from 178 days a year earlier.

## History of Active Listings

Units

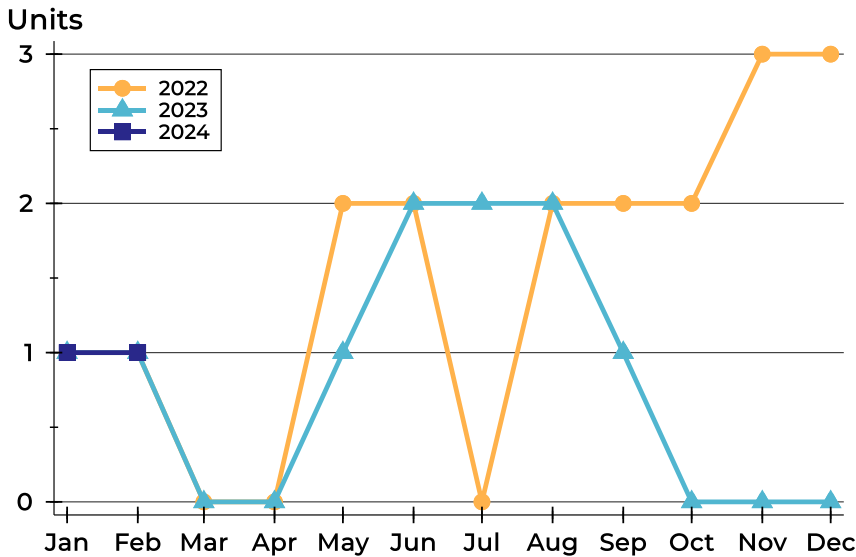






## Greenwood County Active Listings Analysis

### Active Listings by Month



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

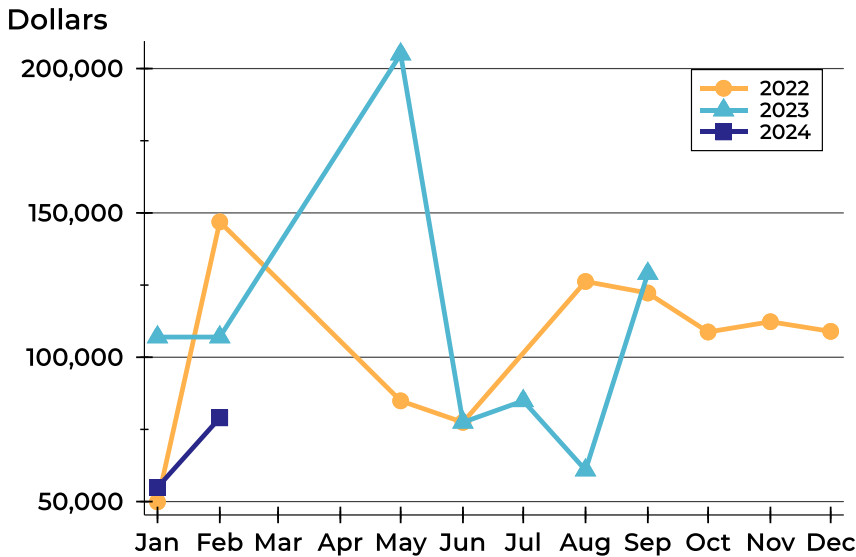
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$25,000-\$49,999   | 0                      | 0.0%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$50,000-\$99,999   | 1                      | 100.0%                  | N/A            | 79,000             | 79,000            | 14                  | 14                  | 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 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$150,000-\$174,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$175,000-\$199,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$200,000-\$249,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$250,000-\$299,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$300,000-\$399,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$400,000-\$499,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$500,000-\$749,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$750,000-\$999,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



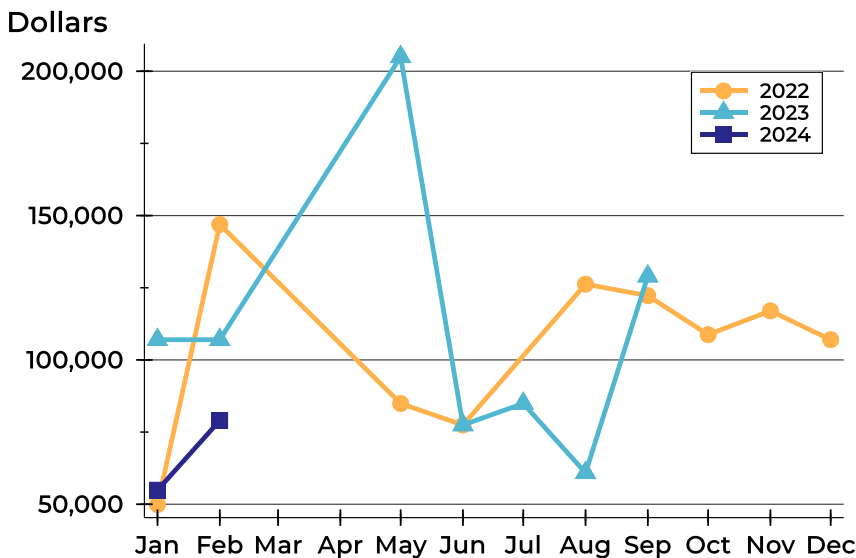
# Greenwood County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024          |
|-----------|---------|---------|---------------|
| January   | 49,900  | 107,000 | <b>54,900</b> |
| February  | 146,900 | 107,000 | <b>79,000</b> |
| March     | N/A     | N/A     |               |
| April     | N/A     | N/A     |               |
| May       | 84,900  | 205,000 |               |
| June      | 77,450  | 77,450  |               |
| July      | N/A     | 84,900  |               |
| August    | 126,250 | 60,900  |               |
| September | 122,250 | 129,000 |               |
| October   | 108,750 | N/A     |               |
| November  | 112,300 | N/A     |               |
| December  | 108,967 | N/A     |               |

## Median Price

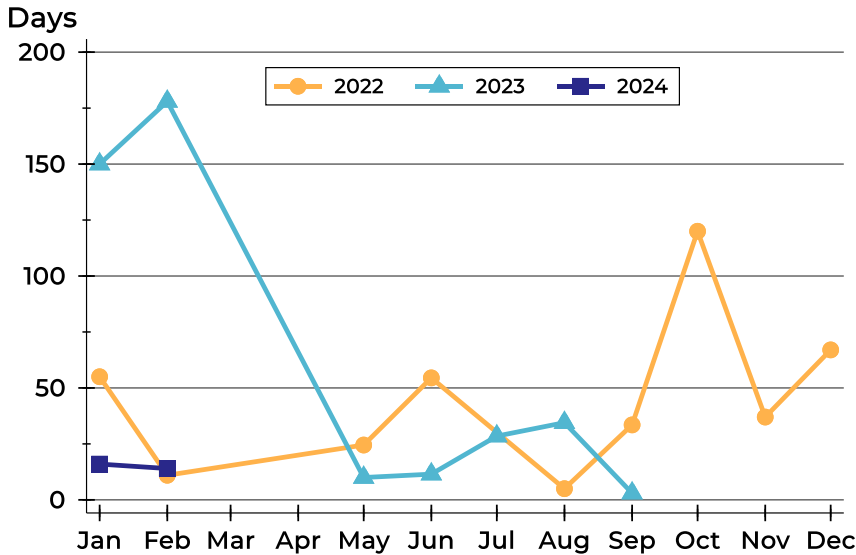


| Month     | 2022    | 2023    | 2024          |
|-----------|---------|---------|---------------|
| January   | 49,900  | 107,000 | <b>54,900</b> |
| February  | 146,900 | 107,000 | <b>79,000</b> |
| March     | N/A     | N/A     |               |
| April     | N/A     | N/A     |               |
| May       | 84,900  | 205,000 |               |
| June      | 77,450  | 77,450  |               |
| July      | N/A     | 84,900  |               |
| August    | 126,250 | 60,900  |               |
| September | 122,250 | 129,000 |               |
| October   | 108,750 | N/A     |               |
| November  | 117,000 | N/A     |               |
| December  | 107,000 | N/A     |               |



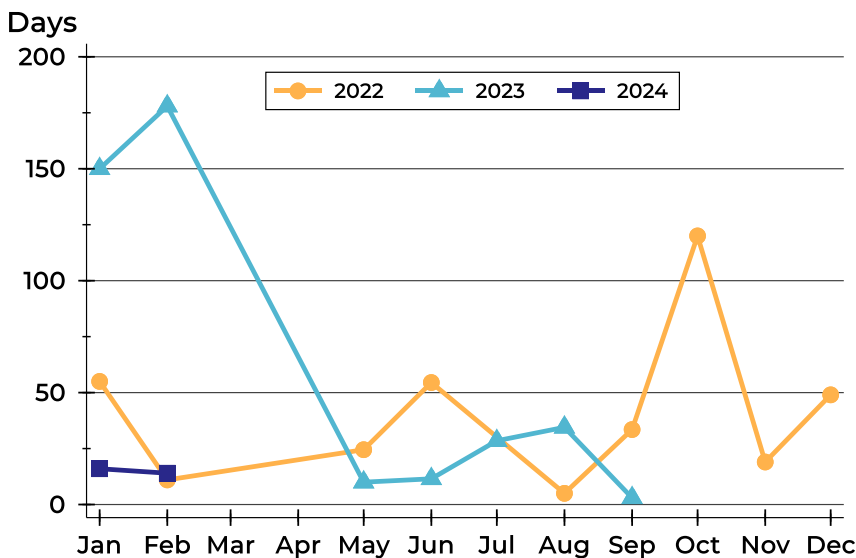
## Greenwood County Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 55   | 150  | <b>16</b> |
| February  | 11   | 178  | <b>14</b> |
| March     | N/A  | N/A  |           |
| April     | N/A  | N/A  |           |
| May       | 25   | 10   |           |
| June      | 55   | 12   |           |
| July      | N/A  | 29   |           |
| August    | 5    | 35   |           |
| September | 34   | 3    |           |
| October   | 120  | N/A  |           |
| November  | 37   | N/A  |           |
| December  | 67   | N/A  |           |

### Median DOM

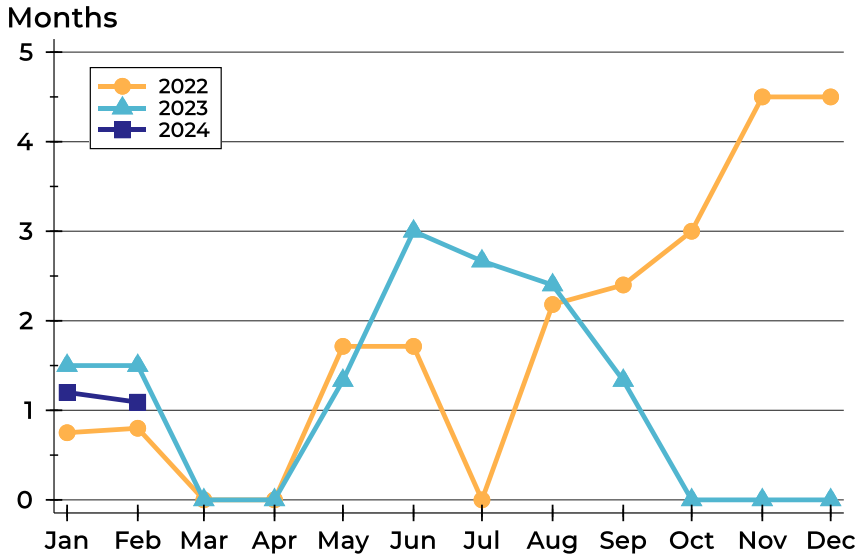


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 55   | 150  | <b>16</b> |
| February  | 11   | 178  | <b>14</b> |
| March     | N/A  | N/A  |           |
| April     | N/A  | N/A  |           |
| May       | 25   | 10   |           |
| June      | 55   | 12   |           |
| July      | N/A  | 29   |           |
| August    | 5    | 35   |           |
| September | 34   | 3    |           |
| October   | 120  | N/A  |           |
| November  | 19   | N/A  |           |
| December  | 49   | N/A  |           |



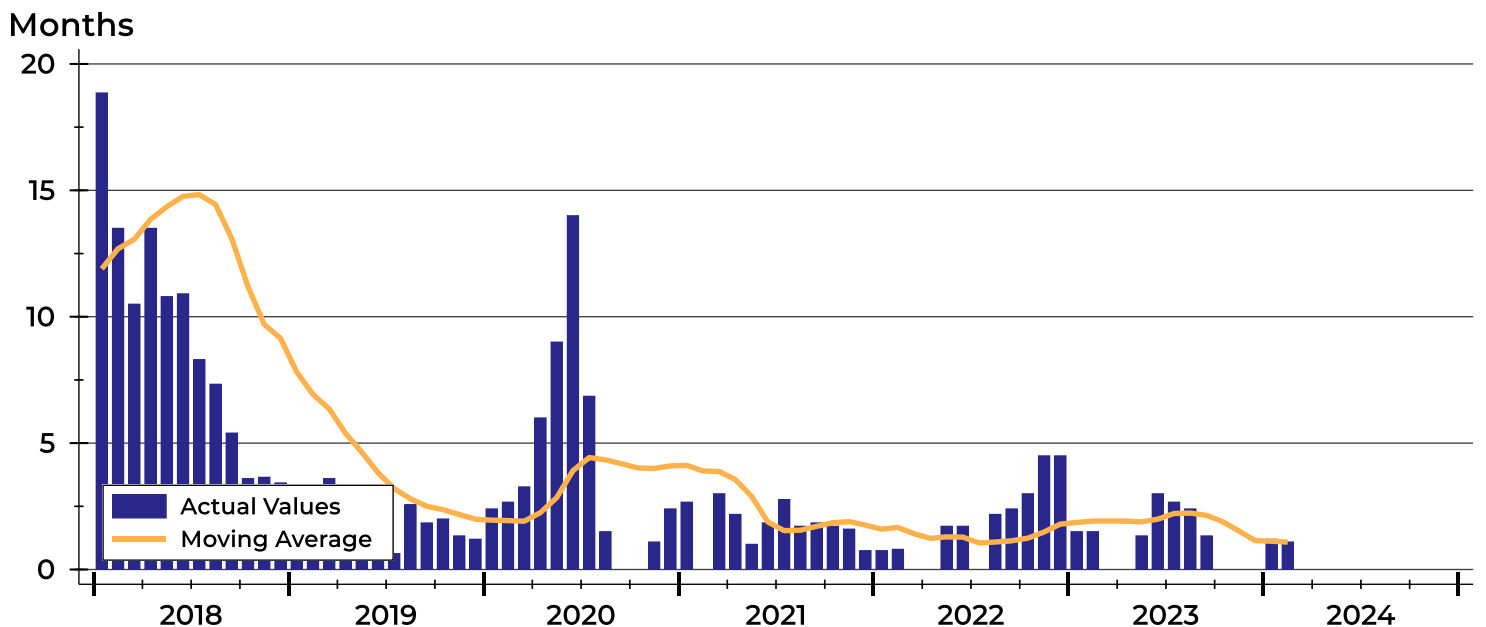
# Greenwood County Months' Supply Analysis

## Months' Supply by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 0.8  | 1.5  | 1.2  |
| February  | 0.8  | 1.5  | 1.1  |
| March     | 0.0  | 0.0  | 0.0  |
| April     | 0.0  | 0.0  | 0.0  |
| May       | 1.7  | 1.3  | 0.0  |
| June      | 1.7  | 3.0  | 0.0  |
| July      | 0.0  | 2.7  | 0.0  |
| August    | 2.2  | 2.4  | 0.0  |
| September | 2.4  | 1.3  | 0.0  |
| October   | 3.0  | 0.0  | 0.0  |
| November  | 4.5  | 0.0  | 0.0  |
| December  | 4.5  | 0.0  | 0.0  |

## History of Month's Supply





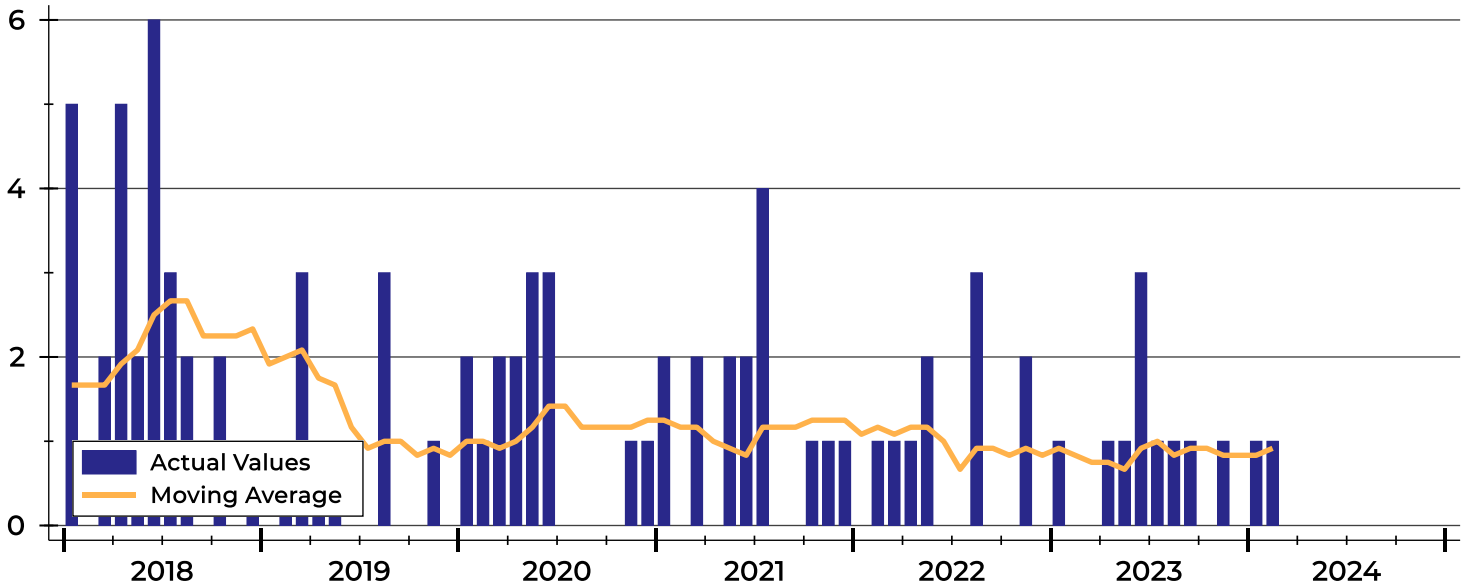
## Greenwood County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024          | February 2023 | Change |
|-------------------------------------|--------------------|---------------|---------------|--------|
| Current Month                       | New Listings       | <b>1</b>      | 0             | N/A    |
|                                     | Volume (1,000s)    | <b>79</b>     | 0             | N/A    |
|                                     | Average List Price | <b>79,000</b> | N/A           | N/A    |
|                                     | Median List Price  | <b>79,000</b> | N/A           | N/A    |
| Year-to-Date                        | New Listings       | <b>2</b>      | 1             | 100.0% |
|                                     | Volume (1,000s)    | <b>134</b>    | 82            | 63.4%  |
|                                     | Average List Price | <b>66,950</b> | 82,000        | -18.4% |
|                                     | Median List Price  | <b>66,950</b> | 82,000        | -18.4% |

A total of 1 new listings were added in Greenwood County during February. Year-to-date Greenwood County has seen 2 new listings.

### History of New Listings

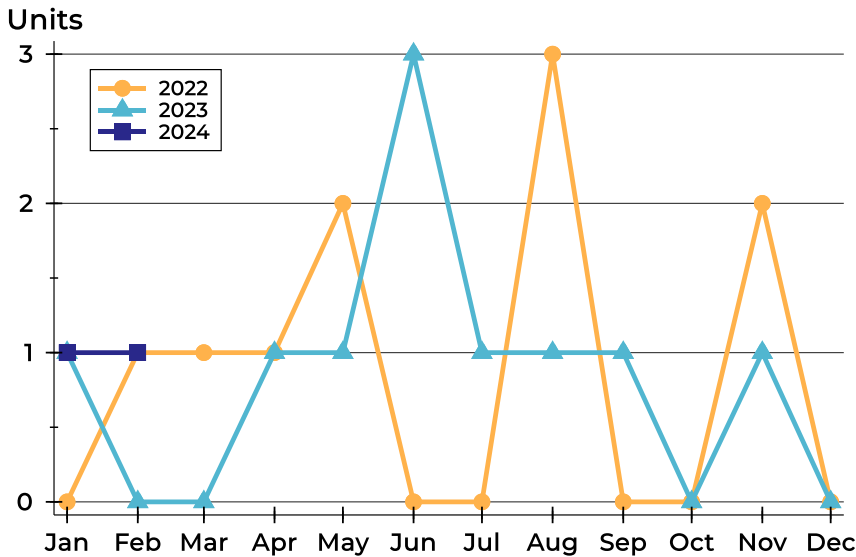
Units





## Greenwood County New Listings Analysis

### New Listings by Month



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

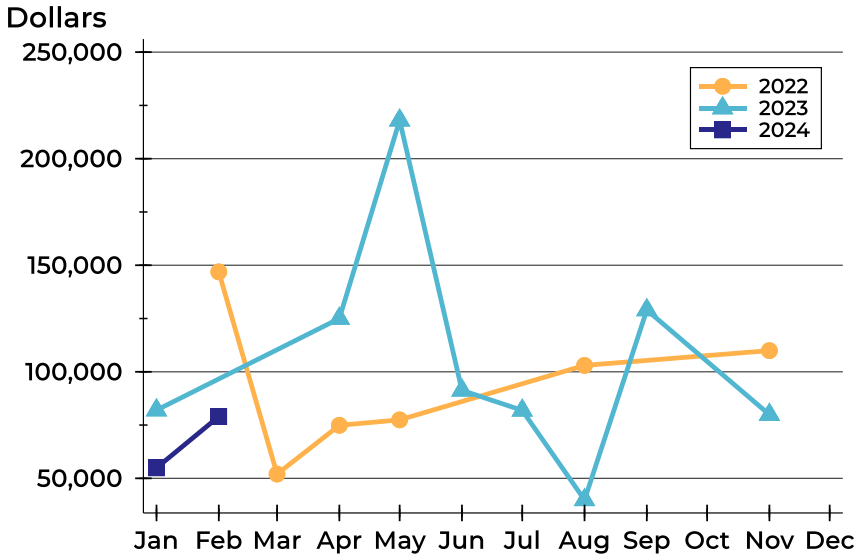
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |        | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|--------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1            | 100.0%  | 79,000     | 79,000 | 20             | 20   | 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 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$500,000-\$749,999 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A    |



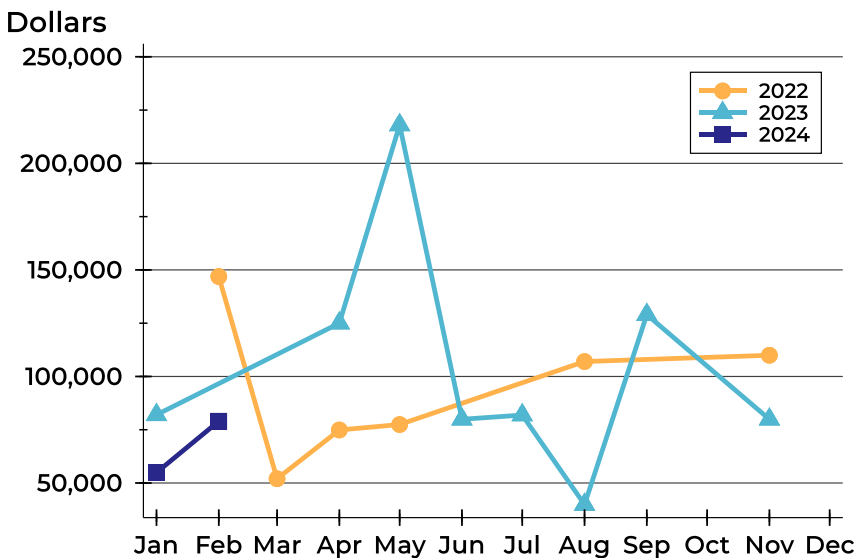
# Greenwood County New Listings Analysis

## Average Price



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

## Median Price



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



## Greenwood County Contracts Written Analysis

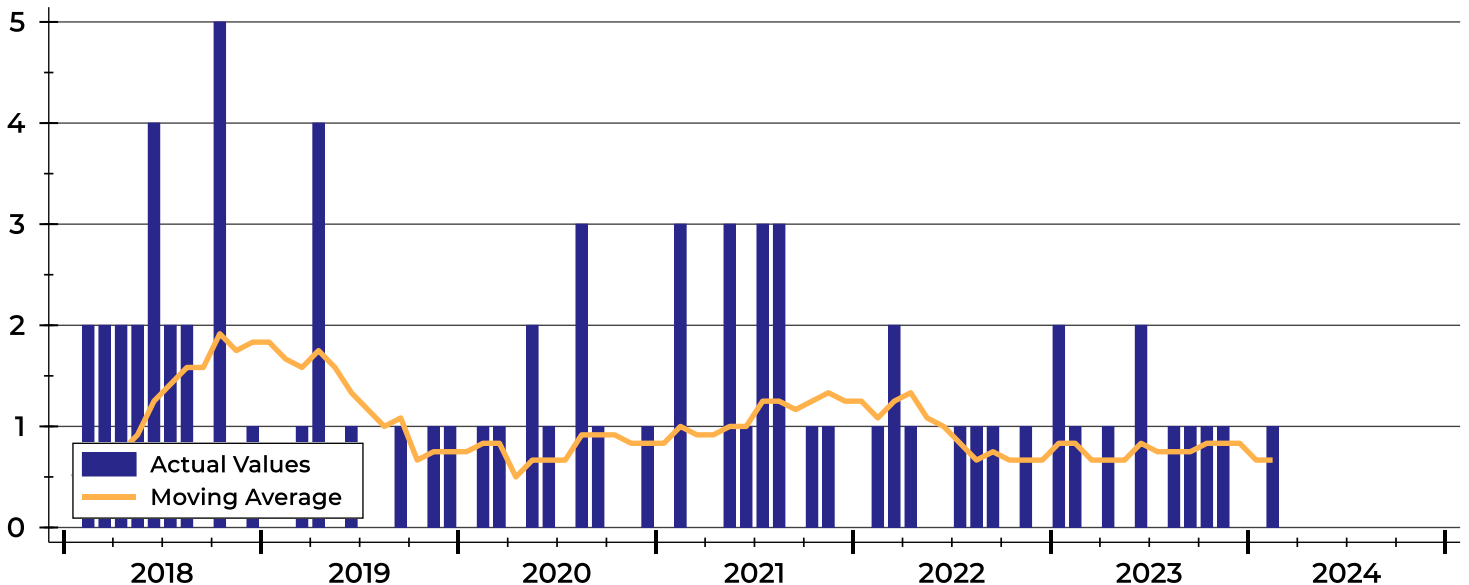
| Summary Statistics for Contracts Written |                     | February      |        |        | Year-to-Date  |         |        |
|--|---------------------|---------------|--------|--------|---------------|---------|--------|
|  |                     | 2024          | 2023   | Change | 2024          | 2023    | Change |
| Contracts Written                        |                     | <b>1</b>      | 1      | 0.0%   | <b>1</b>      | 3       | -66.7% |
| Volume (1,000s)                          |                     | <b>55</b>     | 90     | -38.9% | <b>55</b>     | 302     | -81.8% |
| Average                                  | Sale Price          | <b>54,900</b> | 90,000 | -39.0% | <b>54,900</b> | 100,633 | -45.4% |
|  | Days on Market      | <b>20</b>     | 79     | -74.7% | <b>20</b>     | 43      | -53.5% |
|  | Percent of Original | <b>63.4%</b>  | 106.7% | -40.6% | <b>63.4%</b>  | 102.2%  | -38.0% |
| Median                                   | Sale Price          | <b>54,900</b> | 90,000 | -39.0% | <b>54,900</b> | 90,000  | -39.0% |
|  | Days on Market      | <b>20</b>     | 79     | -74.7% | <b>20</b>     | 50      | -60.0% |
|  | Percent of Original | <b>63.4%</b>  | 106.7% | -40.6% | <b>63.4%</b>  | 100.0%  | -36.6% |

A total of 1 contract for sale was written in Greenwood County during the month of February, the same as in 2023. The median list price of this home was \$54,900, down from \$90,000 the prior year.

Half of the homes that went under contract in February were on the market less than 20 days, compared to 79 days in February 2023.

### History of Contracts Written

Units

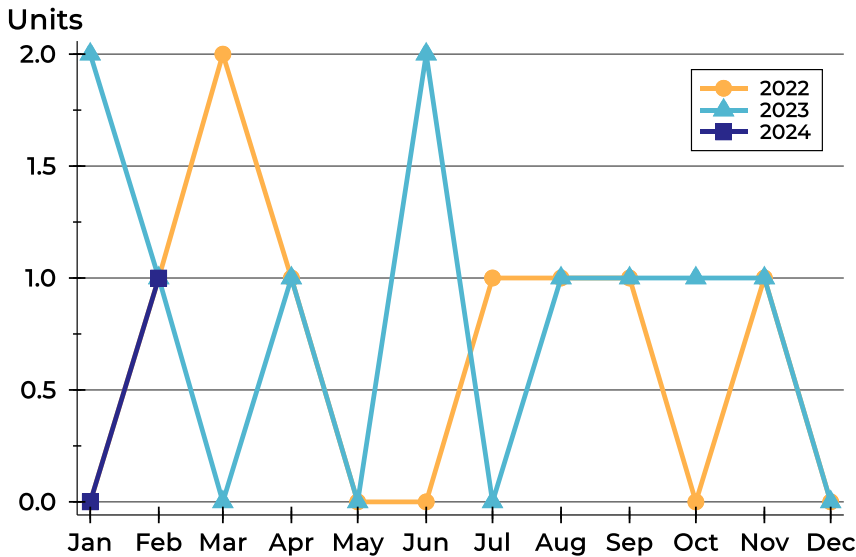






## Greenwood County Contracts Written Analysis

### Contracts Written by Month



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

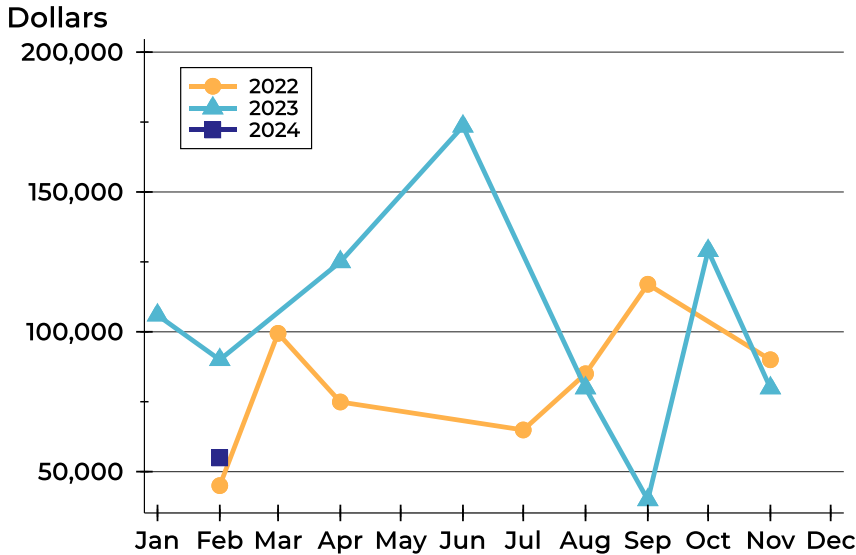
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |        | Days on Market |      | Price as % of Orig. |       |
|---------------------|-------------------|---------|------------|--------|----------------|------|---------------------|-------|
|                     | Number            | Percent | Average    | Median | Avg.           | Med. | Avg.                | Med.  |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$50,000-\$99,999   | 1                 | 100.0%  | 54,900     | 54,900 | 20             | 20   | 63.4%               | 63.4% |
| \$100,000-\$124,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$125,000-\$149,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$150,000-\$174,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$175,000-\$199,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$200,000-\$249,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$300,000-\$399,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$400,000-\$499,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A   |



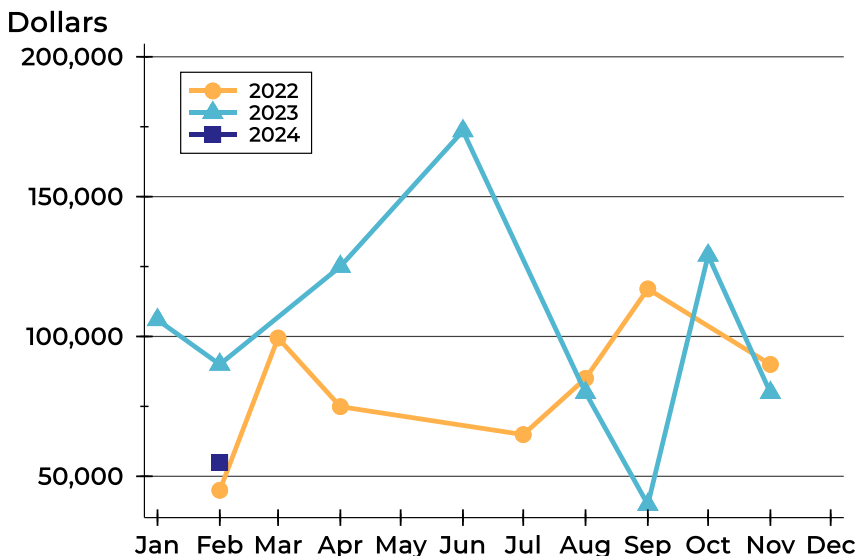
## Greenwood County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024          |
|-----------|---------|---------|---------------|
| January   | N/A     | 105,950 | N/A           |
| February  | 45,000  | 90,000  | <b>54,900</b> |
| March     | 99,450  | N/A     |               |
| April     | 74,900  | 125,000 |               |
| May       | N/A     | N/A     |               |
| June      | N/A     | 173,500 |               |
| July      | 64,900  | N/A     |               |
| August    | 85,000  | 79,900  |               |
| September | 117,000 | 39,900  |               |
| October   | N/A     | 129,000 |               |
| November  | 90,000  | 79,900  |               |
| December  | N/A     | N/A     |               |

### Median Price

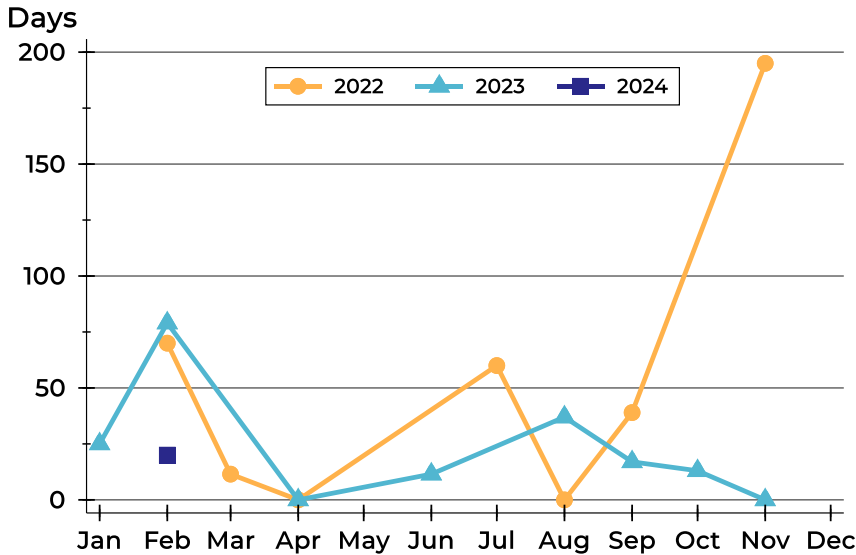


| Month     | 2022    | 2023    | 2024          |
|-----------|---------|---------|---------------|
| January   | N/A     | 105,950 | N/A           |
| February  | 45,000  | 90,000  | <b>54,900</b> |
| March     | 99,450  | N/A     |               |
| April     | 74,900  | 125,000 |               |
| May       | N/A     | N/A     |               |
| June      | N/A     | 173,500 |               |
| July      | 64,900  | N/A     |               |
| August    | 85,000  | 79,900  |               |
| September | 117,000 | 39,900  |               |
| October   | N/A     | 129,000 |               |
| November  | 90,000  | 79,900  |               |
| December  | N/A     | N/A     |               |



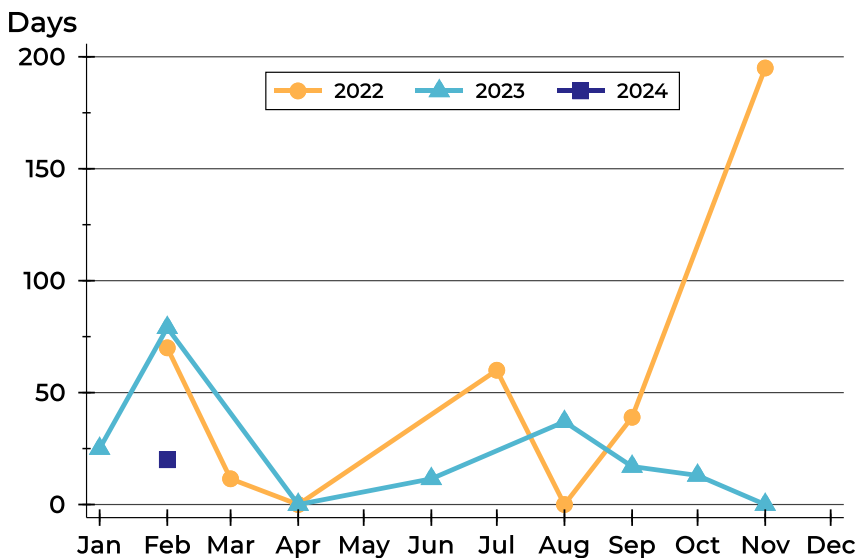
# Greenwood County Contracts Written Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | N/A  | 25   | N/A  |
| February  | 70   | 79   | 20   |
| March     | 12   | N/A  |      |
| April     | N/A  | N/A  |      |
| May       | N/A  | N/A  |      |
| June      | N/A  | 12   |      |
| July      | 60   | N/A  |      |
| August    | N/A  | 37   |      |
| September | 39   | 17   |      |
| October   | N/A  | 13   |      |
| November  | 195  | N/A  |      |
| December  | N/A  | N/A  |      |

## Median DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | N/A  | 25   | N/A  |
| February  | 70   | 79   | 20   |
| March     | 12   | N/A  |      |
| April     | N/A  | N/A  |      |
| May       | N/A  | N/A  |      |
| June      | N/A  | 12   |      |
| July      | 60   | N/A  |      |
| August    | N/A  | 37   |      |
| September | 39   | 17   |      |
| October   | N/A  | 13   |      |
| November  | 195  | N/A  |      |
| December  | N/A  | N/A  |      |



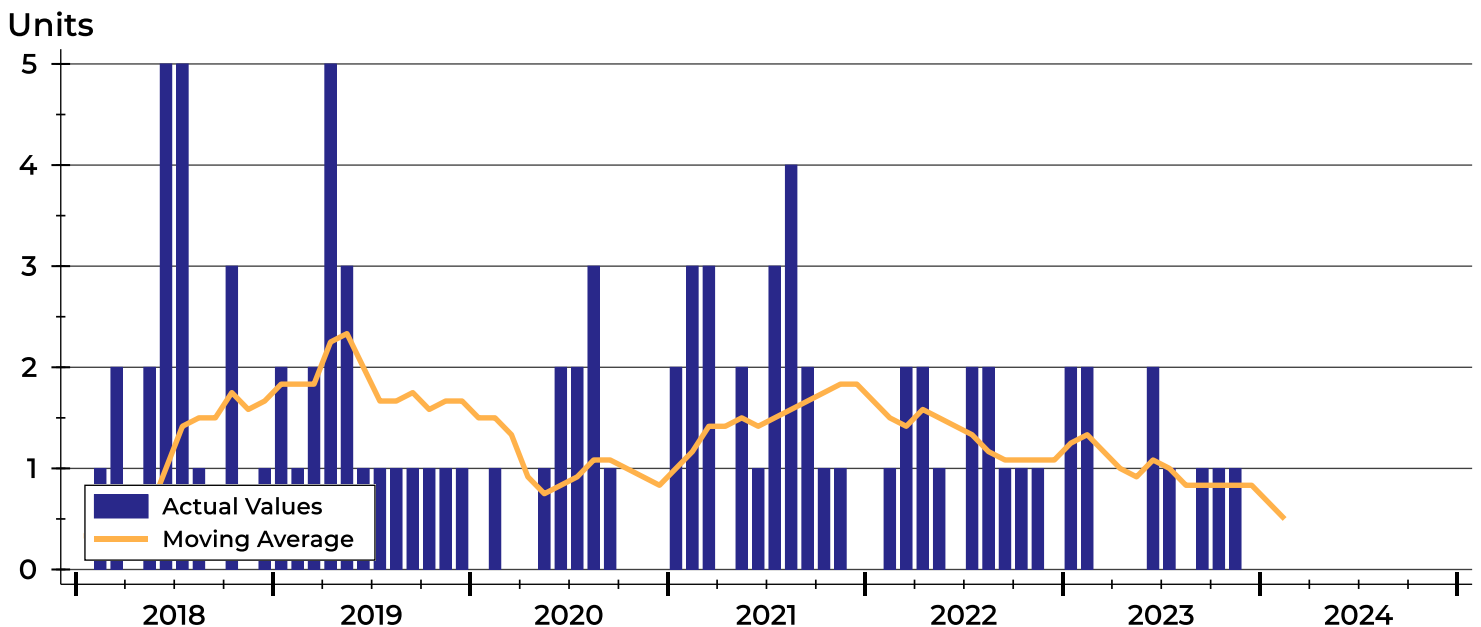
# Greenwood County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |         |
|--|---------------------|-----------------|---------|---------|
|  |                     | 2024            | 2023    | Change  |
| Pending Contracts                        |                     | 0               | 2       | -100.0% |
| Volume (1,000s)                          |                     | 0               | 220     | -100.0% |
| Average                                  | List Price          | N/A             | 109,950 | N/A     |
|  | Days on Market      | N/A             | 65      | N/A     |
|  | Percent of Original | N/A             | 100.0%  | N/A     |
| Median                                   | List Price          | N/A             | 109,950 | N/A     |
|  | Days on Market      | N/A             | 65      | N/A     |
|  | Percent of Original | N/A             | 100.0%  | N/A     |

A total of 0 listings in Greenwood County had contracts pending at the end of February, down from 2 contracts pending at the end of February 2023.

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

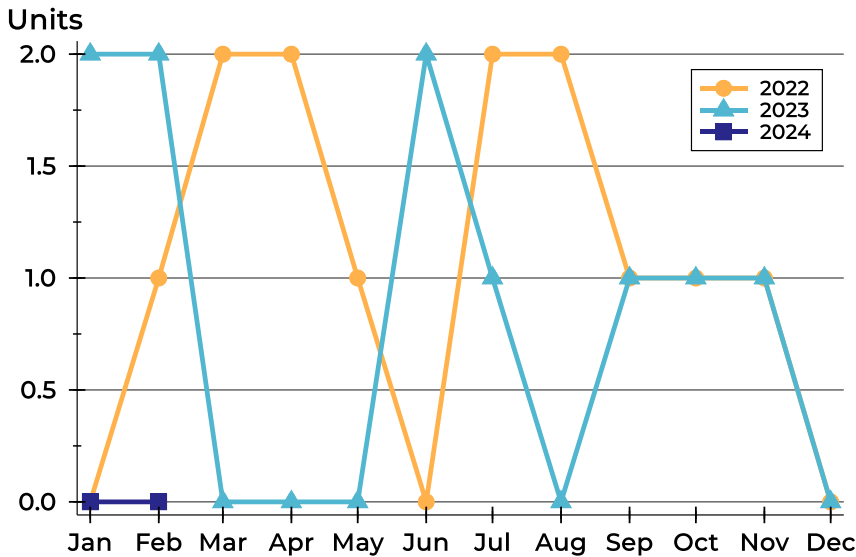
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 0    | 2    | <b>0</b> |
| February  | 1    | 2    | <b>0</b> |
| March     | 2    | 0    |          |
| April     | 2    | 0    |          |
| May       | 1    | 0    |          |
| June      | 0    | 2    |          |
| July      | 2    | 1    |          |
| August    | 2    | 0    |          |
| September | 1    | 1    |          |
| October   | 1    | 1    |          |
| November  | 1    | 1    |          |
| December  | 0    | 0    |          |

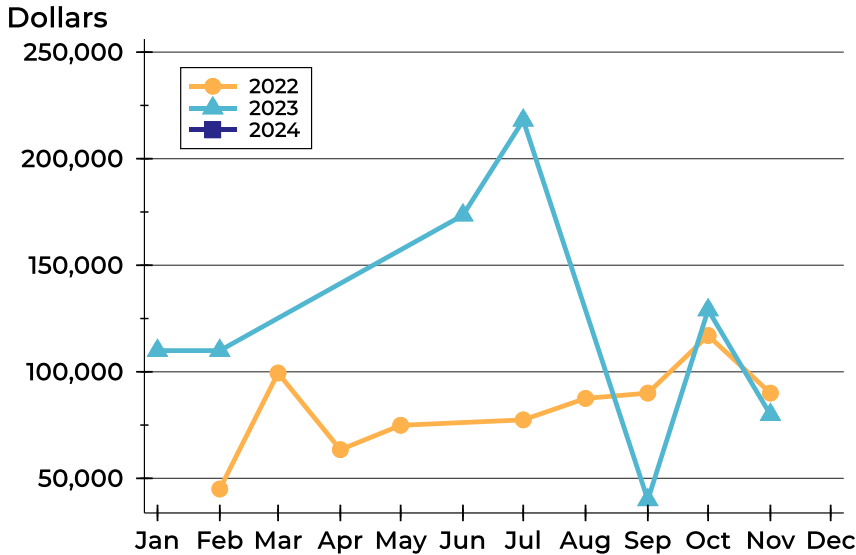
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |        | Days on Market |      | Price as % of Orig. |      |
|---------------------|-------------------|---------|------------|--------|----------------|------|---------------------|------|
|                     | Number            | Percent | Average    | Median | Avg.           | Med. | Avg.                | Med. |
| Below \$25,000      | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$25,000-\$49,999   | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$50,000-\$99,999   | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$100,000-\$124,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$125,000-\$149,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$150,000-\$174,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$175,000-\$199,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$200,000-\$249,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$250,000-\$299,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$300,000-\$399,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$400,000-\$499,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$500,000-\$749,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$750,000-\$999,999 | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |
| \$1,000,000 and up  | 0                 | N/A     | N/A        | N/A    | N/A            | N/A  | N/A                 | N/A  |



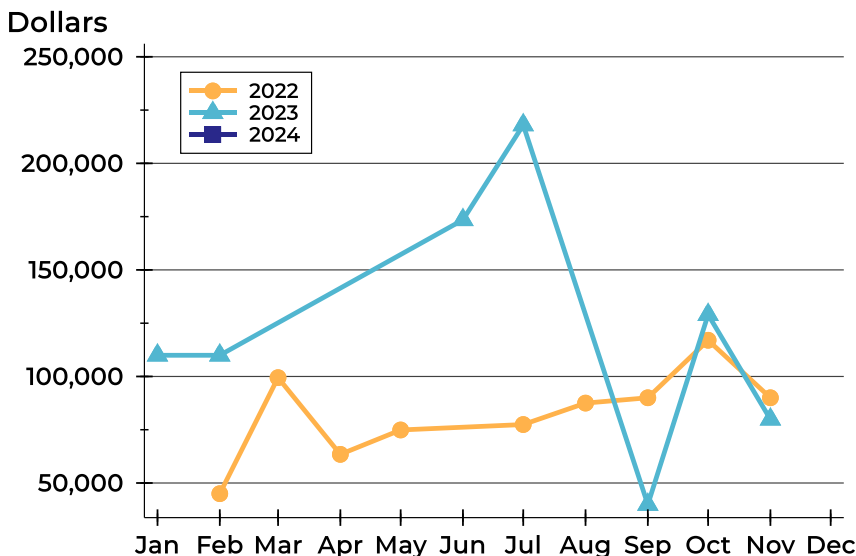
# Greenwood County Pending Contracts Analysis

## Average Price



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

## Median Price

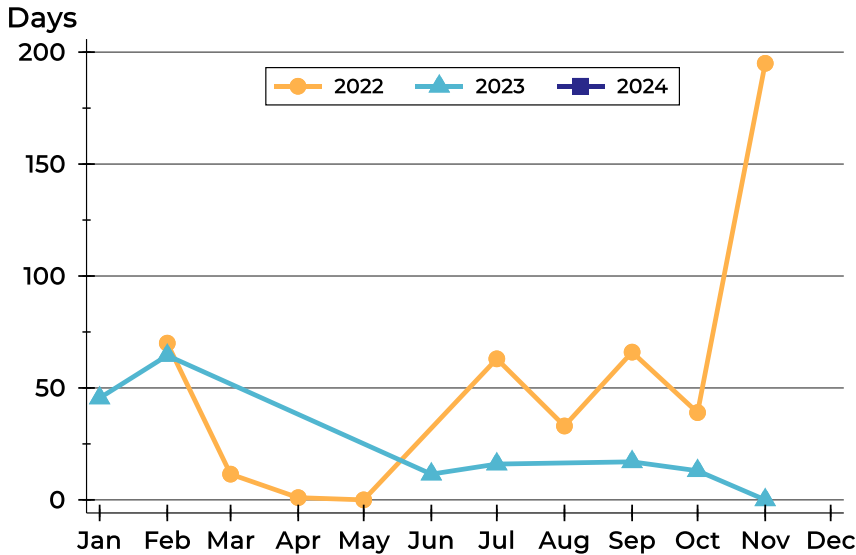


| Month     | 2022    | 2023    | 2024 |
|-----------|---------|---------|------|
| January   | N/A     | 109,950 | N/A  |
| February  | 45,000  | 109,950 | N/A  |
| March     | 99,450  | N/A     |      |
| April     | 63,450  | N/A     |      |
| May       | 74,900  | N/A     |      |
| June      |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



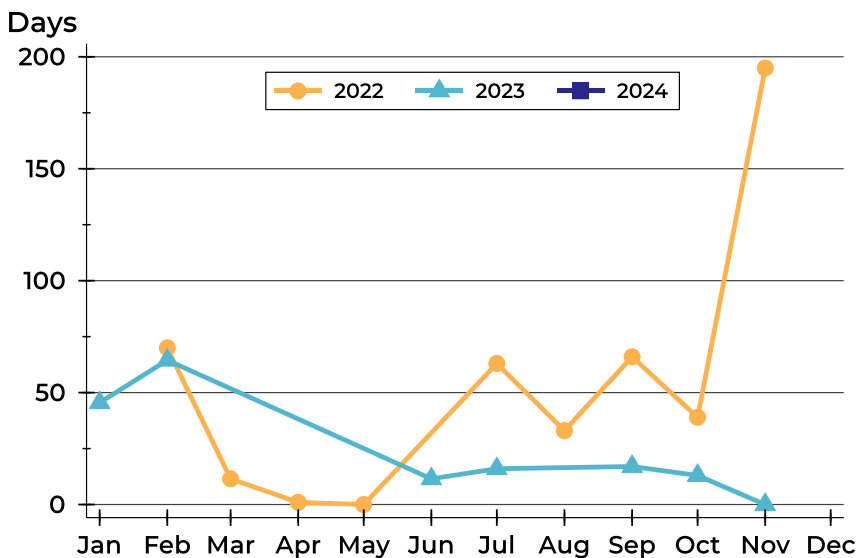
# Greenwood County Pending Contracts Analysis

## Average DOM



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

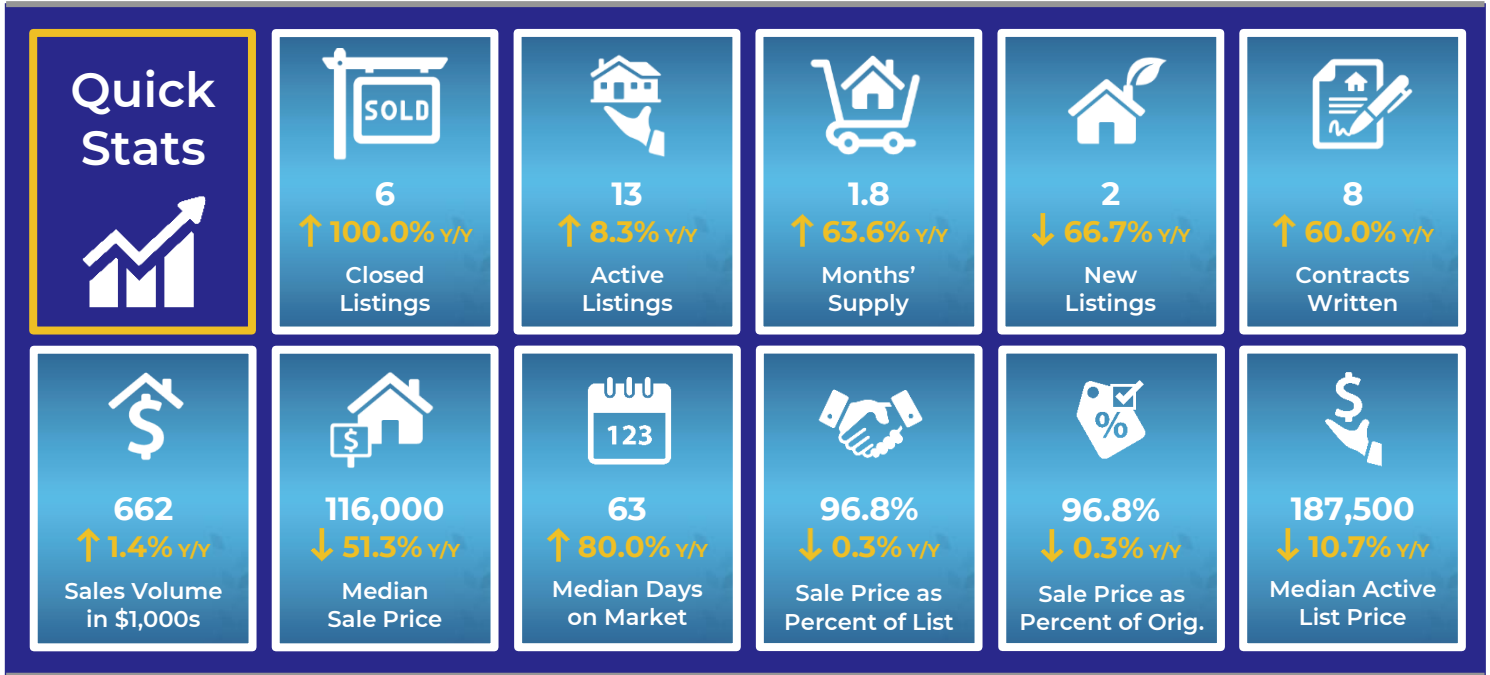
## Median DOM



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



# Jackson County Housing Report



## Market Overview

### Jackson County Home Sales Rose in February

Total home sales in Jackson County rose by 100.0% last month to 6 units, compared to 3 units in February 2023. Total sales volume was \$0.7 million, up 1.3% from a year earlier.

The median sale price in February was \$116,000, down from \$238,225 a year earlier. Homes that sold in February were typically on the market for 63 days and sold for 96.8% of their list prices.

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

The total number of active listings in Jackson County at the end of February was 13 units, up from 12 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$187,500.

During February, a total of 8 contracts were written up from 5 in February 2023. At the end of the month, there were 9 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plasm  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





## Jackson County Summary Statistics

| February MLS Statistics<br>Three-year History          |  | Current Month            |                         |                          | Year-to-Date             |                          |                          |
|--|--|--------------------------|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|  |  | 2024                     | 2023                    | 2022                     | 2024                     | 2023                     | 2022                     |
| <b>Home Sales</b><br>Change from prior year            | <b>6</b><br>100.0%                                     | <b>3</b><br>-75.0%       | <b>12</b><br>9.1%       | <b>7</b><br>-22.2%       | <b>9</b><br>-60.9%       | <b>23</b><br>76.9%       |                          |
| <b>Active Listings</b><br>Change from prior year       | <b>13</b><br>8.3%                                      | <b>12</b><br>33.3%       | <b>9</b><br>-47.1%      | <b>N/A</b>               | <b>N/A</b>               | <b>N/A</b>               |                          |
| <b>Months' Supply</b><br>Change from prior year        | <b>1.8</b><br>63.6%                                    | <b>1.1</b><br>37.5%      | <b>0.8</b><br>-46.7%    | <b>N/A</b>               | <b>N/A</b>               | <b>N/A</b>               |                          |
| <b>New Listings</b><br>Change from prior year          | <b>2</b><br>-66.7%                                     | <b>6</b><br>-45.5%       | <b>11</b><br>175.0%     | <b>3</b><br>-75.0%       | <b>12</b><br>-47.8%      | <b>23</b><br>35.3%       |                          |
| <b>Contracts Written</b><br>Change from prior year     | <b>8</b><br>60.0%                                      | <b>5</b><br>-44.4%       | <b>9</b><br>12.5%       | <b>14</b><br>100.0%      | <b>7</b><br>-72.0%       | <b>25</b><br>13.6%       |                          |
| <b>Pending Contracts</b><br>Change from prior year     | <b>9</b><br>80.0%                                      | <b>5</b><br>-66.7%       | <b>15</b><br>50.0%      | <b>N/A</b>               | <b>N/A</b>               | <b>N/A</b>               |                          |
| <b>Sales Volume (1,000s)</b><br>Change from prior year | <b>662</b><br>1.4%                                     | <b>653</b><br>-72.9%     | <b>2,409</b><br>4.8%    | <b>862</b><br>-46.5%     | <b>1,611</b><br>-65.6%   | <b>4,679</b><br>68.0%    |                          |
| <b>Average</b>   | <b>Sale Price</b><br>Change from prior year            | <b>110,250</b><br>-49.4% | <b>217,742</b><br>8.5%  | <b>200,723</b><br>-4.0%  | <b>123,071</b><br>-31.3% | <b>179,014</b><br>-12.0% | <b>203,417</b><br>-5.1%  |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>269,900</b><br>-9.3%  | <b>297,717</b><br>25.2% | <b>237,789</b><br>60.3%  | <b>N/A</b>               | <b>N/A</b>               | <b>N/A</b>               |
|  | <b>Days on Market</b><br>Change from prior year        | <b>65</b><br>170.8%      | <b>24</b><br>-22.6%     | <b>31</b><br>63.2%       | <b>65</b><br>54.8%       | <b>42</b><br>31.3%       | <b>32</b><br>88.2%       |
|  | <b>Percent of List</b><br>Change from prior year       | <b>91.5%</b><br>-4.4%    | <b>95.7%</b><br>-3.0%   | <b>98.7%</b><br>-1.1%    | <b>92.7%</b><br>-2.2%    | <b>94.8%</b><br>-3.3%    | <b>98.0%</b><br>-1.3%    |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>85.5%</b><br>-10.7%   | <b>95.7%</b><br>-2.1%   | <b>97.8%</b><br>-2.7%    | <b>86.9%</b><br>-1.9%    | <b>88.6%</b><br>-8.8%    | <b>97.1%</b><br>-2.8%    |
| <b>Median</b>  | <b>Sale Price</b><br>Change from prior year            | <b>116,000</b><br>-51.3% | <b>238,225</b><br>40.1% | <b>170,000</b><br>-18.1% | <b>127,000</b><br>-36.5% | <b>200,000</b><br>14.3%  | <b>175,000</b><br>-19.7% |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>187,500</b><br>-10.7% | <b>209,950</b><br>0.0%  | <b>209,900</b><br>50.5%  | <b>N/A</b>               | <b>N/A</b>               | <b>N/A</b>               |
|  | <b>Days on Market</b><br>Change from prior year        | <b>63</b><br>80.0%       | <b>35</b><br>600.0%     | <b>5</b><br>-16.7%       | <b>66</b><br>88.6%       | <b>35</b><br>133.3%      | <b>15</b><br>150.0%      |
|  | <b>Percent of List</b><br>Change from prior year       | <b>96.8%</b><br>-0.3%    | <b>97.1%</b><br>-2.3%   | <b>99.4%</b><br>-0.6%    | <b>97.8%</b><br>0.8%     | <b>97.0%</b><br>-3.0%    | <b>100.0%</b><br>0.0%    |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>96.8%</b><br>-0.3%    | <b>97.1%</b><br>-1.4%   | <b>98.5%</b><br>-1.5%    | <b>95.8%</b><br>3.0%     | <b>93.0%</b><br>-5.9%    | <b>98.8%</b><br>-1.2%    |

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



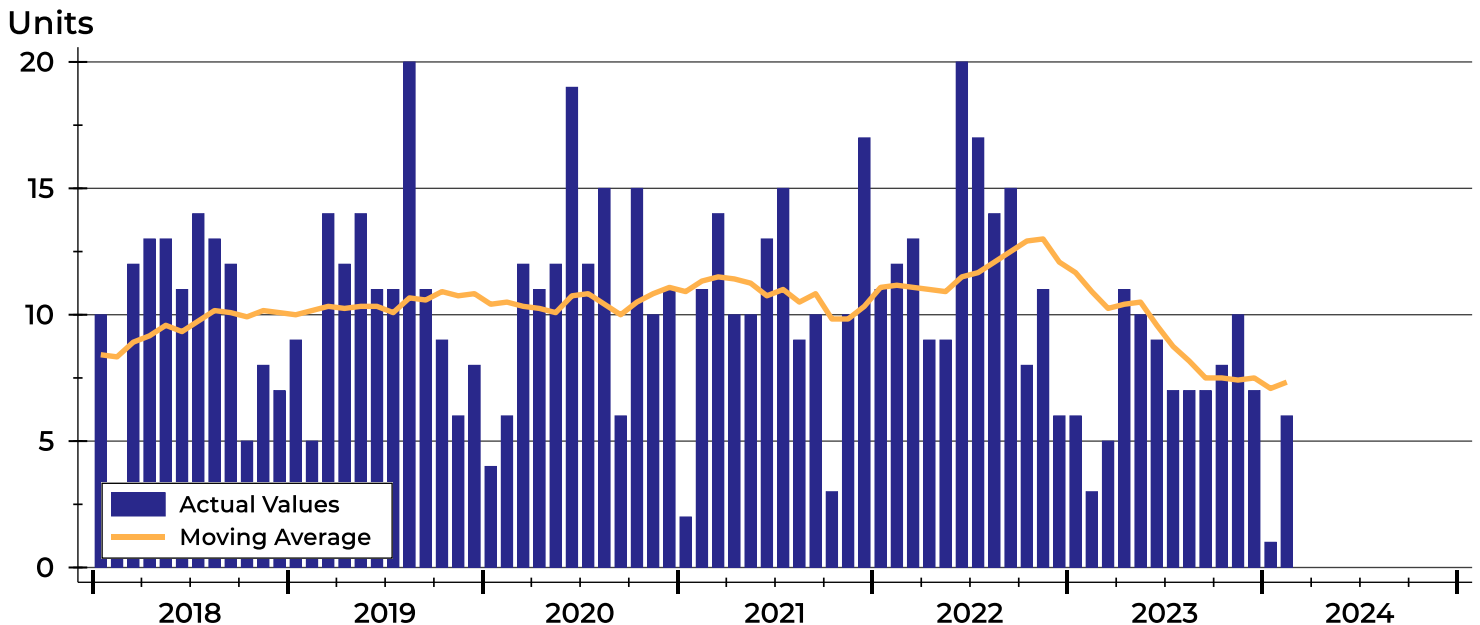
# Jackson County Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Closed Listings                        |                     | 6       | 3             | 100.0% | 7       | 9                 | -22.2% |
| Volume (1,000s)                        |                     | 662     | 653           | 1.4%   | 862     | 1,611             | -46.5% |
| Months' Supply                         |                     | 1.8     | 1.1           | 63.6%  | N/A     | N/A               | N/A    |
| Average                                | Sale Price          | 110,250 | 217,742       | -49.4% | 123,071 | 179,014           | -31.3% |
|  | Days on Market      | 65      | 24            | 170.8% | 65      | 42                | 54.8%  |
|  | Percent of List     | 91.5%   | 95.7%         | -4.4%  | 92.7%   | 94.8%             | -2.2%  |
|  | Percent of Original | 85.5%   | 95.7%         | -10.7% | 86.9%   | 88.6%             | -1.9%  |
| Median                                 | Sale Price          | 116,000 | 238,225       | -51.3% | 127,000 | 200,000           | -36.5% |
|  | Days on Market      | 63      | 35            | 80.0%  | 66      | 35                | 88.6%  |
|  | Percent of List     | 96.8%   | 97.1%         | -0.3%  | 97.8%   | 97.0%             | 0.8%   |
|  | Percent of Original | 96.8%   | 97.1%         | -0.3%  | 95.8%   | 93.0%             | 3.0%   |

A total of 6 homes sold in Jackson County in February, up from 3 units in February 2023. Total sales volume was essentially unchanged from the previous year's figure of \$0.7 million.

The median sales price in February was \$116,000, down 51.3% compared to the prior year. Median days on market was 63 days, down from 66 days in January, but up from 35 in February 2023.

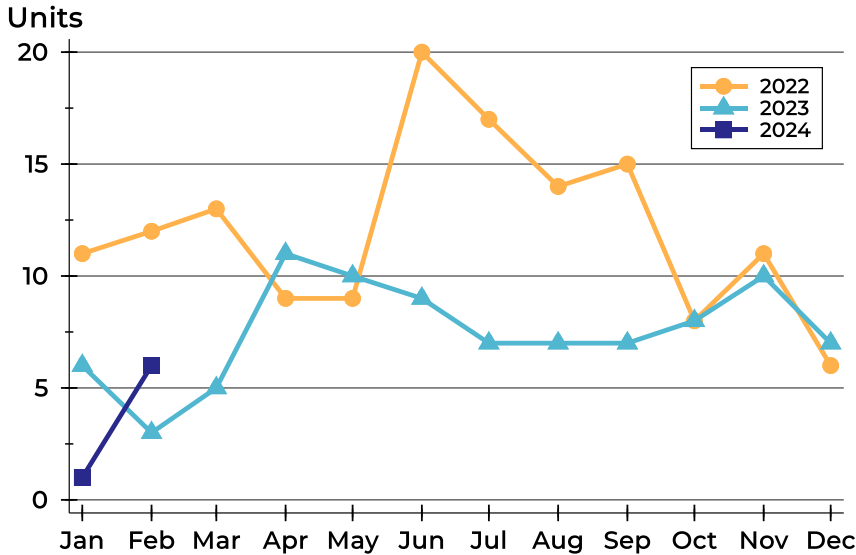
## History of Closed Listings





## Jackson County Closed Listings Analysis

### Closed Listings by Month



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

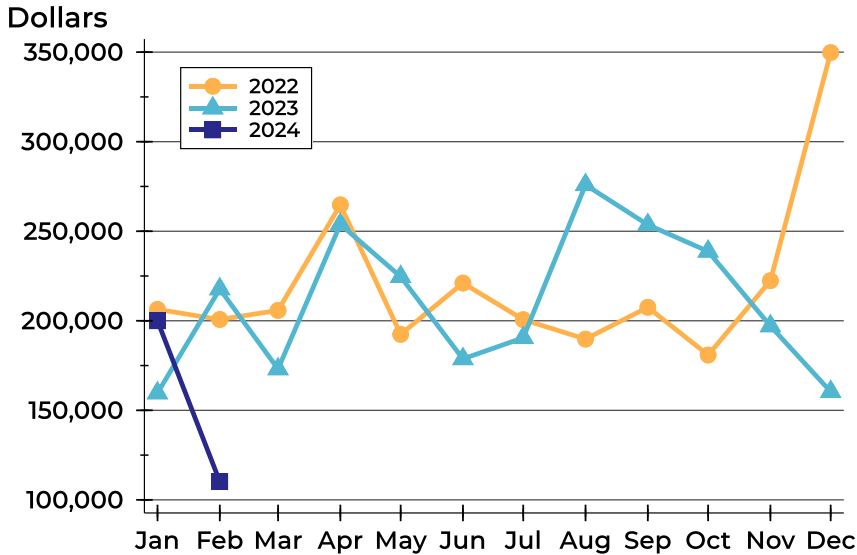
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |       | Price as % of Orig. |       |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|-------|---------------------|-------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.  | Avg.                | Med.  |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$25,000-\$49,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$50,000-\$99,999   | 2      | 33.3%   | 0.0            | 66,500     | 66,500  | 104            | 104  | 90.0%              | 90.0% | 72.7%               | 72.7% |
| \$100,000-\$124,999 | 1      | 16.7%   | 0.0            | 105,000    | 105,000 | 97             | 97   | 75.0%              | 75.0% | 75.0%               | 75.0% |
| \$125,000-\$149,999 | 2      | 33.3%   | 2.4            | 132,750    | 132,750 | 40             | 40   | 99.1%              | 99.1% | 98.4%               | 98.4% |
| \$150,000-\$174,999 | 1      | 16.7%   | 2.2            | 158,000    | 158,000 | 4              | 4    | 95.8%              | 95.8% | 95.8%               | 95.8% |
| \$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%    | 2.0            | 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   |



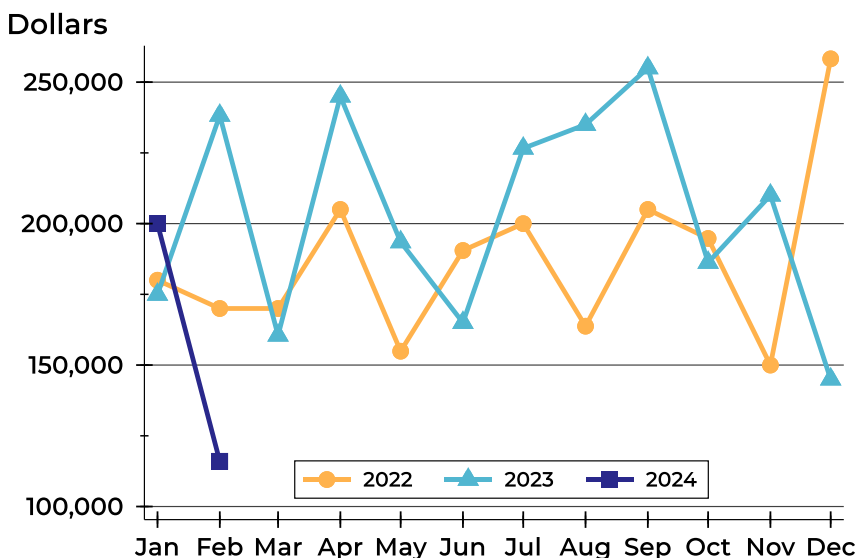
## Jackson County Closed Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 206,357 | 159,650 | <b>200,000</b> |
| February  | 200,723 | 217,742 | <b>110,250</b> |
| March     | 205,800 | 173,090 |                |
| April     | 264,722 | 253,864 |                |
| May       | 192,422 | 224,630 |                |
| June      | 221,075 | 178,722 |                |
| July      | 200,641 | 190,514 |                |
| August    | 189,771 | 275,929 |                |
| September | 207,533 | 253,600 |                |
| October   | 180,875 | 238,768 |                |
| November  | 222,404 | 197,100 |                |
| December  | 349,750 | 160,414 |                |

### Median Price

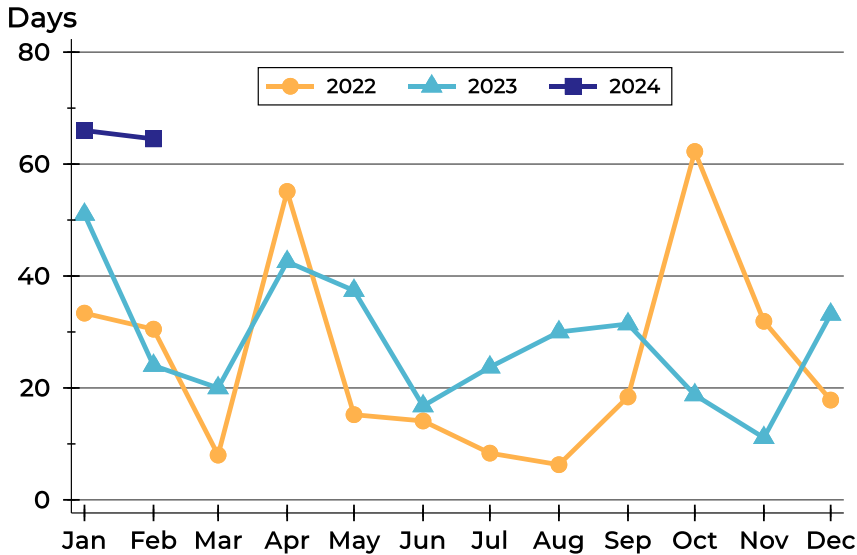


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 180,000 | 174,950 | <b>200,000</b> |
| February  | 170,000 | 238,225 | <b>116,000</b> |
| March     | 170,000 | 160,500 |                |
| April     | 205,000 | 245,000 |                |
| May       | 154,900 | 193,500 |                |
| June      | 190,500 | 165,000 |                |
| July      | 200,000 | 226,600 |                |
| August    | 163,750 | 235,000 |                |
| September | 205,000 | 255,000 |                |
| October   | 194,750 | 186,250 |                |
| November  | 150,000 | 210,000 |                |
| December  | 258,250 | 145,000 |                |



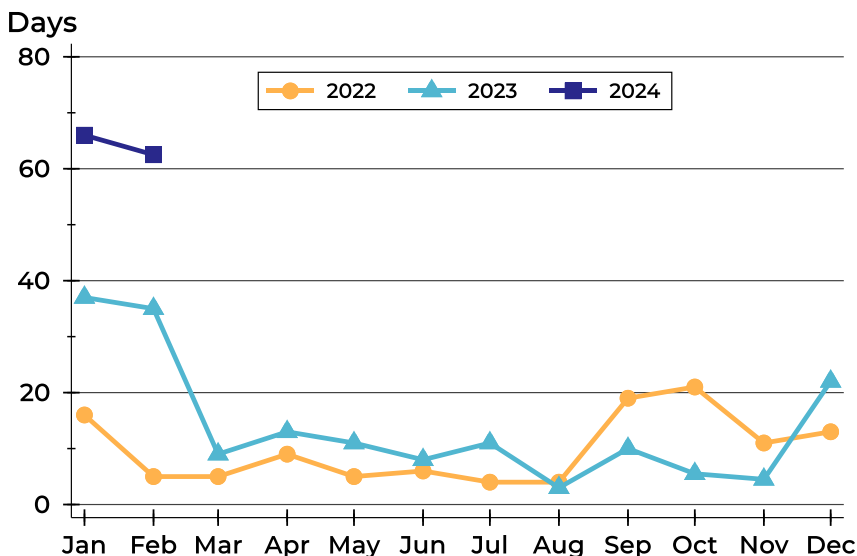
## Jackson County Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 33   | 51   | <b>66</b> |
| February  | 31   | 24   | <b>65</b> |
| March     | 8    | 20   |           |
| April     | 55   | 43   |           |
| May       | 15   | 37   |           |
| June      | 14   | 17   |           |
| July      | 8    | 24   |           |
| August    | 6    | 30   |           |
| September | 18   | 31   |           |
| October   | 62   | 19   |           |
| November  | 32   | 11   |           |
| December  | 18   | 33   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 16   | 37   | <b>66</b> |
| February  | 5    | 35   | <b>63</b> |
| March     | 5    | 9    |           |
| April     | 9    | 13   |           |
| May       | 5    | 11   |           |
| June      | 6    | 8    |           |
| July      | 4    | 11   |           |
| August    | 4    | 3    |           |
| September | 19   | 10   |           |
| October   | 21   | 6    |           |
| November  | 11   | 5    |           |
| December  | 13   | 22   |           |



## Jackson County Active Listings Analysis

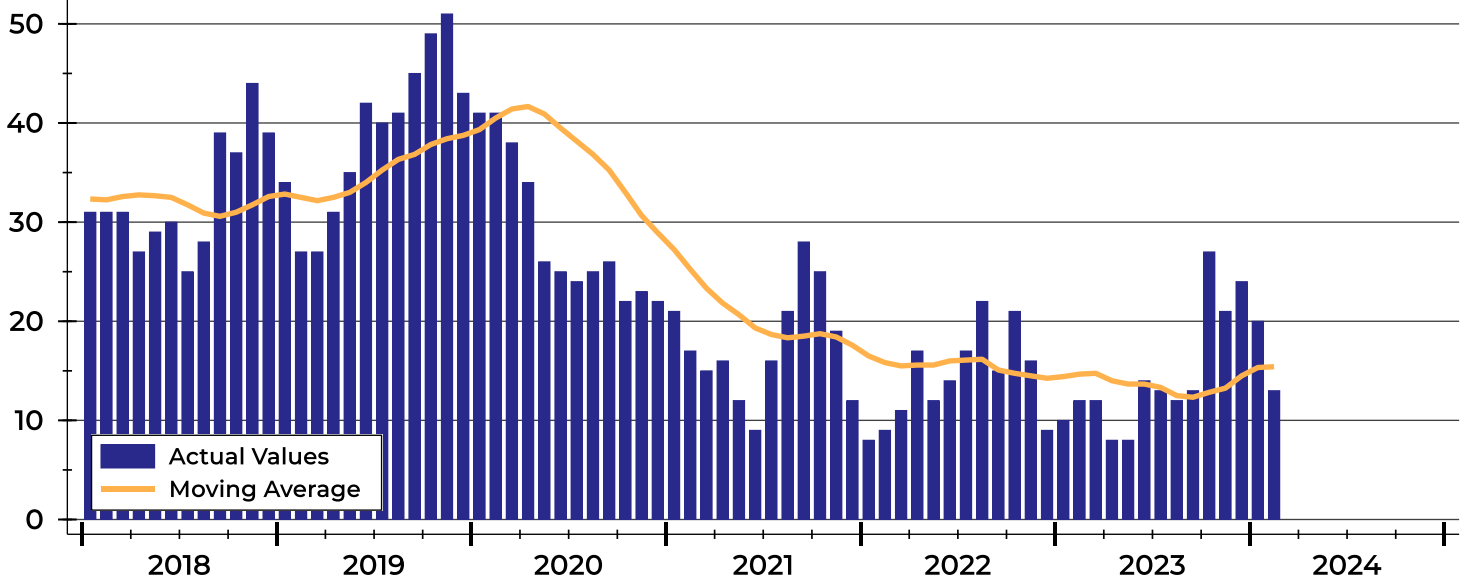
| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | <b>13</b>       | 12      | 8.3%   |
| Volume (1,000s)                        |                     | <b>3,509</b>    | 3,573   | -1.8%  |
| Months' Supply                         |                     | <b>1.8</b>      | 1.1     | 63.6%  |
| Average                                | List Price          | <b>269,900</b>  | 297,717 | -9.3%  |
|  | Days on Market      | <b>126</b>      | 98      | 28.6%  |
|  | Percent of Original | <b>99.5%</b>    | 89.8%   | 10.8%  |
| Median                                 | List Price          | <b>187,500</b>  | 209,950 | -10.7% |
|  | Days on Market      | <b>124</b>      | 44      | 181.8% |
|  | Percent of Original | <b>100.0%</b>   | 94.8%   | 5.5%   |

A total of 13 homes were available for sale in Jackson County at the end of February. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$187,500, down 10.7% from 2023. The typical time on market for active listings was 124 days, up from 44 days a year earlier.

## History of Active Listings

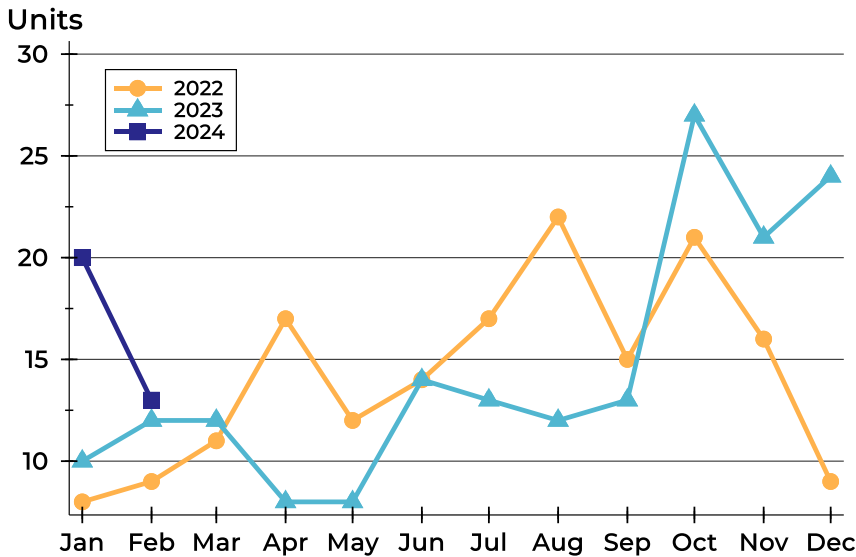
Units





## Jackson County Active Listings Analysis

### Active Listings by Month



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

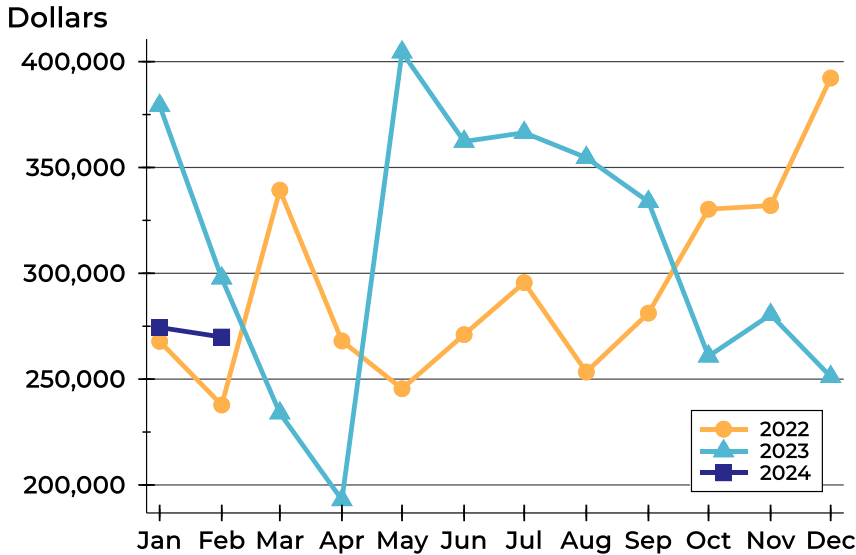
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$25,000-\$49,999   | 1                      | 7.7%                    | N/A            | 45,000             | 45,000            | 86                  | 86                  | 100.0%                   | 100.0%                   |
| \$50,000-\$99,999   | 0                      | 0.0%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$100,000-\$124,999 | 0                      | 0.0%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$125,000-\$149,999 | 2                      | 15.4%                   | 2.4            | 144,200            | 144,200           | 113                 | 113                 | 100.0%                   | 100.0%                   |
| \$150,000-\$174,999 | 2                      | 15.4%                   | 2.2            | 154,950            | 154,950           | 111                 | 111                 | 100.4%                   | 100.4%                   |
| \$175,000-\$199,999 | 2                      | 15.4%                   | N/A            | 183,700            | 183,700           | 53                  | 53                  | 98.6%                    | 98.6%                    |
| \$200,000-\$249,999 | 2                      | 15.4%                   | N/A            | 210,000            | 210,000           | 120                 | 120                 | 97.6%                    | 97.6%                    |
| \$250,000-\$299,999 | 2                      | 15.4%                   | 2.0            | 264,500            | 264,500           | 130                 | 130                 | 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                      | 7.7%                    | N/A            | 699,000            | 699,000           | 204                 | 204                 | 100.0%                   | 100.0%                   |
| \$750,000-\$999,999 | 1                      | 7.7%                    | N/A            | 850,000            | 850,000           | 301                 | 301                 | 100.0%                   | 100.0%                   |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



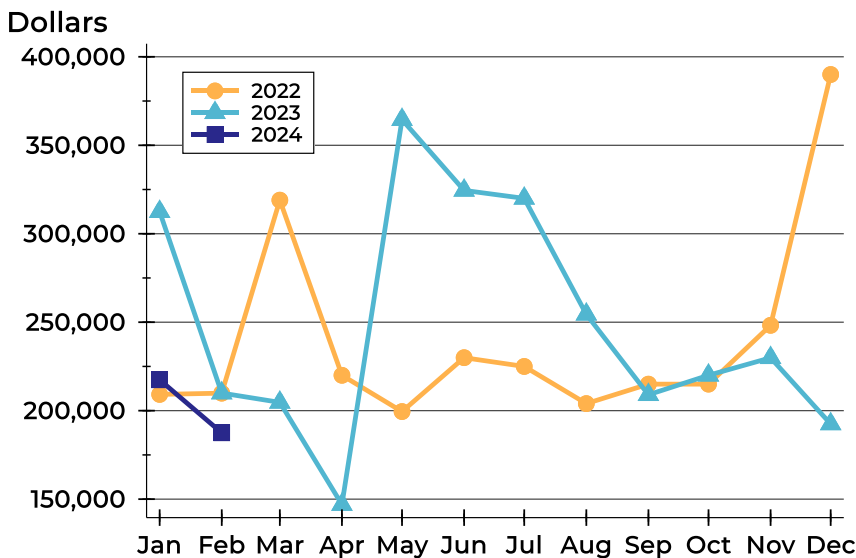
# Jackson County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 267,850 | 379,285 | <b>274,408</b> |
| February  | 237,789 | 297,717 | <b>269,900</b> |
| March     | 339,282 | 233,967 |                |
| April     | 268,035 | 192,950 |                |
| May       | 245,450 | 404,500 |                |
| June      | 271,021 | 362,286 |                |
| July      | 295,600 | 366,446 |                |
| August    | 253,373 | 354,654 |                |
| September | 281,178 | 333,838 |                |
| October   | 330,275 | 260,818 |                |
| November  | 332,016 | 280,466 |                |
| December  | 392,256 | 251,167 |                |

## Median Price



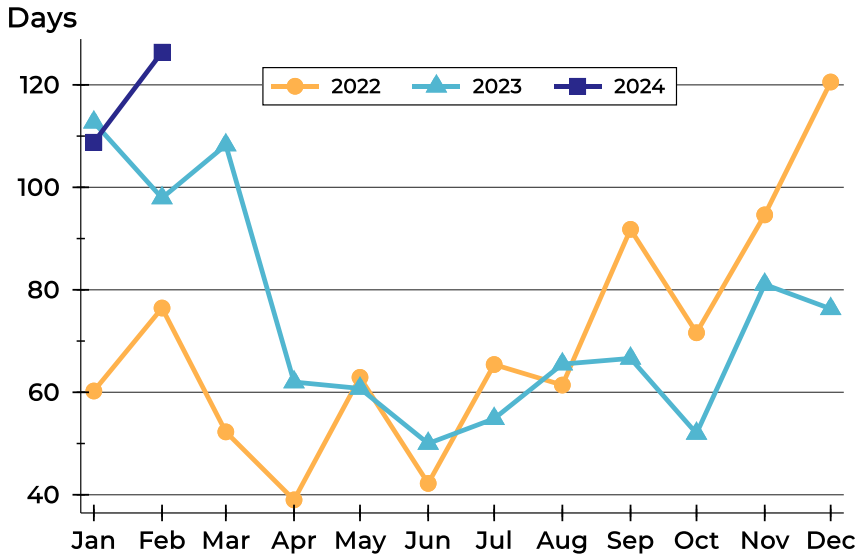
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 209,200 | 312,475 | <b>217,450</b> |
| February  | 209,900 | 209,950 | <b>187,500</b> |
| March     | 319,000 | 204,700 |                |
| April     | 220,000 | 146,950 |                |
| May       | 199,499 | 364,500 |                |
| June      | 229,950 | 324,500 |                |
| July      | 225,000 | 320,000 |                |
| August    | 204,000 | 254,475 |                |
| September | 215,000 | 209,000 |                |
| October   | 215,000 | 220,000 |                |
| November  | 248,250 | 229,900 |                |
| December  | 390,000 | 192,500 |                |





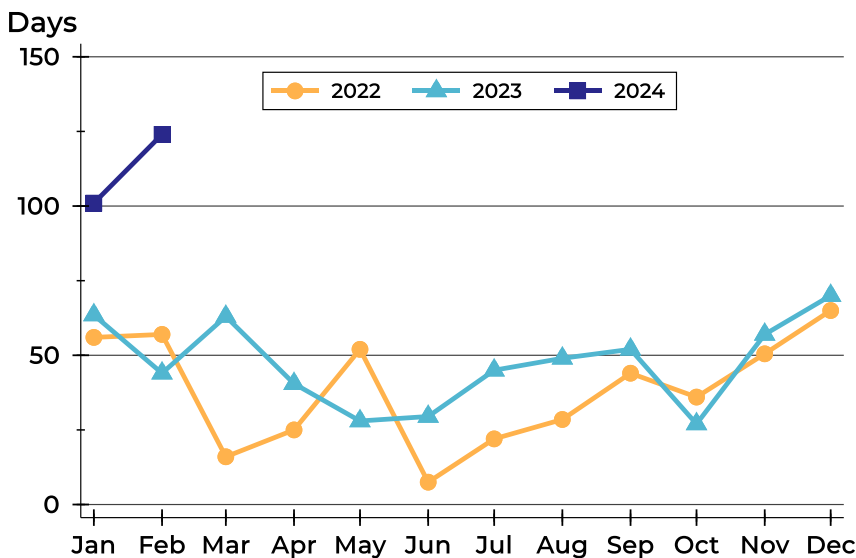
## Jackson County Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 60   | 113  | <b>109</b> |
| February  | 76   | 98   | <b>126</b> |
| March     | 52   | 108  |            |
| April     | 39   | 62   |            |
| May       | 63   | 61   |            |
| June      | 42   | 50   |            |
| July      | 65   | 55   |            |
| August    | 61   | 66   |            |
| September | 92   | 67   |            |
| October   | 72   | 52   |            |
| November  | 95   | 81   |            |
| December  | 121  | 76   |            |

### Median DOM

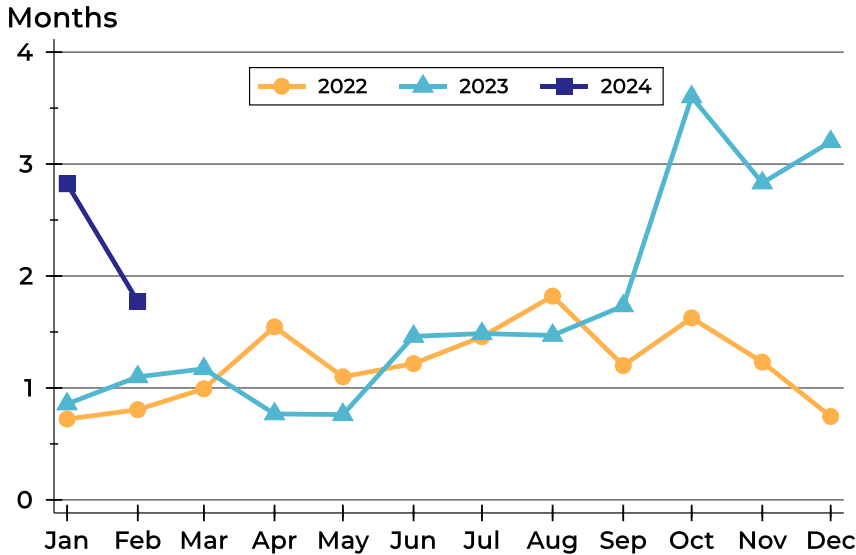


| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 56   | 64   | <b>101</b> |
| February  | 57   | 44   | <b>124</b> |
| March     | 16   | 63   |            |
| April     | 25   | 41   |            |
| May       | 52   | 28   |            |
| June      | 8    | 30   |            |
| July      | 22   | 45   |            |
| August    | 29   | 49   |            |
| September | 44   | 52   |            |
| October   | 36   | 27   |            |
| November  | 51   | 57   |            |
| December  | 65   | 70   |            |



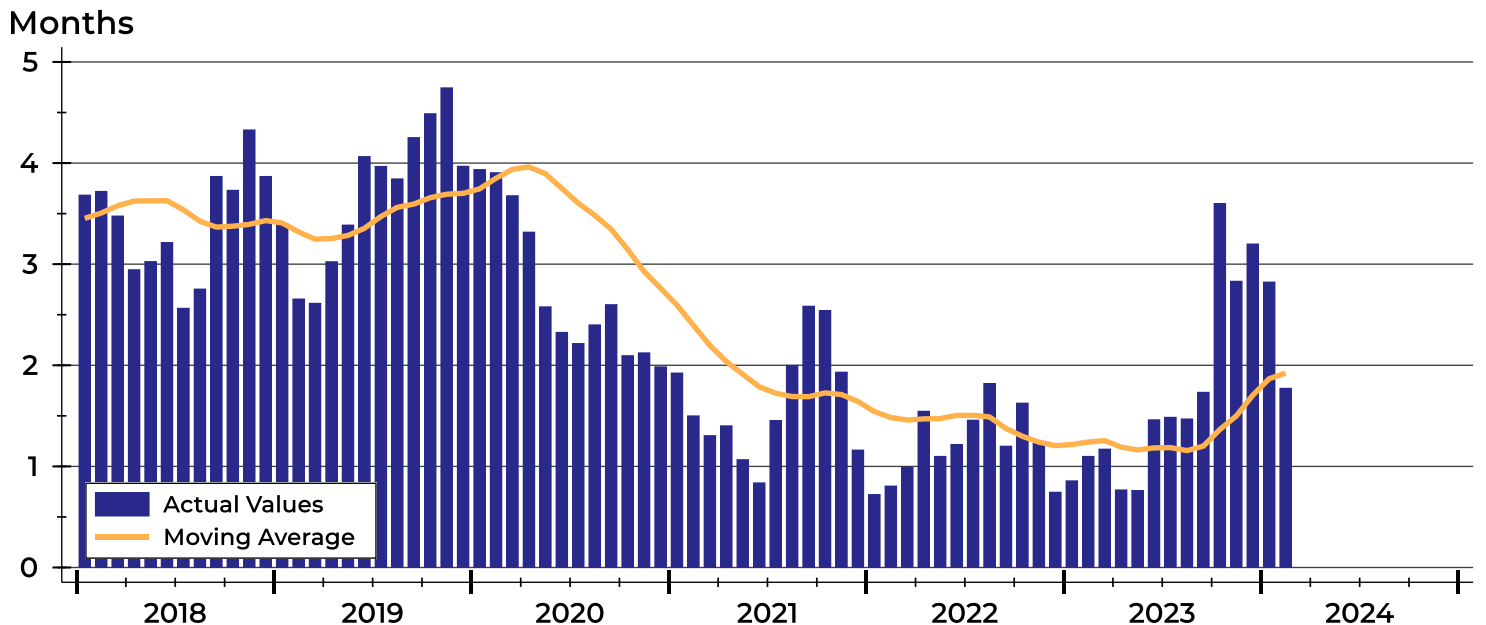
# Jackson County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





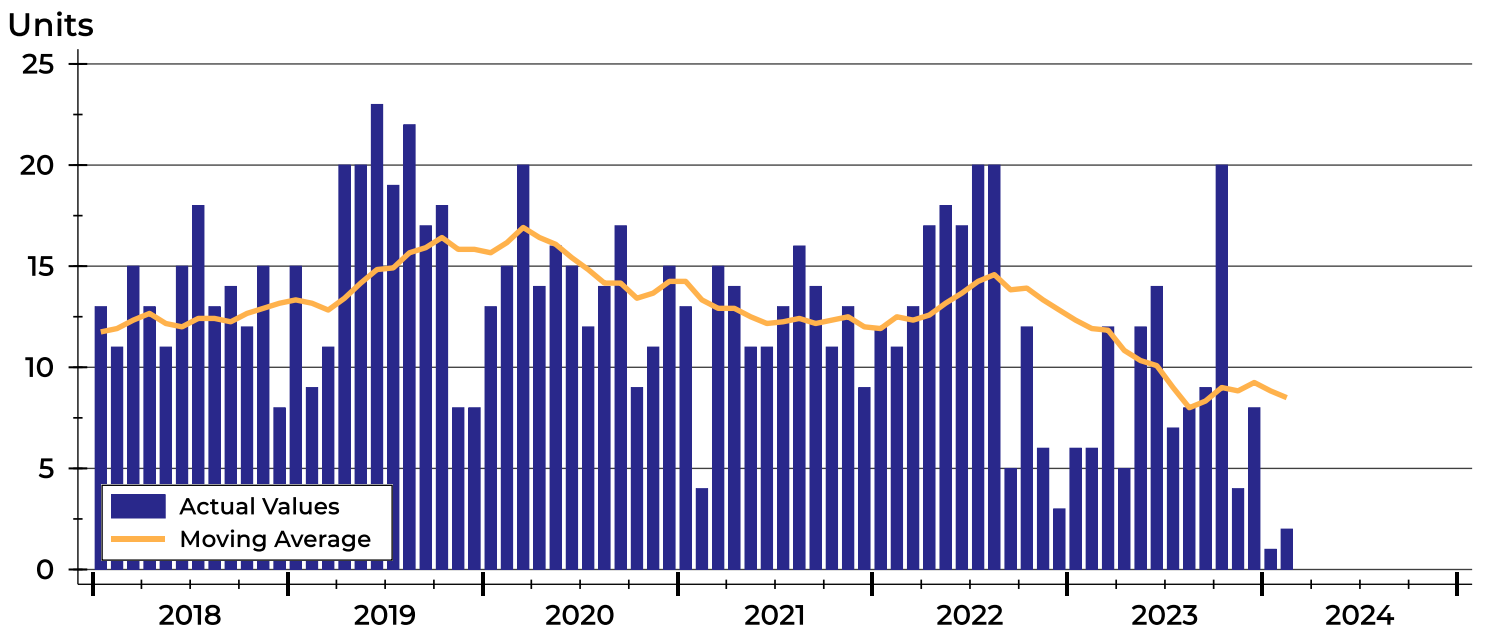
# Jackson County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 2       | 6             | -66.7% |
|                                     | Volume (1,000s)    | 637     | 1,054         | -39.6% |
|                                     | Average List Price | 318,700 | 175,617       | 81.5%  |
|                                     | Median List Price  | 318,700 | 107,400       | 196.7% |
| Year-to-Date                        | New Listings       | 3       | 12            | -75.0% |
|                                     | Volume (1,000s)    | 802     | 2,353         | -65.9% |
|                                     | Average List Price | 267,467 | 196,054       | 36.4%  |
|                                     | Median List Price  | 187,500 | 189,500       | -1.1%  |

A total of 2 new listings were added in Jackson County during February, down 66.7% from the same month in 2023. Year-to-date Jackson County has seen 3 new listings.

The median list price of these homes was \$318,700 up from \$107,400 in 2023.

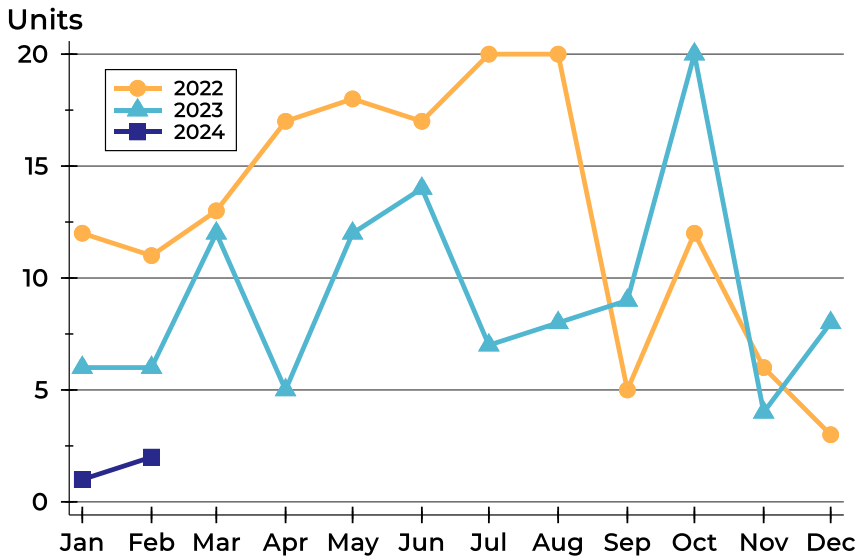
## History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 12   | 6    | <b>1</b> |
| February  | 11   | 6    | <b>2</b> |
| March     | 13   | 12   |          |
| April     | 17   | 5    |          |
| May       | 18   | 12   |          |
| June      | 17   | 14   |          |
| July      | 20   | 7    |          |
| August    | 20   | 8    |          |
| September | 5    | 9    |          |
| October   | 12   | 20   |          |
| November  | 6    | 4    |          |
| December  | 3    | 8    |          |

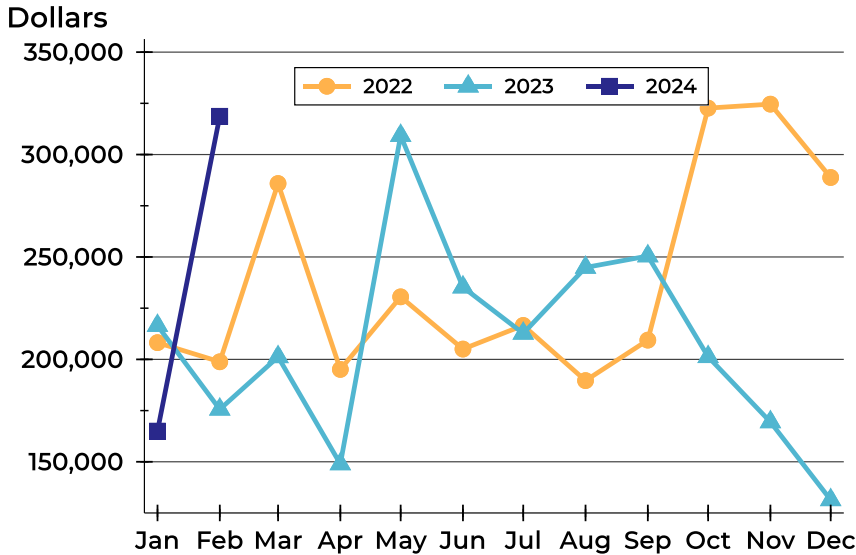
### New Listings by Price Range

| 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   | 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%   | 187,500    | 187,500 | 15             | 15   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 1            | 50.0%   | 449,900    | 449,900 | 1              | 1    | 100.0%              | 100.0% |
| \$500,000-\$749,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



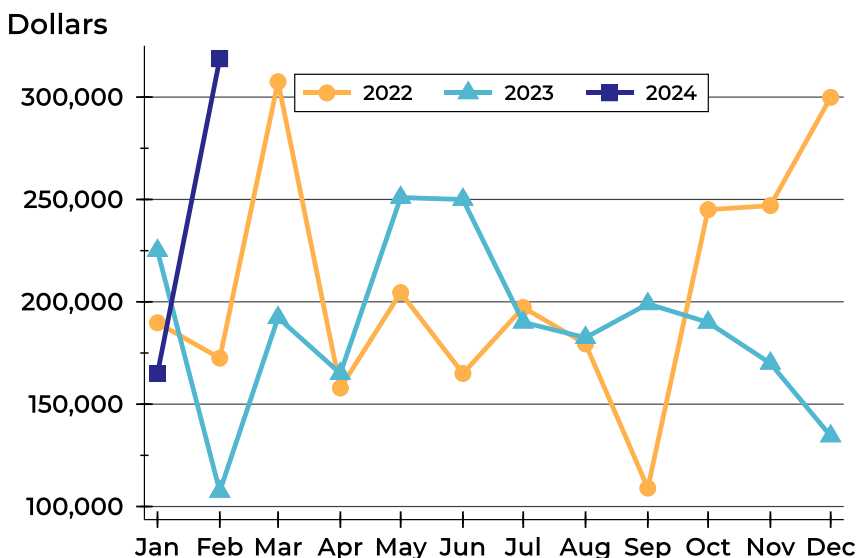
# Jackson County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 208,175 | 216,492 | <b>165,000</b> |
| February  | 198,832 | 175,617 | <b>318,700</b> |
| March     | 285,862 | 201,233 |                |
| April     | 195,112 | 148,940 |                |
| May       | 230,539 | 309,267 |                |
| June      | 205,038 | 235,275 |                |
| July      | 216,580 | 212,686 |                |
| August    | 189,645 | 244,875 |                |
| September | 209,400 | 250,460 |                |
| October   | 322,683 | 201,265 |                |
| November  | 324,617 | 169,450 |                |
| December  | 288,800 | 131,413 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 189,750 | 225,000 | <b>165,000</b> |
| February  | 172,500 | 107,400 | <b>318,700</b> |
| March     | 307,500 | 192,250 |                |
| April     | 157,900 | 165,000 |                |
| May       | 204,499 | 250,950 |                |
| June      | 165,000 | 249,975 |                |
| July      | 197,250 | 190,000 |                |
| August    | 179,450 | 182,500 |                |
| September | 109,000 | 199,000 |                |
| October   | 245,000 | 189,950 |                |
| November  | 247,000 | 169,950 |                |
| December  | 299,900 | 134,450 |                |



# Jackson County Contracts Written Analysis

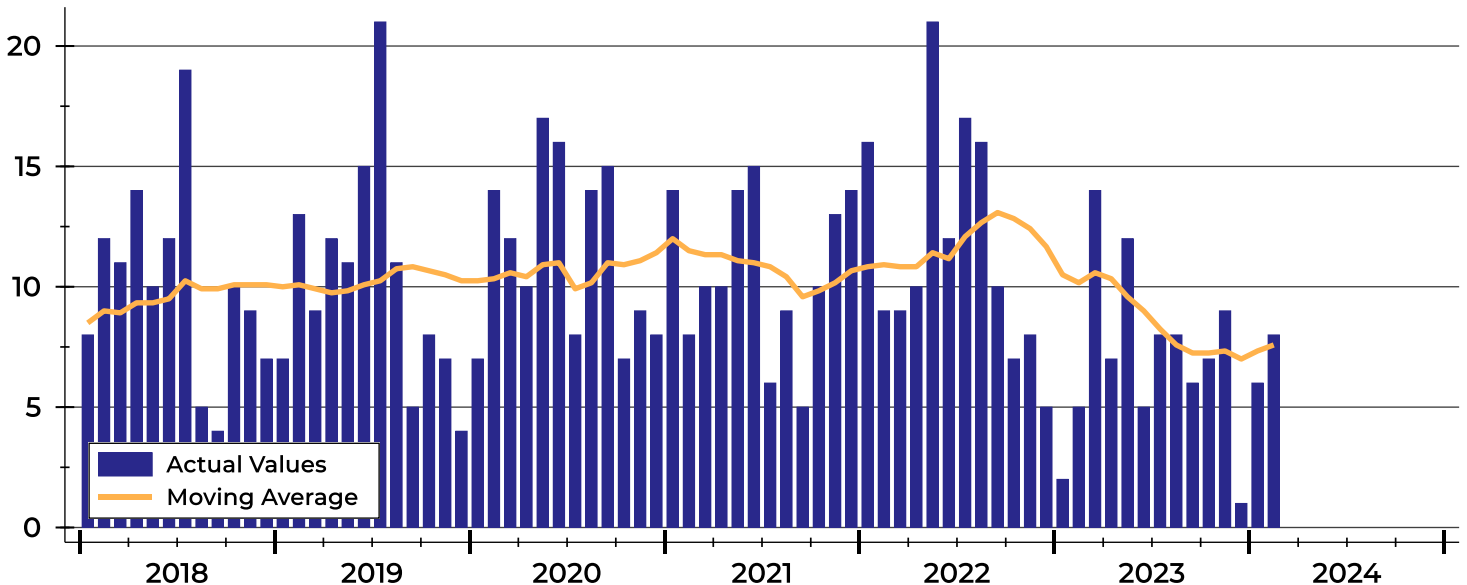
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 8       | 5             | 60.0%  | 14      | 7                 | 100.0% |
| Volume (1,000s)                          |                     | 2,162   | 1,005         | 115.1% | 2,929   | 1,555             | 88.4%  |
| Average                                  | Sale Price          | 270,213 | 200,930       | 34.5%  | 209,179 | 222,079           | -5.8%  |
|  | Days on Market      | 97      | 64            | 51.6%  | 79      | 47                | 68.1%  |
|  | Percent of Original | 95.5%   | 94.6%         | 1.0%   | 91.2%   | 94.2%             | -3.2%  |
| Median                                   | Sale Price          | 257,000 | 189,900       | 35.3%  | 152,500 | 250,000           | -39.0% |
|  | Days on Market      | 92      | 13            | 607.7% | 67      | 12                | 458.3% |
|  | Percent of Original | 97.6%   | 95.0%         | 2.7%   | 97.4%   | 95.0%             | 2.5%   |

A total of 8 contracts for sale were written in Jackson County during the month of February, up from 5 in 2023. The median list price of these homes was \$257,000, up from \$189,900 the prior year.

Half of the homes that went under contract in February were on the market less than 92 days, compared to 13 days in February 2023.

## History of Contracts Written

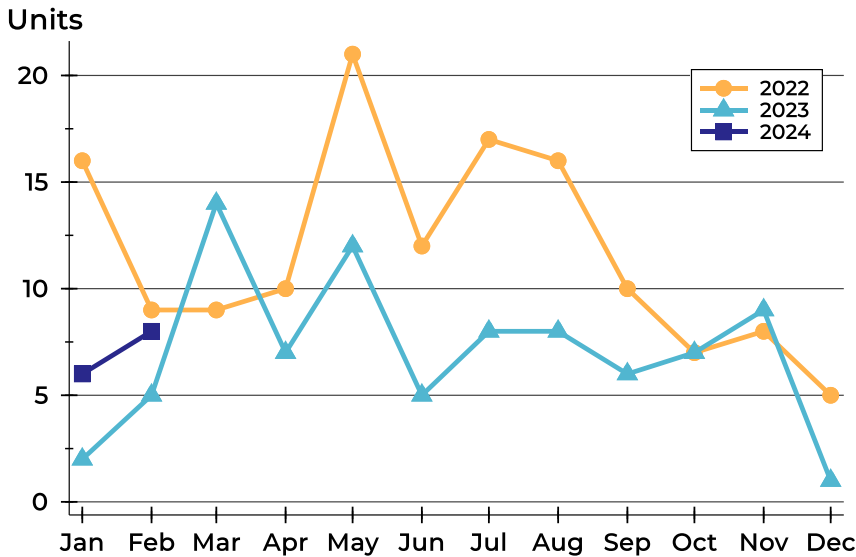
Units





## Jackson County Contracts Written Analysis

### Contracts Written by Month



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

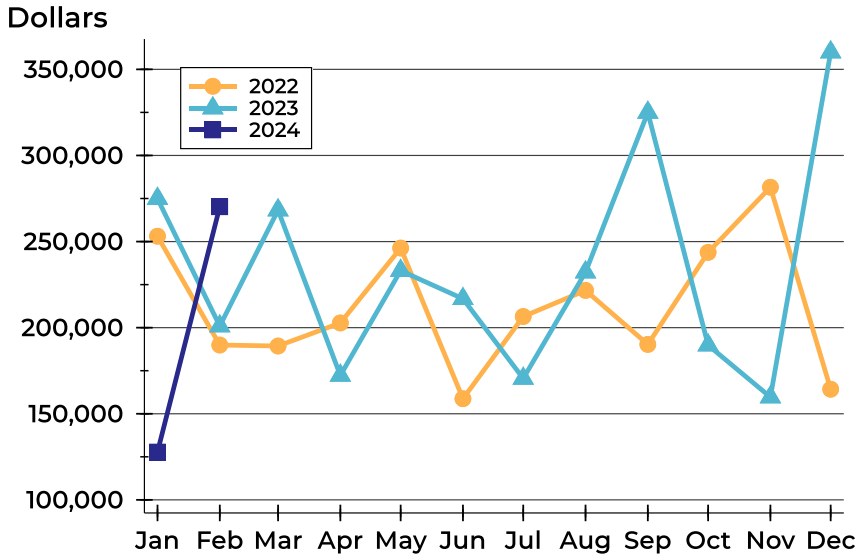
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1                 | 12.5%   | 65,000     | 65,000  | 73             | 73   | 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                 | 12.5%   | 139,000    | 139,000 | 60             | 60   | 95.9%               | 95.9%  |
| \$150,000-\$174,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$175,000-\$199,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$200,000-\$249,999 | 2                 | 25.0%   | 229,950    | 229,950 | 127            | 127  | 93.9%               | 93.9%  |
| \$250,000-\$299,999 | 2                 | 25.0%   | 274,450    | 274,450 | 84             | 84   | 98.5%               | 98.5%  |
| \$300,000-\$399,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 2                 | 25.0%   | 474,450    | 474,450 | 111            | 111  | 91.6%               | 91.6%  |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



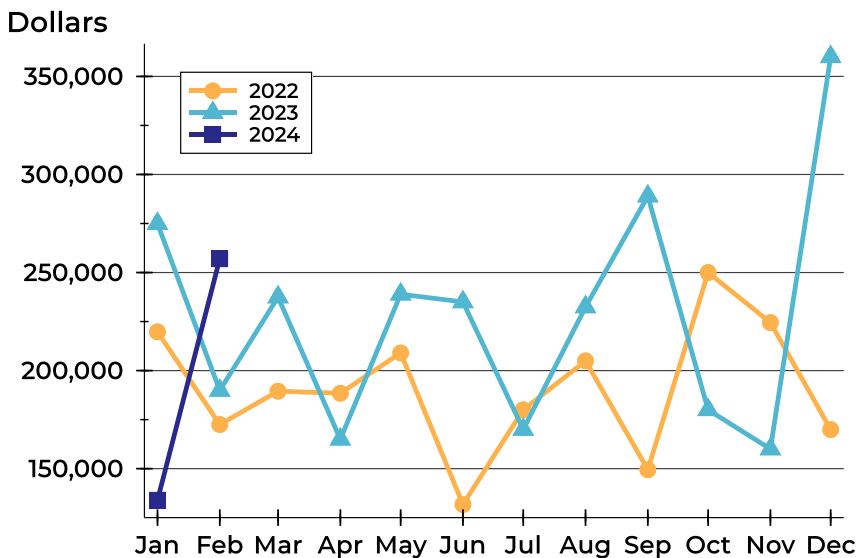
## Jackson County Contracts Written Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 253,125 | 274,950 | <b>127,800</b> |
| <b>February</b>  | 189,917 | 200,930 | <b>270,213</b> |
| <b>March</b>     | 189,356 | 268,271 |                |
| <b>April</b>     | 202,750 | 172,257 |                |
| <b>May</b>       | 246,243 | 233,117 |                |
| <b>June</b>      | 158,737 | 216,780 |                |
| <b>July</b>      | 206,476 | 170,500 |                |
| <b>August</b>    | 221,638 | 232,225 |                |
| <b>September</b> | 190,290 | 324,948 |                |
| <b>October</b>   | 243,743 | 189,829 |                |
| <b>November</b>  | 281,550 | 159,688 |                |
| <b>December</b>  | 164,260 | 360,000 |                |

### Median Price



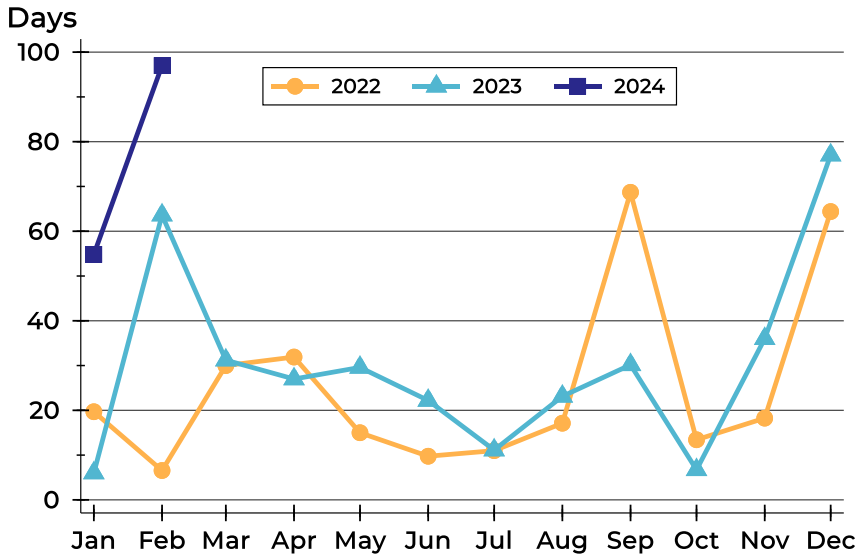
| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 219,750 | 274,950 | <b>133,900</b> |
| <b>February</b>  | 172,500 | 189,900 | <b>257,000</b> |
| <b>March</b>     | 189,500 | 237,500 |                |
| <b>April</b>     | 188,450 | 165,000 |                |
| <b>May</b>       | 209,000 | 238,950 |                |
| <b>June</b>      | 131,700 | 235,000 |                |
| <b>July</b>      | 180,000 | 170,000 |                |
| <b>August</b>    | 204,950 | 232,450 |                |
| <b>September</b> | 149,450 | 288,975 |                |
| <b>October</b>   | 250,000 | 180,000 |                |
| <b>November</b>  | 224,500 | 160,000 |                |
| <b>December</b>  | 169,900 | 360,000 |                |





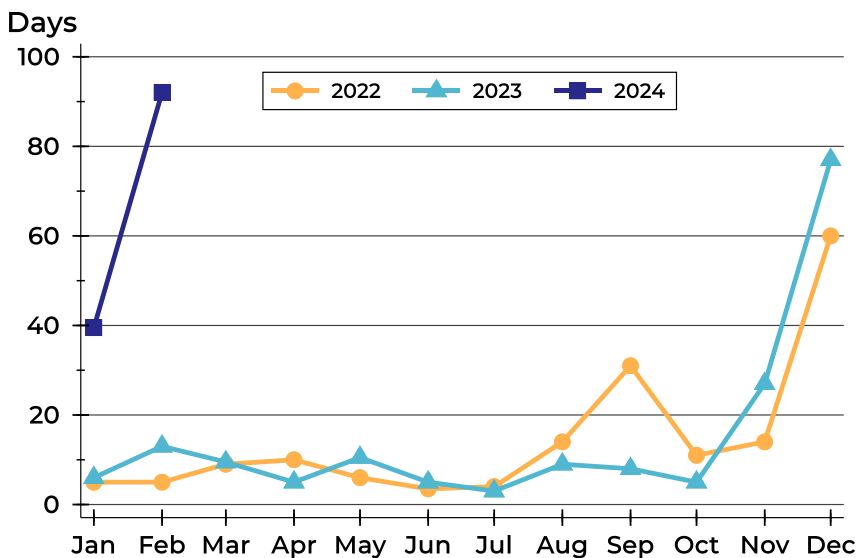
# Jackson County Contracts Written Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 20   | 6    | <b>55</b> |
| February  | 7    | 64   | <b>97</b> |
| March     | 30   | 31   |           |
| April     | 32   | 27   |           |
| May       | 15   | 30   |           |
| June      | 10   | 22   |           |
| July      | 11   | 11   |           |
| August    | 17   | 23   |           |
| September | 69   | 30   |           |
| October   | 13   | 7    |           |
| November  | 18   | 36   |           |
| December  | 64   | 77   |           |

## Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 5    | 6    | <b>40</b> |
| February  | 5    | 13   | <b>92</b> |
| March     | 9    | 10   |           |
| April     | 10   | 5    |           |
| May       | 6    | 11   |           |
| June      | 4    | 5    |           |
| July      | 4    | 3    |           |
| August    | 14   | 9    |           |
| September | 31   | 8    |           |
| October   | 11   | 5    |           |
| November  | 14   | 27   |           |
| December  | 60   | 77   |           |



# Jackson County Pending Contracts Analysis

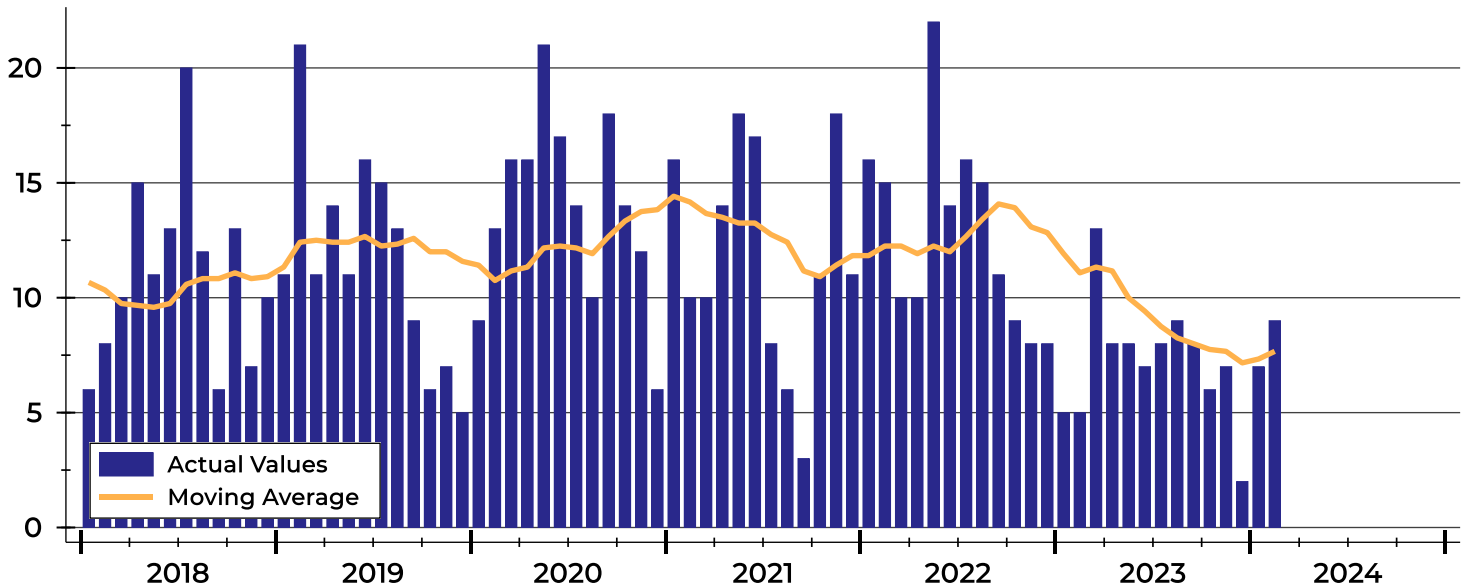
| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 9               | 5       | 80.0%  |
| Volume (1,000s)                          |                     | 2,566           | 1,280   | 100.5% |
| Average                                  | List Price          | 285,078         | 255,930 | 11.4%  |
|  | Days on Market      | 88              | 26      | 238.5% |
|  | Percent of Original | 95.2%           | 98.3%   | -3.2%  |
| Median                                   | List Price          | 269,000         | 299,900 | -10.3% |
|  | Days on Market      | 77              | 13      | 492.3% |
|  | Percent of Original | 96.5%           | 100.0%  | -3.5%  |

A total of 9 listings in Jackson County had contracts pending at the end of February, up from 5 contracts pending at the end of February 2023.

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

## History of Pending Contracts

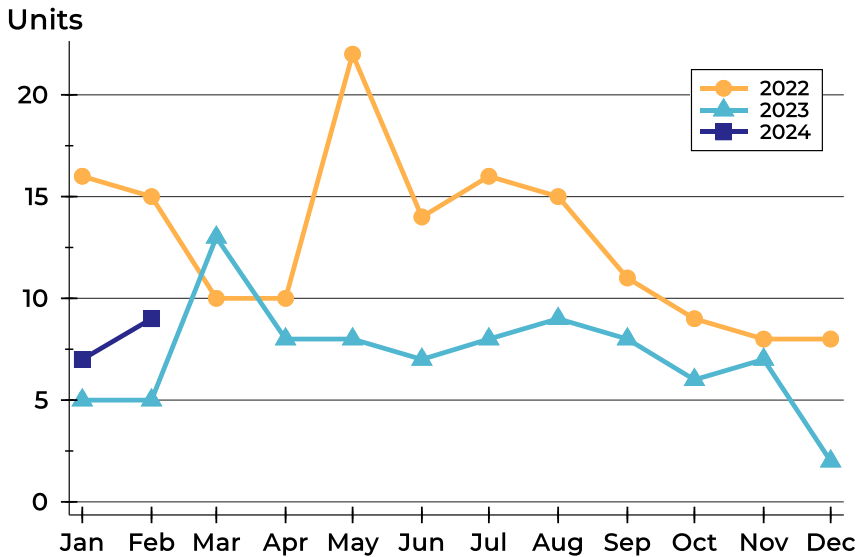
Units





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



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

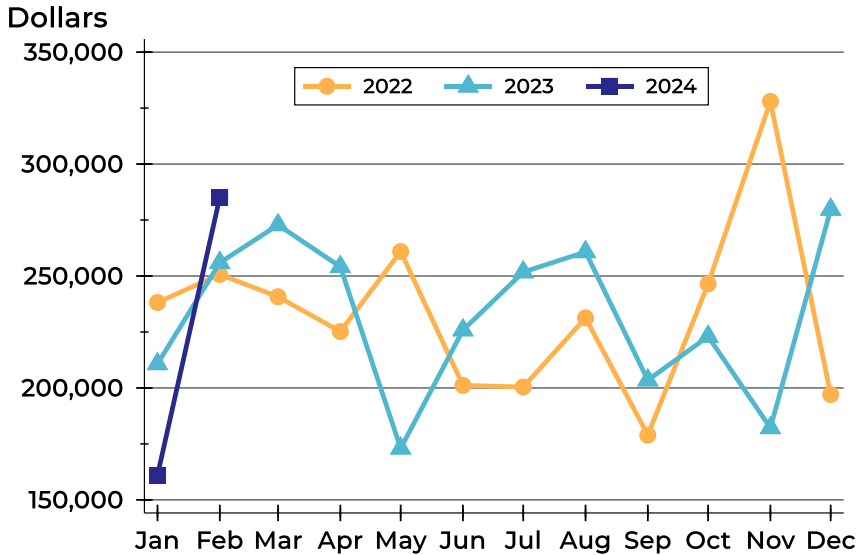
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 1                 | 11.1%   | 109,000    | 109,000 | 15             | 15   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 1                 | 11.1%   | 139,000    | 139,000 | 60             | 60   | 95.9%               | 95.9%  |
| \$150,000-\$174,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$175,000-\$199,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$200,000-\$249,999 | 2                 | 22.2%   | 229,950    | 229,950 | 127            | 127  | 93.9%               | 93.9%  |
| \$250,000-\$299,999 | 2                 | 22.2%   | 274,450    | 274,450 | 84             | 84   | 98.3%               | 98.3%  |
| \$300,000-\$399,999 | 1                 | 11.1%   | 360,000    | 360,000 | 77             | 77   | 93.5%               | 93.5%  |
| \$400,000-\$499,999 | 2                 | 22.2%   | 474,450    | 474,450 | 111            | 111  | 91.6%               | 91.6%  |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



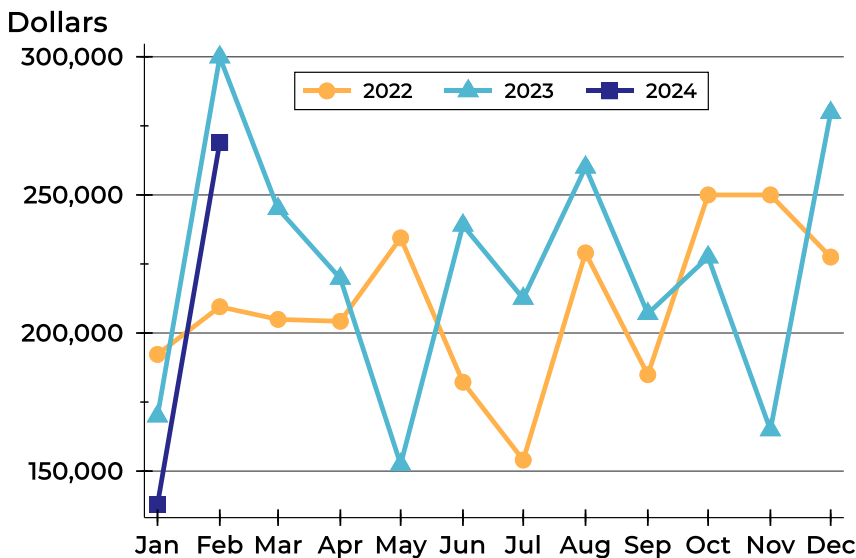
## Jackson County Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 238,169 | 210,740 | <b>160,971</b> |
| February  | 250,723 | 255,930 | <b>285,078</b> |
| March     | 240,725 | 272,815 |                |
| April     | 225,210 | 254,138 |                |
| May       | 260,918 | 173,050 |                |
| June      | 201,161 | 225,843 |                |
| July      | 200,419 | 251,750 |                |
| August    | 231,287 | 260,767 |                |
| September | 178,927 | 203,494 |                |
| October   | 246,511 | 222,992 |                |
| November  | 327,999 | 182,171 |                |
| December  | 197,038 | 279,750 |                |

### Median Price

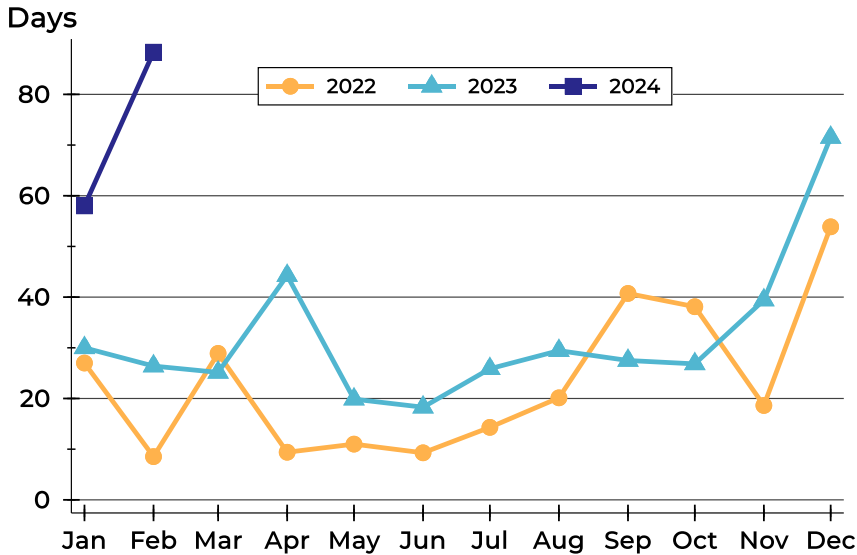


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 192,250 | 169,900 | <b>137,900</b> |
| February  | 209,500 | 299,900 | <b>269,000</b> |
| March     | 204,925 | 245,000 |                |
| April     | 204,250 | 219,750 |                |
| May       | 234,450 | 152,400 |                |
| June      | 182,200 | 239,000 |                |
| July      | 154,000 | 212,500 |                |
| August    | 229,000 | 260,000 |                |
| September | 184,900 | 207,000 |                |
| October   | 250,000 | 227,475 |                |
| November  | 250,000 | 164,900 |                |
| December  | 227,500 | 279,750 |                |



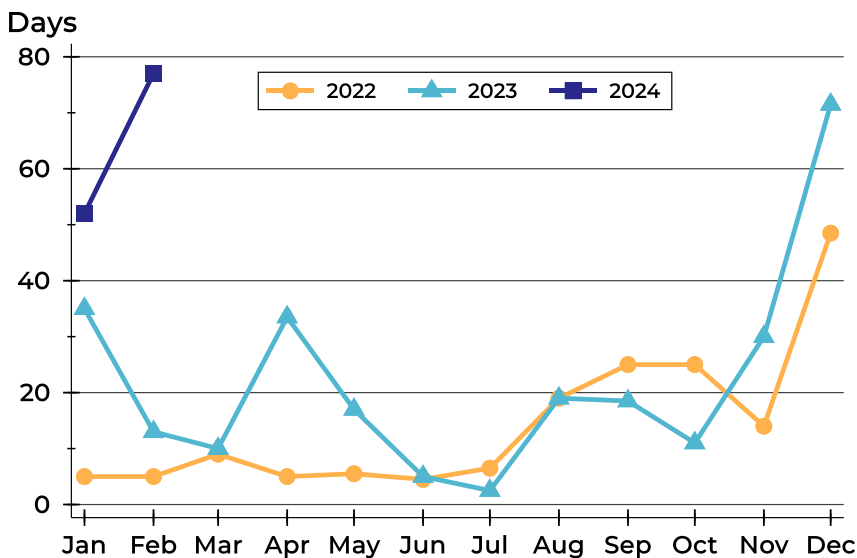
## Jackson County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 27   | 30   | <b>58</b> |
| February  | 9    | 26   | <b>88</b> |
| March     | 29   | 25   |           |
| April     | 9    | 44   |           |
| May       | 11   | 20   |           |
| June      | 9    | 18   |           |
| July      | 14   | 26   |           |
| August    | 20   | 29   |           |
| September | 41   | 28   |           |
| October   | 38   | 27   |           |
| November  | 19   | 39   |           |
| December  | 54   | 72   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 5    | 35   | <b>52</b> |
| February  | 5    | 13   | <b>77</b> |
| March     | 9    | 10   |           |
| April     | 5    | 34   |           |
| May       | 6    | 17   |           |
| June      | 5    | 5    |           |
| July      | 7    | 3    |           |
| August    | 19   | 19   |           |
| September | 25   | 19   |           |
| October   | 25   | 11   |           |
| November  | 14   | 30   |           |
| December  | 49   | 72   |           |



# Jefferson County Housing Report



## Market Overview

### Jefferson County Home Sales Fell in February

Total home sales in Jefferson County fell last month to 7 units, compared to 9 units in February 2023. Total sales volume was \$1.7 million, down from a year earlier.

The median sale price in February was \$199,900, up from \$187,000 a year earlier. Homes that sold in February were typically on the market for 31 days and sold for 96.3% of their list prices.

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

The total number of active listings in Jefferson County at the end of February was 21 units, up from 17 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$230,000.

During February, a total of 7 contracts were written down from 10 in February 2023. 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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**February  
2024**

# Sunflower MLS Statistics



## Jefferson County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>7</b>       | <b>9</b>       | <b>10</b>      | <b>18</b>      | <b>19</b>      | <b>24</b>      |
| Change from prior year                        |                              | -22.2%         | -10.0%         | 0.0%           | -5.3%          | -20.8%         | 41.2%          |
| <b>Active Listings</b>                        |                              | <b>21</b>      | <b>17</b>      | <b>7</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 23.5%          | 142.9%         | 16.7%          |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>1.8</b>     | <b>1.2</b>     | <b>0.4</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 50.0%          | 200.0%         | 0.0%           |                |                |                |
| <b>New Listings</b>                           |                              | <b>9</b>       | <b>11</b>      | <b>9</b>       | <b>23</b>      | <b>25</b>      | <b>18</b>      |
| Change from prior year                        |                              | -18.2%         | 22.2%          | -18.2%         | -8.0%          | 38.9%          | -5.3%          |
| <b>Contracts Written</b>                      |                              | <b>7</b>       | <b>10</b>      | <b>11</b>      | <b>15</b>      | <b>20</b>      | <b>22</b>      |
| Change from prior year                        |                              | -30.0%         | -9.1%          | -26.7%         | -25.0%         | -9.1%          | -4.3%          |
| <b>Pending Contracts</b>                      |                              | <b>11</b>      | <b>10</b>      | <b>11</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 10.0%          | -9.1%          | -31.3%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>1,711</b>   | <b>2,080</b>   | <b>2,094</b>   | <b>4,200</b>   | <b>4,000</b>   | <b>5,610</b>   |
| Change from prior year                        |                              | -17.7%         | -0.7%          | 13.8%          | 5.0%           | -28.7%         | 95.7%          |
| Average                                       | <b>Sale Price</b>            | <b>244,400</b> | <b>231,111</b> | <b>209,400</b> | <b>233,333</b> | <b>210,516</b> | <b>233,732</b> |
|   | Change from prior year       | 5.8%           | 10.4%          | 13.8%          | 10.8%          | -9.9%          | 38.6%          |
|   | <b>List Price of Actives</b> | <b>260,340</b> | <b>233,685</b> | <b>283,843</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 11.4%          | -17.7%         | 61.0%          |                |                |                |
|   | <b>Days on Market</b>        | <b>46</b>      | <b>28</b>      | <b>29</b>      | <b>39</b>      | <b>27</b>      | <b>33</b>      |
| Change from prior year                        | 64.3%                        | -3.4%          | 3.6%           | 44.4%          | -18.2%         | 32.0%          |                |
| <b>Percent of List</b>                        | <b>95.8%</b>                 | <b>97.2%</b>   | <b>103.9%</b>  | <b>98.9%</b>   | <b>95.6%</b>   | <b>100.8%</b>  |                |
| Change from prior year                        | -1.4%                        | -6.4%          | 5.9%           | 3.5%           | -5.2%          | 1.5%           |                |
| <b>Percent of Original</b>                    | <b>94.6%</b>                 | <b>94.1%</b>   | <b>101.3%</b>  | <b>97.8%</b>   | <b>93.3%</b>   | <b>98.1%</b>   |                |
| Change from prior year                        | 0.5%                         | -7.1%          | 5.4%           | 4.8%           | -4.9%          | 1.1%           |                |
| Median  | <b>Sale Price</b>            | <b>199,900</b> | <b>187,000</b> | <b>181,750</b> | <b>220,500</b> | <b>187,900</b> | <b>197,000</b> |
|   | Change from prior year       | 6.9%           | 2.9%           | 4.1%           | 17.3%          | -4.6%          | 19.4%          |
|   | <b>List Price of Actives</b> | <b>230,000</b> | <b>249,000</b> | <b>259,900</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -7.6%          | -4.2%          | 70.5%          |                |                |                |
|   | <b>Days on Market</b>        | <b>31</b>      | <b>14</b>      | <b>20</b>      | <b>31</b>      | <b>16</b>      | <b>12</b>      |
| Change from prior year                        | 121.4%                       | -30.0%         | -23.1%         | 93.8%          | 33.3%          | -29.4%         |                |
| <b>Percent of List</b>                        | <b>96.3%</b>                 | <b>98.4%</b>   | <b>100.0%</b>  | <b>100.0%</b>  | <b>97.3%</b>   | <b>100.0%</b>  |                |
| Change from prior year                        | -2.1%                        | -1.6%          | 0.4%           | 2.8%           | -2.7%          | 0.0%           |                |
| <b>Percent of Original</b>                    | <b>96.3%</b>                 | <b>93.3%</b>   | <b>100.0%</b>  | <b>99.9%</b>   | <b>93.3%</b>   | <b>99.3%</b>   |                |
| Change from prior year                        | 3.2%                         | -6.7%          | 2.4%           | 7.1%           | -6.0%          | 0.7%           |                |

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



## Jefferson County Closed Listings Analysis

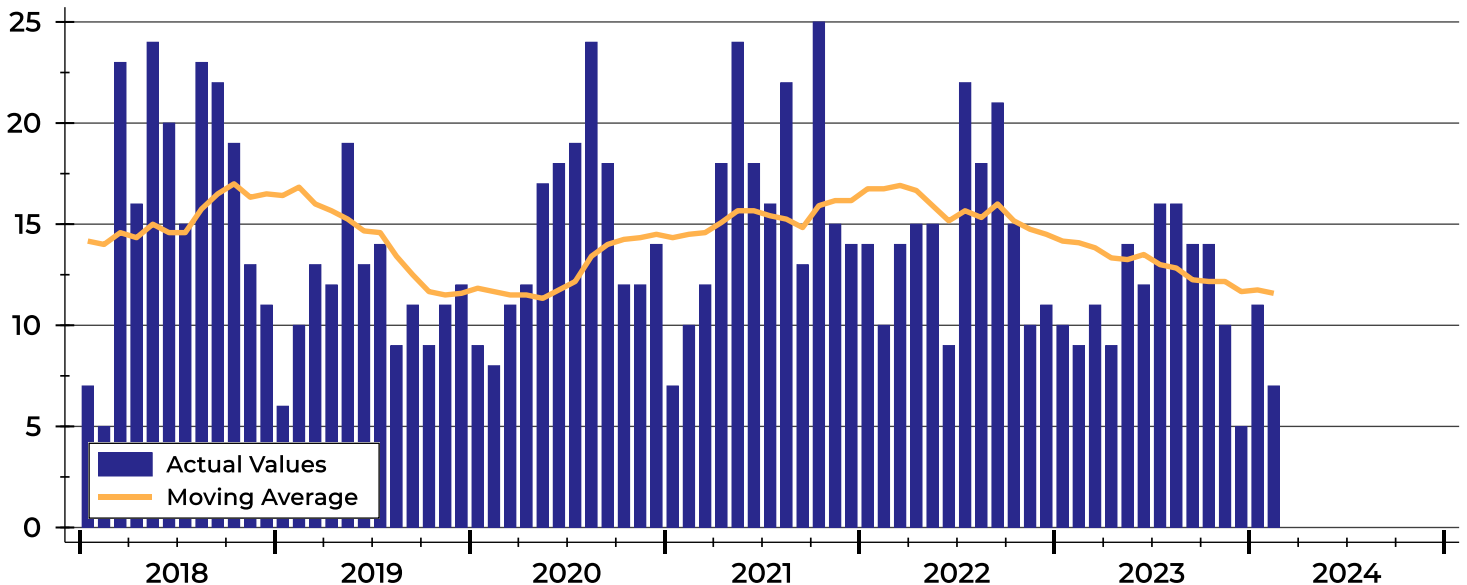
| Summary Statistics for Closed Listings |                     | February       |         |        | Year-to-Date   |         |        |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
|  |                     | 2024           | 2023    | Change | 2024           | 2023    | Change |
| Closed Listings                        |                     | <b>7</b>       | 9       | -22.2% | <b>18</b>      | 19      | -5.3%  |
| Volume (1,000s)                        |                     | <b>1,711</b>   | 2,080   | -17.7% | <b>4,200</b>   | 4,000   | 5.0%   |
| Months' Supply                         |                     | <b>1.8</b>     | 1.2     | 50.0%  | <b>N/A</b>     | N/A     | N/A    |
| Average                                | Sale Price          | <b>244,400</b> | 231,111 | 5.8%   | <b>233,333</b> | 210,516 | 10.8%  |
|  | Days on Market      | <b>46</b>      | 28      | 64.3%  | <b>39</b>      | 27      | 44.4%  |
|  | Percent of List     | <b>95.8%</b>   | 97.2%   | -1.4%  | <b>98.9%</b>   | 95.6%   | 3.5%   |
|  | Percent of Original | <b>94.6%</b>   | 94.1%   | 0.5%   | <b>97.8%</b>   | 93.3%   | 4.8%   |
| Median                                 | Sale Price          | <b>199,900</b> | 187,000 | 6.9%   | <b>220,500</b> | 187,900 | 17.3%  |
|  | Days on Market      | <b>31</b>      | 14      | 121.4% | <b>31</b>      | 16      | 93.8%  |
|  | Percent of List     | <b>96.3%</b>   | 98.4%   | -2.1%  | <b>100.0%</b>  | 97.3%   | 2.8%   |
|  | Percent of Original | <b>96.3%</b>   | 93.3%   | 3.2%   | <b>99.9%</b>   | 93.3%   | 7.1%   |

A total of 7 homes sold in Jefferson County in February, down from 9 units in February 2023. Total sales volume fell to \$1.7 million compared to \$2.1 million in the previous year.

The median sales price in February was \$199,900, up 6.9% compared to the prior year. Median days on market was 31 days, up from 30 days in January, and up from 14 in February 2023.

### History of Closed Listings

Units

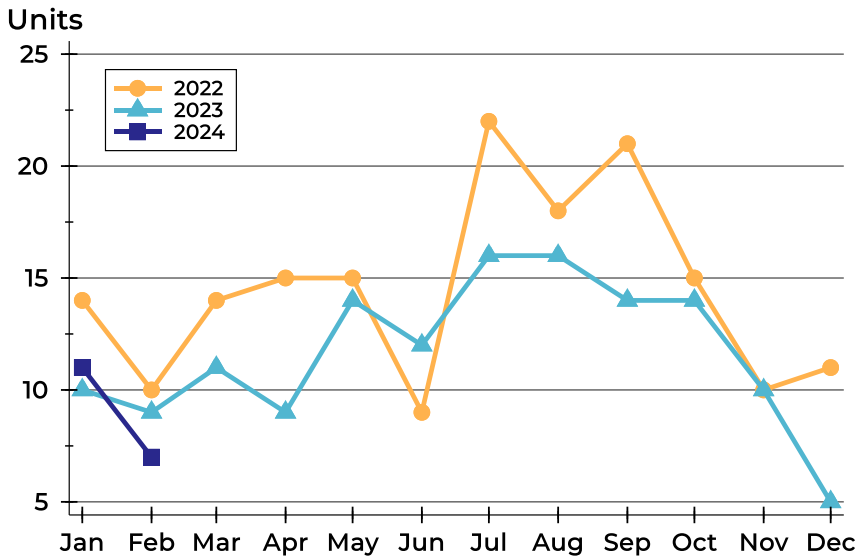






## Jefferson County Closed Listings Analysis

### Closed Listings by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 14   | 10   | <b>11</b> |
| February  | 10   | 9    | <b>7</b>  |
| March     | 14   | 11   |           |
| April     | 15   | 9    |           |
| May       | 15   | 14   |           |
| June      | 9    | 12   |           |
| July      | 22   | 16   |           |
| August    | 18   | 16   |           |
| September | 21   | 14   |           |
| October   | 15   | 14   |           |
| November  | 10   | 10   |           |
| December  | 11   | 5    |           |

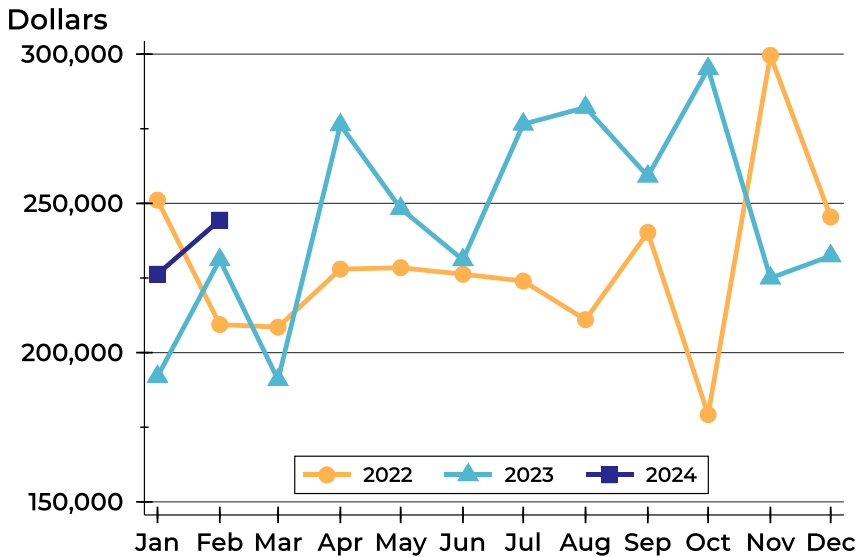
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$25,000-\$49,999   | 1      | 14.3%   | 0.0            | 28,000     | 28,000  | 3              | 3    | 84.9%              | 84.9%  | 84.9%               | 84.9%  |
| \$50,000-\$99,999   | 1      | 14.3%   | 3.4            | 80,000     | 80,000  | 127            | 127  | 88.9%              | 88.9%  | 80.8%               | 80.8%  |
| \$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%    | 1.0            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$150,000-\$174,999 | 1      | 14.3%   | 0.0            | 158,000    | 158,000 | 75             | 75   | 96.3%              | 96.3%  | 96.3%               | 96.3%  |
| \$175,000-\$199,999 | 1      | 14.3%   | 2.8            | 199,900    | 199,900 | 15             | 15   | 105.3%             | 105.3% | 105.3%              | 105.3% |
| \$200,000-\$249,999 | 0      | 0.0%    | 1.1            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$250,000-\$299,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$300,000-\$399,999 | 2      | 28.6%   | 3.4            | 354,950    | 354,950 | 19             | 19   | 97.5%              | 97.5%  | 97.5%               | 97.5%  |
| \$400,000-\$499,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$500,000-\$749,999 | 1      | 14.3%   | 1.3            | 535,000    | 535,000 | 64             | 64   | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



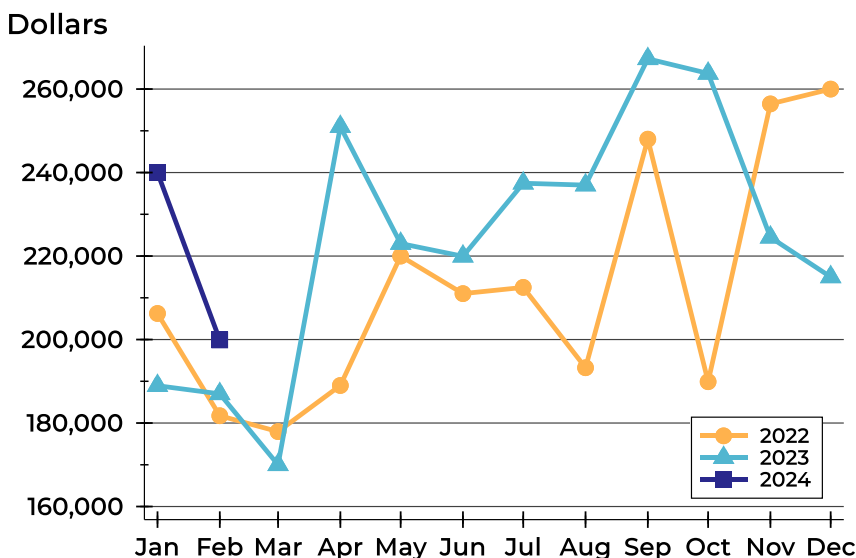
## Jefferson County Closed Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 251,111 | 191,980 | <b>226,291</b> |
| February  | 209,400 | 231,111 | <b>244,400</b> |
| March     | 208,539 | 190,909 |                |
| April     | 227,993 | 276,311 |                |
| May       | 228,443 | 248,286 |                |
| June      | 226,278 | 231,075 |                |
| July      | 223,977 | 276,540 |                |
| August    | 211,039 | 282,138 |                |
| September | 240,283 | 259,107 |                |
| October   | 179,240 | 295,143 |                |
| November  | 299,590 | 224,978 |                |
| December  | 245,447 | 232,400 |                |

### Median Price

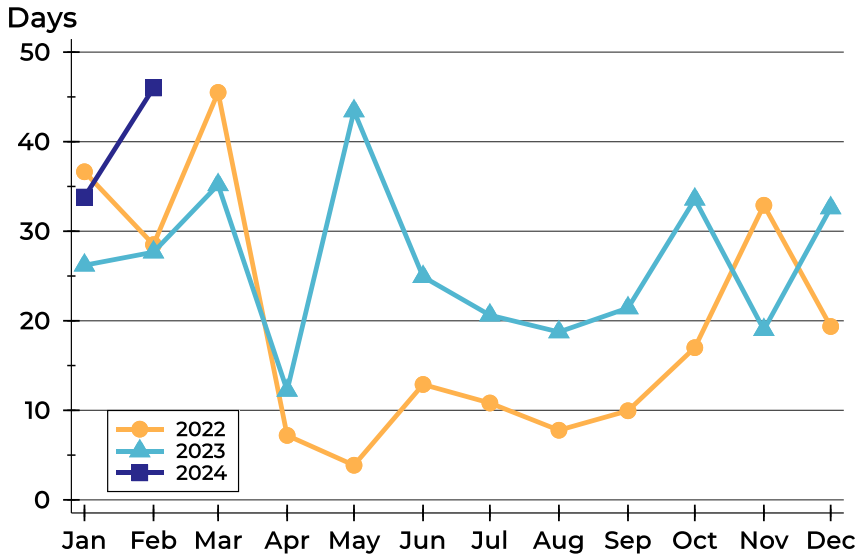


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 206,250 | 188,950 | <b>240,000</b> |
| February  | 181,750 | 187,000 | <b>199,900</b> |
| March     | 177,950 | 170,000 |                |
| April     | 189,000 | 251,000 |                |
| May       | 220,000 | 223,000 |                |
| June      | 211,000 | 219,950 |                |
| July      | 212,500 | 237,450 |                |
| August    | 193,250 | 237,000 |                |
| September | 248,000 | 267,250 |                |
| October   | 189,900 | 263,750 |                |
| November  | 256,450 | 224,500 |                |
| December  | 260,000 | 215,000 |                |



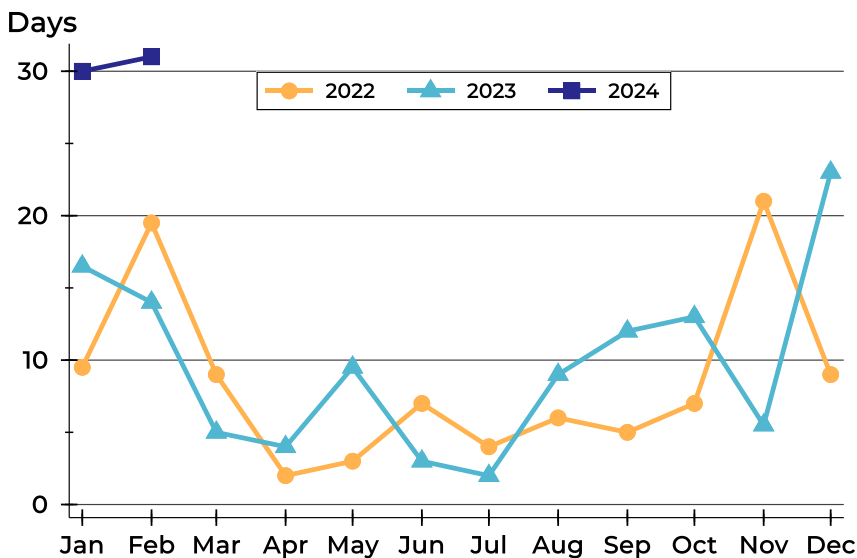
## Jefferson County Closed Listings Analysis

### Average DOM



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

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 10   | 17   | <b>30</b> |
| February  | 20   | 14   | <b>31</b> |
| March     | 9    | 5    |           |
| April     | 2    | 4    |           |
| May       | 3    | 10   |           |
| June      | 7    | 3    |           |
| July      | 4    | 2    |           |
| August    | 6    | 9    |           |
| September | 5    | 12   |           |
| October   | 7    | 13   |           |
| November  | 21   | 6    |           |
| December  | 9    | 23   |           |



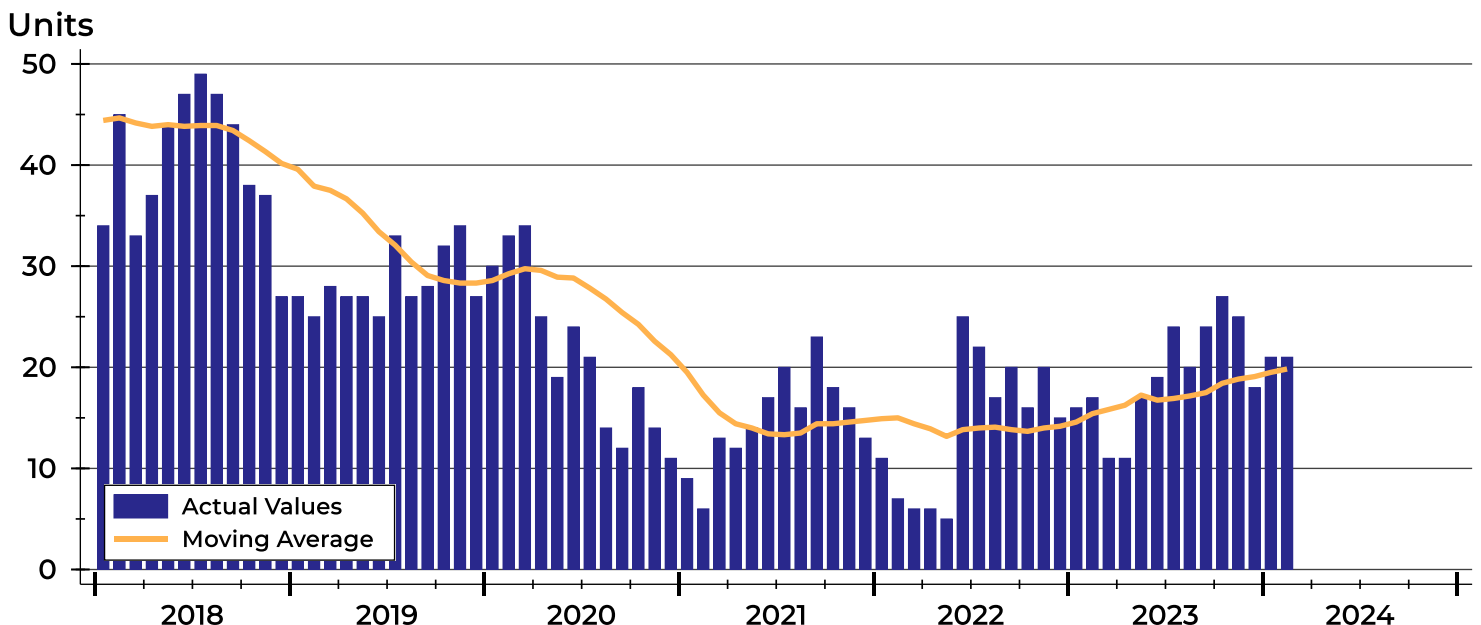
# Jefferson County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 21              | 17      | 23.5%  |
| Volume (1,000s)                        |                     | 5,467           | 3,973   | 37.6%  |
| Months' Supply                         |                     | 1.8             | 1.2     | 50.0%  |
| Average                                | List Price          | 260,340         | 233,685 | 11.4%  |
|  | Days on Market      | 60              | 57      | 5.3%   |
|  | Percent of Original | 97.1%           | 97.5%   | -0.4%  |
| Median                                 | List Price          | 230,000         | 249,000 | -7.6%  |
|  | Days on Market      | 44              | 53      | -17.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

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

The median list price of homes on the market at the end of February was \$230,000, down 7.6% from 2023. The typical time on market for active listings was 44 days, down from 53 days a year earlier.

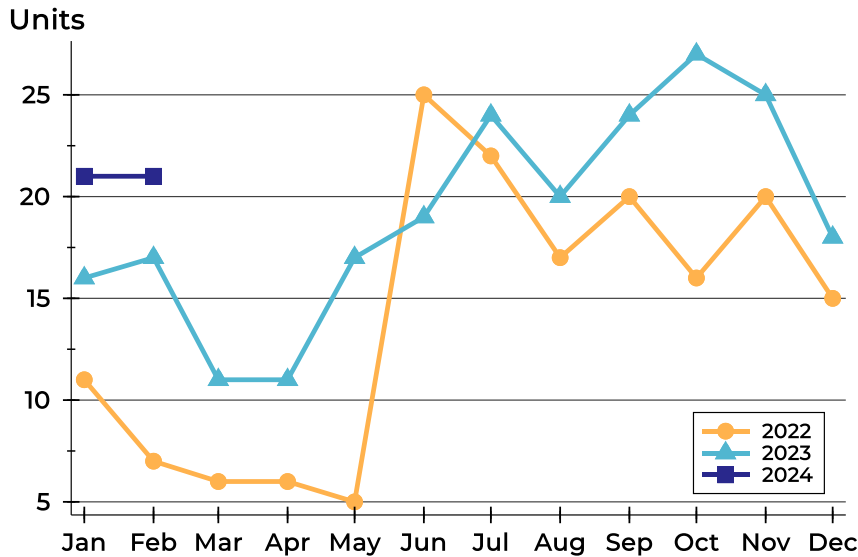
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



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

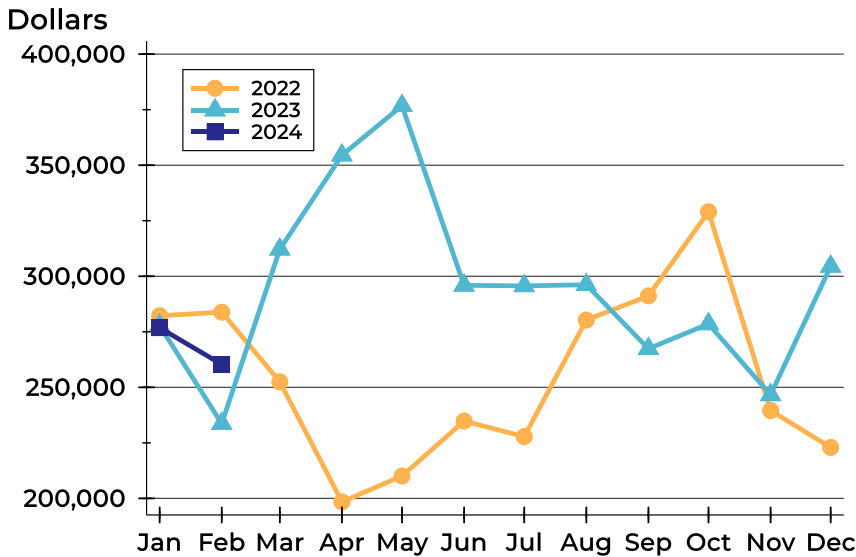
### Active Listings by Price Range

| Price Range         | Active Listings 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%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$50,000-\$99,999   | 4                      | 19.0%                   | 3.4            | 70,625             | 71,250            | 28                  | 33                  | 96.2%                    | 100.0%                   |
| \$100,000-\$124,999 | 1                      | 4.8%                    | N/A            | 120,000            | 120,000           | 192                 | 192                 | 80.3%                    | 80.3%                    |
| \$125,000-\$149,999 | 1                      | 4.8%                    | 1.0            | 135,000            | 135,000           | 11                  | 11                  | 100.0%                   | 100.0%                   |
| \$150,000-\$174,999 | 0                      | 0.0%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$175,000-\$199,999 | 3                      | 14.3%                   | 2.8            | 181,267            | 179,900           | 46                  | 14                  | 96.6%                    | 95.1%                    |
| \$200,000-\$249,999 | 2                      | 9.5%                    | 1.1            | 219,500            | 219,500           | 65                  | 65                  | 100.0%                   | 100.0%                   |
| \$250,000-\$299,999 | 1                      | 4.8%                    | N/A            | 295,000            | 295,000           | 149                 | 149                 | 92.5%                    | 92.5%                    |
| \$300,000-\$399,999 | 6                      | 28.6%                   | 3.4            | 343,325            | 328,975           | 56                  | 42                  | 99.2%                    | 100.0%                   |
| \$400,000-\$499,999 | 2                      | 9.5%                    | N/A            | 426,000            | 426,000           | 67                  | 67                  | 98.6%                    | 98.6%                    |
| \$500,000-\$749,999 | 1                      | 4.8%                    | 1.3            | 739,900            | 739,900           | 64                  | 64                  | 98.7%                    | 98.7%                    |
| \$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                      |



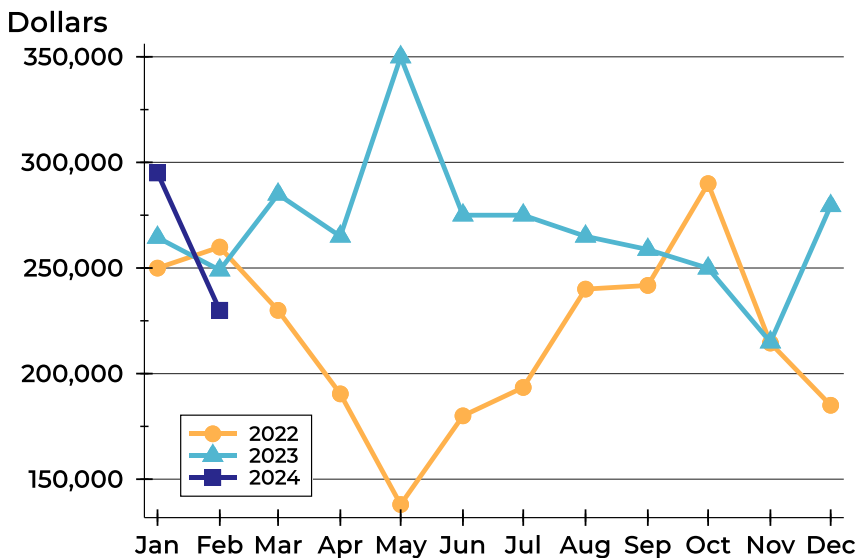
# Jefferson County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 282,223 | 277,778 | <b>276,829</b> |
| February  | 283,843 | 233,685 | <b>260,340</b> |
| March     | 252,467 | 312,145 |                |
| April     | 198,433 | 354,509 |                |
| May       | 210,080 | 376,765 |                |
| June      | 234,824 | 295,921 |                |
| July      | 227,791 | 295,677 |                |
| August    | 280,318 | 296,175 |                |
| September | 291,175 | 267,396 |                |
| October   | 329,038 | 278,540 |                |
| November  | 239,568 | 246,606 |                |
| December  | 222,940 | 304,466 |                |

## Median Price

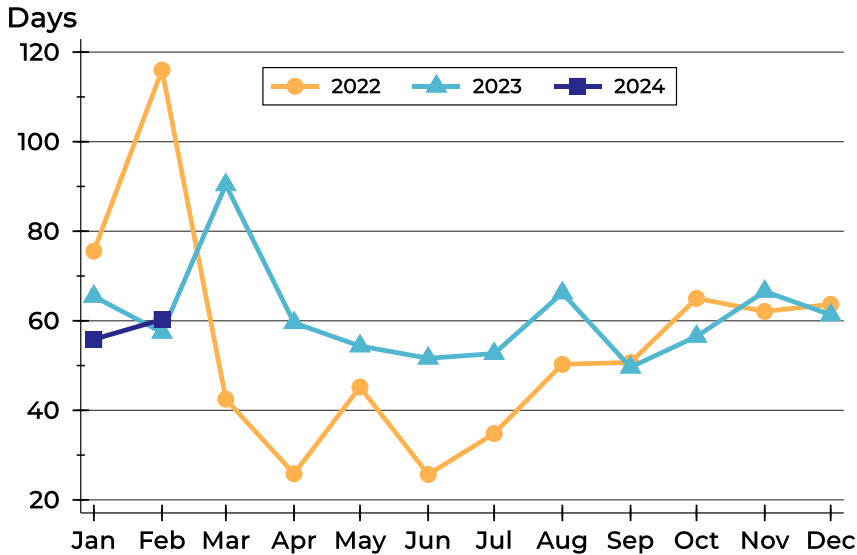


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 249,950 | 264,450 | <b>295,000</b> |
| February  | 259,900 | 249,000 | <b>230,000</b> |
| March     | 229,950 | 284,900 |                |
| April     | 190,400 | 265,000 |                |
| May       | 138,000 | 349,900 |                |
| June      | 180,000 | 275,000 |                |
| July      | 193,450 | 275,000 |                |
| August    | 240,000 | 265,000 |                |
| September | 241,750 | 258,750 |                |
| October   | 289,950 | 249,888 |                |
| November  | 214,450 | 214,900 |                |
| December  | 185,000 | 279,444 |                |



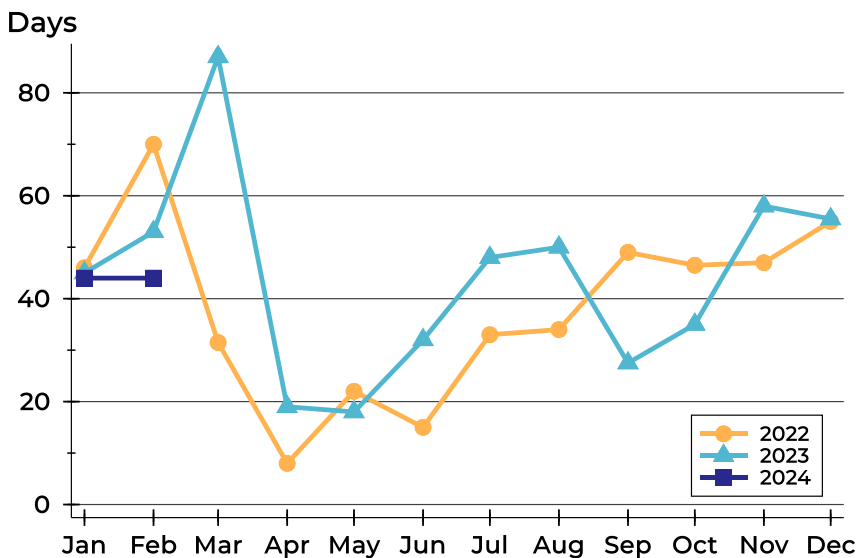
## Jefferson County Active Listings Analysis

### Average DOM



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

### Median DOM

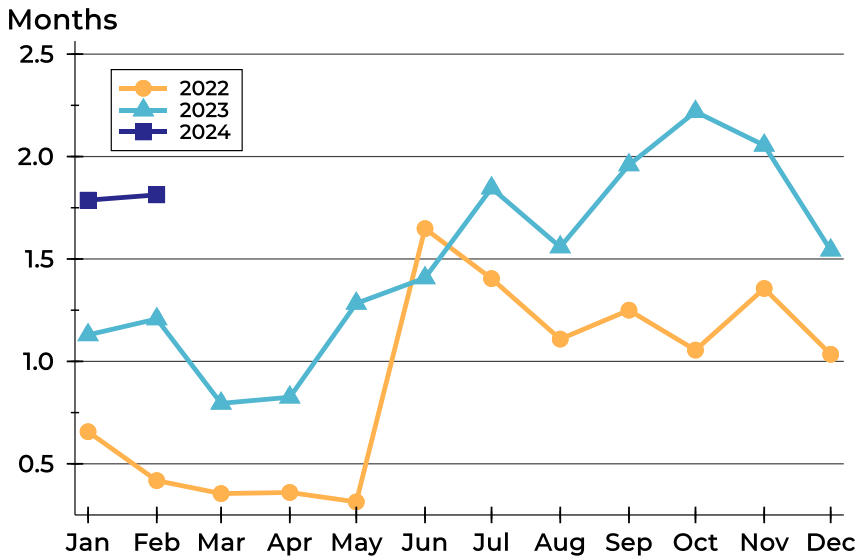


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 46   | 45   | <b>44</b> |
| February  | 70   | 53   | <b>44</b> |
| March     | 32   | 87   |           |
| April     | 8    | 19   |           |
| May       | 22   | 18   |           |
| June      | 15   |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



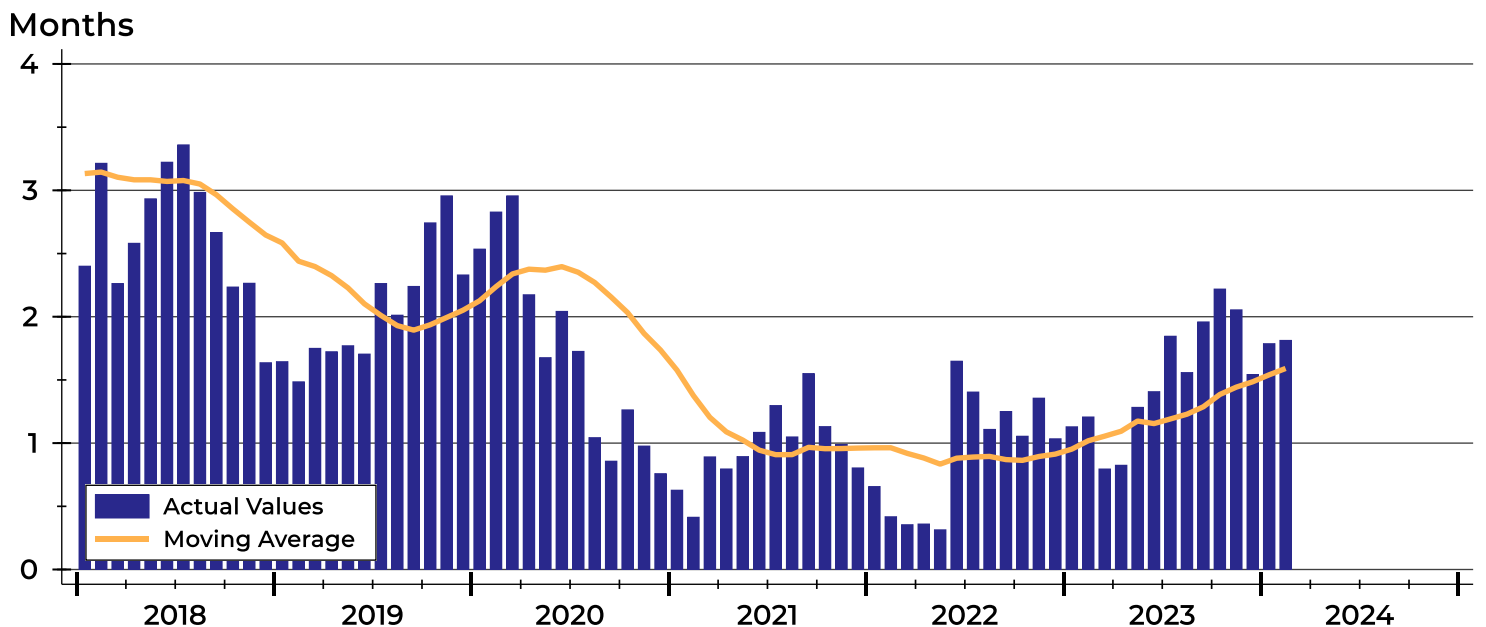
# Jefferson County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply







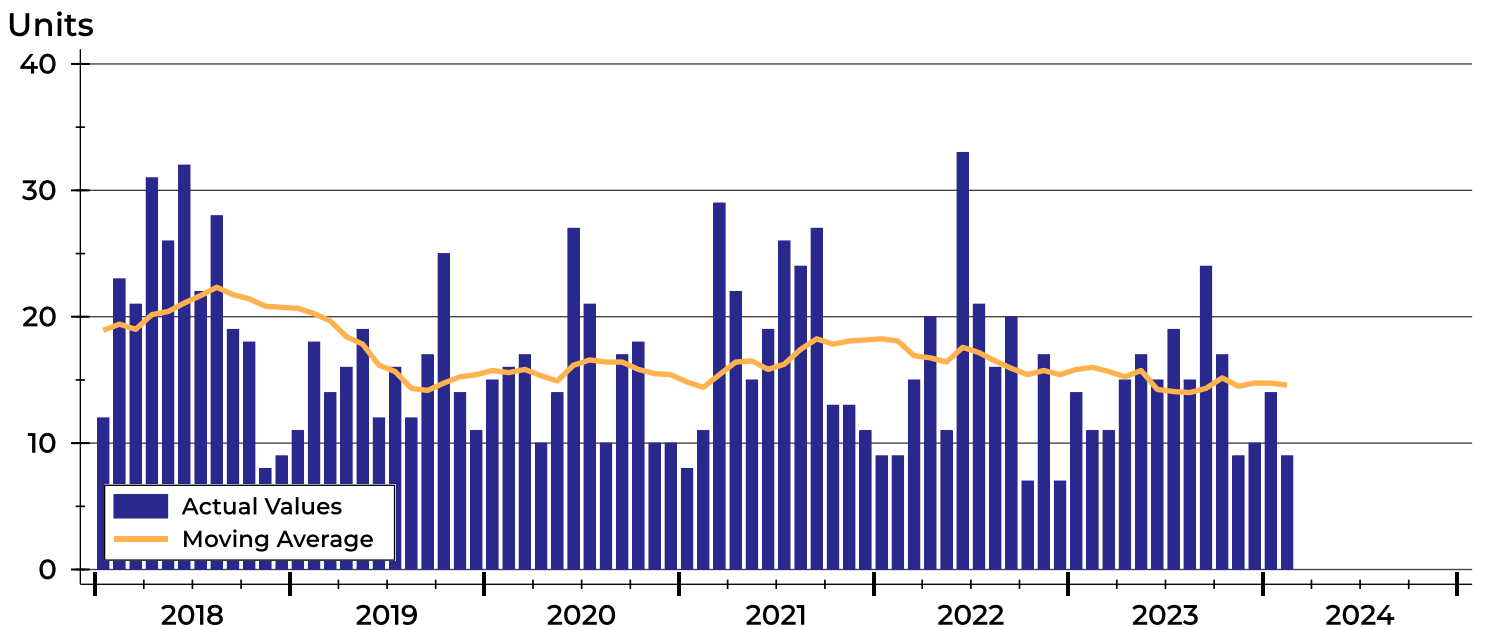
# Jefferson County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 9       | 11            | -18.2% |
|                                     | Volume (1,000s)    | 1,844   | 2,380         | -22.5% |
|                                     | Average List Price | 204,878 | 216,336       | -5.3%  |
|                                     | Median List Price  | 188,000 | 160,000       | 17.5%  |
| Year-to-Date                        | New Listings       | 23      | 25            | -8.0%  |
|                                     | Volume (1,000s)    | 4,686   | 6,274         | -25.3% |
|                                     | Average List Price | 203,755 | 250,944       | -18.8% |
|                                     | Median List Price  | 189,900 | 220,000       | -13.7% |

A total of 9 new listings were added in Jefferson County during February, down 18.2% from the same month in 2023. Year-to-date Jefferson County has seen 23 new listings.

The median list price of these homes was \$188,000 up from \$160,000 in 2023.

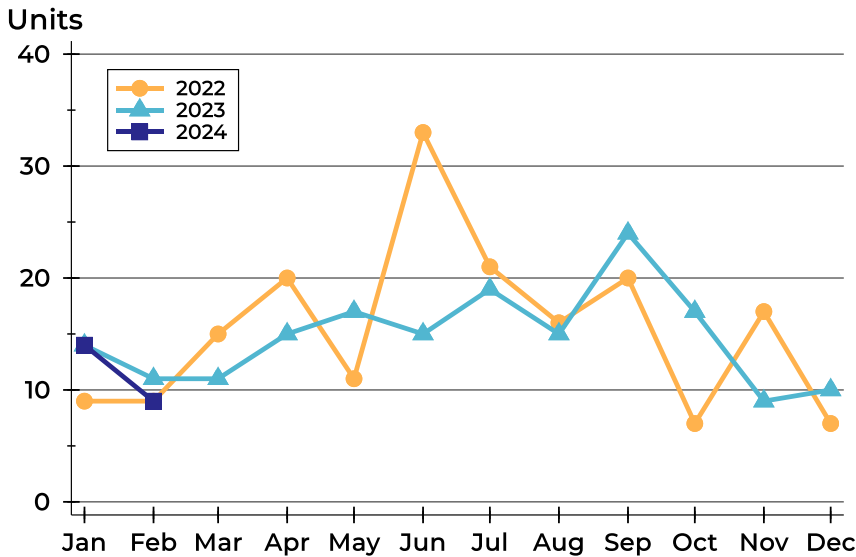
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



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

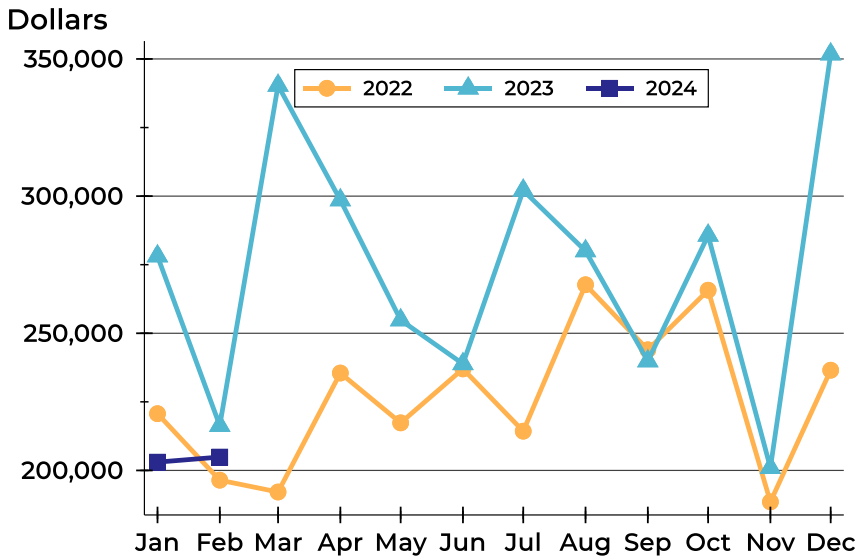
### New Listings by Price Range

| 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            | 22.2%   | 70,000     | 70,000  | 25             | 25   | 92.3%               | 92.3%  |
| \$100,000-\$124,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 1            | 11.1%   | 135,000    | 135,000 | 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    |
| \$175,000-\$199,999 | 3            | 33.3%   | 188,967    | 188,000 | 12             | 11   | 98.2%               | 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            | 11.1%   | 275,000    | 275,000 | 4              | 4    | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2            | 22.2%   | 363,500    | 363,500 | 15             | 15   | 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    |



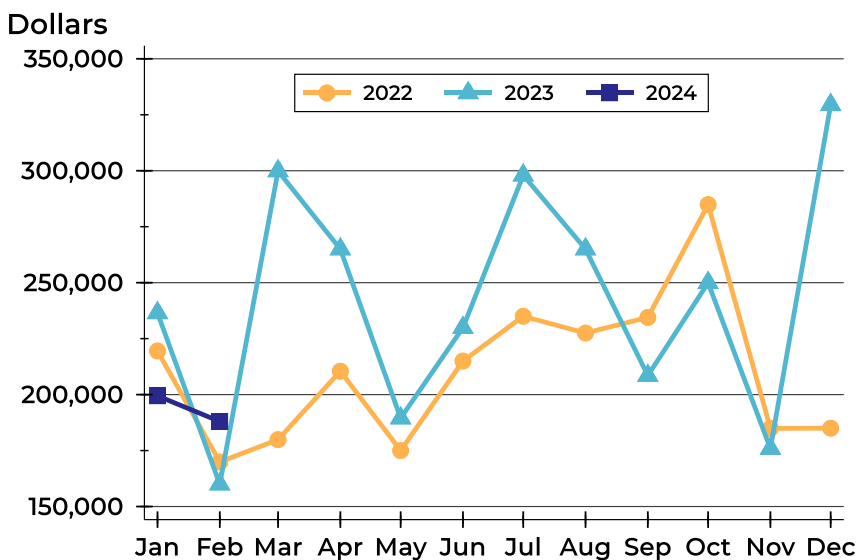
# Jefferson County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 220,689 | 278,136 | <b>203,032</b> |
| February  | 196,450 | 216,336 | <b>204,878</b> |
| March     | 192,133 | 340,336 |                |
| April     | 235,508 | 298,580 |                |
| May       | 217,345 | 254,818 |                |
| June      | 237,012 | 238,847 |                |
| July      | 214,314 | 302,084 |                |
| August    | 267,700 | 280,007 |                |
| September | 243,980 | 239,873 |                |
| October   | 265,700 | 285,685 |                |
| November  | 188,535 | 200,989 |                |
| December  | 236,543 | 351,760 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 219,500 | 236,500 | <b>199,450</b> |
| February  | 169,900 | 160,000 | <b>188,000</b> |
| March     | 179,900 | 299,900 |                |
| April     | 210,450 | 265,000 |                |
| May       | 175,000 | 189,500 |                |
| June      | 215,000 | 229,900 |                |
| July      | 235,000 | 298,000 |                |
| August    | 227,500 | 265,000 |                |
| September | 234,500 | 208,500 |                |
| October   | 284,900 | 249,950 |                |
| November  | 184,900 | 175,900 |                |
| December  | 185,000 | 329,450 |                |



# Jefferson County Contracts Written Analysis

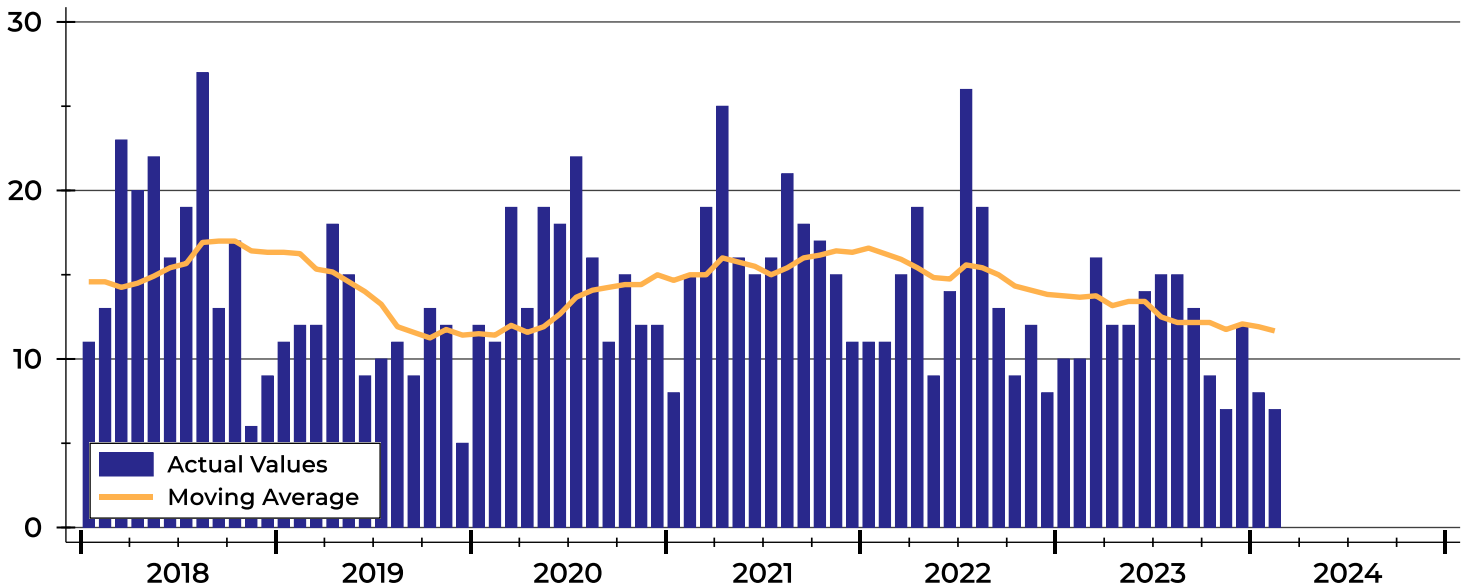
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 7       | 10            | -30.0% | 15      | 20                | -25.0% |
| Volume (1,000s)                          |                     | 1,624   | 2,139         | -24.1% | 2,990   | 4,289             | -30.3% |
| Average                                  | Sale Price          | 232,044 | 213,880       | 8.5%   | 199,314 | 214,460           | -7.1%  |
|  | Days on Market      | 37      | 39            | -5.1%  | 41      | 32                | 28.1%  |
|  | Percent of Original | 97.0%   | 99.8%         | -2.8%  | 95.5%   | 96.8%             | -1.3%  |
| Median                                   | Sale Price          | 245,000 | 187,500       | 30.7%  | 189,900 | 200,000           | -5.1%  |
|  | Days on Market      | 12      | 6             | 100.0% | 15      | 10                | 50.0%  |
|  | Percent of Original | 97.1%   | 100.0%        | -2.9%  | 96.3%   | 96.4%             | -0.1%  |

A total of 7 contracts for sale were written in Jefferson County during the month of February, down from 10 in 2023. The median list price of these homes was \$245,000, up from \$187,500 the prior year.

Half of the homes that went under contract in February were on the market less than 12 days, compared to 6 days in February 2023.

## History of Contracts Written

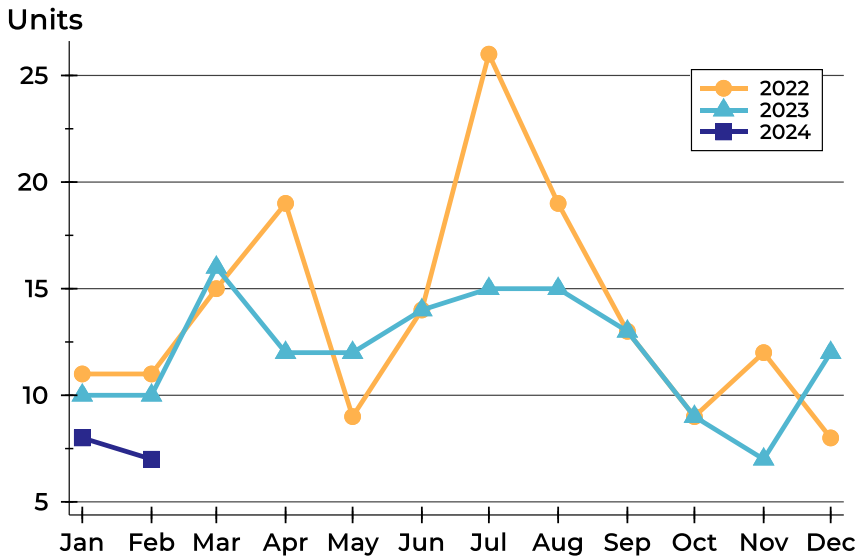
Units





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



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

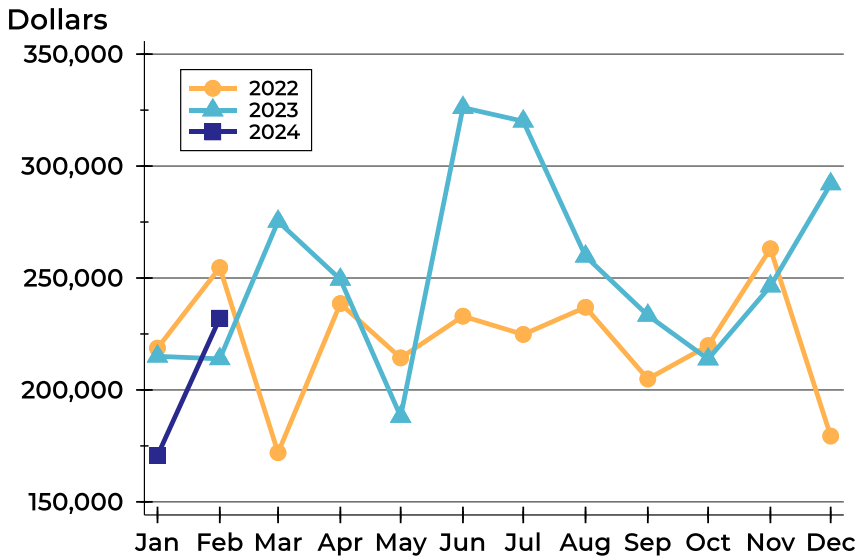
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1                 | 14.3%   | 59,000     | 59,000  | 5              | 5    | 93.2%               | 93.2%  |
| \$100,000-\$124,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$150,000-\$174,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$175,000-\$199,999 | 2                 | 28.6%   | 191,950    | 191,950 | 9              | 9    | 98.7%               | 98.7%  |
| \$200,000-\$249,999 | 1                 | 14.3%   | 245,000    | 245,000 | 159            | 159  | 96.1%               | 96.1%  |
| \$250,000-\$299,999 | 1                 | 14.3%   | 275,000    | 275,000 | 4              | 4    | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2                 | 28.6%   | 330,703    | 330,703 | 37             | 37   | 96.0%               | 96.0%  |
| \$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    |



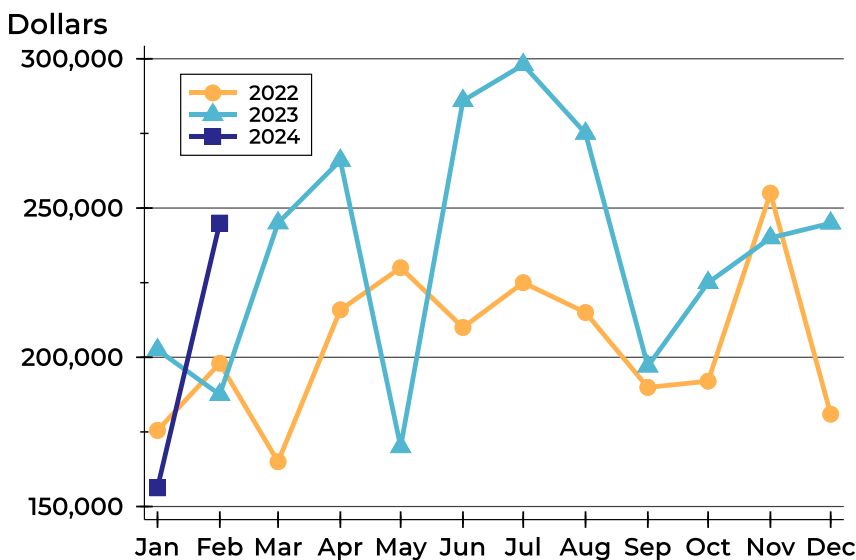
## Jefferson County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 218,691 | 215,040 | <b>170,675</b> |
| February  | 254,668 | 213,880 | <b>232,044</b> |
| March     | 171,967 | 275,290 |                |
| April     | 238,592 | 249,392 |                |
| May       | 214,311 | 188,117 |                |
| June      | 232,943 | 326,114 |                |
| July      | 224,781 | 320,020 |                |
| August    | 236,932 | 259,717 |                |
| September | 204,908 | 233,300 |                |
| October   | 219,811 | 213,767 |                |
| November  | 263,063 | 246,363 |                |
| December  | 179,388 | 292,013 |                |

### Median Price

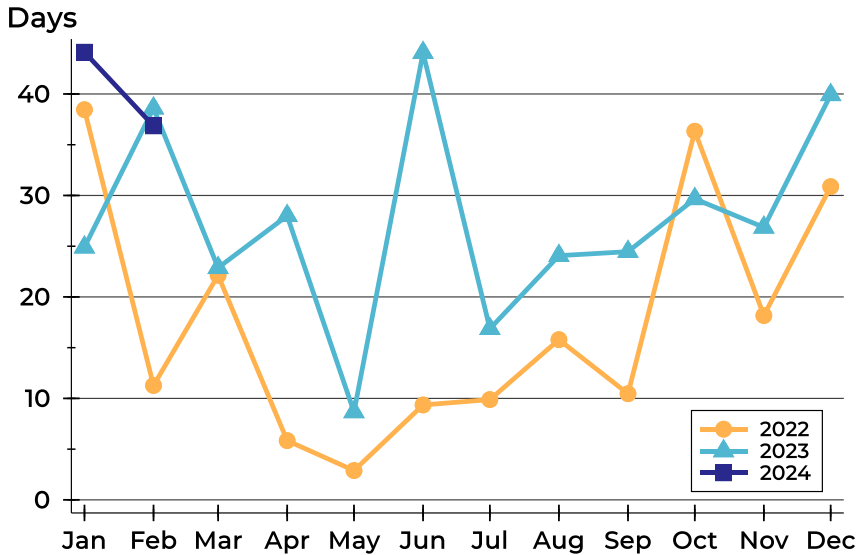


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 175,500 | 202,500 | <b>156,250</b> |
| February  | 198,000 | 187,500 | <b>245,000</b> |
| March     | 165,000 | 245,000 |                |
| April     | 215,900 | 265,950 |                |
| May       | 230,000 | 170,000 |                |
| June      | 210,000 | 285,950 |                |
| July      | 225,000 | 298,000 |                |
| August    | 215,000 | 275,000 |                |
| September | 189,900 | 197,000 |                |
| October   | 192,000 | 225,000 |                |
| November  | 255,000 | 240,000 |                |
| December  | 180,950 | 244,925 |                |



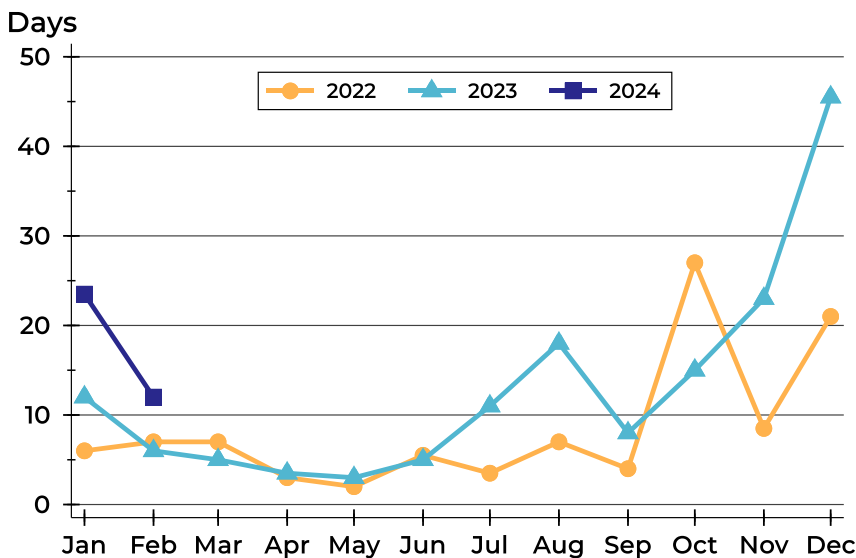
# Jefferson County Contracts Written Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 38   | 25   | <b>44</b> |
| February  | 11   | 39   | <b>37</b> |
| March     | 22   | 23   |           |
| April     | 6    | 28   |           |
| May       | 3    | 9    |           |
| June      | 9    | 44   |           |
| July      | 10   | 17   |           |
| August    | 16   | 24   |           |
| September | 10   | 24   |           |
| October   | 36   | 30   |           |
| November  | 18   | 27   |           |
| December  | 31   | 40   |           |

## Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 6    | 12   | <b>24</b> |
| February  | 7    | 6    | <b>12</b> |
| March     | 7    | 5    |           |
| April     | 3    | 4    |           |
| May       | 2    | 3    |           |
| June      | 6    | 5    |           |
| July      | 4    | 11   |           |
| August    | 7    | 18   |           |
| September | 4    | 8    |           |
| October   | 27   | 15   |           |
| November  | 9    | 23   |           |
| December  | 21   | 46   |           |



## Jefferson County Pending Contracts Analysis

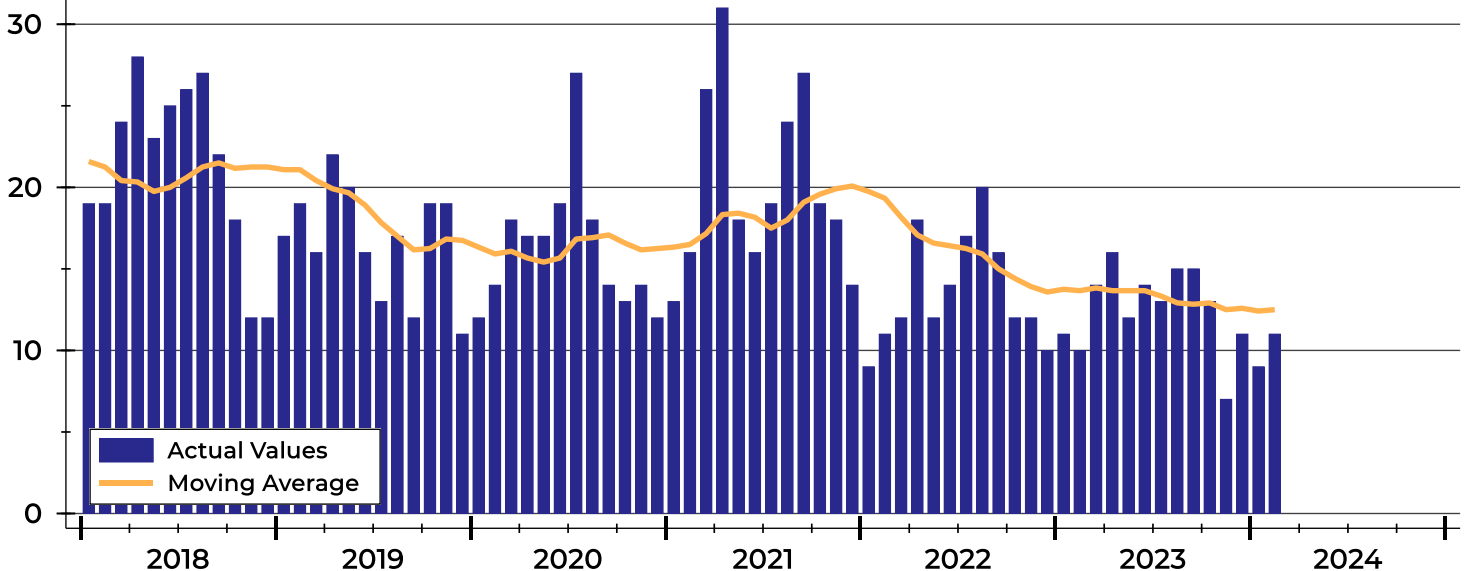
| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | <b>11</b>       | 10      | 10.0%  |
| Volume (1,000s)                          |                     | <b>2,805</b>    | 2,040   | 37.5%  |
| Average                                  | List Price          | <b>254,982</b>  | 203,970 | 25.0%  |
|  | Days on Market      | <b>38</b>       | 35      | 8.6%   |
|  | Percent of Original | <b>97.5%</b>    | 99.6%   | -2.1%  |
| Median                                   | List Price          | <b>210,000</b>  | 187,500 | 12.0%  |
|  | Days on Market      | <b>12</b>       | 6       | 100.0% |
|  | Percent of Original | <b>97.3%</b>    | 100.0%  | -2.7%  |

A total of 11 listings in Jefferson County had contracts pending at the end of February, up from 10 contracts pending at the end of February 2023.

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

## History of Pending Contracts

Units

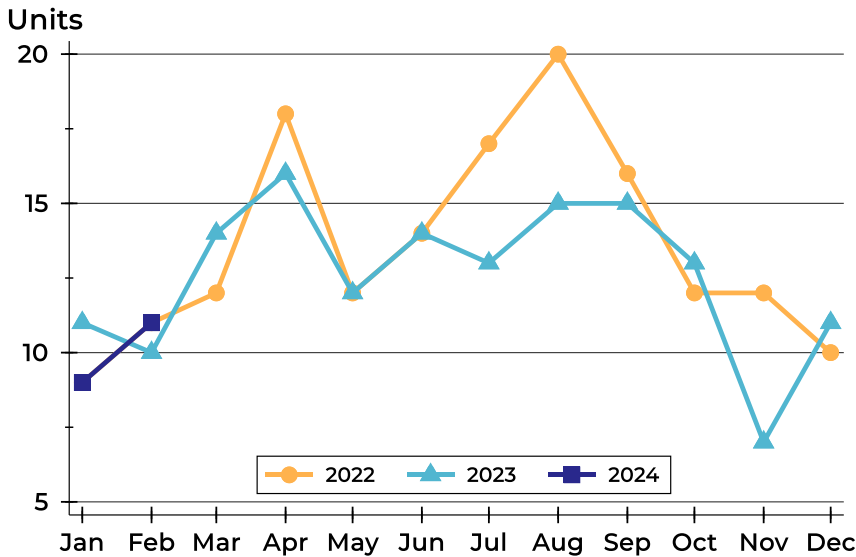






## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



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

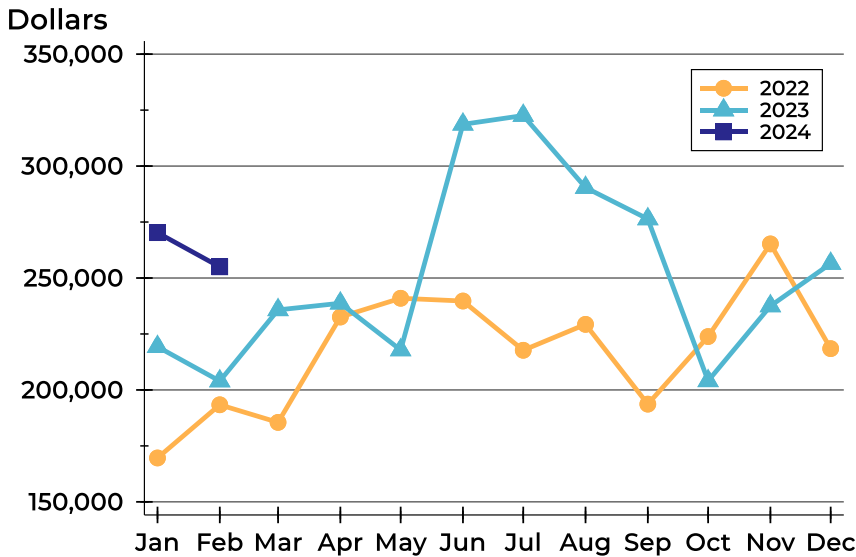
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1                 | 9.1%    | 59,000     | 59,000  | 5              | 5    | 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 | 1                 | 9.1%    | 148,500    | 148,500 | 82             | 82   | 93.4%               | 93.4%  |
| \$150,000-\$174,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$175,000-\$199,999 | 2                 | 18.2%   | 191,950    | 191,950 | 9              | 9    | 98.7%               | 98.7%  |
| \$200,000-\$249,999 | 2                 | 18.2%   | 227,500    | 227,500 | 82             | 82   | 98.0%               | 98.0%  |
| \$250,000-\$299,999 | 1                 | 9.1%    | 275,000    | 275,000 | 4              | 4    | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2                 | 18.2%   | 330,703    | 330,703 | 37             | 37   | 96.0%               | 96.0%  |
| \$400,000-\$499,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$500,000-\$749,999 | 1                 | 9.1%    | 699,000    | 699,000 | 73             | 73   | 93.2%               | 93.2%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



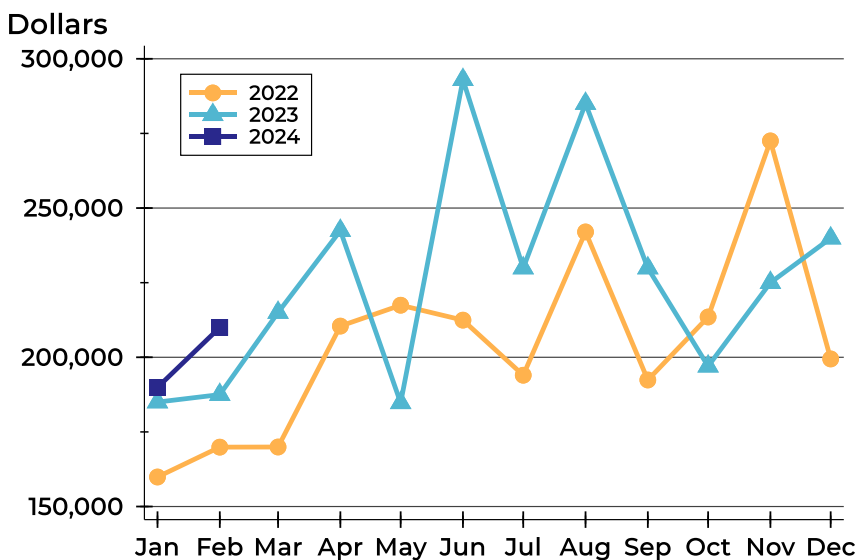
## Jefferson County Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 169,622 | 219,300 | <b>270,255</b> |
| February  | 193,368 | 203,970 | <b>254,982</b> |
| March     | 185,508 | 235,767 |                |
| April     | 232,581 | 238,727 |                |
| May       | 240,958 | 217,850 |                |
| June      | 239,721 | 318,657 |                |
| July      | 217,724 | 322,577 |                |
| August    | 229,295 | 290,397 |                |
| September | 193,663 | 276,373 |                |
| October   | 223,850 | 204,062 |                |
| November  | 265,233 | 237,507 |                |
| December  | 218,450 | 256,459 |                |

### Median Price

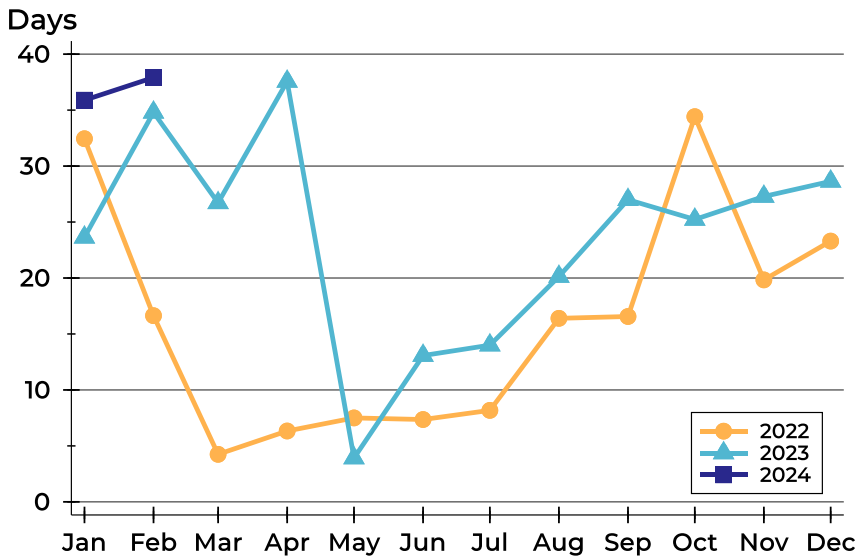


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 159,900 | 185,000 | <b>189,900</b> |
| February  | 169,900 | 187,500 | <b>210,000</b> |
| March     | 169,950 | 215,000 |                |
| April     | 210,450 | 242,450 |            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



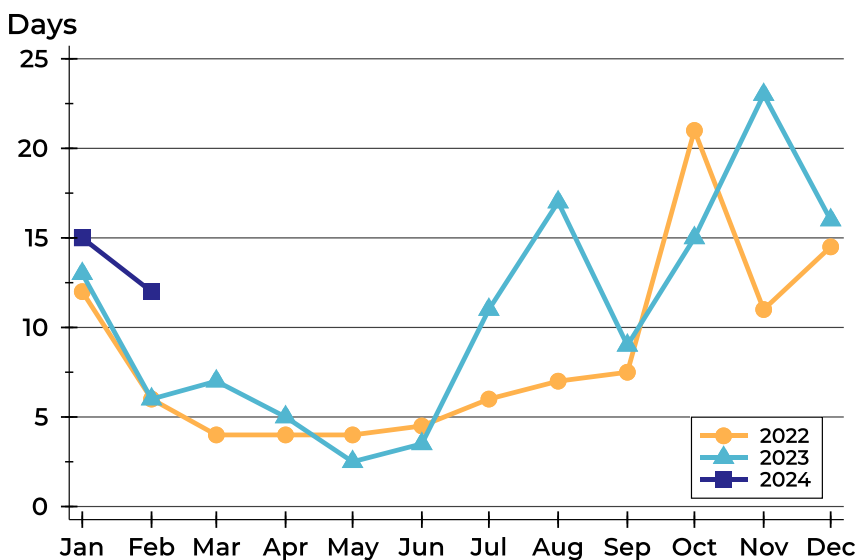
## Jefferson County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Lyon County Housing Report



## Market Overview

### Lyon County Home Sales Fell in February

Total home sales in Lyon County fell last month to 14 units, compared to 19 units in February 2023. Total sales volume was \$2.6 million, down from a year earlier.

The median sale price in February was \$181,450, up from \$180,000 a year earlier. Homes that sold in February were typically on the market for 4 days and sold for 100.0% of their list prices.

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

The total number of active listings in Lyon County at the end of February was 22 units, up from 21 at the same point in 2023. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$199,900.

During February, a total of 30 contracts were written up from 29 in February 2023. At the end of the month, there were 38 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Lyon County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>14</b>      | <b>19</b>      | <b>32</b>      | <b>24</b>      | <b>28</b>      | <b>46</b>      |
| Change from prior year                        |                              | -26.3%         | -40.6%         | 23.1%          | -14.3%         | -39.1%         | -6.1%          |
| <b>Active Listings</b>                        |                              | <b>22</b>      | <b>21</b>      | <b>17</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 4.8%           | 23.5%          | -32.0%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>0.8</b>     | <b>0.6</b>     | <b>0.4</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 33.3%          | 50.0%          | -42.9%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>26</b>      | <b>23</b>      | <b>22</b>      | <b>45</b>      | <b>51</b>      | <b>47</b>      |
| Change from prior year                        |                              | 13.0%          | 4.5%           | -4.3%          | -11.8%         | 8.5%           | -20.3%         |
| <b>Contracts Written</b>                      |                              | <b>30</b>      | <b>29</b>      | <b>18</b>      | <b>41</b>      | <b>48</b>      | <b>46</b>      |
| Change from prior year                        |                              | 3.4%           | 61.1%          | -41.9%         | -14.6%         | 4.3%           | -25.8%         |
| <b>Pending Contracts</b>                      |                              | <b>38</b>      | <b>35</b>      | <b>39</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 8.6%           | -10.3%         | 0.0%           |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>2,645</b>   | <b>3,155</b>   | <b>5,317</b>   | <b>4,660</b>   | <b>4,686</b>   | <b>6,896</b>   |
| Change from prior year                        |                              | -16.2%         | -40.7%         | 26.4%          | -0.6%          | -32.0%         | -12.6%         |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>188,947</b> | <b>166,053</b> | <b>166,151</b> | <b>194,161</b> | <b>167,339</b> | <b>149,913</b> |
|   | Change from prior year       | 13.8%          | -0.1%          | 2.7%           | 16.0%          | 11.6%          | -6.9%          |
|   | <b>List Price of Actives</b> | <b>198,211</b> | <b>375,062</b> | <b>128,212</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -47.2%         | 192.5%         | -21.1%         |                |                |                |
|   | <b>Days on Market</b>        | <b>18</b>      | <b>49</b>      | <b>19</b>      | <b>32</b>      | <b>46</b>      | <b>19</b>      |
| Change from prior year                        | -63.3%                       | 157.9%         | -24.0%         | -30.4%         | 142.1%         | -48.6%         |                |
| <b>Percent of List</b>                        | <b>99.3%</b>                 | <b>97.5%</b>   | <b>97.6%</b>   | <b>97.5%</b>   | <b>95.9%</b>   | <b>97.0%</b>   |                |
| Change from prior year                        | 1.8%                         | -0.1%          | 0.3%           | 1.7%           | -1.1%          | 0.8%           |                |
| <b>Percent of Original</b>                    | <b>98.9%</b>                 | <b>95.3%</b>   | <b>96.8%</b>   | <b>96.2%</b>   | <b>93.3%</b>   | <b>95.7%</b>   |                |
| Change from prior year                        | 3.8%                         | -1.5%          | 0.5%           | 3.1%           | -2.5%          | 0.8%           |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>181,450</b> | <b>180,000</b> | <b>133,250</b> | <b>183,600</b> | <b>172,500</b> | <b>119,450</b> |
|   | Change from prior year       | 0.8%           | 35.1%          | -18.5%         | 6.4%           | 44.4%          | -26.7%         |
|   | <b>List Price of Actives</b> | <b>199,900</b> | <b>239,000</b> | <b>89,900</b>  | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -16.4%         | 165.9%         | -29.2%         |                |                |                |
|   | <b>Days on Market</b>        | <b>4</b>       | <b>27</b>      | <b>8</b>       | <b>10</b>      | <b>26</b>      | <b>11</b>      |
| Change from prior year                        | -85.2%                       | 237.5%         | 100.0%         | -61.5%         | 136.4%         | 37.5%          |                |
| <b>Percent of List</b>                        | <b>100.0%</b>                | <b>96.8%</b>   | <b>98.3%</b>   | <b>99.8%</b>   | <b>96.0%</b>   | <b>97.9%</b>   |                |
| Change from prior year                        | 3.3%                         | -1.5%          | 0.0%           | 4.0%           | -1.9%          | -0.1%          |                |
| <b>Percent of Original</b>                    | <b>100.0%</b>                | <b>95.2%</b>   | <b>98.3%</b>   | <b>97.9%</b>   | <b>93.6%</b>   | <b>97.7%</b>   |                |
| Change from prior year                        | 5.0%                         | -3.2%          | 0.0%           | 4.6%           | -4.2%          | -0.1%          |                |

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



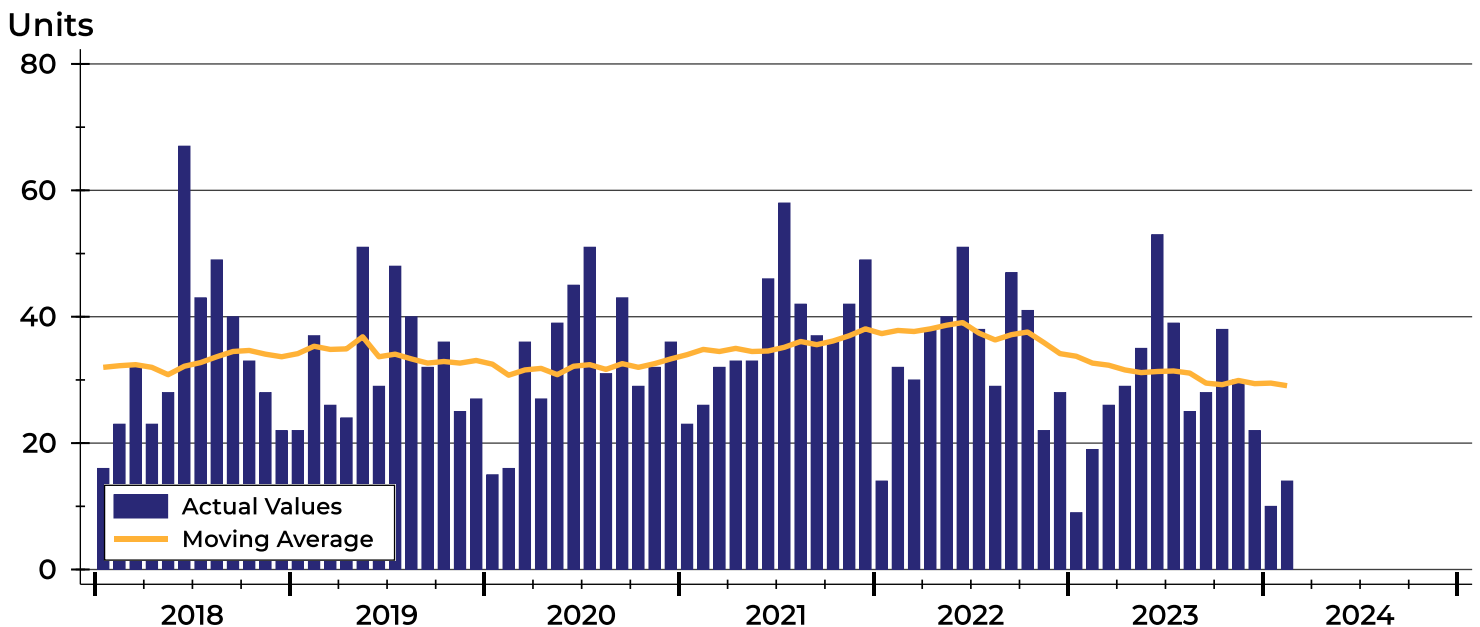
# Lyon County Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | February 2023 |         |        | Year-to-Date 2023 |         |        |
|--|---------------------|---------------|---------|--------|-------------------|---------|--------|
|  |                     | 2024          | 2023    | Change | 2024              | 2023    | Change |
| Closed Listings                        |                     | 14            | 19      | -26.3% | 24                | 28      | -14.3% |
| Volume (1,000s)                        |                     | 2,645         | 3,155   | -16.2% | 4,660             | 4,686   | -0.6%  |
| Months' Supply                         |                     | 0.8           | 0.6     | 33.3%  | N/A               | N/A     | N/A    |
| Average                                | Sale Price          | 188,947       | 166,053 | 13.8%  | 194,161           | 167,339 | 16.0%  |
|  | Days on Market      | 18            | 49      | -63.3% | 32                | 46      | -30.4% |
|  | Percent of List     | 99.3%         | 97.5%   | 1.8%   | 97.5%             | 95.9%   | 1.7%   |
|  | Percent of Original | 98.9%         | 95.3%   | 3.8%   | 96.2%             | 93.3%   | 3.1%   |
| Median                                 | Sale Price          | 181,450       | 180,000 | 0.8%   | 183,600           | 172,500 | 6.4%   |
|  | Days on Market      | 4             | 27      | -85.2% | 10                | 26      | -61.5% |
|  | Percent of List     | 100.0%        | 96.8%   | 3.3%   | 99.8%             | 96.0%   | 4.0%   |
|  | Percent of Original | 100.0%        | 95.2%   | 5.0%   | 97.9%             | 93.6%   | 4.6%   |

A total of 14 homes sold in Lyon County in February, down from 19 units in February 2023. Total sales volume fell to \$2.6 million compared to \$3.2 million in the previous year.

The median sales price in February was \$181,450, up 0.8% compared to the prior year. Median days on market was 4 days, down from 34 days in January, and down from 27 in February 2023.

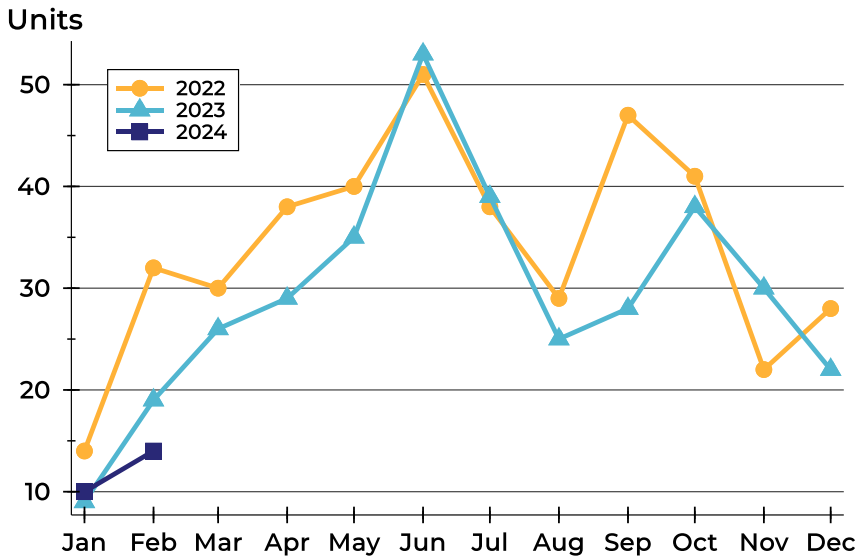
## History of Closed Listings





## Lyon County Closed Listings Analysis

### Closed Listings by Month



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

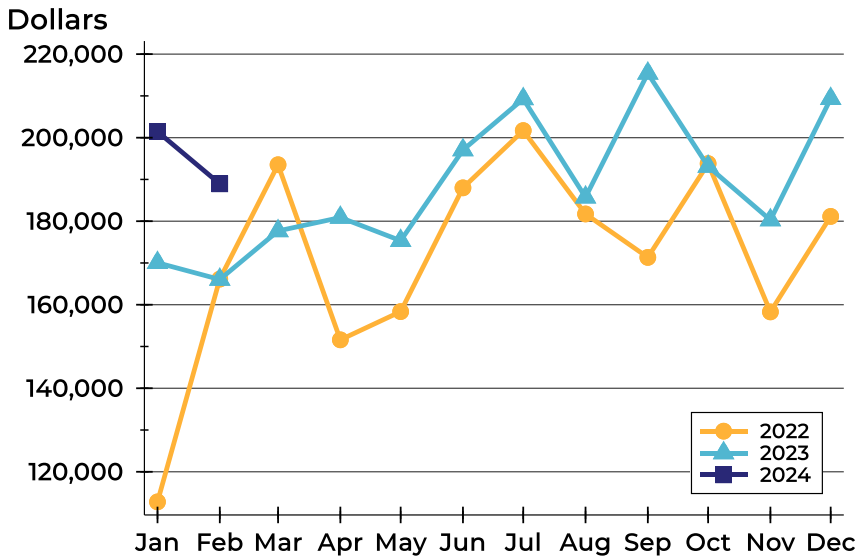
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$25,000-\$49,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$50,000-\$99,999   | 1      | 7.1%    | 0.6            | 58,000     | 58,000  | 4              | 4    | 96.8%              | 96.8%  | 96.8%               | 96.8%  |
| \$100,000-\$124,999 | 2      | 14.3%   | 0.3            | 105,732    | 105,732 | 39             | 39   | 100.3%             | 100.3% | 102.8%              | 102.8% |
| \$125,000-\$149,999 | 2      | 14.3%   | 0.3            | 137,450    | 137,450 | 0              | 0    | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 2      | 14.3%   | 1.0            | 156,450    | 156,450 | 4              | 4    | 101.0%             | 101.0% | 101.0%              | 101.0% |
| \$175,000-\$199,999 | 0      | 0.0%    | 0.9            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$200,000-\$249,999 | 5      | 35.7%   | 1.0            | 211,600    | 209,000 | 6              | 2    | 99.6%              | 101.8% | 99.6%               | 101.8% |
| \$250,000-\$299,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$300,000-\$399,999 | 2      | 14.3%   | 0.6            | 365,000    | 365,000 | 67             | 67   | 96.1%              | 96.1%  | 91.8%               | 91.8%  |
| \$400,000-\$499,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$500,000-\$749,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



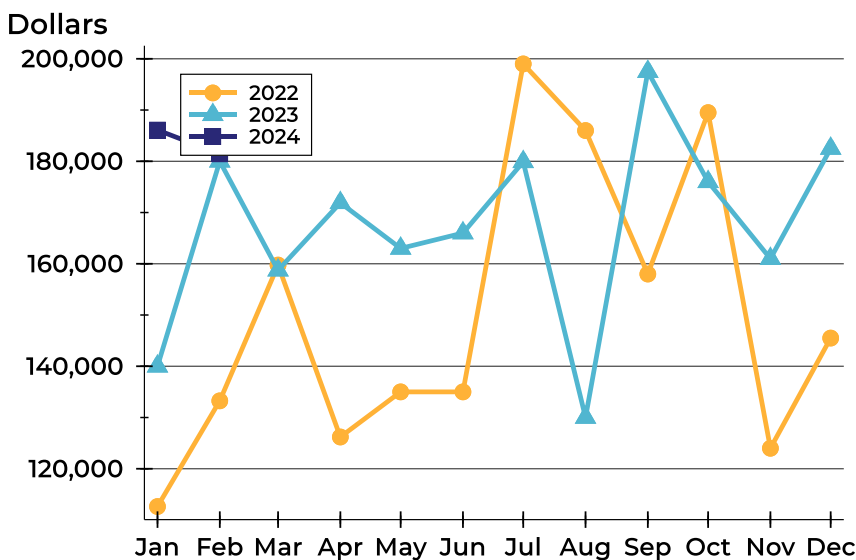
# Lyon County Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 112,796 | 170,056 | <b>201,460</b> |
| February  | 166,151 | 166,053 | <b>188,947</b> |
| March     | 193,517 | 177,669 |                |
| April     | 151,595 | 180,879 |                |
| May       | 158,363 | 175,341 |                |
| June      | 187,987 | 197,045 |                |
| July      | 201,697 | 209,285 |                |
| August    | 181,734 | 185,740 |                |
| September | 171,338 | 215,396 |                |
| October   | 193,788 | 193,110 |                |
| November  | 158,288 | 180,280 |                |
| December  | 181,146 | 209,332 |                |

## Median Price



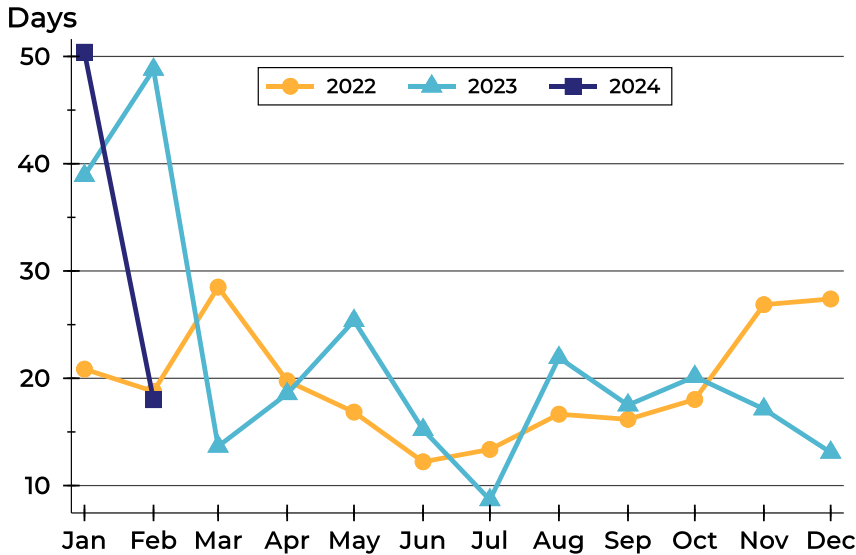
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 112,625 | 140,000 | <b>186,100</b> |
| February  | 133,250 | 180,000 | <b>181,450</b> |
| March     | 159,750 | 158,750 |                |
| April     | 126,200 | 171,900 |                |
| May       | 135,000 | 163,000 |                |
| June      | 135,000 | 166,000 |                |
| July      | 199,000 | 179,900 |                |
| August    | 186,000 | 130,000 |                |
| September | 158,000 | 197,500 |                |
| October   | 189,500 | 176,000 |                |
| November  | 124,000 | 161,000 |                |
| December  | 145,500 | 182,500 |                |





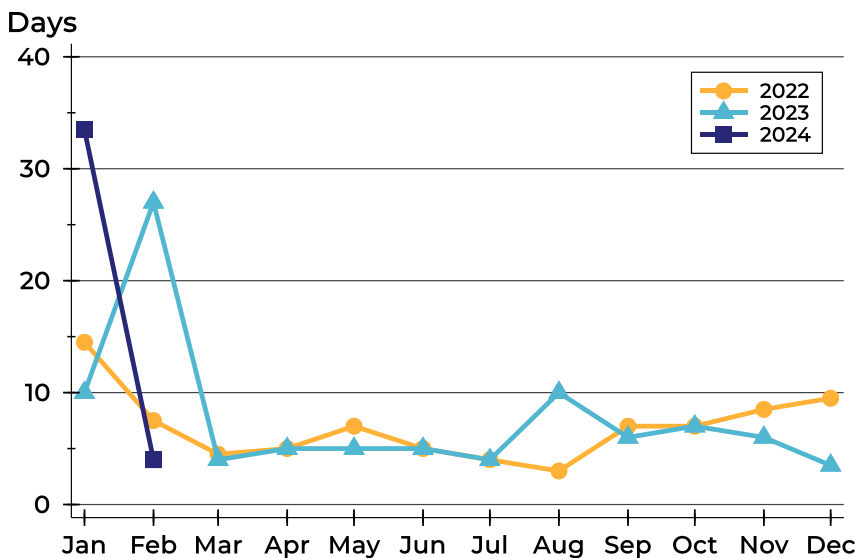
# Lyon County Closed Listings Analysis

## Average DOM



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

## Median DOM



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



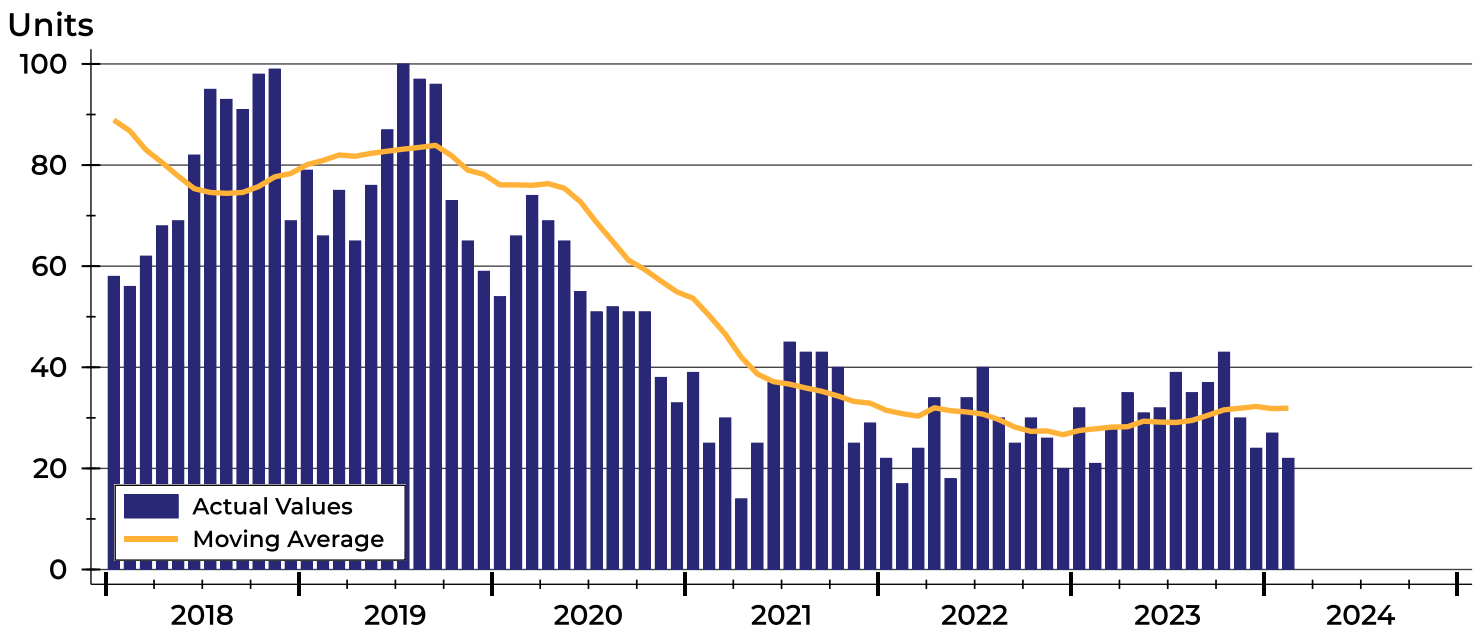
## Lyon County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | <b>22</b>       | 21      | 4.8%   |
| Volume (1,000s)                        |                     | <b>4,361</b>    | 7,876   | -44.6% |
| Months' Supply                         |                     | <b>0.8</b>      | 0.6     | 33.3%  |
| Average                                | List Price          | <b>198,211</b>  | 375,062 | -47.2% |
|  | Days on Market      | <b>80</b>       | 59      | 35.6%  |
|  | Percent of Original | <b>96.0%</b>    | 96.7%   | -0.7%  |
| Median                                 | List Price          | <b>199,900</b>  | 239,000 | -16.4% |
|  | Days on Market      | <b>58</b>       | 40      | 45.0%  |
|  | Percent of Original | <b>100.0%</b>   | 100.0%  | 0.0%   |

A total of 22 homes were available for sale in Lyon County at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$199,900, down 16.4% from 2023. The typical time on market for active listings was 58 days, up from 40 days a year earlier.

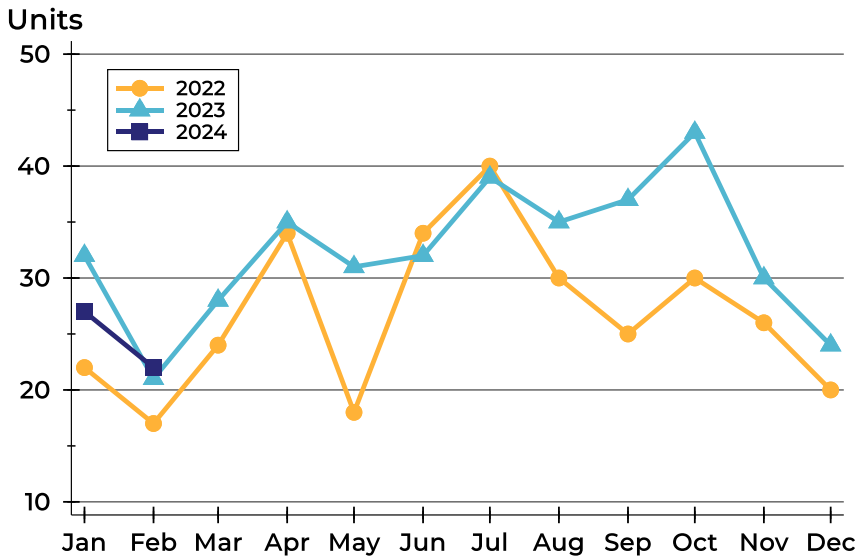
## History of Active Listings





## Lyon County Active Listings Analysis

### Active Listings by Month



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

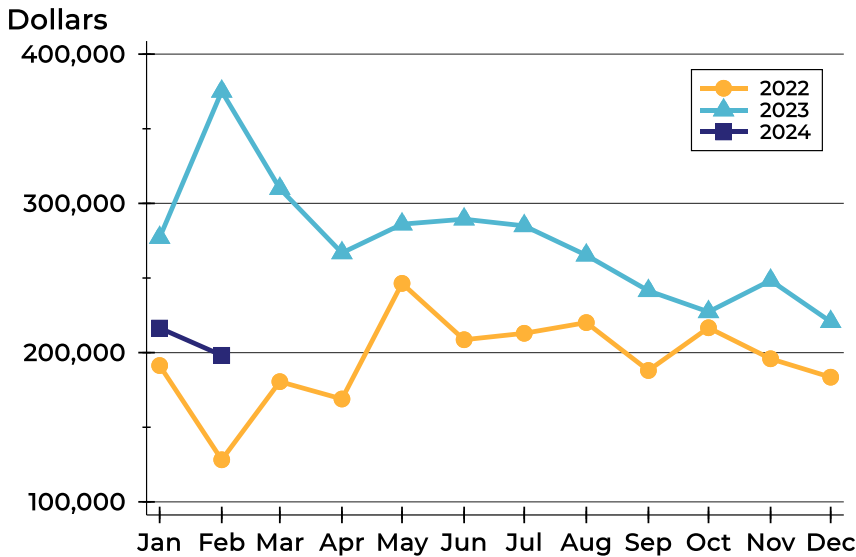
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$25,000-\$49,999   | 3                      | 13.6%                   | N/A            | 37,050             | 36,250            | 98                  | 95                  | 82.4%                    | 90.9%                    |
| \$50,000-\$99,999   | 2                      | 9.1%                    | 0.6            | 64,500             | 64,500            | 73                  | 73                  | 100.0%                   | 100.0%                   |
| \$100,000-\$124,999 | 1                      | 4.5%                    | 0.3            | 109,000            | 109,000           | 137                 | 137                 | 90.9%                    | 90.9%                    |
| \$125,000-\$149,999 | 1                      | 4.5%                    | 0.3            | 129,900            | 129,900           | 15                  | 15                  | 100.0%                   | 100.0%                   |
| \$150,000-\$174,999 | 3                      | 13.6%                   | 1.0            | 161,667            | 167,500           | 138                 | 178                 | 100.0%                   | 100.0%                   |
| \$175,000-\$199,999 | 2                      | 9.1%                    | 0.9            | 199,900            | 199,900           | 9                   | 9                   | 100.0%                   | 100.0%                   |
| \$200,000-\$249,999 | 5                      | 22.7%                   | 1.0            | 228,600            | 225,000           | 93                  | 57                  | 95.1%                    | 99.5%                    |
| \$250,000-\$299,999 | 2                      | 9.1%                    | N/A            | 277,500            | 277,500           | 53                  | 53                  | 100.0%                   | 100.0%                   |
| \$300,000-\$399,999 | 2                      | 9.1%                    | 0.6            | 341,950            | 341,950           | 10                  | 10                  | 100.0%                   | 100.0%                   |
| \$400,000-\$499,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$500,000-\$749,999 | 1                      | 4.5%                    | N/A            | 614,900            | 614,900           | 142                 | 142                 | 97.6%                    | 97.6%                    |
| \$750,000-\$999,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



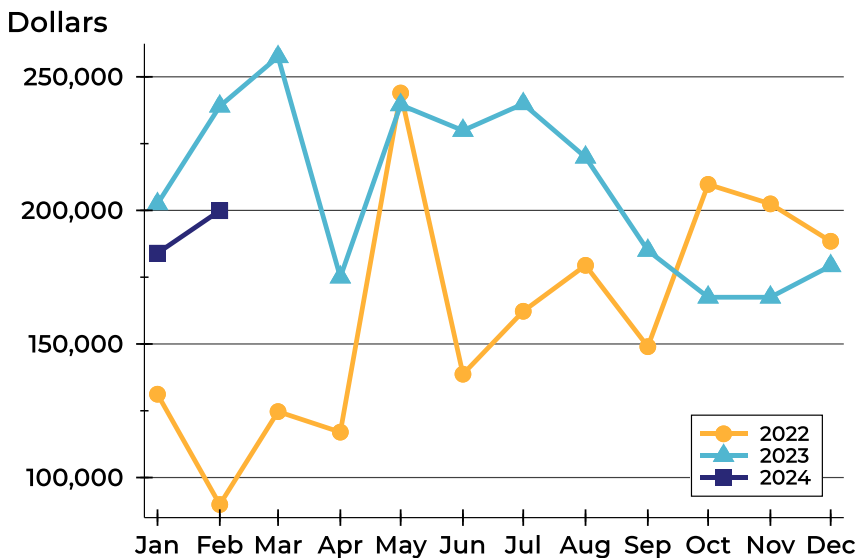
# Lyon County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 191,355 | 277,080 | <b>216,474</b> |
| February  | 128,212 | 375,062 | <b>198,211</b> |
| March     | 180,565 | 309,907 |                |
| April     | 168,941 | 266,806 |                |
| May       | 246,403 | 286,097 |                |
| June      | 208,657 | 289,425 |                |
| July      | 212,957 | 284,946 |                |
| August    | 220,128 | 265,251 |                |
| September | 188,028 | 241,450 |                |
| October   | 216,680 | 227,314 |                |
| November  | 195,892 | 248,407 |                |
| December  | 183,550 | 220,708 |                |

## Median Price

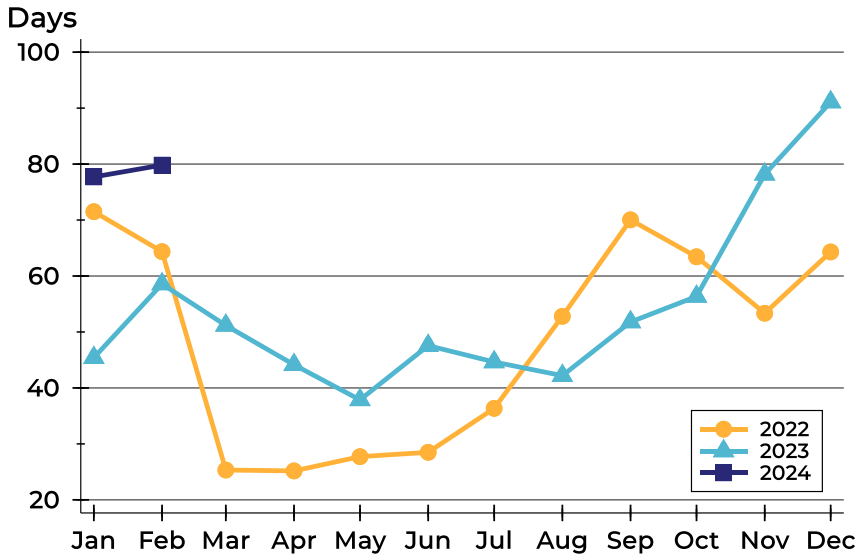


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 131,200 | 202,450 | <b>184,000</b> |
| February  | 89,900  | 239,000 | <b>199,900</b> |
| March     | 124,700 | 257,500 |                |
| April     | 117,000 | 175,000 |                |
| May       | 243,950 | 239,500 |                |
| June      | 138,700 | 229,900 |                |
| July      | 162,250 | 239,900 |                |
| August    | 179,450 | 219,900 |                |
| September | 149,000 | 185,000 |                |
| October   | 209,750 | 167,500 |                |
| November  | 202,450 | 167,500 |                |
| December  | 188,450 | 179,250 |                |



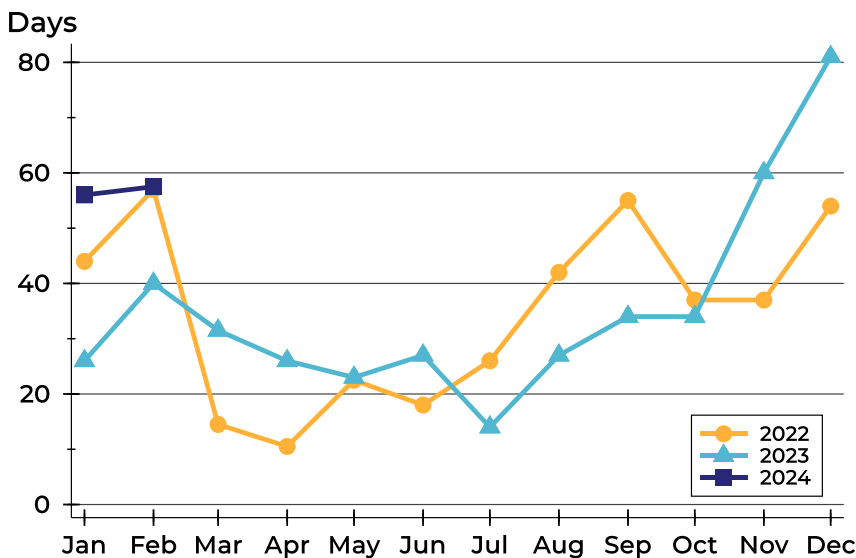
# Lyon County Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 72   | 45   | <b>78</b> |
| February  | 64   | 59   | <b>80</b> |
| March     | 25   | 51   |           |
| April     | 25   | 44   |           |
| May       | 28   | 38   |           |
| June      | 29   | 48   |           |
| July      | 36   | 45   |           |
| August    | 53   | 42   |           |
| September | 70   | 52   |           |
| October   | 63   | 56   |           |
| November  | 53   | 78   |           |
| December  | 64   | 91   |           |

## Median DOM



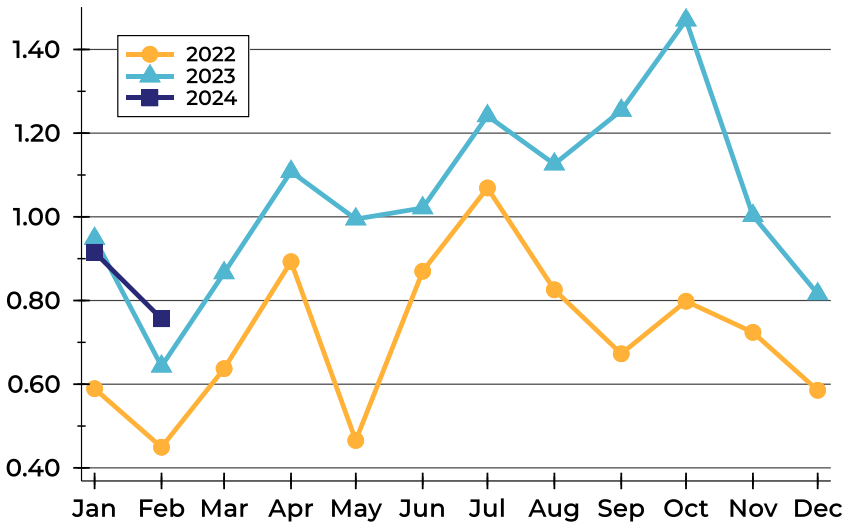
| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 44   | 26   | <b>56</b> |
| February  | 57   | 40   | <b>58</b> |
| March     | 15   | 32   |           |
| April     | 11   | 26   |           |
| May       | 23   | 23   |           |
| June      | 18   | 27   |           |
| July      | 26   | 14   |           |
| August    | 42   | 27   |           |
| September | 55   | 34   |           |
| October   | 37   | 34   |           |
| November  | 37   | 60   |           |
| December  | 54   | 81   |           |



# Lyon County Months' Supply Analysis

## Months' Supply by Month

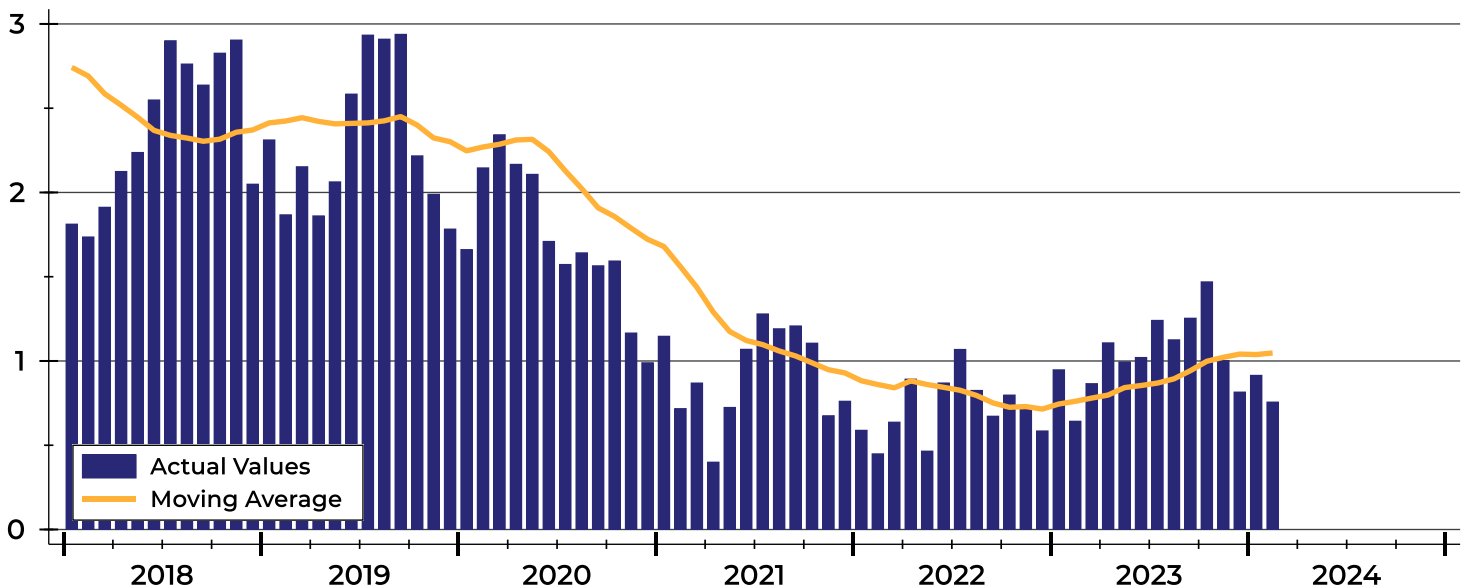
Months



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

## History of Month's Supply

Months





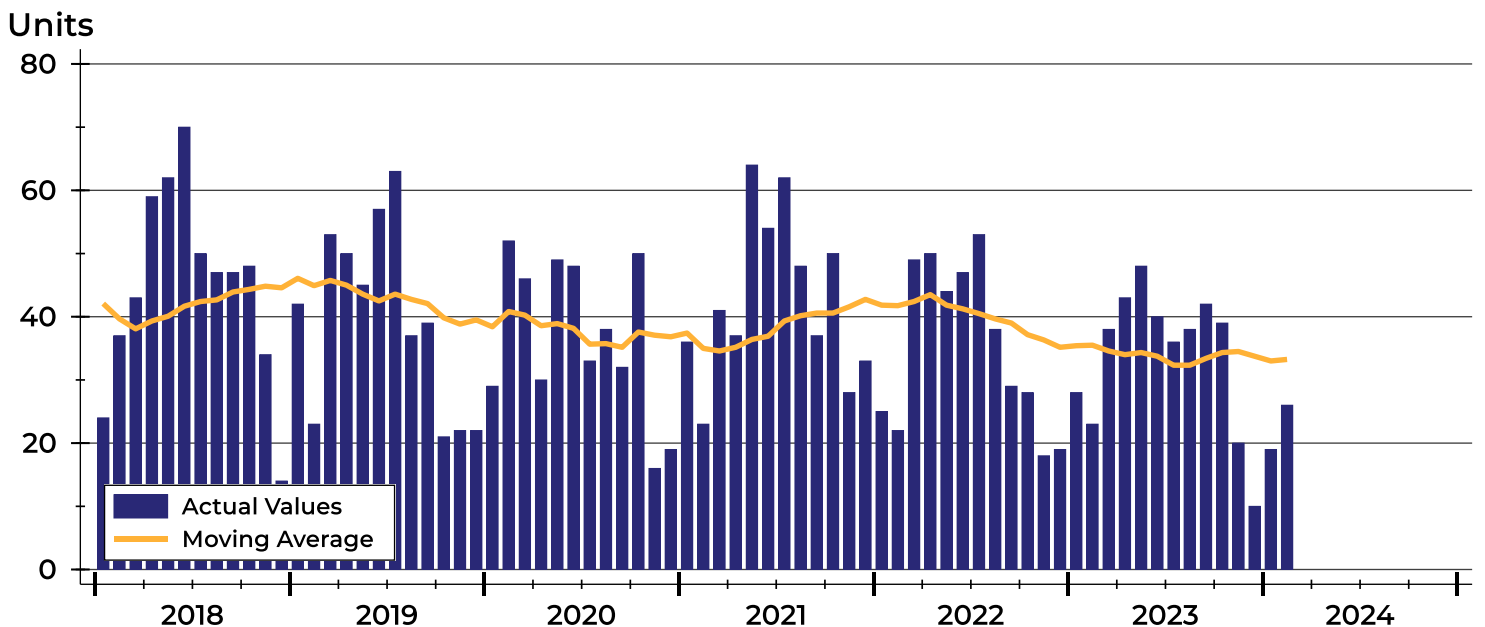
## Lyon County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024           | February 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month                       | New Listings       | <b>26</b>      | 23            | 13.0%  |
|                                     | Volume (1,000s)    | <b>5,345</b>   | 4,722         | 13.2%  |
|                                     | Average List Price | <b>205,562</b> | 205,309       | 0.1%   |
|                                     | Median List Price  | <b>172,200</b> | 173,000       | -0.5%  |
| Year-to-Date                        | New Listings       | <b>45</b>      | 51            | -11.8% |
|                                     | Volume (1,000s)    | <b>9,729</b>   | 12,391        | -21.5% |
|                                     | Average List Price | <b>216,189</b> | 242,966       | -11.0% |
|                                     | Median List Price  | <b>184,000</b> | 185,000       | -0.5%  |

A total of 26 new listings were added in Lyon County during February, up 13.0% from the same month in 2023. Year-to-date Lyon County has seen 45 new listings.

The median list price of these homes was \$172,200 down from \$173,000 in 2023.

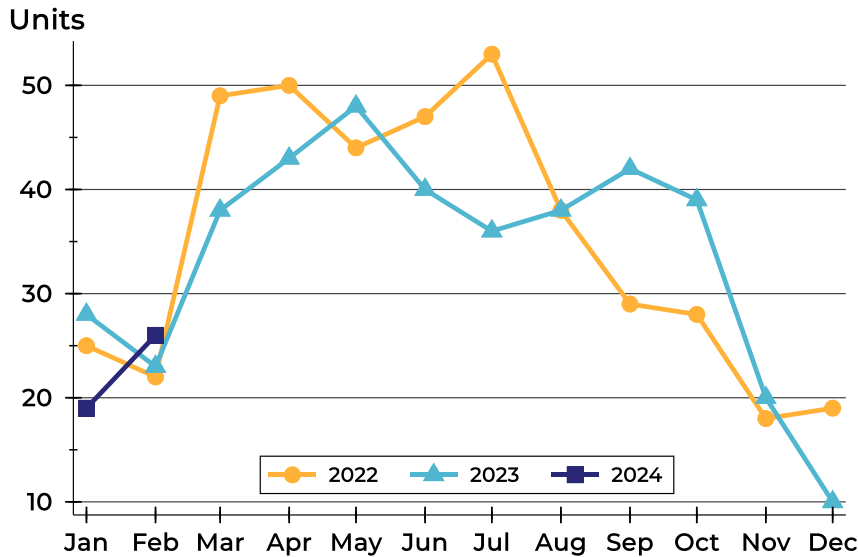
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 25   | 28   | 19   |
| February  | 22   | 23   | 26   |
| March     | 49   | 38   |      |
| April     | 50   | 43   |      |
| May       | 44   | 48   |      |
| June      | 47   | 40   |      |
| July      | 53   | 36   |      |
| August    | 38   | 38   |      |
| September | 29   | 42   |      |
| October   | 28   | 39   |      |
| November  | 18   | 20   |      |
| December  | 19   | 10   |      |

### New Listings by Price Range

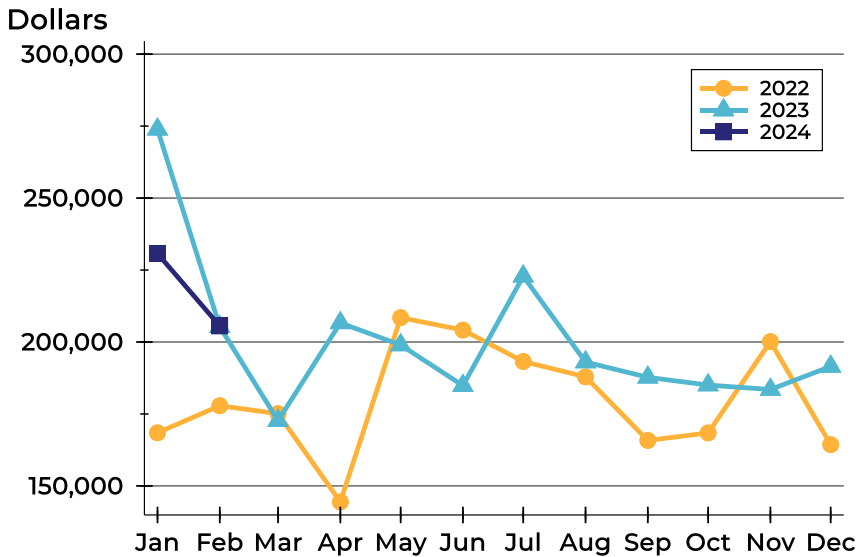
| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 1            | 3.8%    | 29,900     | 29,900  | 16             | 16   | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 2            | 7.7%    | 82,450     | 82,450  | 3              | 3    | 100.0%              | 100.0% |
| \$100,000-\$124,999 | 1            | 3.8%    | 119,900    | 119,900 | 4              | 4    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 7            | 26.9%   | 139,271    | 139,900 | 7              | 4    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 2            | 7.7%    | 162,200    | 162,200 | 4              | 4    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 3            | 11.5%   | 188,233    | 189,900 | 11             | 15   | 93.7%               | 95.0%  |
| \$200,000-\$249,999 | 2            | 7.7%    | 238,450    | 238,450 | 21             | 21   | 100.0%              | 100.0% |
| \$250,000-\$299,999 | 2            | 7.7%    | 266,950    | 266,950 | 16             | 16   | 128.8%              | 128.8% |
| \$300,000-\$399,999 | 5            | 19.2%   | 331,820    | 324,900 | 11             | 10   | 97.7%               | 98.5%  |
| \$400,000-\$499,999 | 1            | 3.8%    | 496,000    | 496,000 | 16             | 16   | 100.0%              | 100.0% |
| \$500,000-\$749,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |





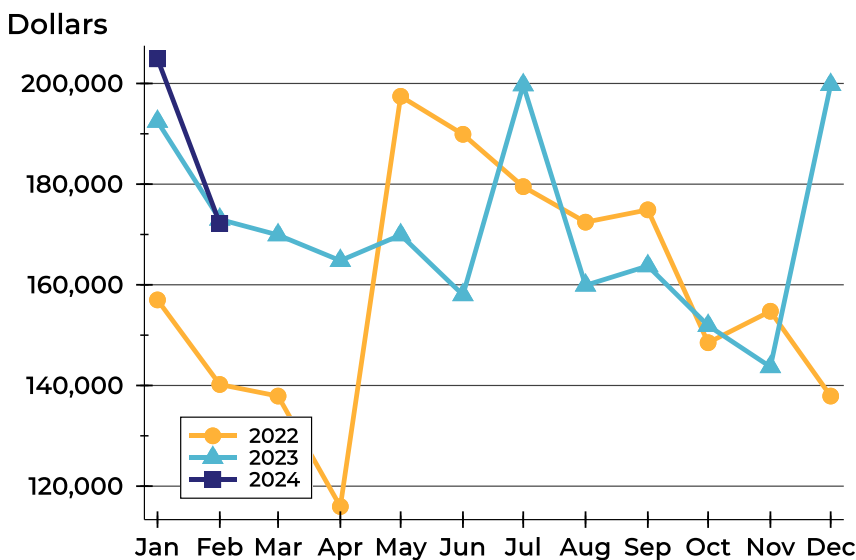
## Lyon County New Listings Analysis

### Average Price



| Month           | 2022    | 2023    | 2024           |
|-----------------|---------|---------|----------------|
| <b>January</b>  | 168,444 | 273,898 | <b>230,732</b> |
| <b>February</b> | 177,866 | 205,309 | <b>205,562</b> |
| March           | 175,101 | 172,682 |                |
| April           | 144,455 | 206,633 |                |
| May             | 208,455 | 198,958 |                |
| June            | 204,147 | 184,843 |                |
| July            | 193,221 | 222,842 |                |
| August          | 187,883 | 193,035 |                |
| September       | 165,793 | 187,725 |                |
| October         | 168,418 | 185,043 |                |
| November        | 200,133 | 183,490 |                |
| December        | 164,337 | 191,500 |                |

### Median Price



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



# Lyon County Contracts Written Analysis

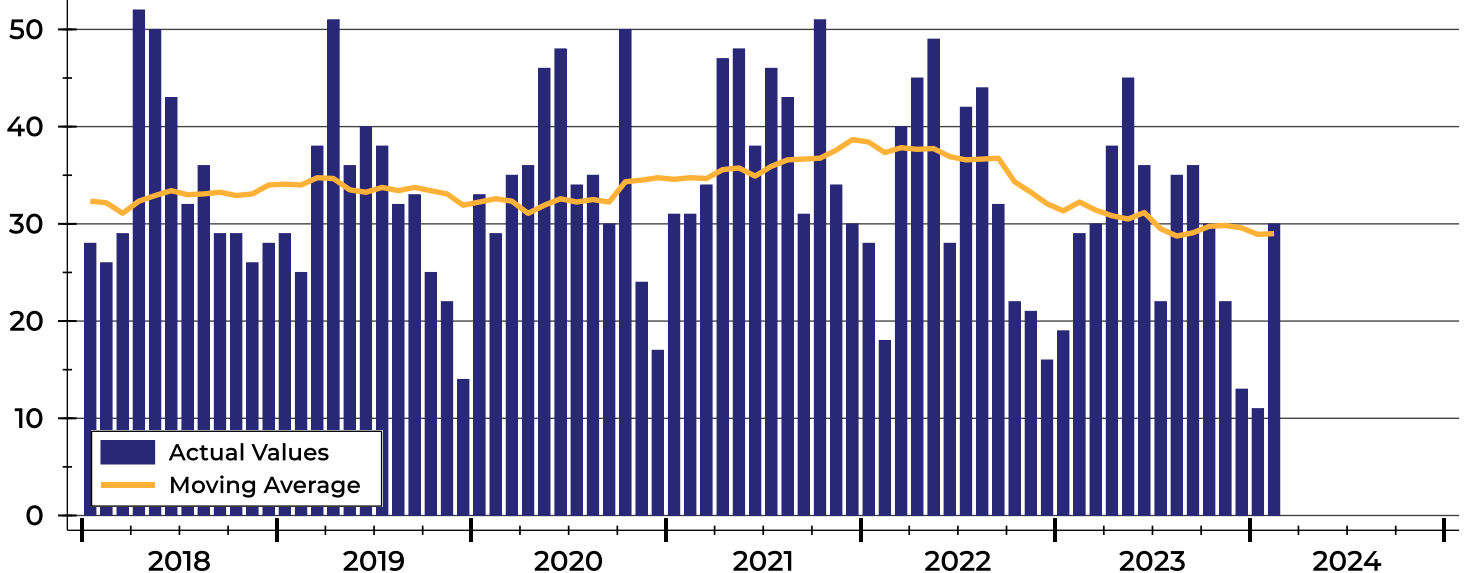
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 30      | 29            | 3.4%   | 41      | 48                | -14.6% |
| Volume (1,000s)                          |                     | 5,891   | 5,014         | 17.5%  | 8,557   | 8,830             | -3.1%  |
| Average                                  | Sale Price          | 196,353 | 172,902       | 13.6%  | 208,717 | 183,964           | 13.5%  |
|  | Days on Market      | 30      | 24            | 25.0%  | 28      | 27                | 3.7%   |
|  | Percent of Original | 99.6%   | 97.9%         | 1.7%   | 99.3%   | 96.5%             | 2.9%   |
| Median                                   | Sale Price          | 166,750 | 159,900       | 4.3%   | 174,500 | 171,450           | 1.8%   |
|  | Days on Market      | 10      | 7             | 42.9%  | 9       | 7                 | 28.6%  |
|  | Percent of Original | 100.0%  | 100.0%        | 0.0%   | 100.0%  | 98.0%             | 2.0%   |

A total of 30 contracts for sale were written in Lyon County during the month of February, up from 29 in 2023. The median list price of these homes was \$166,750, up from \$159,900 the prior year.

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

## History of Contracts Written

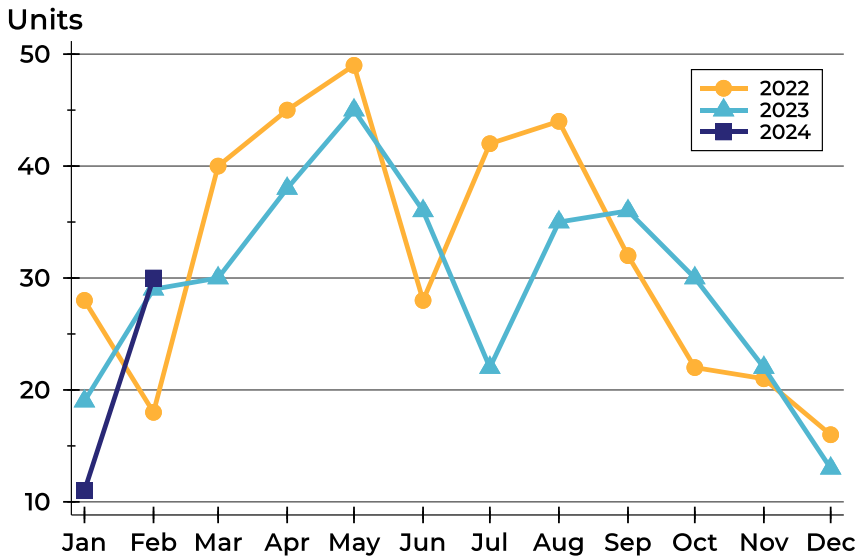
Units





## Lyon County Contracts Written Analysis

### Contracts Written by Month



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

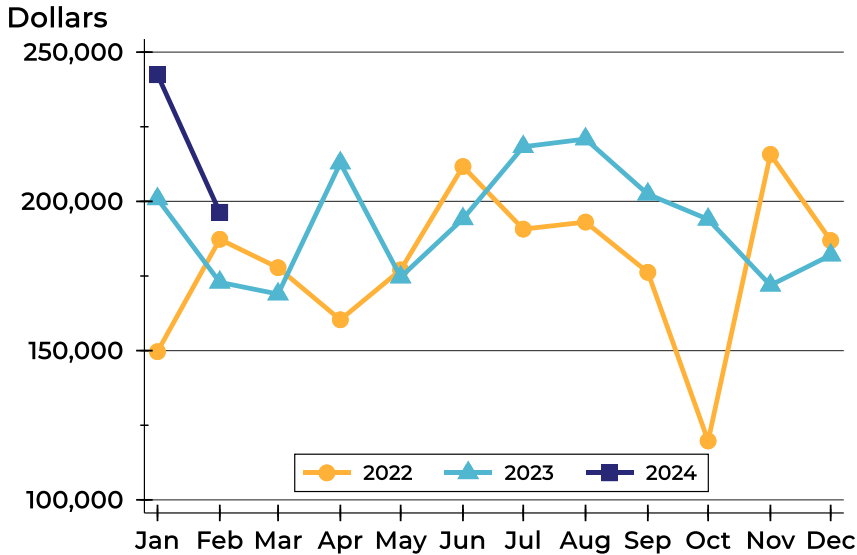
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 4                 | 13.3%   | 77,425     | 72,400  | 34             | 8    | 92.0%               | 96.9%  |
| \$100,000-\$124,999 | 2                 | 6.7%    | 114,950    | 114,950 | 16             | 16   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 6                 | 20.0%   | 140,833    | 143,200 | 5              | 4    | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 5                 | 16.7%   | 163,040    | 164,500 | 67             | 5    | 100.8%              | 100.0% |
| \$175,000-\$199,999 | 3                 | 10.0%   | 184,600    | 184,000 | 31             | 18   | 96.4%               | 100.0% |
| \$200,000-\$249,999 | 3                 | 10.0%   | 229,633    | 228,900 | 36             | 26   | 95.2%               | 98.5%  |
| \$250,000-\$299,999 | 1                 | 3.3%    | 273,900    | 273,900 | 5              | 5    | 157.5%              | 157.5% |
| \$300,000-\$399,999 | 5                 | 16.7%   | 335,640    | 334,900 | 27             | 10   | 96.9%               | 98.5%  |
| \$400,000-\$499,999 | 1                 | 3.3%    | 496,000    | 496,000 | 16             | 16   | 100.0%              | 100.0% |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



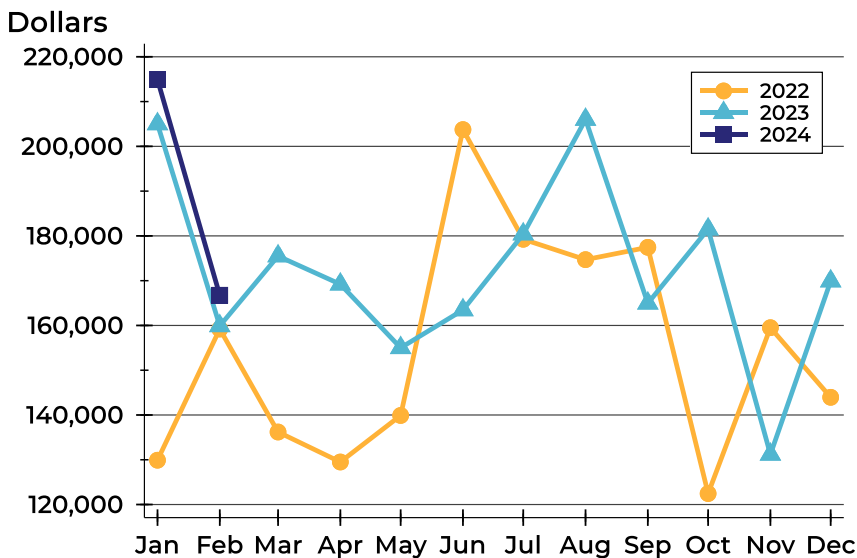
## Lyon County Contracts Written Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 149,650 | 200,847 | <b>242,436</b> |
| <b>February</b>  | 187,306 | 172,902 | <b>196,353</b> |
| <b>March</b>     | 177,795 | 168,947 |                |
| <b>April</b>     | 160,330 | 212,858 |                |
| <b>May</b>       | 177,049 | 174,631 |                |
| <b>June</b>      | 211,686 | 194,150 |                |
| <b>July</b>      | 190,710 | 218,305 |                |
| <b>August</b>    | 193,070 | 220,894 |                |
| <b>September</b> | 176,236 | 202,414 |                |
| <b>October</b>   | 119,745 | 193,987 |                |
| <b>November</b>  | 215,743 | 171,895 |                |
| <b>December</b>  | 186,888 | 182,000 |                |

### Median Price

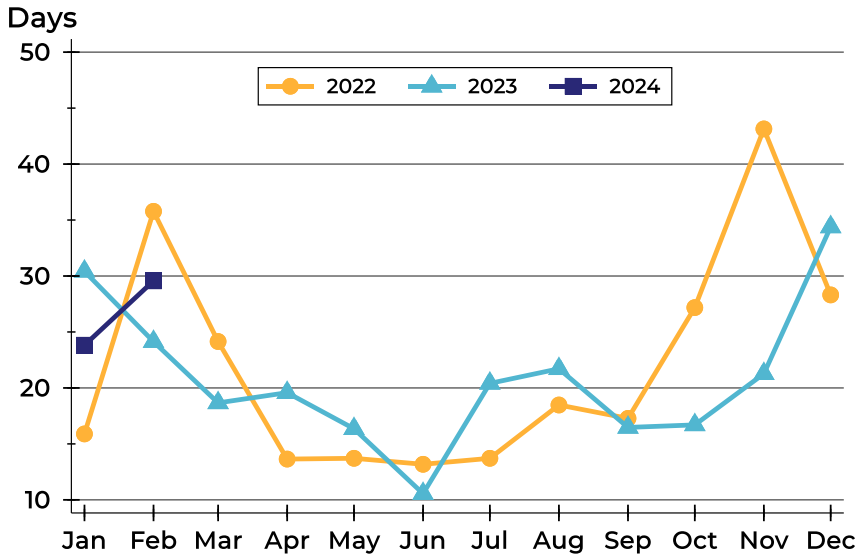


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 129,900 | 205,000 | <b>214,900</b> |
| <b>February</b>  | 159,200 | 159,900 | <b>166,750</b> |
| <b>March</b>     | 136,200 | 175,500 |                |
| <b>April</b>     | 129,500 | 169,200 |                |
| <b>May</b>       | 139,900 | 155,000 |                |
| <b>June</b>      | 203,750 | 163,450 |                |
| <b>July</b>      | 179,250 | 180,400 |                |
| <b>August</b>    | 174,700 | 206,000 |                |
| <b>September</b> | 177,450 | 164,950 |                |
| <b>October</b>   | 122,450 | 181,500 |                |
| <b>November</b>  | 159,500 | 131,200 |                |
| <b>December</b>  | 143,950 | 169,900 |                |



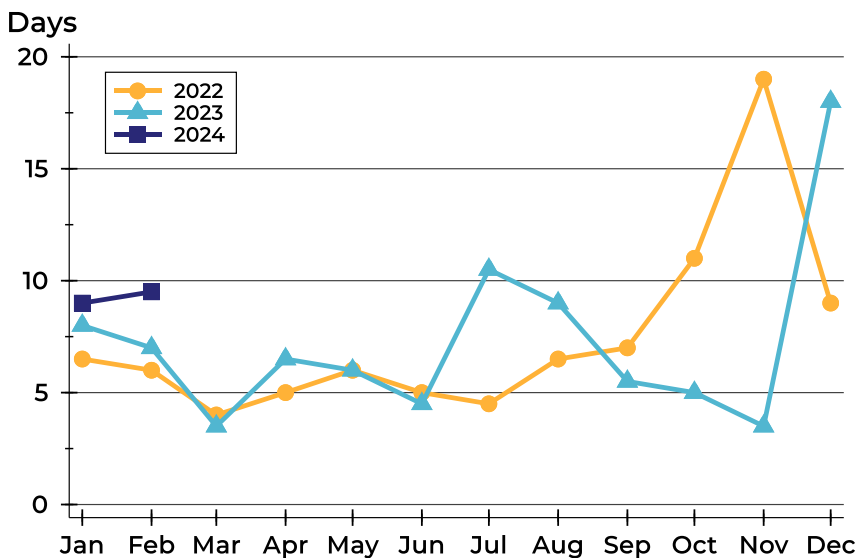
## Lyon County Contracts Written Analysis

### Average DOM



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

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 7    | 8    | <b>9</b>  |
| February  | 6    | 7    | <b>10</b> |
| March     | 4    | 4    |           |
| April     | 5    | 7    |           |
| May       | 6    | 6    |           |
| June      | 5    | 5    |           |
| July      | 5    | 11   |           |
| August    | 7    | 9    |           |
| September | 7    | 6    |           |
| October   | 11   | 5    |           |
| November  | 19   | 4    |           |
| December  | 9    | 18   |           |



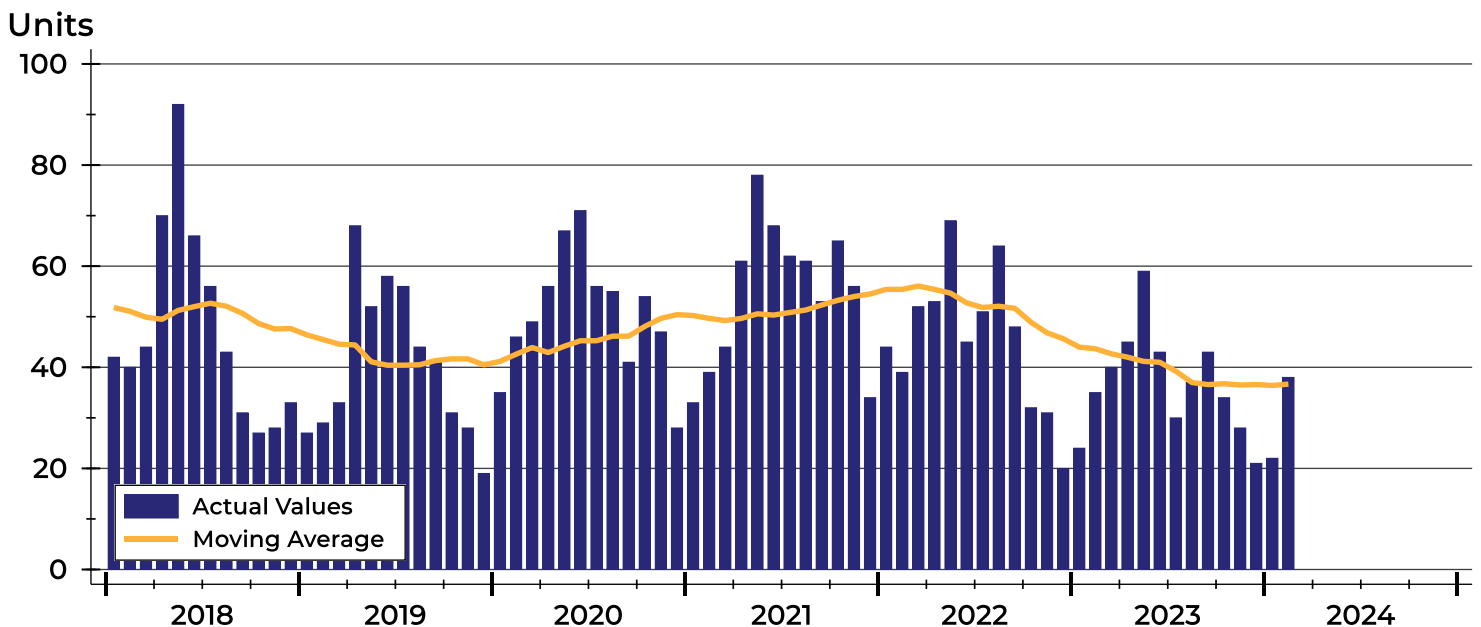
# Lyon County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 38              | 35      | 8.6%   |
| Volume (1,000s)                          |                     | 7,570           | 6,380   | 18.7%  |
| Average                                  | List Price          | 199,218         | 182,271 | 9.3%   |
|  | Days on Market      | 31              | 19      | 63.2%  |
|  | Percent of Original | 100.3%          | 98.8%   | 1.5%   |
| Median                                   | List Price          | 169,450         | 149,900 | 13.0%  |
|  | Days on Market      | 11              | 6       | 83.3%  |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 38 listings in Lyon County had contracts pending at the end of February, up from 35 contracts pending at the end of February 2023.

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

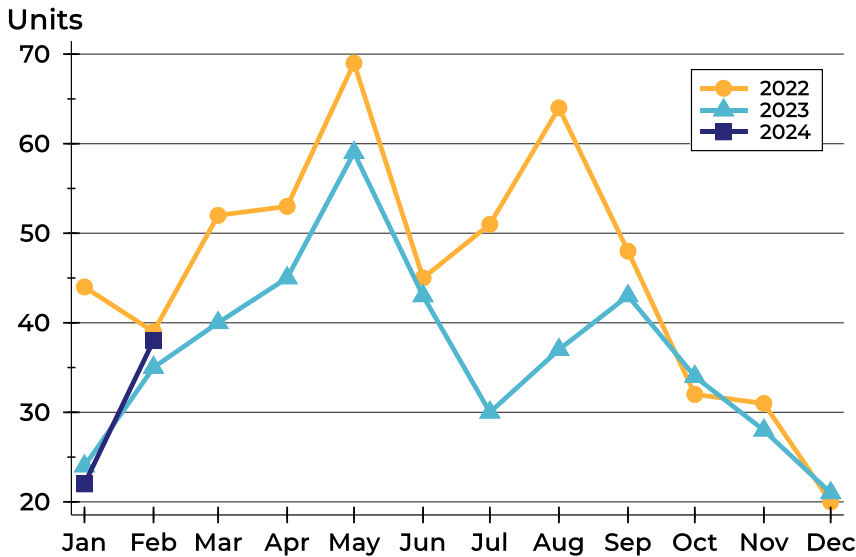
## History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 44   | 24   | <b>22</b> |
| February  | 39   | 35   | <b>38</b> |
| March     | 52   | 40   |           |
| April     | 53   | 45   |           |
| May       | 69   | 59   |           |
| June      | 45   | 43   |           |
| July      | 51   | 30   |           |
| August    | 64   | 37   |           |
| September | 48   | 43   |           |
| October   | 32   | 34   |           |
| November  | 31   | 28   |           |
| December  | 20   | 21   |           |

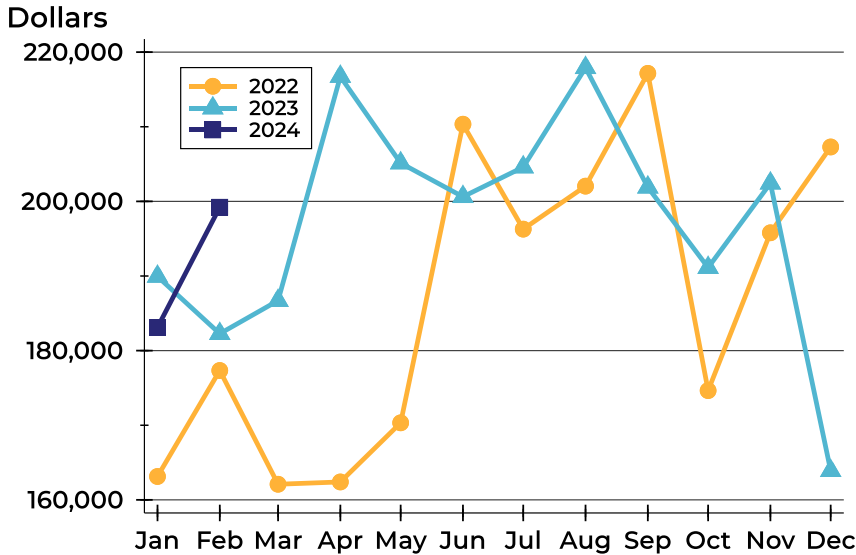
### Pending Contracts by Price Range

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



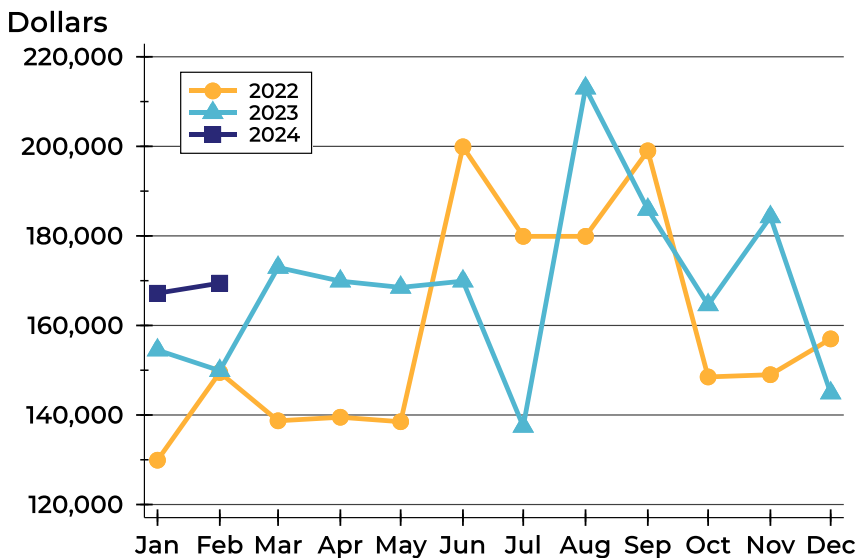
# Lyon County Pending Contracts Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 163,136 | 189,938 | <b>183,114</b> |
| February  | 177,336 | 182,271 | <b>199,218</b> |
| March     | 162,095 | 186,702 |                |
| April     | 162,405 | 216,731 |                |
| May       | 170,326 | 205,136 |                |
| June      | 210,347 | 200,621 |                |
| July      | 196,282 | 204,597 |                |
| August    | 202,045 | 217,905 |                |
| September | 217,159 | 201,893 |                |
| October   | 174,645 | 191,125 |                |
| November  | 195,790 | 202,432 |                |
| December  | 207,295 | 163,905 |                |

## Median Price



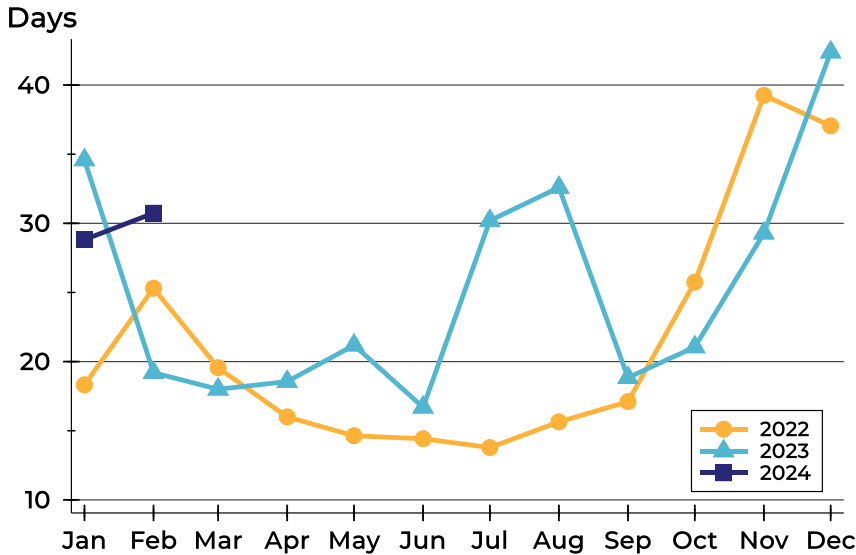
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 129,900 | 154,500 | <b>167,200</b> |
| February  | 149,500 | 149,900 | <b>169,450</b> |
| March     | 138,700 | 172,950 |                |
| April     | 139,500 | 169,900 |            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





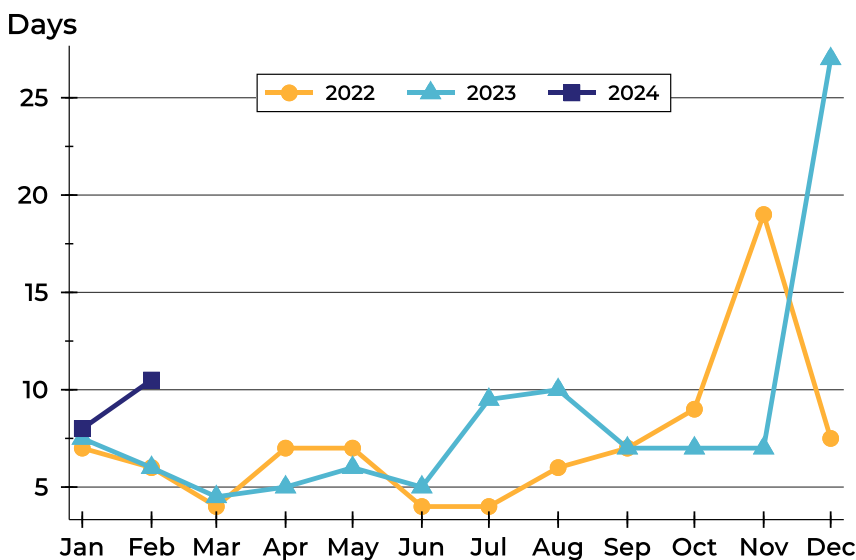
## Lyon County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 18   | 35   | <b>29</b> |
| February  | 25   | 19   | <b>31</b> |
| March     | 20   | 18   |           |
| April     | 16   | 19   |           |
| May       | 15   | 21   |           |
| June      | 14   | 17   |           |
| July      | 14   | 30   |           |
| August    | 16   | 33   |           |
| September | 17   | 19   |           |
| October   | 26   | 21   |           |
| November  | 39   | 29   |           |
| December  | 37   | 42   |           |

### Median DOM



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



## Osage County Housing Report



### Market Overview

#### Osage County Home Sales Rose in February

Total home sales in Osage County rose by 22.2% last month to 11 units, compared to 9 units in February 2023. Total sales volume was \$2.2 million, down 21.6% from a year earlier.

The median sale price in February was \$141,000, down from \$170,000 a year earlier. Homes that sold in February were typically on the market for 3 days and sold for 100.0% of their list prices.

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

The total number of active listings in Osage County at the end of February was 17 units, down from 22 at the same point in 2023. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$209,000.

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

### Report Contents

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

### Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Osage County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>11</b>      | <b>9</b>       | <b>12</b>      | <b>17</b>      | <b>19</b>      | <b>26</b>      |
| Change from prior year                        |                              | 22.2%          | -25.0%         | 50.0%          | -10.5%         | -26.9%         | 44.4%          |
| <b>Active Listings</b>                        |                              | <b>17</b>      | <b>22</b>      | <b>11</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -22.7%         | 100.0%         | -21.4%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>1.2</b>     | <b>1.5</b>     | <b>0.7</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -20.0%         | 114.3%         | -22.2%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>16</b>      | <b>10</b>      | <b>14</b>      | <b>28</b>      | <b>24</b>      | <b>24</b>      |
| Change from prior year                        |                              | 60.0%          | -28.6%         | 7.7%           | 16.7%          | 0.0%           | 20.0%          |
| <b>Contracts Written</b>                      |                              | <b>9</b>       | <b>10</b>      | <b>15</b>      | <b>22</b>      | <b>19</b>      | <b>26</b>      |
| Change from prior year                        |                              | -10.0%         | -33.3%         | 36.4%          | 15.8%          | -26.9%         | 18.2%          |
| <b>Pending Contracts</b>                      |                              | <b>12</b>      | <b>9</b>       | <b>19</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 33.3%          | -52.6%         | 35.7%          |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>2,227</b>   | <b>2,843</b>   | <b>2,028</b>   | <b>3,528</b>   | <b>4,208</b>   | <b>4,969</b>   |
| Change from prior year                        |                              | -21.7%         | 40.2%          | 67.5%          | -16.2%         | -15.3%         | 74.5%          |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>202,482</b> | <b>315,833</b> | <b>168,960</b> | <b>207,547</b> | <b>221,497</b> | <b>191,097</b> |
|   | Change from prior year       | -35.9%         | 86.9%          | 11.6%          | -6.3%          | 15.9%          | 20.8%          |
|   | <b>List Price of Actives</b> | <b>277,982</b> | <b>666,846</b> | <b>244,655</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -58.3%         | 172.6%         | 12.7%          |                |                |                |
|   | <b>Days on Market</b>        | <b>33</b>      | <b>17</b>      | <b>54</b>      | <b>30</b>      | <b>24</b>      | <b>43</b>      |
| Change from prior year                        | 94.1%                        | -68.5%         | -14.3%         | 25.0%          | -44.2%         | -58.3%         |                |
| <b>Percent of List</b>                        | <b>99.7%</b>                 | <b>98.7%</b>   | <b>96.9%</b>   | <b>99.0%</b>   | <b>98.0%</b>   | <b>96.9%</b>   |                |
| Change from prior year                        | 1.0%                         | 1.9%           | 5.1%           | 1.0%           | 1.1%           | 1.3%           |                |
| <b>Percent of Original</b>                    | <b>97.9%</b>                 | <b>97.8%</b>   | <b>94.2%</b>   | <b>97.7%</b>   | <b>95.4%</b>   | <b>94.7%</b>   |                |
| Change from prior year                        | 0.1%                         | 3.8%           | 6.9%           | 2.4%           | 0.7%           | 2.4%           |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>141,000</b> | <b>170,000</b> | <b>150,000</b> | <b>165,000</b> | <b>155,000</b> | <b>140,500</b> |
|   | Change from prior year       | -17.1%         | 13.3%          | 7.7%           | 6.5%           | 10.3%          | -2.1%          |
|   | <b>List Price of Actives</b> | <b>209,000</b> | <b>272,000</b> | <b>129,000</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -23.2%         | 110.9%         | -24.1%         |                |                |                |
|   | <b>Days on Market</b>        | <b>3</b>       | <b>9</b>       | <b>20</b>      | <b>15</b>      | <b>12</b>      | <b>17</b>      |
| Change from prior year                        | -66.7%                       | -55.0%         | -57.4%         | 25.0%          | -29.4%         | -41.4%         |                |
| <b>Percent of List</b>                        | <b>100.0%</b>                | <b>97.9%</b>   | <b>100.0%</b>  | <b>98.8%</b>   | <b>100.0%</b>  | <b>100.0%</b>  |                |
| Change from prior year                        | 2.1%                         | -2.1%          | 2.5%           | -1.2%          | 0.0%           | 0.5%           |                |
| <b>Percent of Original</b>                    | <b>100.0%</b>                | <b>97.4%</b>   | <b>98.0%</b>   | <b>98.8%</b>   | <b>97.1%</b>   | <b>100.0%</b>  |                |
| Change from prior year                        | 2.7%                         | -0.6%          | 8.2%           | 1.8%           | -2.9%          | 7.0%           |                |

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



## Osage County Closed Listings Analysis

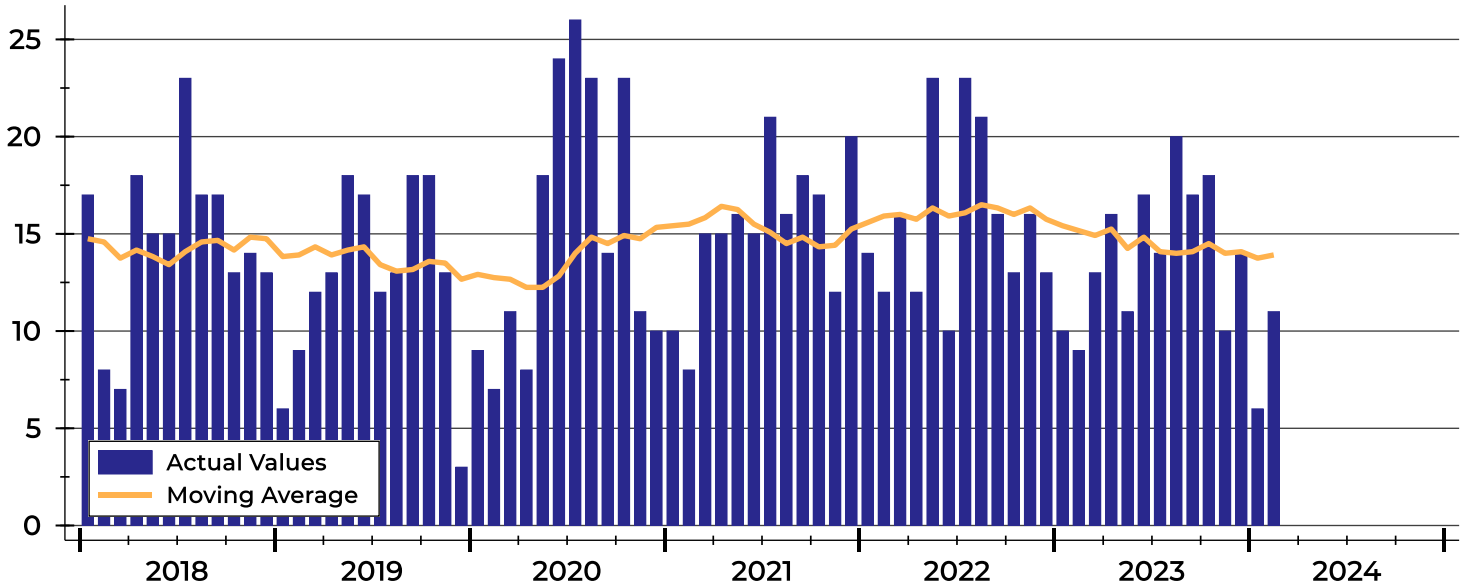
| Summary Statistics for Closed Listings |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Closed Listings                        |                     | <b>11</b>      | 9             | 22.2%  | <b>17</b>      | 19                | -10.5% |
| Volume (1,000s)                        |                     | <b>2,227</b>   | 2,843         | -21.7% | <b>3,528</b>   | 4,208             | -16.2% |
| Months' Supply                         |                     | <b>1.2</b>     | 1.5           | -20.0% | <b>N/A</b>     | N/A               | N/A    |
| Average                                | Sale Price          | <b>202,482</b> | 315,833       | -35.9% | <b>207,547</b> | 221,497           | -6.3%  |
|  | Days on Market      | <b>33</b>      | 17            | 94.1%  | <b>30</b>      | 24                | 25.0%  |
|  | Percent of List     | <b>99.7%</b>   | 98.7%         | 1.0%   | <b>99.0%</b>   | 98.0%             | 1.0%   |
|  | Percent of Original | <b>97.9%</b>   | 97.8%         | 0.1%   | <b>97.7%</b>   | 95.4%             | 2.4%   |
| Median                                 | Sale Price          | <b>141,000</b> | 170,000       | -17.1% | <b>165,000</b> | 155,000           | 6.5%   |
|  | Days on Market      | <b>3</b>       | 9             | -66.7% | <b>15</b>      | 12                | 25.0%  |
|  | Percent of List     | <b>100.0%</b>  | 97.9%         | 2.1%   | <b>98.8%</b>   | 100.0%            | -1.2%  |
|  | Percent of Original | <b>100.0%</b>  | 97.4%         | 2.7%   | <b>98.8%</b>   | 97.1%             | 1.8%   |

A total of 11 homes sold in Osage County in February, up from 9 units in February 2023. Total sales volume fell to \$2.2 million compared to \$2.8 million in the previous year.

The median sales price in February was \$141,000, down 17.1% compared to the prior year. Median days on market was 3 days, down from 17 days in January, and down from 9 in February 2023.

## History of Closed Listings

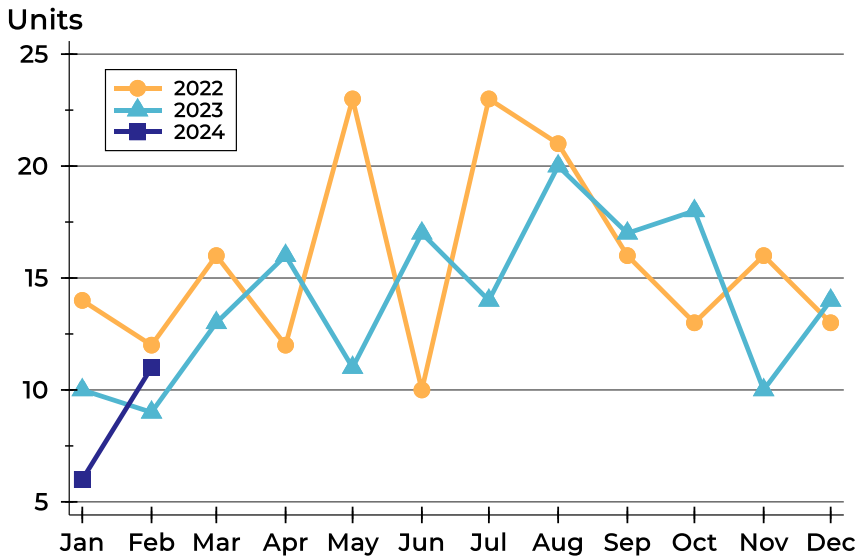
Units





## Osage County Closed Listings Analysis

### Closed Listings by Month



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

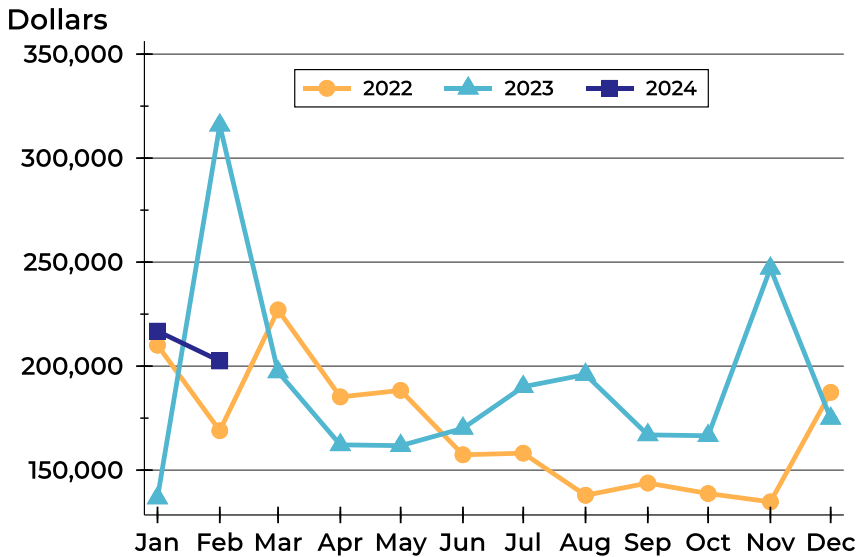
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$25,000-\$49,999   | 1      | 9.1%    | 2.4            | 39,000     | 39,000  | 1              | 1    | 104.0%             | 104.0% | 104.0%              | 104.0% |
| \$50,000-\$99,999   | 2      | 18.2%   | 0.0            | 72,400     | 72,400  | 44             | 44   | 99.0%              | 99.0%  | 85.3%               | 85.3%  |
| \$100,000-\$124,999 | 2      | 18.2%   | 0.7            | 114,250    | 114,250 | 10             | 10   | 103.6%             | 103.6% | 103.6%              | 103.6% |
| \$125,000-\$149,999 | 1      | 9.1%    | 0.6            | 141,000    | 141,000 | 2              | 2    | 104.4%             | 104.4% | 104.4%              | 104.4% |
| \$150,000-\$174,999 | 1      | 9.1%    | 1.4            | 165,000    | 165,000 | 3              | 3    | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$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 | 2      | 18.2%   | 1.0            | 224,500    | 224,500 | 30             | 30   | 96.1%              | 96.1%  | 95.2%               | 95.2%  |
| \$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      | 9.1%    | 3.7            | 340,000    | 340,000 | 122            | 122  | 94.6%              | 94.6%  | 104.6%              | 104.6% |
| \$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 | 1      | 9.1%    | 0.0            | 720,000    | 720,000 | 64             | 64   | 96.0%              | 96.0%  | 96.0%               | 96.0%  |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



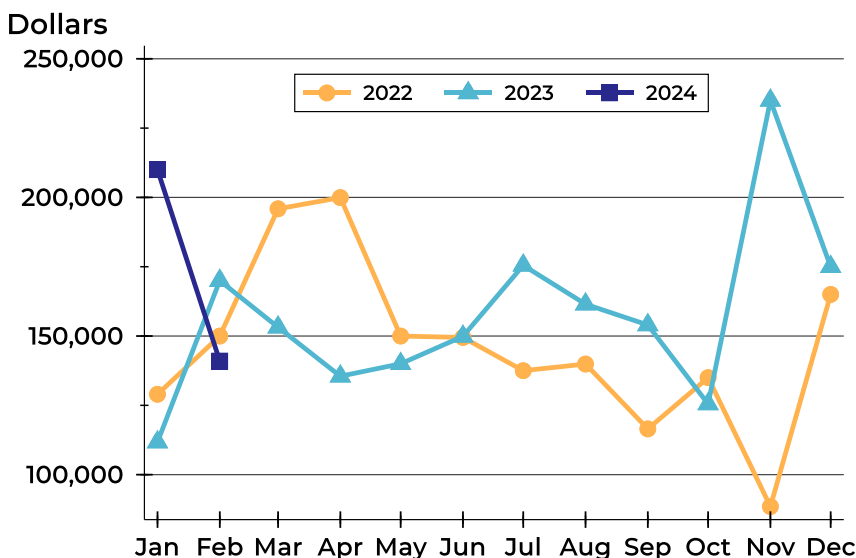
## Osage County Closed Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 210,071 | 136,595 | <b>216,833</b> |
| February  | 168,960 | 315,833 | <b>202,482</b> |
| March     | 227,041 | 197,213 |                |
| April     | 185,215 | 162,156 |                |
| May       | 188,326 | 161,773 |                |
| June      | 157,371 | 170,079 |                |
| July      | 158,142 | 190,093 |                |
| August    | 137,903 | 195,960 |                |
| September | 143,794 | 166,939 |                |
| October   | 138,754 | 166,528 |                |
| November  | 134,734 | 247,040 |                |
| December  | 187,385 | 174,857 |                |

### Median Price

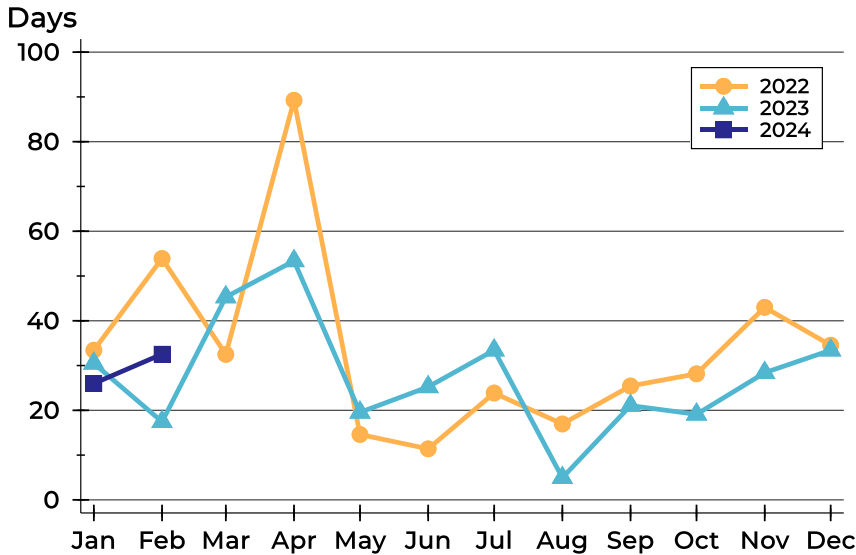


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 129,000 | 111,750 | <b>210,000</b> |
| February  | 150,000 | 170,000 | <b>141,000</b> |
| March     | 195,900 | 153,175 |                |
| April     | 199,950 | 135,500 |                |
| May       | 150,000 | 140,000 |                |
| June      | 149,500 | 149,900 |                |
| July      | 137,500 | 175,500 |                |
| August    | 139,900 | 161,500 |                |
| September | 116,500 | 154,000 |                |
| October   | 135,000 | 125,500 |                |
| November  | 88,500  | 235,000 |                |
| December  | 165,000 | 175,000 |                |



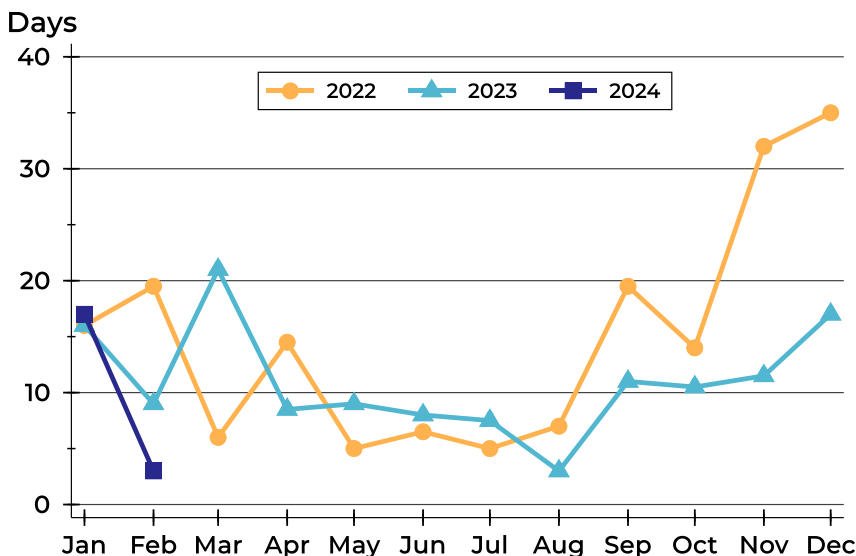
## Osage County Closed Listings Analysis

### Average DOM



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

### Median DOM



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



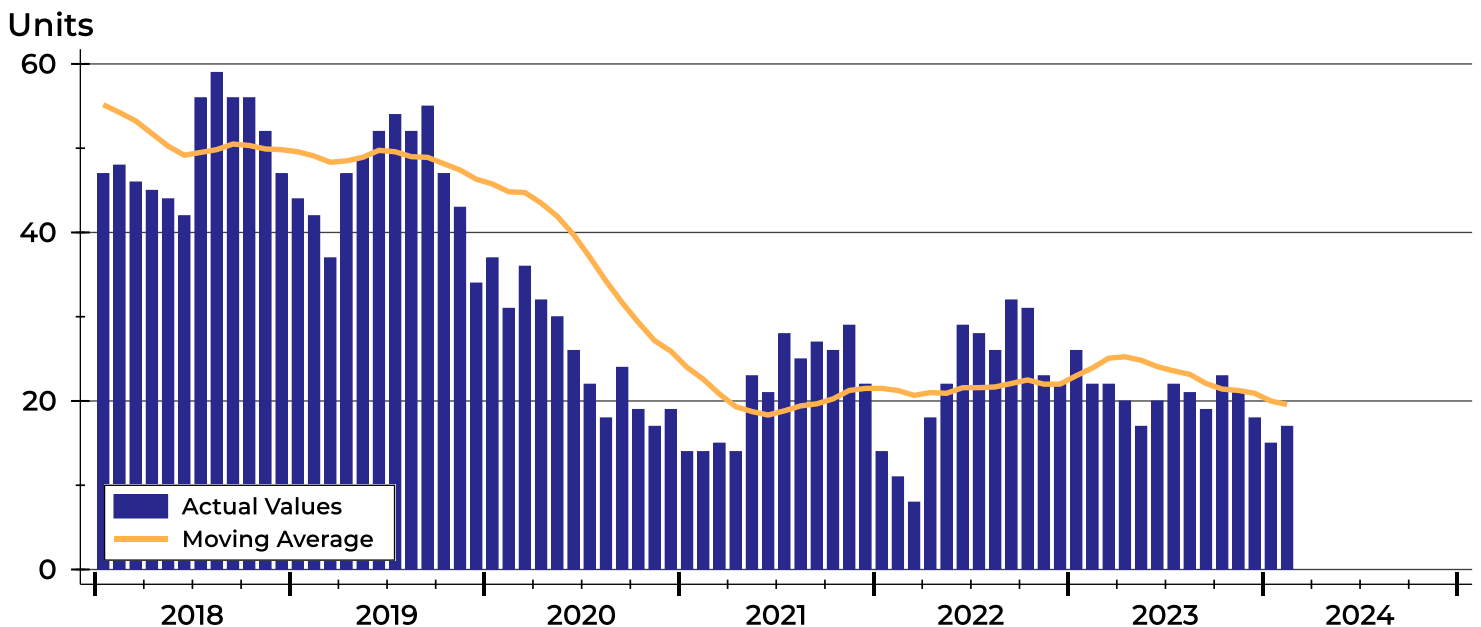
# Osage County Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2024    | End of February 2023 | Change |
|--|---------------------|---------|----------------------|--------|
| Active Listings                        |                     | 17      | 22                   | -22.7% |
| Volume (1,000s)                        |                     | 4,726   | 14,671               | -67.8% |
| Months' Supply                         |                     | 1.2     | 1.5                  | -20.0% |
| Average                                | List Price          | 277,982 | 666,846              | -58.3% |
|  | Days on Market      | 79      | 105                  | -24.8% |
|  | Percent of Original | 94.8%   | 94.0%                | 0.9%   |
| Median                                 | List Price          | 209,000 | 272,000              | -23.2% |
|  | Days on Market      | 28      | 84                   | -66.7% |
|  | Percent of Original | 97.7%   | 98.9%                | -1.2%  |

A total of 17 homes were available for sale in Osage County at the end of February. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$209,000, down 23.2% from 2023. The typical time on market for active listings was 28 days, down from 84 days a year earlier.

## History of Active Listings

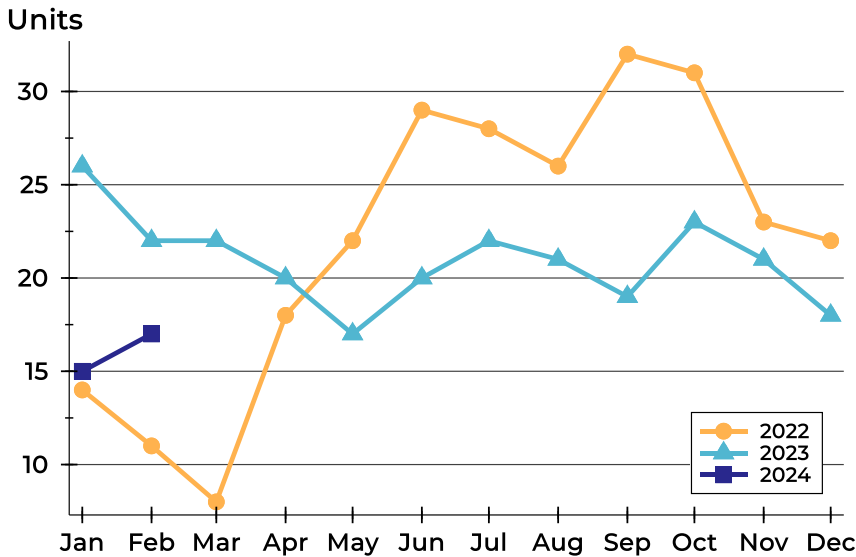






## Osage County Active Listings Analysis

### Active Listings by Month



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

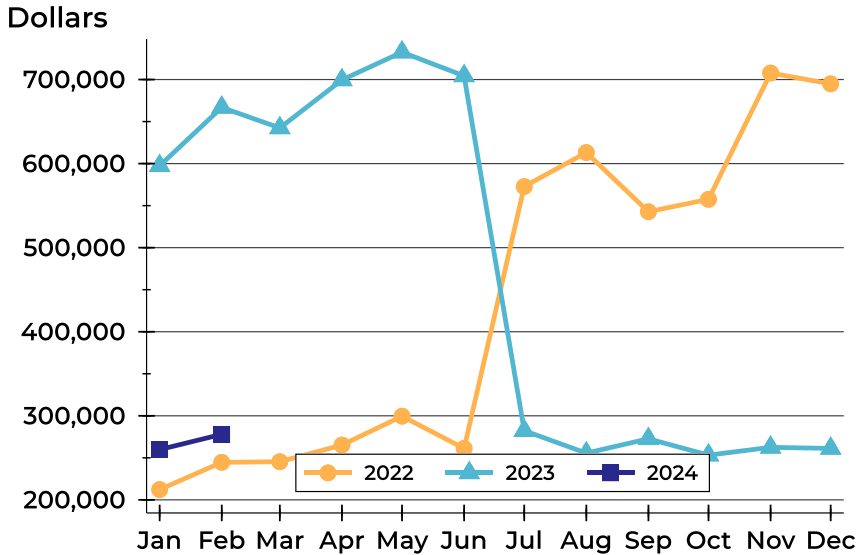
### Active Listings by Price Range

| Price Range         | Active Listings 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   | 2                      | 11.8%                   | 2.4            | 45,950             | 45,950            | 11                  | 11                  | 95.0%                    | 95.0%                    |
| \$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 | 1                      | 5.9%                    | 0.7            | 119,000            | 119,000           | 31                  | 31                  | 95.2%                    | 95.2%                    |
| \$125,000-\$149,999 | 1                      | 5.9%                    | 0.6            | 140,000            | 140,000           | 9                   | 9                   | 100.0%                   | 100.0%                   |
| \$150,000-\$174,999 | 2                      | 11.8%                   | 1.4            | 164,000            | 164,000           | 16                  | 16                  | 98.3%                    | 98.3%                    |
| \$175,000-\$199,999 | 2                      | 11.8%                   | N/A            | 189,950            | 189,950           | 252                 | 252                 | 76.7%                    | 76.7%                    |
| \$200,000-\$249,999 | 2                      | 11.8%                   | 1.0            | 217,000            | 217,000           | 63                  | 63                  | 99.3%                    | 99.3%                    |
| \$250,000-\$299,999 | 1                      | 5.9%                    | N/A            | 259,000            | 259,000           | 147                 | 147                 | 97.7%                    | 97.7%                    |
| \$300,000-\$399,999 | 4                      | 23.5%                   | 3.7            | 375,975            | 377,000           | 114                 | 128                 | 95.1%                    | 96.0%                    |
| \$400,000-\$499,999 | 1                      | 5.9%                    | N/A            | 475,000            | 475,000           | 1                   | 1                   | 100.0%                   | 100.0%                   |
| \$500,000-\$749,999 | 0                      | 0.0%                    | 0.0            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$750,000-\$999,999 | 1                      | 5.9%                    | N/A            | 995,000            | 995,000           | 14                  | 14                  | 100.0%                   | 100.0%                   |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



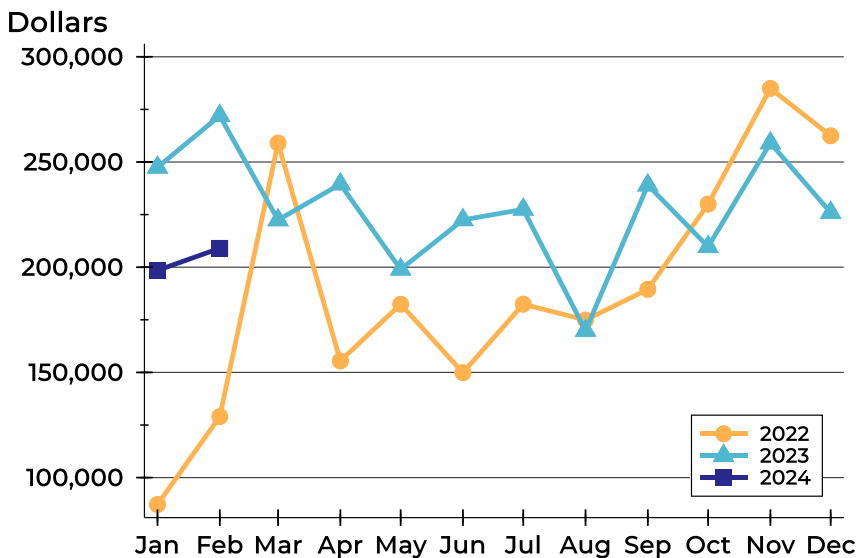
# Osage County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 212,281 | 597,438 | <b>259,840</b> |
| February  | 244,655 | 666,846 | <b>277,982</b> |
| March     | 245,425 | 642,477 |                |
| April     | 265,206 | 699,530 |                |
| May       | 299,541 | 732,603 |                |
| June      | 261,248 | 704,368 |                |
| July      | 572,721 | 282,352 |                |
| August    | 613,177 | 255,591 |                |
| September | 542,797 | 272,673 |                |
| October   | 557,571 | 253,219 |                |
| November  | 707,765 | 262,485 |                |
| December  | 694,918 | 261,222 |                |

## Median Price

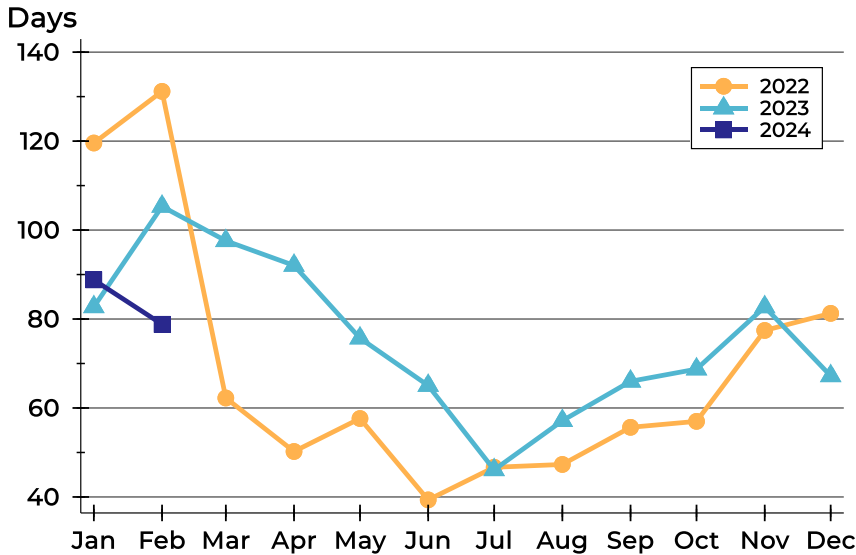


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 87,200  | 247,450 | <b>198,500</b> |
| February  | 129,000 | 272,000 | <b>209,000</b> |
| March     | 259,000 | 222,450 |                |
| April     | 155,450 | 239,495 |            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



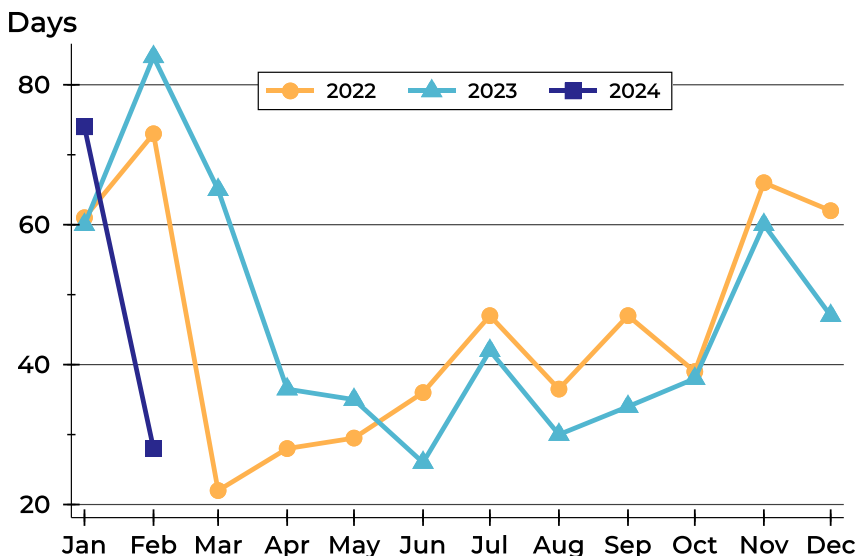
## Osage County Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 120  | 83   | <b>89</b> |
| February  | 131  | 105  | <b>79</b> |
| March     | 62   | 98   |           |
| April     | 50   | 92   |           |
| May       | 58   | 76   |           |
| June      | 39   | 65   |           |
| July      | 47   | 46   |           |
| August    | 47   | 57   |           |
| September | 56   | 66   |           |
| October   | 57   | 69   |           |
| November  | 77   | 83   |           |
| December  | 81   | 67   |           |

### Median DOM

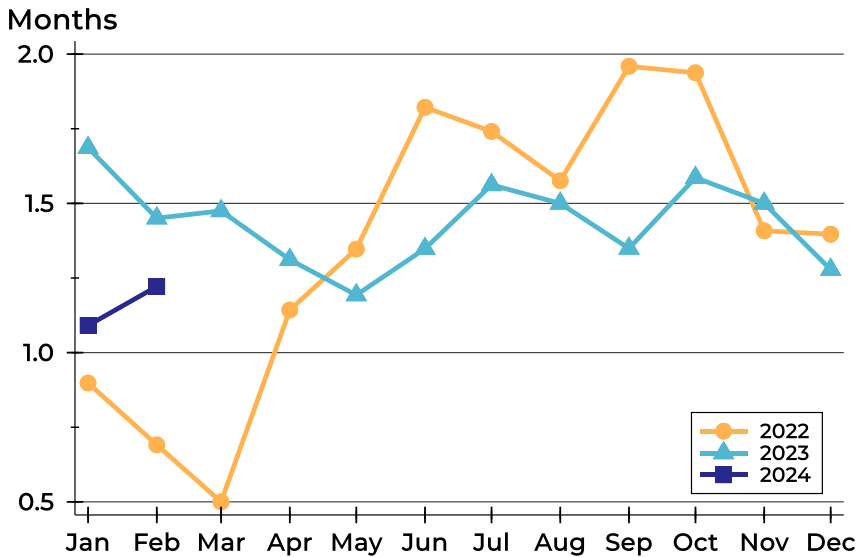


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 61   | 60   | <b>74</b> |
| February  | 73   | 84   | <b>28</b> |
| March     | 22   | 65   |           |
| April     | 28   | 37   |           |
| May       | 30   | 35   |           |
| June      | 36   |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



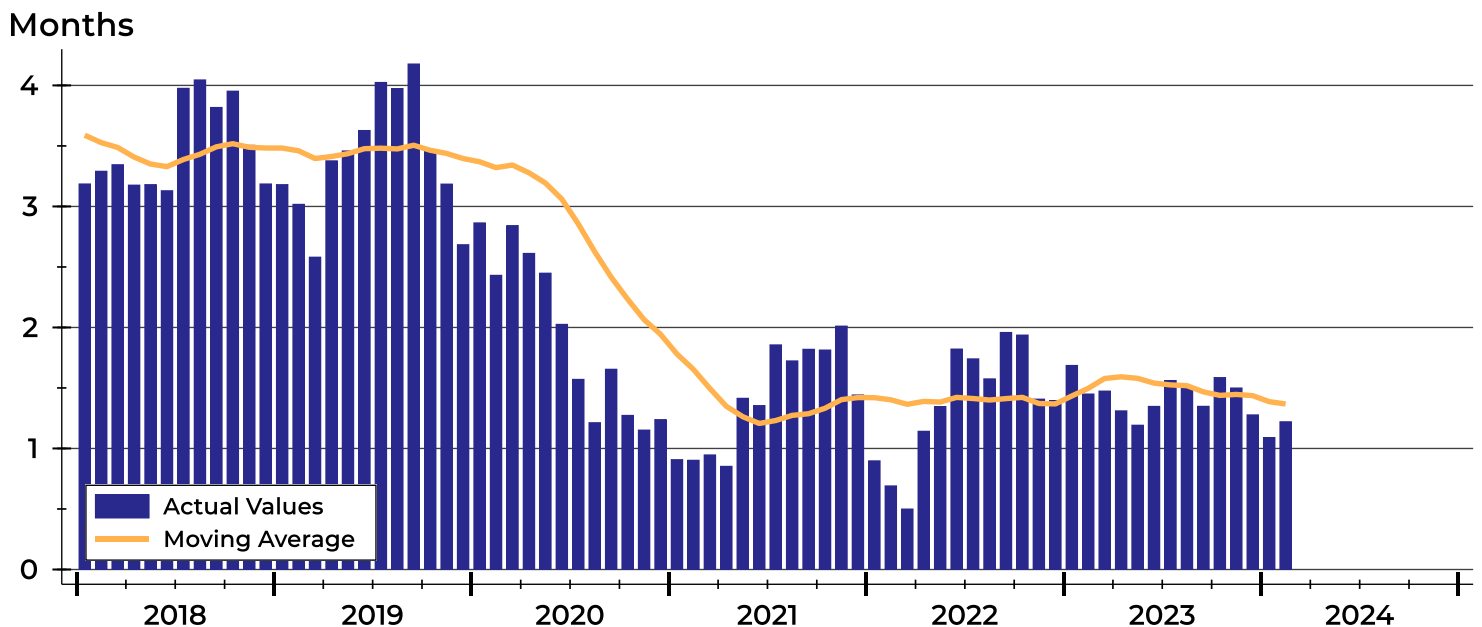
# Osage County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





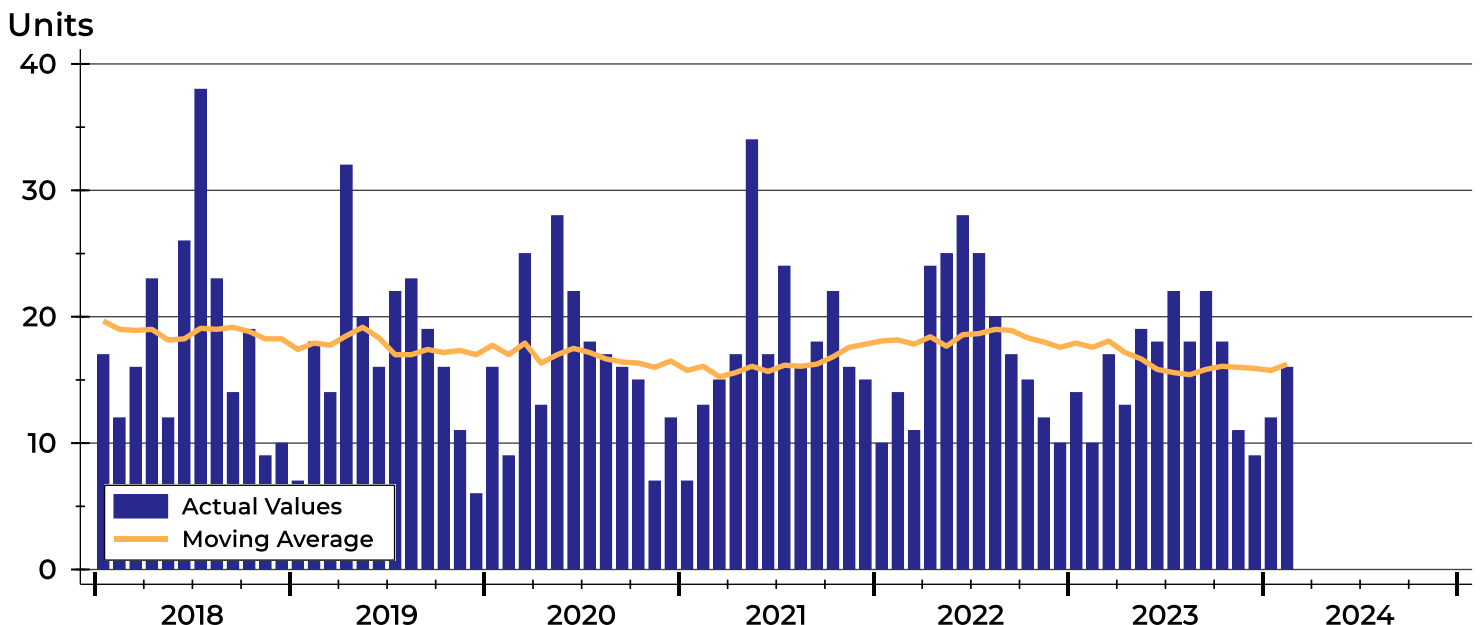
## Osage County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024           | February 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month                       | New Listings       | <b>16</b>      | 10            | 60.0%  |
|                                     | Volume (1,000s)    | <b>4,455</b>   | 2,302         | 93.5%  |
|                                     | Average List Price | <b>278,431</b> | 230,240       | 20.9%  |
|                                     | Median List Price  | <b>190,000</b> | 165,000       | 15.2%  |
| Year-to-Date                        | New Listings       | <b>28</b>      | 24            | 16.7%  |
|                                     | Volume (1,000s)    | <b>5,785</b>   | 4,916         | 17.7%  |
|                                     | Average List Price | <b>206,609</b> | 204,846       | 0.9%   |
|                                     | Median List Price  | <b>149,500</b> | 165,000       | -9.4%  |

A total of 16 new listings were added in Osage County during February, up 60.0% from the same month in 2023. Year-to-date Osage County has seen 28 new listings.

The median list price of these homes was \$190,000 up from \$165,000 in 2023.

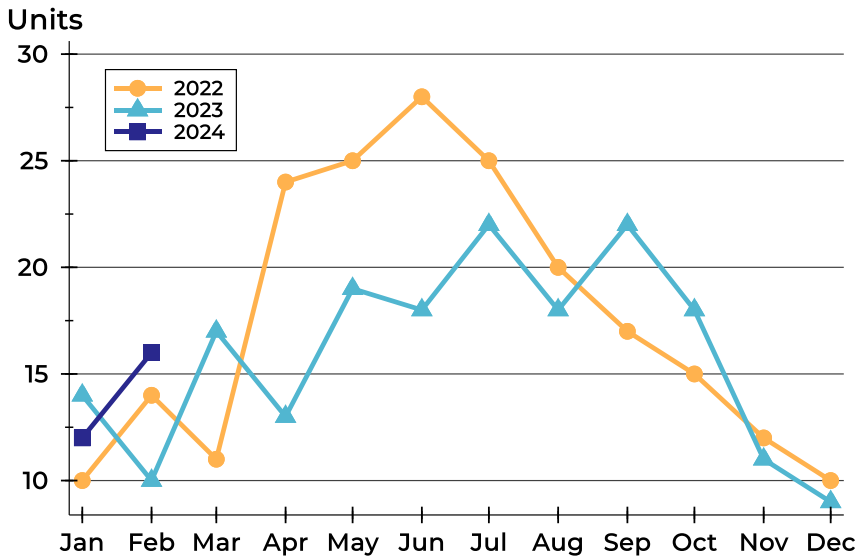
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 10   | 14   | <b>12</b> |
| February  | 14   | 10   | <b>16</b> |
| March     | 11   | 17   |           |
| April     | 24   | 13   |           |
| May       | 25   | 19   |           |
| June      | 28   | 18   |           |
| July      | 25   | 22   |           |
| August    | 20   | 18   |           |
| September | 17   | 22   |           |
| October   | 15   | 18   |           |
| November  | 12   | 11   |           |
| December  | 10   | 9    |           |

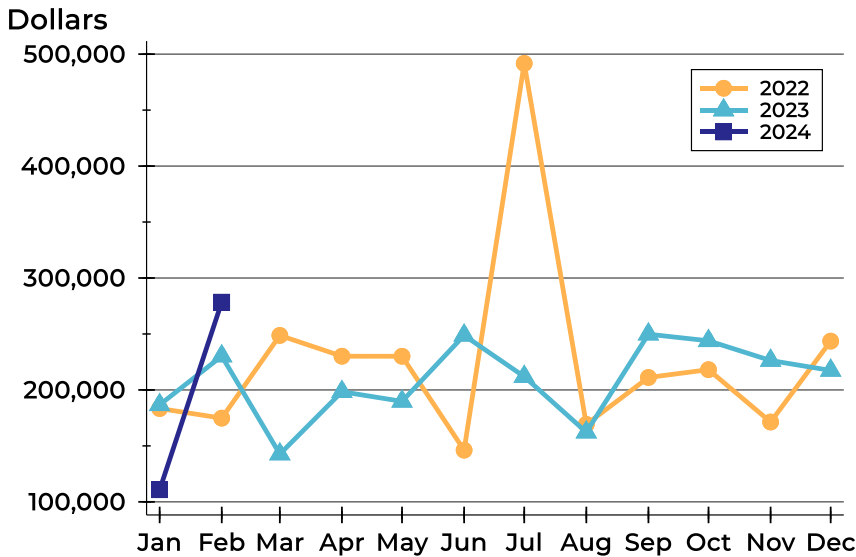
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 2            | 12.5%   | 42,950     | 42,950  | 17             | 17   | 89.0%               | 89.0%  |
| \$50,000-\$99,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 1            | 6.3%    | 122,000    | 122,000 | 12             | 12   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 1            | 6.3%    | 140,000    | 140,000 | 15             | 15   | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 3            | 18.8%   | 159,333    | 159,000 | 15             | 9    | 97.0%               | 100.0% |
| \$175,000-\$199,999 | 2            | 12.5%   | 190,000    | 190,000 | 15             | 15   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 1            | 6.3%    | 225,000    | 225,000 | 28             | 28   | 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            | 12.5%   | 340,000    | 340,000 | 13             | 13   | 98.0%               | 98.0%  |
| \$400,000-\$499,999 | 3            | 18.8%   | 449,666    | 439,999 | 11             | 12   | 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            | 6.3%    | 995,000    | 995,000 | 20             | 20   | 100.0%              | 100.0% |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



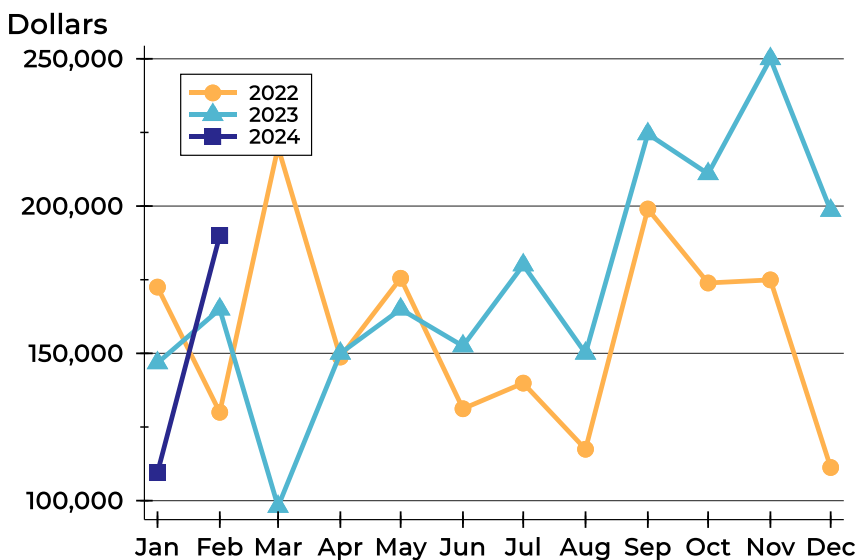
# Osage County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 183,420 | 186,707 | <b>110,846</b> |
| February  | 174,814 | 230,240 | <b>278,431</b> |
| March     | 248,700 | 142,694 |                |
| April     | 230,113 | 198,423 |                |
| May       | 230,080 | 189,803 |                |
| June      | 146,211 | 248,789 |                |
| July      | 491,756 | 211,936 |                |
| August    | 169,275 | 162,253 |                |
| September | 211,147 | 249,786 |                |
| October   | 218,120 | 243,896 |                |
| November  | 171,354 | 226,309 |                |
| December  | 243,600 | 217,422 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 172,500 | 146,750 | <b>109,500</b> |
| February  | 130,000 | 165,000 | <b>190,000</b> |
| March     | 220,000 | 98,000  |                |
| April     | 148,750 | 150,000 |                |
| May       | 175,500 | 165,000 |                |
| June      | 131,200 | 152,500 |                |
| July      | 139,900 | 180,000 |                |
| August    | 117,450 | 150,000 |                |
| September | 199,005 | 224,500 |                |
| October   | 173,900 | 210,961 |                |
| November  | 174,950 | 250,000 |                |
| December  | 111,250 | 198,500 |                |



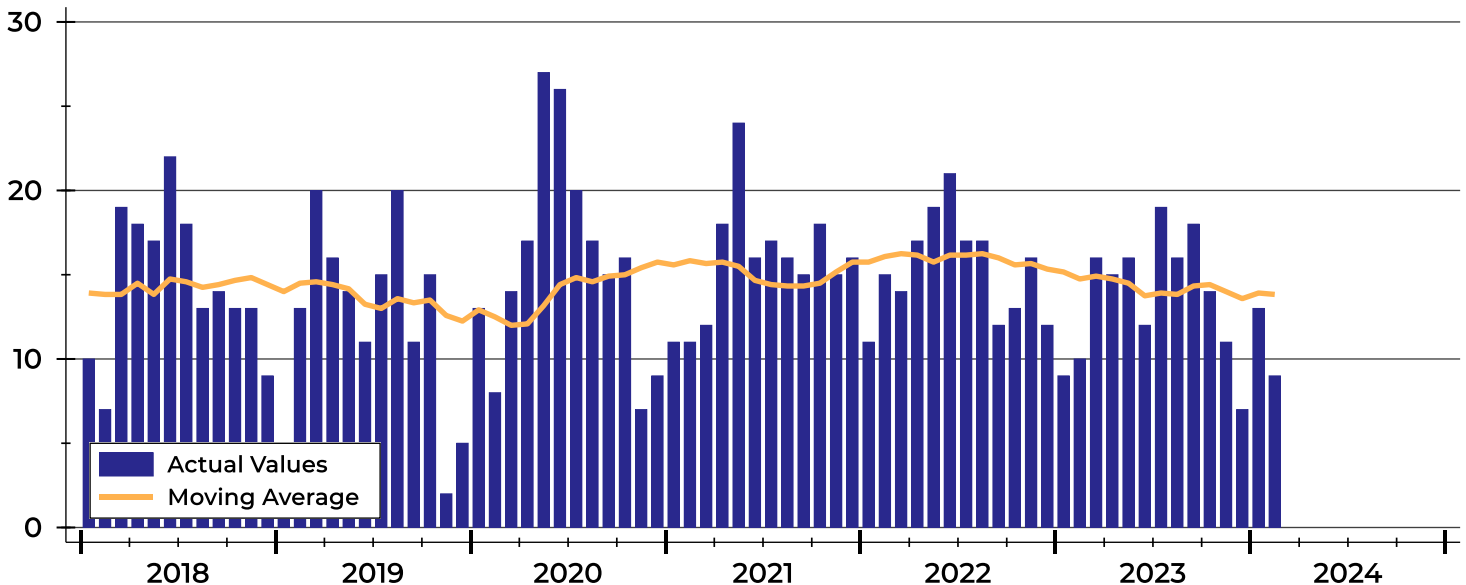
# Osage County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 9       | 10            | -10.0% | 22      | 19                | 15.8%  |
| Volume (1,000s)                          |                     | 2,130   | 1,958         | 8.8%   | 4,306   | 3,915             | 10.0%  |
| Average                                  | Sale Price          | 236,655 | 195,750       | 20.9%  | 195,743 | 206,047           | -5.0%  |
|  | Days on Market      | 15      | 39            | -61.5% | 24      | 32                | -25.0% |
|  | Percent of Original | 97.6%   | 97.6%         | 0.0%   | 97.4%   | 99.5%             | -2.1%  |
| Median                                   | Sale Price          | 185,000 | 165,000       | 12.1%  | 162,500 | 165,000           | -1.5%  |
|  | Days on Market      | 12      | 6             | 100.0% | 11      | 8                 | 37.5%  |
|  | Percent of Original | 100.0%  | 100.0%        | 0.0%   | 100.0%  | 100.0%            | 0.0%   |

A total of 9 contracts for sale were written in Osage County during the month of February, down from 10 in 2023. The median list price of these homes was \$185,000, up from \$165,000 the prior year. Half of the homes that went under contract in February were on the market less than 12 days, compared to 6 days in February 2023.

## History of Contracts Written

Units

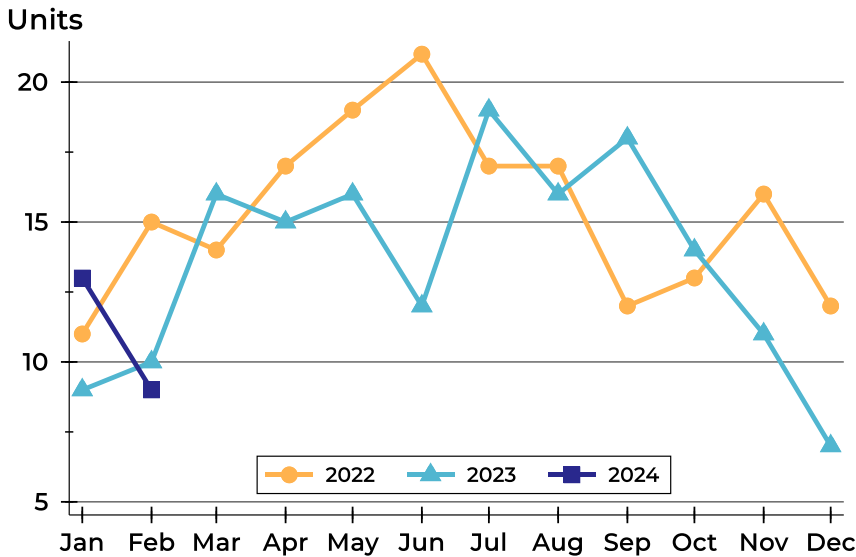






## Osage County Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 11   | 9    | <b>13</b> |
| February  | 15   | 10   | <b>9</b>  |
| March     | 14   | 16   |           |
| April     | 17   | 15   |           |
| May       | 19   | 16   |           |
| June      | 21   | 12   |           |
| July      | 17   | 19   |           |
| August    | 17   | 16   |           |
| September | 12   | 18   |           |
| October   | 13   | 14   |           |
| November  | 16   | 11   |           |
| December  | 12   | 7    |           |

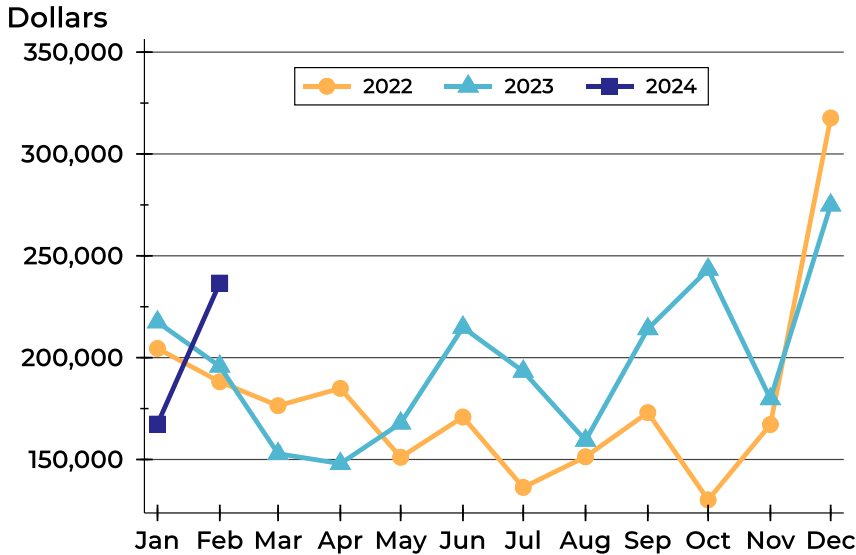
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 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                 | 11.1%   | 122,000    | 122,000 | 12             | 12   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 2                 | 22.2%   | 139,450    | 139,450 | 34             | 34   | 89.1%               | 89.1%  |
| \$150,000-\$174,999 | 1                 | 11.1%   | 160,000    | 160,000 | 1              | 1    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 2                 | 22.2%   | 190,000    | 190,000 | 15             | 15   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 1                 | 11.1%   | 315,000    | 315,000 | 4              | 4    | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 2                 | 22.2%   | 437,000    | 437,000 | 13             | 13   | 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    |



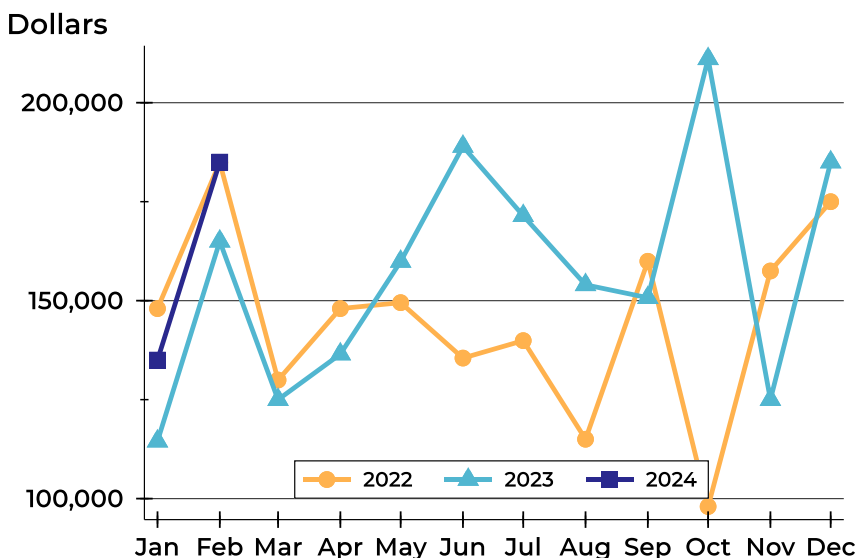
# Osage County Contracts Written Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 204,523 | 217,489 | <b>167,419</b> |
| February  | 188,153 | 195,750 | <b>236,655</b> |
| March     | 176,407 | 152,863 |                |
| April     | 184,918 | 147,980 |                |
| May       | 151,085 | 167,806 |                |
| June      | 170,855 | 214,854 |                |
| July      | 136,309 | 193,269 |                |
| August    | 151,324 | 159,364 |                |
| September | 173,017 | 214,122 |                |
| October   | 130,177 | 243,319 |                |
| November  | 167,184 | 179,750 |                |
| December  | 317,658 | 274,857 |                |

## Median Price

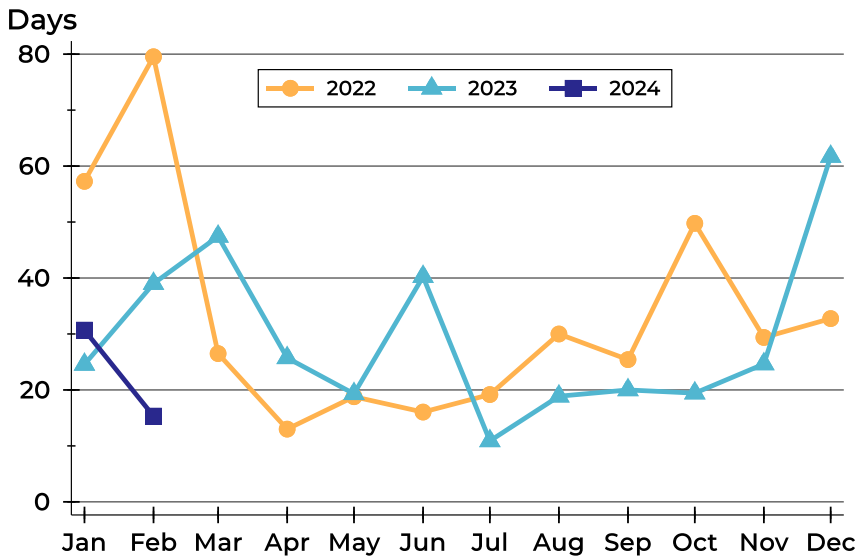


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 148,000 | 114,500 | <b>135,000</b> |
| February  | 184,900 | 165,000 | <b>185,000</b> |
| March     | 129,950 | 125,000 |                |
| April     | 148,000 | 136,500 |                |
| May       | 149,500 | 159,900 |                |
| June      | 135,500 | 188,950 |                |
| July      | 139,900 | 171,454 |                |
| August    | 115,000 | 154,000 |                |
| September | 159,950 | 150,750 |                |
| October   | 98,000  | 211,086 |                |
| November  | 157,500 | 125,000 |                |
| December  | 175,000 | 185,000 |                |



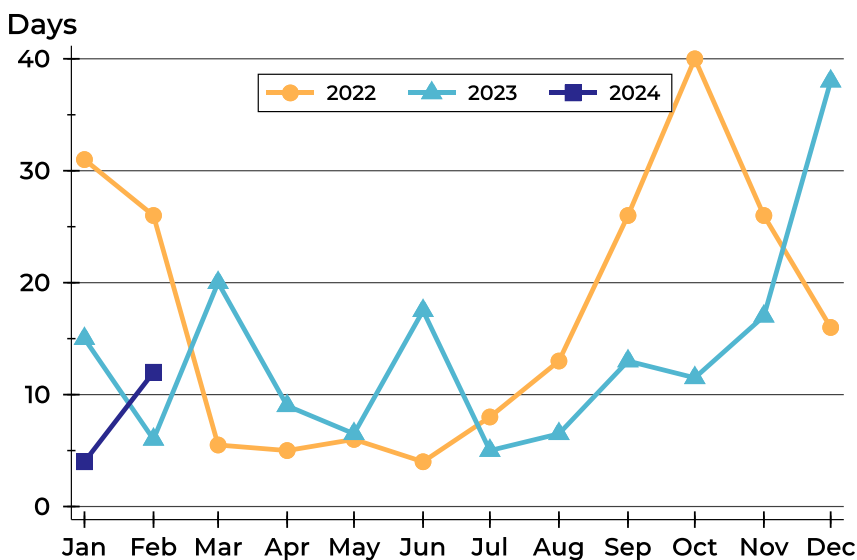
## Osage County Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 57   | 25   | 31   |
| February  | 80   | 39   | 15   |
| March     | 27   | 47   |      |
| April     | 13   | 26   |      |
| May       | 19   | 19   |      |
| June      | 16   | 40   |      |
| July      | 19   | 11   |      |
| August    | 30   | 19   |      |
| September | 25   | 20   |      |
| October   | 50   | 19   |      |
| November  | 29   | 25   |      |
| December  | 33   | 62   |      |

### Median DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 31   | 15   | 4    |
| February  | 26   | 6    | 12   |
| March     | 6    | 20   |      |
| April     | 5    | 9    |      |
| May       | 6    | 7    |      |
| June      | 4    | 18   |      |
| July      | 8    | 5    |      |
| August    | 13   | 7    |      |
| September | 26   | 13   |      |
| October   | 40   | 12   |      |
| November  | 26   | 17   |      |
| December  | 16   | 38   |      |



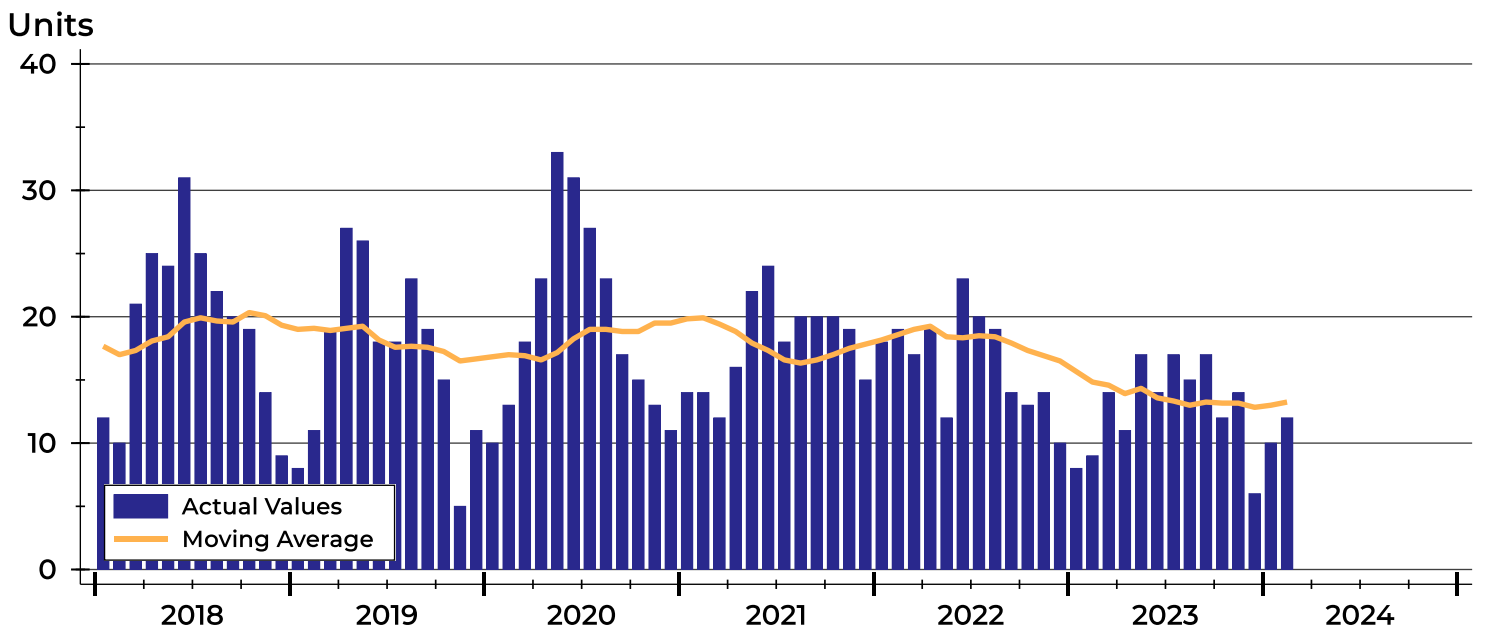
# Osage County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 12              | 9       | 33.3%  |
| Volume (1,000s)                          |                     | 2,600           | 2,456   | 5.9%   |
| Average                                  | List Price          | 216,650         | 272,922 | -20.6% |
|  | Days on Market      | 22              | 68      | -67.6% |
|  | Percent of Original | 98.8%           | 98.2%   | 0.6%   |
| Median                                   | List Price          | 172,500         | 189,000 | -8.7%  |
|  | Days on Market      | 13              | 62      | -79.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 12 listings in Osage County had contracts pending at the end of February, up from 9 contracts pending at the end of February 2023.

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

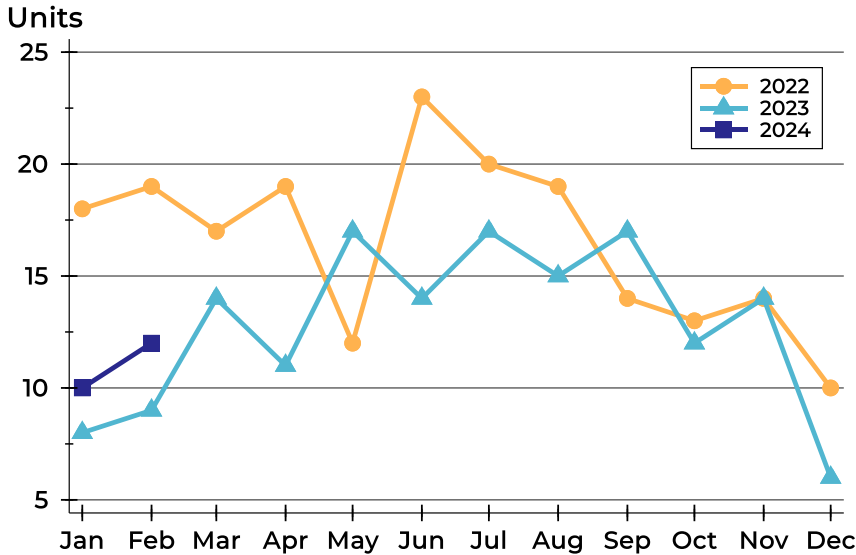
## History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



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

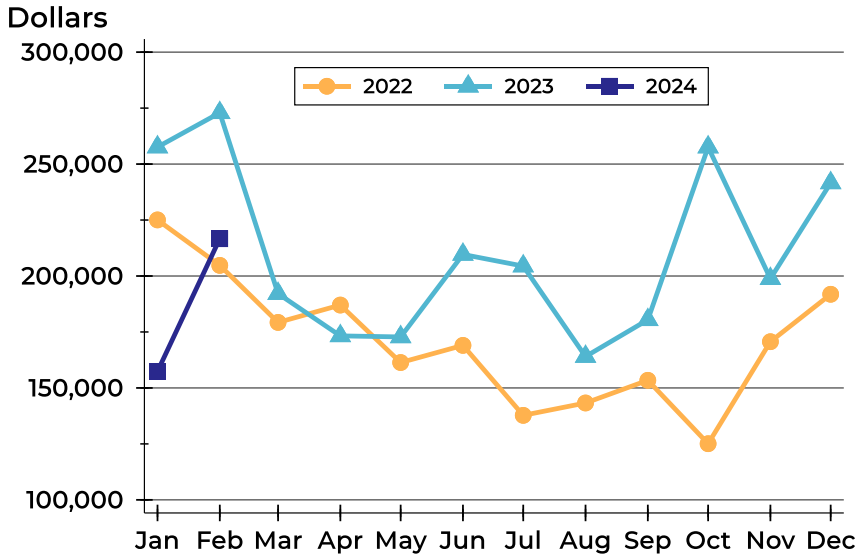
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 2                 | 16.7%   | 74,950     | 74,950  | 21             | 21   | 100.0%              | 100.0% |
| \$100,000-\$124,999 | 1                 | 8.3%    | 122,000    | 122,000 | 12             | 12   | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 2                 | 16.7%   | 139,450    | 139,450 | 34             | 34   | 96.9%               | 96.9%  |
| \$150,000-\$174,999 | 1                 | 8.3%    | 160,000    | 160,000 | 1              | 1    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 2                 | 16.7%   | 190,000    | 190,000 | 15             | 15   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 2                 | 16.7%   | 317,500    | 317,500 | 43             | 43   | 95.8%               | 95.8%  |
| \$400,000-\$499,999 | 2                 | 16.7%   | 437,000    | 437,000 | 13             | 13   | 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    |



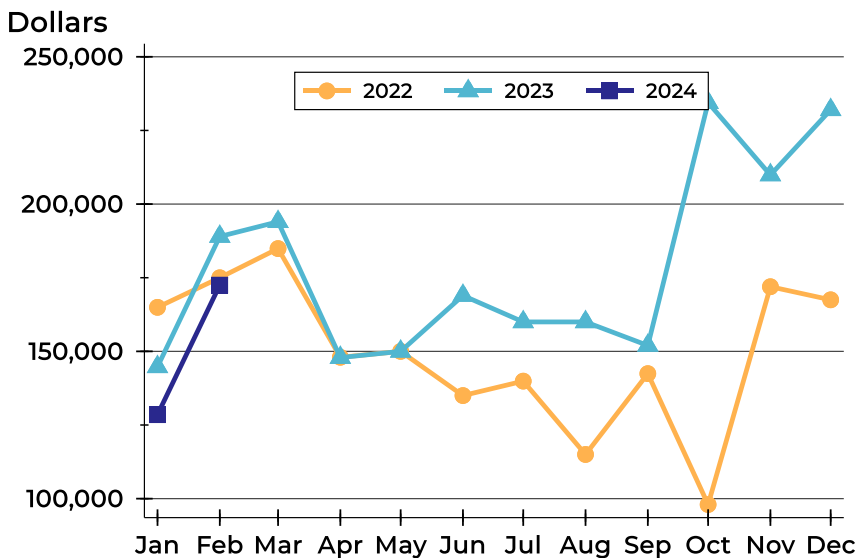
# Osage County Pending Contracts Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 225,058 | 257,600 | <b>157,380</b> |
| February  | 204,761 | 272,922 | <b>216,650</b> |
| March     | 179,271 | 192,136 |                |
| April     | 187,026 | 173,264 |                |
| May       | 161,350 | 172,788 |                |
| June      | 169,024 | 209,643 |                |
| July      | 137,757 | 204,430 |                |
| August    | 143,279 | 164,022 |                |
| September | 153,414 | 180,447 |                |
| October   | 125,092 | 257,581 |                |
| November  | 170,661 | 198,816 |                |
| December  | 191,845 | 241,583 |                |

## Median Price

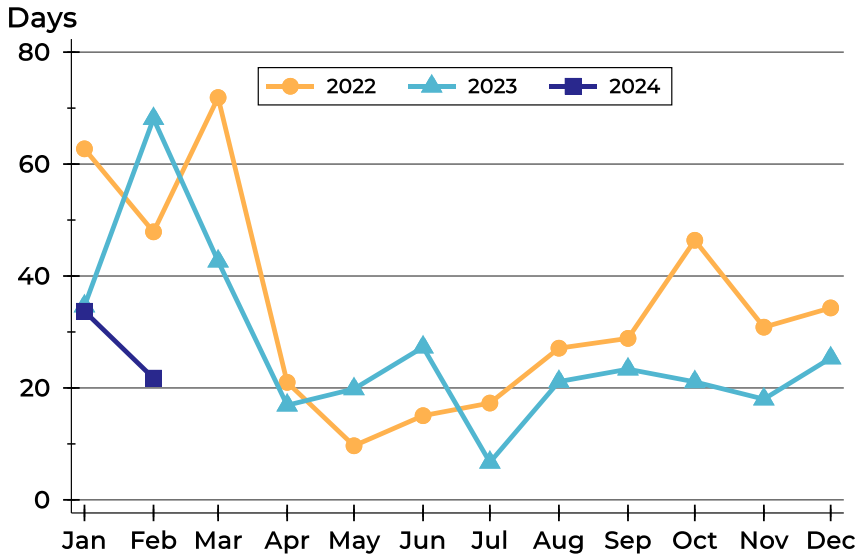


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 164,950 | 144,750 | <b>128,500</b> |
| February  | 175,000 | 189,000 | <b>172,500</b> |
| March     | 184,900 | 194,003 |                |
| April     | 148,000 | 147,900 |                |
| May       | 150,000 | 150,000 |                |
| June      | 135,000 | 168,950 |                |
| July      | 139,900 | 160,000 |                |
| August    | 115,000 | 160,000 |                |
| September | 142,450 | 152,000 |                |
| October   | 98,000  | 234,450 |                |
| November  | 171,950 | 209,875 |                |
| December  | 167,500 | 232,000 |                |



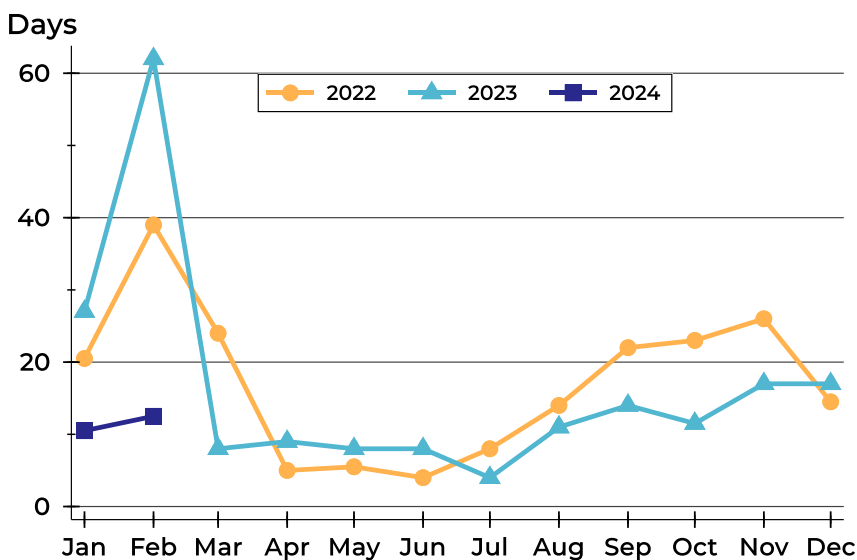
## Osage County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 63   | 35   | <b>34</b> |
| February  | 48   | 68   | <b>22</b> |
| March     | 72   | 43   |           |
| April     | 21   | 17   |           |
| May       | 10   | 20   |           |
| June      | 15   | 27   |           |
| July      | 17   | 7    |           |
| August    | 27   | 21   |           |
| September | 29   | 23   |           |
| October   | 46   | 21   |           |
| November  | 31   | 18   |           |
| December  | 34   | 25   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 21   | 27   | <b>11</b> |
| February  | 39   | 62   | <b>13</b> |
| March     | 24   | 8    |           |
| April     | 5    | 9    |           |
| May       | 6    | 8    |           |
| June      | 4    | 8    |           |
| July      | 8    | 4    |           |
| August    | 14   | 11   |           |
| September | 22   | 14   |           |
| October   | 23   | 12   |           |
| November  | 26   | 17   |           |
| December  | 15   | 17   |           |



## Other Sunflower MLS Counties Housing Report



### Market Overview

#### Other Sunflower MLS Counties Home Sales Rose in February

Total home sales in other counties in the Sunflower MLS rose by 33.3% last month to 12 units, compared to 9 units in February 2023. Total sales volume was \$2.7 million, up 30.9% from a year earlier.

The median sale price in February was \$193,850, down from \$256,000 a year earlier. Homes that sold in February were typically on the market for 0 days and sold for 99.3% of their list prices.

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

The total number of active listings in other counties in the Sunflower MLS at the end of February was 37 units, up from 24 at the same point in 2023. 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 February was \$364,950.

During February, a total of 9 contracts were written down from 20 in February 2023. At the end of the month, there were 12 contracts still pending.

### Report Contents

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

### Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plasm  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)





## Other Sunflower MLS Counties Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>12</b>      | <b>9</b>       | <b>7</b>       | <b>23</b>      | <b>21</b>      | <b>15</b>      |
| Change from prior year                        |                              | 33.3%          | 28.6%          | -30.0%         | 9.5%           | 40.0%          | -25.0%         |
| <b>Active Listings</b>                        |                              | <b>37</b>      | <b>24</b>      | <b>18</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 54.2%          | 33.3%          | -43.8%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>2.5</b>     | <b>1.7</b>     | <b>1.1</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 47.1%          | 54.5%          | -45.0%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>11</b>      | <b>24</b>      | <b>16</b>      | <b>24</b>      | <b>31</b>      | <b>38</b>      |
| Change from prior year                        |                              | -54.2%         | 50.0%          | 60.0%          | -22.6%         | -18.4%         | 100.0%         |
| <b>Contracts Written</b>                      |                              | <b>9</b>       | <b>20</b>      | <b>20</b>      | <b>20</b>      | <b>28</b>      | <b>35</b>      |
| Change from prior year                        |                              | -55.0%         | 0.0%           | 100.0%         | -28.6%         | -20.0%         | 40.0%          |
| <b>Pending Contracts</b>                      |                              | <b>12</b>      | <b>15</b>      | <b>29</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -20.0%         | -48.3%         | 107.1%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>2,717</b>   | <b>2,075</b>   | <b>1,079</b>   | <b>5,229</b>   | <b>4,645</b>   | <b>2,068</b>   |
| Change from prior year                        |                              | 30.9%          | 92.3%          | -52.1%         | 12.6%          | 124.6%         | -53.1%         |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>226,375</b> | <b>230,550</b> | <b>154,129</b> | <b>227,361</b> | <b>221,207</b> | <b>137,860</b> |
|   | Change from prior year       | -1.8%          | 49.6%          | -31.6%         | 2.8%           | 60.5%          | -37.4%         |
|   | <b>List Price of Actives</b> | <b>313,731</b> | <b>199,913</b> | <b>223,958</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 56.9%          | -10.7%         | -28.6%         |                |                |                |
|   | <b>Days on Market</b>        | <b>73</b>      | <b>43</b>      | <b>26</b>      | <b>49</b>      | <b>34</b>      | <b>30</b>      |
| Change from prior year                        | 69.8%                        | 65.4%          | -40.9%         | 44.1%          | 13.3%          | -30.2%         |                |
| <b>Percent of List</b>                        | <b>97.6%</b>                 | <b>89.3%</b>   | <b>95.0%</b>   | <b>98.5%</b>   | <b>94.9%</b>   | <b>92.1%</b>   |                |
| Change from prior year                        | 9.3%                         | -6.0%          | -3.1%          | 3.8%           | 3.0%           | -4.5%          |                |
| <b>Percent of Original</b>                    | <b>95.8%</b>                 | <b>85.1%</b>   | <b>93.2%</b>   | <b>96.0%</b>   | <b>92.5%</b>   | <b>88.4%</b>   |                |
| Change from prior year                        | 12.6%                        | -8.7%          | -4.1%          | 3.8%           | 4.6%           | -7.1%          |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>193,850</b> | <b>256,000</b> | <b>129,000</b> | <b>184,000</b> | <b>200,000</b> | <b>90,000</b>  |
|   | Change from prior year       | -24.3%         | 98.4%          | -36.3%         | -8.0%          | 122.2%         | -53.6%         |
|   | <b>List Price of Actives</b> | <b>364,950</b> | <b>144,950</b> | <b>102,000</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 151.8%         | 42.1%          | -41.5%         |                |                |                |
|   | <b>Days on Market</b>        | <b>0</b>       | <b>25</b>      | <b>4</b>       | <b>6</b>       | <b>22</b>      | <b>26</b>      |
| Change from prior year                        | -100.0%                      | 525.0%         | -81.8%         | -72.7%         | -15.4%         | 23.8%          |                |
| <b>Percent of List</b>                        | <b>99.3%</b>                 | <b>98.2%</b>   | <b>100.0%</b>  | <b>100.0%</b>  | <b>98.2%</b>   | <b>96.7%</b>   |                |
| Change from prior year                        | 1.1%                         | -1.8%          | 2.6%           | 1.8%           | 1.6%           | -0.4%          |                |
| <b>Percent of Original</b>                    | <b>99.3%</b>                 | <b>89.2%</b>   | <b>100.0%</b>  | <b>100.0%</b>  | <b>96.2%</b>   | <b>93.1%</b>   |                |
| Change from prior year                        | 11.3%                        | -10.8%         | 3.1%           | 4.0%           | 3.3%           | -2.6%          |                |

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



## Other Sunflower MLS Counties Closed Listings Analysis

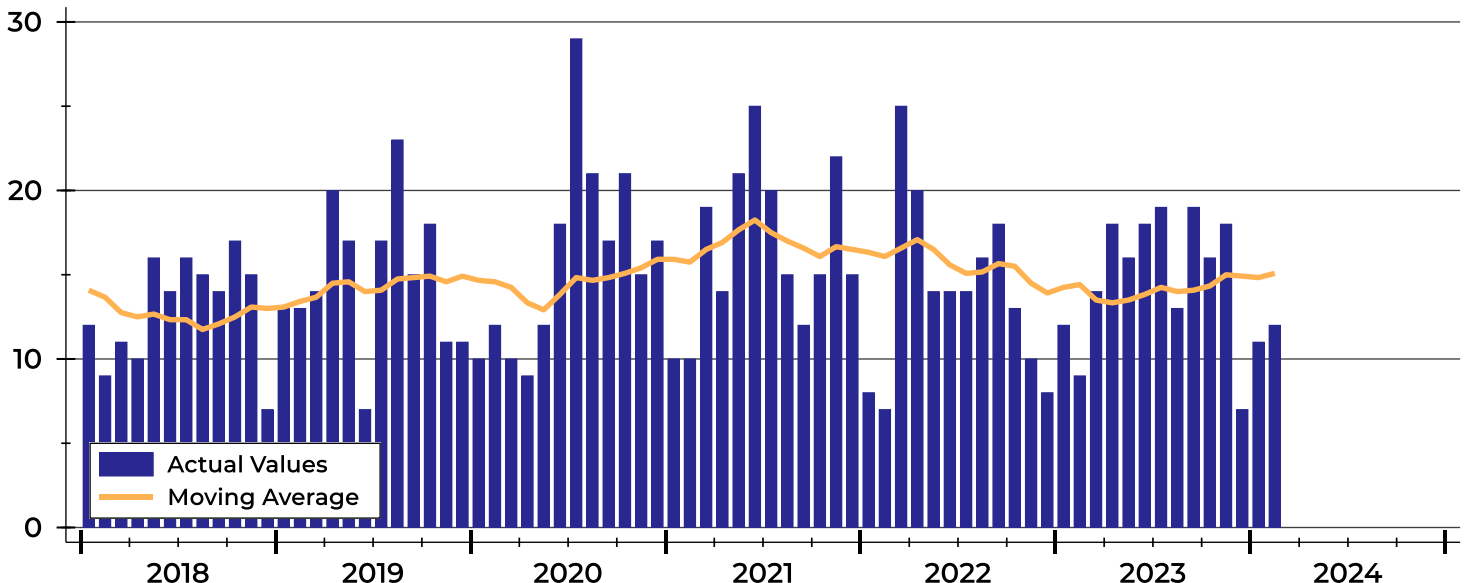
| Summary Statistics for Closed Listings |                     | February       |         |         | Year-to-Date   |         |        |
|--|---------------------|----------------|---------|---------|----------------|---------|--------|
|  |                     | 2024           | 2023    | Change  | 2024           | 2023    | Change |
| Closed Listings                        |                     | <b>12</b>      | 9       | 33.3%   | <b>23</b>      | 21      | 9.5%   |
| Volume (1,000s)                        |                     | <b>2,717</b>   | 2,075   | 30.9%   | <b>5,229</b>   | 4,645   | 12.6%  |
| Months' Supply                         |                     | <b>2.5</b>     | 1.7     | 47.1%   | <b>N/A</b>     | N/A     | N/A    |
| Average                                | Sale Price          | <b>226,375</b> | 230,550 | -1.8%   | <b>227,361</b> | 221,207 | 2.8%   |
|  | Days on Market      | <b>73</b>      | 43      | 69.8%   | <b>49</b>      | 34      | 44.1%  |
|  | Percent of List     | <b>97.6%</b>   | 89.3%   | 9.3%    | <b>98.5%</b>   | 94.9%   | 3.8%   |
|  | Percent of Original | <b>95.8%</b>   | 85.1%   | 12.6%   | <b>96.0%</b>   | 92.5%   | 3.8%   |
| Median                                 | Sale Price          | <b>193,850</b> | 256,000 | -24.3%  | <b>184,000</b> | 200,000 | -8.0%  |
|  | Days on Market      | <b>0</b>       | 25      | -100.0% | <b>6</b>       | 22      | -72.7% |
|  | Percent of List     | <b>99.3%</b>   | 98.2%   | 1.1%    | <b>100.0%</b>  | 98.2%   | 1.8%   |
|  | Percent of Original | <b>99.3%</b>   | 89.2%   | 11.3%   | <b>100.0%</b>  | 96.2%   | 4.0%   |

A total of 12 homes sold in other counties in the Sunflower MLS in February, up from 9 units in February 2023. Total sales volume rose to \$2.7 million compared to \$2.1 million in the previous year.

The median sales price in February was \$193,850, down 24.3% compared to the prior year. Median days on market was 0 days, down from 6 days in January, and down from 25 in February 2023.

## History of Closed Listings

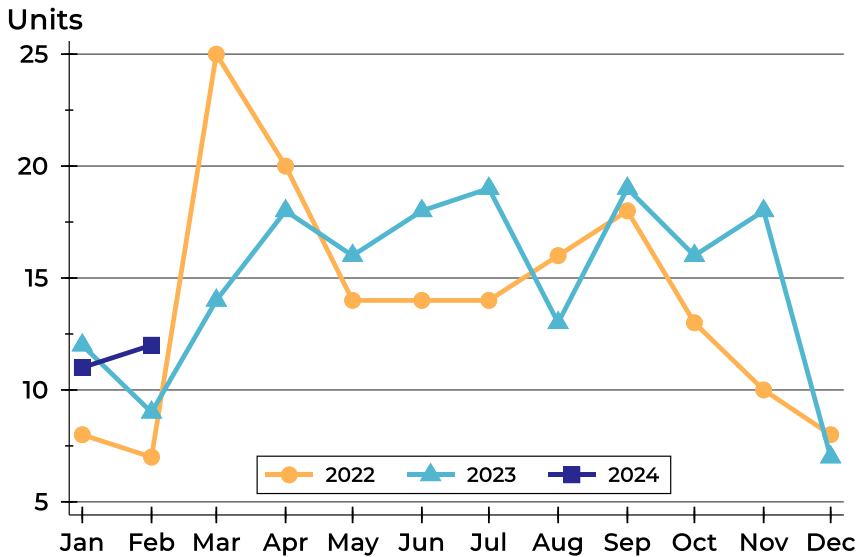
Units





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



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

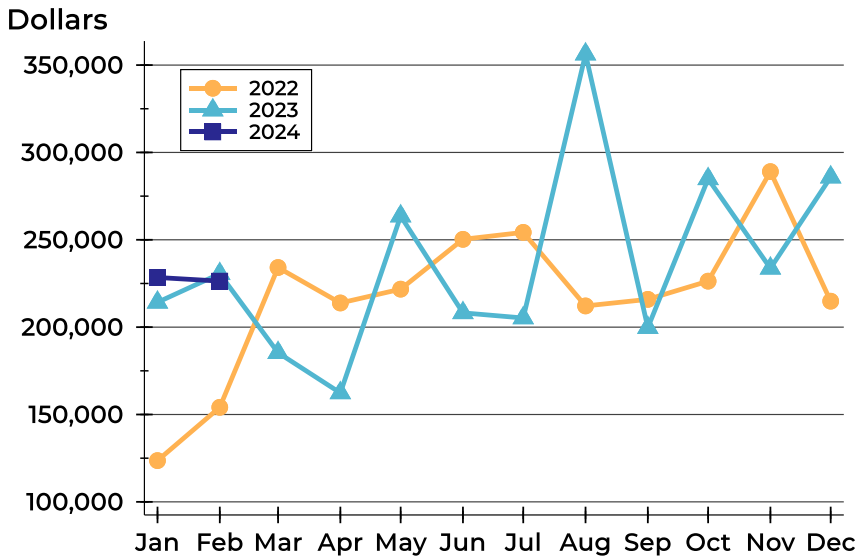
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$25,000-\$49,999   | 1      | 8.3%    | 1.6            | 27,900     | 27,900  | 30             | 30   | 93.0%              | 93.0%  | 93.0%               | 93.0%  |
| \$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 | 2      | 16.7%   | 1.7            | 147,950    | 147,950 | 0              | 0    | 99.3%              | 99.3%  | 99.3%               | 99.3%  |
| \$150,000-\$174,999 | 1      | 8.3%    | 1.0            | 162,500    | 162,500 | 32             | 32   | 98.5%              | 98.5%  | 98.5%               | 98.5%  |
| \$175,000-\$199,999 | 2      | 16.7%   | 1.5            | 182,000    | 182,000 | 168            | 168  | 97.6%              | 97.6%  | 95.2%               | 95.2%  |
| \$200,000-\$249,999 | 2      | 16.7%   | 2.6            | 204,350    | 204,350 | 191            | 191  | 94.6%              | 94.6%  | 86.6%               | 86.6%  |
| \$250,000-\$299,999 | 2      | 16.7%   | 0.0            | 281,750    | 281,750 | 0              | 0    | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 1      | 8.3%    | 6.3            | 385,000    | 385,000 | 99             | 99   | 96.3%              | 96.3%  | 96.3%               | 96.3%  |
| \$400,000-\$499,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$500,000-\$749,999 | 1      | 8.3%    | 4.0            | 509,000    | 509,000 | 0              | 0    | 100.0%             | 100.0% | 100.0%              | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



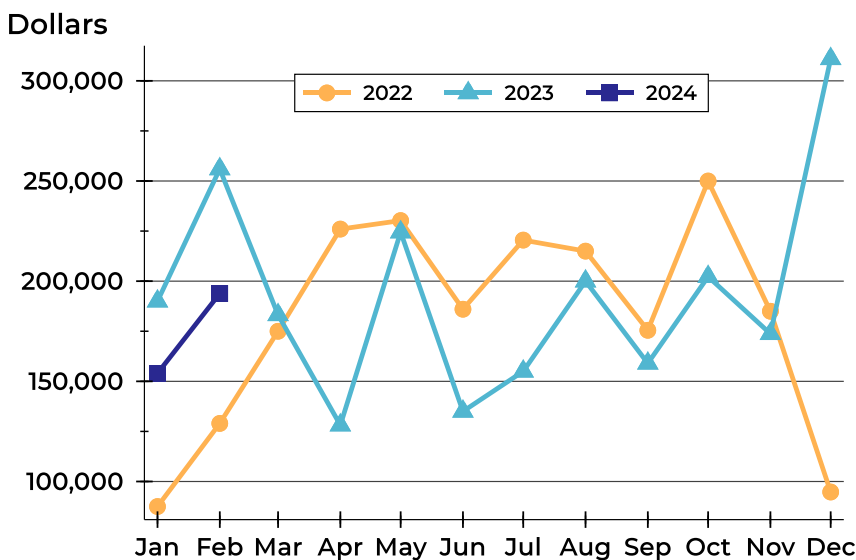
# Other Sunflower MLS Counties Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 123,625 | 214,200 | <b>228,436</b> |
| February  | 154,129 | 230,550 | <b>226,375</b> |
| March     | 234,131 | 185,379 |                |
| April     | 213,845 | 162,358 |                |
| May       | 221,750 | 263,578 |                |
| June      | 250,279 | 208,183 |                |
| July      | 254,254 | 205,261 |                |
| August    | 212,156 | 356,262 |                |
| September | 215,906 | 199,734 |                |
| October   | 226,338 | 284,888 |                |
| November  | 289,037 | 233,689 |                |
| December  | 214,863 | 285,857 |                |

## Median Price

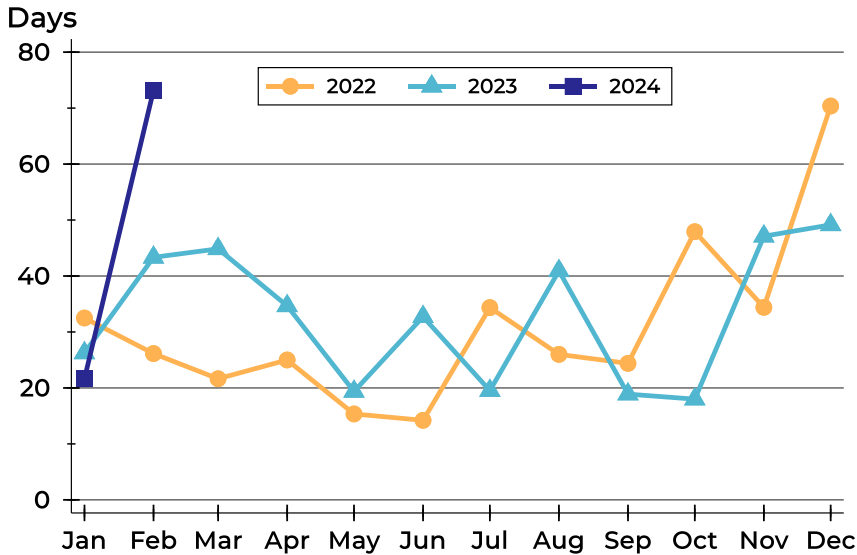


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 87,500  | 190,000 | <b>154,000</b> |
| February  | 129,000 | 256,000 | <b>193,850</b> |
| March     | 175,000 | 183,200 |                |
| April     | 226,000 | 128,125 |                |
| May       | 230,250 | 224,500 |                |
| June      | 186,000 | 135,000 |                |
| July      | 220,500 | 155,000 |                |
| August    | 215,000 | 200,000 |                |
| September | 175,500 | 159,000 |                |
| October   | 250,000 | 202,250 |                |
| November  | 185,000 | 173,750 |                |
| December  | 94,750  | 311,000 |                |



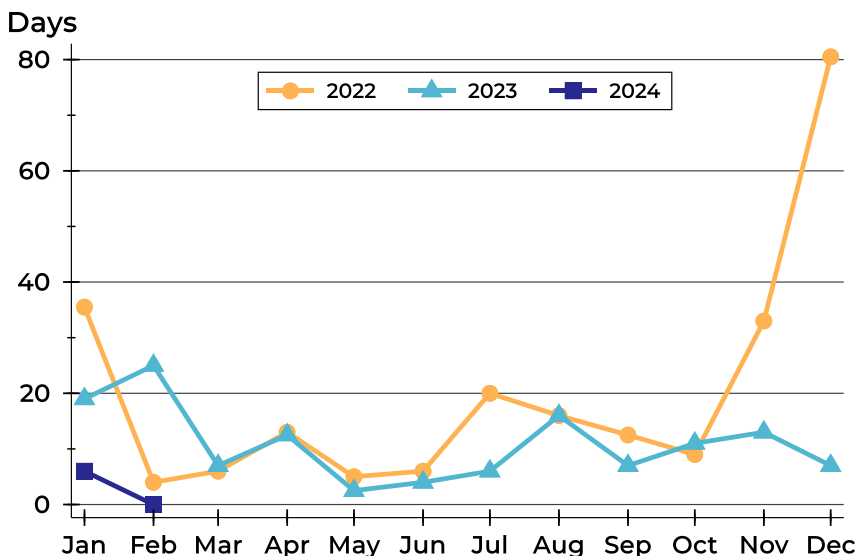
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 33   | 26   | <b>22</b> |
| February  | 26   | 43   | <b>73</b> |
| March     | 22   | 45   |           |
| April     | 25   | 35   |           |
| May       | 15   | 19   |           |
| June      | 14   | 33   |           |
| July      | 34   | 20   |           |
| August    | 26   | 41   |           |
| September | 24   | 19   |           |
| October   | 48   | 18   |           |
| November  | 34   | 47   |           |
| December  | 70   | 49   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 36   | 19   | <b>6</b>   |
| February  | 4    | 25   | <b>N/A</b> |
| March     | 6    | 7    |            |
| April     | 13   | 13   |            |
| May       | 5    | 3    |            |
| June      | 6    | 4    |            |
| July      | 20   | 6    |            |
| August    | 16   | 16   |            |
| September | 13   | 7    |            |
| October   | 9    | 11   |            |
| November  | 33   | 13   |            |
| December  | 81   | 7    |            |



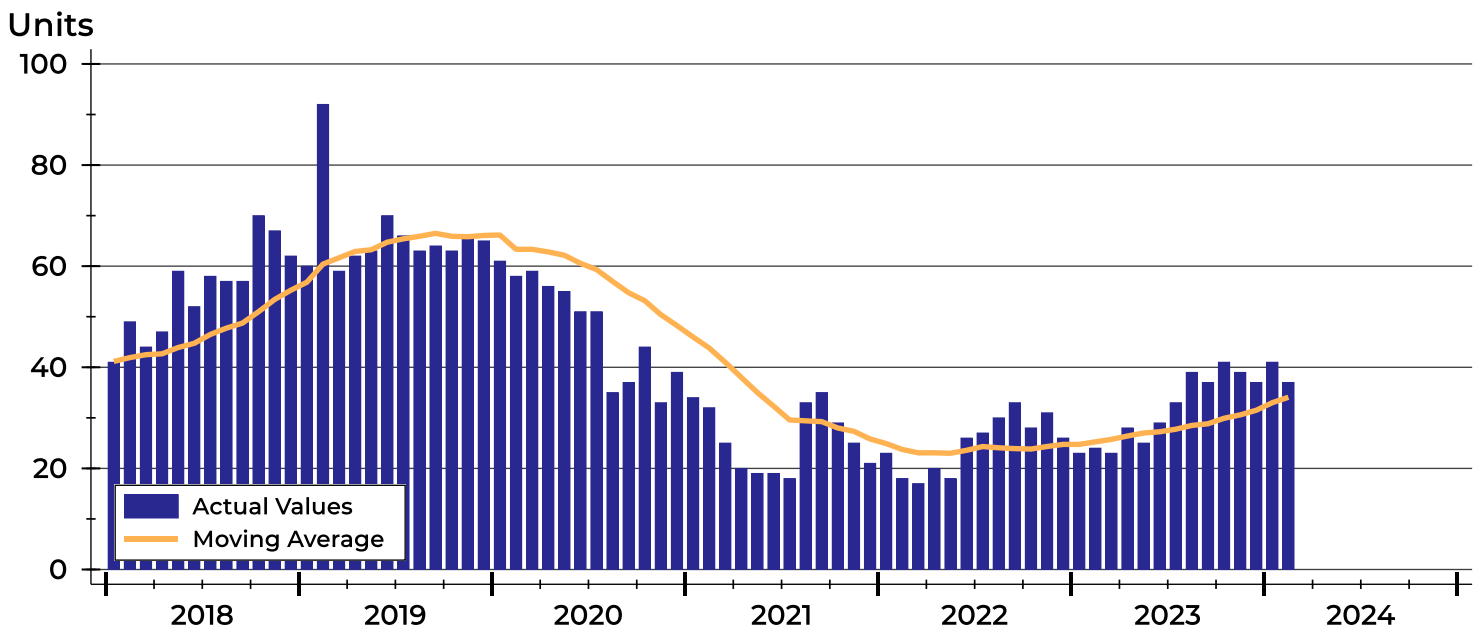
# Other Sunflower MLS Counties Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 37              | 24      | 54.2%  |
| Volume (1,000s)                        |                     | 11,608          | 4,798   | 141.9% |
| Months' Supply                         |                     | 2.5             | 1.7     | 47.1%  |
| Average                                | List Price          | 313,731         | 199,913 | 56.9%  |
|  | Days on Market      | 103             | 107     | -3.7%  |
|  | Percent of Original | 96.5%           | 97.6%   | -1.1%  |
| Median                                 | List Price          | 364,950         | 144,950 | 151.8% |
|  | Days on Market      | 91              | 69      | 31.9%  |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

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

The median list price of homes on the market at the end of February was \$364,950, up 151.8% from 2023. The typical time on market for active listings was 91 days, up from 69 days a year earlier.

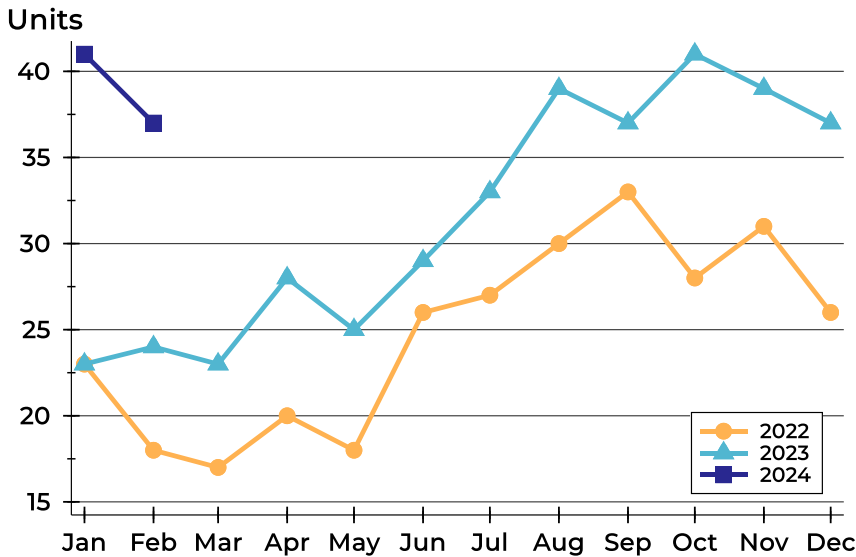
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



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

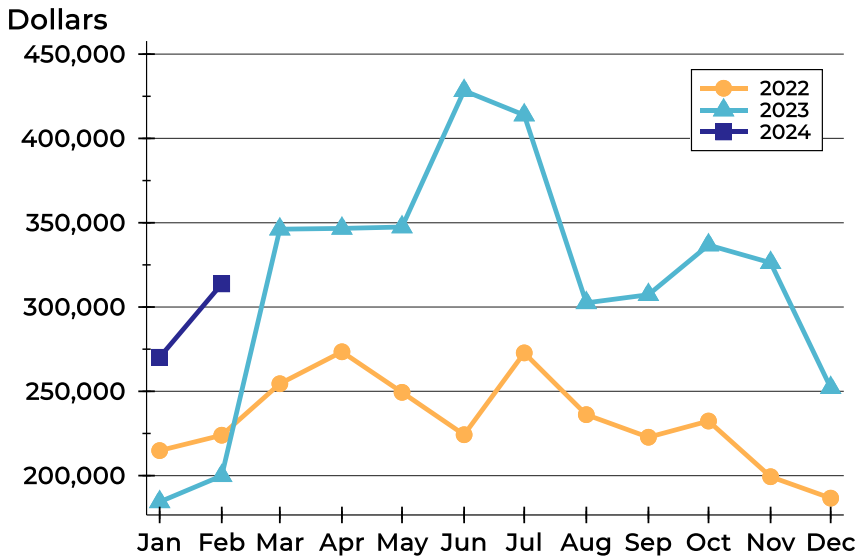
### Active Listings by Price Range

| Price Range         | Active Listings 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   | 2                      | 5.4%                    | 1.6            | 39,700             | 39,700            | 189                 | 189                 | 87.5%                    | 87.5%                    |
| \$50,000-\$99,999   | 4                      | 10.8%                   | N/A            | 75,975             | 72,450            | 120                 | 108                 | 91.3%                    | 95.0%                    |
| \$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                      | 5.4%                    | 1.7            | 132,200            | 132,200           | 30                  | 30                  | 98.2%                    | 98.2%                    |
| \$150,000-\$174,999 | 2                      | 5.4%                    | 1.0            | 157,450            | 157,450           | 48                  | 48                  | 98.6%                    | 98.6%                    |
| \$175,000-\$199,999 | 1                      | 2.7%                    | 1.5            | 199,000            | 199,000           | 49                  | 49                  | 100.0%                   | 100.0%                   |
| \$200,000-\$249,999 | 5                      | 13.5%                   | 2.6            | 226,460            | 224,900           | 49                  | 22                  | 98.8%                    | 100.0%                   |
| \$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 | 12                     | 32.4%                   | 6.3            | 366,846            | 364,950           | 97                  | 142                 | 99.3%                    | 100.0%                   |
| \$400,000-\$499,999 | 4                      | 10.8%                   | N/A            | 456,875            | 453,750           | 122                 | 158                 | 94.4%                    | 99.2%                    |
| \$500,000-\$749,999 | 4                      | 10.8%                   | 4.0            | 539,875            | 534,750           | 155                 | 155                 | 93.5%                    | 93.7%                    |
| \$750,000-\$999,999 | 1                      | 2.7%                    | N/A            | 925,000            | 925,000           | 249                 | 249                 | 100.0%                   | 100.0%                   |
| \$1,000,000 and up  | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |



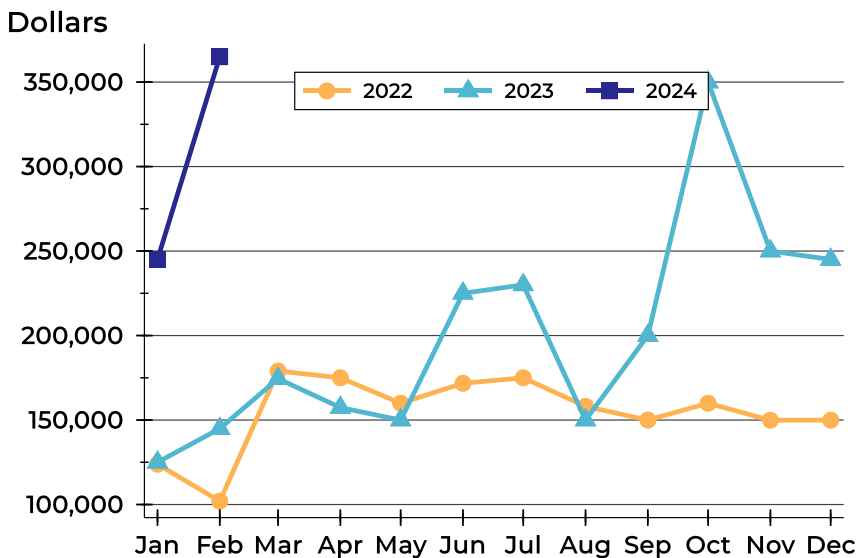
## Other Sunflower MLS Counties Active Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 214,843 | 184,428 | <b>270,194</b> |
| <b>February</b>  | 223,958 | 199,913 | <b>313,731</b> |
| <b>March</b>     | 254,500 | 346,191 |                |
| <b>April</b>     | 273,461 | 346,646 |                |
| <b>May</b>       | 249,394 | 347,468 |                |
| <b>June</b>      | 224,254 | 428,307 |                |
| <b>July</b>      | 272,802 | 413,864 |                |
| <b>August</b>    | 236,167 | 302,486 |                |
| <b>September</b> | 222,776 | 307,308 |                |
| <b>October</b>   | 232,386 | 336,764 |                |
| <b>November</b>  | 199,360 | 326,275 |                |
| <b>December</b>  | 186,629 | 252,154 |                |

### Median Price



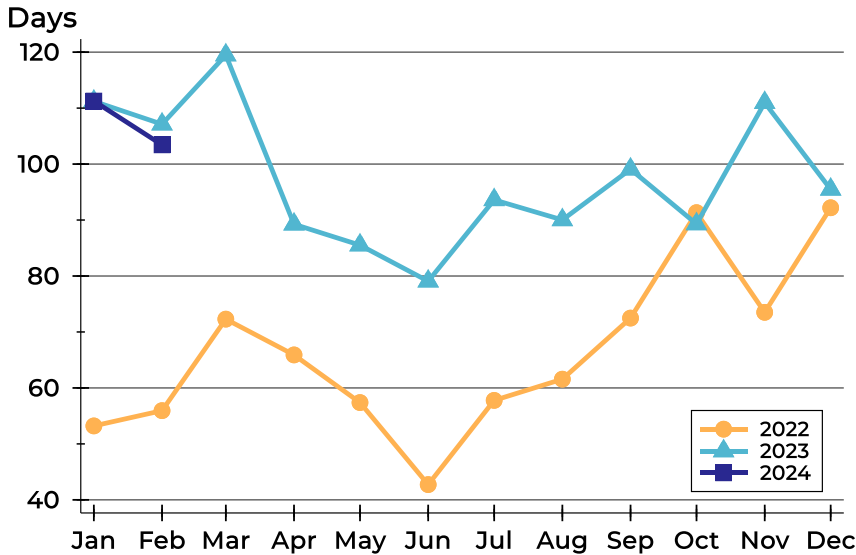
| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 123,900 | 125,000 | <b>245,000</b> |
| <b>February</b>  | 102,000 | 144,950 | <b>364,950</b> |
| <b>March</b>     | 179,000 | 174,500 |                |
| <b>April</b>     | 175,000 | 157,400 |                |
| <b>May</b>       | 159,950 | 150,000 |                |
| <b>June</b>      | 171,750 | 225,000 |                |
| <b>July</b>      | 175,000 | 230,000 |                |
| <b>August</b>    | 158,078 | 150,000 |                |
| <b>September</b> | 150,000 | 200,000 |                |
| <b>October</b>   | 159,950 | 350,000 |                |
| <b>November</b>  | 149,900 | 250,000 |                |
| <b>December</b>  | 149,950 | 245,000 |                |





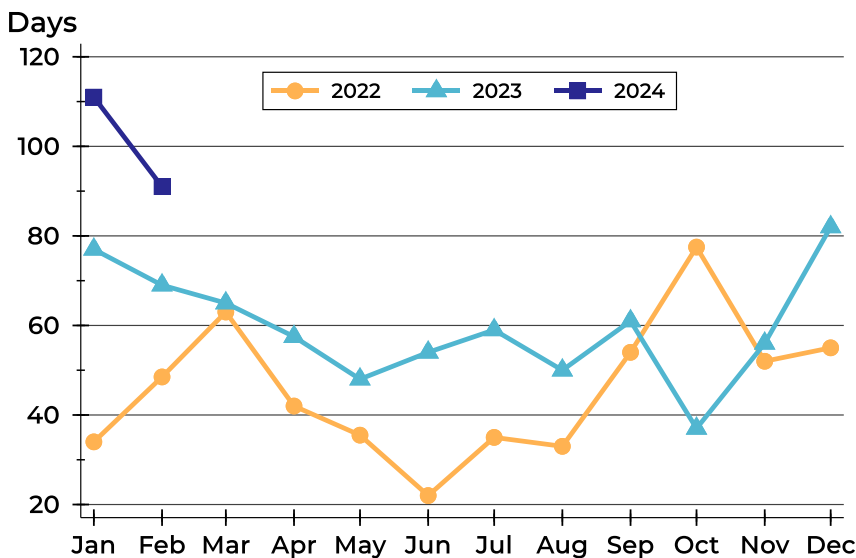
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 53   | 111  | <b>111</b> |
| February  | 56   | 107  | <b>103</b> |
| March     | 72   | 119  |            |
| April     | 66   | 89   |            |
| May       | 57   | 86   |            |
| June      | 43   | 79   |            |
| July      | 58   | 94   |            |
| August    | 62   | 90   |            |
| September | 72   | 99   |            |
| October   | 91   | 89   |            |
| November  | 74   | 111  |            |
| December  | 92   | 95   |            |

### Median DOM

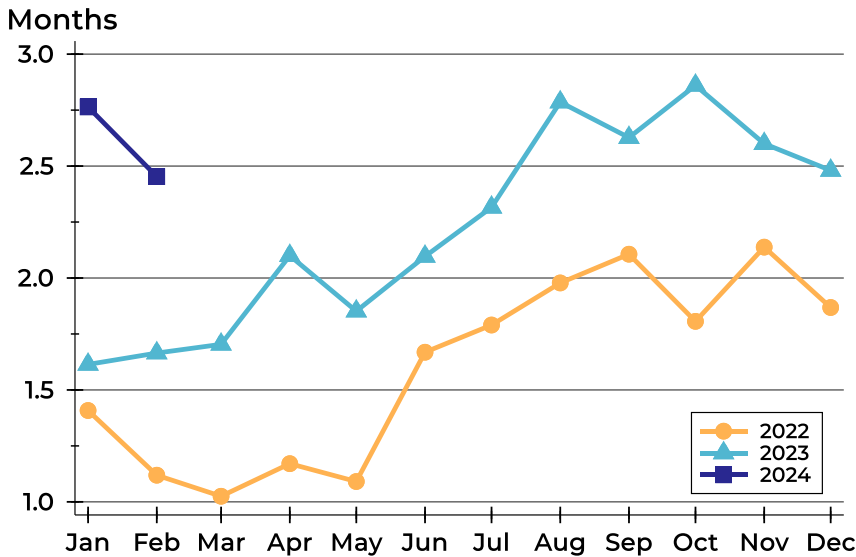


| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 34   | 77   | <b>111</b> |
| February  | 49   | 69   | <b>91</b>  |
| March     | 63   | 65   |            |
| April     | 42   | 58   |            |
| May       | 36   | 48   |            |
| June      | 22   | 54   |            |
| July      | 35   | 59   |            |
| August    | 33   | 50   |            |
| September | 54   | 61   |            |
| October   | 78   | 37   |            |
| November  | 52   | 56   |            |
| December  | 55   | 82   |            |



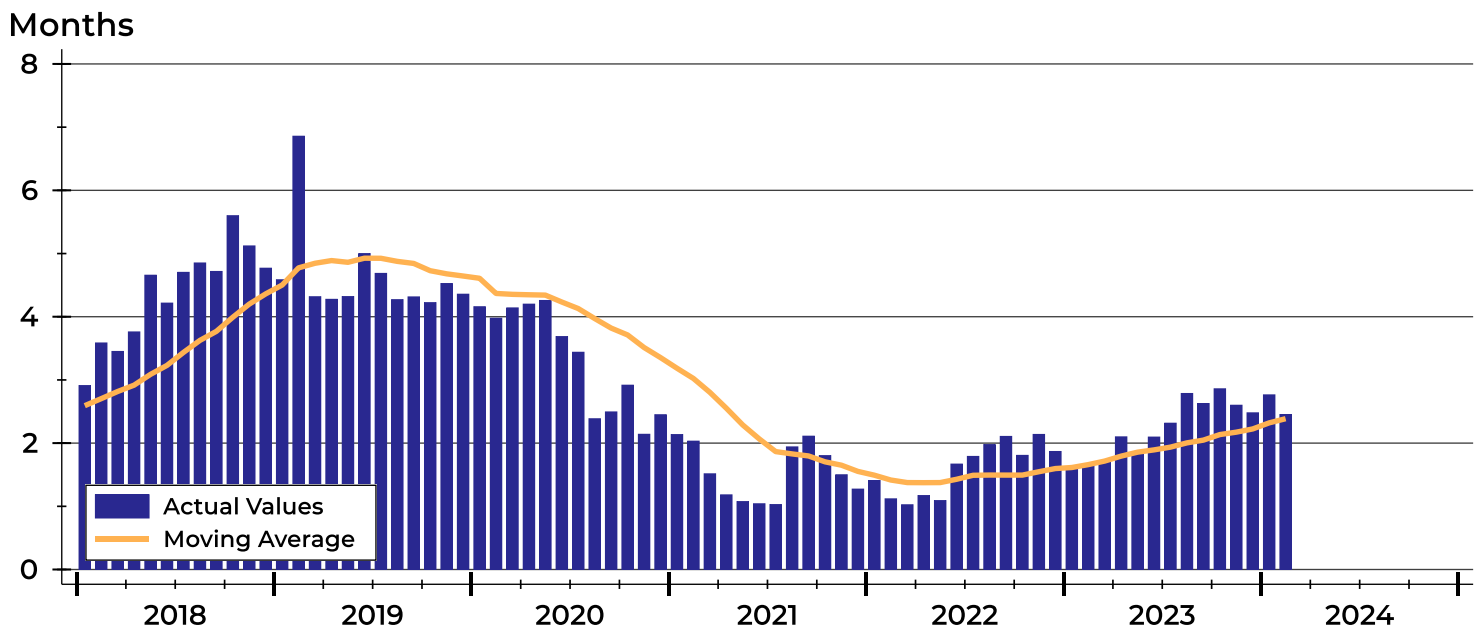
# Other Sunflower MLS Counties Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





# Other Sunflower MLS Counties New Listings Analysis

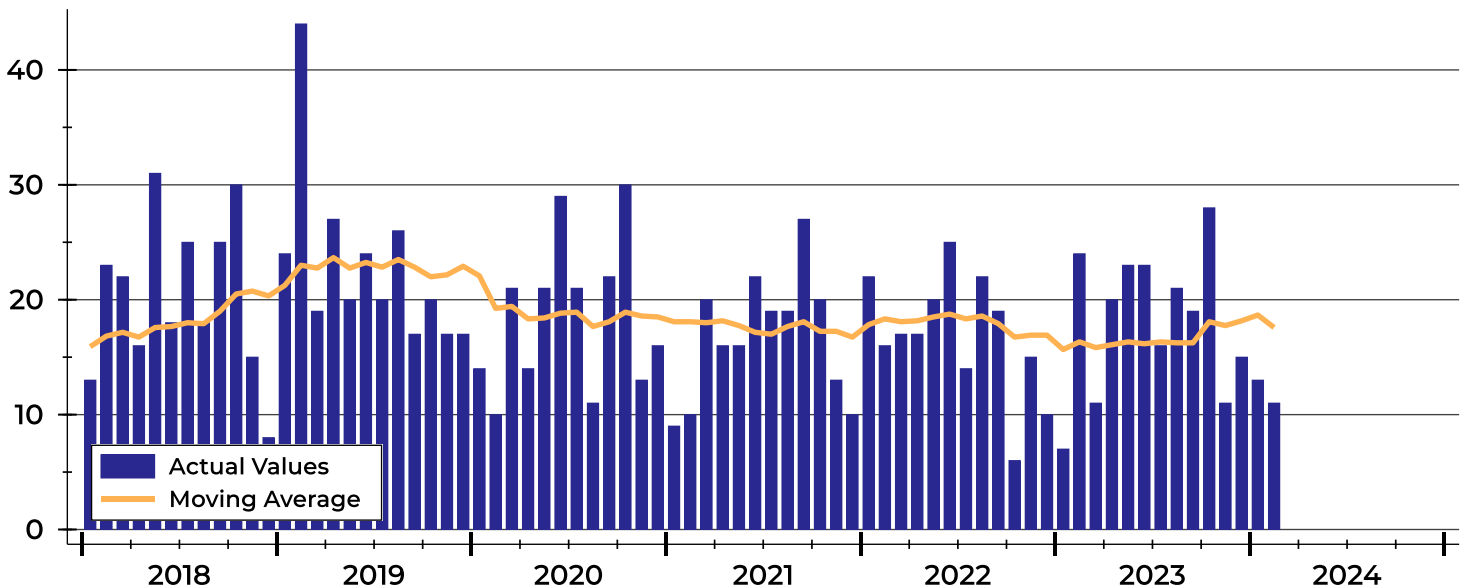
| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 11      | 24            | -54.2% |
|                                     | Volume (1,000s)    | 2,556   | 4,655         | -45.1% |
|                                     | Average List Price | 232,382 | 193,938       | 19.8%  |
|                                     | Median List Price  | 210,000 | 209,875       | 0.1%   |
| Year-to-Date                        | New Listings       | 24      | 31            | -22.6% |
|                                     | Volume (1,000s)    | 5,601   | 6,352         | -11.8% |
|                                     | Average List Price | 233,360 | 204,898       | 13.9%  |
|                                     | Median List Price  | 206,800 | 225,000       | -8.1%  |

A total of 11 new listings were added in other counties in the Sunflower MLS during February, down 54.2% from the same month in 2023. Year-to-date other counties in the Sunflower MLS has seen 24 new listings.

The median list price of these homes was \$210,000 up from \$209,875 in 2023.

## History of New Listings

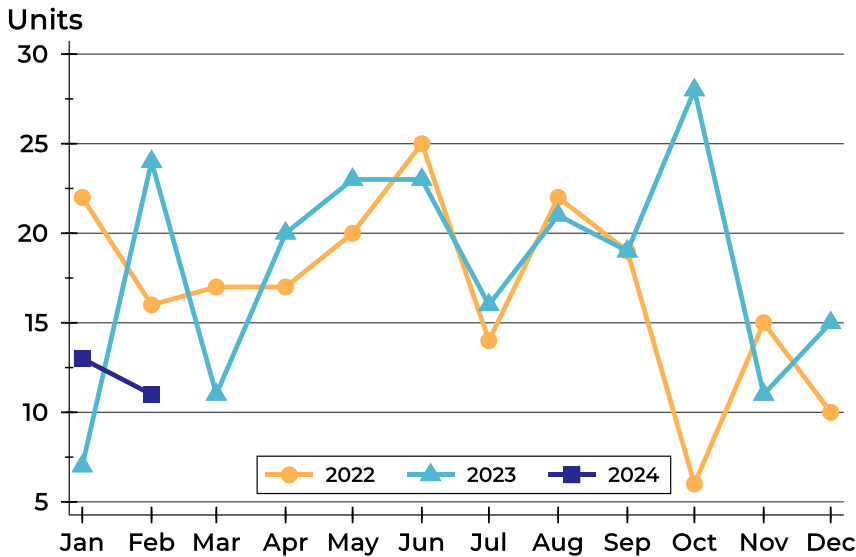
Units





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 22   | 7    | 13   |
| February  | 16   | 24   | 11   |
| March     | 17   | 11   | 17   |
| April     | 17   | 20   | 17   |
| May       | 20   | 23   | 20   |
| June      | 25   | 23   | 23   |
| July      | 14   | 16   | 14   |
| August    | 22   | 21   | 22   |
| September | 19   | 19   | 19   |
| October   | 6    | 28   | 6    |
| November  | 15   | 11   | 15   |
| December  | 10   | 15   | 10   |

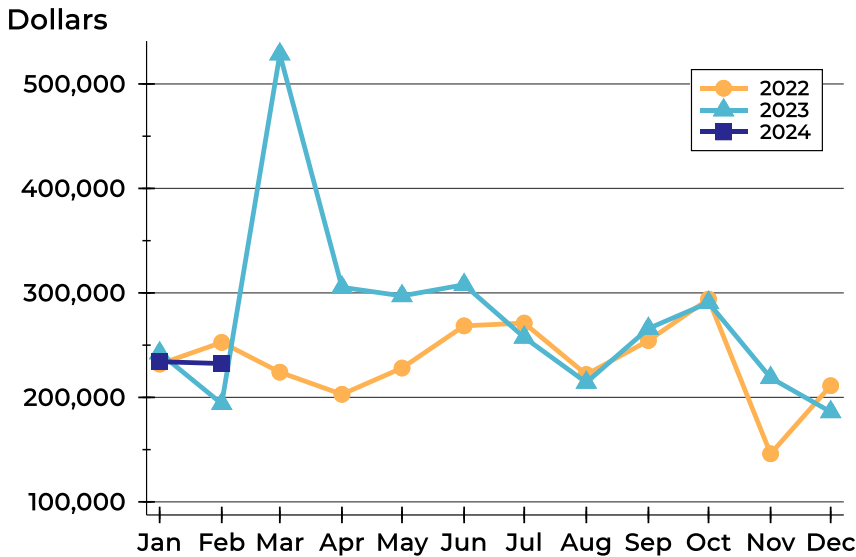
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1            | 9.1%    | 59,900     | 59,900  | 8              | 8    | 100.0%              | 100.0% |
| \$100,000-\$124,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 2            | 18.2%   | 134,750    | 134,750 | 14             | 14   | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 1            | 9.1%    | 164,900    | 164,900 | 24             | 24   | 97.3%               | 97.3%  |
| \$175,000-\$199,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$200,000-\$249,999 | 3            | 27.3%   | 222,467    | 210,000 | 15             | 9    | 100.0%              | 100.0% |
| \$250,000-\$299,999 | 1            | 9.1%    | 250,000    | 250,000 | 34             | 34   | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2            | 18.2%   | 334,750    | 334,750 | 21             | 21   | 97.9%               | 97.9%  |
| \$400,000-\$499,999 | 1            | 9.1%    | 475,000    | 475,000 | 7              | 7    | 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    |



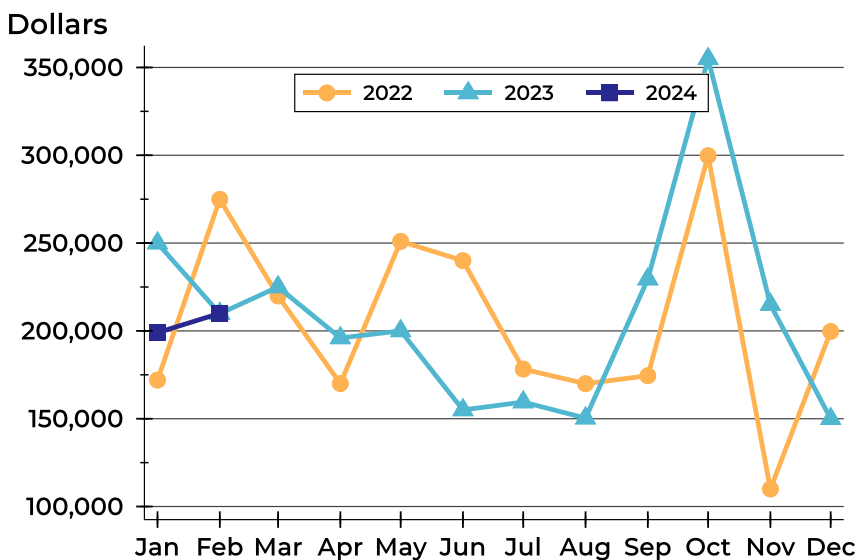
# Other Sunflower MLS Counties New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 231,859 | 242,479 | <b>234,188</b> |
| February  | 252,629 | 193,938 | <b>232,382</b> |
| March     | 224,124 | 528,527 |                |
| April     | 202,936 | 305,345 |                |
| May       | 228,105 | 297,170 |                |
| June      | 268,488 | 307,804 |                |
| July      | 271,132 | 257,413 |                |
| August    | 221,862 | 214,260 |                |
| September | 254,405 | 265,910 |                |
| October   | 294,050 | 290,688 |                |
| November  | 146,017 | 218,782 |                |
| December  | 211,190 | 186,113 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 172,000 | 250,000 | <b>199,000</b> |
| February  | 274,900 | 209,875 | <b>210,000</b> |
| March     | 219,900 | 225,000 |                |
| April     | 170,000 | 196,000 |                |
| May       | 251,000 | 200,000 |                |
| June      | 240,000 | 155,000 |                |
| July      | 178,250 | 159,500 |                |
| August    | 169,950 | 150,350 |                |
| September | 174,500 | 229,500 |                |
| October   | 299,750 | 354,925 |                |
| November  | 110,000 | 215,000 |                |
| December  | 199,700 | 150,000 |                |



## Other Sunflower MLS Counties Contracts Written Analysis

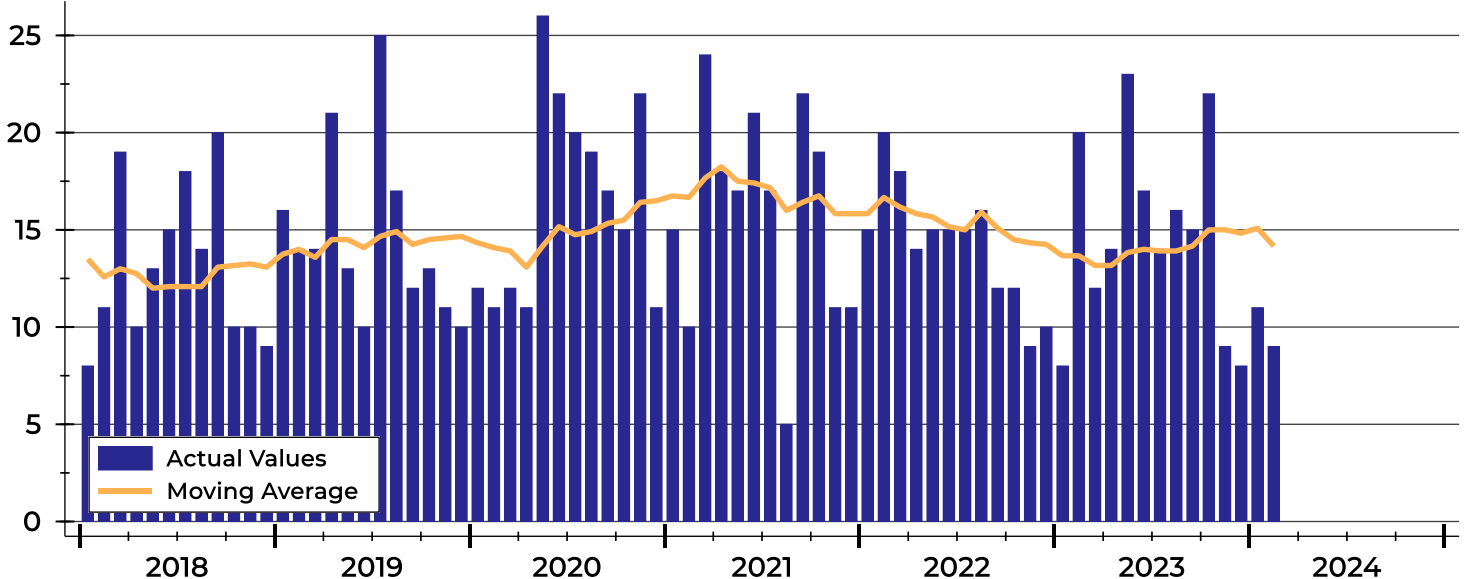
| Summary Statistics for Contracts Written |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Contracts Written                        |                     | <b>9</b>       | 20            | -55.0% | <b>20</b>      | 28                | -28.6% |
| Volume (1,000s)                          |                     | <b>1,240</b>   | 3,636         | -65.9% | <b>3,830</b>   | 5,545             | -30.9% |
| Average                                  | Sale Price          | <b>137,756</b> | 181,775       | -24.2% | <b>191,515</b> | 198,052           | -3.3%  |
|  | Days on Market      | <b>69</b>      | 30            | 130.0% | <b>68</b>      | 33                | 106.1% |
|  | Percent of Original | <b>98.1%</b>   | 96.2%         | 2.0%   | <b>95.6%</b>   | 93.3%             | 2.5%   |
| Median                                   | Sale Price          | <b>80,000</b>  | 161,250       | -50.4% | <b>174,500</b> | 197,125           | -11.5% |
|  | Days on Market      | <b>64</b>      | 6             | 966.7% | <b>36</b>      | 6                 | 500.0% |
|  | Percent of Original | <b>100.0%</b>  | 99.6%         | 0.4%   | <b>100.0%</b>  | 99.6%             | 0.4%   |

A total of 9 contracts for sale were written in other counties in the Sunflower MLS during the month of February, down from 20 in 2023. The median list price of these homes was \$80,000, down from \$161,250 the prior year.

Half of the homes that went under contract in February were on the market less than 64 days, compared to 6 days in February 2023.

## History of Contracts Written

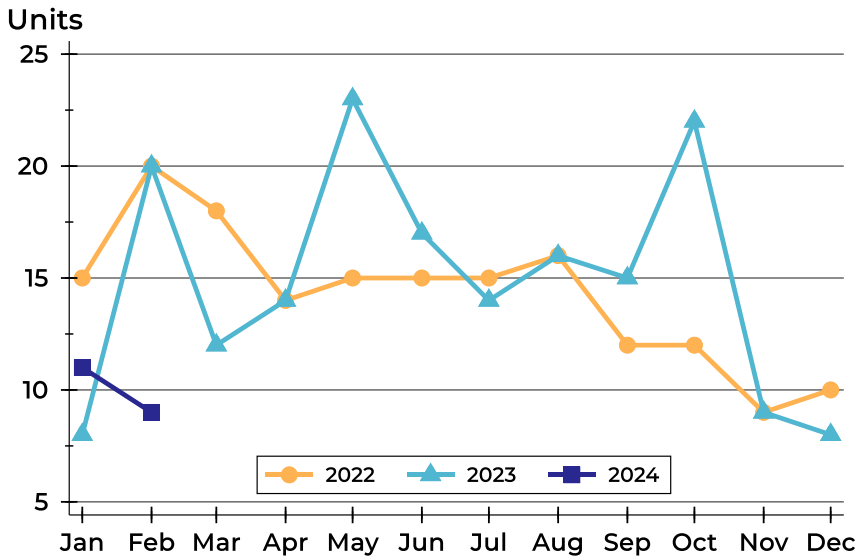
Units





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 15   | 8    | 11   |
| February  | 20   | 20   | 9    |
| March     | 18   | 12   |      |
| April     | 14   | 14   |      |
| May       | 15   | 23   |      |
| June      | 15   | 17   |      |
| July      | 15   | 14   |      |
| August    | 16   | 16   |      |
| September | 12   | 15   |      |
| October   | 12   | 22   |      |
| November  | 9    | 9    |      |
| December  | 10   | 8    |      |

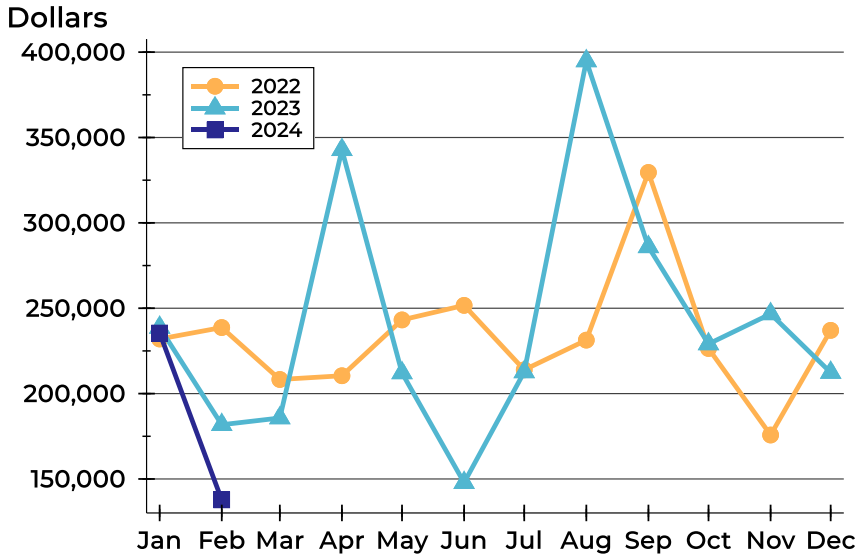
### Contracts Written by Price Range

| 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                 | 11.1%   | 25,000     | 25,000  | 68             | 68   | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 4                 | 44.4%   | 67,450     | 64,950  | 91             | 72   | 98.1%               | 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                 | 11.1%   | 140,000    | 140,000 | 9              | 9    | 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 | 2                 | 22.2%   | 227,500    | 227,500 | 69             | 69   | 95.4%               | 95.4%  |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 1                 | 11.1%   | 350,000    | 350,000 | 39             | 39   | 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    |



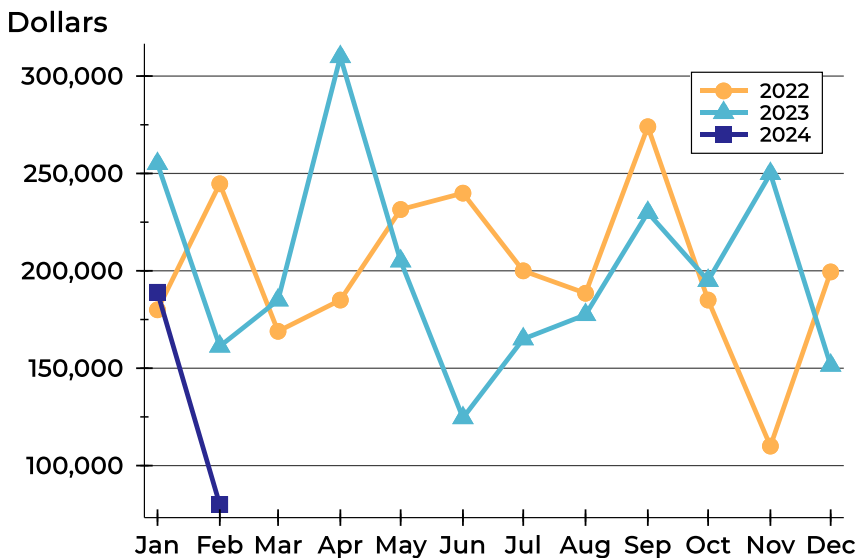
# Other Sunflower MLS Counties Contracts Written Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 231,987 | 238,744 | <b>235,500</b> |
| February  | 238,700 | 181,775 | <b>137,756</b> |
| March     | 208,275 | 185,725 |                |
| April     | 210,464 | 342,821 |                |
| May       | 243,174 | 212,117 |                |
| June      | 251,680 | 147,841 |                |
| July      | 213,920 | 212,693 |                |
| August    | 231,319 | 394,841 |                |
| September | 329,542 | 285,947 |                |
| October   | 226,425 | 229,077 |                |
| November  | 175,744 | 246,683 |                |
| December  | 237,040 | 212,350 |                |

## Median Price



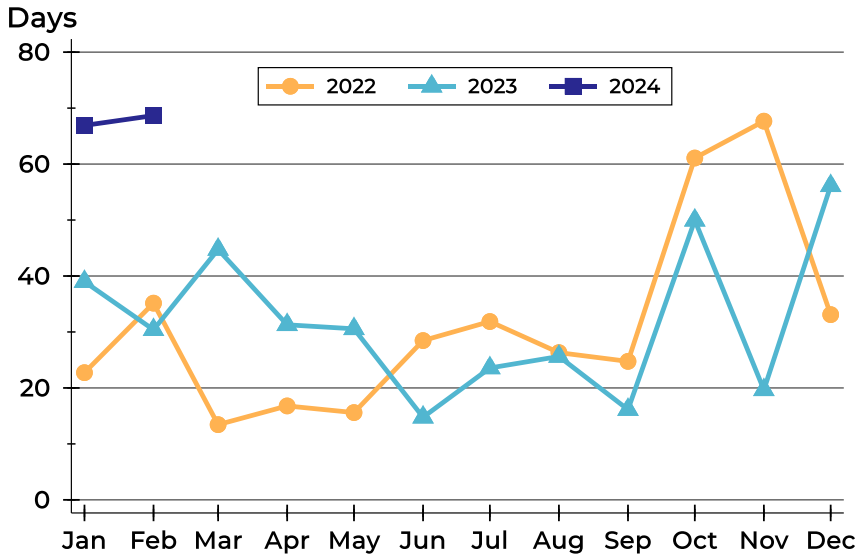
| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 180,000 | 255,000 | <b>189,000</b> |
| February  | 244,700 | 161,250 | <b>80,000</b>  |
| March     | 168,950 | 184,950 |                |
| April     | 185,000 | 309,900 |                |
| May       | 231,500 | 205,000 |                |
| June      | 239,900 | 124,500 |                |
| July      | 200,000 | 165,000 |                |
| August    | 188,500 | 177,450 |                |
| September | 274,000 | 229,900 |                |
| October   | 185,000 | 194,998 |                |
| November  | 110,000 | 249,900 |                |
| December  | 199,450 | 151,450 |                |





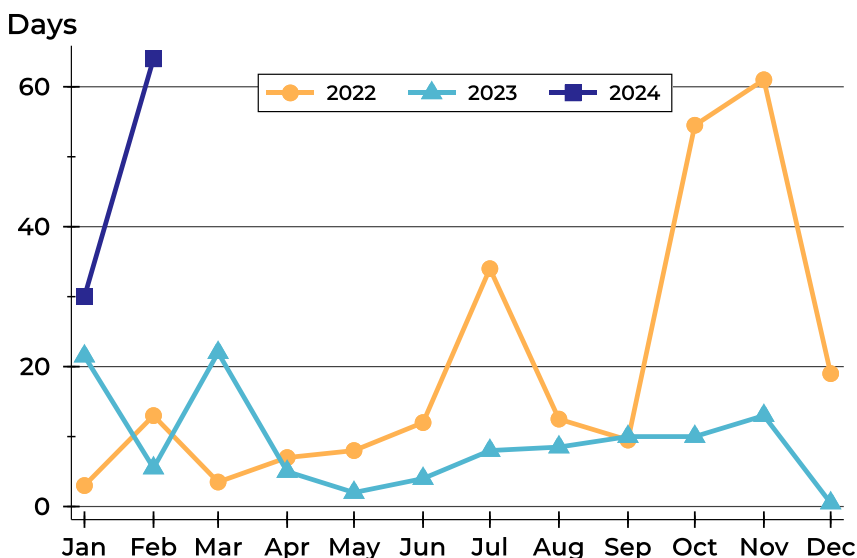
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 23   | 39   | <b>67</b> |
| February  | 35   | 30   | <b>69</b> |
| March     | 13   | 45   |           |
| April     | 17   | 31   |           |
| May       | 16   | 31   |           |
| June      | 28   | 15   |           |
| July      | 32   | 24   |           |
| August    | 26   | 26   |           |
| September | 25   | 16   |           |
| October   | 61   | 50   |           |
| November  | 68   | 20   |           |
| December  | 33   | 56   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 3    | 22   | <b>30</b> |
| February  | 13   | 6    | <b>64</b> |
| March     | 4    | 22   |           |
| April     | 7    | 5    |           |
| May       | 8    | 2    |           |
| June      | 12   | 4    |           |
| July      | 34   | 8    |           |
| August    | 13   | 9    |           |
| September | 10   | 10   |           |
| October   | 55   | 10   |           |
| November  | 61   | 13   |           |
| December  | 19   | 1    |           |



## Other Sunflower MLS Counties Pending Contracts Analysis

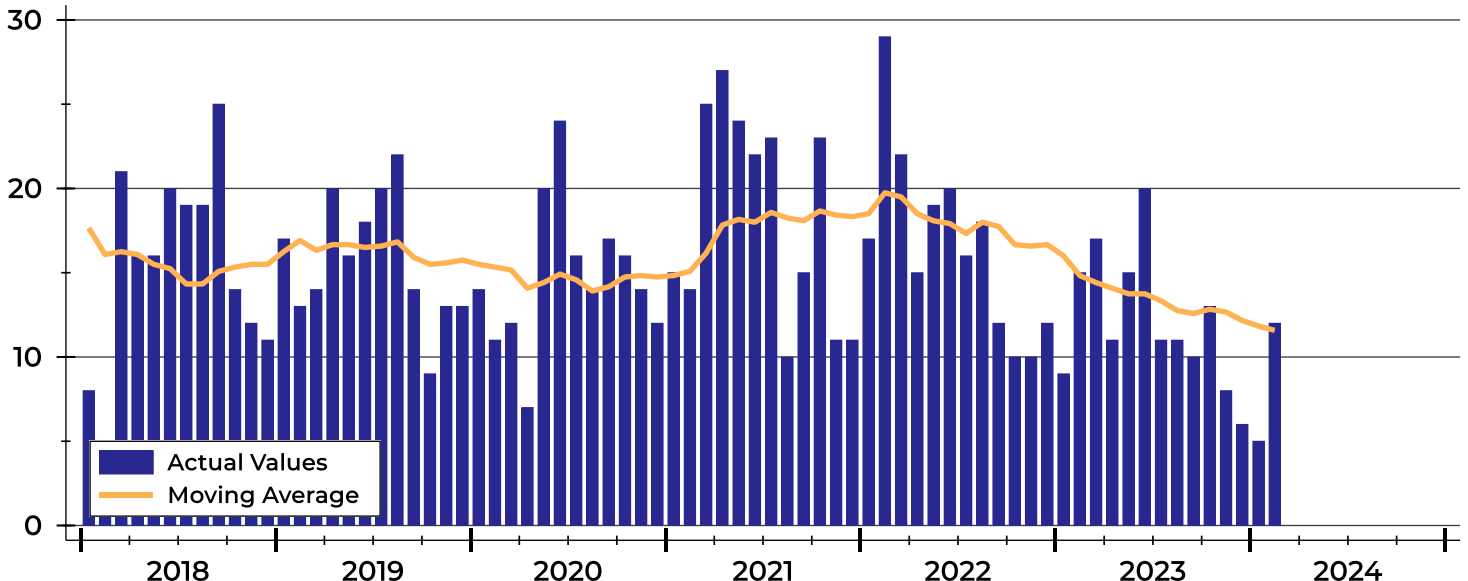
| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | <b>12</b>       | 15      | -20.0% |
| Volume (1,000s)                          |                     | <b>1,929</b>    | 2,996   | -35.6% |
| Average                                  | List Price          | <b>160,721</b>  | 199,740 | -19.5% |
|  | Days on Market      | <b>65</b>       | 45      | 44.4%  |
|  | Percent of Original | <b>98.8%</b>    | 96.6%   | 2.3%   |
| Median                                   | List Price          | <b>110,000</b>  | 172,500 | -36.2% |
|  | Days on Market      | <b>52</b>       | 11      | 372.7% |
|  | Percent of Original | <b>100.0%</b>   | 100.0%  | 0.0%   |

A total of 12 listings in other counties in the Sunflower MLS had contracts pending at the end of February, down from 15 contracts pending at the end of February 2023.

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

### History of Pending Contracts

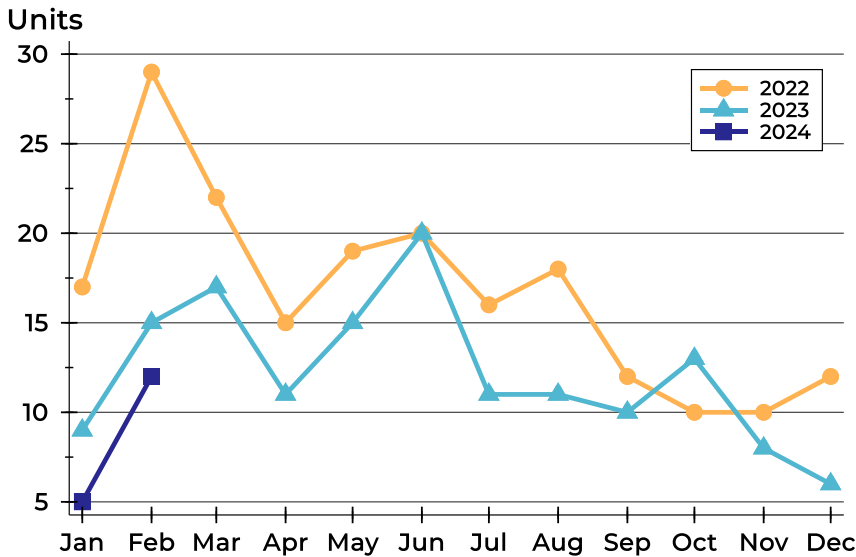
Units





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



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

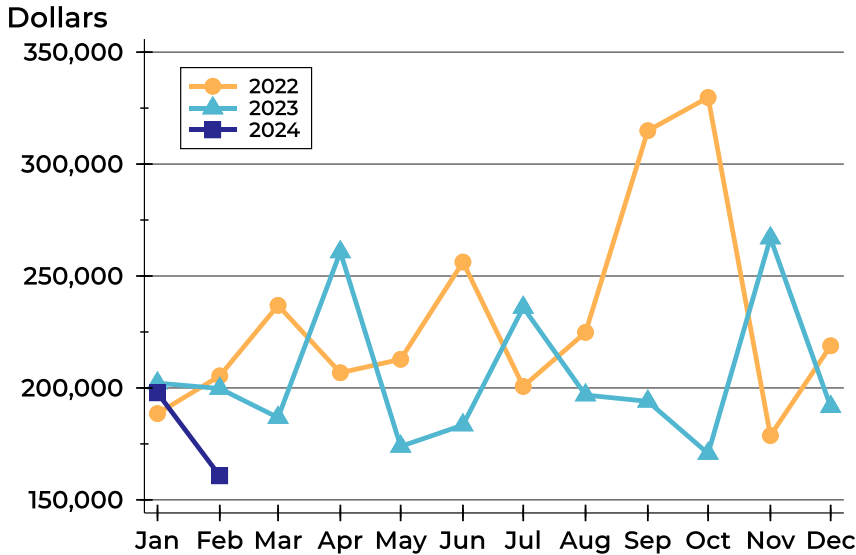
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 1                 | 8.3%    | 25,000     | 25,000  | 68             | 68   | 100.0%              | 100.0% |
| \$50,000-\$99,999   | 5                 | 41.7%   | 66,740     | 63,900  | 79             | 29   | 98.5%               | 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%    | 140,000    | 140,000 | 9              | 9    | 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 | 2                 | 16.7%   | 227,500    | 227,500 | 69             | 69   | 96.7%               | 96.7%  |
| \$250,000-\$299,999 | 1                 | 8.3%    | 250,000    | 250,000 | 22             | 22   | 100.0%              | 100.0% |
| \$300,000-\$399,999 | 2                 | 16.7%   | 362,475    | 362,475 | 75             | 75   | 100.0%              | 100.0% |
| \$400,000-\$499,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



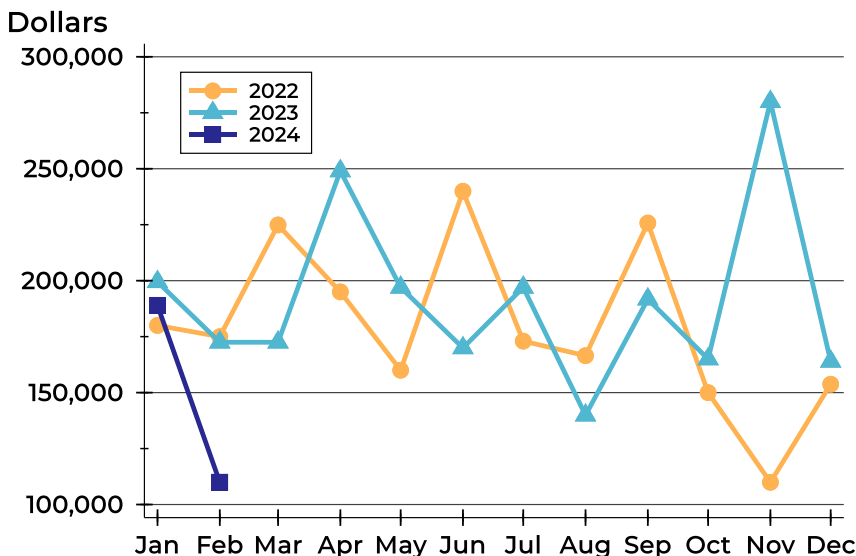
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 188,541 | 202,144 | <b>197,790</b> |
| <b>February</b>  | 205,390 | 199,740 | <b>160,721</b> |
| <b>March</b>     | 236,875 | 186,759 |                |
| <b>April</b>     | 206,793 | 260,745 |                |
| <b>May</b>       | 212,785 | 173,873 |                |
| <b>June</b>      | 256,226 | 183,425 |                |
| <b>July</b>      | 200,675 | 235,955 |                |
| <b>August</b>    | 224,806 | 196,827 |                |
| <b>September</b> | 314,917 | 194,010 |                |
| <b>October</b>   | 329,760 | 170,715 |                |
| <b>November</b>  | 178,710 | 266,963 |                |
| <b>December</b>  | 218,850 | 191,633 |                |

### Median Price

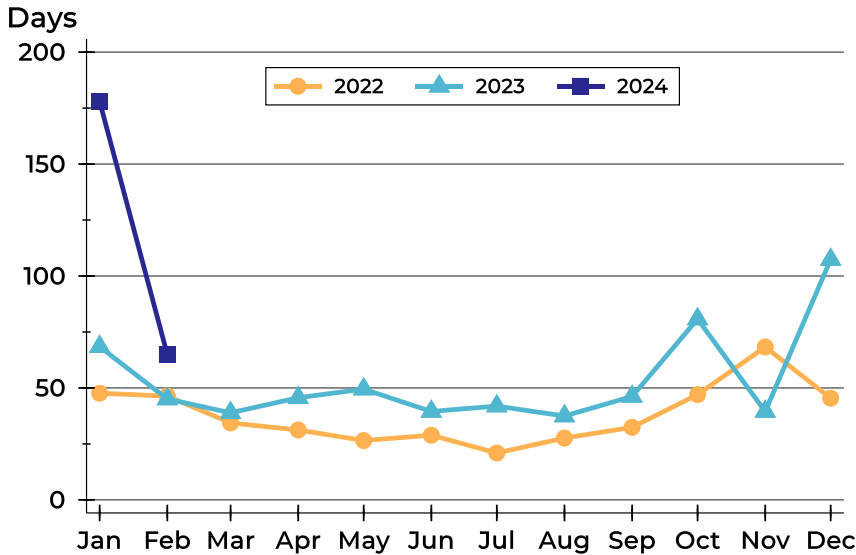


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 180,000 | 199,500 | <b>189,000</b> |
| <b>February</b>  | 175,000 | 172,500 | <b>110,000</b> |
| <b>March</b>     | 224,900 | 172,500 |                |
| <b>April</b>     | 195,000 | 249,000 |                |
| <b>May</b>       | 160,000 | 197,000 |                |
| <b>June</b>      | 239,950 | 169,950 |                |
| <b>July</b>      | 173,000 | 197,000 |                |
| <b>August</b>    | 166,500 | 139,900 |                |
| <b>September</b> | 225,750 | 191,750 |                |
| <b>October</b>   | 150,000 | 165,000 |                |
| <b>November</b>  | 109,950 | 279,950 |                |
| <b>December</b>  | 153,750 | 163,950 |                |



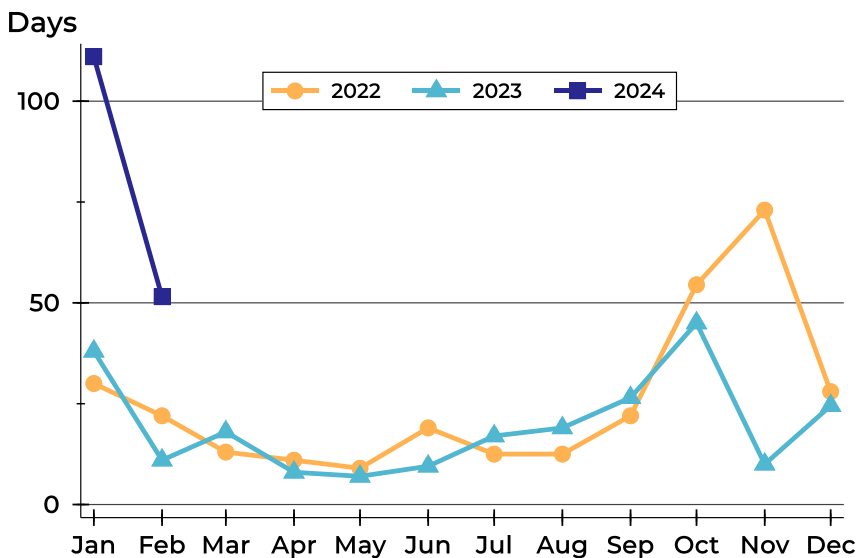
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 48   | 68   | <b>178</b> |
| February  | 46   | 45   | <b>65</b>  |
| March     | 34   | 39   |            |
| April     | 31   | 46   |            |
| May       | 27   | 49   |            |
| June      | 29   | 40   |            |
| July      | 21   | 42   |            |
| August    | 28   | 37   |            |
| September | 32   | 46   |            |
| October   | 47   | 81   |            |
| November  | 68   | 40   |            |
| December  | 45   | 107  |            |

### Median DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 30   | 38   | <b>111</b> |
| February  | 22   | 11   | <b>52</b>  |
| March     | 13   | 18   |            |
| April     | 11   | 8    |            |
| May       | 9    | 7    |            |
| June      | 19   | 10   |            |
| July      | 13   | 17   |            |
| August    | 13   | 19   |            |
| September | 22   | 27   |            |
| October   | 55   | 45   |            |
| November  | 73   | 10   |            |
| December  | 28   | 25   |            |



# Pottawatomie County Housing Report



## Market Overview

### Pottawatomie County Home Sales Remained Constant in February

Total home sales in Pottawatomie County remained at 2 units last month, the same as in February 2023. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in February was \$172,575, down from \$221,500 a year earlier. Homes that sold in February were typically on the market for 66 days and sold for 98.6% of their list prices.

### Pottawatomie County Active Listings Down at End of February

The total number of active listings in Pottawatomie County at the end of February was 7 units, down from 11 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$159,000.

During February, a total of 3 contracts were written up from 2 in February 2023. At the end of the month, there were 4 contracts still pending.

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- Summary Statistics – Page 2
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- New Listings Analysis – Page 12
- Contracts Written Analysis – Page 15
- Pending Contracts Analysis – Page 19

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Pottawatomie County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>2</b>       | <b>2</b>       | <b>2</b>       | <b>5</b>       | <b>5</b>       | <b>5</b>       |
| Change from prior year                        |                              | 0.0%           | 0.0%           | 0.0%           | 0.0%           | 0.0%           | 66.7%          |
| <b>Active Listings</b>                        |                              | <b>7</b>       | <b>11</b>      | <b>4</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -36.4%         | 175.0%         | -50.0%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>2.2</b>     | <b>4.9</b>     | <b>1.1</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -55.1%         | 345.5%         | -56.0%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>3</b>       | <b>6</b>       | <b>5</b>       | <b>4</b>       | <b>7</b>       | <b>8</b>       |
| Change from prior year                        |                              | -50.0%         | 20.0%          | 150.0%         | -42.9%         | -12.5%         | 0.0%           |
| <b>Contracts Written</b>                      |                              | <b>3</b>       | <b>2</b>       | <b>4</b>       | <b>4</b>       | <b>4</b>       | <b>6</b>       |
| Change from prior year                        |                              | 50.0%          | -50.0%         | 33.3%          | 0.0%           | -33.3%         | -25.0%         |
| <b>Pending Contracts</b>                      |                              | <b>4</b>       | <b>2</b>       | <b>2</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 100.0%         | 0.0%           | -50.0%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>345</b>     | <b>443</b>     | <b>474</b>     | <b>1,202</b>   | <b>889</b>     | <b>1,124</b>   |
| Change from prior year                        |                              | -22.1%         | -6.5%          | -24.8%         | 35.2%          | -20.9%         | 56.1%          |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>172,575</b> | <b>221,500</b> | <b>237,000</b> | <b>240,430</b> | <b>177,754</b> | <b>224,800</b> |
|   | Change from prior year       | -22.1%         | -6.5%          | -24.8%         | 35.3%          | -20.9%         | -6.3%          |
|   | <b>List Price of Actives</b> | <b>505,414</b> | <b>330,602</b> | <b>178,950</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 52.9%          | 84.7%          | -53.0%         |                |                |                |
|   | <b>Days on Market</b>        | <b>66</b>      | <b>81</b>      | <b>9</b>       | <b>74</b>      | <b>41</b>      | <b>41</b>      |
| Change from prior year                        | -18.5%                       | 800.0%         | -52.6%         | 80.5%          | 0.0%           | -78.1%         |                |
| <b>Percent of List</b>                        | <b>98.6%</b>                 | <b>93.5%</b>   | <b>101.5%</b>  | <b>96.0%</b>   | <b>95.2%</b>   | <b>98.4%</b>   |                |
| Change from prior year                        | 5.5%                         | -7.9%          | 10.3%          | 0.8%           | -3.3%          | 11.1%          |                |
| <b>Percent of Original</b>                    | <b>95.7%</b>                 | <b>91.8%</b>   | <b>101.5%</b>  | <b>93.8%</b>   | <b>94.6%</b>   | <b>97.5%</b>   |                |
| Change from prior year                        | 4.2%                         | -9.6%          | 10.3%          | -0.8%          | -3.0%          | 19.9%          |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>172,575</b> | <b>221,500</b> | <b>237,000</b> | <b>188,150</b> | <b>167,500</b> | <b>210,000</b> |
|   | Change from prior year       | -22.1%         | -6.5%          | -24.8%         | 12.3%          | -20.2%         | -31.1%         |
|   | <b>List Price of Actives</b> | <b>159,000</b> | <b>279,000</b> | <b>150,450</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -43.0%         | 85.4%          | -14.3%         |                |                |                |
|   | <b>Days on Market</b>        | <b>66</b>      | <b>81</b>      | <b>9</b>       | <b>52</b>      | <b>41</b>      | <b>32</b>      |
| Change from prior year                        | -18.5%                       | 800.0%         | -52.6%         | 26.8%          | 28.1%          | 52.4%          |                |
| <b>Percent of List</b>                        | <b>98.6%</b>                 | <b>93.5%</b>   | <b>101.5%</b>  | <b>94.6%</b>   | <b>95.3%</b>   | <b>98.2%</b>   |                |
| Change from prior year                        | 5.5%                         | -7.9%          | 10.3%          | -0.7%          | -3.0%          | 14.9%          |                |
| <b>Percent of Original</b>                    | <b>95.7%</b>                 | <b>91.8%</b>   | <b>101.5%</b>  | <b>94.0%</b>   | <b>95.3%</b>   | <b>98.2%</b>   |                |
| Change from prior year                        | 4.2%                         | -9.6%          | 10.3%          | -1.4%          | -3.0%          | 14.9%          |                |

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



# Pottawatomie County Closed Listings Analysis

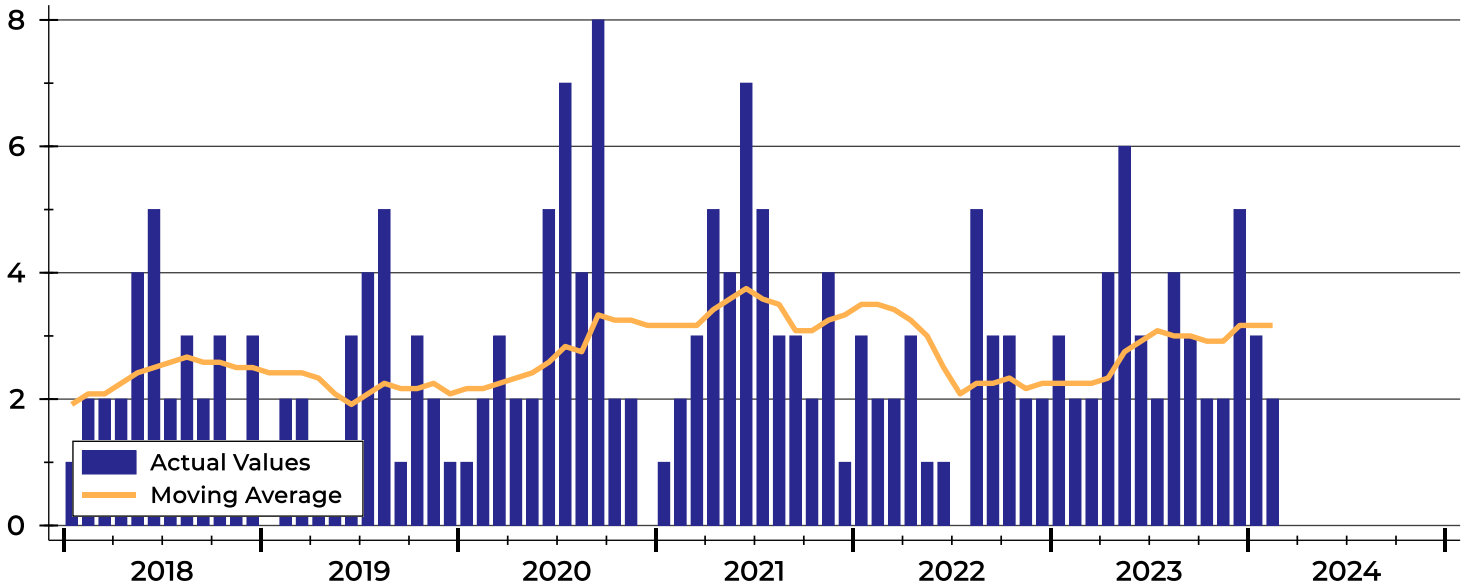
| Summary Statistics for Closed Listings |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Closed Listings                        |                     | 2       | 2             | 0.0%   | 5       | 5                 | 0.0%   |
| Volume (1,000s)                        |                     | 345     | 443           | -22.1% | 1,202   | 889               | 35.2%  |
| Months' Supply                         |                     | 2.2     | 4.9           | -55.1% | N/A     | N/A               | N/A    |
| Average                                | Sale Price          | 172,575 | 221,500       | -22.1% | 240,430 | 177,754           | 35.3%  |
|  | Days on Market      | 66      | 81            | -18.5% | 74      | 41                | 80.5%  |
|  | Percent of List     | 98.6%   | 93.5%         | 5.5%   | 96.0%   | 95.2%             | 0.8%   |
|  | Percent of Original | 95.7%   | 91.8%         | 4.2%   | 93.8%   | 94.6%             | -0.8%  |
| Median                                 | Sale Price          | 172,575 | 221,500       | -22.1% | 188,150 | 167,500           | 12.3%  |
|  | Days on Market      | 66      | 81            | -18.5% | 52      | 41                | 26.8%  |
|  | Percent of List     | 98.6%   | 93.5%         | 5.5%   | 94.6%   | 95.3%             | -0.7%  |
|  | Percent of Original | 95.7%   | 91.8%         | 4.2%   | 94.0%   | 95.3%             | -1.4%  |

A total of 2 homes sold in Pottawatomie County in February, showing no change from February 2023. Total sales volume fell to \$0.3 million compared to \$0.4 million in the previous year.

The median sales price in February was \$172,575, down 22.1% compared to the prior year. Median days on market was 66 days, up from 52 days in January, but down from 81 in February 2023.

## History of Closed Listings

Units

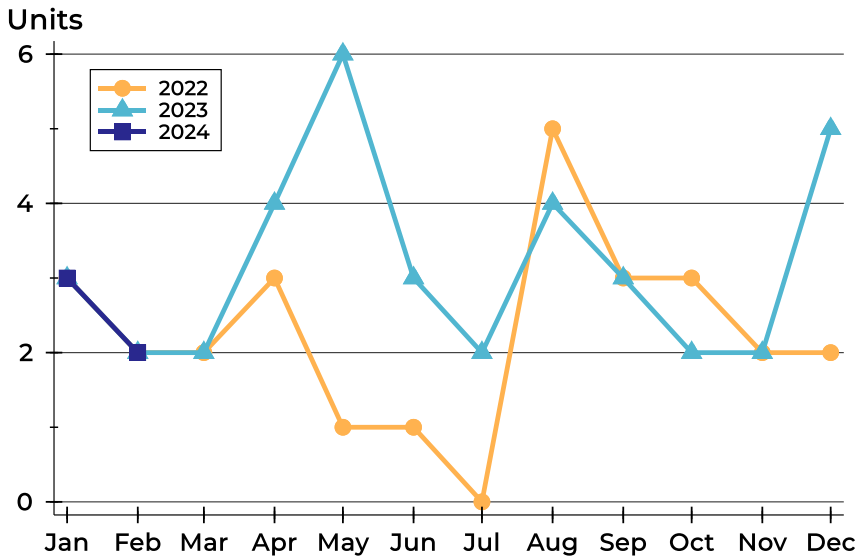






## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 3    | 3    | <b>3</b> |
| February  | 2    | 2    | <b>2</b> |
| March     | 2    | 2    |          |
| April     | 3    | 4    |          |
| May       | 1    | 6    |          |
| June      | 1    | 3    |          |
| July      | 0    | 2    |          |
| August    | 5    | 4    |          |
| September | 3    | 3    |          |
| October   | 3    | 2    |          |
| November  | 2    | 2    |          |
| December  | 2    | 5    |          |

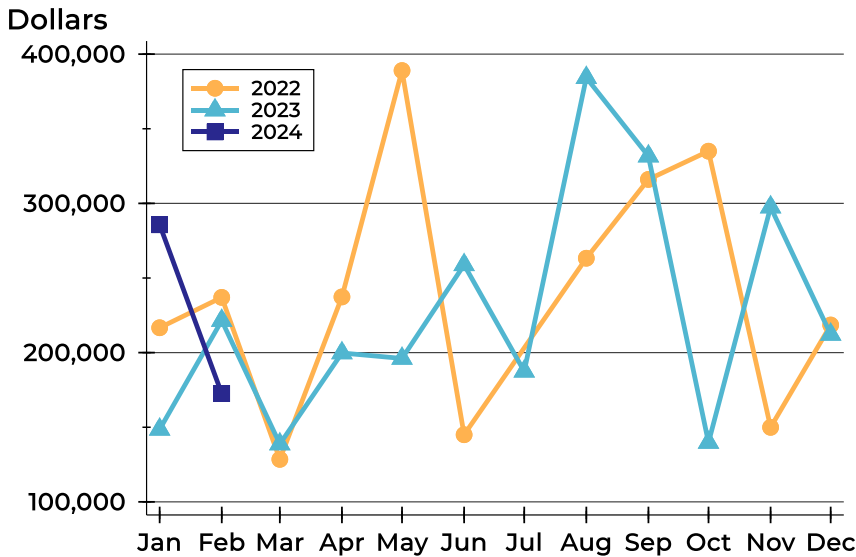
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |       | Price as % of Orig. |       |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|-------|---------------------|-------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.  | Avg.                | Med.  |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$25,000-\$49,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$50,000-\$99,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$100,000-\$124,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$125,000-\$149,999 | 0      | 0.0%    | 24.0           | N/A        | N/A     | N/A            | N/A  | N/A                | N/A   | N/A                 | N/A   |
| \$150,000-\$174,999 | 1      | 50.0%   | 1.7            | 157,000    | 157,000 | 117            | 117  | 98.1%              | 98.1% | 92.4%               | 92.4% |
| \$175,000-\$199,999 | 1      | 50.0%   | 0.0            | 188,150    | 188,150 | 15             | 15   | 99.0%              | 99.0% | 99.0%               | 99.0% |
| \$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   |



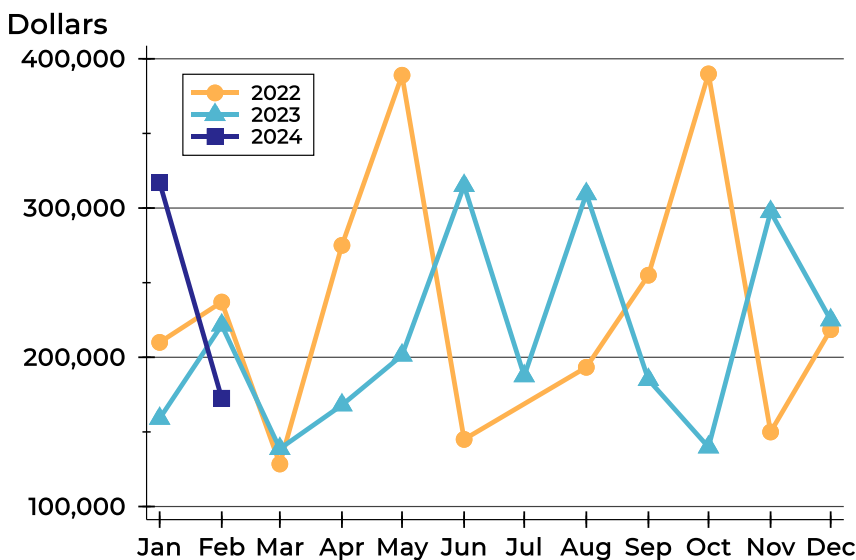
# Pottawatomie County Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 216,667 | 148,590 | <b>285,667</b> |
| February  | 237,000 | 221,500 | <b>172,575</b> |
| March     | 128,500 | 138,750 |                |
| April     | 237,333 | 199,750 |                |
| May       | 389,000 | 196,117 |                |
| June      | 145,000 | 258,833 |                |
| July      | N/A     | 187,500 |                |
| August    | 263,255 | 384,250 |                |
| September | 316,058 | 331,667 |                |
| October   | 334,967 | 139,799 |                |
| November  | 149,950 | 297,500 |                |
| December  | 218,500 | 212,200 |                |

## Median Price

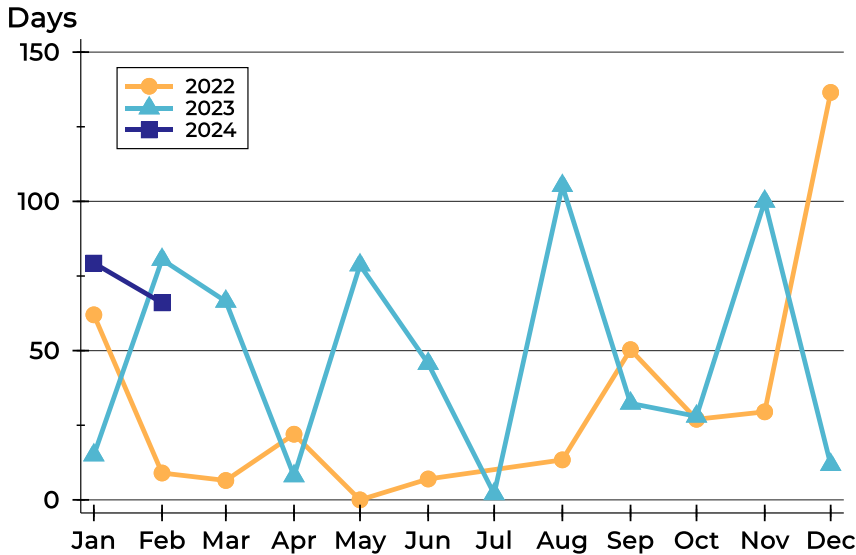


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 210,000 | 159,000 | <b>317,000</b> |
| February  | 237,000 | 221,500 | <b>172,575</b> |
| March     | 128,500 | 138,750 |                |
| April     | 275,000 | 168,000 |                |
| May       | 389,000 | 201,350 |                |
| June      | 145,000 | 315,000 |                |
| July      | N/A     | 187,500 |                |
| August    | 193,300 | 309,500 |                |
| September | 255,000 | 185,000 |                |
| October   | 389,900 | 139,799 |                |
| November  | 149,950 | 297,500 |                |
| December  | 218,500 | 225,000 |                |



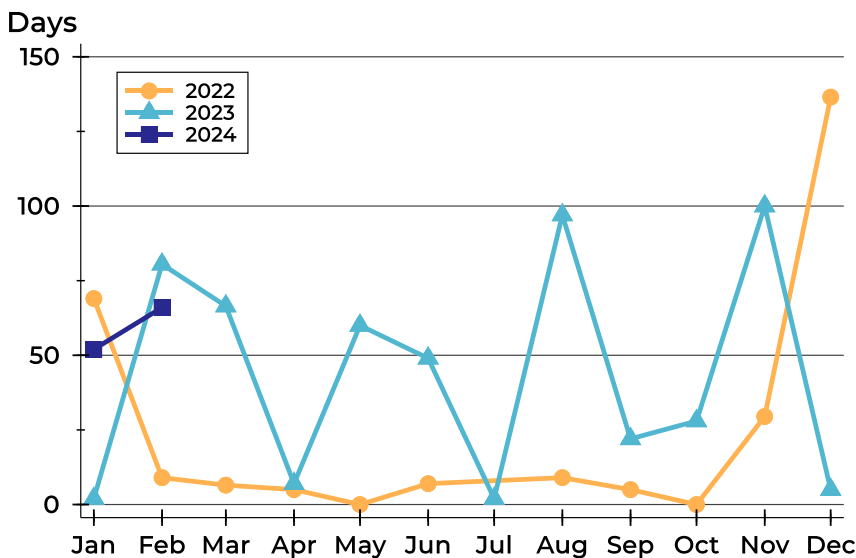
## Pottawatomie County Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 62   | 15   | <b>79</b> |
| February  | 9    | 81   | <b>66</b> |
| March     | 7    | 67   |           |
| April     | 22   | 8    |           |
| May       | N/A  | 79   |           |
| June      | 7    | 46   |           |
| July      | N/A  | 2    |           |
| August    | 13   | 105  |           |
| September | 50   | 32   |           |
| October   | 27   | 28   |           |
| November  | 30   | 100  |           |
| December  | 137  | 12   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 69   | 2    | <b>52</b> |
| February  | 9    | 81   | <b>66</b> |
| March     | 7    | 67   |           |
| April     | 5    | 7    |           |
| May       | N/A  | 60   |           |
| June      | 7    | 49   |           |
| July      | N/A  | 2    |           |
| August    | 9    | 97   |           |
| September | 5    | 22   |           |
| October   | N/A  | 28   |           |
| November  | 30   | 100  |           |
| December  | 137  | 5    |           |



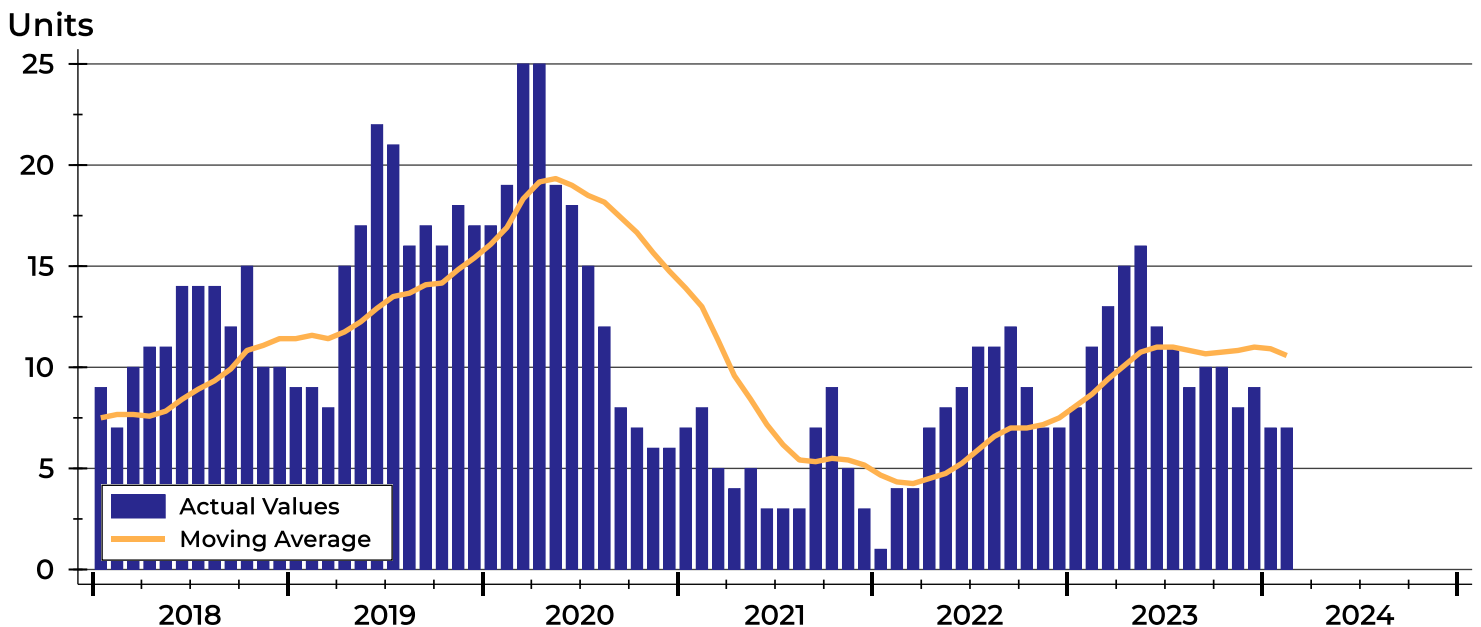
# Pottawatomie County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 7               | 11      | -36.4% |
| Volume (1,000s)                        |                     | 3,538           | 3,637   | -2.7%  |
| Months' Supply                         |                     | 2.2             | 4.9     | -55.1% |
| Average                                | List Price          | 505,414         | 330,602 | 52.9%  |
|  | Days on Market      | 77              | 56      | 37.5%  |
|  | Percent of Original | 94.4%           | 97.8%   | -3.5%  |
| Median                                 | List Price          | 159,000         | 279,000 | -43.0% |
|  | Days on Market      | 84              | 36      | 133.3% |
|  | Percent of Original | 96.4%           | 100.0%  | -3.6%  |

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

The median list price of homes on the market at the end of February was \$159,000, down 43.0% from 2023. The typical time on market for active listings was 84 days, up from 36 days a year earlier.

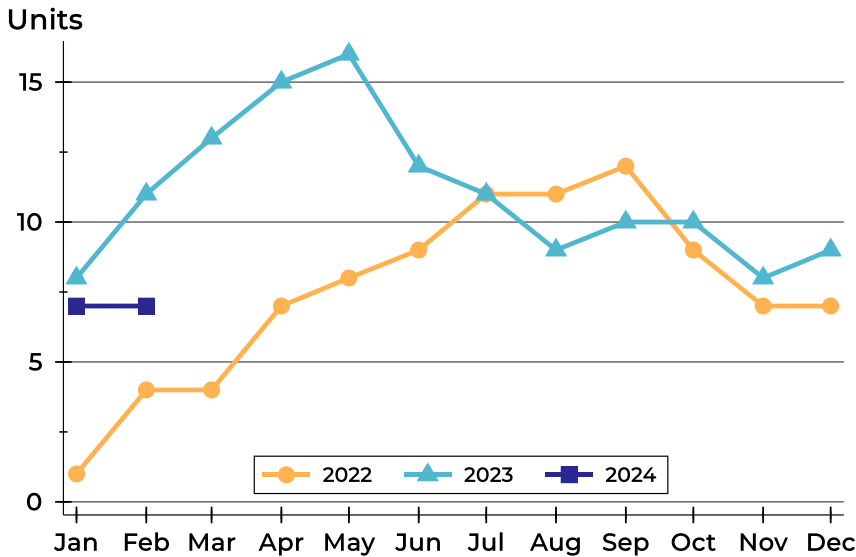
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



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

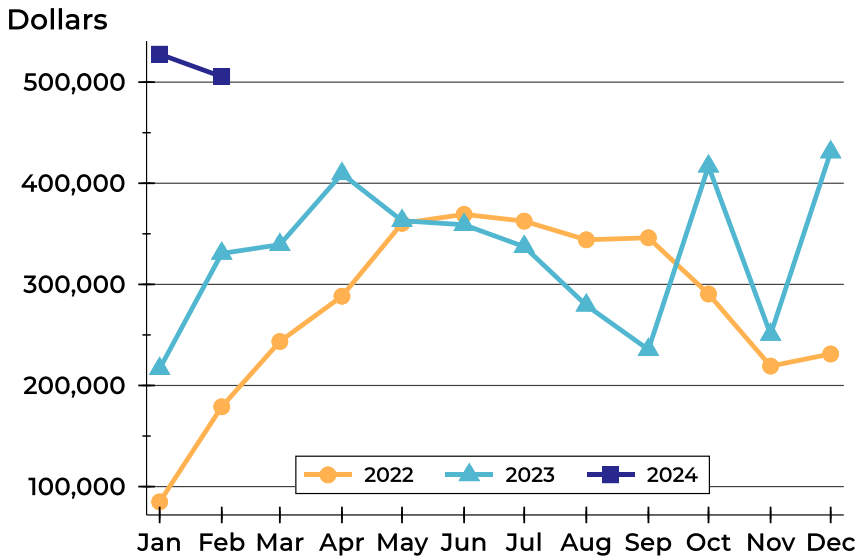
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$25,000-\$49,999   | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$50,000-\$99,999   | 1                      | 14.3%                   | N/A            | 99,000             | 99,000            | 29                  | 29                  | 86.1%                    | 86.1%                    |
| \$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                      | 28.6%                   | 24.0           | 135,000            | 135,000           | 88                  | 88                  | 90.2%                    | 90.2%                    |
| \$150,000-\$174,999 | 1                      | 14.3%                   | 1.7            | 159,000            | 159,000           | 86                  | 86                  | 96.4%                    | 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 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$250,000-\$299,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$300,000-\$399,999 | 1                      | 14.3%                   | N/A            | 395,900            | 395,900           | 45                  | 45                  | 100.0%                   | 100.0%                   |
| \$400,000-\$499,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$500,000-\$749,999 | 1                      | 14.3%                   | N/A            | 714,000            | 714,000           | 83                  | 83                  | 97.9%                    | 97.9%                    |
| \$750,000-\$999,999 | 0                      | 0.0%                    | N/A            | N/A                | N/A               | N/A                 | N/A                 | N/A                      | N/A                      |
| \$1,000,000 and up  | 1                      | 14.3%                   | N/A            | 1,900,000          | 1,900,000         | 123                 | 123                 | 100.0%                   | 100.0%                   |



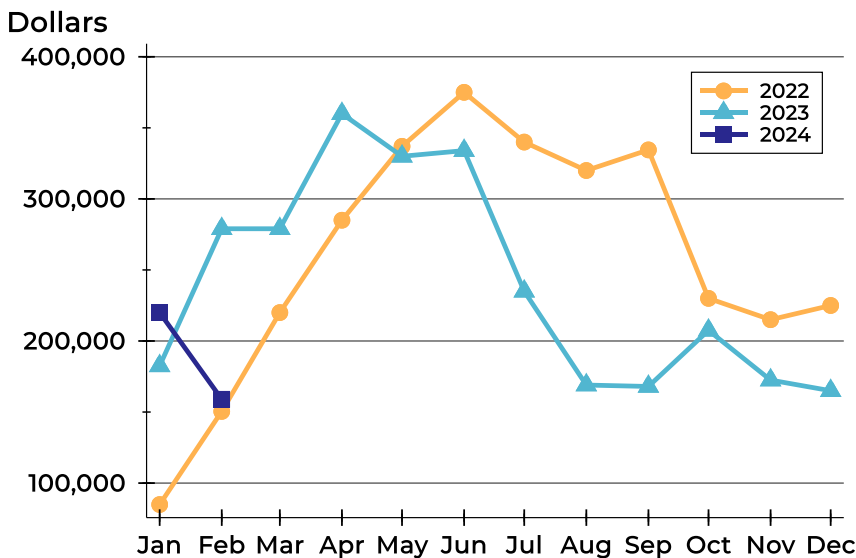
# Pottawatomie County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 84,900  | 216,675 | <b>527,700</b> |
| February  | 178,950 | 330,602 | <b>505,414</b> |
| March     | 243,500 | 339,271 |                |
| April     | 288,286 | 409,368 |                |
| May       | 360,375 | 362,933 |                |
| June      | 369,222 | 358,948 |                |
| July      | 362,545 | 337,270 |                |
| August    | 344,073 | 279,333 |                |
| September | 346,088 | 235,490 |                |
| October   | 290,506 | 416,860 |                |
| November  | 219,186 | 250,450 |                |
| December  | 231,186 | 430,889 |                |

## Median Price

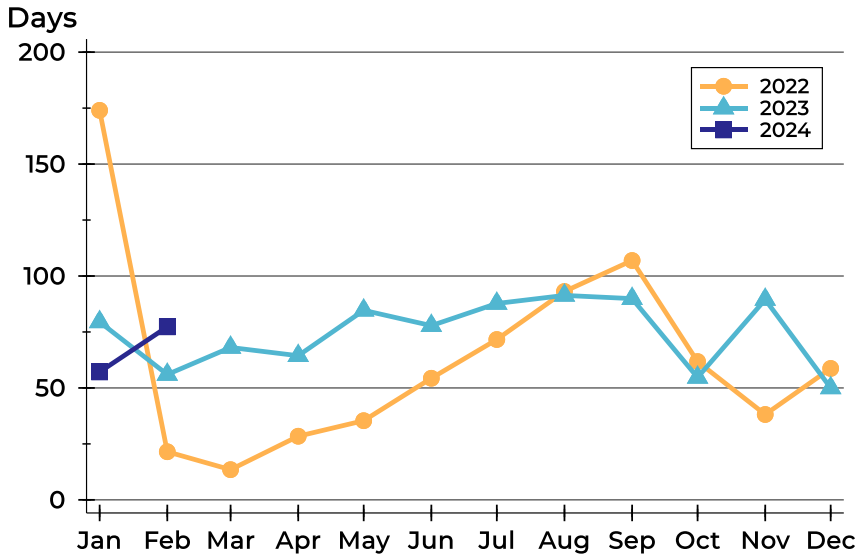


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 84,900  | 182,500 | <b>220,000</b> |
| February  | 150,450 | 279,000 | <b>159,000</b> |
| March     | 220,000 | 279,000 |                |
| April     | 285,000 | 360,000 |                |
| May       | 337,000 | 330,000 |                |
| June      | 375,000 | 334,000 |                |
| July      | 340,000 | 235,000 |                |
| August    | 320,000 | 169,000 |                |
| September | 334,500 | 168,000 |                |
| October   | 230,000 | 207,500 |                |
| November  | 215,000 | 172,500 |                |
| December  | 225,000 | 165,000 |                |



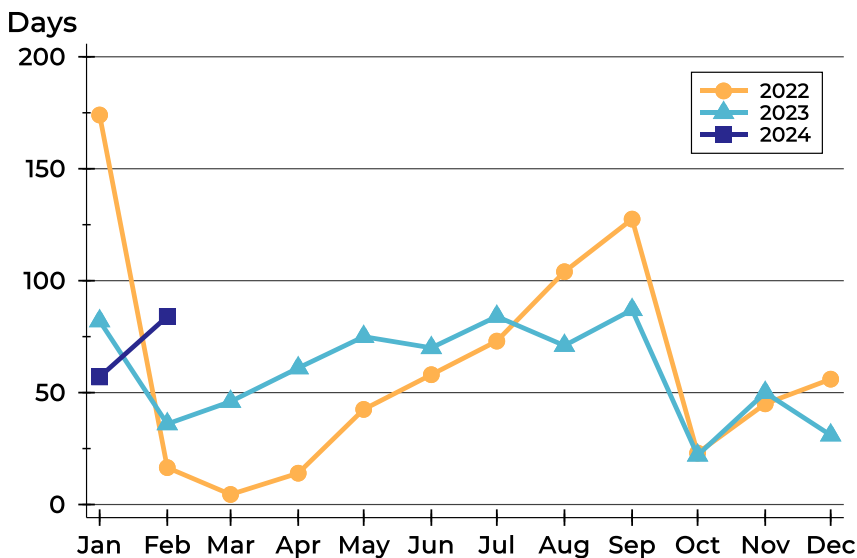
# Pottawatomie County Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 174  | 80   | <b>57</b> |
| February  | 22   | 56   | <b>77</b> |
| March     | 14   | 68   |           |
| April     | 28   | 64   |           |
| May       | 35   | 85   |           |
| June      | 54   | 78   |           |
| July      | 72   | 88   |           |
| August    | 93   | 91   |           |
| September | 107  | 90   |           |
| October   | 62   | 55   |           |
| November  | 38   | 90   |           |
| December  | 59   | 50   |           |

## Median DOM

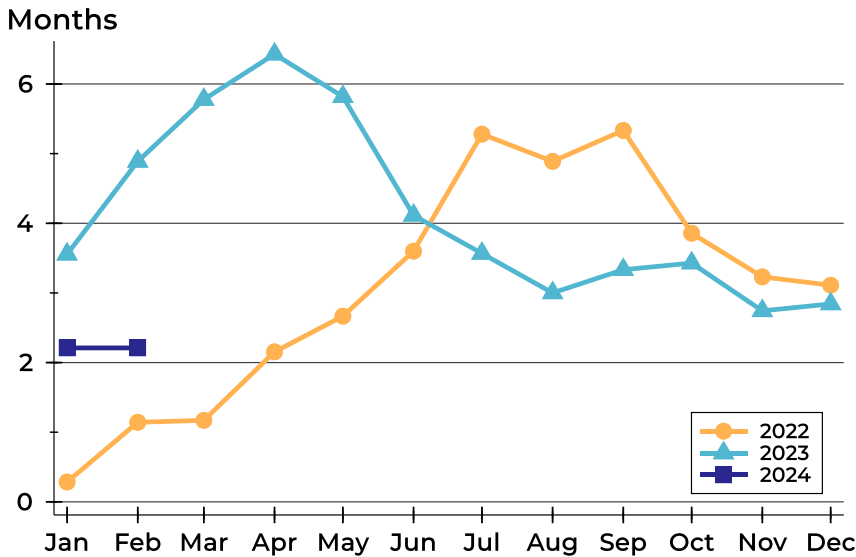


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 174  | 82   | <b>57</b> |
| February  | 17   | 36   | <b>84</b> |
| March     | 5    | 46   |           |
| April     | 14   | 61   |           |
| May       | 43   | 75   |           |
| June      | 58   |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



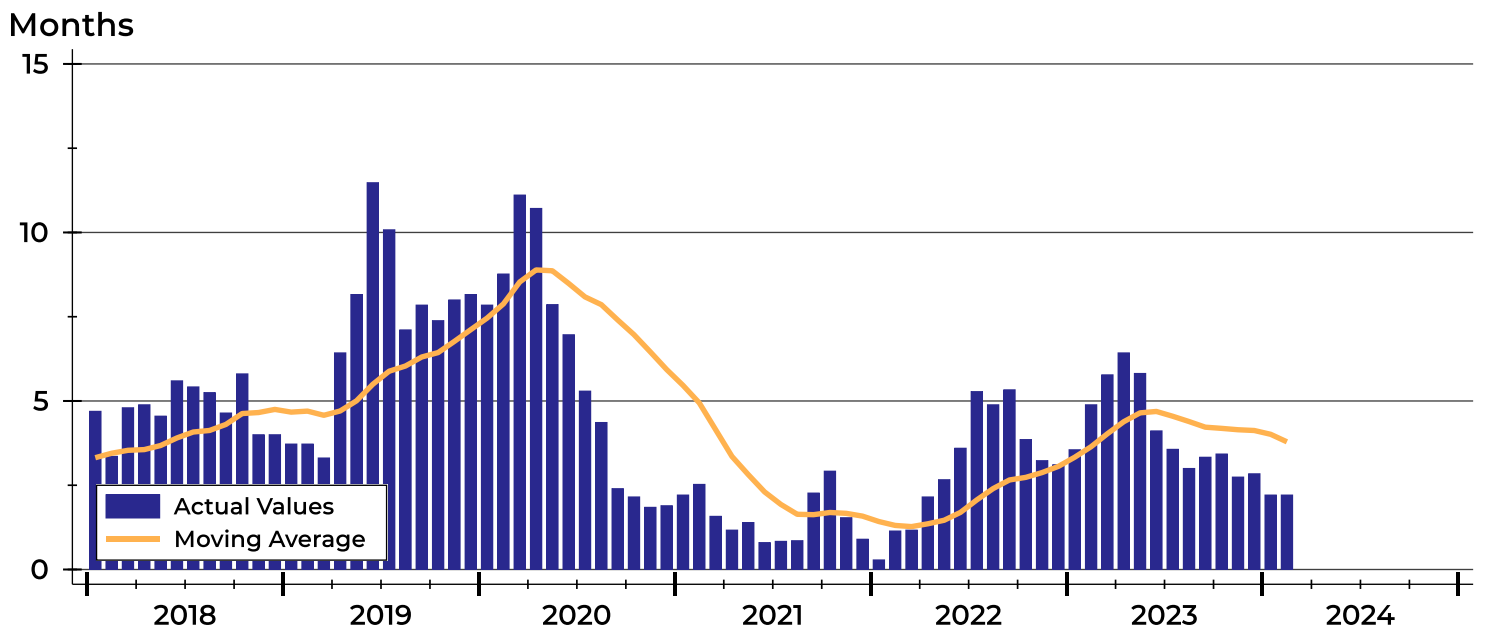
# Pottawatomie County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply







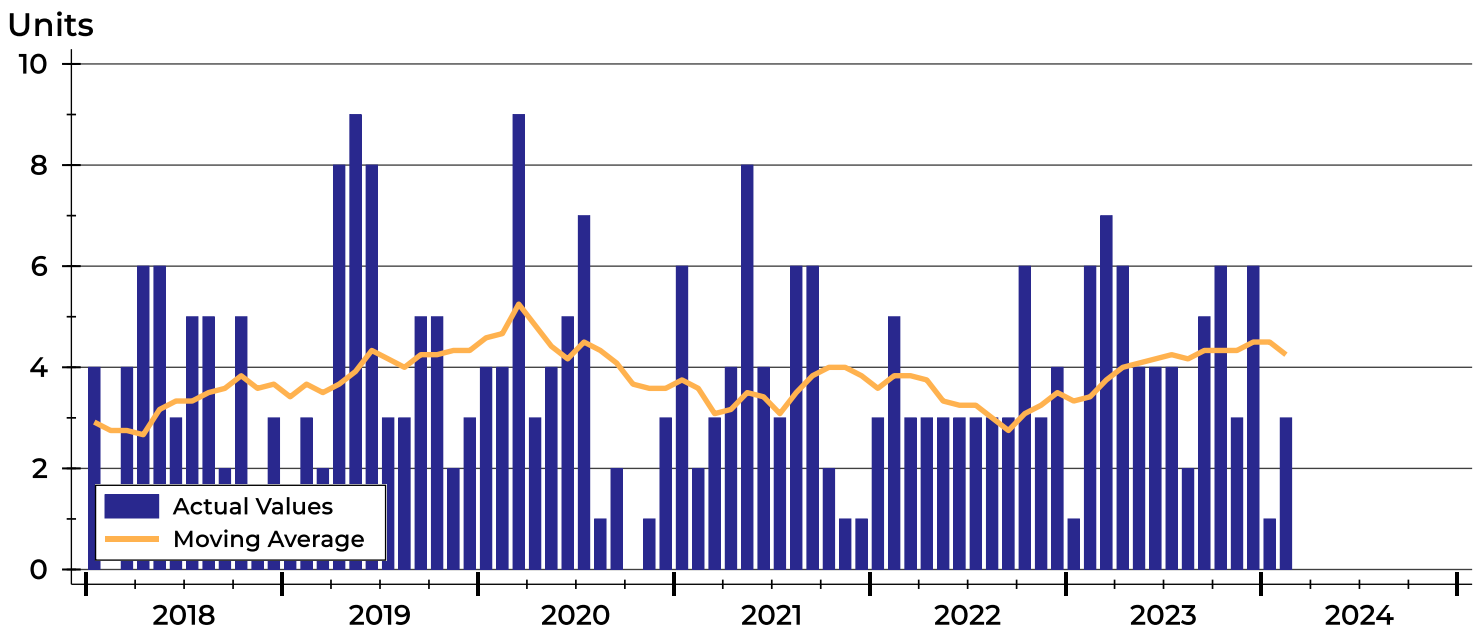
# Pottawatomie County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 3       | 6             | -50.0% |
|                                     | Volume (1,000s)    | 469     | 2,437         | -80.8% |
|                                     | Average List Price | 156,333 | 406,188       | -61.5% |
|                                     | Median List Price  | 160,000 | 367,500       | -56.5% |
| Year-to-Date                        | New Listings       | 4       | 7             | -42.9% |
|                                     | Volume (1,000s)    | 844     | 2,577         | -67.2% |
|                                     | Average List Price | 211,000 | 368,146       | -42.7% |
|                                     | Median List Price  | 185,000 | 320,000       | -42.2% |

A total of 3 new listings were added in Pottawatomie County during February, down 50.0% from the same month in 2023. Year-to-date Pottawatomie County has seen 4 new listings.

The median list price of these homes was \$160,000 down from \$367,500 in 2023.

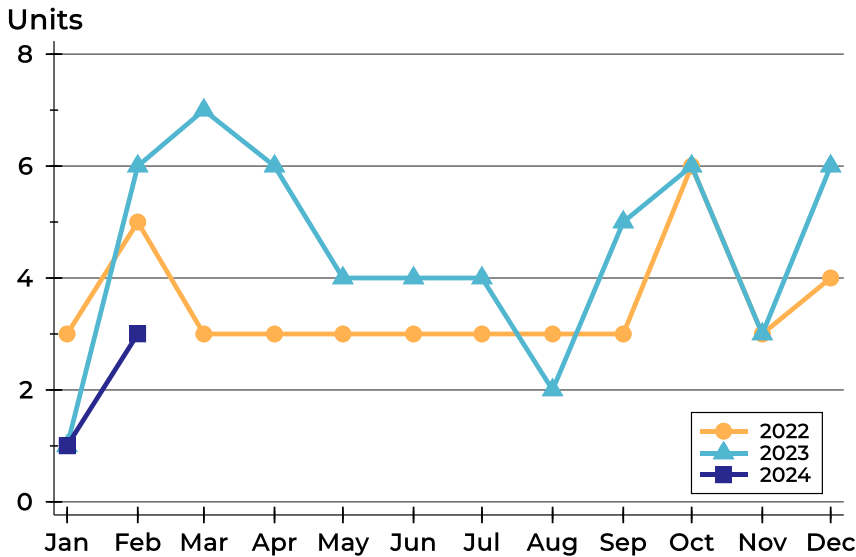
## History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 3    | 1    | <b>1</b> |
| February  | 5    | 6    | <b>3</b> |
| March     | 3    | 7    |          |
| April     | 3    | 6    |          |
| May       | 3    | 4    |          |
| June      | 3    | 4    |          |
| July      | 3    | 4    |          |
| August    | 3    | 2    |          |
| September | 3    | 5    |          |
| October   | 6    | 6    |          |
| November  | 3    | 3    |          |
| December  | 4    | 6    |          |

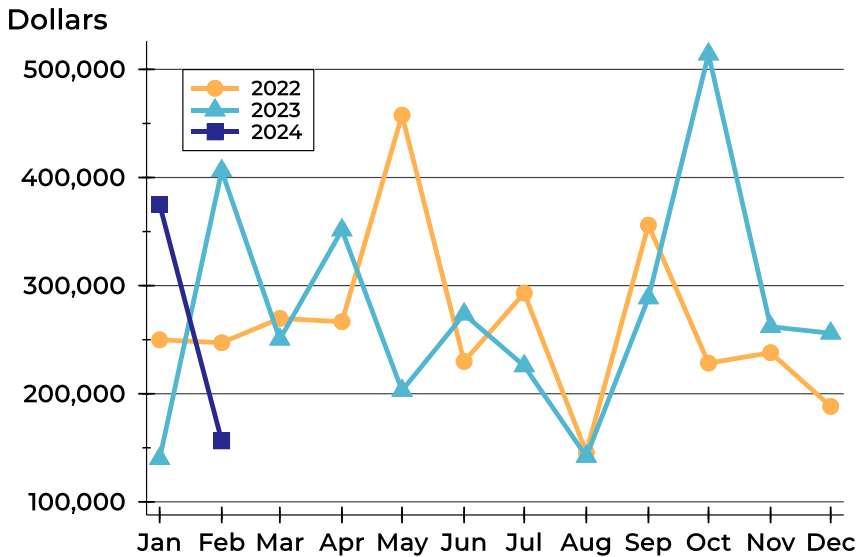
### New Listings by Price Range

| 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   | 1            | 33.3%   | 99,000     | 99,000  | 35             | 35   | 86.1%               | 86.1%  |
| \$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            | 33.3%   | 160,000    | 160,000 | 2              | 2    | 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            | 33.3%   | 210,000    | 210,000 | 0              | 0    | 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    |



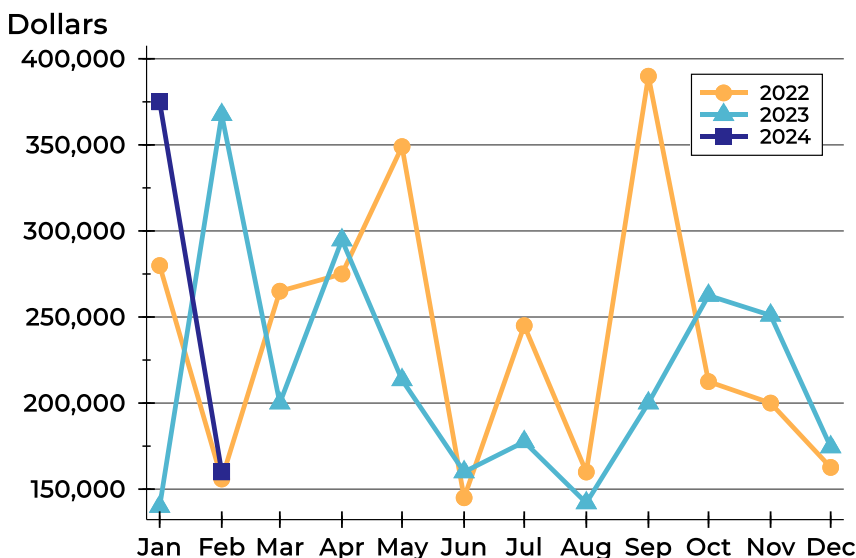
## Pottawatomie County New Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 249,900 | 139,900 | <b>375,000</b> |
| <b>February</b>  | 247,220 | 406,188 | <b>156,333</b> |
| <b>March</b>     | 269,667 | 250,429 |                |
| <b>April</b>     | 266,633 | 351,417 |                |
| <b>May</b>       | 457,667 | 202,975 |                |
| <b>June</b>      | 229,833 | 273,619 |                |
| <b>July</b>      | 293,167 | 225,750 |                |
| <b>August</b>    | 145,617 | 142,000 |                |
| <b>September</b> | 355,933 | 288,600 |                |
| <b>October</b>   | 228,333 | 514,116 |                |
| <b>November</b>  | 238,000 | 262,000 |                |
| <b>December</b>  | 188,313 | 256,000 |                |

### Median Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 279,900 | 139,900 | <b>375,000</b> |
| <b>February</b>  | 155,900 | 367,500 | <b>160,000</b> |
| <b>March</b>     | 265,000 | 200,000 |                |
| <b>April</b>     | 275,000 | 294,750 |                |
| <b>May</b>       | 349,000 | 213,500 |                |
| <b>June</b>      | 145,000 | 160,000 |                |
| <b>July</b>      | 245,000 | 177,500 |                |
| <b>August</b>    | 159,950 | 142,000 |                |
| <b>September</b> | 389,900 | 200,000 |                |
| <b>October</b>   | 212,500 | 262,500 |                |
| <b>November</b>  | 200,000 | 251,000 |                |
| <b>December</b>  | 162,625 | 174,500 |                |



# Pottawatomie County Contracts Written Analysis

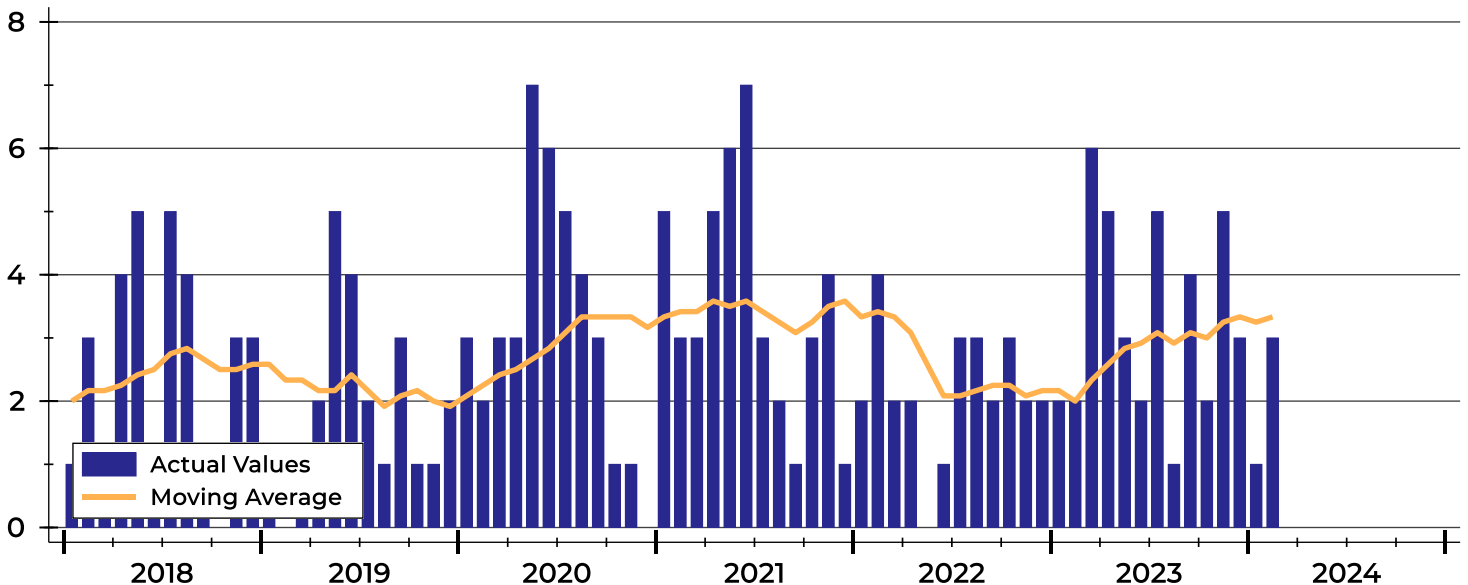
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 3       | 2             | 50.0%  | 4       | 4                 | 0.0%   |
| Volume (1,000s)                          |                     | 590     | 315           | 87.3%  | 750     | 710               | 5.6%   |
| Average                                  | Sale Price          | 196,667 | 157,500       | 24.9%  | 187,500 | 177,475           | 5.6%   |
|  | Days on Market      | 30      | 67            | -55.2% | 52      | 73                | -28.8% |
|  | Percent of Original | 100.0%  | 71.9%         | 39.1%  | 98.1%   | 80.1%             | 22.5%  |
| Median                                   | Sale Price          | 210,000 | 157,500       | 33.3%  | 185,000 | 180,000           | 2.8%   |
|  | Days on Market      | 2       | 67            | -97.0% | 45      | 80                | -43.8% |
|  | Percent of Original | 100.0%  | 71.9%         | 39.1%  | 100.0%  | 88.3%             | 13.3%  |

A total of 3 contracts for sale were written in Pottawatomie County during the month of February, up from 2 in 2023. The median list price of these homes was \$210,000, up from \$157,500 the prior year.

Half of the homes that went under contract in February were on the market less than 2 days, compared to 67 days in February 2023.

## History of Contracts Written

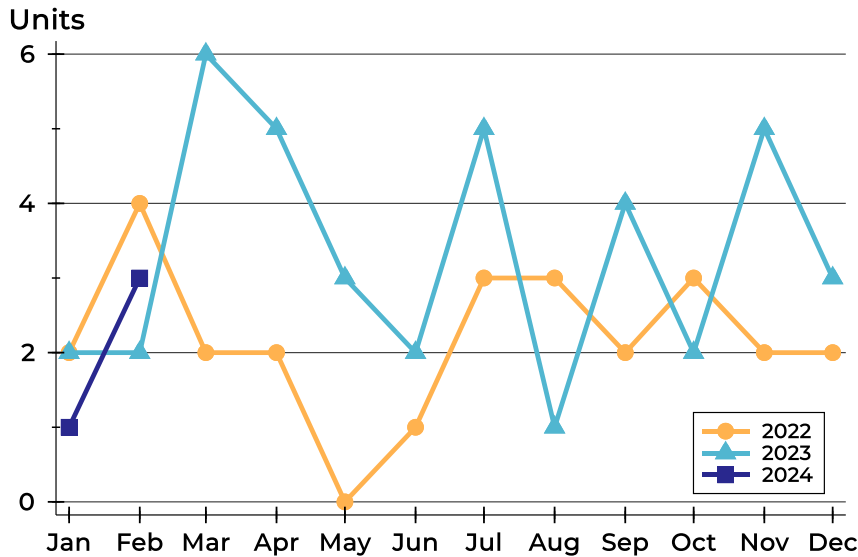
Units





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



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

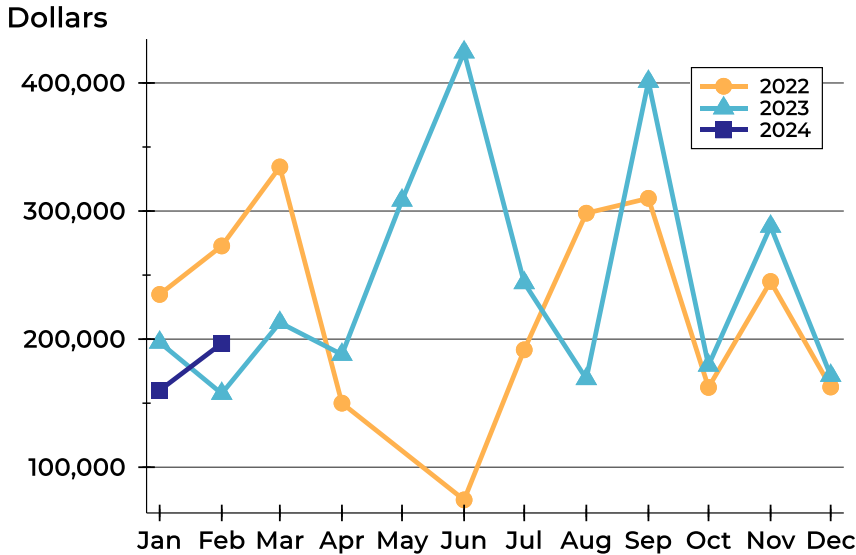
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$150,000-\$174,999 | 1                 | 33.3%   | 160,000    | 160,000 | 2              | 2    | 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                 | 66.7%   | 215,000    | 215,000 | 44             | 44   | 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    |



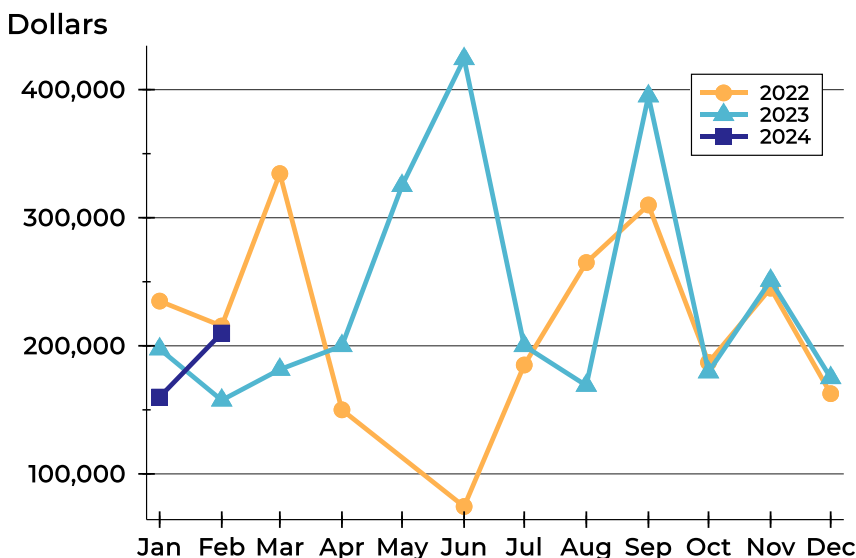
## Pottawatomie County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 234,900 | 197,450 | <b>160,000</b> |
| February  | 272,775 | 157,500 | <b>196,667</b> |
| March     | 334,450 | 212,833 |                |
| April     | 150,000 | 187,980 |                |
| May       | N/A     | 308,333 |                |
| June      | 74,500  | 424,063 |                |
| July      | 191,667 | 243,900 |                |
| August    | 298,317 | 169,000 |                |
| September | 309,950 | 401,119 |                |
| October   | 162,300 | 179,500 |                |
| November  | 245,000 | 288,000 |                |
| December  | 162,625 | 171,566 |                |

### Median Price

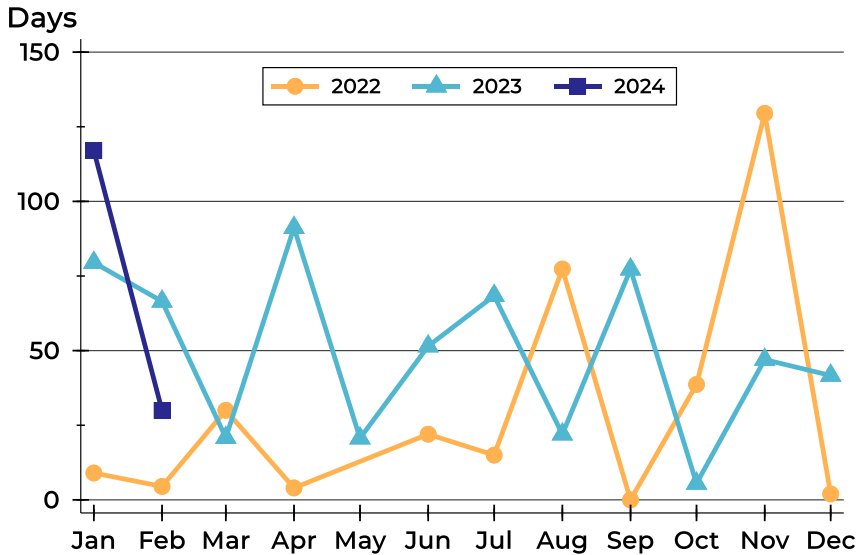


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 234,900 | 197,450 | <b>160,000</b> |
| February  | 215,450 | 157,500 | <b>210,000</b> |
| March     | 334,450 | 181,500 |                |
| April     | 150,000 | 200,000 |                |
| May       | N/A     | 325,000 |                |
| June      | 74,500  | 424,063 |                |
| July      | 185,000 | 200,000 |                |
| August    | 265,000 | 169,000 |                |
| September | 309,950 | 395,000 |                |
| October   | 187,000 | 179,500 |                |
| November  | 245,000 | 251,000 |                |
| December  | 162,625 | 175,000 |                |



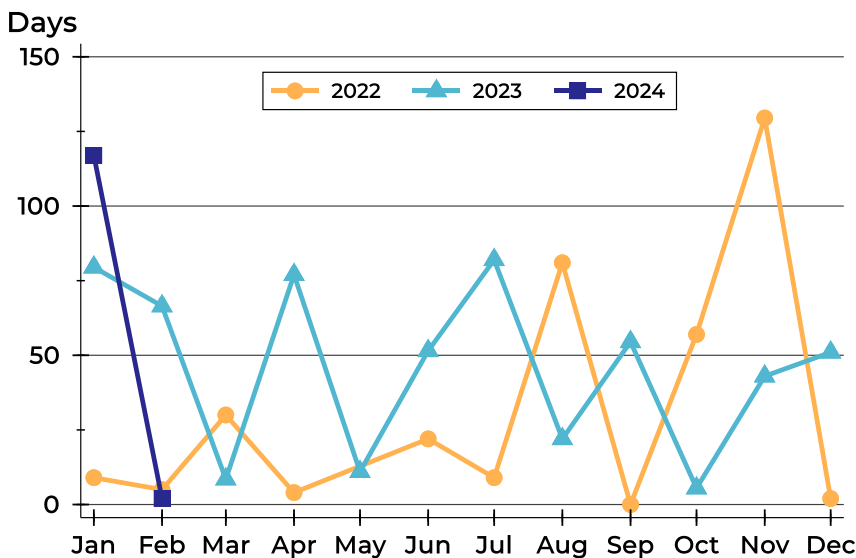
## Pottawatomie County Contracts Written Analysis

### Average DOM



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

### Median DOM



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



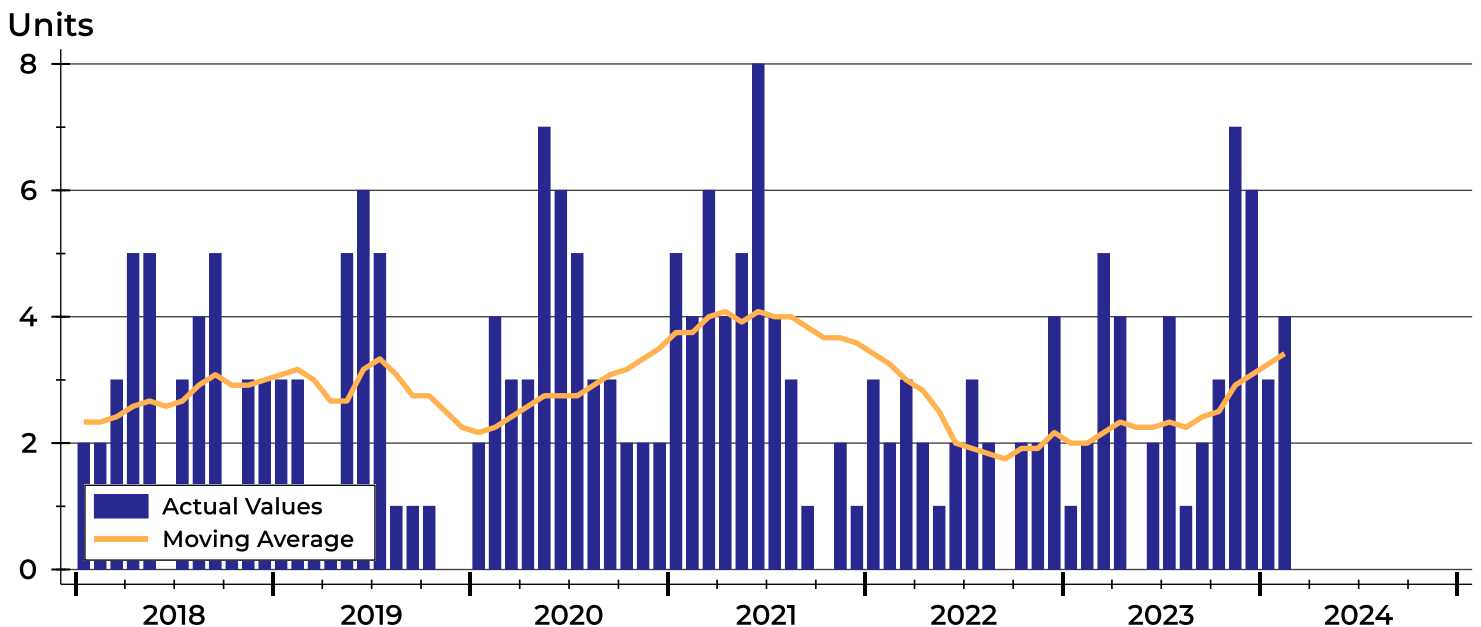
# Pottawatomie County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 4               | 2       | 100.0% |
| Volume (1,000s)                          |                     | 740             | 315     | 134.9% |
| Average                                  | List Price          | 184,925         | 157,500 | 17.4%  |
|  | Days on Market      | 37              | 67      | -44.8% |
|  | Percent of Original | 100.0%          | 87.5%   | 14.3%  |
| Median                                   | List Price          | 185,000         | 157,500 | 17.5%  |
|  | Days on Market      | 31              | 67      | -53.7% |
|  | Percent of Original | 100.0%          | 87.5%   | 14.3%  |

A total of 4 listings in Pottawatomie County had contracts pending at the end of February, up from 2 contracts pending at the end of February 2023.

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

## History of Pending Contracts

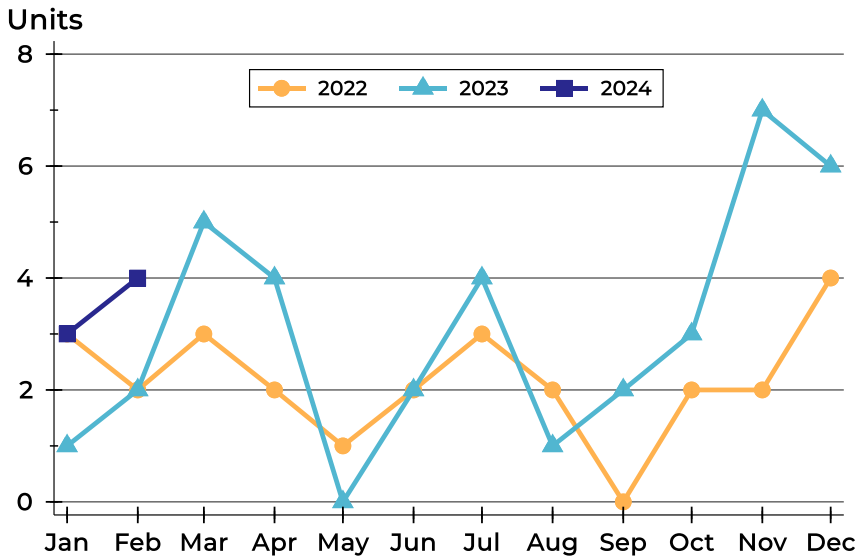






## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



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

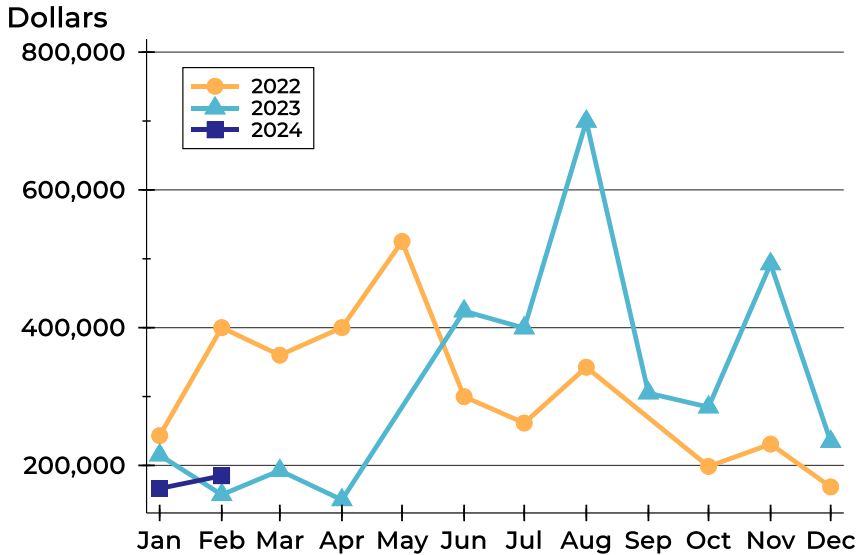
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$125,000-\$149,999 | 1                 | 25.0%   | 149,698    | 149,698 | 59             | 59   | 100.0%              | 100.0% |
| \$150,000-\$174,999 | 1                 | 25.0%   | 160,000    | 160,000 | 2              | 2    | 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                 | 50.0%   | 215,000    | 215,000 | 44             | 44   | 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    |



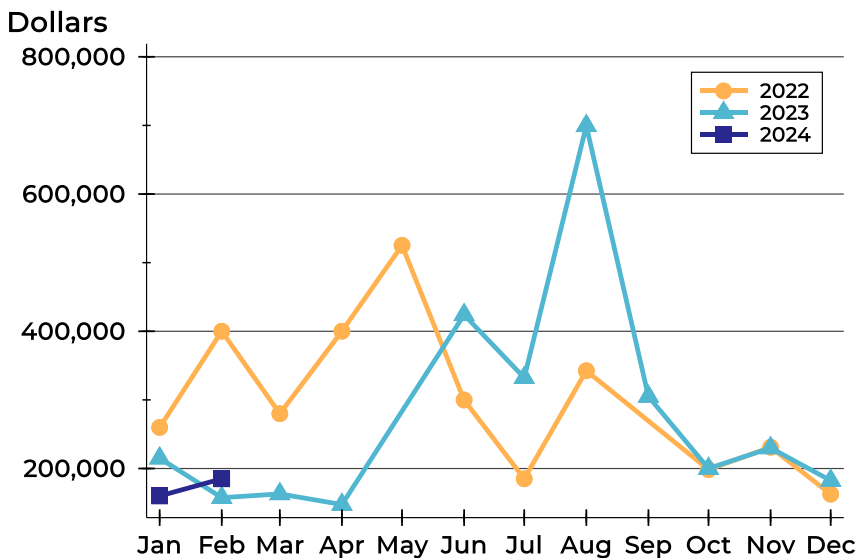
## Pottawatomie County Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 243,233 | 215,000 | <b>166,566</b> |
| February  | 400,100 | 157,500 | <b>184,925</b> |
| March     | 360,033 | 192,600 |                |
| April     | 400,100 | 150,000 |                |
| May       | 525,200 | N/A     |                |
| June      | 299,850 | 424,063 |                |
| July      | 261,567 | 399,406 |                |
| August    | 342,575 | 699,475 |                |
| September | N/A     | 305,000 |                |
| October   | 198,500 | 284,667 |                |
| November  | 231,000 | 492,571 |                |
| December  | 168,813 | 234,616 |                |

### Median Price

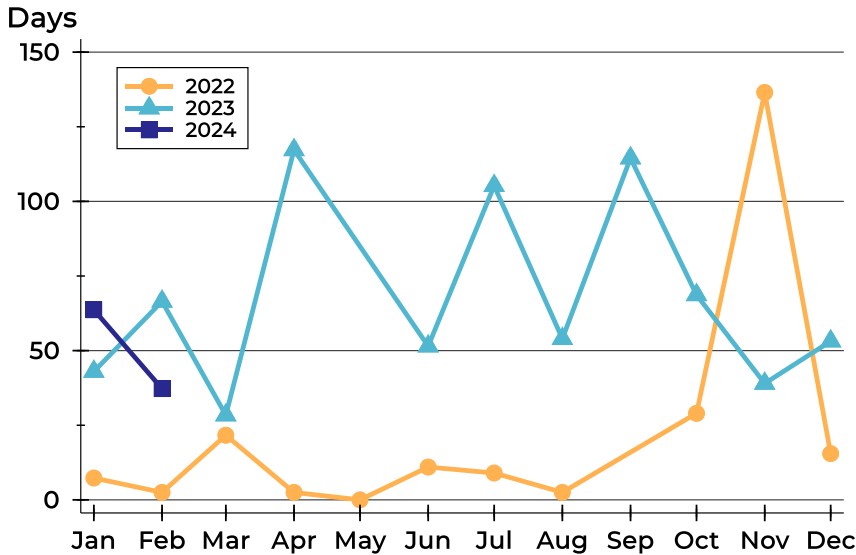


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 259,900 | 215,000 | <b>160,000</b> |
| February  | 400,100 | 157,500 | <b>185,000</b> |
| March     | 279,900 | 163,000 |                |
| April     | 400,100 | 147,500 |            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



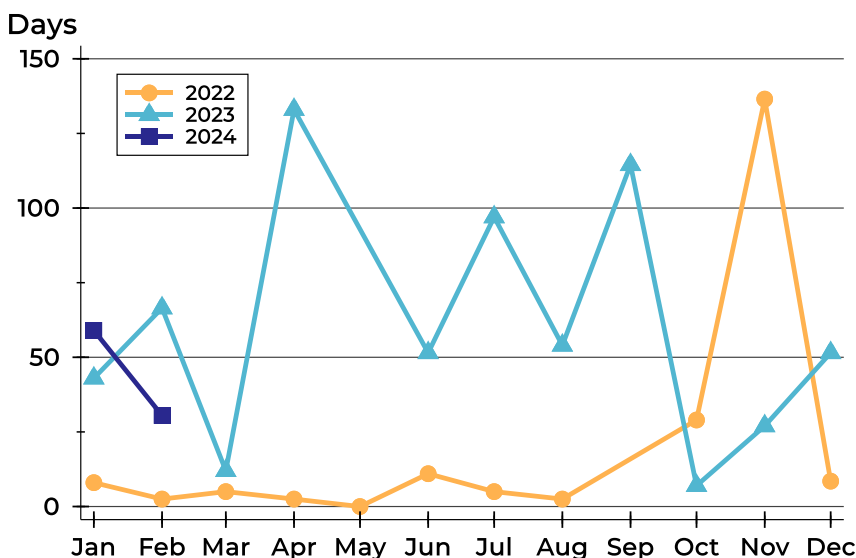
# Pottawatomie County Pending Contracts Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 7    | 43   | <b>64</b> |
| February  | 3    | 67   | <b>37</b> |
| March     | 22   | 28   |           |
| April     | 3    | 117  |           |
| May       | N/A  | N/A  |           |
| June      | 11   | 52   |           |
| July      | 9    | 105  |           |
| August    | 3    | 54   |           |
| September | N/A  | 115  |           |
| October   | 29   | 69   |           |
| November  | 137  | 39   |           |
| December  | 16   | 53   |           |

## Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 8    | 43   | <b>59</b> |
| February  | 3    | 67   | <b>31</b> |
| March     | 5    | 12   |           |
| April     | 3    | 133  |           |
| May       | N/A  | N/A  |           |
| June      | 11   | 52   |           |
| July      | 5    | 97   |           |
| August    | 3    | 54   |           |
| September | N/A  | 115  |           |
| October   | 29   | 7    |           |
| November  | 137  | 27   |           |
| December  | 9    | 52   |           |



# Shawnee County Housing Report



## Market Overview

### Shawnee County Home Sales Fell in February

Total home sales in Shawnee County fell last month to 141 units, compared to 146 units in February 2023. Total sales volume was \$28.6 million, up from a year earlier.

The median sale price in February was \$181,500, up from \$159,950 a year earlier. Homes that sold in February were typically on the market for 9 days and sold for 100.0% of their list prices.

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

The total number of active listings in Shawnee County at the end of February was 153 units, up from 101 at the same point in 2023. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$239,900.

During February, a total of 145 contracts were written down from 167 in February 2023. At the end of the month, there were 168 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Shawnee County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>141</b>     | <b>146</b>     | <b>135</b>     | <b>287</b>     | <b>277</b>     | <b>314</b>     |
| Change from prior year                        |                              | -3.4%          | 8.1%           | -16.7%         | 3.6%           | -11.8%         | -3.4%          |
| <b>Active Listings</b>                        |                              | <b>153</b>     | <b>101</b>     | <b>65</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 51.5%          | 55.4%          | -18.8%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>0.8</b>     | <b>0.5</b>     | <b>0.3</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 60.0%          | 66.7%          | -25.0%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>170</b>     | <b>176</b>     | <b>156</b>     | <b>322</b>     | <b>313</b>     | <b>310</b>     |
| Change from prior year                        |                              | -3.4%          | 12.8%          | -2.5%          | 2.9%           | 1.0%           | -10.7%         |
| <b>Contracts Written</b>                      |                              | <b>145</b>     | <b>167</b>     | <b>162</b>     | <b>301</b>     | <b>334</b>     | <b>316</b>     |
| Change from prior year                        |                              | -13.2%         | 3.1%           | -3.0%          | -9.9%          | 5.7%           | -11.7%         |
| <b>Pending Contracts</b>                      |                              | <b>168</b>     | <b>184</b>     | <b>165</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -8.7%          | 11.5%          | -28.6%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>28,624</b>  | <b>26,550</b>  | <b>22,615</b>  | <b>57,872</b>  | <b>48,752</b>  | <b>53,031</b>  |
| Change from prior year                        |                              | 7.8%           | 17.4%          | -15.6%         | 18.7%          | -8.1%          | -4.2%          |
| Average                                       | <b>Sale Price</b>            | <b>203,010</b> | <b>181,847</b> | <b>167,521</b> | <b>201,644</b> | <b>176,002</b> | <b>168,889</b> |
|   | Change from prior year       | 11.6%          | 8.6%           | 1.3%           | 14.6%          | 4.2%           | -0.8%          |
|   | <b>List Price of Actives</b> | <b>290,058</b> | <b>279,856</b> | <b>265,156</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 3.6%           | 5.5%           | 14.0%          |                |                |                |
|   | <b>Days on Market</b>        | <b>25</b>      | <b>30</b>      | <b>17</b>      | <b>28</b>      | <b>26</b>      | <b>19</b>      |
| Change from prior year                        | -16.7%                       | 76.5%          | -19.0%         | 7.7%           | 36.8%          | -13.6%         |                |
|   | <b>Percent of List</b>       | <b>98.4%</b>   | <b>98.7%</b>   | <b>100.5%</b>  | <b>98.1%</b>   | <b>98.2%</b>   | <b>99.6%</b>   |
| Change from prior year                        |                              | -0.3%          | -1.8%          | 1.1%           | -0.1%          | -1.4%          | 0.9%           |
|   | <b>Percent of Original</b>   | <b>96.4%</b>   | <b>96.3%</b>   | <b>99.1%</b>   | <b>96.1%</b>   | <b>96.0%</b>   | <b>98.0%</b>   |
| Change from prior year                        |                              | 0.1%           | -2.8%          | 0.5%           | 0.1%           | -2.0%          | 0.2%           |
| Median  | <b>Sale Price</b>            | <b>181,500</b> | <b>159,950</b> | <b>140,000</b> | <b>179,900</b> | <b>155,000</b> | <b>143,350</b> |
|   | Change from prior year       | 13.5%          | 14.3%          | -4.6%          | 16.1%          | 8.1%           | -4.4%          |
|   | <b>List Price of Actives</b> | <b>239,900</b> | <b>245,000</b> | <b>232,000</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -2.1%          | 5.6%           | 32.0%          |                |                |                |
|   | <b>Days on Market</b>        | <b>9</b>       | <b>12</b>      | <b>4</b>       | <b>11</b>      | <b>9</b>       | <b>4</b>       |
| Change from prior year                        | -25.0%                       | 200.0%         | 0.0%           | 22.2%          | 125.0%         | -20.0%         |                |
|   | <b>Percent of List</b>       | <b>100.0%</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                        |                              | 0.0%           | 0.0%           | 0.0%           | 0.0%           | 0.0%           | 0.0%           |
|   | <b>Percent of Original</b>   | <b>98.4%</b>   | <b>98.5%</b>   | <b>100.0%</b>  | <b>97.5%</b>   | <b>98.2%</b>   | <b>100.0%</b>  |
| Change from prior year                        |                              | -0.1%          | -1.5%          | 0.0%           | -0.7%          | -1.8%          | 0.0%           |

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



## Shawnee County Closed Listings Analysis

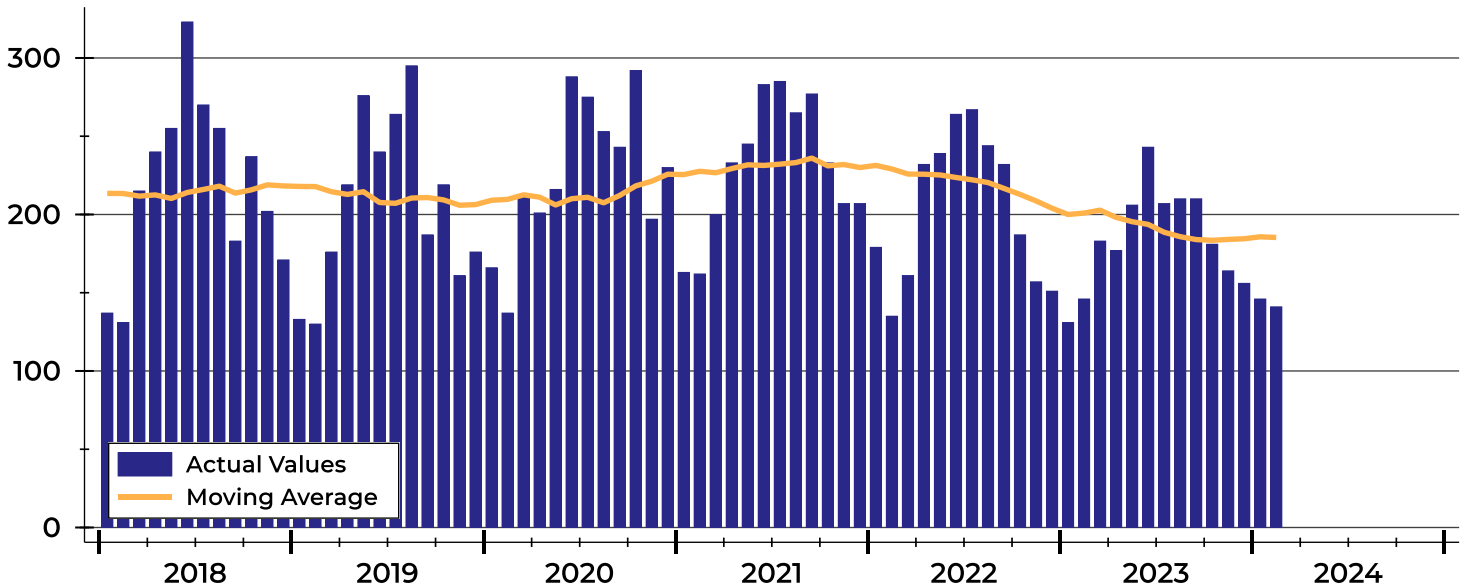
| Summary Statistics for Closed Listings |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Closed Listings                        |                     | <b>141</b>     | 146           | -3.4%  | <b>287</b>     | 277               | 3.6%   |
| Volume (1,000s)                        |                     | <b>28,624</b>  | 26,550        | 7.8%   | <b>57,872</b>  | 48,752            | 18.7%  |
| Months' Supply                         |                     | <b>0.8</b>     | 0.5           | 60.0%  | <b>N/A</b>     | N/A               | N/A    |
| Average                                | Sale Price          | <b>203,010</b> | 181,847       | 11.6%  | <b>201,644</b> | 176,002           | 14.6%  |
|  | Days on Market      | <b>25</b>      | 30            | -16.7% | <b>28</b>      | 26                | 7.7%   |
|  | Percent of List     | <b>98.4%</b>   | 98.7%         | -0.3%  | <b>98.1%</b>   | 98.2%             | -0.1%  |
|  | Percent of Original | <b>96.4%</b>   | 96.3%         | 0.1%   | <b>96.1%</b>   | 96.0%             | 0.1%   |
| Median                                 | Sale Price          | <b>181,500</b> | 159,950       | 13.5%  | <b>179,900</b> | 155,000           | 16.1%  |
|  | Days on Market      | <b>9</b>       | 12            | -25.0% | <b>11</b>      | 9                 | 22.2%  |
|  | Percent of List     | <b>100.0%</b>  | 100.0%        | 0.0%   | <b>100.0%</b>  | 100.0%            | 0.0%   |
|  | Percent of Original | <b>98.4%</b>   | 98.5%         | -0.1%  | <b>97.5%</b>   | 98.2%             | -0.7%  |

A total of 141 homes sold in Shawnee County in February, down from 146 units in February 2023. Total sales volume rose to \$28.6 million compared to \$26.5 million in the previous year.

The median sales price in February was \$181,500, up 13.5% compared to the prior year. Median days on market was 9 days, down from 14 days in January, and down from 12 in February 2023.

## History of Closed Listings

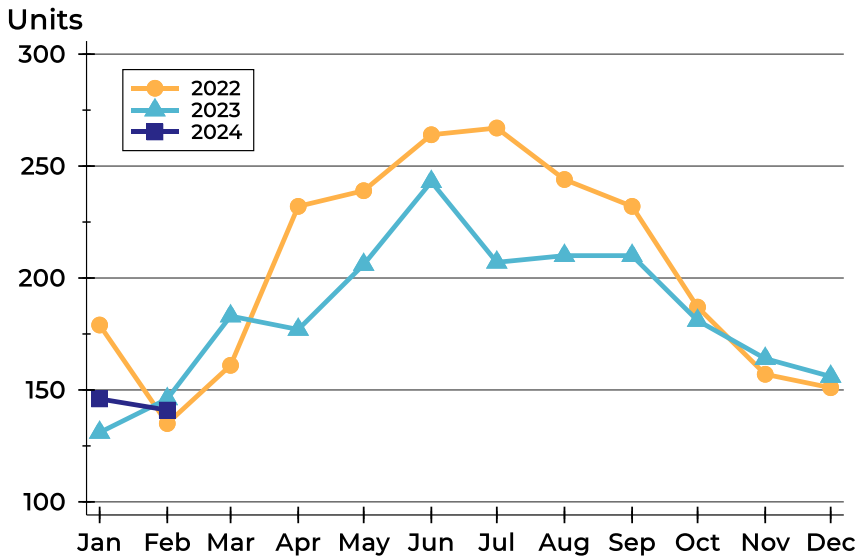
Units





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



| Month            | 2022 | 2023 | 2024       |
|------------------|------|------|------------|
| <b>January</b>   | 179  | 131  | <b>146</b> |
| <b>February</b>  | 135  | 146  | <b>141</b> |
| <b>March</b>     | 161  | 183  |            |
| <b>April</b>     | 232  | 177  |            |
| <b>May</b>       | 239  | 206  |            |
| <b>June</b>      | 264  | 243  |            |
| <b>July</b>      | 267  | 207  |            |
| <b>August</b>    | 244  | 210  |            |
| <b>September</b> | 232  | 210  |            |
| <b>October</b>   | 187  | 181  |            |
| <b>November</b>  | 157  | 164  |            |
| <b>December</b>  | 151  | 156  |            |

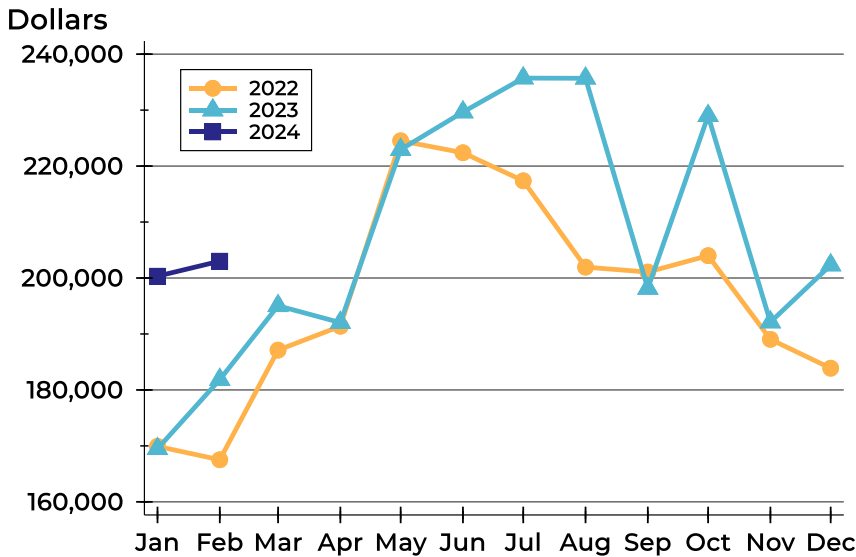
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 1      | 0.7%    | 0.6            | 16,000     | 16,000  | 26             | 26   | 80.0%              | 80.0%  | 80.0%               | 80.0%  |
| \$25,000-\$49,999   | 10     | 7.1%    | 1.9            | 39,430     | 38,837  | 30             | 6    | 97.5%              | 94.5%  | 90.8%               | 93.5%  |
| \$50,000-\$99,999   | 17     | 12.1%   | 0.8            | 76,524     | 75,000  | 19             | 3    | 96.9%              | 100.0% | 96.1%               | 100.0% |
| \$100,000-\$124,999 | 10     | 7.1%    | 0.4            | 115,990    | 118,000 | 30             | 9    | 101.9%             | 100.8% | 99.0%               | 98.3%  |
| \$125,000-\$149,999 | 11     | 7.8%    | 0.5            | 137,296    | 140,000 | 11             | 3    | 97.9%              | 98.8%  | 97.6%               | 98.8%  |
| \$150,000-\$174,999 | 17     | 12.1%   | 0.3            | 164,362    | 165,000 | 18             | 12   | 97.9%              | 97.2%  | 96.6%               | 97.1%  |
| \$175,000-\$199,999 | 14     | 9.9%    | 0.5            | 185,557    | 185,000 | 20             | 7    | 99.0%              | 99.9%  | 98.6%               | 99.9%  |
| \$200,000-\$249,999 | 24     | 17.0%   | 0.8            | 221,550    | 219,950 | 25             | 13   | 98.4%              | 100.0% | 97.3%               | 100.0% |
| \$250,000-\$299,999 | 17     | 12.1%   | 0.4            | 270,247    | 266,500 | 28             | 22   | 99.4%              | 100.0% | 95.7%               | 96.3%  |
| \$300,000-\$399,999 | 10     | 7.1%    | 1.1            | 342,240    | 330,000 | 46             | 21   | 98.7%              | 100.0% | 96.5%               | 98.7%  |
| \$400,000-\$499,999 | 2      | 1.4%    | 1.7            | 465,000    | 465,000 | 34             | 34   | 98.4%              | 98.4%  | 98.4%               | 98.4%  |
| \$500,000-\$749,999 | 8      | 5.7%    | 2.6            | 573,406    | 571,375 | 33             | 5    | 98.4%              | 100.0% | 94.8%               | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | 12.0           | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



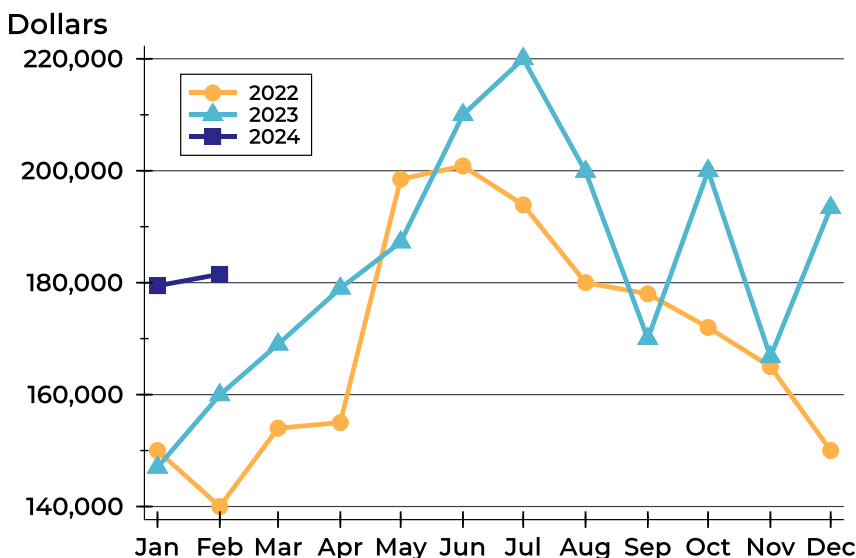
## Shawnee County Closed Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 169,920 | 169,487 | <b>200,325</b> |
| <b>February</b>  | 167,521 | 181,847 | <b>203,010</b> |
| <b>March</b>     | 187,113 | 195,038 |                |
| <b>April</b>     | 191,385 | 192,034 |                |
| <b>May</b>       | 224,517 | 222,943 |                |
| <b>June</b>      | 222,383 | 229,653 |                |
| <b>July</b>      | 217,368 | 235,718 |                |
| <b>August</b>    | 201,942 | 235,685 |                |
| <b>September</b> | 201,066 | 198,134 |                |
| <b>October</b>   | 203,992 | 228,993 |                |
| <b>November</b>  | 189,048 | 192,126 |                |
| <b>December</b>  | 183,885 | 202,308 |                |

### Median Price



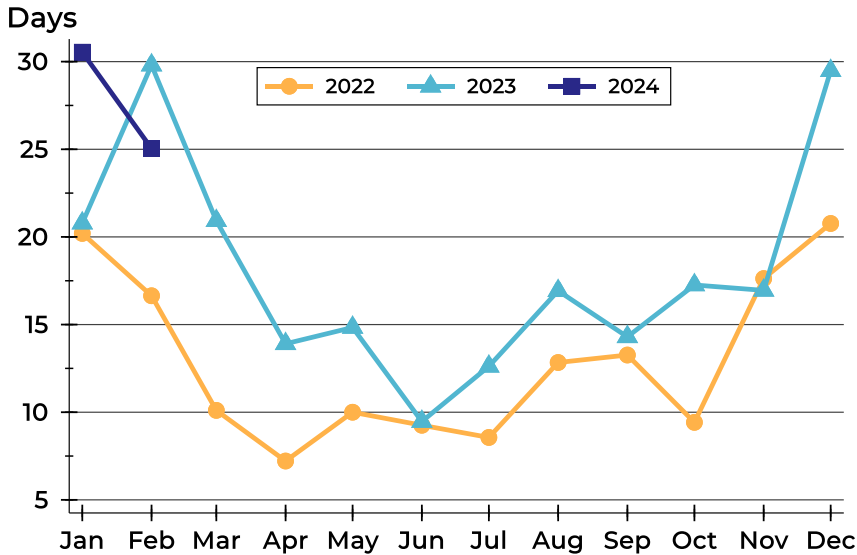
| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 150,000 | 147,000 | <b>179,450</b> |
| <b>February</b>  | 140,000 | 159,950 | <b>181,500</b> |
| <b>March</b>     | 154,000 | 169,000 |                |
| <b>April</b>     | 155,000 | 179,000 |                |
| <b>May</b>       | 198,500 | 187,250 |                |
| <b>June</b>      | 200,850 | 210,000 |                |
| <b>July</b>      | 193,900 | 220,000 |                |
| <b>August</b>    | 180,000 | 199,850 |                |
| <b>September</b> | 178,006 | 170,000 |                |
| <b>October</b>   | 172,000 | 200,000 |                |
| <b>November</b>  | 165,000 | 166,750 |                |
| <b>December</b>  | 150,000 | 193,375 |                |





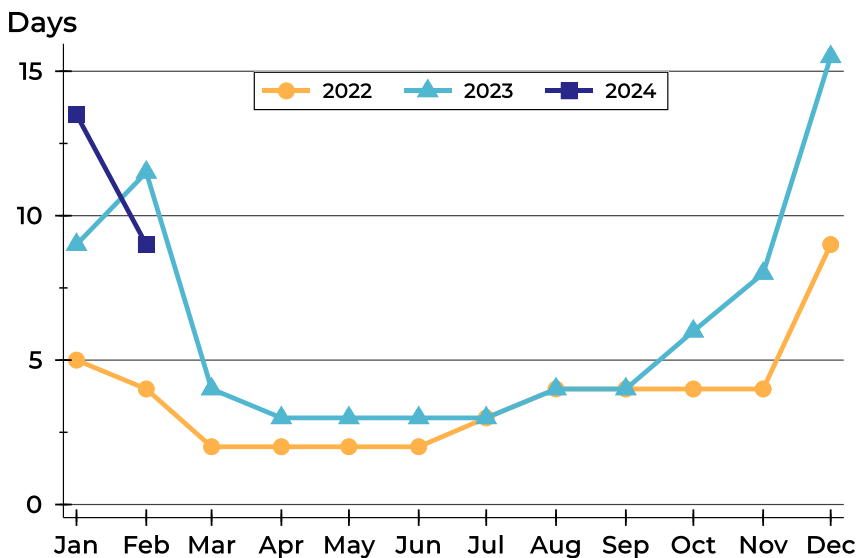
## Shawnee County Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 20   | 21   | <b>31</b> |
| February  | 17   | 30   | <b>25</b> |
| March     | 10   | 21   |           |
| April     | 7    | 14   |           |
| May       | 10   | 15   |           |
| June      | 9    | 9    |           |
| July      | 9    | 13   |           |
| August    | 13   | 17   |           |
| September | 13   | 14   |           |
| October   | 9    | 17   |           |
| November  | 18   | 17   |           |
| December  | 21   | 29   |           |

### Median DOM



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



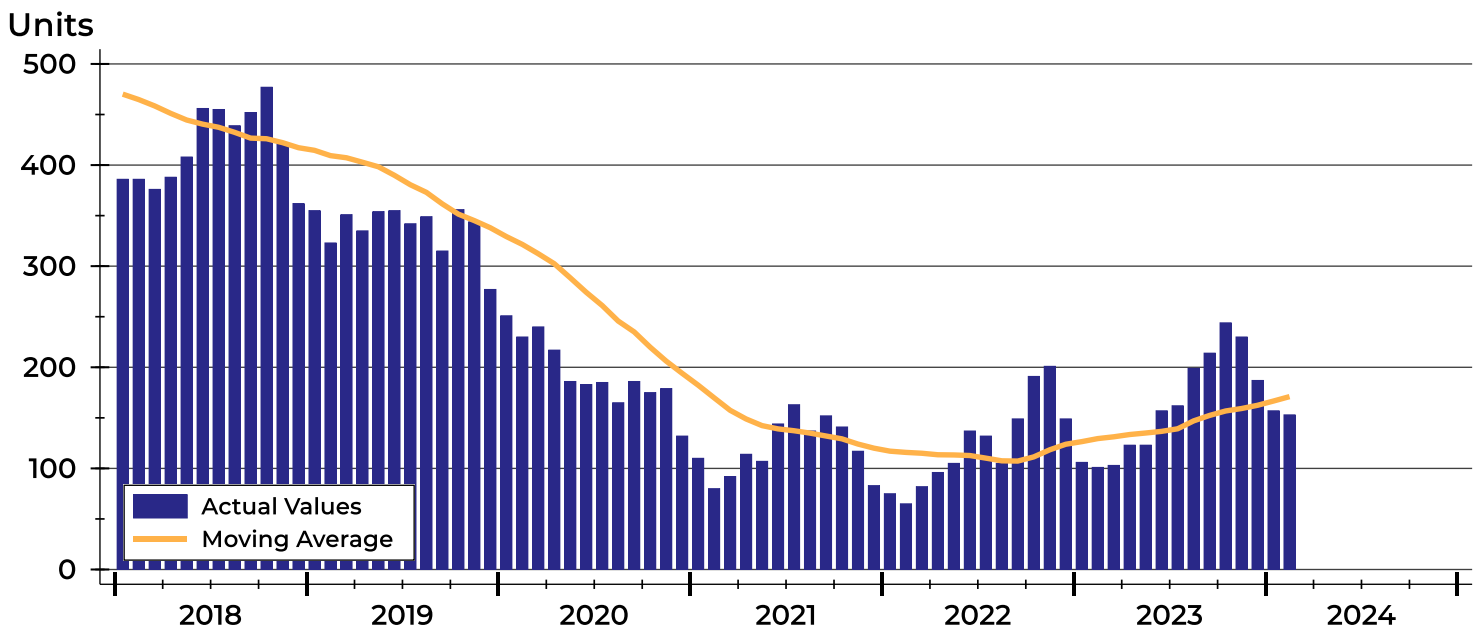
## Shawnee County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | <b>153</b>      | 101     | 51.5%  |
| Volume (1,000s)                        |                     | <b>44,379</b>   | 28,265  | 57.0%  |
| Months' Supply                         |                     | <b>0.8</b>      | 0.5     | 60.0%  |
| Average                                | List Price          | <b>290,058</b>  | 279,856 | 3.6%   |
|  | Days on Market      | <b>66</b>       | 57      | 15.8%  |
|  | Percent of Original | <b>96.5%</b>    | 98.2%   | -1.7%  |
| Median                                 | List Price          | <b>239,900</b>  | 245,000 | -2.1%  |
|  | Days on Market      | <b>36</b>       | 28      | 28.6%  |
|  | Percent of Original | <b>100.0%</b>   | 100.0%  | 0.0%   |

A total of 153 homes were available for sale in Shawnee County at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$239,900, down 2.1% from 2023. The typical time on market for active listings was 36 days, up from 28 days a year earlier.

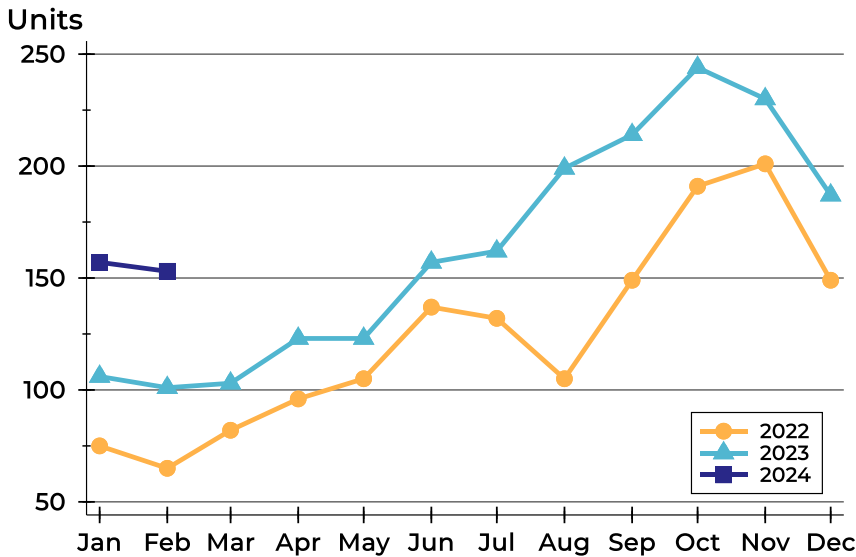
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 75   | 106  | <b>157</b> |
| February  | 65   | 101  | <b>153</b> |
| March     | 82   | 103  |            |
| April     | 96   | 123  |            |
| May       | 105  | 123  |            |
| June      | 137  | 157  |            |
| July      | 132  | 162  |            |
| August    | 105  | 199  |            |
| September | 149  | 214  |            |
| October   | 191  | 244  |            |
| November  | 201  | 230  |            |
| December  | 149  | 187  |            |

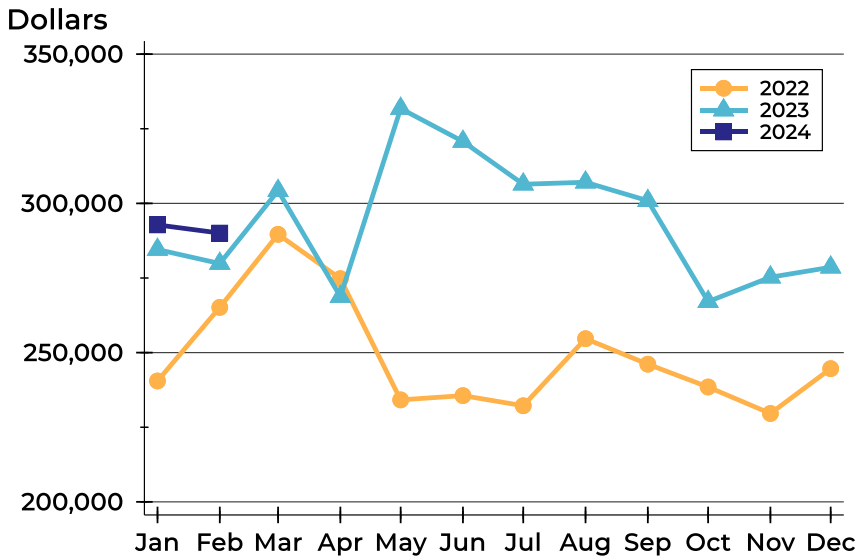
### Active Listings by Price Range

| Price Range         | Active Listings |         | Months' Supply | List Price |           | Days on Market |      | Price as % of Orig. |        |
|---------------------|-----------------|---------|----------------|------------|-----------|----------------|------|---------------------|--------|
|                     | Number          | Percent |                | Average    | Median    | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 1               | 0.7%    | 0.6            | 18,000     | 18,000    | 127            | 127  | 78.3%               | 78.3%  |
| \$25,000-\$49,999   | 13              | 8.5%    | 1.9            | 41,030     | 41,500    | 60             | 36   | 93.0%               | 100.0% |
| \$50,000-\$99,999   | 21              | 13.7%   | 0.8            | 76,562     | 74,900    | 60             | 39   | 93.8%               | 100.0% |
| \$100,000-\$124,999 | 5               | 3.3%    | 0.4            | 113,940    | 115,000   | 53             | 25   | 92.9%               | 96.6%  |
| \$125,000-\$149,999 | 8               | 5.2%    | 0.5            | 137,694    | 136,500   | 26             | 27   | 99.0%               | 100.0% |
| \$150,000-\$174,999 | 6               | 3.9%    | 0.3            | 160,058    | 159,925   | 25             | 21   | 99.2%               | 100.0% |
| \$175,000-\$199,999 | 8               | 5.2%    | 0.5            | 187,375    | 189,000   | 83             | 60   | 98.5%               | 100.0% |
| \$200,000-\$249,999 | 23              | 15.0%   | 0.8            | 233,662    | 235,000   | 43             | 15   | 98.4%               | 100.0% |
| \$250,000-\$299,999 | 9               | 5.9%    | 0.4            | 280,042    | 275,000   | 57             | 24   | 95.3%               | 97.0%  |
| \$300,000-\$399,999 | 23              | 15.0%   | 1.1            | 351,316    | 339,999   | 71             | 47   | 97.8%               | 99.9%  |
| \$400,000-\$499,999 | 16              | 10.5%   | 1.7            | 458,358    | 455,500   | 95             | 75   | 99.1%               | 100.0% |
| \$500,000-\$749,999 | 16              | 10.5%   | 2.6            | 599,219    | 599,950   | 86             | 37   | 97.0%               | 100.0% |
| \$750,000-\$999,999 | 2               | 1.3%    | N/A            | 827,000    | 827,000   | 83             | 83   | 97.0%               | 97.0%  |
| \$1,000,000 and up  | 2               | 1.3%    | 12.0           | 1,769,500  | 1,769,500 | 235            | 235  | 82.0%               | 82.0%  |



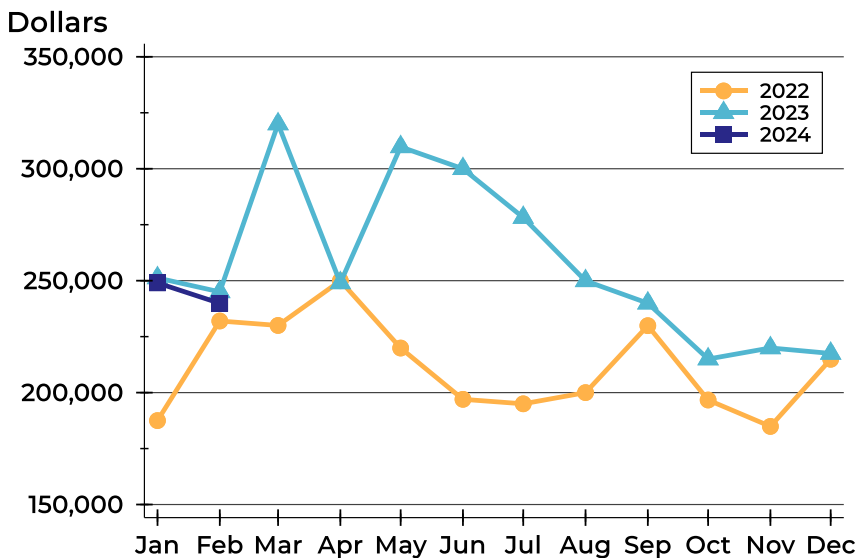
## Shawnee County Active Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 240,503 | 284,543 | <b>292,789</b> |
| February  | 265,156 | 279,856 | <b>290,058</b> |
| March     | 289,648 | 304,258 |                |
| April     | 274,781 | 268,778 |                |
| May       | 234,169 | 331,778 |                |
| June      | 235,608 | 320,734 |                |
| July      | 232,214 | 306,421 |                |
| August    | 254,672 | 307,081 |                |
| September | 246,136 | 300,893 |                |
| October   | 238,490 | 267,090 |                |
| November  | 229,617 | 275,269 |                |
| December  | 244,641 | 278,599 |                |

### Median Price

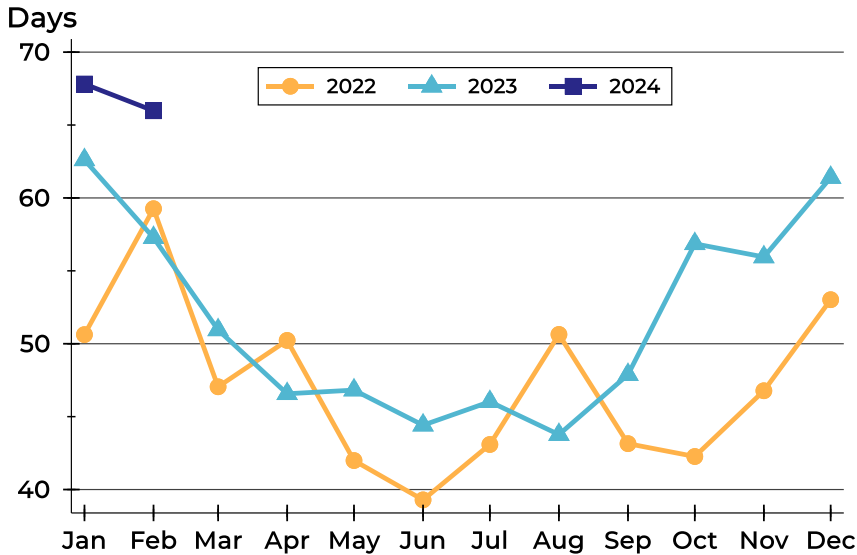


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 187,500 | 251,225 | <b>249,000</b> |
| February  | 232,000 | 245,000 | <b>239,900</b> |
| March     | 230,000 | 320,000 |                |
| April     | 249,950 | 249,000 |            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



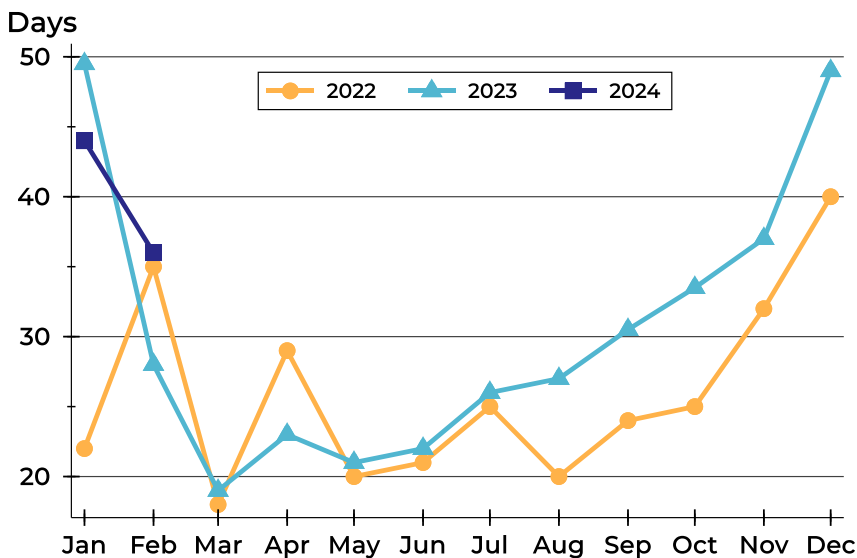
## Shawnee County Active Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 51   | 63   | <b>68</b> |
| February  | 59   | 57   | <b>66</b> |
| March     | 47   | 51   |           |
| April     | 50   | 47   |           |
| May       | 42   | 47   |           |
| June      | 39   | 44   |           |
| July      | 43   | 46   |           |
| August    | 51   | 44   |           |
| September | 43   | 48   |           |
| October   | 42   | 57   |           |
| November  | 47   | 56   |           |
| December  | 53   | 61   |           |

### Median DOM

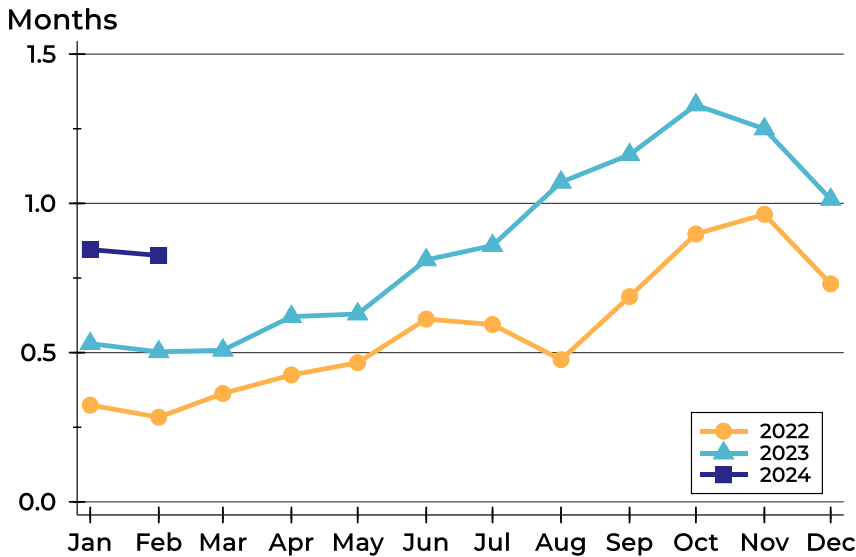


| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 22   | 50   | <b>44</b> |
| February  | 35   | 28   | <b>36</b> |
| March     | 18   | 19   |           |
| April     | 29   | 23   |           |
| May       | 20   | 21   |           |
| June      | 21   | 22   |           |
| July      | 25   | 26   |           |
| August    | 20   | 27   |           |
| September | 24   | 31   |           |
| October   | 25   | 34   |           |
| November  | 32   | 37   |           |
| December  | 40   | 49   |           |



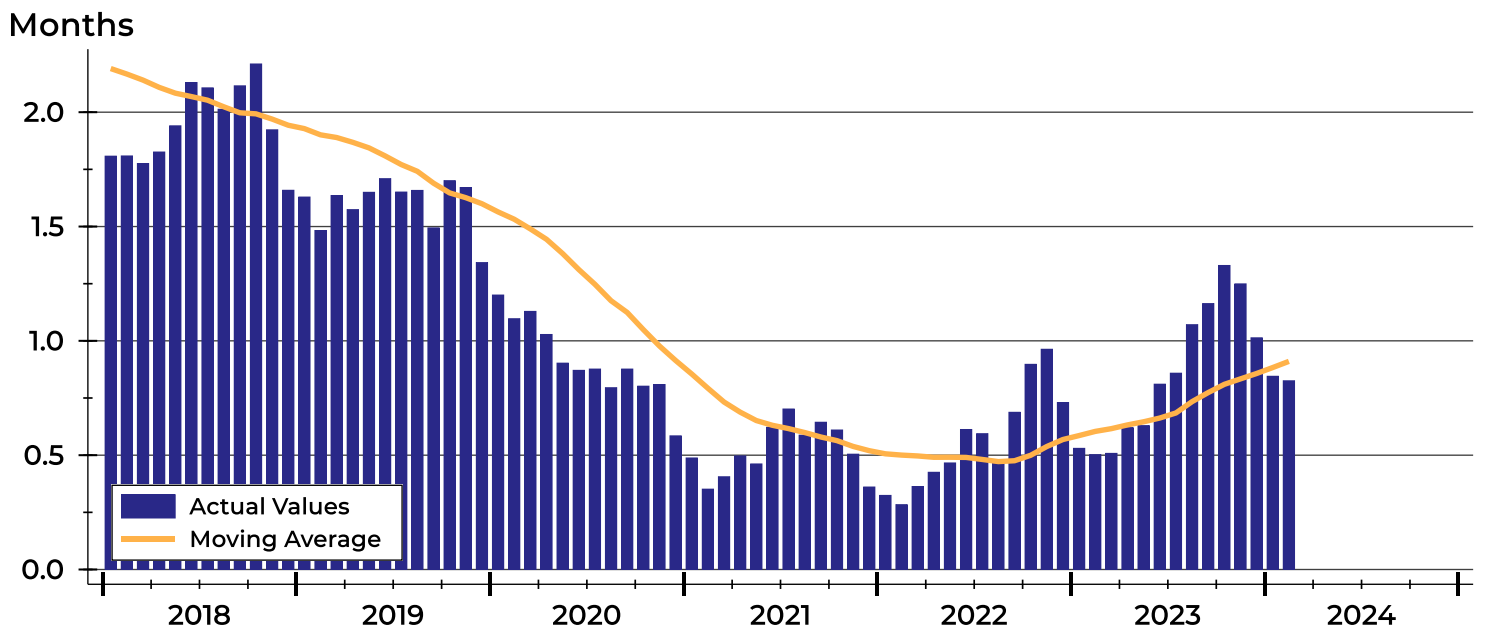
# Shawnee County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





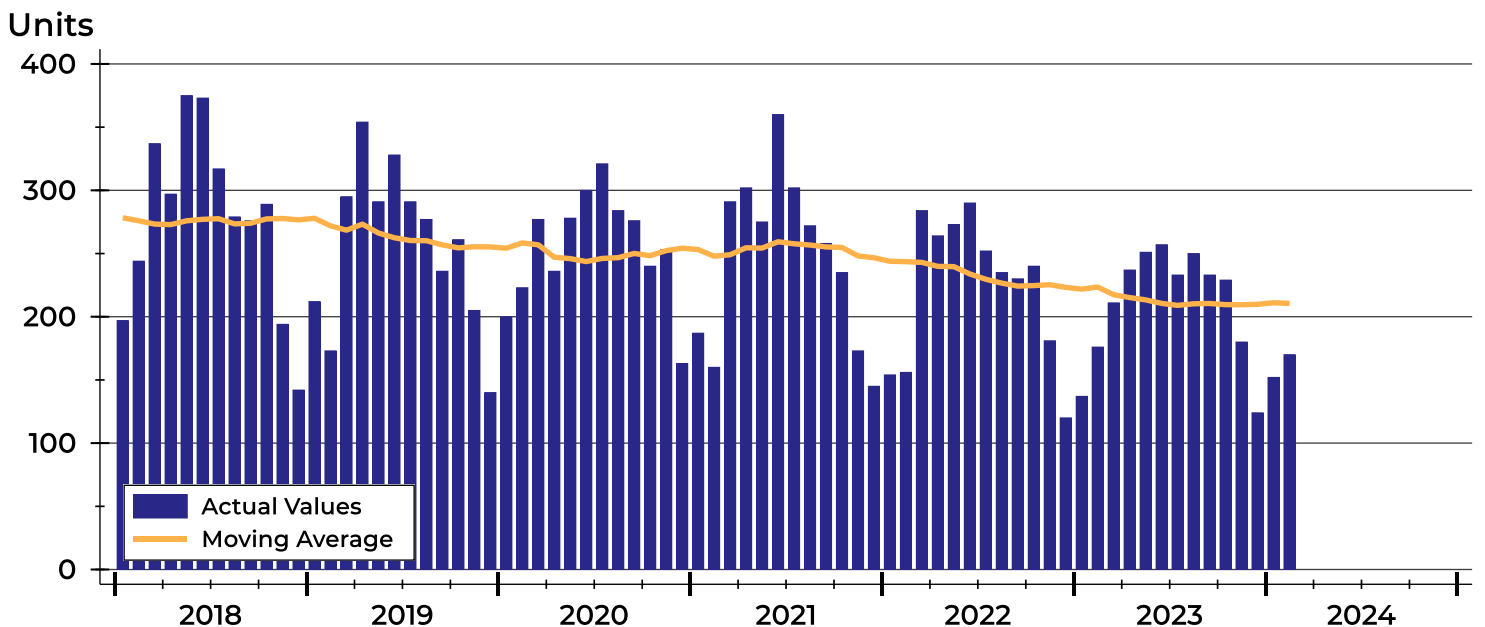
# Shawnee County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 170     | 176           | -3.4%  |
|                                     | Volume (1,000s)    | 36,539  | 34,811        | 5.0%   |
|                                     | Average List Price | 214,938 | 197,792       | 8.7%   |
|                                     | Median List Price  | 187,000 | 169,925       | 10.0%  |
| Year-to-Date                        | New Listings       | 322     | 313           | 2.9%   |
|                                     | Volume (1,000s)    | 68,313  | 60,420        | 13.1%  |
|                                     | Average List Price | 212,154 | 193,035       | 9.9%   |
|                                     | Median List Price  | 187,750 | 169,900       | 10.5%  |

A total of 170 new listings were added in Shawnee County during February, down 3.4% from the same month in 2023. Year-to-date Shawnee County has seen 322 new listings.

The median list price of these homes was \$187,000 up from \$169,925 in 2023.

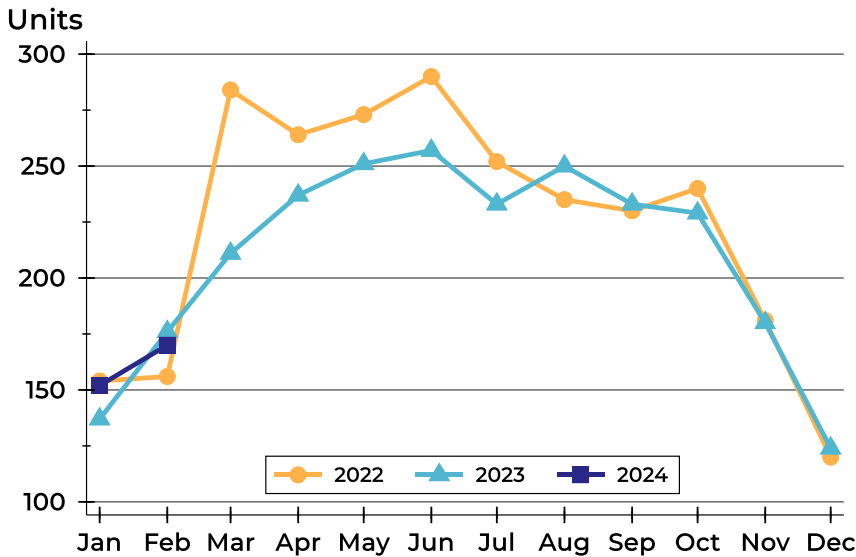
## History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 154  | 137  | <b>152</b> |
| February  | 156  | 176  | <b>170</b> |
| March     | 284  | 211  |            |
| April     | 264  | 237  |            |
| May       | 273  | 251  |            |
| June      | 290  | 257  |            |
| July      | 252  | 233  |            |
| August    | 235  | 250  |            |
| September | 230  | 233  |            |
| October   | 240  | 229  |            |
| November  | 181  | 180  |            |
| December  | 120  | 124  |            |

### New Listings by Price Range

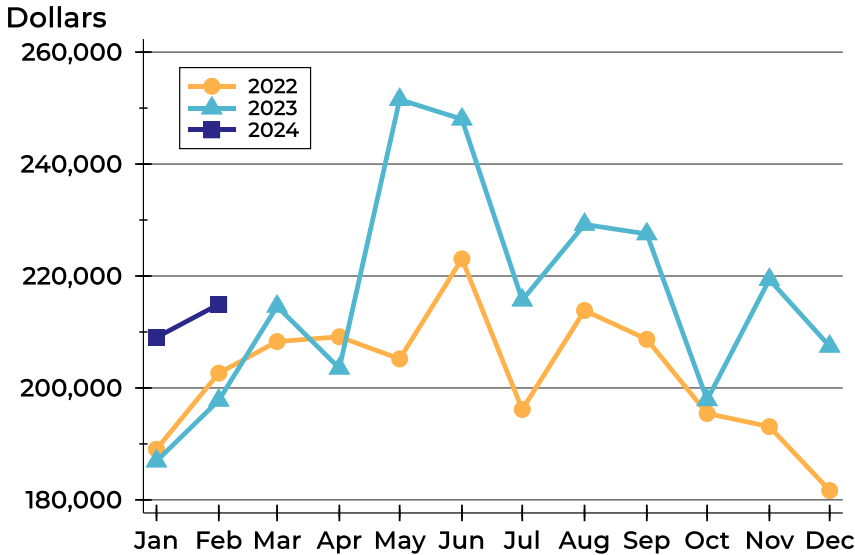
| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | 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   | 11           | 6.5%    | 38,727     | 40,000  | 8              | 9    | 101.0%              | 100.0% |
| \$50,000-\$99,999   | 32           | 18.8%   | 77,997     | 80,000  | 12             | 8    | 100.3%              | 100.0% |
| \$100,000-\$124,999 | 9            | 5.3%    | 114,699    | 115,000 | 9              | 3    | 101.1%              | 100.0% |
| \$125,000-\$149,999 | 13           | 7.6%    | 143,223    | 144,900 | 7              | 3    | 98.7%               | 100.0% |
| \$150,000-\$174,999 | 9            | 5.3%    | 158,822    | 159,500 | 6              | 5    | 99.8%               | 100.0% |
| \$175,000-\$199,999 | 21           | 12.4%   | 186,769    | 185,000 | 8              | 4    | 99.8%               | 100.0% |
| \$200,000-\$249,999 | 32           | 18.8%   | 226,659    | 225,000 | 10             | 6    | 99.7%               | 100.0% |
| \$250,000-\$299,999 | 11           | 6.5%    | 271,889    | 274,980 | 12             | 6    | 98.5%               | 100.0% |
| \$300,000-\$399,999 | 11           | 6.5%    | 347,955    | 349,900 | 14             | 11   | 97.0%               | 100.0% |
| \$400,000-\$499,999 | 11           | 6.5%    | 456,252    | 450,000 | 16             | 12   | 99.1%               | 100.0% |
| \$500,000-\$749,999 | 9            | 5.3%    | 602,967    | 599,900 | 19             | 19   | 99.4%               | 100.0% |
| \$750,000-\$999,999 | 1            | 0.6%    | 855,000    | 855,000 | 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    |





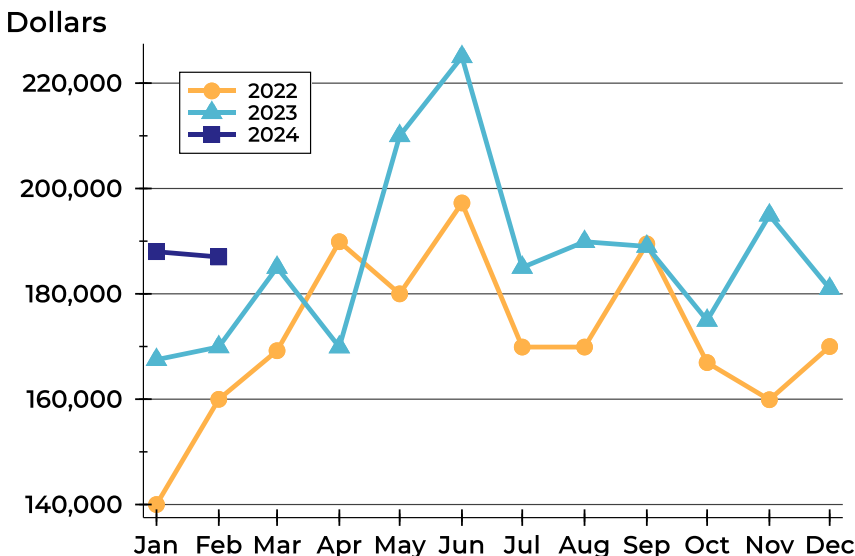
# Shawnee County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 189,050 | 186,924 | <b>209,039</b> |
| February  | 202,646 | 197,792 | <b>214,938</b> |
| March     | 208,289 | 214,587 |                |
| April     | 209,143 | 203,515 |                |
| May       | 205,180 | 251,529 |                |
| June      | 223,059 | 248,024 |                |
| July      | 196,153 | 215,688 |                |
| August    | 213,837 | 229,213 |                |
| September | 208,690 | 227,513 |                |
| October   | 195,443 | 197,873 |                |
| November  | 193,089 | 219,370 |                |
| December  | 181,665 | 207,440 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 140,000 | 167,500 | <b>188,000</b> |
| February  | 159,975 | 169,925 | <b>187,000</b> |
| March     | 169,200 | 185,000 |                |
| April     | 189,900 | 169,900 |                |
| May       | 180,000 | 210,000 |                |
| June      | 197,250 | 225,000 |                |
| July      | 169,900 | 185,000 |                |
| August    | 169,900 | 189,900 |                |
| September | 189,475 | 189,000 |                |
| October   | 166,950 | 174,950 |                |
| November  | 159,900 | 194,925 |                |
| December  | 170,000 | 181,000 |                |



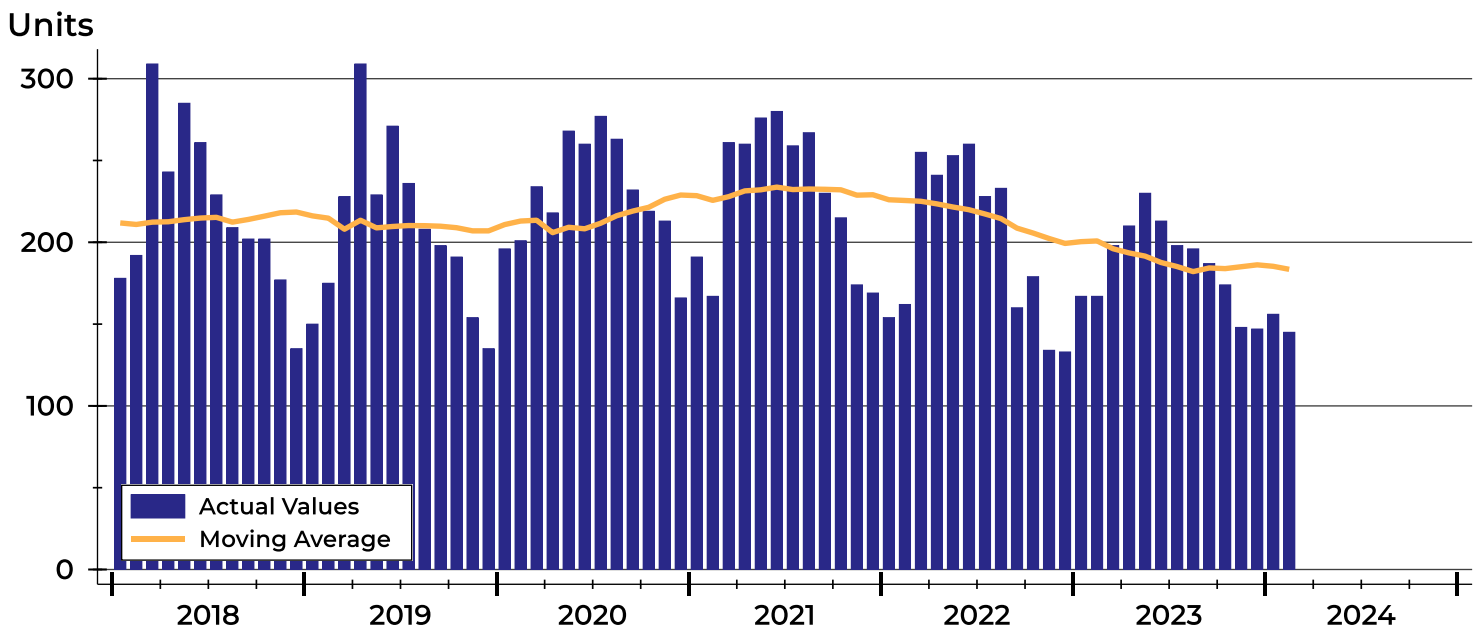
# Shawnee County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 145     | 167           | -13.2% | 301     | 334               | -9.9%  |
| Volume (1,000s)                          |                     | 29,370  | 31,446        | -6.6%  | 61,872  | 62,821            | -1.5%  |
| Average                                  | Sale Price          | 202,549 | 188,300       | 7.6%   | 205,553 | 188,088           | 9.3%   |
|  | Days on Market      | 27      | 17            | 58.8%  | 29      | 23                | 26.1%  |
|  | Percent of Original | 98.2%   | 98.4%         | -0.2%  | 97.1%   | 97.6%             | -0.5%  |
| Median                                   | Sale Price          | 180,000 | 164,900       | 9.2%   | 180,000 | 163,950           | 9.8%   |
|  | Days on Market      | 7       | 3             | 133.3% | 7       | 4                 | 75.0%  |
|  | Percent of Original | 100.0%  | 100.0%        | 0.0%   | 100.0%  | 100.0%            | 0.0%   |

A total of 145 contracts for sale were written in Shawnee County during the month of February, down from 167 in 2023. The median list price of these homes was \$180,000, up from \$164,900 the prior year.

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

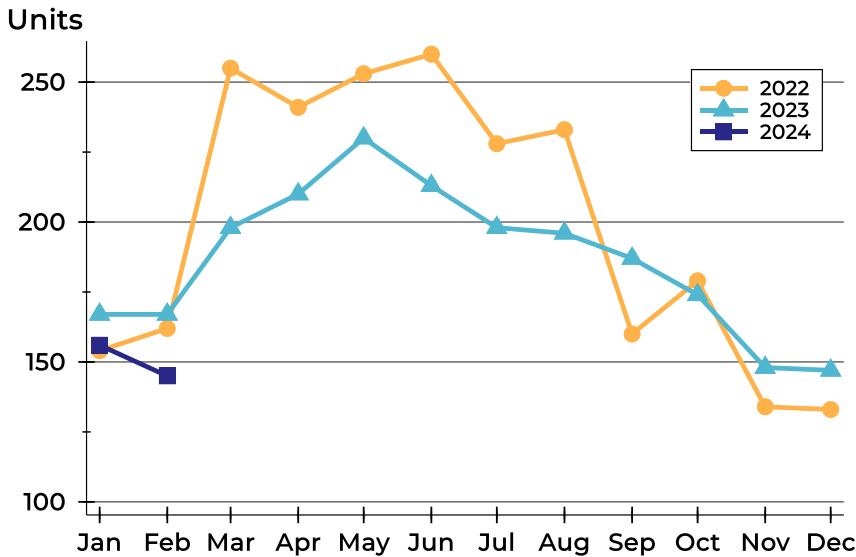
## History of Contracts Written





## Shawnee County Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 154  | 167  | <b>156</b> |
| February  | 162  | 167  | <b>145</b> |
| March     | 255  | 198  |            |
| April     | 241  | 210  |            |
| May       | 253  | 230  |            |
| June      | 260  | 213  |            |
| July      | 228  | 198  |            |
| August    | 233  | 196  |            |
| September | 160  | 187  |            |
| October   | 179  | 174  |            |
| November  | 134  | 148  |            |
| December  | 133  | 147  |            |

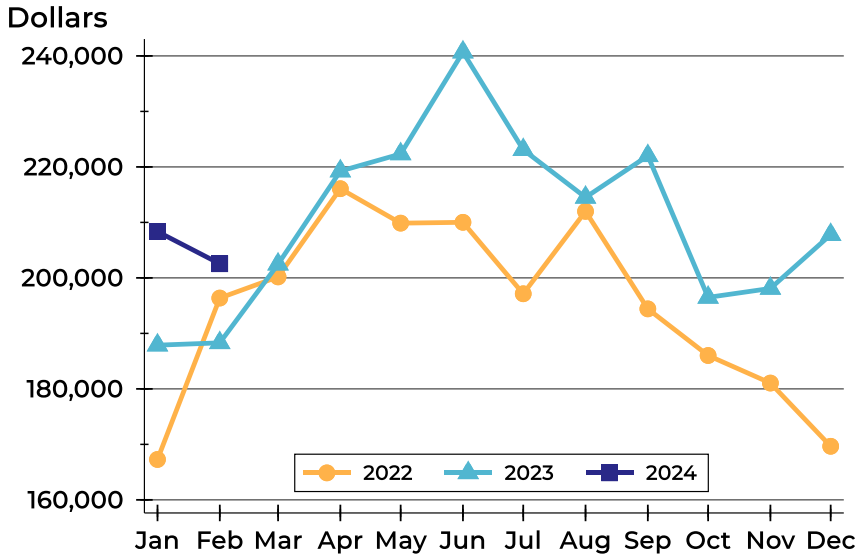
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 3                 | 2.1%    | 36,467     | 34,900  | 18             | 8    | 89.2%               | 91.8%  |
| \$50,000-\$99,999   | 26                | 17.9%   | 77,038     | 77,950  | 23             | 5    | 98.3%               | 100.0% |
| \$100,000-\$124,999 | 6                 | 4.1%    | 113,315    | 114,495 | 2              | 2    | 103.3%              | 100.0% |
| \$125,000-\$149,999 | 20                | 13.8%   | 141,115    | 141,250 | 25             | 11   | 98.6%               | 100.0% |
| \$150,000-\$174,999 | 11                | 7.6%    | 160,855    | 159,000 | 24             | 13   | 98.4%               | 100.0% |
| \$175,000-\$199,999 | 21                | 14.5%   | 187,879    | 189,900 | 24             | 4    | 98.1%               | 100.0% |
| \$200,000-\$249,999 | 21                | 14.5%   | 225,580    | 229,000 | 17             | 4    | 99.1%               | 100.0% |
| \$250,000-\$299,999 | 14                | 9.7%    | 276,216    | 275,000 | 22             | 15   | 98.2%               | 100.0% |
| \$300,000-\$399,999 | 13                | 9.0%    | 331,900    | 325,000 | 59             | 22   | 96.1%               | 100.0% |
| \$400,000-\$499,999 | 6                 | 4.1%    | 459,417    | 458,350 | 53             | 55   | 98.0%               | 98.9%  |
| \$500,000-\$749,999 | 4                 | 2.8%    | 591,200    | 597,450 | 54             | 20   | 98.0%               | 98.4%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



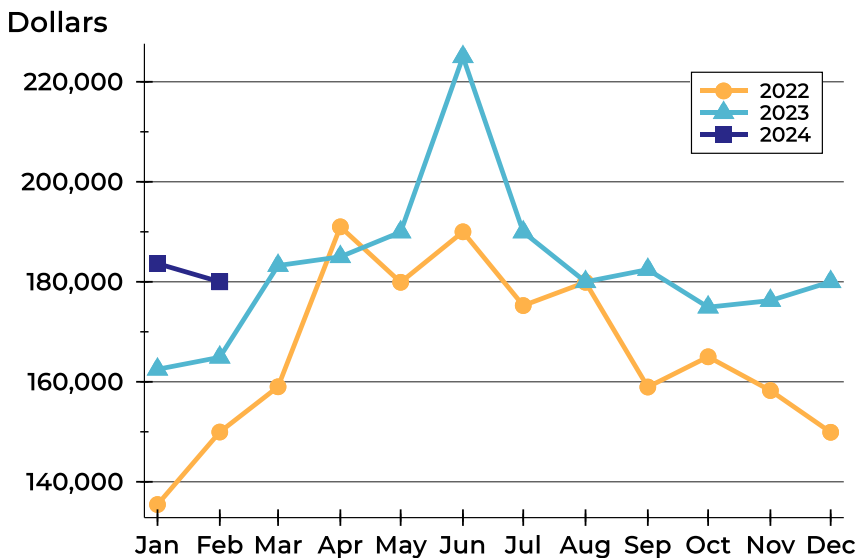
# Shawnee County Contracts Written Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 167,282 | 187,876 | <b>208,346</b> |
| February  | 196,370 | 188,300 | <b>202,549</b> |
| March     | 200,181 | 202,470 |                |
| April     | 216,074 | 219,252 |                |
| May       | 209,866 | 222,332 |                |
| June      | 210,019 | 240,681 |                |
| July      | 197,143 | 223,098 |                |
| August    | 211,991 | 214,510 |                |
| September | 194,419 | 222,004 |                |
| October   | 186,015 | 196,489 |                |
| November  | 181,053 | 198,100 |                |
| December  | 169,662 | 207,791 |                |

## Median Price

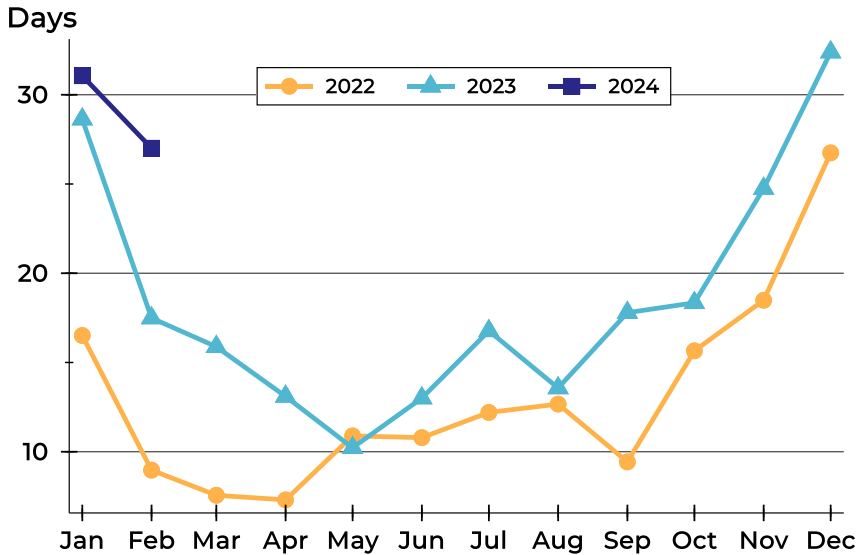


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 135,450 | 162,500 | <b>183,640</b> |
| February  | 149,950 | 164,900 | <b>180,000</b> |
| March     | 159,000 | 183,250 |                |
| April     | 191,000 | 185,000 |                |
| May       | 179,900 | 189,950 |                |
| June      | 190,000 | 225,000 |                |
| July      | 175,250 | 189,950 |                |
| August    | 179,900 | 180,000 |                |
| September | 158,950 | 182,450 |                |
| October   | 165,000 | 174,925 |                |
| November  | 158,250 | 176,250 |                |
| December  | 149,900 | 180,000 |                |



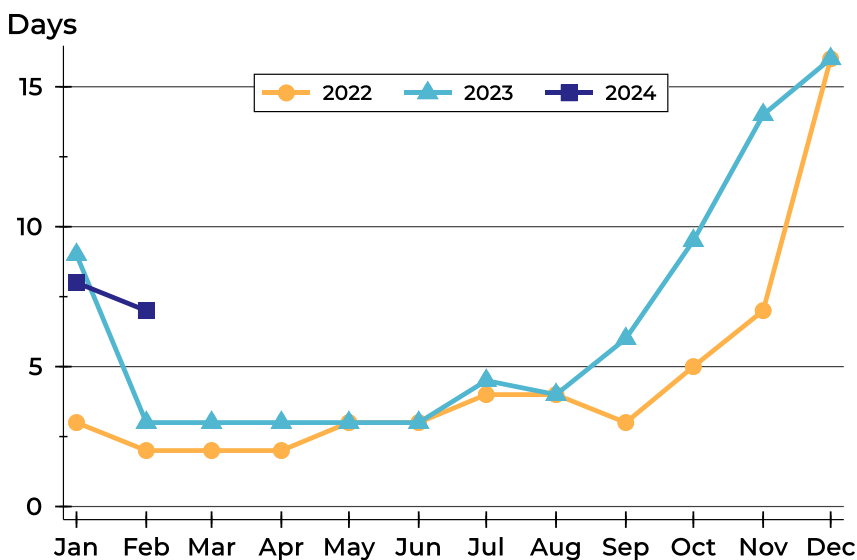
## Shawnee County Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 17   | 29   | <b>31</b> |
| February  | 9    | 17   | <b>27</b> |
| March     | 8    | 16   |           |
| April     | 7    | 13   |           |
| May       | 11   | 10   |           |
| June      | 11   | 13   |           |
| July      | 12   | 17   |           |
| August    | 13   | 14   |           |
| September | 9    | 18   |           |
| October   | 16   | 18   |           |
| November  | 18   | 25   |           |
| December  | 27   | 32   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 3    | 9    | <b>8</b> |
| February  | 2    | 3    | <b>7</b> |
| March     | 2    | 3    |          |
| April     | 2    | 3    |          |
| May       | 3    | 3    |          |
| June      | 3    | 3    |          |
| July      | 4    | 5    |          |
| August    | 4    | 4    |          |
| September | 3    | 6    |          |
| October   | 5    | 10   |          |
| November  | 7    | 14   |          |
| December  | 16   | 16   |          |



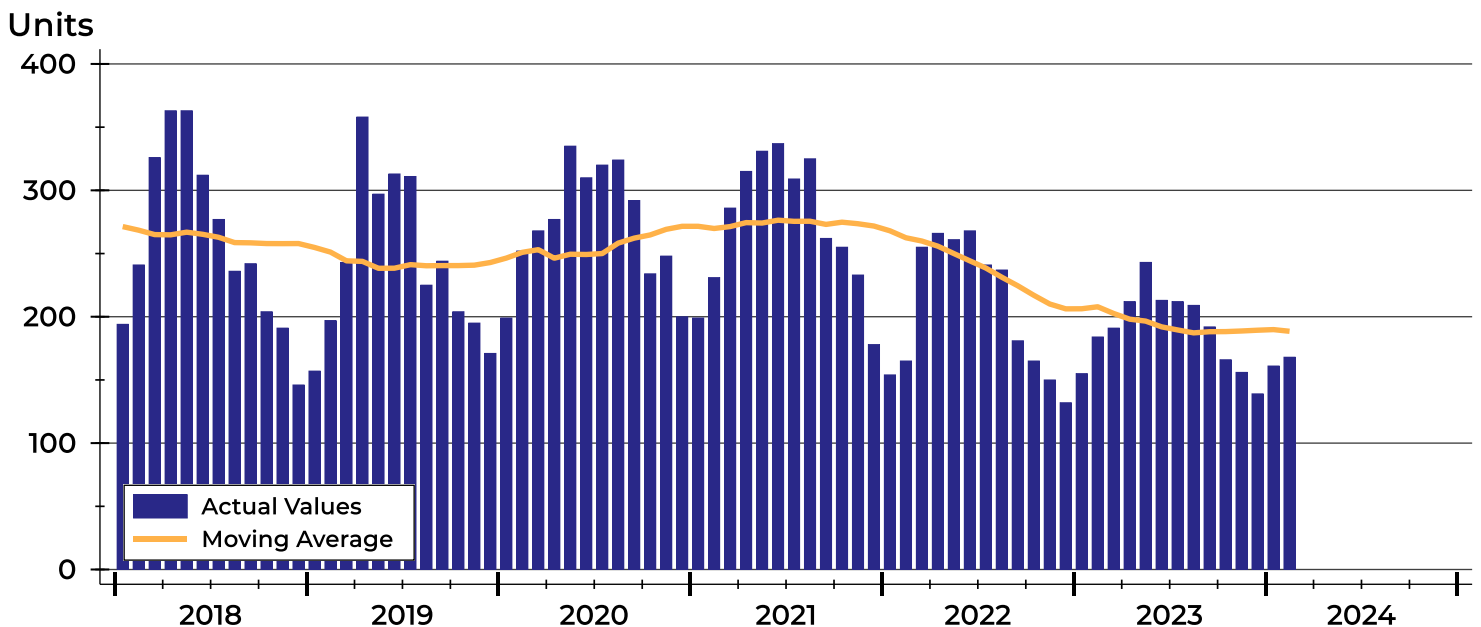
## Shawnee County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | <b>168</b>      | 184     | -8.7%  |
| Volume (1,000s)                          |                     | <b>37,233</b>   | 37,619  | -1.0%  |
| Average                                  | List Price          | <b>221,623</b>  | 204,451 | 8.4%   |
|  | Days on Market      | <b>30</b>       | 22      | 36.4%  |
|  | Percent of Original | <b>98.2%</b>    | 98.2%   | 0.0%   |
| Median                                   | List Price          | <b>192,450</b>  | 179,900 | 7.0%   |
|  | Days on Market      | <b>7</b>        | 4       | 75.0%  |
|  | Percent of Original | <b>100.0%</b>   | 100.0%  | 0.0%   |

A total of 168 listings in Shawnee County had contracts pending at the end of February, down from 184 contracts pending at the end of February 2023.

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

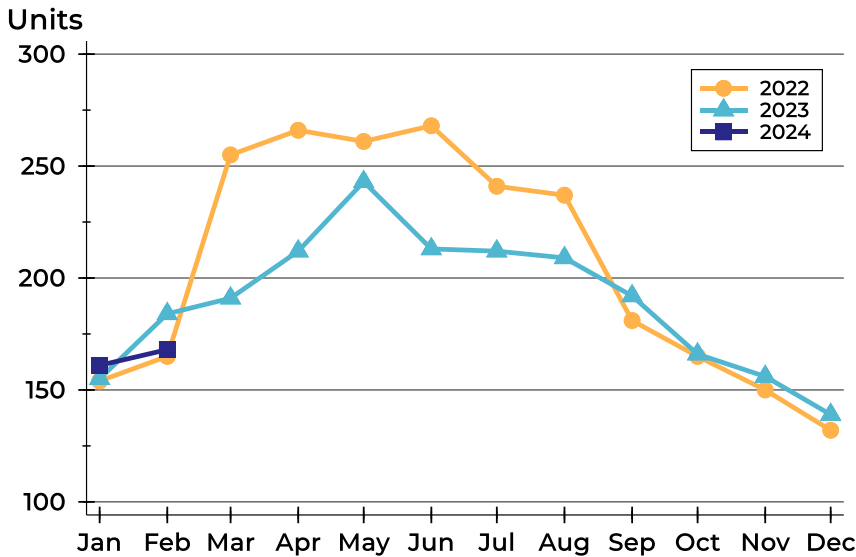
### History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 154  | 155  | <b>161</b> |
| February  | 165  | 184  | <b>168</b> |
| March     | 255  | 191  |            |
| April     | 266  | 212  |            |
| May       | 261  | 243  |            |
| June      | 268  | 213  |            |
| July      | 241  | 212  |            |
| August    | 237  | 209  |            |
| September | 181  | 192  |            |
| October   | 165  | 166  |            |
| November  | 150  | 156  |            |
| December  | 132  | 139  |            |

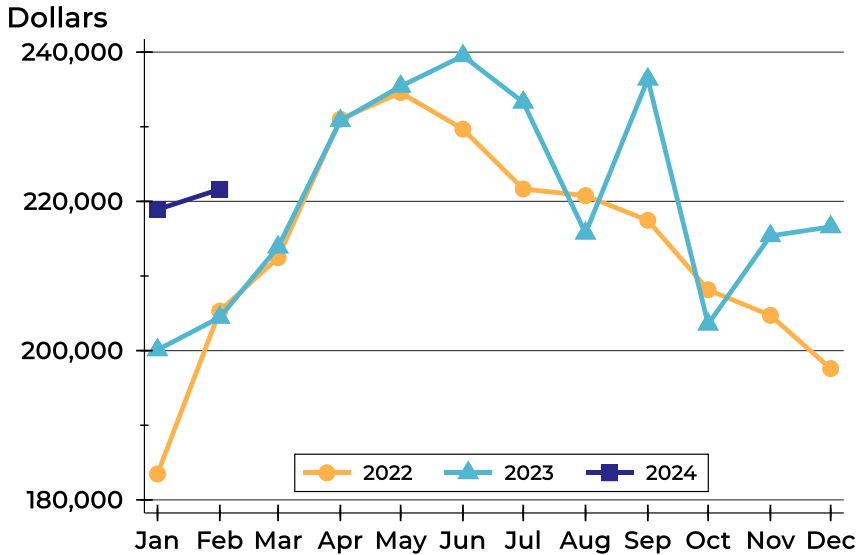
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |           | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median    | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 1                 | 0.6%    | 16,500     | 16,500    | 0              | 0    | 100.0%              | 100.0% |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 24                | 14.3%   | 78,185     | 77,950    | 32             | 7    | 97.4%               | 100.0% |
| \$100,000-\$124,999 | 9                 | 5.4%    | 118,521    | 120,000   | 5              | 2    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 19                | 11.3%   | 142,584    | 142,500   | 38             | 28   | 98.4%               | 100.0% |
| \$150,000-\$174,999 | 13                | 7.7%    | 158,192    | 157,000   | 26             | 7    | 99.0%               | 100.0% |
| \$175,000-\$199,999 | 26                | 15.5%   | 187,737    | 189,450   | 29             | 5    | 97.9%               | 100.0% |
| \$200,000-\$249,999 | 26                | 15.5%   | 224,945    | 227,000   | 19             | 4    | 99.1%               | 100.0% |
| \$250,000-\$299,999 | 21                | 12.5%   | 278,323    | 275,000   | 24             | 9    | 98.3%               | 100.0% |
| \$300,000-\$399,999 | 18                | 10.7%   | 335,922    | 341,500   | 50             | 22   | 96.3%               | 98.5%  |
| \$400,000-\$499,999 | 6                 | 3.6%    | 470,233    | 478,300   | 38             | 19   | 98.0%               | 98.9%  |
| \$500,000-\$749,999 | 4                 | 2.4%    | 593,725    | 602,500   | 49             | 15   | 98.0%               | 98.4%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 1                 | 0.6%    | 1,690,000  | 1,690,000 | 111            | 111  | 100.0%              | 100.0% |



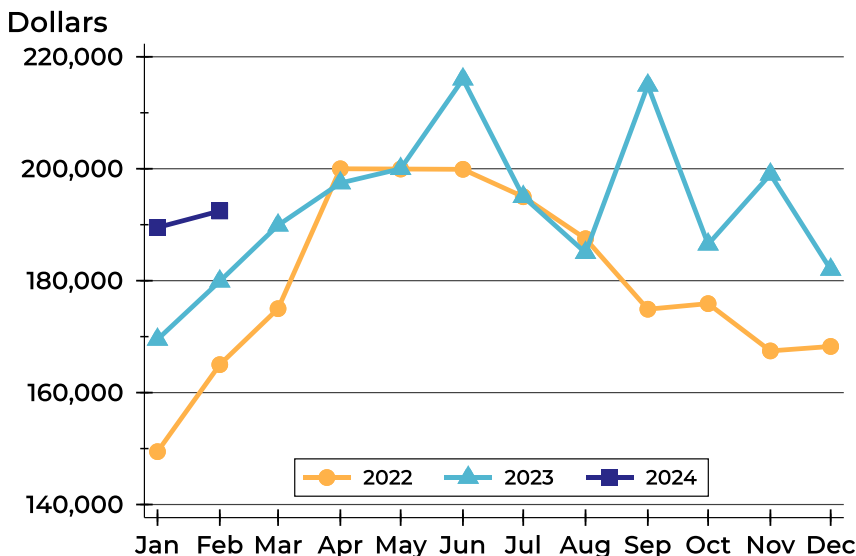
## Shawnee County Pending Contracts Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 183,471 | 200,095 | <b>218,913</b> |
| <b>February</b>  | 205,304 | 204,451 | <b>221,623</b> |
| <b>March</b>     | 212,455 | 213,872 |                |
| <b>April</b>     | 231,014 | 230,805 |                |
| <b>May</b>       | 234,579 | 235,423 |                |
| <b>June</b>      | 229,679 | 239,503 |                |
| <b>July</b>      | 221,662 | 233,283 |                |
| <b>August</b>    | 220,766 | 215,734 |                |
| <b>September</b> | 217,463 | 236,375 |                |
| <b>October</b>   | 208,152 | 203,540 |                |
| <b>November</b>  | 204,725 | 215,383 |                |
| <b>December</b>  | 197,592 | 216,582 |                |

### Median Price



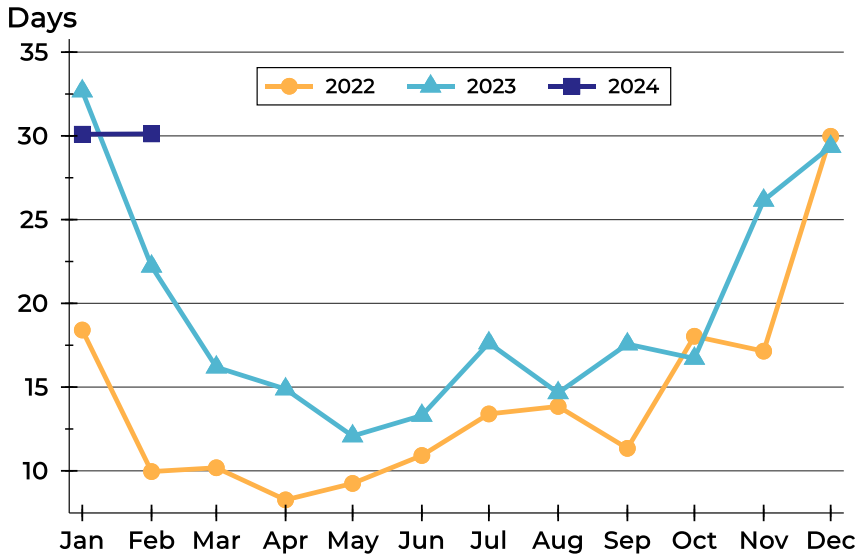
| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 149,450 | 169,500 | <b>189,500</b> |
| <b>February</b>  | 165,000 | 179,900 | <b>192,450</b> |
| <b>March</b>     | 174,999 | 189,900 |                |
| <b>April</b>     | 200,000 | 197,450 |                |
| <b>May</b>       | 199,950 | 200,000 |                |
| <b>June</b>      | 199,900 | 216,000 |                |
| <b>July</b>      | 195,000 | 195,000 |                |
| <b>August</b>    | 187,500 | 185,000 |                |
| <b>September</b> | 174,900 | 214,900 |                |
| <b>October</b>   | 175,900 | 186,500 |                |
| <b>November</b>  | 167,450 | 199,000 |                |
| <b>December</b>  | 168,250 | 182,000 |                |





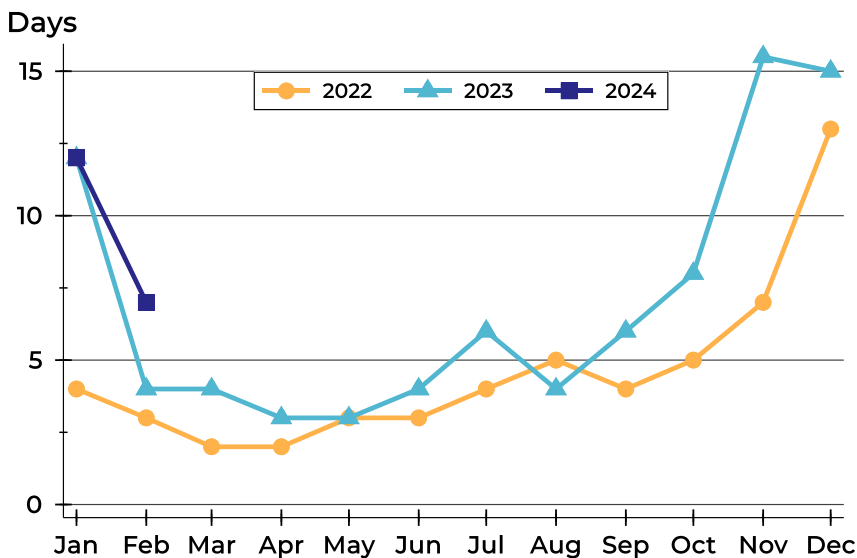
## Shawnee County Pending Contracts Analysis

### Average DOM



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

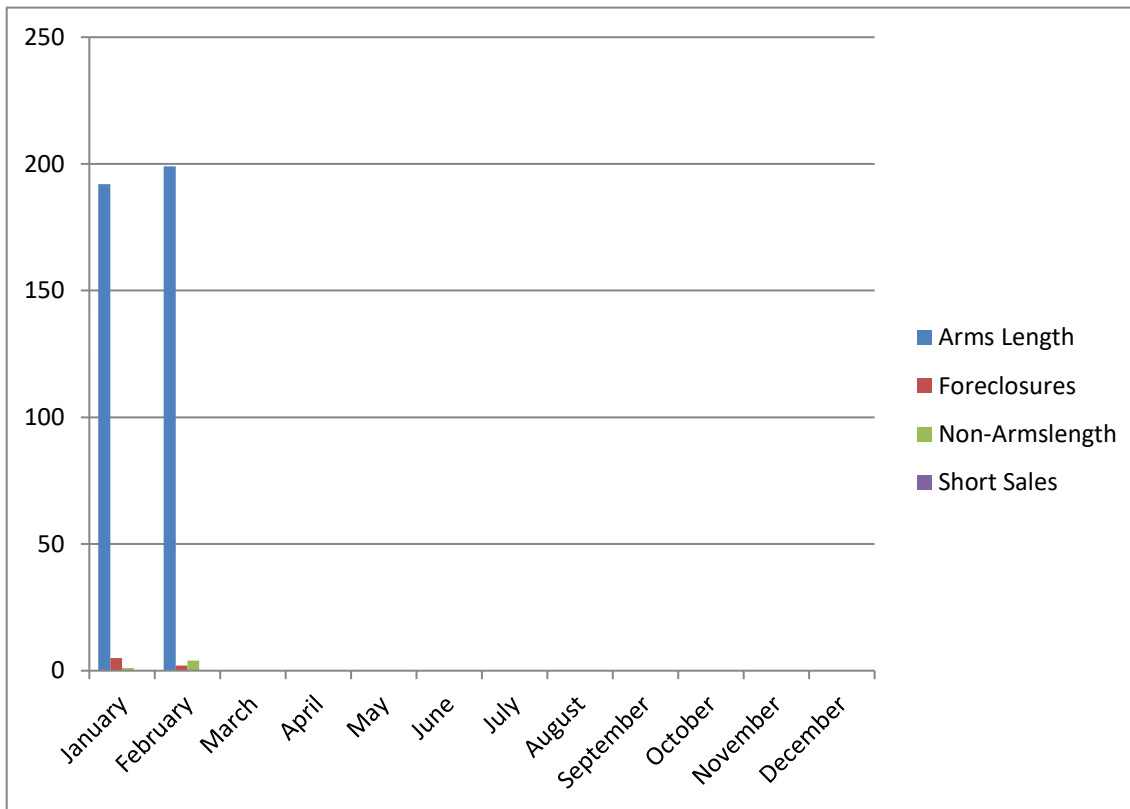
### Median DOM



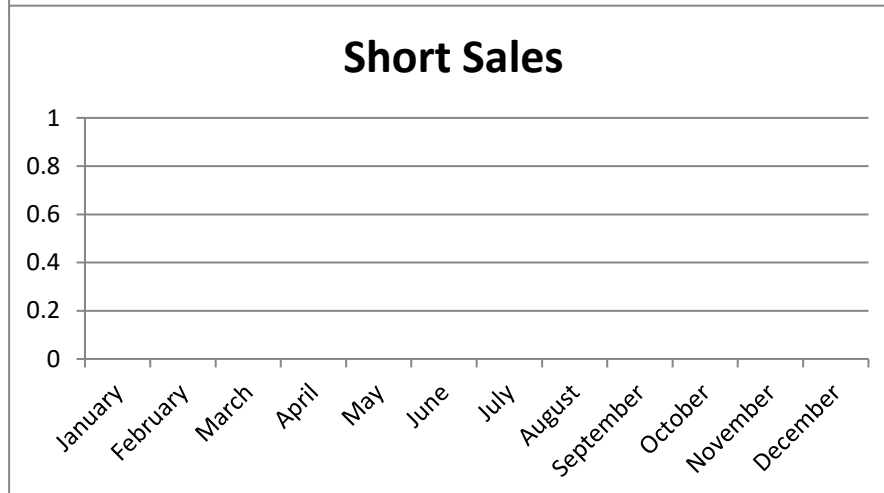
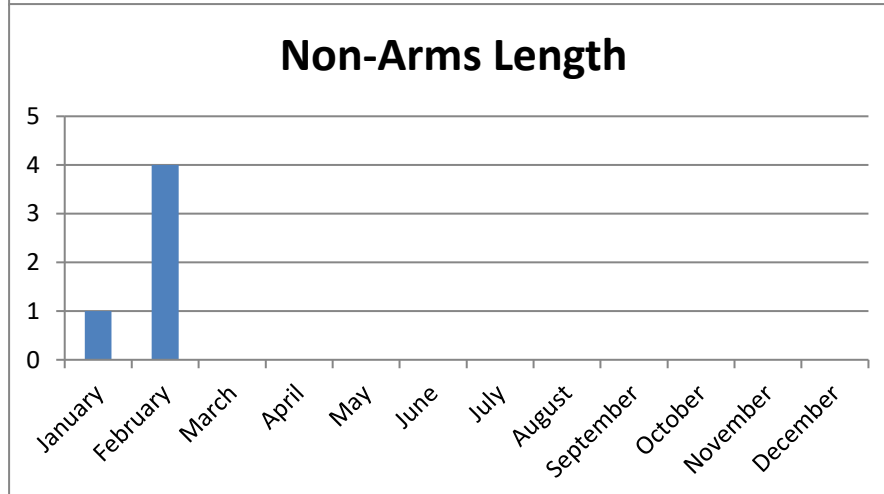
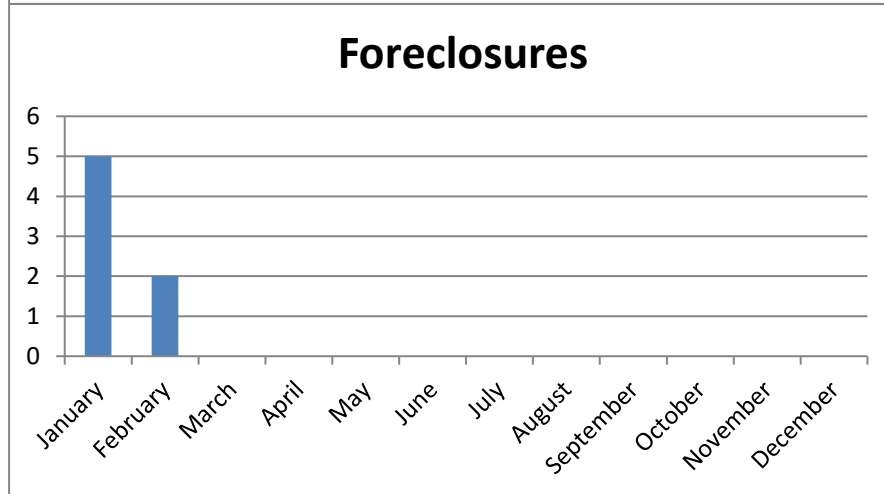
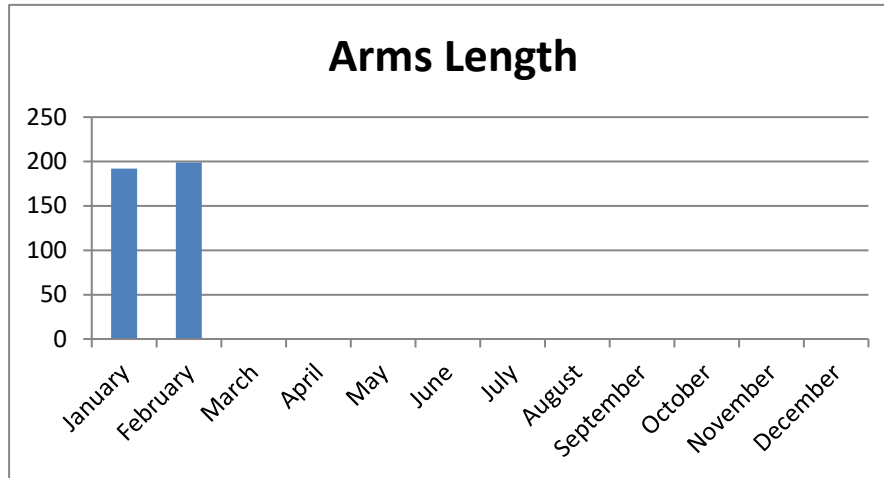
| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 4    | 12   | <b>12</b> |
| February  | 3    | 4    | <b>7</b>  |
| March     | 2    | 4    |           |
| April     | 2    | 3    |           |
| May       | 3    | 3    |           |
| June      | 3    |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

## Sunflower Multiple Listing Service February 2024 Distressed Sales Report

|                   | Total Sales | Arms Length | Foreclosures | Non-Armslength | Short Sales | Distressed Sales | Distressed as % of Total Sales |
|-------------------|-------------|-------------|--------------|----------------|-------------|------------------|--------------------------------|
| January           | 198         | 192         | 5            | 1              | 0           | 5                | 3%                             |
| February          | 205         | 199         | 2            | 4              | 0           | 2                | 1%                             |
| March             |             |             |              |                |             |                  |                                |
| April             |             |             |              |                |             |                  |                                |
| May               |             |             |              |                |             |                  |                                |
| June              |             |             |              |                |             |                  |                                |
| July              |             |             |              |                |             |                  |                                |
| August            |             |             |              |                |             |                  |                                |
| September         |             |             |              |                |             |                  |                                |
| October           |             |             |              |                |             |                  |                                |
| November          |             |             |              |                |             |                  |                                |
| December          |             |             |              |                |             |                  |                                |
| <b>YTD Totals</b> | <b>403</b>  | <b>391</b>  | <b>7</b>     | <b>5</b>       | <b>0</b>    | <b>7</b>         | <b>2%</b>                      |



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



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

| February 2024       |            |            |          |          |          |          |          |          |          |          |          |          |            |            |            |            |
|---------------------|------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|------------|------------|------------|
|                     | JAN        | FEB        | MAR      | APR      | MAY      | JUNE     | JULY     | AUG      | SEPT     | OCT      | NOV      | DEC      | YTD2024    | YTD2023    | YTD2022    | YTD2021    |
| \$1-\$29,999        | 1          | 4          |          |          |          |          |          |          |          |          |          |          | 5          | 14         | 18         | 17         |
| \$30,000-\$39,999   | 3          | 8          |          |          |          |          |          |          |          |          |          |          | 11         | 12         | 9          | 9          |
| \$40,000-\$49,999   | 7          | 4          |          |          |          |          |          |          |          |          |          |          | 11         | 17         | 8          | 15         |
| \$50,000-\$59,999   | 2          | 3          |          |          |          |          |          |          |          |          |          |          | 5          | 15         | 18         | 23         |
| \$60,000-\$69,999   | 5          | 6          |          |          |          |          |          |          |          |          |          |          | 11         | 18         | 18         | 13         |
| \$70,000-\$79,999   | 6          | 5          |          |          |          |          |          |          |          |          |          |          | 11         | 12         | 18         | 16         |
| \$80,000-\$89,999   | 6          | 5          |          |          |          |          |          |          |          |          |          |          | 11         | 14         | 26         | 14         |
| \$90,000-\$99,999   | 8          | 6          |          |          |          |          |          |          |          |          |          |          | 14         | 26         | 14         | 21         |
| \$100,000-\$119,999 | 10         | 10         |          |          |          |          |          |          |          |          |          |          | 20         | 28         | 40         | 33         |
| \$120,000-\$139,999 | 10         | 14         |          |          |          |          |          |          |          |          |          |          | 24         | 34         | 59         | 42         |
| \$140,000-\$159,999 | 19         | 20         |          |          |          |          |          |          |          |          |          |          | 39         | 29         | 40         | 47         |
| \$160,000-\$179,999 | 17         | 18         |          |          |          |          |          |          |          |          |          |          | 35         | 33         | 35         | 41         |
| \$180,000-\$199,999 | 15         | 14         |          |          |          |          |          |          |          |          |          |          | 29         | 32         | 29         | 36         |
| \$200,000-\$249,999 | 26         | 35         |          |          |          |          |          |          |          |          |          |          | 61         | 47         | 43         | 55         |
| \$250,000-\$299,999 | 27         | 22         |          |          |          |          |          |          |          |          |          |          | 49         | 45         | 45         | 38         |
| \$300,000-\$399,999 | 22         | 17         |          |          |          |          |          |          |          |          |          |          | 39         | 39         | 39         | 38         |
| \$400,000-\$499,999 | 10         | 4          |          |          |          |          |          |          |          |          |          |          | 14         | 16         | 12         | 9          |
| \$500,000 or more   | 4          | 11         |          |          |          |          |          |          |          |          |          |          | 15         | 8          | 10         | 7          |
| <b>TOTALS</b>       | <b>198</b> | <b>206</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>404</b> | <b>439</b> | <b>481</b> | <b>474</b> |



**February  
2024**

# Sunflower MLS Statistics



## Topeka MSA & Douglas County Housing Report



### Market Overview

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

Total home sales in the Topeka MSA & Douglas County fell last month to 173 units, compared to 180 units in February 2023. Total sales volume was \$35.8 million, down from a year earlier.

The median sale price in February was \$179,900, up from \$167,250 a year earlier. Homes that sold in February were typically on the market for 12 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of February was 219 units, up from 167 at the same point in 2023. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$239,900.

During February, a total of 181 contracts were written down from 203 in February 2023. At the end of the month, there were 215 contracts still pending.

### Report Contents

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

### Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Topeka MSA & Douglas County Summary Statistics

| February MLS Statistics<br>Three-year History          |  | Current Month            |                         |                         | Year-to-Date            |                        |                        |
|--|--|--------------------------|-------------------------|-------------------------|-------------------------|------------------------|------------------------|
|  |  | 2024                     | 2023                    | 2022                    | 2024                    | 2023                   | 2022                   |
| <b>Home Sales</b><br>Change from prior year            | <b>173</b><br>-3.9%                                    | <b>180</b><br>0.6%       | <b>179</b><br>-9.6%     | <b>346</b><br>-1.4%     | <b>351</b><br>-13.1%    | <b>404</b><br>4.4%     |                        |
| <b>Active Listings</b><br>Change from prior year       | <b>219</b><br>31.1%                                    | <b>167</b><br>56.1%      | <b>107</b><br>-16.4%    | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>             |                        |
| <b>Months' Supply</b><br>Change from prior year        | <b>0.9</b><br>50.0%                                    | <b>0.6</b><br>50.0%      | <b>0.4</b><br>0.0%      | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>             |                        |
| <b>New Listings</b><br>Change from prior year          | <b>212</b><br>-2.3%                                    | <b>217</b><br>8.5%       | <b>200</b><br>0.0%      | <b>396</b><br>-1.2%     | <b>401</b><br>1.8%      | <b>394</b><br>-8.8%    |                        |
| <b>Contracts Written</b><br>Change from prior year     | <b>181</b><br>-10.8%                                   | <b>203</b><br>-0.5%      | <b>204</b><br>-3.8%     | <b>370</b><br>-8.4%     | <b>404</b><br>-1.5%     | <b>410</b><br>-9.1%    |                        |
| <b>Pending Contracts</b><br>Change from prior year     | <b>215</b><br>-2.3%                                    | <b>220</b><br>0.9%       | <b>218</b><br>-24.0%    | <b>N/A</b>              | <b>N/A</b>              | <b>N/A</b>             |                        |
| <b>Sales Volume (1,000s)</b><br>Change from prior year | <b>35,765</b><br>-0.9%                                 | <b>36,081</b><br>13.6%   | <b>31,775</b><br>-5.1%  | <b>71,355</b><br>7.3%   | <b>66,507</b><br>-8.8%  | <b>72,920</b><br>9.8%  |                        |
| <b>Average</b>   | <b>Sale Price</b><br>Change from prior year            | <b>206,735</b><br>3.1%   | <b>200,452</b><br>12.9% | <b>177,517</b><br>5.0%  | <b>206,228</b><br>8.8%  | <b>189,480</b><br>5.0% | <b>180,496</b><br>5.2% |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>298,129</b><br>-15.3% | <b>352,143</b><br>20.3% | <b>292,627</b><br>27.7% | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>             |
|  | <b>Days on Market</b><br>Change from prior year        | <b>30</b><br>3.4%        | <b>29</b><br>38.1%      | <b>21</b><br>-8.7%      | <b>31</b><br>19.2%      | <b>26</b><br>18.2%     | <b>22</b><br>-15.4%    |
|  | <b>Percent of List</b><br>Change from prior year       | <b>98.1%</b><br>-0.4%    | <b>98.5%</b><br>-1.8%   | <b>100.3%</b><br>1.3%   | <b>98.1%</b><br>0.3%    | <b>97.8%</b><br>-1.6%  | <b>99.4%</b><br>0.8%   |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>96.0%</b><br>-0.2%    | <b>96.2%</b><br>-2.6%   | <b>98.8%</b><br>0.7%    | <b>95.9%</b><br>0.3%    | <b>95.6%</b><br>-2.2%  | <b>97.8%</b><br>0.2%   |
| <b>Median</b>  | <b>Sale Price</b><br>Change from prior year            | <b>179,900</b><br>7.6%   | <b>167,250</b><br>11.6% | <b>149,900</b><br>-3.4% | <b>185,000</b><br>12.5% | <b>164,500</b><br>7.2% | <b>153,450</b><br>0.3% |
|  | <b>List Price of Actives</b><br>Change from prior year | <b>239,900</b><br>-6.8%  | <b>257,500</b><br>9.6%  | <b>234,900</b><br>34.3% | <b>N/A</b>              | <b>N/A</b>             | <b>N/A</b>             |
|  | <b>Days on Market</b><br>Change from prior year        | <b>12</b><br>9.1%        | <b>11</b><br>120.0%     | <b>5</b><br>0.0%        | <b>15</b><br>50.0%      | <b>10</b><br>100.0%    | <b>5</b><br>-16.7%     |
|  | <b>Percent of List</b><br>Change from prior year       | <b>100.0%</b><br>0.0%    | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>0.0%   | <b>100.0%</b><br>0.0%  | <b>100.0%</b><br>0.0%  |
|  | <b>Percent of Original</b><br>Change from prior year   | <b>98.4%</b><br>0.6%     | <b>97.8%</b><br>-2.2%   | <b>100.0%</b><br>0.0%   | <b>97.7%</b><br>0.4%    | <b>97.3%</b><br>-2.7%  | <b>100.0%</b><br>0.0%  |

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



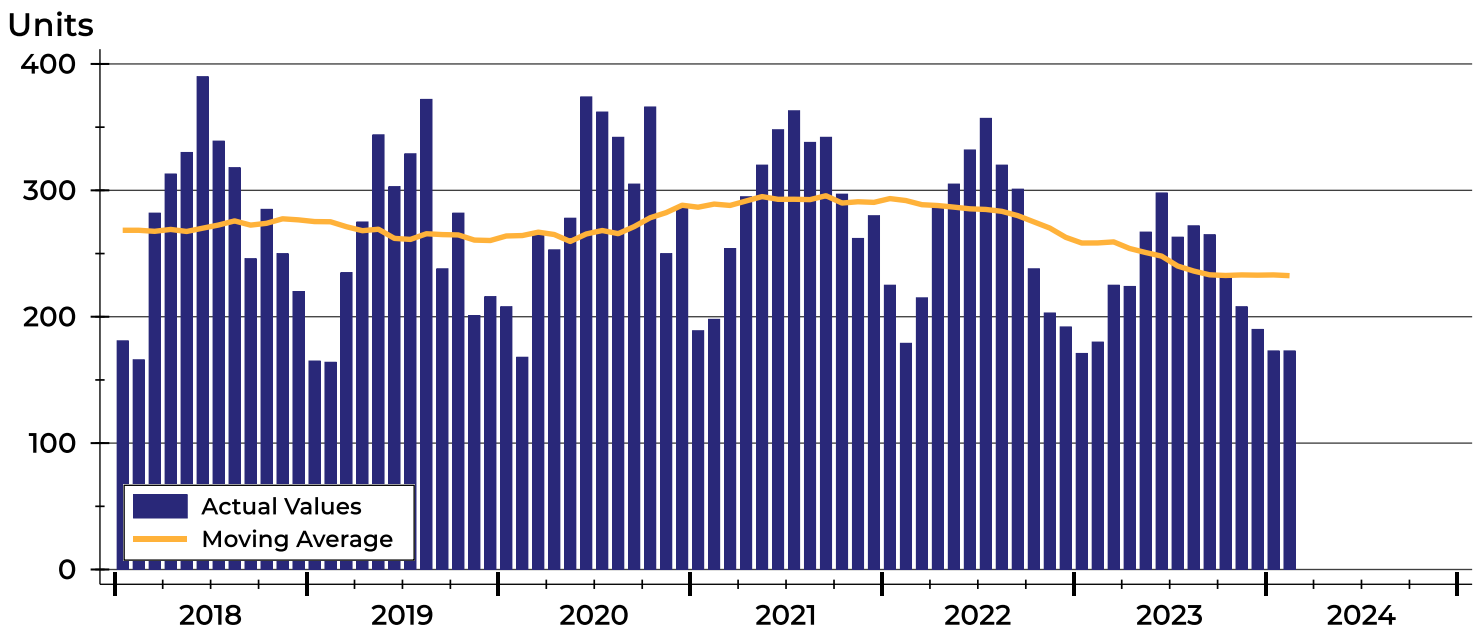
## Topeka MSA & Douglas County Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | February       |         |        | Year-to-Date   |         |        |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
|  |                     | 2024           | 2023    | Change | 2024           | 2023    | Change |
| Closed Listings                        |                     | <b>173</b>     | 180     | -3.9%  | <b>346</b>     | 351     | -1.4%  |
| Volume (1,000s)                        |                     | <b>35,765</b>  | 36,081  | -0.9%  | <b>71,355</b>  | 66,507  | 7.3%   |
| Months' Supply                         |                     | <b>0.9</b>     | 0.6     | 50.0%  | <b>N/A</b>     | N/A     | N/A    |
| Average                                | Sale Price          | <b>206,735</b> | 200,452 | 3.1%   | <b>206,228</b> | 189,480 | 8.8%   |
|  | Days on Market      | <b>30</b>      | 29      | 3.4%   | <b>31</b>      | 26      | 19.2%  |
|  | Percent of List     | <b>98.1%</b>   | 98.5%   | -0.4%  | <b>98.1%</b>   | 97.8%   | 0.3%   |
|  | Percent of Original | <b>96.0%</b>   | 96.2%   | -0.2%  | <b>95.9%</b>   | 95.6%   | 0.3%   |
| Median                                 | Sale Price          | <b>179,900</b> | 167,250 | 7.6%   | <b>185,000</b> | 164,500 | 12.5%  |
|  | Days on Market      | <b>12</b>      | 11      | 9.1%   | <b>15</b>      | 10      | 50.0%  |
|  | Percent of List     | <b>100.0%</b>  | 100.0%  | 0.0%   | <b>100.0%</b>  | 100.0%  | 0.0%   |
|  | Percent of Original | <b>98.4%</b>   | 97.8%   | 0.6%   | <b>97.7%</b>   | 97.3%   | 0.4%   |

A total of 173 homes sold in the Topeka MSA & Douglas County in February, down from 180 units in February 2023. Total sales volume fell to \$35.8 million compared to \$36.1 million in the previous year.

The median sales price in February was \$179,900, up 7.6% compared to the prior year. Median days on market was 12 days, down from 15 days in January, but up from 11 in February 2023.

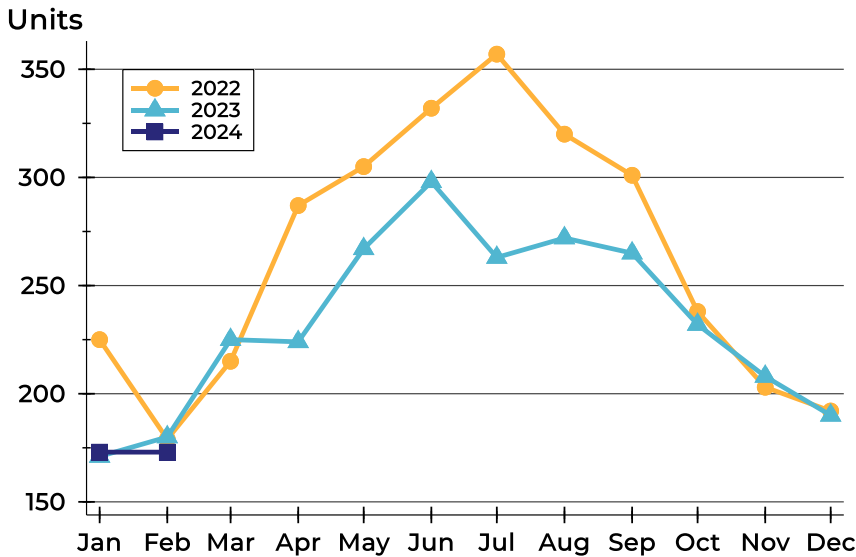
## History of Closed Listings





## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



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

### Closed Listings by Price Range

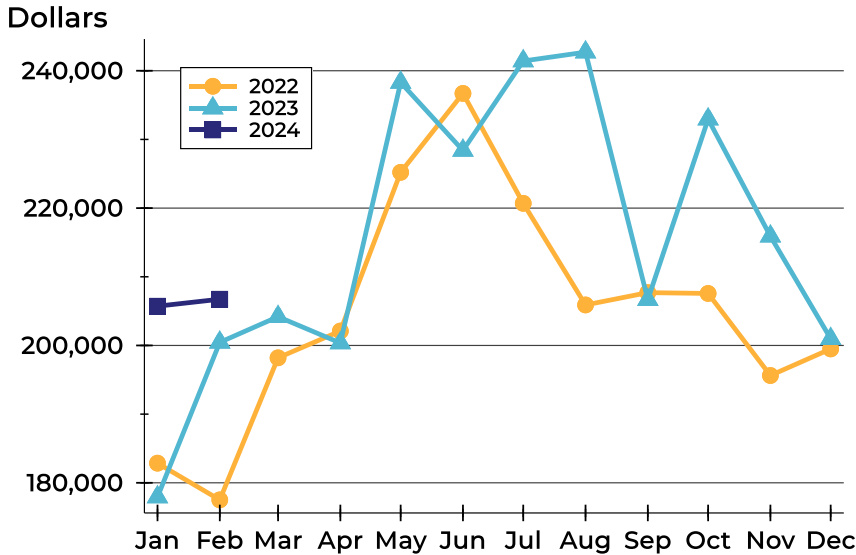
| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 1      | 0.6%    | 0.5            | 16,000     | 16,000  | 26             | 26   | 80.0%              | 80.0%  | 80.0%               | 80.0%  |
| \$25,000-\$49,999   | 12     | 6.9%    | 2.0            | 38,442     | 38,837  | 25             | 4    | 97.0%              | 94.5%  | 91.4%               | 93.5%  |
| \$50,000-\$99,999   | 22     | 12.7%   | 0.8            | 75,396     | 75,000  | 33             | 6    | 96.1%              | 100.0% | 92.3%               | 99.2%  |
| \$100,000-\$124,999 | 13     | 7.5%    | 0.5            | 114,877    | 116,000 | 32             | 11   | 100.1%             | 100.0% | 97.9%               | 97.1%  |
| \$125,000-\$149,999 | 15     | 8.7%    | 0.6            | 136,777    | 138,500 | 15             | 5    | 98.7%              | 100.0% | 98.3%               | 99.0%  |
| \$150,000-\$174,999 | 20     | 11.6%   | 0.5            | 163,758    | 165,000 | 20             | 10   | 97.8%              | 97.1%  | 96.7%               | 97.0%  |
| \$175,000-\$199,999 | 15     | 8.7%    | 0.8            | 186,513    | 185,000 | 20             | 9    | 99.4%              | 100.0% | 99.0%               | 100.0% |
| \$200,000-\$249,999 | 27     | 15.6%   | 0.8            | 222,637    | 220,000 | 29             | 14   | 98.1%              | 100.0% | 96.7%               | 100.0% |
| \$250,000-\$299,999 | 20     | 11.6%   | 0.5            | 272,708    | 271,000 | 30             | 25   | 99.4%              | 100.0% | 95.6%               | 97.3%  |
| \$300,000-\$399,999 | 14     | 8.1%    | 1.2            | 346,950    | 335,000 | 48             | 26   | 98.3%              | 100.0% | 97.3%               | 98.7%  |
| \$400,000-\$499,999 | 4      | 2.3%    | 1.8            | 461,600    | 458,200 | 73             | 84   | 98.3%              | 98.4%  | 97.3%               | 98.4%  |
| \$500,000-\$749,999 | 10     | 5.8%    | 2.2            | 584,225    | 571,375 | 39             | 13   | 98.3%              | 100.0% | 95.5%               | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | 8.0            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |





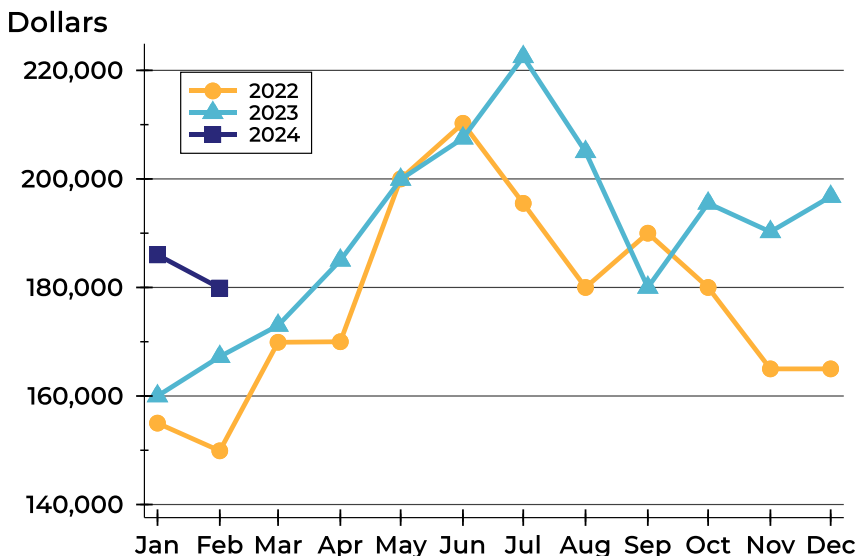
# Topeka MSA & Douglas County Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 182,865 | 177,930 | <b>205,720</b> |
| February  | 177,517 | 200,452 | <b>206,735</b> |
| March     | 198,204 | 204,189 |                |
| April     | 202,102 | 200,361 |                |
| May       | 225,211 | 238,294 |                |
| June      | 236,704 | 228,399 |                |
| July      | 220,695 | 241,421 |                |
| August    | 205,899 | 242,709 |                |
| September | 207,696 | 206,671 |                |
| October   | 207,577 | 232,955 |                |
| November  | 195,625 | 215,906 |                |
| December  | 199,500 | 200,985 |                |

## Median Price

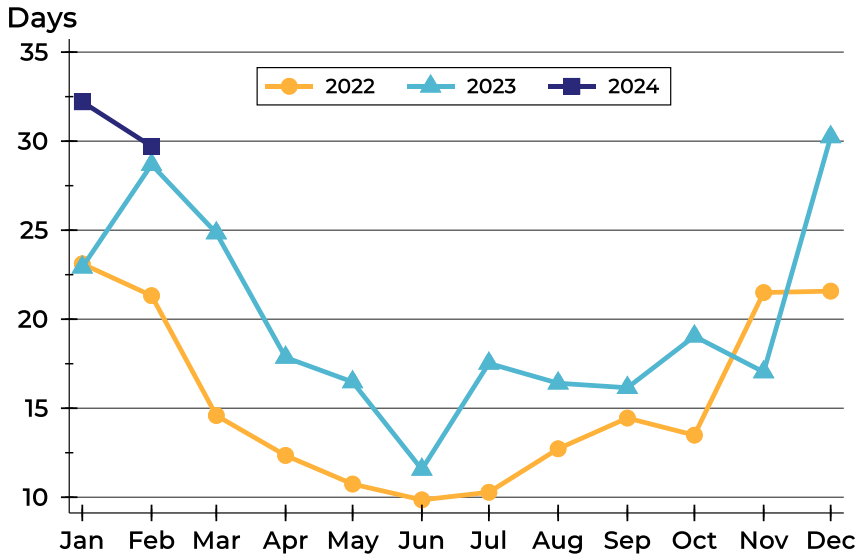


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 155,000 | 160,000 | <b>186,000</b> |
| February  | 149,900 | 167,250 | <b>179,900</b> |
| March     | 169,900 | 173,000 |                |
| April     | 170,001 | 185,000 |                |
| May       | 200,000 | 199,900 |                |
| June      | 210,250 | 207,500 |                |
| July      | 195,500 | 222,500 |                |
| August    | 180,000 | 205,000 |                |
| September | 190,000 | 180,000 |                |
| October   | 180,000 | 195,500 |                |
| November  | 165,000 | 190,250 |                |
| December  | 165,000 | 196,750 |                |



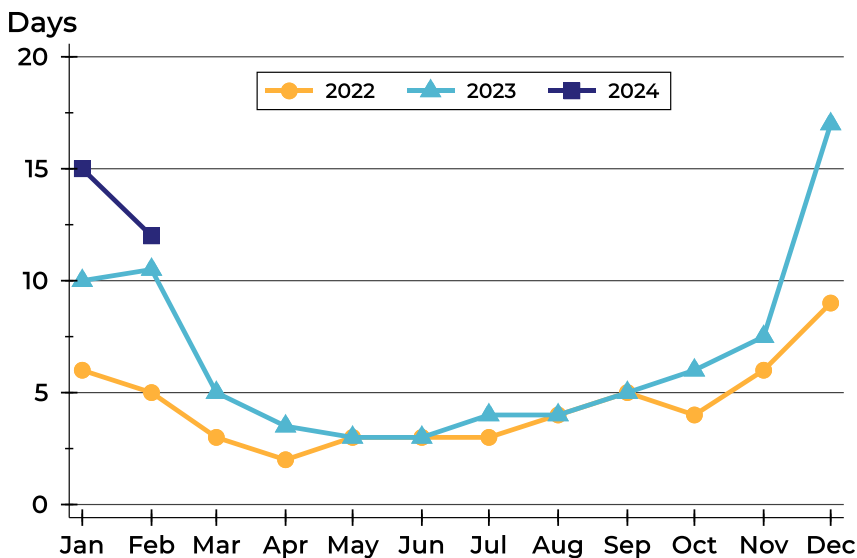
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



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

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 6    | 10   | <b>15</b> |
| February  | 5    | 11   | <b>12</b> |
| March     | 3    | 5    |           |
| April     | 2    | 4    |           |
| May       | 3    | 3    |           |
| June      | 3    | 3    |           |
| July      | 3    | 4    |           |
| August    | 4    | 4    |           |
| September | 5    | 5    |           |
| October   | 4    | 6    |           |
| November  | 6    | 8    |           |
| December  | 9    | 17   |           |



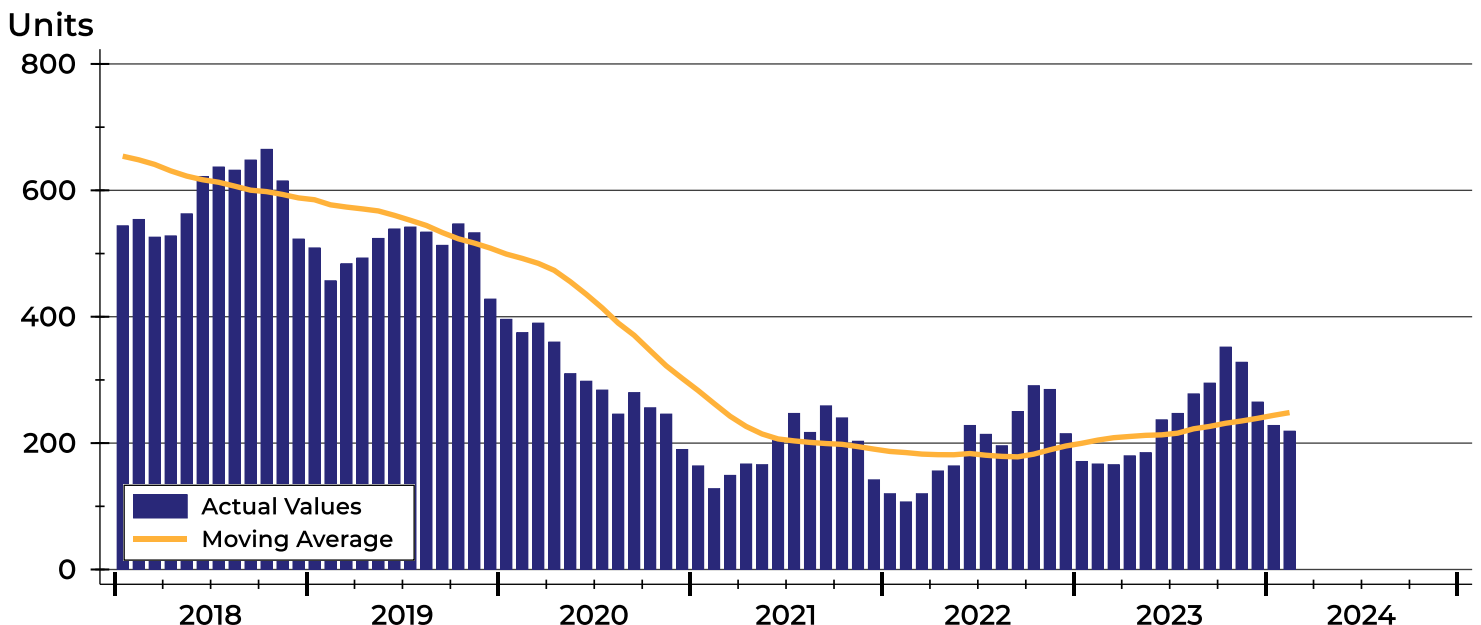
# Topeka MSA & Douglas County Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 219             | 167     | 31.1%  |
| Volume (1,000s)                        |                     | 65,290          | 58,808  | 11.0%  |
| Months' Supply                         |                     | 0.9             | 0.6     | 50.0%  |
| Average                                | List Price          | 298,129         | 352,143 | -15.3% |
|  | Days on Market      | 71              | 67      | 6.0%   |
|  | Percent of Original | 96.7%           | 96.9%   | -0.2%  |
| Median                                 | List Price          | 239,900         | 257,500 | -6.8%  |
|  | Days on Market      | 39              | 38      | 2.6%   |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 219 homes were available for sale in the Topeka MSA & Douglas County at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$239,900, down 6.8% from 2023. The typical time on market for active listings was 39 days, up from 38 days a year earlier.

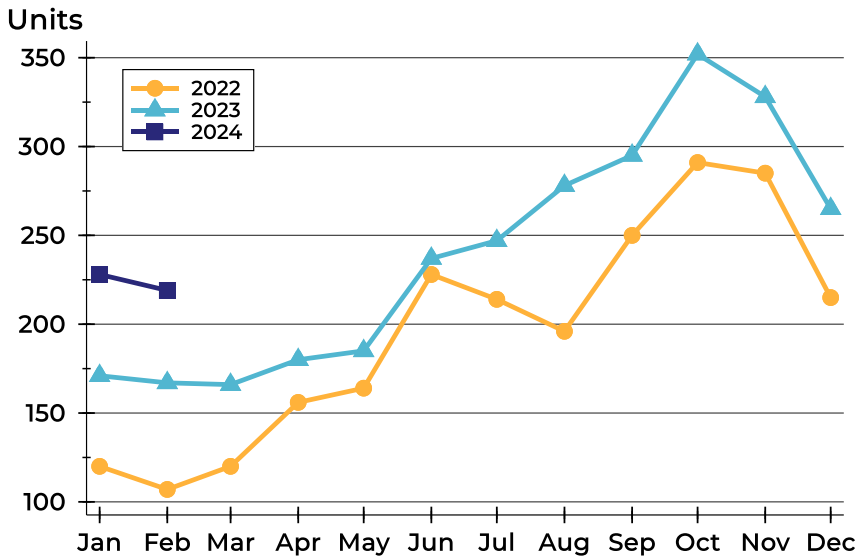
## History of Active Listings





## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 120  | 171  | <b>228</b> |
| February  | 107  | 167  | <b>219</b> |
| March     | 120  | 166  |            |
| April     | 156  | 180  |            |
| May       | 164  | 185  |            |
| June      | 228  | 237  |            |
| July      | 214  | 247  |            |
| August    | 196  | 278  |            |
| September | 250  | 295  |            |
| October   | 291  | 352  |            |
| November  | 285  | 328  |            |
| December  | 215  | 265  |            |

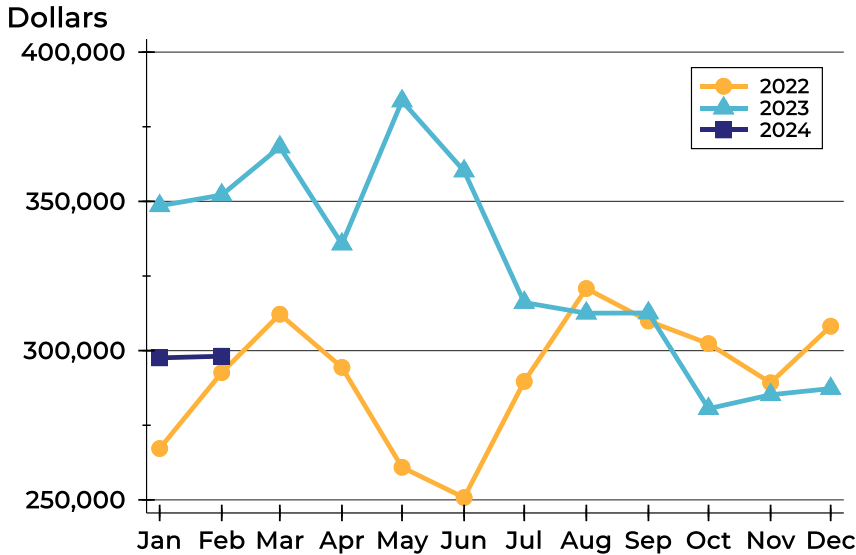
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 1                      | 0.5%                    | 0.5            | 18,000             | 18,000            | 127                 | 127                 | 78.3%                    | 78.3%                    |
| \$25,000-\$49,999   | 16                     | 7.3%                    | 2.0            | 41,893             | 43,950            | 56                  | 34                  | 93.7%                    | 100.0%                   |
| \$50,000-\$99,999   | 25                     | 11.4%                   | 0.8            | 75,612             | 74,900            | 55                  | 37                  | 94.2%                    | 100.0%                   |
| \$100,000-\$124,999 | 8                      | 3.7%                    | 0.5            | 115,338            | 117,000           | 93                  | 41                  | 92.5%                    | 95.9%                    |
| \$125,000-\$149,999 | 12                     | 5.5%                    | 0.6            | 138,746            | 138,750           | 38                  | 27                  | 99.3%                    | 100.0%                   |
| \$150,000-\$174,999 | 11                     | 5.0%                    | 0.5            | 159,841            | 159,900           | 37                  | 24                  | 99.3%                    | 100.0%                   |
| \$175,000-\$199,999 | 16                     | 7.3%                    | 0.8            | 185,319            | 186,250           | 104                 | 94                  | 95.5%                    | 100.0%                   |
| \$200,000-\$249,999 | 29                     | 13.2%                   | 0.8            | 229,904            | 233,900           | 51                  | 16                  | 98.5%                    | 100.0%                   |
| \$250,000-\$299,999 | 14                     | 6.4%                    | 0.5            | 276,313            | 271,990           | 77                  | 97                  | 96.3%                    | 98.9%                    |
| \$300,000-\$399,999 | 35                     | 16.0%                   | 1.2            | 353,255            | 350,000           | 73                  | 56                  | 97.9%                    | 100.0%                   |
| \$400,000-\$499,999 | 23                     | 10.5%                   | 1.8            | 457,336            | 449,000           | 81                  | 56                  | 99.1%                    | 100.0%                   |
| \$500,000-\$749,999 | 20                     | 9.1%                    | 2.2            | 615,065            | 602,500           | 84                  | 37                  | 97.0%                    | 100.0%                   |
| \$750,000-\$999,999 | 7                      | 3.2%                    | N/A            | 877,429            | 855,000           | 111                 | 129                 | 97.3%                    | 100.0%                   |
| \$1,000,000 and up  | 2                      | 0.9%                    | 8.0            | 1,769,500          | 1,769,500         | 235                 | 235                 | 82.0%                    | 82.0%                    |



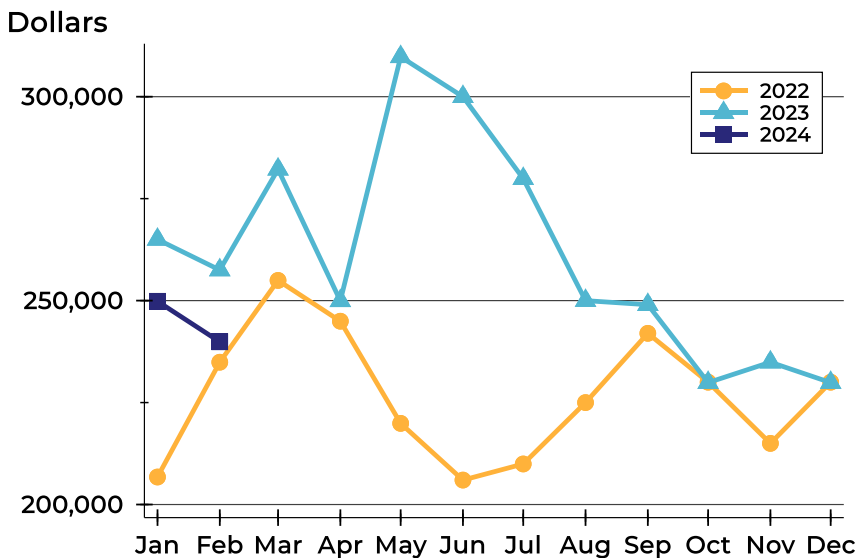
## Topeka MSA & Douglas County Active Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 267,205 | 348,519 | <b>297,579</b> |
| <b>February</b>  | 292,627 | 352,143 | <b>298,129</b> |
| <b>March</b>     | 312,200 | 368,210 |                |
| <b>April</b>     | 294,384 | 335,695 |                |
| <b>May</b>       | 260,918 | 383,634 |                |
| <b>June</b>      | 250,771 | 360,176 |                |
| <b>July</b>      | 289,675 | 316,123 |                |
| <b>August</b>    | 320,814 | 312,541 |                |
| <b>September</b> | 309,934 | 312,626 |                |
| <b>October</b>   | 302,351 | 280,559 |                |
| <b>November</b>  | 289,231 | 285,207 |                |
| <b>December</b>  | 308,183 | 287,298 |                |

### Median Price

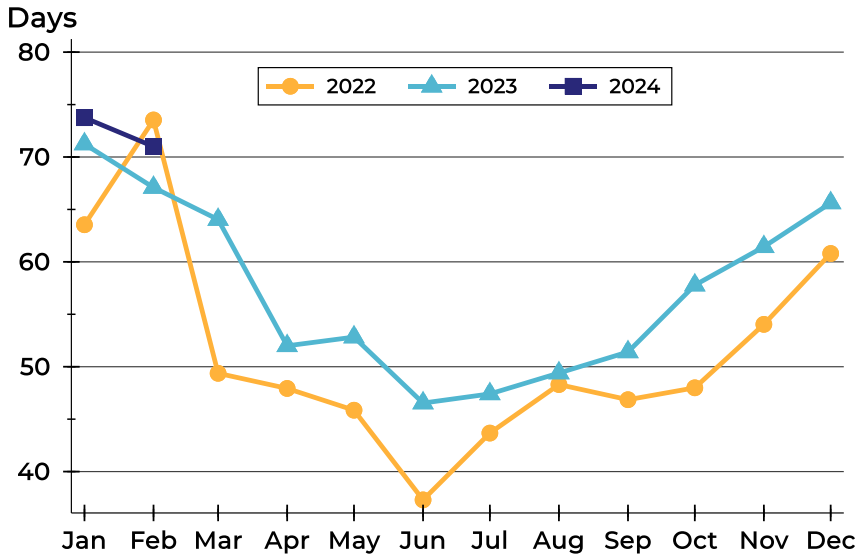


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 206,750 | 265,000 | <b>249,839</b> |
| <b>February</b>  | 234,900 | 257,500 | <b>239,900</b> |
| <b>March</b>     | 254,950 | 282,200 |                |
| <b>April</b>     | 244,950 | 249,950 |                |
| <b>May</b>       | 219,900 | 309,777 |                |
| <b>June</b>      | 206,000 | 300,000 |                |
| <b>July</b>      | 209,950 | 279,900 |                |
| <b>August</b>    | 225,000 | 250,000 |                |
| <b>September</b> | 241,985 | 249,000 |                |
| <b>October</b>   | 230,000 | 229,900 |                |
| <b>November</b>  | 215,000 | 234,900 |                |
| <b>December</b>  | 230,000 | 229,900 |                |



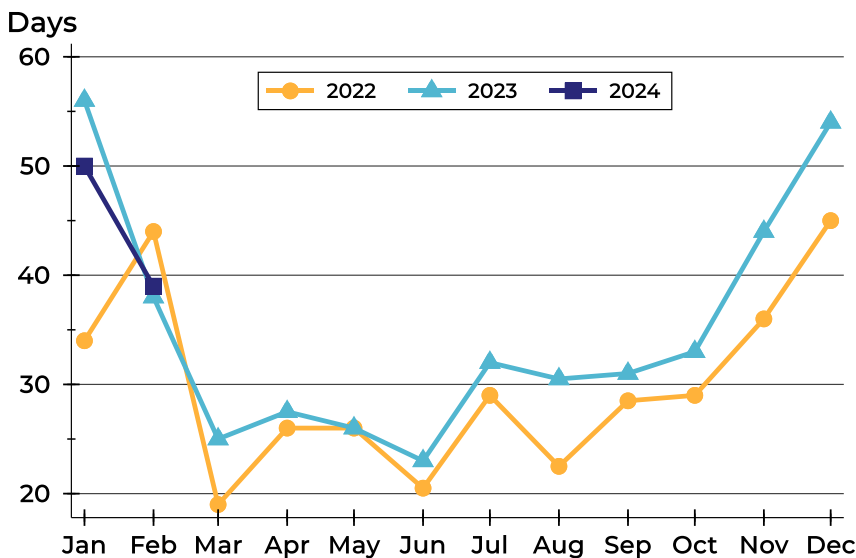
## Topeka MSA & Douglas County Active Listings Analysis

### Average DOM



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

### Median DOM



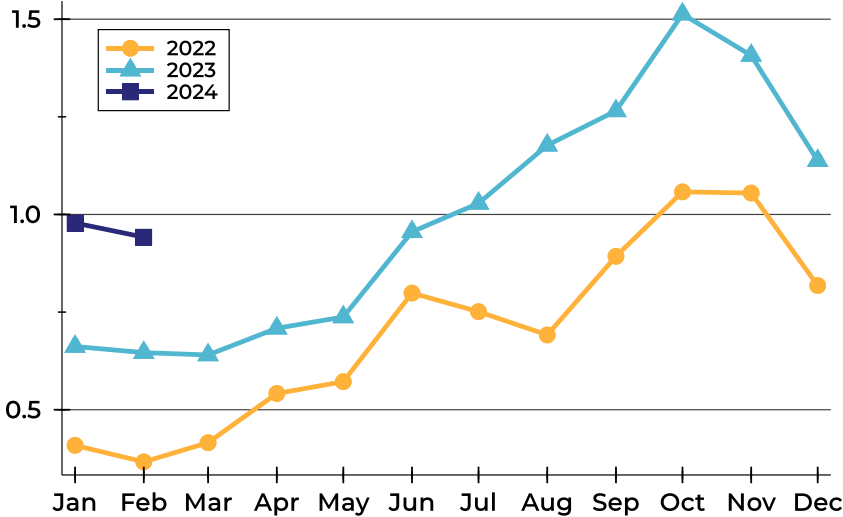
| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 34   | 56   | <b>50</b> |
| February  | 44   | 38   | <b>39</b> |
| March     | 19   | 25   |           |
| April     | 26   | 28   |           |
| May       | 26   | 26   |           |
| June      | 21   | 23   |           |
| July      | 29   | 32   |           |
| August    | 23   | 31   |           |
| September | 29   | 31   |           |
| October   | 29   | 33   |           |
| November  | 36   | 44   |           |
| December  | 45   | 54   |           |



# Topeka MSA & Douglas County Months' Supply Analysis

## Months' Supply by Month

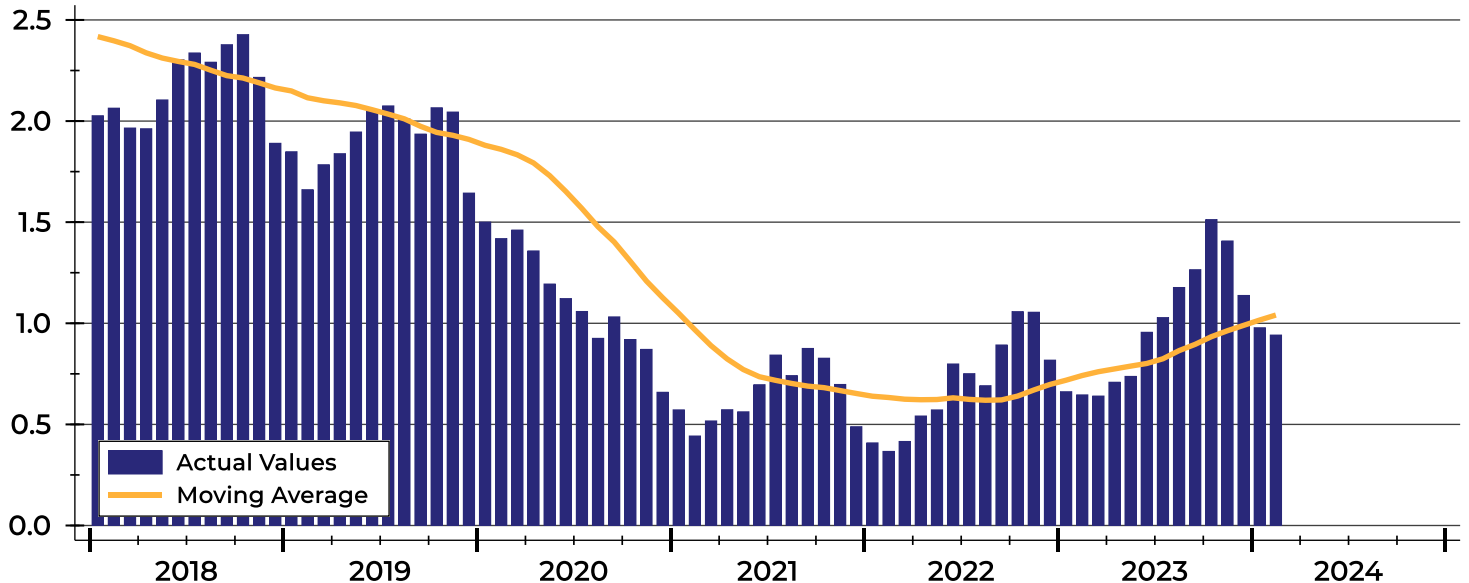
Months



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

## History of Month's Supply

Months





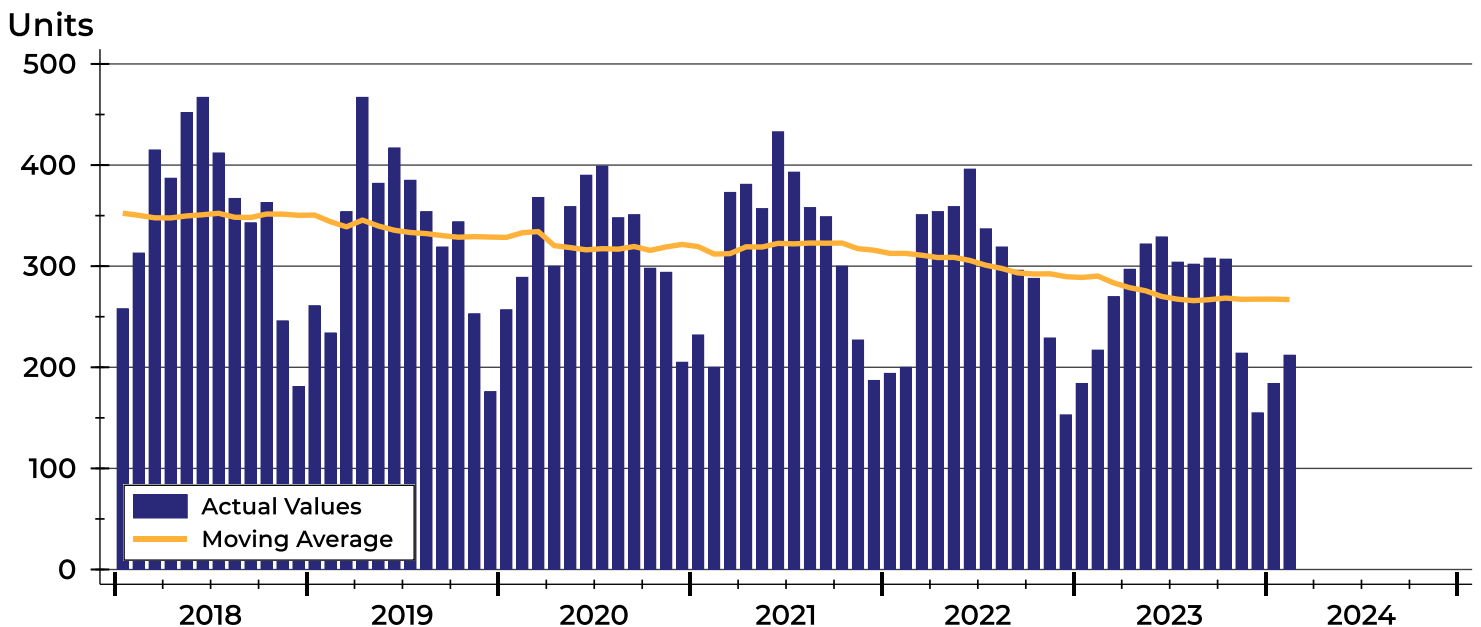
# Topeka MSA & Douglas County New Listings Analysis

| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 212     | 217           | -2.3%  |
|                                     | Volume (1,000s)    | 49,507  | 47,210        | 4.9%   |
|                                     | Average List Price | 233,522 | 217,557       | 7.3%   |
|                                     | Median List Price  | 190,000 | 170,000       | 11.8%  |
| Year-to-Date                        | New Listings       | 396     | 401           | -1.2%  |
|                                     | Volume (1,000s)    | 87,328  | 84,589        | 3.2%   |
|                                     | Average List Price | 220,525 | 210,945       | 4.5%   |
|                                     | Median List Price  | 189,000 | 175,000       | 8.0%   |

A total of 212 new listings were added in the Topeka MSA & Douglas County during February, down 2.3% from the same month in 2023. Year-to-date the Topeka MSA & Douglas County has seen 396 new listings.

The median list price of these homes was \$190,000 up from \$170,000 in 2023.

## History of New Listings

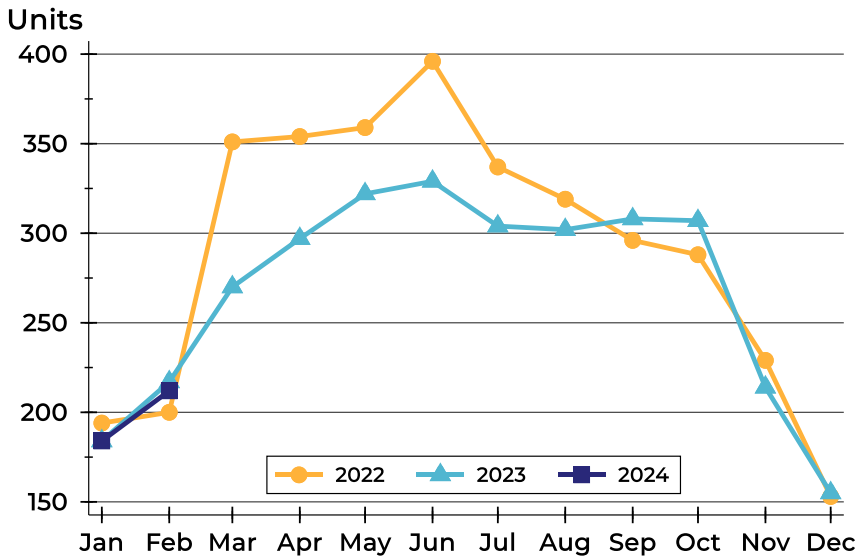






## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 194  | 184  | <b>184</b> |
| February  | 200  | 217  | <b>212</b> |
| March     | 351  | 270  |            |
| April     | 354  | 297  |            |
| May       | 359  | 322  |            |
| June      | 396  | 329  |            |
| July      | 337  | 304  |            |
| August    | 319  | 302  |            |
| September | 296  | 308  |            |
| October   | 288  | 307  |            |
| November  | 229  | 214  |            |
| December  | 153  | 155  |            |

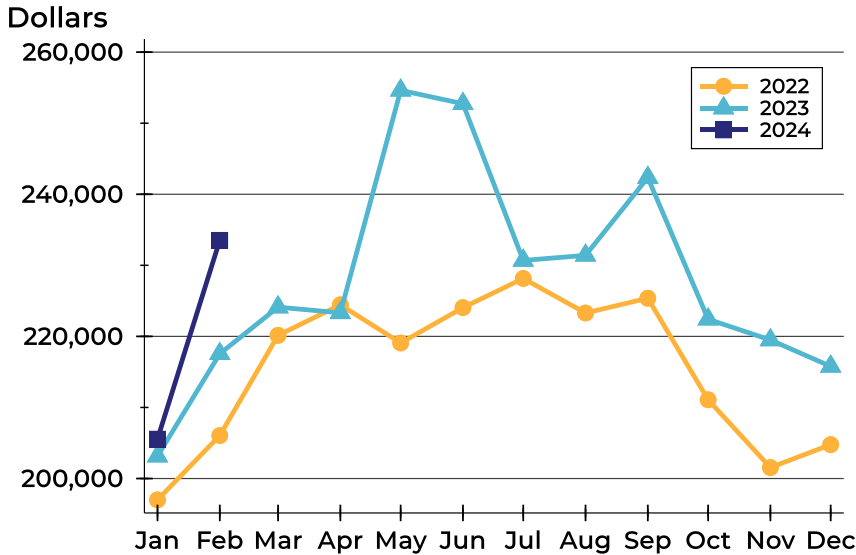
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 13           | 6.1%    | 39,377     | 40,000  | 9              | 10   | 99.1%               | 100.0% |
| \$50,000-\$99,999   | 35           | 16.5%   | 77,597     | 80,000  | 12             | 9    | 99.9%               | 100.0% |
| \$100,000-\$124,999 | 10           | 4.7%    | 115,429    | 116,500 | 9              | 3    | 101.0%              | 100.0% |
| \$125,000-\$149,999 | 15           | 7.1%    | 142,460    | 140,000 | 8              | 3    | 98.8%               | 100.0% |
| \$150,000-\$174,999 | 13           | 6.1%    | 159,031    | 159,500 | 9              | 6    | 99.2%               | 100.0% |
| \$175,000-\$199,999 | 29           | 13.7%   | 186,433    | 185,000 | 9              | 6    | 99.7%               | 100.0% |
| \$200,000-\$249,999 | 33           | 15.6%   | 226,609    | 225,000 | 11             | 7    | 99.7%               | 100.0% |
| \$250,000-\$299,999 | 14           | 6.6%    | 274,341    | 275,000 | 10             | 5    | 98.8%               | 100.0% |
| \$300,000-\$399,999 | 16           | 7.5%    | 348,969    | 349,900 | 13             | 10   | 97.7%               | 100.0% |
| \$400,000-\$499,999 | 20           | 9.4%    | 453,084    | 449,450 | 16             | 13   | 99.4%               | 100.0% |
| \$500,000-\$749,999 | 11           | 5.2%    | 609,236    | 599,900 | 20             | 19   | 98.4%               | 100.0% |
| \$750,000-\$999,999 | 3            | 1.4%    | 949,333    | 995,000 | 17             | 20   | 100.0%              | 100.0% |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



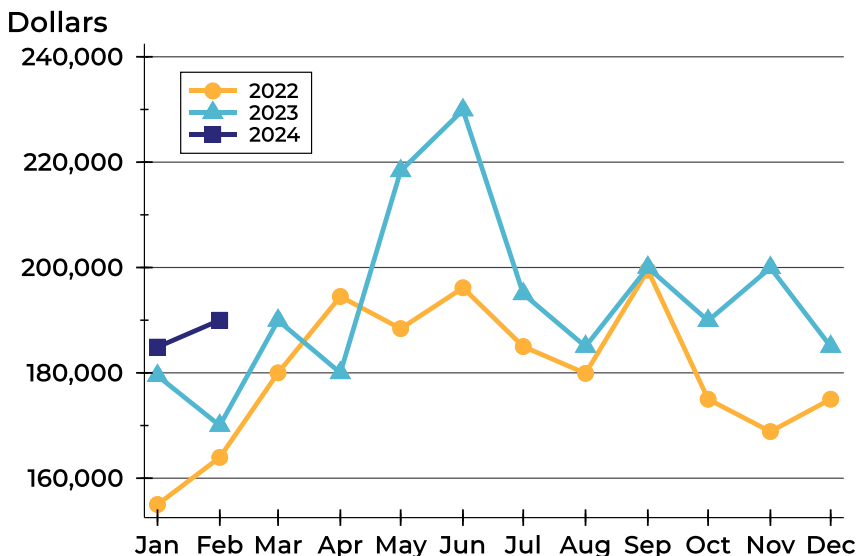
## Topeka MSA & Douglas County New Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 196,996 | 203,147 | <b>205,550</b> |
| <b>February</b>  | 206,048 | 217,557 | <b>233,522</b> |
| <b>March</b>     | 220,151 | 224,120 |                |
| <b>April</b>     | 224,448 | 223,315 |                |
| <b>May</b>       | 219,072 | 254,628 |                |
| <b>June</b>      | 224,050 | 252,745 |                |
| <b>July</b>      | 228,155 | 230,689 |                |
| <b>August</b>    | 223,292 | 231,408 |                |
| <b>September</b> | 225,374 | 242,350 |                |
| <b>October</b>   | 211,083 | 222,417 |                |
| <b>November</b>  | 201,540 | 219,495 |                |
| <b>December</b>  | 204,773 | 215,787 |                |

### Median Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 155,000 | 179,450 | <b>184,900</b> |
| <b>February</b>  | 163,950 | 170,000 | <b>190,000</b> |
| <b>March</b>     | 180,000 | 189,950 |                |
| <b>April</b>     | 194,500 | 180,000 |                |
| <b>May</b>       | 188,400 | 218,350 |                |
| <b>June</b>      | 196,150 | 229,900 |                |
| <b>July</b>      | 185,000 | 195,000 |                |
| <b>August</b>    | 179,900 | 185,000 |                |
| <b>September</b> | 199,500 | 200,000 |                |
| <b>October</b>   | 175,000 | 189,900 |                |
| <b>November</b>  | 168,850 | 199,950 |                |
| <b>December</b>  | 175,000 | 185,000 |                |



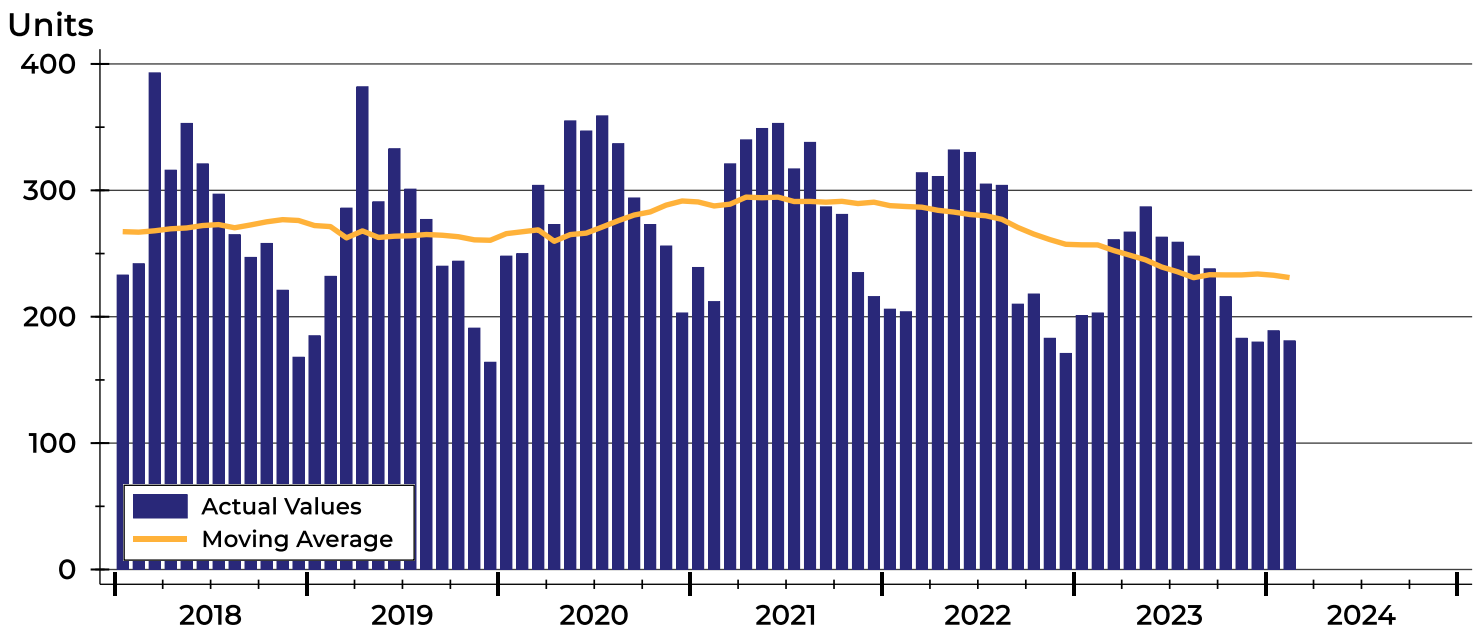
## Topeka MSA & Douglas County Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | February       |         |        | Year-to-Date   |         |        |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
|  |                     | 2024           | 2023    | Change | 2024           | 2023    | Change |
| Contracts Written                        |                     | <b>181</b>     | 203     | -10.8% | <b>370</b>     | 404     | -8.4%  |
| Volume (1,000s)                          |                     | <b>39,118</b>  | 40,041  | -2.3%  | <b>77,678</b>  | 79,975  | -2.9%  |
| Average                                  | Sale Price          | <b>216,123</b> | 197,245 | 9.6%   | <b>209,940</b> | 197,958 | 6.1%   |
|  | Days on Market      | <b>31</b>      | 22      | 40.9%  | <b>32</b>      | 25      | 28.0%  |
|  | Percent of Original | <b>97.9%</b>   | 98.2%   | -0.3%  | <b>96.8%</b>   | 97.5%   | -0.7%  |
| Median                                   | Sale Price          | <b>189,900</b> | 169,950 | 11.7%  | <b>184,900</b> | 169,839 | 8.9%   |
|  | Days on Market      | <b>9</b>       | 3       | 200.0% | <b>10</b>      | 5       | 100.0% |
|  | Percent of Original | <b>100.0%</b>  | 100.0%  | 0.0%   | <b>100.0%</b>  | 100.0%  | 0.0%   |

A total of 181 contracts for sale were written in the Topeka MSA & Douglas County during the month of February, down from 203 in 2023. The median list price of these homes was \$189,900, up from \$169,950 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 3 days in February 2023.

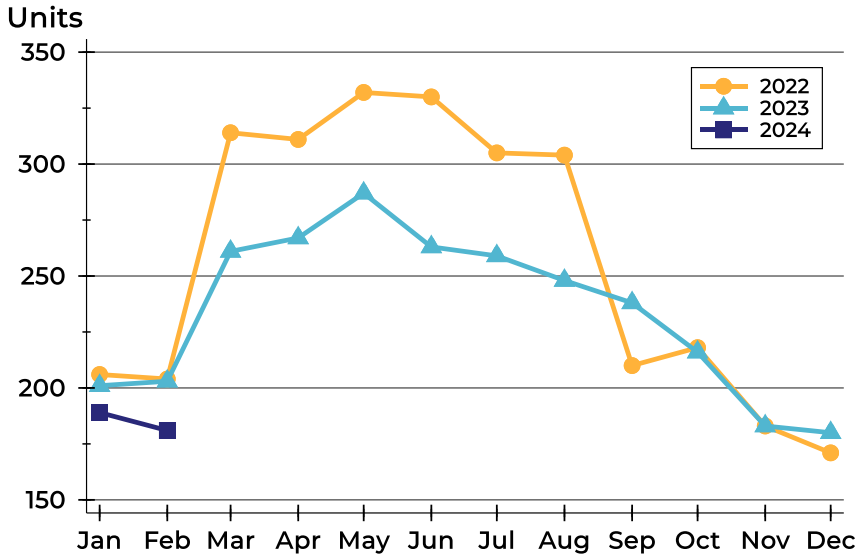
## History of Contracts Written





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 206  | 201  | <b>189</b> |
| February  | 204  | 203  | <b>181</b> |
| March     | 314  | 261  |            |
| April     | 311  | 267  |            |
| May       | 332  | 287  |            |
| June      | 330  | 263  |            |
| July      | 305  | 259  |            |
| August    | 304  | 248  |            |
| September | 210  | 238  |            |
| October   | 218  | 216  |            |
| November  | 183  | 183  |            |
| December  | 171  | 180  |            |

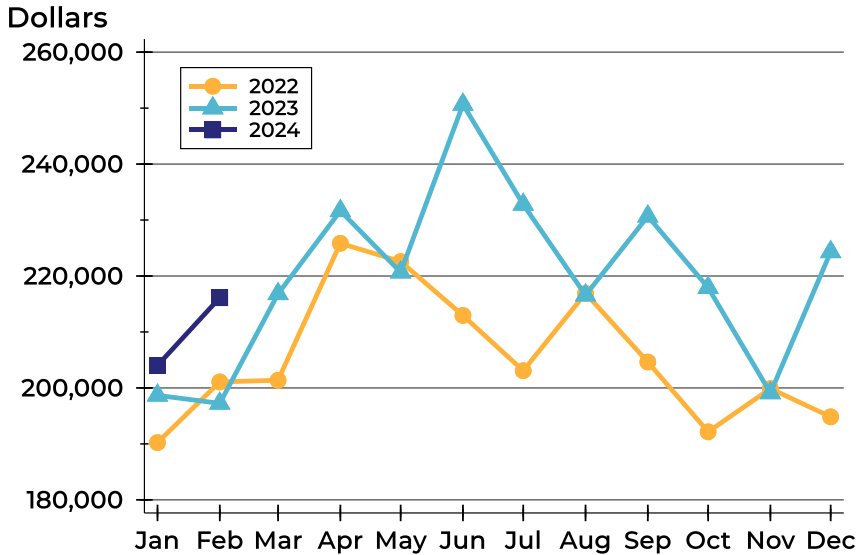
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 3                 | 1.7%    | 36,467     | 34,900  | 18             | 8    | 89.2%               | 91.8%  |
| \$50,000-\$99,999   | 29                | 16.0%   | 76,103     | 76,900  | 23             | 5    | 98.2%               | 100.0% |
| \$100,000-\$124,999 | 8                 | 4.4%    | 115,105    | 118,475 | 10             | 3    | 101.9%              | 100.0% |
| \$125,000-\$149,999 | 23                | 12.7%   | 140,878    | 140,000 | 27             | 15   | 97.6%               | 100.0% |
| \$150,000-\$174,999 | 12                | 6.6%    | 160,783    | 159,500 | 22             | 10   | 98.5%               | 100.0% |
| \$175,000-\$199,999 | 27                | 14.9%   | 187,383    | 189,000 | 21             | 4    | 98.4%               | 100.0% |
| \$200,000-\$249,999 | 24                | 13.3%   | 226,753    | 229,000 | 32             | 5    | 98.5%               | 100.0% |
| \$250,000-\$299,999 | 20                | 11.0%   | 277,042    | 275,000 | 25             | 14   | 98.5%               | 100.0% |
| \$300,000-\$399,999 | 16                | 8.8%    | 330,694    | 327,000 | 53             | 17   | 96.4%               | 98.5%  |
| \$400,000-\$499,999 | 13                | 7.2%    | 454,108    | 449,900 | 69             | 13   | 95.8%               | 100.0% |
| \$500,000-\$749,999 | 6                 | 3.3%    | 579,100    | 584,950 | 49             | 22   | 98.5%               | 99.6%  |
| \$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    |



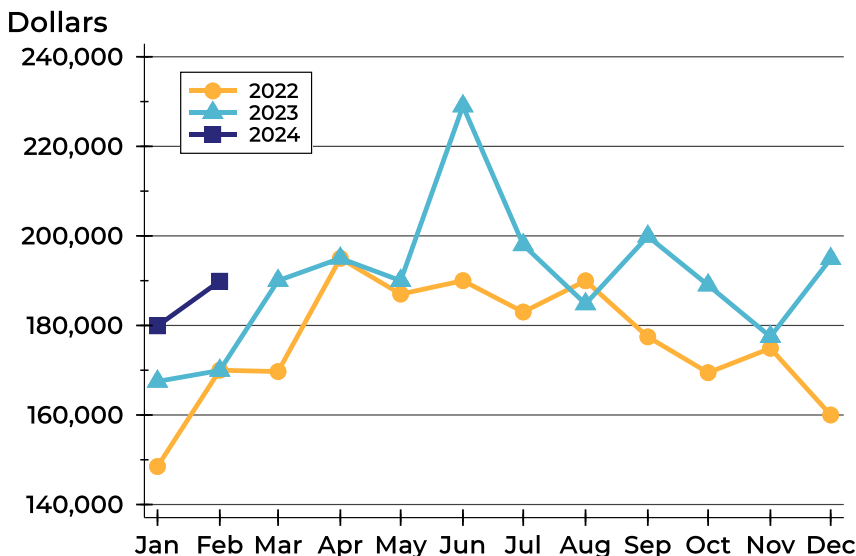
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 190,241 | 198,679 | <b>204,020</b> |
| February  | 201,076 | 197,245 | <b>216,123</b> |
| March     | 201,369 | 216,818 |                |
| April     | 225,842 | 231,640 |                |
| May       | 222,595 | 220,676 |                |
| June      | 212,952 | 250,657 |                |
| July      | 203,075 | 232,784 |                |
| August    | 216,919 | 216,578 |                |
| September | 204,632 | 230,675 |                |
| October   | 192,159 | 217,927 |                |
| November  | 199,883 | 199,103 |                |
| December  | 194,836 | 224,312 |                |

### Median Price

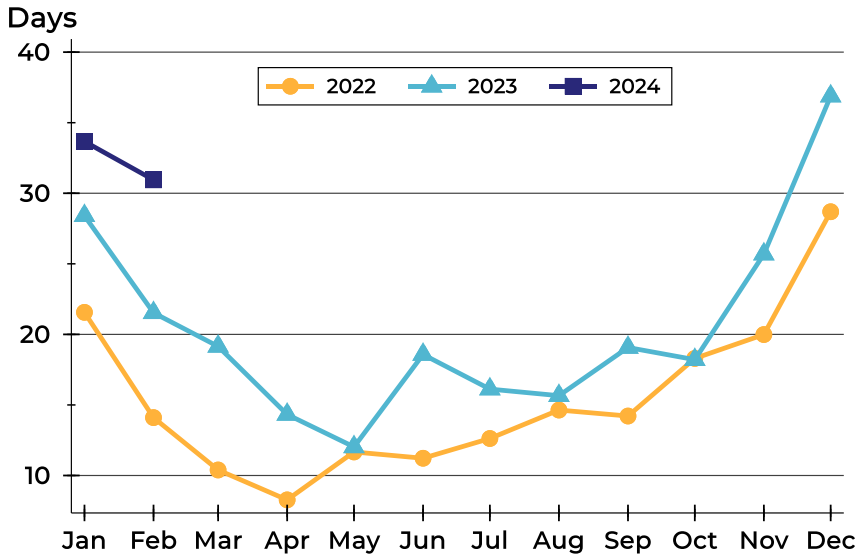


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 148,500 | 167,500 | <b>179,900</b> |
| February  | 170,000 | 169,950 | <b>189,900</b> |
| March     | 169,700 | 190,000 |                |
| April     | 195,000 | 195,000 |                |
| May       | 187,000 | 190,000 |                |
| June      | 190,000 | 229,000 |                |
| July      | 183,000 | 198,000 |                |
| August    | 189,975 | 184,800 |                |
| September | 177,450 | 199,900 |                |
| October   | 169,450 | 189,000 |                |
| November  | 174,900 | 177,500 |                |
| December  | 160,000 | 194,900 |                |



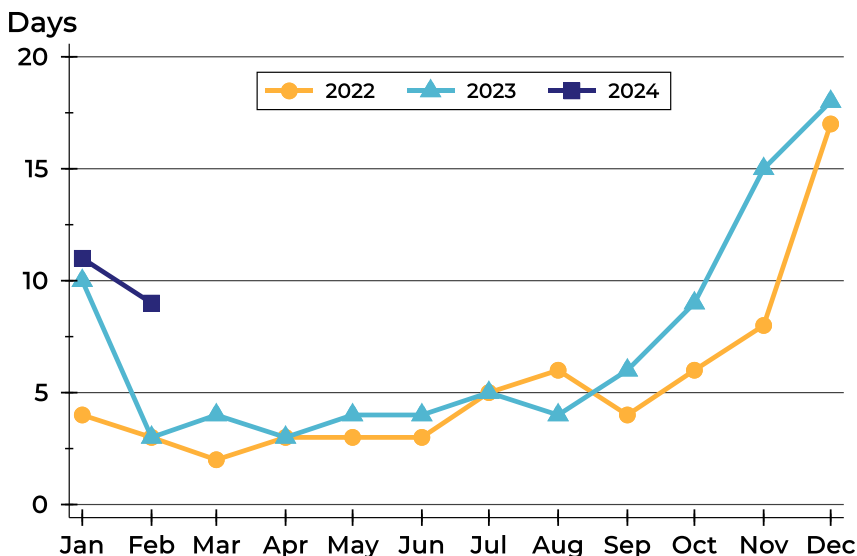
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 22   | 28   | <b>34</b> |
| February  | 14   | 22   | <b>31</b> |
| March     | 10   | 19   |           |
| April     | 8    | 14   |           |
| May       | 12   | 12   |           |
| June      | 11   | 19   |           |
| July      | 13   | 16   |           |
| August    | 15   | 16   |           |
| September | 14   | 19   |           |
| October   | 18   | 18   |           |
| November  | 20   | 26   |           |
| December  | 29   | 37   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 4    | 10   | <b>11</b> |
| February  | 3    | 3    | <b>9</b>  |
| March     | 2    | 4    |           |
| April     | 3    | 3    |           |
| May       | 3    | 4    |           |
| June      | 3    | 4    |           |
| July      | 5    | 5    |           |
| August    | 6    | 4    |           |
| September | 4    | 6    |           |
| October   | 6    | 9    |           |
| November  | 8    | 15   |           |
| December  | 17   | 18   |           |



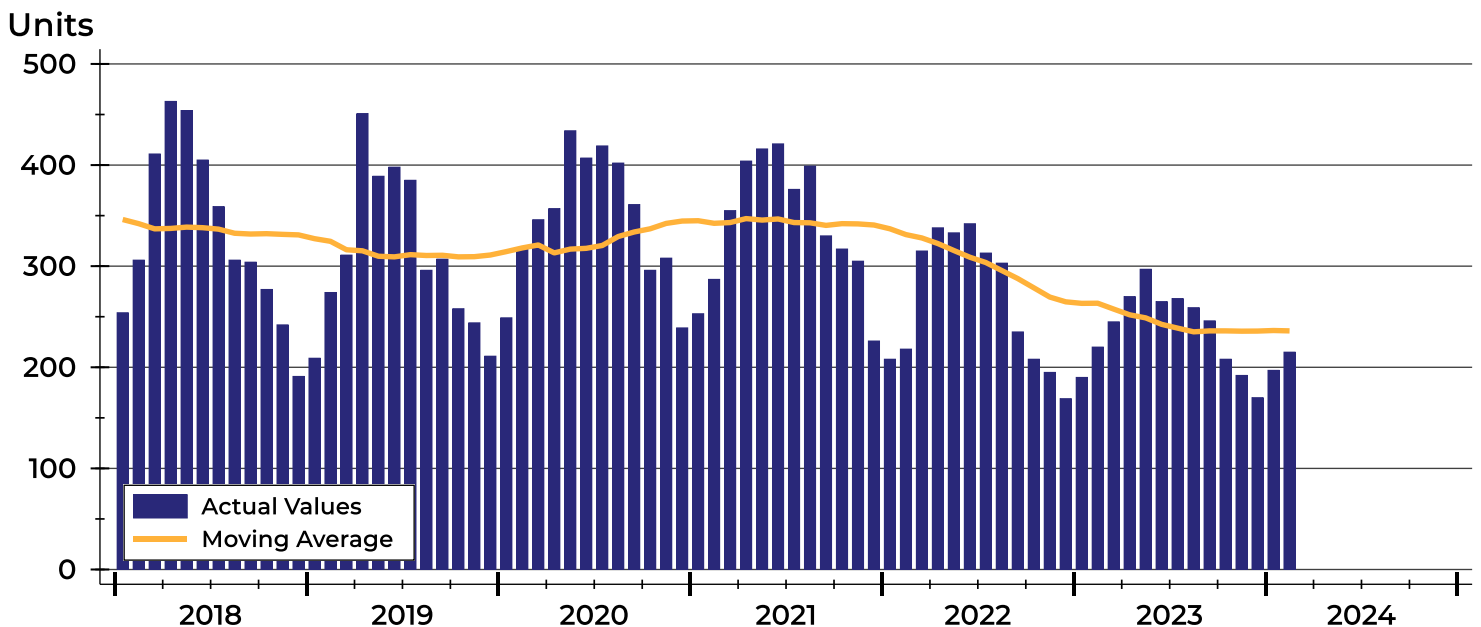
# Topeka MSA & Douglas County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 215             | 220     | -2.3%  |
| Volume (1,000s)                          |                     | 50,039          | 47,161  | 6.1%   |
| Average                                  | List Price          | 232,740         | 214,370 | 8.6%   |
|  | Days on Market      | 34              | 26      | 30.8%  |
|  | Percent of Original | 98.0%           | 98.3%   | -0.3%  |
| Median                                   | List Price          | 196,500         | 189,450 | 3.7%   |
|  | Days on Market      | 12              | 5       | 140.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 215 listings in the Topeka MSA & Douglas County had contracts pending at the end of February, down from 220 contracts pending at the end of February 2023.

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

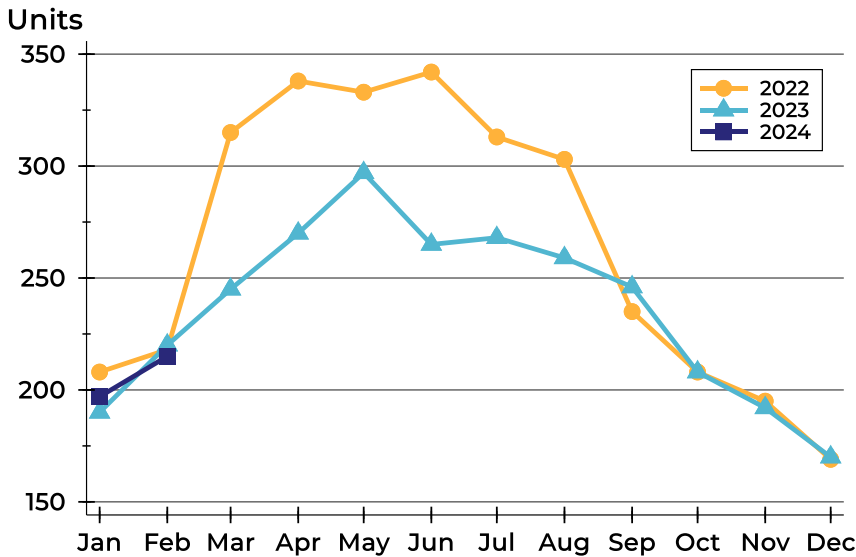
## History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 208  | 190  | <b>197</b> |
| February  | 218  | 220  | <b>215</b> |
| March     | 315  | 245  |            |
| April     | 338  | 270  |            |
| May       | 333  | 297  |            |
| June      | 342  | 265  |            |
| July      | 313  | 268  |            |
| August    | 303  | 259  |            |
| September | 235  | 246  |            |
| October   | 208  | 208  |            |
| November  | 195  | 192  |            |
| December  | 169  | 170  |            |

### Pending Contracts by Price Range

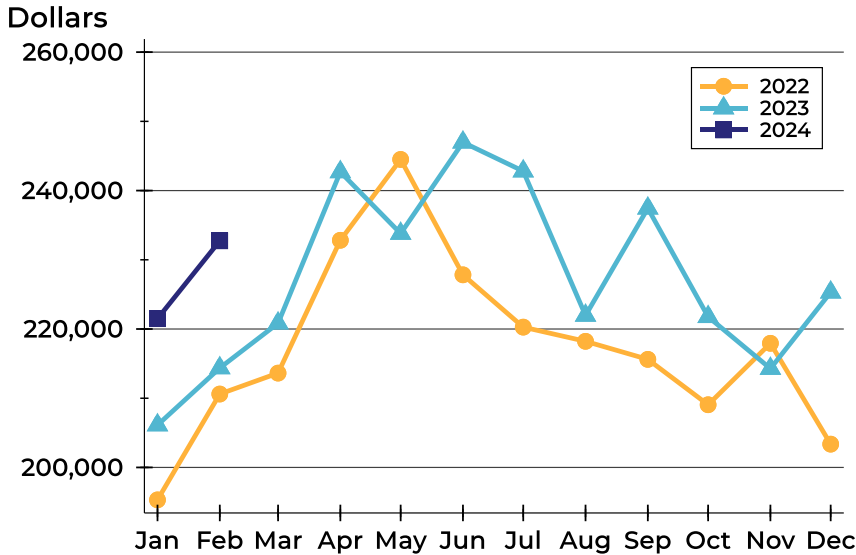
| Price Range         | Pending Contracts |         | List Price |           | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median    | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 1                 | 0.5%    | 16,500     | 16,500    | 0              | 0    | 100.0%              | 100.0% |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 28                | 13.0%   | 77,334     | 77,950    | 29             | 7    | 97.7%               | 100.0% |
| \$100,000-\$124,999 | 13                | 6.0%    | 118,434    | 120,000   | 10             | 2    | 99.6%               | 100.0% |
| \$125,000-\$149,999 | 23                | 10.7%   | 142,413    | 142,500   | 40             | 32   | 97.9%               | 100.0% |
| \$150,000-\$174,999 | 15                | 7.0%    | 158,360    | 158,900   | 23             | 3    | 99.1%               | 100.0% |
| \$175,000-\$199,999 | 32                | 14.9%   | 187,345    | 187,750   | 25             | 6    | 98.2%               | 100.0% |
| \$200,000-\$249,999 | 30                | 14.0%   | 225,449    | 227,000   | 31             | 5    | 98.7%               | 100.0% |
| \$250,000-\$299,999 | 27                | 12.6%   | 278,466    | 275,000   | 26             | 9    | 98.5%               | 100.0% |
| \$300,000-\$399,999 | 24                | 11.2%   | 335,521    | 336,203   | 51             | 23   | 96.3%               | 97.1%  |
| \$400,000-\$499,999 | 14                | 6.5%    | 461,664    | 450,000   | 69             | 13   | 95.8%               | 100.0% |
| \$500,000-\$749,999 | 7                 | 3.3%    | 597,671    | 595,000   | 50             | 23   | 97.8%               | 99.1%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 1                 | 0.5%    | 1,690,000  | 1,690,000 | 111            | 111  | 100.0%              | 100.0% |





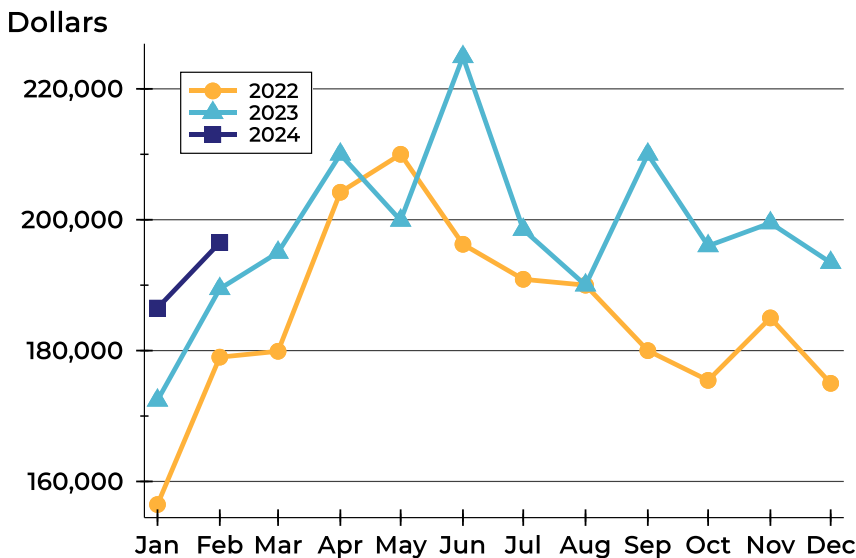
# Topeka MSA & Douglas County Pending Contracts Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 195,316 | 206,120 | <b>221,493</b> |
| February  | 210,606 | 214,370 | <b>232,740</b> |
| March     | 213,633 | 220,833 |                |
| April     | 232,819 | 242,693 |                |
| May       | 244,501 | 233,797 |                |
| June      | 227,830 | 246,977 |                |
| July      | 220,275 | 242,806 |                |
| August    | 218,226 | 221,959 |                |
| September | 215,617 | 237,441 |                |
| October   | 209,061 | 221,769 |                |
| November  | 217,936 | 214,286 |                |
| December  | 203,368 | 225,309 |                |

## Median Price

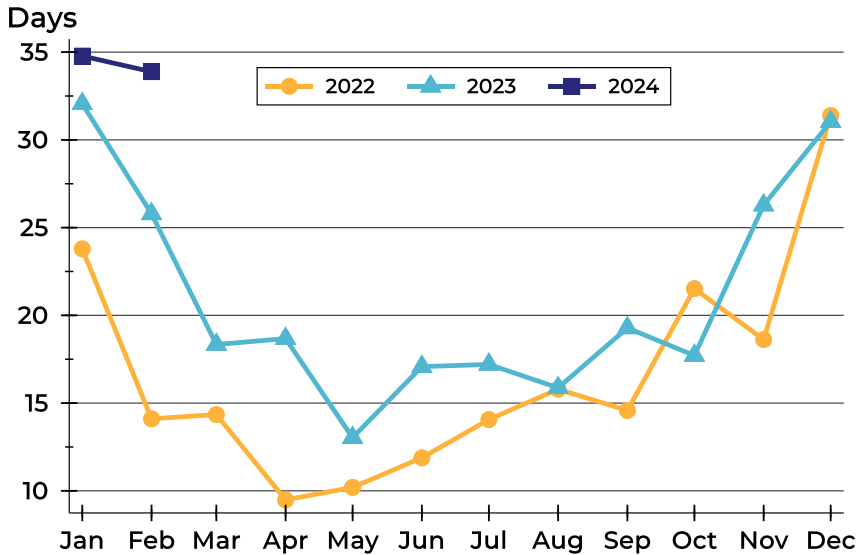


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 156,475 | 172,400 | <b>186,500</b> |
| February  | 179,000 | 189,450 | <b>196,500</b> |
| March     | 179,900 | 195,000 |                |
| April     | 204,200 | 210,000 |            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



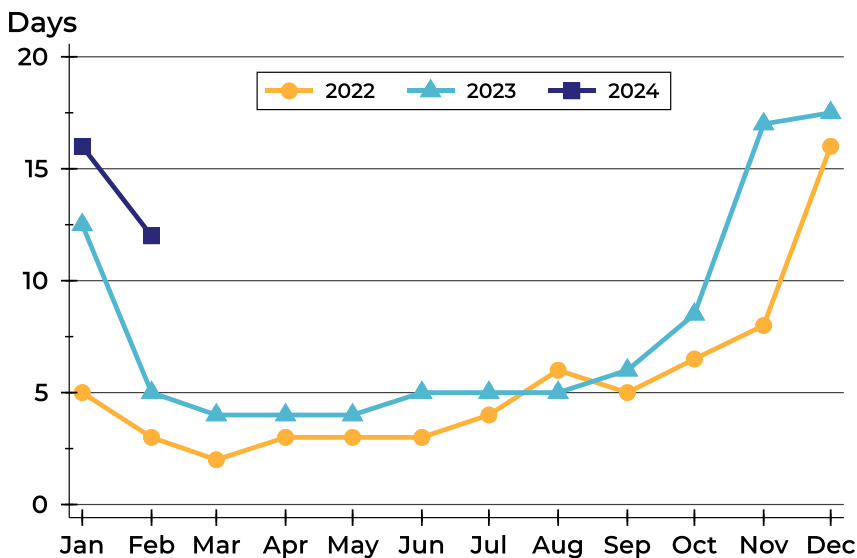
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 24   | 32   | <b>35</b> |
| February  | 14   | 26   | <b>34</b> |
| March     | 14   | 18   |           |
| April     | 9    | 19   |           |
| May       | 10   | 13   |           |
| June      | 12   | 17   |           |
| July      | 14   | 17   |           |
| August    | 16   | 16   |           |
| September | 15   | 19   |           |
| October   | 22   | 18   |           |
| November  | 19   | 26   |           |
| December  | 31   | 31   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 5    | 13   | <b>16</b> |
| February  | 3    | 5    | <b>12</b> |
| March     | 2    | 4    |           |
| April     | 3    | 4    |           |
| May       | 3    | 4    |           |
| June      | 3    | 5    |           |
| July      | 4    | 5    |           |
| August    | 6    | 5    |           |
| September | 5    | 6    |           |
| October   | 7    | 9    |           |
| November  | 8    | 17   |           |
| December  | 16   | 18   |           |



# Topeka Metropolitan Area Housing Report



## Market Overview

### Topeka MSA Home Sales Fell in February

Total home sales in the Topeka MSA fell last month to 166 units, compared to 172 units in February 2023. Total sales volume was \$33.6 million, down from a year earlier.

The median sale price in February was \$175,000, up from \$162,250 a year earlier. Homes that sold in February were typically on the market for 11 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA at the end of February was 208 units, up from 153 at the same point in 2023. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$234,900.

During February, a total of 172 contracts were written down from 194 in February 2023. At the end of the month, there were 203 contracts still pending.

## Report Contents

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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



## Topeka Metropolitan Area Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>166</b>     | <b>172</b>     | <b>170</b>     | <b>332</b>     | <b>333</b>     | <b>390</b>     |
| Change from prior year                        |                              | -3.5%          | 1.2%           | -11.9%         | -0.3%          | -14.6%         | 3.2%           |
| <b>Active Listings</b>                        |                              | <b>208</b>     | <b>153</b>     | <b>96</b>      | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 35.9%          | 59.4%          | -20.7%         |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>0.9</b>     | <b>0.6</b>     | <b>0.3</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 50.0%          | 100.0%         | -25.0%         |                |                |                |
| <b>New Listings</b>                           |                              | <b>201</b>     | <b>206</b>     | <b>191</b>     | <b>380</b>     | <b>381</b>     | <b>378</b>     |
| Change from prior year                        |                              | -2.4%          | 7.9%           | 0.5%           | -0.3%          | 0.8%           | -8.0%          |
| <b>Contracts Written</b>                      |                              | <b>172</b>     | <b>194</b>     | <b>198</b>     | <b>355</b>     | <b>387</b>     | <b>391</b>     |
| Change from prior year                        |                              | -11.3%         | -2.0%          | -2.0%          | -8.3%          | -1.0%          | -9.1%          |
| <b>Pending Contracts</b>                      |                              | <b>203</b>     | <b>210</b>     | <b>211</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | -3.3%          | -0.5%          | -22.7%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>33,609</b>  | <b>33,857</b>  | <b>29,308</b>  | <b>67,222</b>  | <b>60,912</b>  | <b>68,876</b>  |
| Change from prior year                        |                              | -0.7%          | 15.5%          | -9.3%          | 10.4%          | -11.6%         | 7.1%           |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>202,464</b> | <b>196,845</b> | <b>172,403</b> | <b>202,475</b> | <b>182,918</b> | <b>176,606</b> |
|   | Change from prior year       | 2.9%           | 14.2%          | 3.0%           | 10.7%          | 3.6%           | 3.8%           |
|   | <b>List Price of Actives</b> | <b>288,488</b> | <b>330,989</b> | <b>266,806</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -12.8%         | 24.1%          | 17.3%          |                |                |                |
|   | <b>Days on Market</b>        | <b>28</b>      | <b>28</b>      | <b>21</b>      | <b>30</b>      | <b>26</b>      | <b>22</b>      |
| Change from prior year                        | 0.0%                         | 33.3%          | -8.7%          | 15.4%          | 18.2%          | -15.4%         |                |
| <b>Percent of List</b>                        | <b>98.1%</b>                 | <b>98.5%</b>   | <b>100.3%</b>  | <b>98.1%</b>   | <b>97.9%</b>   | <b>99.4%</b>   |                |
| Change from prior year                        | -0.4%                        | -1.8%          | 1.3%           | 0.2%           | -1.5%          | 0.9%           |                |
| <b>Percent of Original</b>                    | <b>96.0%</b>                 | <b>96.2%</b>   | <b>98.8%</b>   | <b>95.9%</b>   | <b>95.6%</b>   | <b>97.7%</b>   |                |
| Change from prior year                        | -0.2%                        | -2.6%          | 0.7%           | 0.3%           | -2.1%          | 0.2%           |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>175,000</b> | <b>162,250</b> | <b>148,250</b> | <b>180,700</b> | <b>160,000</b> | <b>152,250</b> |
|   | Change from prior year       | 7.9%           | 9.4%           | -3.1%          | 12.9%          | 5.1%           | 1.2%           |
|   | <b>List Price of Actives</b> | <b>234,900</b> | <b>245,000</b> | <b>219,250</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | -4.1%          | 11.7%          | 27.8%          |                |                |                |
|   | <b>Days on Market</b>        | <b>11</b>      | <b>12</b>      | <b>5</b>       | <b>13</b>      | <b>11</b>      | <b>5</b>       |
| Change from prior year                        | -8.3%                        | 140.0%         | 0.0%           | 18.2%          | 120.0%         | -16.7%         |                |
| <b>Percent of List</b>                        | <b>100.0%</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                        | 0.0%                         | 0.0%           | 0.0%           | 0.0%           | 0.0%           | 0.0%           |                |
| <b>Percent of Original</b>                    | <b>98.2%</b>                 | <b>97.9%</b>   | <b>100.0%</b>  | <b>97.7%</b>   | <b>97.5%</b>   | <b>100.0%</b>  |                |
| Change from prior year                        | 0.3%                         | -2.1%          | 0.0%           | 0.2%           | -2.5%          | 0.0%           |                |

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



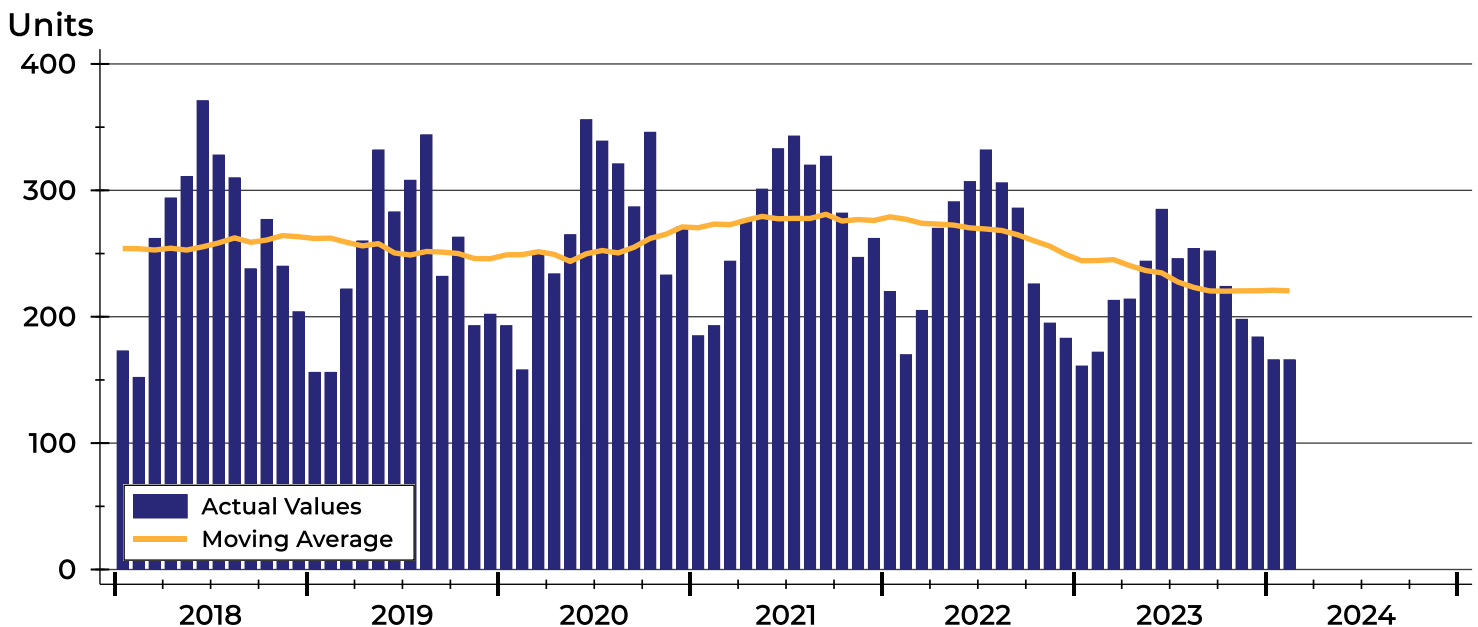
## Topeka Metropolitan Area Closed Listings Analysis

| Summary Statistics for Closed Listings |                     | 2024           | February 2023 | Change | 2024           | Year-to-Date 2023 | Change |
|--|---------------------|----------------|---------------|--------|----------------|-------------------|--------|
| Closed Listings                        |                     | <b>166</b>     | 172           | -3.5%  | <b>332</b>     | 333               | -0.3%  |
| Volume (1,000s)                        |                     | <b>33,609</b>  | 33,857        | -0.7%  | <b>67,222</b>  | 60,912            | 10.4%  |
| Months' Supply                         |                     | <b>0.9</b>     | 0.6           | 50.0%  | <b>N/A</b>     | N/A               | N/A    |
| Average                                | Sale Price          | <b>202,464</b> | 196,845       | 2.9%   | <b>202,475</b> | 182,918           | 10.7%  |
|  | Days on Market      | <b>28</b>      | 28            | 0.0%   | <b>30</b>      | 26                | 15.4%  |
|  | Percent of List     | <b>98.1%</b>   | 98.5%         | -0.4%  | <b>98.1%</b>   | 97.9%             | 0.2%   |
|  | Percent of Original | <b>96.0%</b>   | 96.2%         | -0.2%  | <b>95.9%</b>   | 95.6%             | 0.3%   |
| Median                                 | Sale Price          | <b>175,000</b> | 162,250       | 7.9%   | <b>180,700</b> | 160,000           | 12.9%  |
|  | Days on Market      | <b>11</b>      | 12            | -8.3%  | <b>13</b>      | 11                | 18.2%  |
|  | Percent of List     | <b>100.0%</b>  | 100.0%        | 0.0%   | <b>100.0%</b>  | 100.0%            | 0.0%   |
|  | Percent of Original | <b>98.2%</b>   | 97.9%         | 0.3%   | <b>97.7%</b>   | 97.5%             | 0.2%   |

A total of 166 homes sold in the Topeka MSA in February, down from 172 units in February 2023. Total sales volume fell to \$33.6 million compared to \$33.9 million in the previous year.

The median sales price in February was \$175,000, up 7.9% compared to the prior year. Median days on market was 11 days, down from 15 days in January, and down from 12 in February 2023.

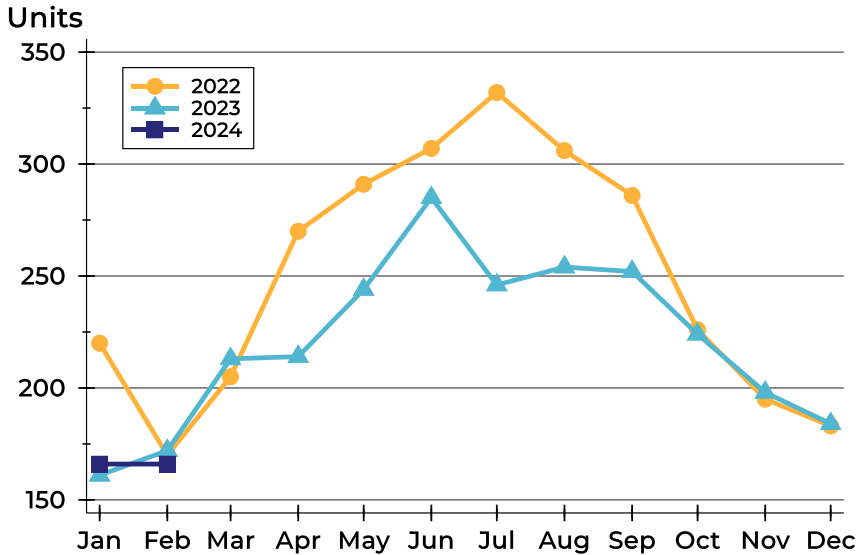
## History of Closed Listings





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



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

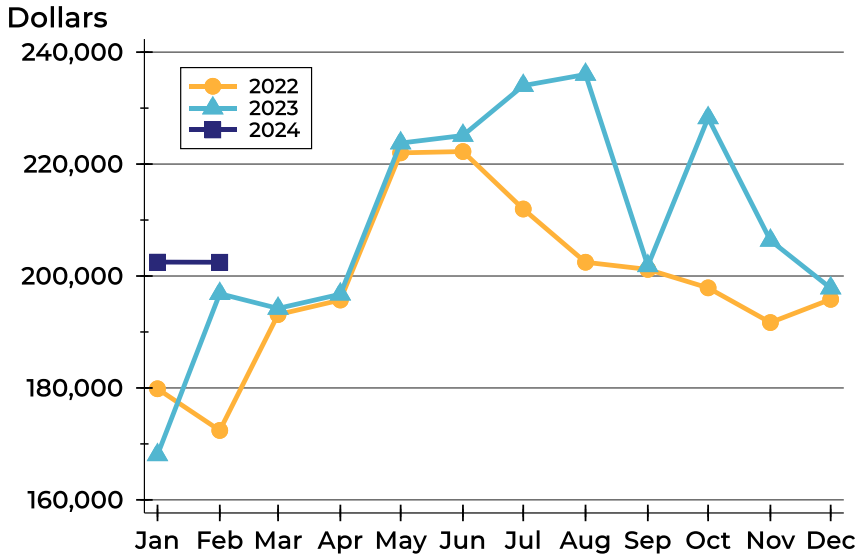
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |        |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.   |
| Below \$25,000      | 1      | 0.6%    | 0.5            | 16,000     | 16,000  | 26             | 26   | 80.0%              | 80.0%  | 80.0%               | 80.0%  |
| \$25,000-\$49,999   | 12     | 7.2%    | 2.0            | 38,442     | 38,837  | 25             | 4    | 97.0%              | 94.5%  | 91.4%               | 93.5%  |
| \$50,000-\$99,999   | 22     | 13.3%   | 0.8            | 75,396     | 75,000  | 33             | 6    | 96.1%              | 100.0% | 92.3%               | 99.2%  |
| \$100,000-\$124,999 | 13     | 7.8%    | 0.5            | 114,877    | 116,000 | 32             | 11   | 100.1%             | 100.0% | 97.9%               | 97.1%  |
| \$125,000-\$149,999 | 14     | 8.4%    | 0.6            | 136,911    | 139,250 | 14             | 4    | 98.6%              | 99.4%  | 98.2%               | 98.9%  |
| \$150,000-\$174,999 | 20     | 12.0%   | 0.5            | 163,758    | 165,000 | 20             | 10   | 97.8%              | 97.1%  | 96.7%               | 97.0%  |
| \$175,000-\$199,999 | 15     | 9.0%    | 0.8            | 186,513    | 185,000 | 20             | 9    | 99.4%              | 100.0% | 99.0%               | 100.0% |
| \$200,000-\$249,999 | 26     | 15.7%   | 0.9            | 221,777    | 219,950 | 26             | 13   | 98.2%              | 100.0% | 97.2%               | 100.0% |
| \$250,000-\$299,999 | 17     | 10.2%   | 0.5            | 270,247    | 266,500 | 28             | 22   | 99.4%              | 100.0% | 95.7%               | 96.3%  |
| \$300,000-\$399,999 | 14     | 8.4%    | 1.3            | 346,950    | 335,000 | 48             | 26   | 98.3%              | 100.0% | 97.3%               | 98.7%  |
| \$400,000-\$499,999 | 2      | 1.2%    | 1.8            | 465,000    | 465,000 | 34             | 34   | 98.4%              | 98.4%  | 98.4%               | 98.4%  |
| \$500,000-\$749,999 | 10     | 6.0%    | 2.5            | 584,225    | 571,375 | 39             | 13   | 98.3%              | 100.0% | 95.5%               | 100.0% |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |
| \$1,000,000 and up  | 0      | 0.0%    | 8.0            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A    |



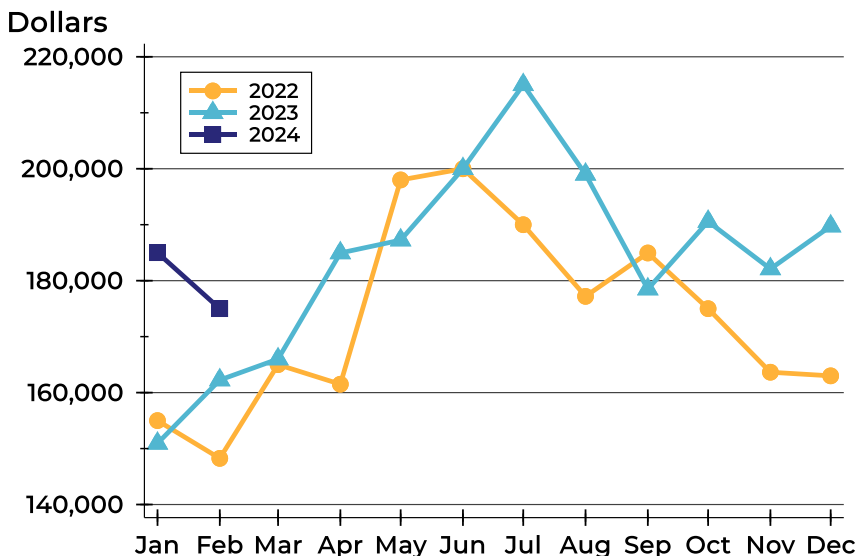
# Topeka Metropolitan Area Closed Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 179,853 | 168,040 | <b>202,486</b> |
| February  | 172,403 | 196,845 | <b>202,464</b> |
| March     | 193,111 | 194,207 |                |
| April     | 195,708 | 196,747 |                |
| May       | 222,005 | 223,752 |                |
| June      | 222,239 | 225,107 |                |
| July      | 211,973 | 234,017 |                |
| August    | 202,462 | 236,013 |                |
| September | 201,178 | 201,814 |                |
| October   | 197,888 | 228,252 |                |
| November  | 191,686 | 206,363 |                |
| December  | 195,832 | 197,841 |                |

## Median Price

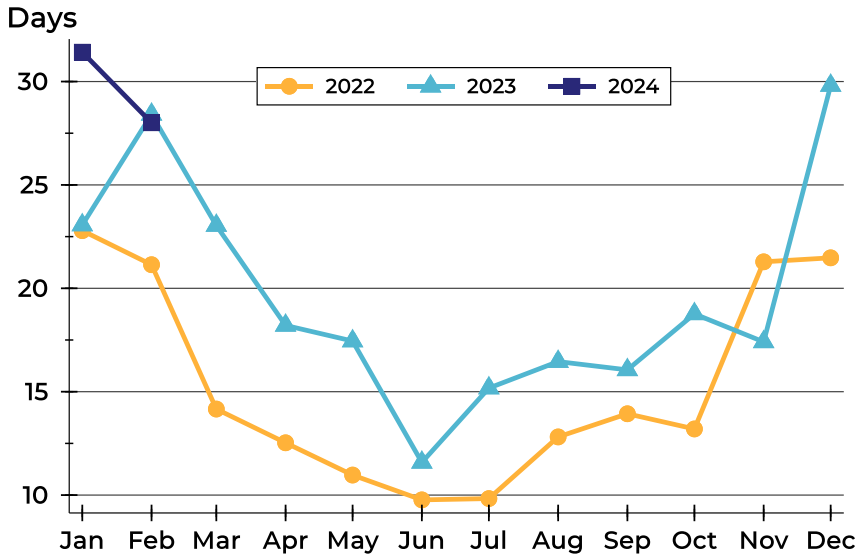


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 155,000 | 150,927 | <b>185,000</b> |
| February  | 148,250 | 162,250 | <b>175,000</b> |
| March     | 165,000 | 166,000 |                |
| April     | 161,500 | 184,950 |            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



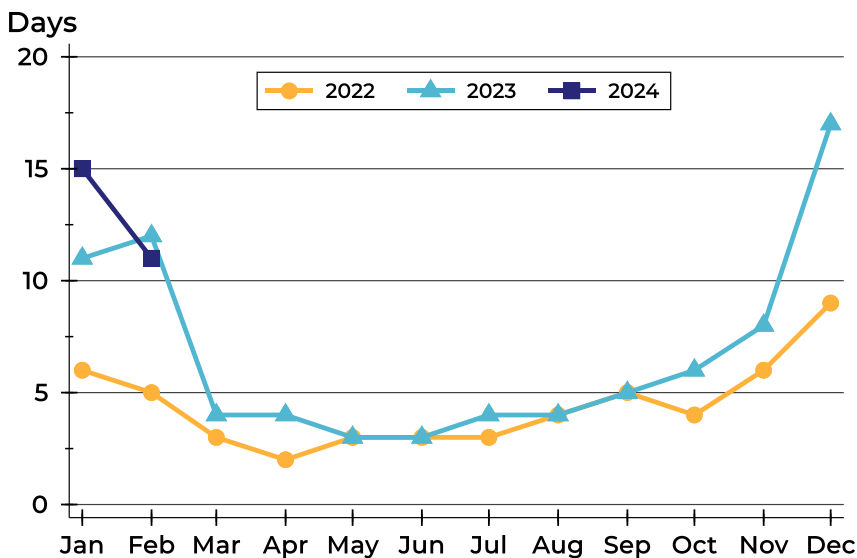
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



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

### Median DOM



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





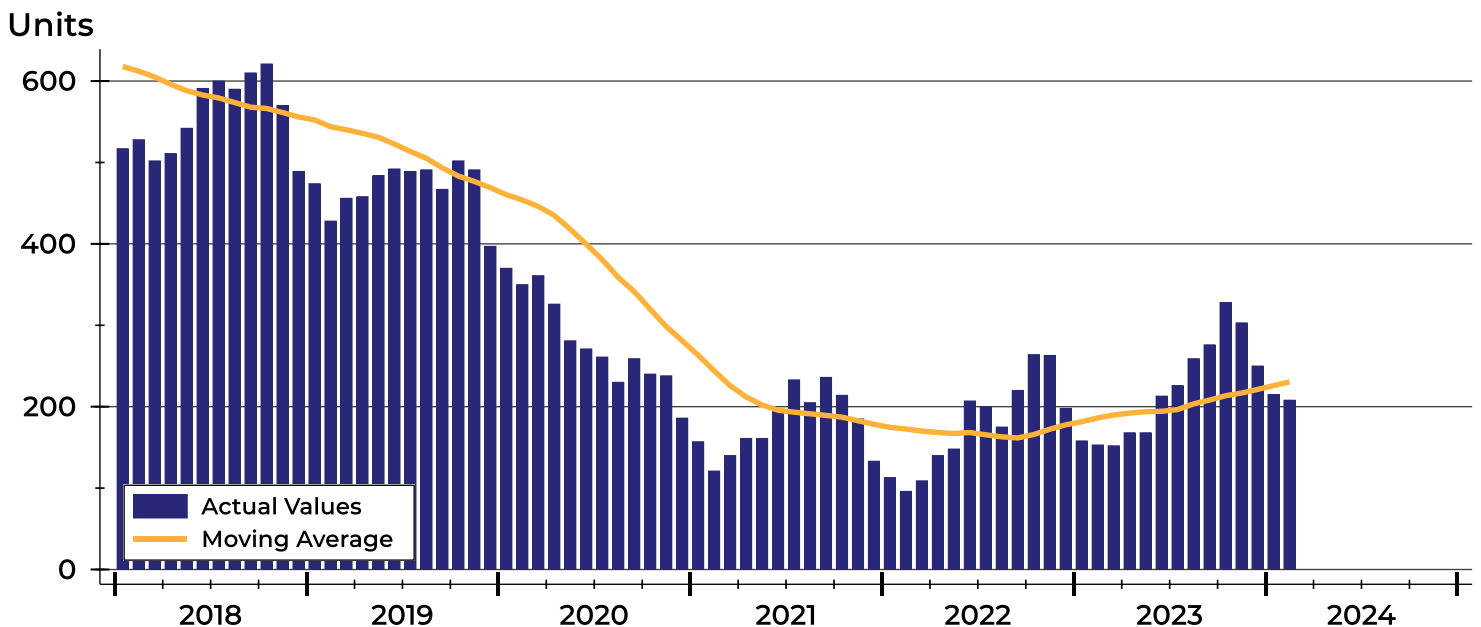
# Topeka Metropolitan Area Active Listings Analysis

| Summary Statistics for Active Listings |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Active Listings                        |                     | 208             | 153     | 35.9%  |
| Volume (1,000s)                        |                     | 60,005          | 50,641  | 18.5%  |
| Months' Supply                         |                     | 0.9             | 0.6     | 50.0%  |
| Average                                | List Price          | 288,488         | 330,989 | -12.8% |
|  | Days on Market      | 71              | 67      | 6.0%   |
|  | Percent of Original | 96.6%           | 96.9%   | -0.3%  |
| Median                                 | List Price          | 234,900         | 245,000 | -4.1%  |
|  | Days on Market      | 39              | 38      | 2.6%   |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 208 homes were available for sale in the Topeka MSA at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$234,900, down 4.1% from 2023. The typical time on market for active listings was 39 days, up from 38 days a year earlier.

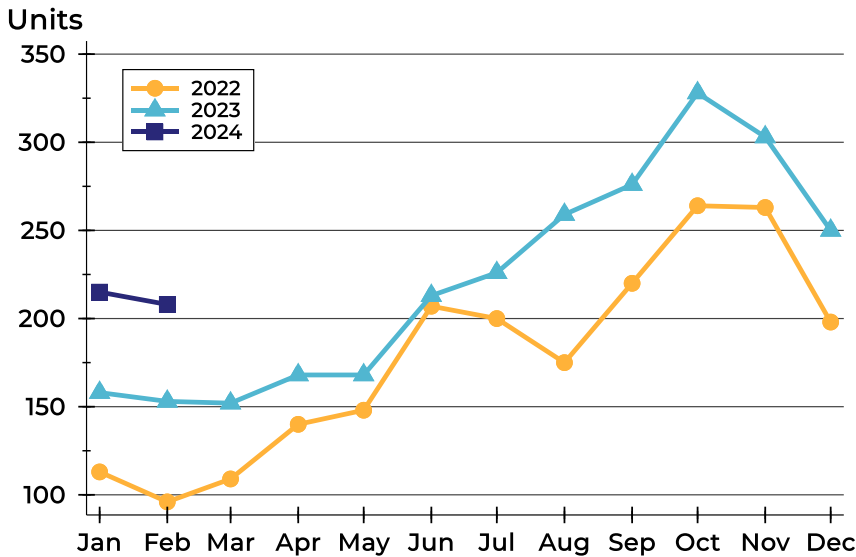
## History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 113  | 158  | <b>215</b> |
| February  | 96   | 153  | <b>208</b> |
| March     | 109  | 152  |            |
| April     | 140  | 168  |            |
| May       | 148  | 168  |            |
| June      | 207  | 213  |            |
| July      | 200  | 226  |            |
| August    | 175  | 259  |            |
| September | 220  | 276  |            |
| October   | 264  | 328  |            |
| November  | 263  | 303  |            |
| December  | 198  | 250  |            |

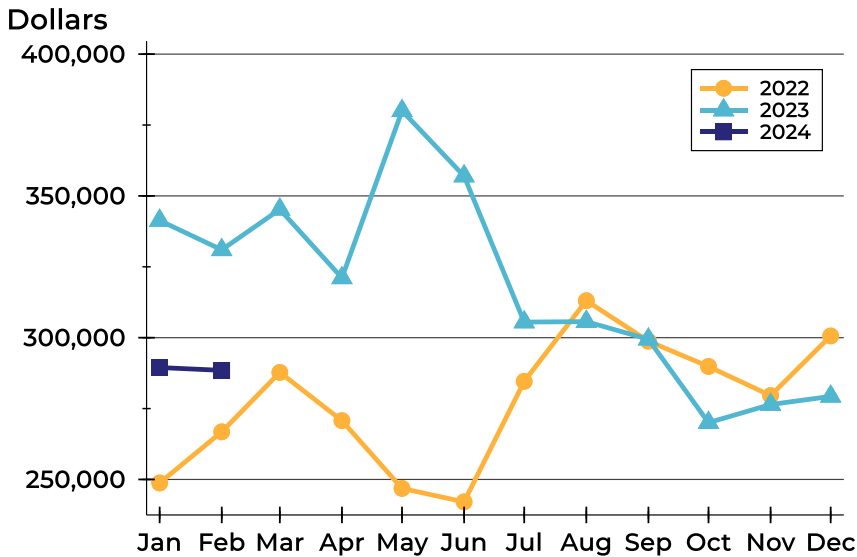
### Active Listings by Price Range

| Price Range         | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000      | 1                      | 0.5%                    | 0.5            | 18,000             | 18,000            | 127                 | 127                 | 78.3%                    | 78.3%                    |
| \$25,000-\$49,999   | 16                     | 7.7%                    | 2.0            | 41,893             | 43,950            | 56                  | 34                  | 93.7%                    | 100.0%                   |
| \$50,000-\$99,999   | 25                     | 12.0%                   | 0.8            | 75,612             | 74,900            | 55                  | 37                  | 94.2%                    | 100.0%                   |
| \$100,000-\$124,999 | 7                      | 3.4%                    | 0.5            | 115,529            | 119,000           | 69                  | 31                  | 91.4%                    | 95.2%                    |
| \$125,000-\$149,999 | 12                     | 5.8%                    | 0.6            | 138,746            | 138,750           | 38                  | 27                  | 99.3%                    | 100.0%                   |
| \$150,000-\$174,999 | 11                     | 5.3%                    | 0.5            | 159,841            | 159,900           | 37                  | 24                  | 99.3%                    | 100.0%                   |
| \$175,000-\$199,999 | 16                     | 7.7%                    | 0.8            | 185,319            | 186,250           | 104                 | 94                  | 95.5%                    | 100.0%                   |
| \$200,000-\$249,999 | 29                     | 13.9%                   | 0.9            | 229,904            | 233,900           | 51                  | 16                  | 98.5%                    | 100.0%                   |
| \$250,000-\$299,999 | 13                     | 6.3%                    | 0.5            | 277,183            | 274,980           | 82                  | 108                 | 96.0%                    | 97.7%                    |
| \$300,000-\$399,999 | 33                     | 15.9%                   | 1.3            | 352,852            | 350,000           | 73                  | 47                  | 97.8%                    | 99.9%                    |
| \$400,000-\$499,999 | 19                     | 9.1%                    | 1.8            | 455,828            | 449,000           | 87                  | 73                  | 99.1%                    | 100.0%                   |
| \$500,000-\$749,999 | 19                     | 9.1%                    | 2.5            | 616,916            | 605,000           | 88                  | 39                  | 96.8%                    | 100.0%                   |
| \$750,000-\$999,999 | 5                      | 2.4%                    | N/A            | 878,800            | 855,000           | 122                 | 129                 | 96.9%                    | 100.0%                   |
| \$1,000,000 and up  | 2                      | 1.0%                    | 8.0            | 1,769,500          | 1,769,500         | 235                 | 235                 | 82.0%                    | 82.0%                    |



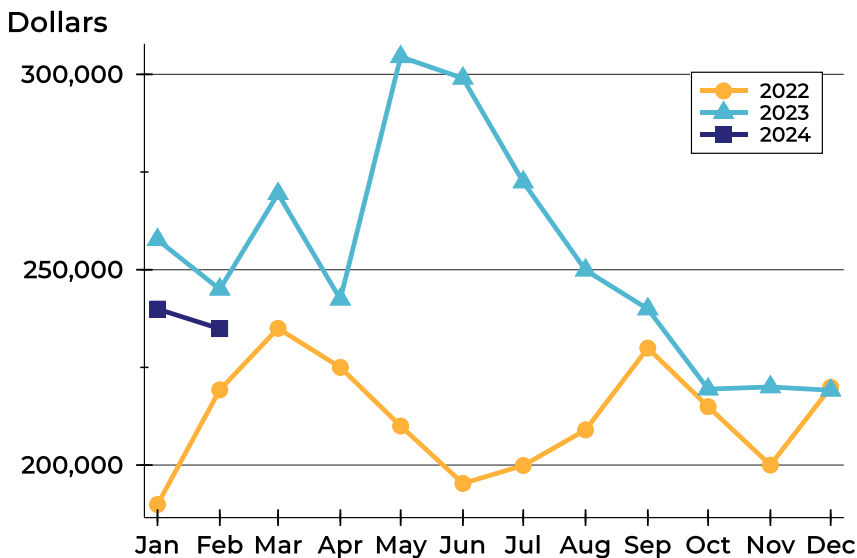
## Topeka Metropolitan Area Active Listings Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 248,769 | 341,343 | <b>289,475</b> |
| <b>February</b>  | 266,806 | 330,989 | <b>288,488</b> |
| <b>March</b>     | 287,764 | 345,258 |                |
| <b>April</b>     | 270,742 | 321,092 |                |
| <b>May</b>       | 246,841 | 380,017 |                |
| <b>June</b>      | 242,098 | 357,000 |                |
| <b>July</b>      | 284,625 | 305,503 |                |
| <b>August</b>    | 313,055 | 305,677 |                |
| <b>September</b> | 298,772 | 299,458 |                |
| <b>October</b>   | 289,847 | 270,048 |                |
| <b>November</b>  | 279,594 | 276,429 |                |
| <b>December</b>  | 300,614 | 279,310 |                |

### Median Price

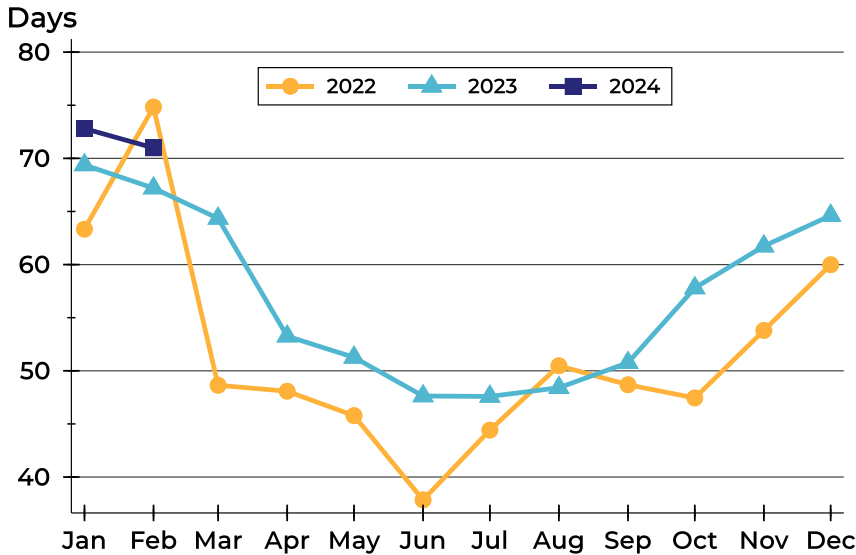


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 189,900 | 257,700 | <b>239,950</b> |
| <b>February</b>  | 219,250 | 245,000 | <b>234,900</b> |
| <b>March</b>     | 235,000 | 269,450 |                |
| <b>April</b>     | 225,000 | 242,450 |                |
| <b>May</b>       | 210,000 | 304,500 |                |
| <b>June</b>      | 195,300 | 299,000 |                |
| <b>July</b>      | 199,900 | 272,450 |                |
| <b>August</b>    | 209,000 | 249,900 |                |
| <b>September</b> | 229,950 | 239,950 |                |
| <b>October</b>   | 214,950 | 219,450 |                |
| <b>November</b>  | 200,000 | 220,000 |                |
| <b>December</b>  | 219,900 | 219,150 |                |



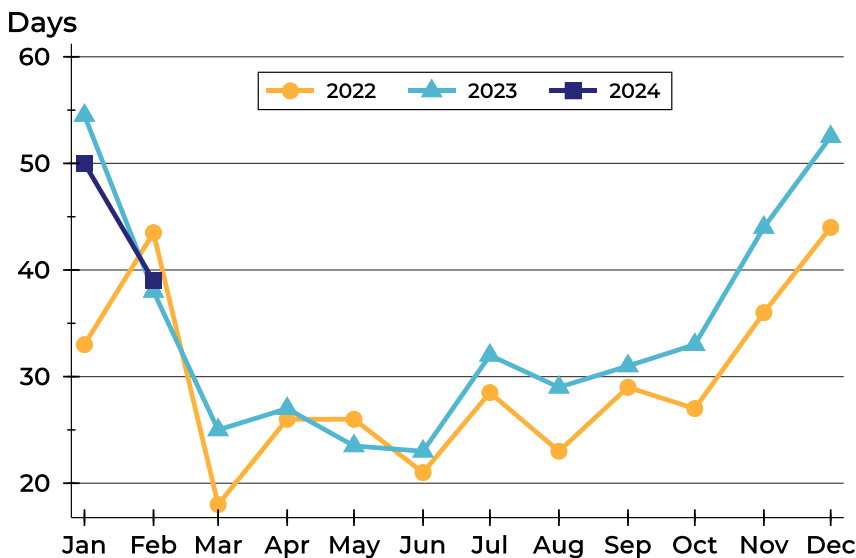
# Topeka Metropolitan Area Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 63   | 69   | <b>73</b> |
| February  | 75   | 67   | <b>71</b> |
| March     | 49   | 64   |           |
| April     | 48   | 53   |           |
| May       | 46   | 51   |           |
| June      | 38   | 48   |           |
| July      | 44   | 48   |           |
| August    | 50   | 48   |           |
| September | 49   | 51   |           |
| October   | 47   | 58   |           |
| November  | 54   | 62   |           |
| December  | 60   | 65   |           |

## Median DOM



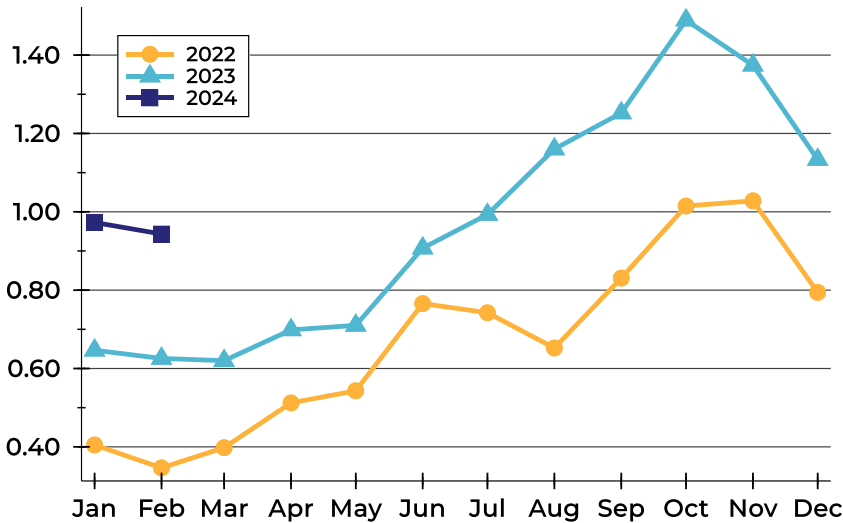
| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 33   | 55   | <b>50</b> |
| February  | 44   | 38   | <b>39</b> |
| March     | 18   | 25   |           |
| April     | 26   | 27   |           |
| May       | 26   | 24   |           |
| June      | 21   | 23   |           |
| July      | 29   | 32   |           |
| August    | 23   | 29   |           |
| September | 29   | 31   |           |
| October   | 27   | 33   |           |
| November  | 36   | 44   |           |
| December  | 44   | 53   |           |



# Topeka Metropolitan Area Months' Supply Analysis

## Months' Supply by Month

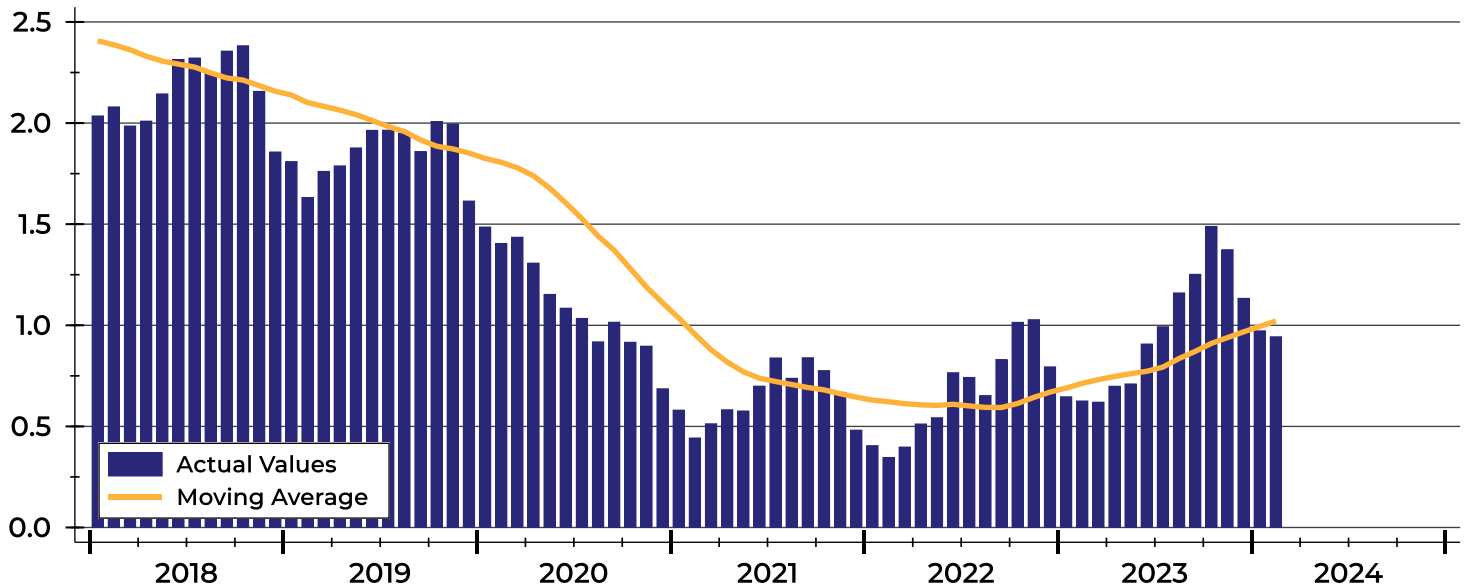
Months



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

## History of Month's Supply

Months





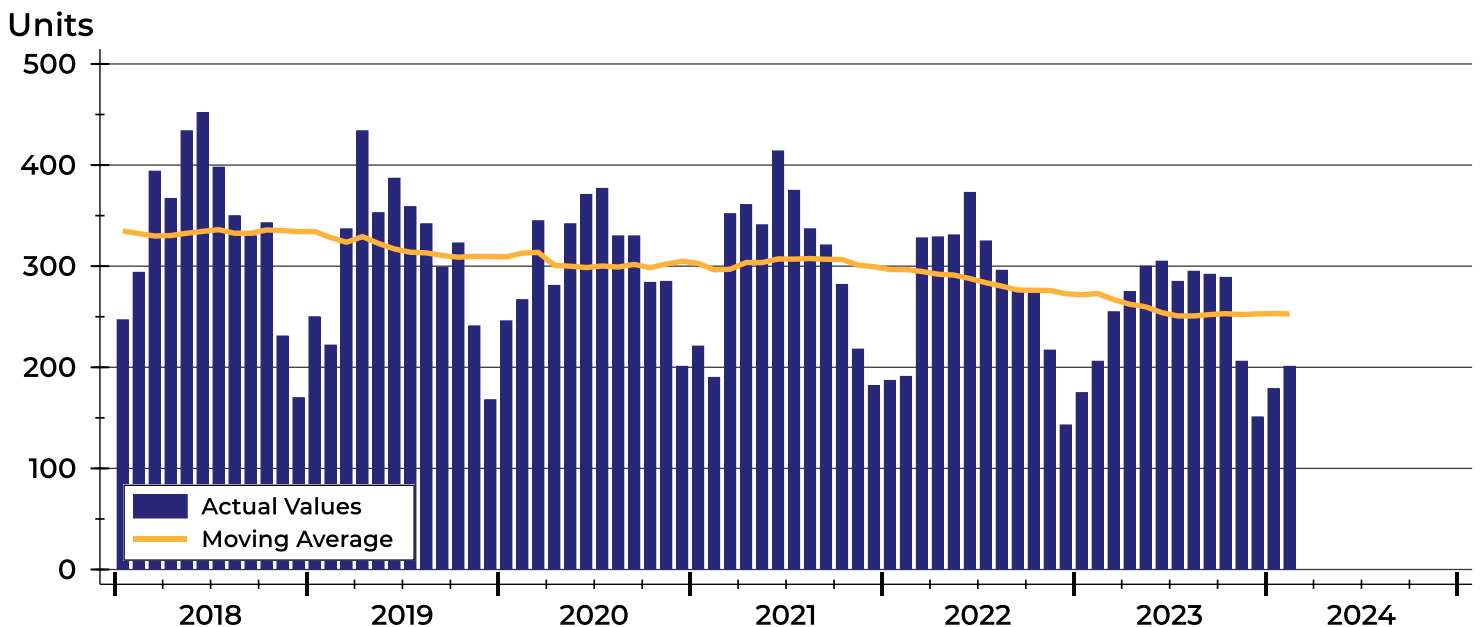
## Topeka Metropolitan Area New Listings Analysis

| Summary Statistics for New Listings |                    | 2024           | February 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month                       | New Listings       | <b>201</b>     | 206           | -2.4%  |
|                                     | Volume (1,000s)    | <b>44,586</b>  | 40,977        | 8.8%   |
|                                     | Average List Price | <b>221,819</b> | 198,918       | 11.5%  |
|                                     | Median List Price  | <b>187,500</b> | 165,000       | 13.6%  |
| Year-to-Date                        | New Listings       | <b>380</b>     | 381           | -0.3%  |
|                                     | Volume (1,000s)    | <b>80,697</b>  | 75,133        | 7.4%   |
|                                     | Average List Price | <b>212,361</b> | 197,201       | 7.7%   |
|                                     | Median List Price  | <b>184,900</b> | 169,900       | 8.8%   |

A total of 201 new listings were added in the Topeka MSA during February, down 2.4% from the same month in 2023. Year-to-date the Topeka MSA has seen 380 new listings.

The median list price of these homes was \$187,500 up from \$165,000 in 2023.

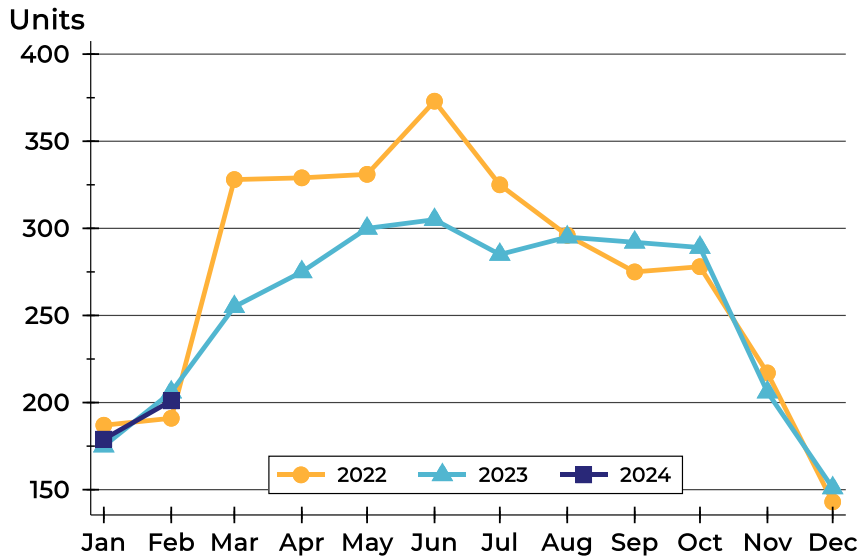
### History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 187  | 175  | <b>179</b> |
| February  | 191  | 206  | <b>201</b> |
| March     | 328  | 255  |            |
| April     | 329  | 275  |            |
| May       | 331  | 300  |            |
| June      | 373  | 305  |            |
| July      | 325  | 285  |            |
| August    | 296  | 295  |            |
| September | 275  | 292  |            |
| October   | 278  | 289  |            |
| November  | 217  | 206  |            |
| December  | 143  | 151  |            |

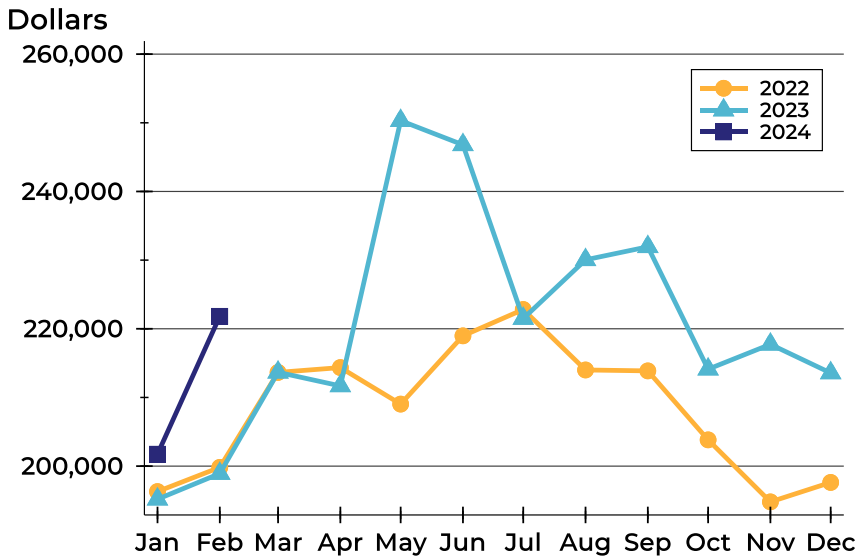
### New Listings by Price Range

| Price Range         | New Listings |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number       | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 13           | 6.5%    | 39,377     | 40,000  | 9              | 10   | 99.1%               | 100.0% |
| \$50,000-\$99,999   | 35           | 17.4%   | 77,597     | 80,000  | 12             | 9    | 99.9%               | 100.0% |
| \$100,000-\$124,999 | 10           | 5.0%    | 115,429    | 116,500 | 9              | 3    | 101.0%              | 100.0% |
| \$125,000-\$149,999 | 15           | 7.5%    | 142,460    | 140,000 | 8              | 3    | 98.8%               | 100.0% |
| \$150,000-\$174,999 | 13           | 6.5%    | 159,031    | 159,500 | 9              | 6    | 99.2%               | 100.0% |
| \$175,000-\$199,999 | 28           | 13.9%   | 186,841    | 186,250 | 9              | 6    | 99.7%               | 100.0% |
| \$200,000-\$249,999 | 33           | 16.4%   | 226,609    | 225,000 | 11             | 7    | 99.7%               | 100.0% |
| \$250,000-\$299,999 | 12           | 6.0%    | 272,148    | 274,990 | 11             | 6    | 98.6%               | 100.0% |
| \$300,000-\$399,999 | 15           | 7.5%    | 348,967    | 349,900 | 14             | 11   | 97.5%               | 100.0% |
| \$400,000-\$499,999 | 15           | 7.5%    | 454,512    | 449,900 | 14             | 12   | 99.3%               | 100.0% |
| \$500,000-\$749,999 | 10           | 5.0%    | 612,170    | 602,450 | 21             | 19   | 98.3%               | 100.0% |
| \$750,000-\$999,999 | 2            | 1.0%    | 925,000    | 925,000 | 15             | 15   | 100.0%              | 100.0% |
| \$1,000,000 and up  | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



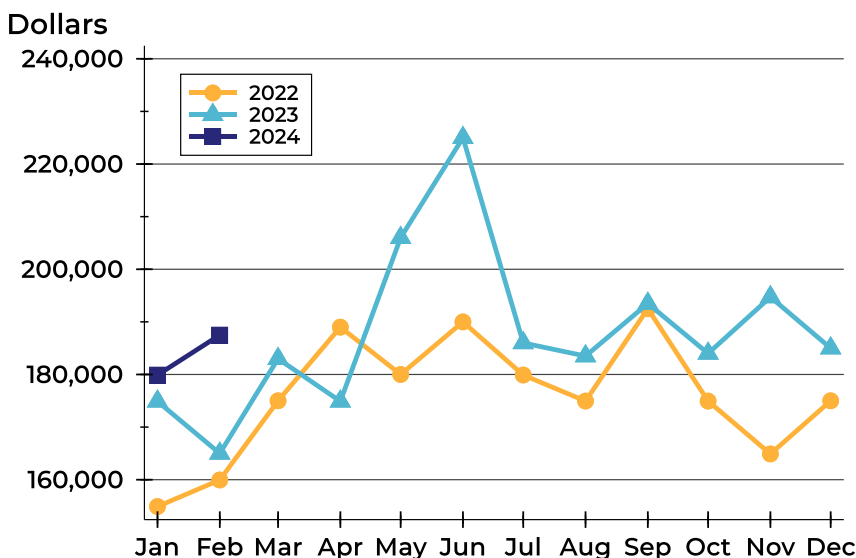
# Topeka Metropolitan Area New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 196,296 | 195,179 | <b>201,741</b> |
| February  | 199,819 | 198,918 | <b>221,819</b> |
| March     | 213,649 | 213,666 |                |
| April     | 214,354 | 211,683 |                |
| May       | 209,033 | 250,310 |                |
| June      | 218,973 | 246,793 |                |
| July      | 222,812 | 221,496 |                |
| August    | 214,004 | 230,047 |                |
| September | 213,872 | 231,941 |                |
| October   | 203,824 | 214,117 |                |
| November  | 194,793 | 217,736 |                |
| December  | 197,626 | 213,565 |                |

## Median Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 154,900 | 174,900 | <b>179,900</b> |
| February  | 159,950 | 165,000 | <b>187,500</b> |
| March     | 175,000 | 183,000 |                |
| April     | 189,000 | 174,900 |                |
| May       | 180,000 | 206,000 |                |
| June      | 190,000 | 225,000 |                |
| July      | 179,900 | 186,000 |                |
| August    | 174,950 | 183,500 |                |
| September | 192,500 | 193,500 |                |
| October   | 174,950 | 184,000 |                |
| November  | 164,900 | 194,725 |                |
| December  | 175,000 | 185,000 |                |





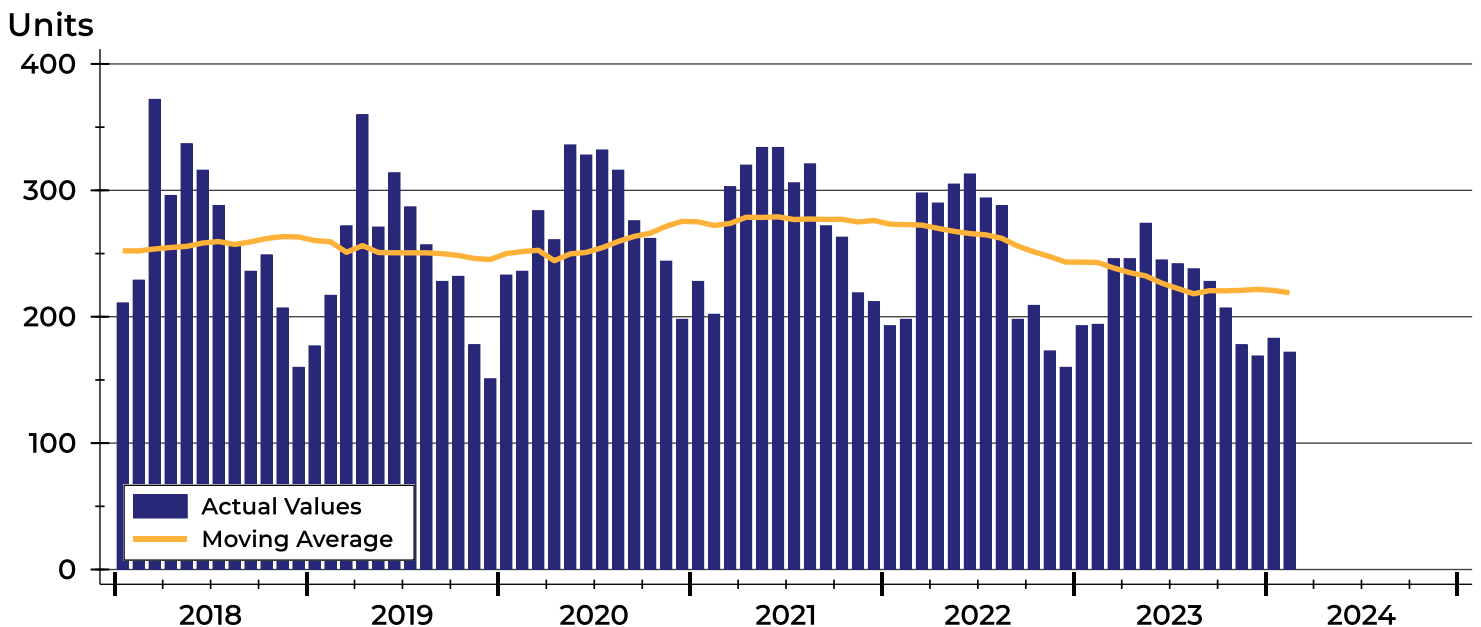
# Topeka Metropolitan Area Contracts Written Analysis

| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Contracts Written                        |                     | 172     | 194           | -11.3% | 355     | 387               | -8.3%  |
| Volume (1,000s)                          |                     | 35,990  | 36,927        | -2.5%  | 72,800  | 73,859            | -1.4%  |
| Average                                  | Sale Price          | 209,242 | 190,345       | 9.9%   | 205,071 | 190,849           | 7.5%   |
|  | Days on Market      | 32      | 21            | 52.4%  | 32      | 24                | 33.3%  |
|  | Percent of Original | 97.9%   | 98.4%         | -0.5%  | 96.8%   | 97.6%             | -0.8%  |
| Median                                   | Sale Price          | 187,000 | 165,000       | 13.3%  | 180,000 | 164,950           | 9.1%   |
|  | Days on Market      | 9       | 3             | 200.0% | 9       | 5                 | 80.0%  |
|  | Percent of Original | 100.0%  | 100.0%        | 0.0%   | 100.0%  | 100.0%            | 0.0%   |

A total of 172 contracts for sale were written in the Topeka MSA during the month of February, down from 194 in 2023. The median list price of these homes was \$187,000, up from \$165,000 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 3 days in February 2023.

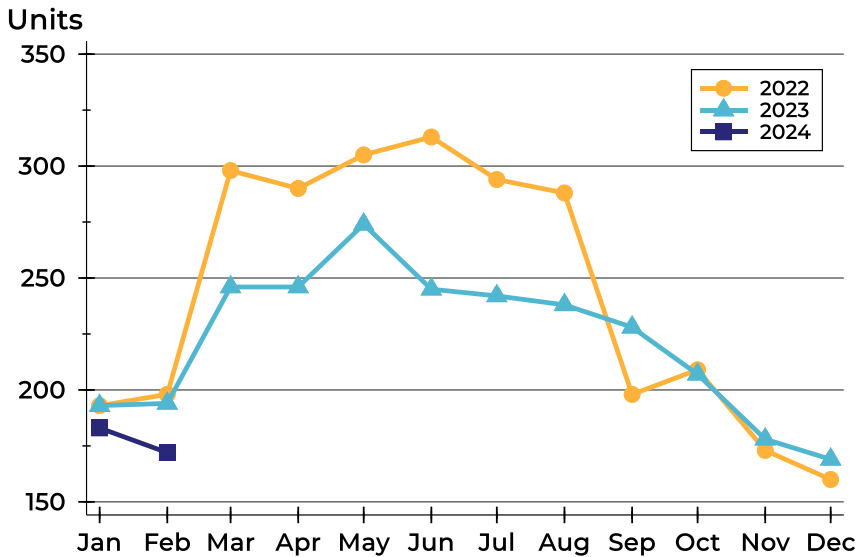
## History of Contracts Written





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



| Month            | 2022 | 2023 | 2024       |
|------------------|------|------|------------|
| <b>January</b>   | 193  | 193  | <b>183</b> |
| <b>February</b>  | 198  | 194  | <b>172</b> |
| <b>March</b>     | 298  | 246  |            |
| <b>April</b>     | 290  | 246  |            |
| <b>May</b>       | 305  | 274  |            |
| <b>June</b>      | 313  | 245  |            |
| <b>July</b>      | 294  | 242  |            |
| <b>August</b>    | 288  | 238  |            |
| <b>September</b> | 198  | 228  |            |
| <b>October</b>   | 209  | 207  |            |
| <b>November</b>  | 173  | 178  |            |
| <b>December</b>  | 160  | 169  |            |

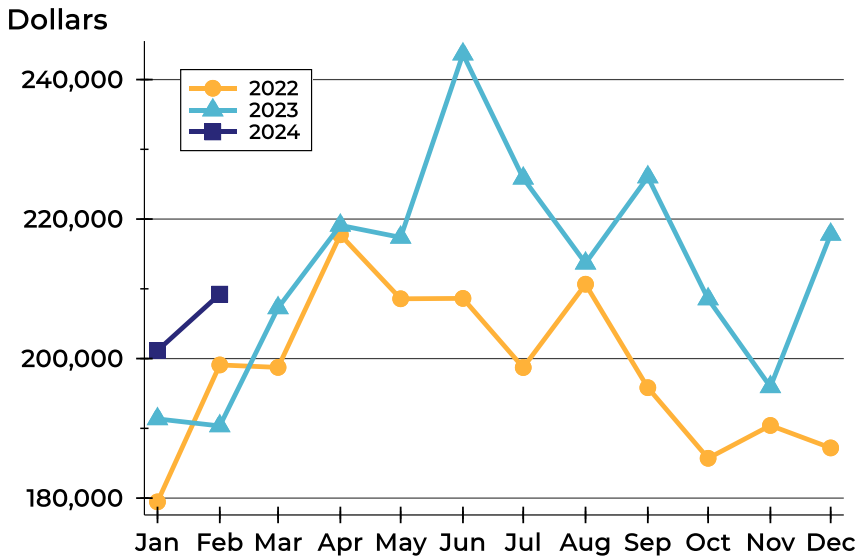
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 3                 | 1.7%    | 36,467     | 34,900  | 18             | 8    | 89.2%               | 91.8%  |
| \$50,000-\$99,999   | 29                | 16.9%   | 76,103     | 76,900  | 23             | 5    | 98.2%               | 100.0% |
| \$100,000-\$124,999 | 7                 | 4.1%    | 114,556    | 118,000 | 3              | 2    | 102.8%              | 100.0% |
| \$125,000-\$149,999 | 23                | 13.4%   | 140,878    | 140,000 | 27             | 15   | 97.6%               | 100.0% |
| \$150,000-\$174,999 | 12                | 7.0%    | 160,783    | 159,500 | 22             | 10   | 98.5%               | 100.0% |
| \$175,000-\$199,999 | 26                | 15.1%   | 187,860    | 189,450 | 22             | 4    | 98.4%               | 100.0% |
| \$200,000-\$249,999 | 24                | 14.0%   | 226,753    | 229,000 | 32             | 5    | 98.5%               | 100.0% |
| \$250,000-\$299,999 | 17                | 9.9%    | 275,937    | 275,000 | 28             | 21   | 98.3%               | 100.0% |
| \$300,000-\$399,999 | 16                | 9.3%    | 330,694    | 327,000 | 53             | 17   | 96.4%               | 98.5%  |
| \$400,000-\$499,999 | 11                | 6.4%    | 457,127    | 449,900 | 80             | 25   | 95.0%               | 100.0% |
| \$500,000-\$749,999 | 4                 | 2.3%    | 591,200    | 597,450 | 54             | 20   | 98.0%               | 98.4%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



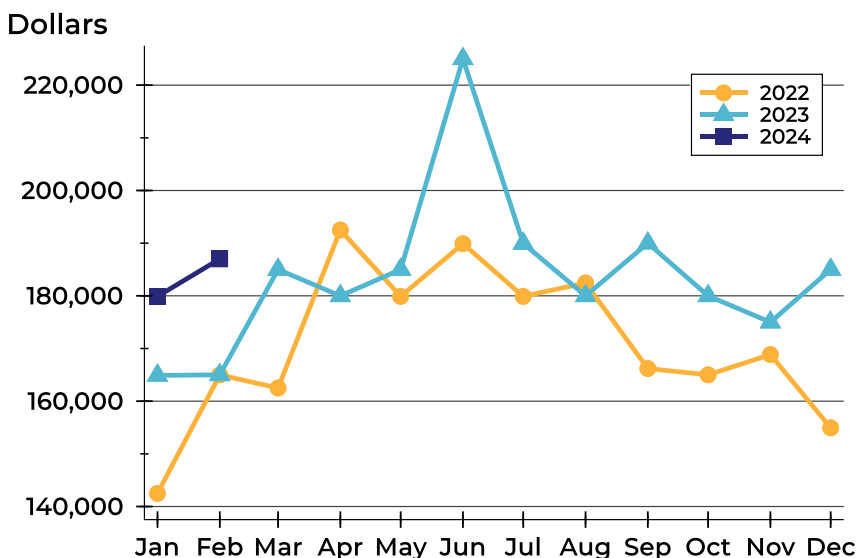
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 179,460 | 191,355 | <b>201,151</b> |
| <b>February</b>  | 199,090 | 190,345 | <b>209,242</b> |
| <b>March</b>     | 198,740 | 207,268 |                |
| <b>April</b>     | 217,752 | 219,102 |                |
| <b>May</b>       | 208,576 | 217,376 |                |
| <b>June</b>      | 208,632 | 243,644 |                |
| <b>July</b>      | 198,718 | 225,847 |                |
| <b>August</b>    | 210,662 | 213,666 |                |
| <b>September</b> | 195,832 | 226,032 |                |
| <b>October</b>   | 185,711 | 208,543 |                |
| <b>November</b>  | 190,417 | 195,948 |                |
| <b>December</b>  | 187,196 | 217,801 |                |

### Median Price

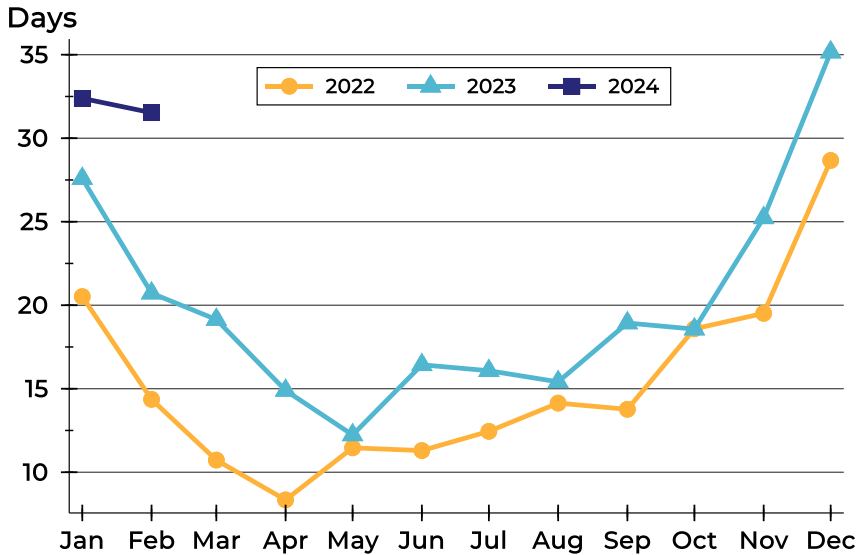


| Month            | 2022    | 2023    | 2024           |
|------------------|---------|---------|----------------|
| <b>January</b>   | 142,500 | 164,900 | <b>179,900</b> |
| <b>February</b>  | 165,000 | 165,000 | <b>187,000</b> |
| <b>March</b>     | 162,500 | 185,000 |                |
| <b>April</b>     | 192,500 | 180,000 |                |
| <b>May</b>       | 179,900 | 185,000 |                |
| <b>June</b>      | 189,900 | 225,000 |                |
| <b>July</b>      | 179,900 | 189,950 |                |
| <b>August</b>    | 182,450 | 180,000 |                |
| <b>September</b> | 166,200 | 190,000 |                |
| <b>October</b>   | 165,000 | 180,000 |                |
| <b>November</b>  | 168,850 | 175,000 |                |
| <b>December</b>  | 154,950 | 185,000 |                |



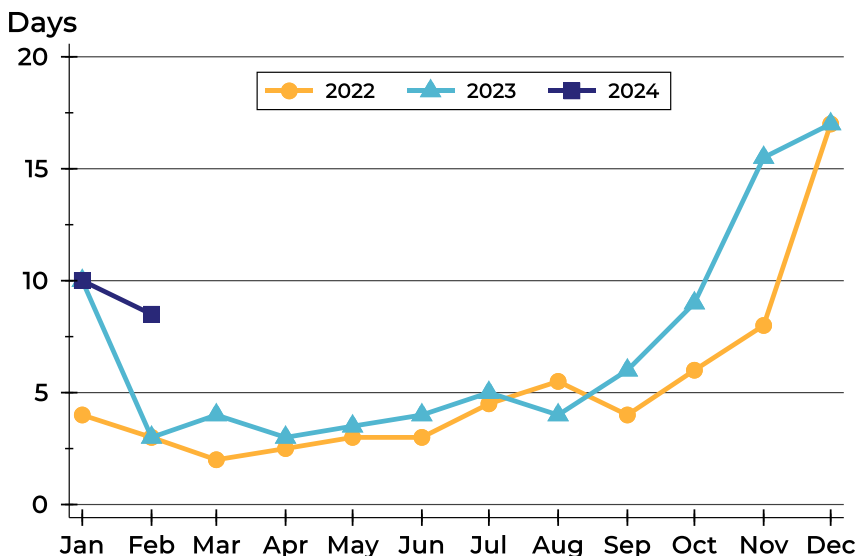
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 21   | 28   | <b>32</b> |
| February  | 14   | 21   | <b>32</b> |
| March     | 11   | 19   |           |
| April     | 8    | 15   |           |
| May       | 11   | 12   |           |
| June      | 11   | 16   |           |
| July      | 12   | 16   |           |
| August    | 14   | 15   |           |
| September | 14   | 19   |           |
| October   | 19   | 19   |           |
| November  | 20   | 25   |           |
| December  | 29   | 35   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 4    | 10   | <b>10</b> |
| February  | 3    | 3    | <b>9</b>  |
| March     | 2    | 4    |           |
| April     | 3    | 3    |           |
| May       | 3    | 4    |           |
| June      | 3    | 4    |           |
| July      | 5    | 5    |           |
| August    | 6    | 4    |           |
| September | 4    | 6    |           |
| October   | 6    | 9    |           |
| November  | 8    | 16   |           |
| December  | 17   | 17   |           |



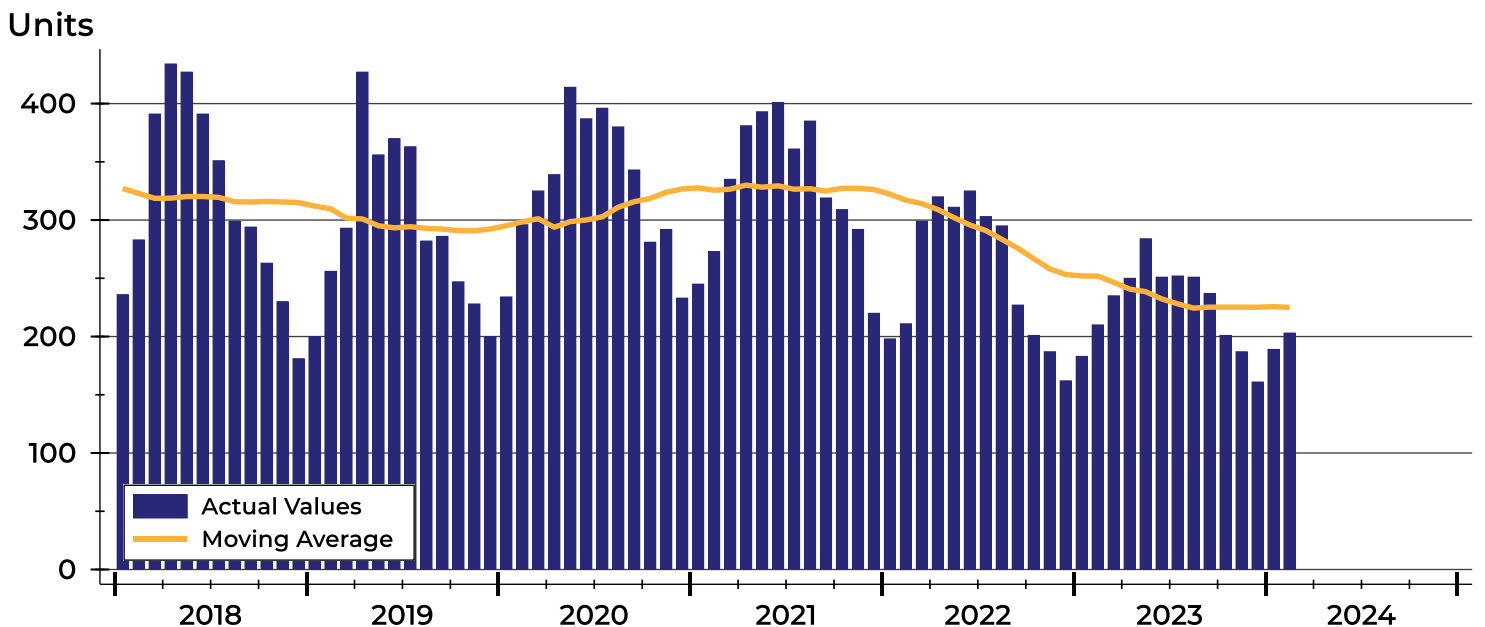
# Topeka Metropolitan Area Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |        |
|--|---------------------|-----------------|---------|--------|
|  |                     | 2024            | 2023    | Change |
| Pending Contracts                        |                     | 203             | 210     | -3.3%  |
| Volume (1,000s)                          |                     | 45,907          | 43,775  | 4.9%   |
| Average                                  | List Price          | 226,143         | 208,451 | 8.5%   |
|  | Days on Market      | 34              | 25      | 36.0%  |
|  | Percent of Original | 97.9%           | 98.3%   | -0.4%  |
| Median                                   | List Price          | 195,000         | 180,000 | 8.3%   |
|  | Days on Market      | 12              | 5       | 140.0% |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%   |

A total of 203 listings in the Topeka MSA had contracts pending at the end of February, down from 210 contracts pending at the end of February 2023.

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

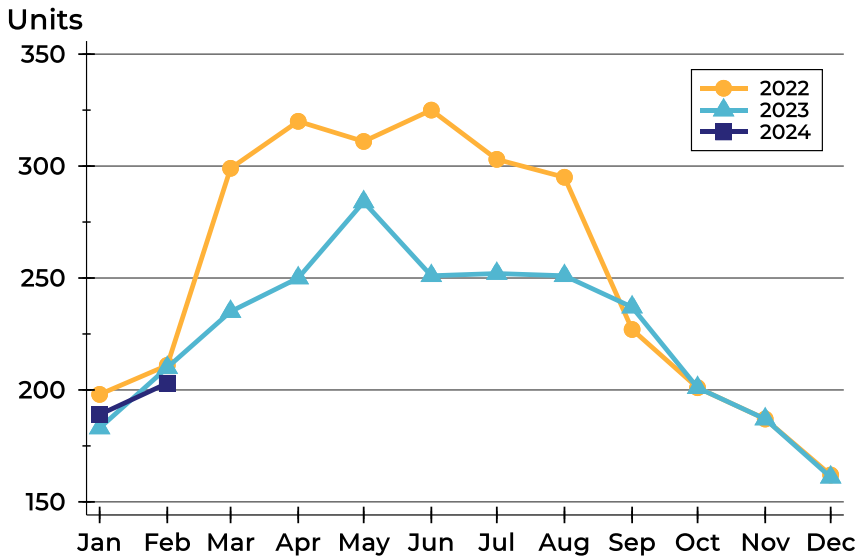
## History of Pending Contracts





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 198  | 183  | <b>189</b> |
| February  | 211  | 210  | <b>203</b> |
| March     | 299  | 235  |            |
| April     | 320  | 250  |            |
| May       | 311  | 284  |            |
| June      | 325  | 251  |            |
| July      | 303  | 252  |            |
| August    | 295  | 251  |            |
| September | 227  | 237  |            |
| October   | 201  | 201  |            |
| November  | 187  | 187  |            |
| December  | 162  | 161  |            |

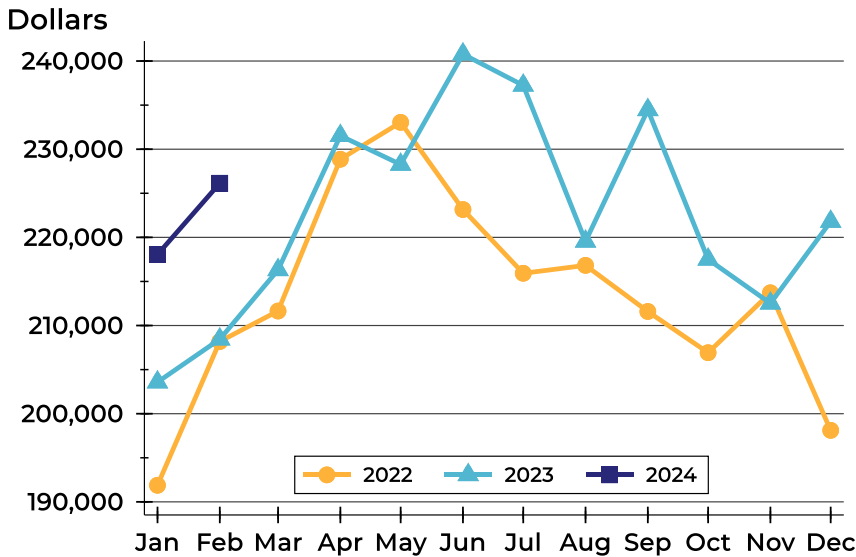
### Pending Contracts by Price Range

| Price Range         | Pending Contracts |         | List Price |           | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median    | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 1                 | 0.5%    | 16,500     | 16,500    | 0              | 0    | 100.0%              | 100.0% |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 28                | 13.8%   | 77,334     | 77,950    | 29             | 7    | 97.7%               | 100.0% |
| \$100,000-\$124,999 | 12                | 5.9%    | 118,391    | 120,000   | 6              | 2    | 100.0%              | 100.0% |
| \$125,000-\$149,999 | 23                | 11.3%   | 142,413    | 142,500   | 40             | 32   | 97.9%               | 100.0% |
| \$150,000-\$174,999 | 14                | 6.9%    | 158,321    | 158,000   | 24             | 5    | 99.1%               | 100.0% |
| \$175,000-\$199,999 | 31                | 15.3%   | 187,744    | 189,000   | 26             | 5    | 98.1%               | 100.0% |
| \$200,000-\$249,999 | 30                | 14.8%   | 225,449    | 227,000   | 31             | 5    | 98.7%               | 100.0% |
| \$250,000-\$299,999 | 24                | 11.8%   | 277,862    | 275,000   | 28             | 13   | 98.4%               | 100.0% |
| \$300,000-\$399,999 | 23                | 11.3%   | 334,913    | 332,405   | 49             | 22   | 96.1%               | 97.1%  |
| \$400,000-\$499,999 | 11                | 5.4%    | 463,027    | 450,000   | 73             | 13   | 95.2%               | 100.0% |
| \$500,000-\$749,999 | 5                 | 2.5%    | 614,780    | 610,000   | 53             | 19   | 97.1%               | 96.7%  |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A       | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 1                 | 0.5%    | 1,690,000  | 1,690,000 | 111            | 111  | 100.0%              | 100.0% |



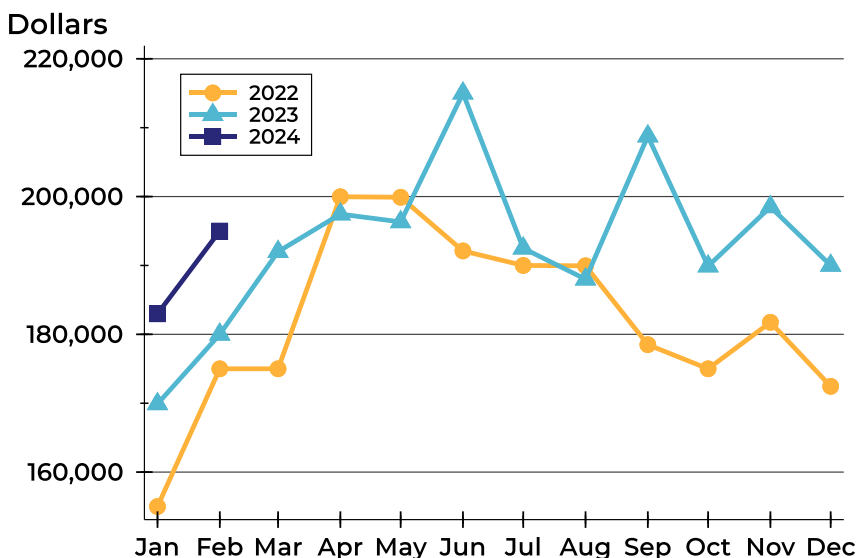
# Topeka Metropolitan Area Pending Contracts Analysis

## Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 191,884 | 203,579 | <b>218,052</b> |
| February  | 208,192 | 208,451 | <b>226,143</b> |
| March     | 211,646 | 216,317 |                |
| April     | 228,862 | 231,527 |                |
| May       | 233,045 | 228,270 |                |
| June      | 223,160 | 240,782 |                |
| July      | 215,927 | 237,237 |                |
| August    | 216,826 | 219,548 |                |
| September | 211,596 | 234,464 |                |
| October   | 206,921 | 217,509 |                |
| November  | 213,715 | 212,523 |                |
| December  | 198,114 | 221,795 |                |

## Median Price

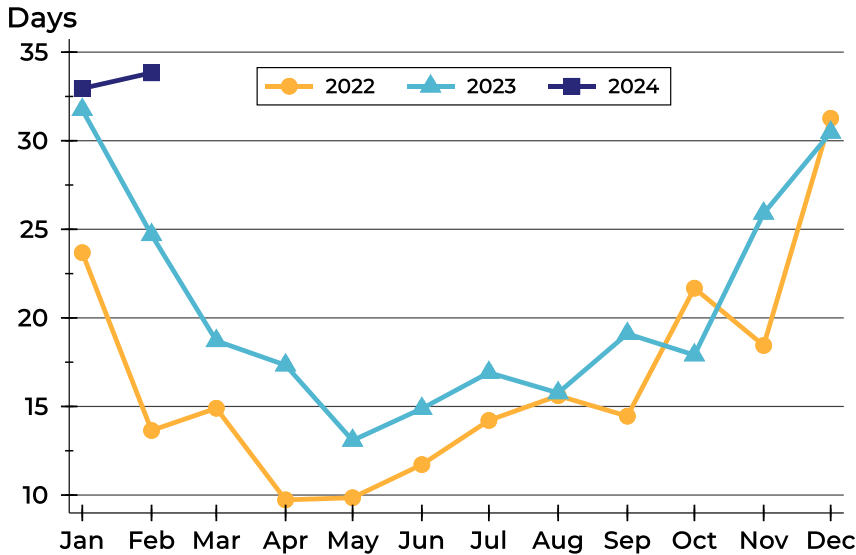


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 155,000 | 169,900 | <b>182,980</b> |
| February  | 175,000 | 180,000 | <b>195,000</b> |
| March     | 175,000 | 192,000 |                |
| April     | 199,975 | 197,450 |                |
| May       | 199,900 | 196,320 |                |
| June      | 192,110 | 215,000 |                |
| July      | 190,000 | 192,500 |                |
| August    | 189,950 | 188,000 |                |
| September | 178,500 | 208,777 |                |
| October   | 175,000 | 189,900 |                |
| November  | 181,750 | 198,500 |                |
| December  | 172,450 | 190,000 |                |



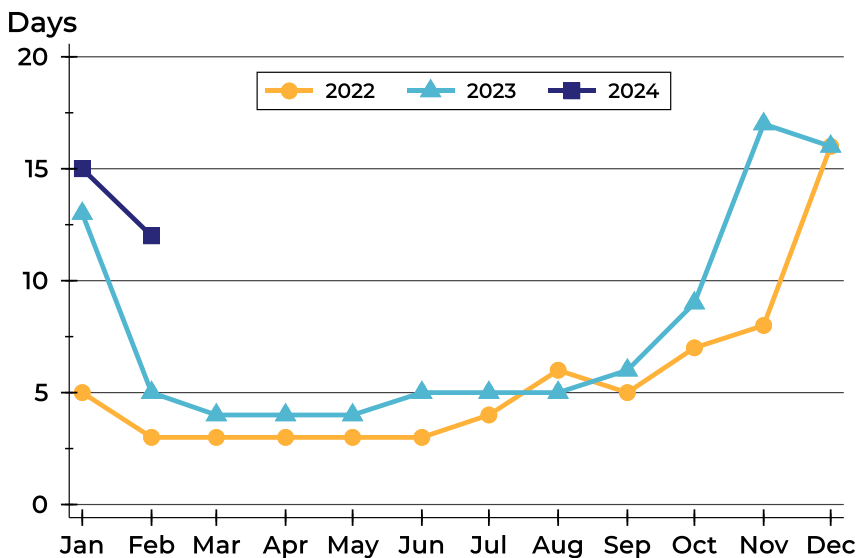
# Topeka Metropolitan Area Pending Contracts Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 24   | 32   | <b>33</b> |
| February  | 14   | 25   | <b>34</b> |
| March     | 15   | 19   |           |
| April     | 10   | 17   |           |
| May       | 10   | 13   |           |
| June      | 12   | 15   |           |
| July      | 14   | 17   |           |
| August    | 16   | 16   |           |
| September | 14   | 19   |           |
| October   | 22   | 18   |           |
| November  | 18   | 26   |           |
| December  | 31   | 30   |           |

## Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 5    | 13   | <b>15</b> |
| February  | 3    | 5    | <b>12</b> |
| March     | 3    | 4    |           |
| April     | 3    | 4    |           |
| May       | 3    | 4    |           |
| June      | 3    | 5    |           |
| July      | 4    | 5    |           |
| August    | 6    | 5    |           |
| September | 5    | 6    |           |
| October   | 7    | 9    |           |
| November  | 8    | 17   |           |
| December  | 16   | 16   |           |



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

| February 2024       |            |            |          |          |          |          |          |          |          |          |          |          |            |            |            |            |
|---------------------|------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|------------|------------|------------|
|                     | JAN        | FEB        | MAR      | APR      | MAY      | JUNE     | JULY     | AUG      | SEPT     | OCT      | NOV      | DEC      | YTD2024    | YTD2023    | YTD2022    | YTD2021    |
| \$1-\$29,999        | 1          | 2          |          |          |          |          |          |          |          |          |          |          | 3          | 10         | 16         | 13         |
| \$30,000-\$39,999   | 3          | 7          |          |          |          |          |          |          |          |          |          |          | 10         | 11         | 8          | 8          |
| \$40,000-\$49,999   | 7          | 4          |          |          |          |          |          |          |          |          |          |          | 11         | 17         | 6          | 8          |
| \$50,000-\$59,999   | 1          | 2          |          |          |          |          |          |          |          |          |          |          | 3          | 14         | 18         | 21         |
| \$60,000-\$69,999   | 5          | 6          |          |          |          |          |          |          |          |          |          |          | 11         | 16         | 14         | 11         |
| \$70,000-\$79,999   | 6          | 5          |          |          |          |          |          |          |          |          |          |          | 11         | 10         | 12         | 14         |
| \$80,000-\$89,999   | 5          | 5          |          |          |          |          |          |          |          |          |          |          | 10         | 13         | 18         | 11         |
| \$90,000-\$99,999   | 7          | 4          |          |          |          |          |          |          |          |          |          |          | 11         | 22         | 11         | 15         |
| \$100,000-\$119,999 | 10         | 8          |          |          |          |          |          |          |          |          |          |          | 18         | 20         | 32         | 27         |
| \$120,000-\$139,999 | 7          | 13         |          |          |          |          |          |          |          |          |          |          | 20         | 31         | 51         | 39         |
| \$140,000-\$159,999 | 14         | 14         |          |          |          |          |          |          |          |          |          |          | 28         | 25         | 38         | 41         |
| \$160,000-\$179,999 | 15         | 17         |          |          |          |          |          |          |          |          |          |          | 32         | 29         | 31         | 37         |
| \$180,000-\$199,999 | 15         | 11         |          |          |          |          |          |          |          |          |          |          | 26         | 27         | 23         | 27         |
| \$200,000-\$249,999 | 24         | 27         |          |          |          |          |          |          |          |          |          |          | 51         | 35         | 37         | 44         |
| \$250,000-\$299,999 | 26         | 20         |          |          |          |          |          |          |          |          |          |          | 46         | 37         | 40         | 32         |
| \$300,000-\$399,999 | 14         | 14         |          |          |          |          |          |          |          |          |          |          | 28         | 36         | 35         | 28         |
| \$400,000-\$499,999 | 9          | 4          |          |          |          |          |          |          |          |          |          |          | 13         | 14         | 9          | 8          |
| \$500,000 or more   | 4          | 10         |          |          |          |          |          |          |          |          |          |          | 14         | 6          | 10         | 6          |
| <b>TOTALS</b>       | <b>173</b> | <b>173</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>346</b> | <b>373</b> | <b>409</b> | <b>390</b> |



# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Fell in February

Total home sales in Wabaunsee County fell last month to 1 unit, compared to 5 units in February 2023. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in February was \$385,000, up from \$159,000 a year earlier. Homes that sold in February were typically on the market for 51 days and sold for 100.0% of their list prices.

### Wabaunsee County Active Listings Up at End of February

The total number of active listings in Wabaunsee County at the end of February was 4 units, up from 1 at the same point in 2023. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$435,000.

During February, a total of 3 contracts were written up from 2 in February 2023. 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

## Contact Information

Denise Humphrey, Chief Executive Officer  
 Sunflower Association of REALTORS®  
 3646 SW Plass  
 Topeka, KS 66611  
 785-267-3215  
[denise@sunflowerrealtors.com](mailto:denise@sunflowerrealtors.com)  
[www.SunflowerRealtors.com](http://www.SunflowerRealtors.com)



**February  
2024**

# Sunflower MLS Statistics



## Wabaunsee County Summary Statistics

| February MLS Statistics<br>Three-year History |                              | Current Month  |                |                | Year-to-Date   |                |                |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |                              | 2024           | 2023           | 2022           | 2024           | 2023           | 2022           |
| <b>Home Sales</b>                             |                              | <b>1</b>       | <b>5</b>       | <b>1</b>       | <b>3</b>       | <b>9</b>       | <b>3</b>       |
| Change from prior year                        |                              | -80.0%         | 400.0%         | -50.0%         | -66.7%         | 200.0%         | -40.0%         |
| <b>Active Listings</b>                        |                              | <b>4</b>       | <b>1</b>       | <b>4</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 300.0%         | -75.0%         | 0.0%           |                |                |                |
| <b>Months' Supply</b>                         |                              | <b>1.7</b>     | <b>0.3</b>     | <b>0.9</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 466.7%         | -66.7%         | 0.0%           |                |                |                |
| <b>New Listings</b>                           |                              | <b>4</b>       | <b>3</b>       | <b>1</b>       | <b>4</b>       | <b>7</b>       | <b>3</b>       |
| Change from prior year                        |                              | 33.3%          | 200.0%         | -50.0%         | -42.9%         | 133.3%         | -62.5%         |
| <b>Contracts Written</b>                      |                              | <b>3</b>       | <b>2</b>       | <b>1</b>       | <b>3</b>       | <b>7</b>       | <b>2</b>       |
| Change from prior year                        |                              | 50.0%          | 100.0%         | 0.0%           | -57.1%         | 250.0%         | -60.0%         |
| <b>Pending Contracts</b>                      |                              | <b>3</b>       | <b>2</b>       | <b>1</b>       | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| Change from prior year                        |                              | 50.0%          | 100.0%         | -50.0%         |                |                |                |
| <b>Sales Volume (1,000s)</b>                  |                              | <b>385</b>     | <b>1,732</b>   | <b>163</b>     | <b>760</b>     | <b>2,340</b>   | <b>589</b>     |
| Change from prior year                        |                              | -77.8%         | 962.6%         | 3.8%           | -67.5%         | 297.3%         | 23.2%          |
| <b>Average</b>                                | <b>Sale Price</b>            | <b>385,000</b> | <b>346,400</b> | <b>163,000</b> | <b>253,333</b> | <b>260,000</b> | <b>196,167</b> |
|   | Change from prior year       | 11.1%          | 112.5%         | 107.6%         | -2.6%          | 32.5%          | 105.4%         |
|   | <b>List Price of Actives</b> | <b>481,250</b> | <b>160,000</b> | <b>390,000</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 200.8%         | -59.0%         | -31.8%         |                |                |                |
|   | <b>Days on Market</b>        | <b>51</b>      | <b>12</b>      | <b>49</b>      | <b>71</b>      | <b>19</b>      | <b>33</b>      |
| Change from prior year                        | 325.0%                       | -75.5%         | -15.5%         | 273.7%         | -42.4%         | 32.0%          |                |
| <b>Percent of List</b>                        | <b>100.0%</b>                | <b>96.2%</b>   | <b>96.4%</b>   | <b>98.4%</b>   | <b>96.5%</b>   | <b>98.8%</b>   |                |
| Change from prior year                        | 4.0%                         | -0.2%          | 5.9%           | 2.0%           | -2.3%          | 5.4%           |                |
| <b>Percent of Original</b>                    | <b>97.5%</b>                 | <b>96.2%</b>   | <b>92.1%</b>   | <b>83.2%</b>   | <b>96.5%</b>   | <b>93.7%</b>   |                |
| Change from prior year                        | 1.4%                         | 4.5%           | 3.4%           | -13.8%         | 3.0%           | 0.9%           |                |
| <b>Median</b>                                 | <b>Sale Price</b>            | <b>385,000</b> | <b>159,000</b> | <b>163,000</b> | <b>285,000</b> | <b>159,000</b> | <b>163,000</b> |
|   | Change from prior year       | 142.1%         | -2.5%          | 107.6%         | 79.2%          | -2.5%          | 117.3%         |
|   | <b>List Price of Actives</b> | <b>435,000</b> | <b>160,000</b> | <b>212,500</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
|   | Change from prior year       | 171.9%         | -24.7%         | -31.7%         |                |                |                |
|   | <b>Days on Market</b>        | <b>51</b>      | <b>5</b>       | <b>49</b>      | <b>51</b>      | <b>14</b>      | <b>49</b>      |
| Change from prior year                        | 920.0%                       | -89.8%         | -15.5%         | 264.3%         | -71.4%         | 444.4%         |                |
| <b>Percent of List</b>                        | <b>100.0%</b>                | <b>98.0%</b>   | <b>96.4%</b>   | <b>100.0%</b>  | <b>97.3%</b>   | <b>100.0%</b>  |                |
| Change from prior year                        | 2.0%                         | 1.7%           | 5.9%           | 2.8%           | -2.7%          | 5.5%           |                |
| <b>Percent of Original</b>                    | <b>97.5%</b>                 | <b>98.0%</b>   | <b>92.1%</b>   | <b>95.3%</b>   | <b>97.3%</b>   | <b>92.1%</b>   |                |
| Change from prior year                        | -0.5%                        | 6.4%           | 3.4%           | -2.1%          | 5.6%           | 1.4%           |                |

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



# Wabaunsee County Closed Listings Analysis

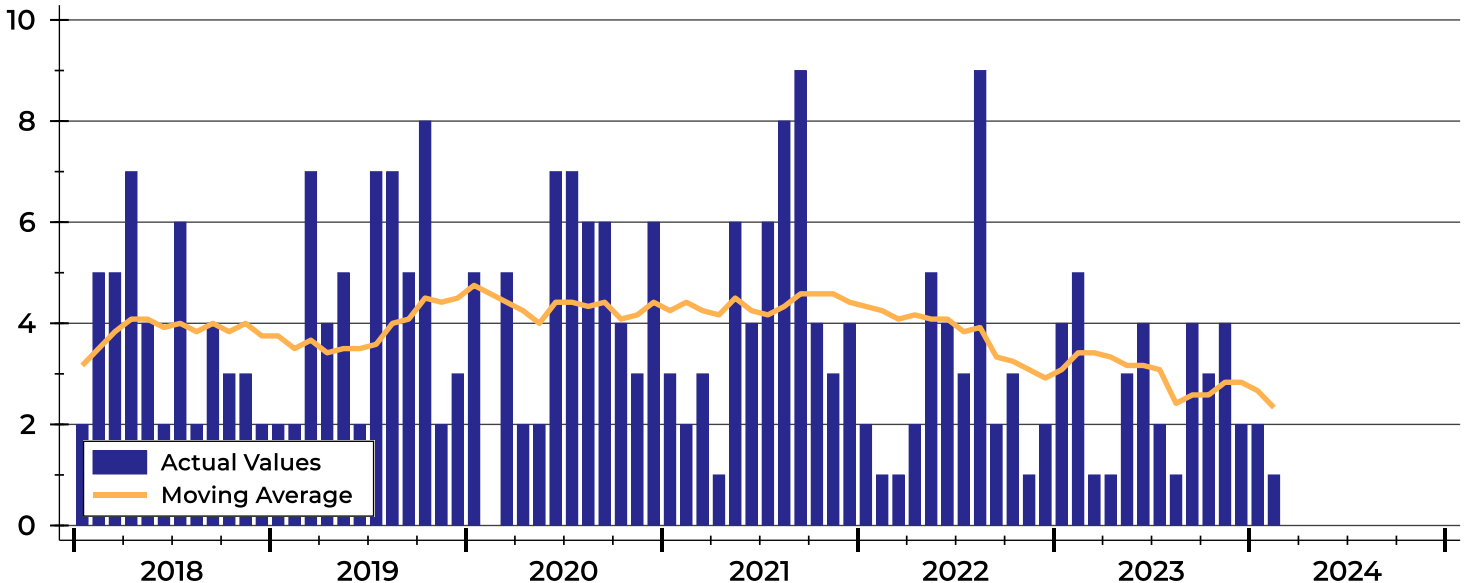
| Summary Statistics for Closed Listings |                     | 2024    | February 2023 | Change | 2024    | Year-to-Date 2023 | Change |
|--|---------------------|---------|---------------|--------|---------|-------------------|--------|
| Closed Listings                        |                     | 1       | 5             | -80.0% | 3       | 9                 | -66.7% |
| Volume (1,000s)                        |                     | 385     | 1,732         | -77.8% | 760     | 2,340             | -67.5% |
| Months' Supply                         |                     | 1.7     | 0.3           | 466.7% | N/A     | N/A               | N/A    |
| Average                                | Sale Price          | 385,000 | 346,400       | 11.1%  | 253,333 | 260,000           | -2.6%  |
|  | Days on Market      | 51      | 12            | 325.0% | 71      | 19                | 273.7% |
|  | Percent of List     | 100.0%  | 96.2%         | 4.0%   | 98.4%   | 96.5%             | 2.0%   |
|  | Percent of Original | 97.5%   | 96.2%         | 1.4%   | 83.2%   | 96.5%             | -13.8% |
| Median                                 | Sale Price          | 385,000 | 159,000       | 142.1% | 285,000 | 159,000           | 79.2%  |
|  | Days on Market      | 51      | 5             | 920.0% | 51      | 14                | 264.3% |
|  | Percent of List     | 100.0%  | 98.0%         | 2.0%   | 100.0%  | 97.3%             | 2.8%   |
|  | Percent of Original | 97.5%   | 98.0%         | -0.5%  | 95.3%   | 97.3%             | -2.1%  |

A total of 1 home sold in Wabaunsee County in February, down from 5 units in February 2023. Total sales volume fell to \$0.4 million compared to \$1.7 million in the previous year.

The median sales price in February was \$385,000, up 142.1% compared to the prior year. Median days on market was 51 days, down from 82 days in January, but up from 5 in February 2023.

## History of Closed Listings

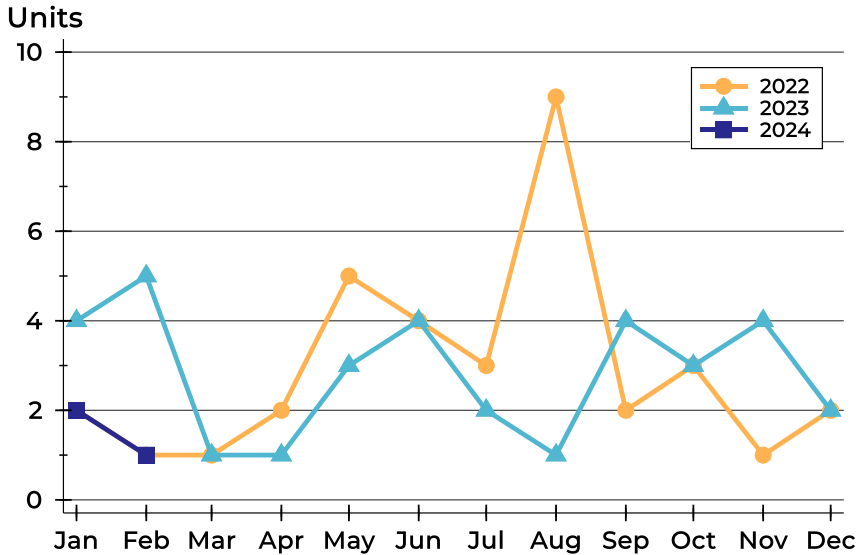
Units





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 2    | 4    | <b>2</b> |
| February  | 1    | 5    | <b>1</b> |
| March     | 1    | 1    |          |
| April     | 2    | 1    |          |
| May       | 5    | 3    |          |
| June      | 4    | 4    |          |
| July      | 3    | 2    |          |
| August    | 9    | 1    |          |
| September | 2    | 4    |          |
| October   | 3    | 3    |          |
| November  | 1    | 4    |          |
| December  | 2    | 2    |          |

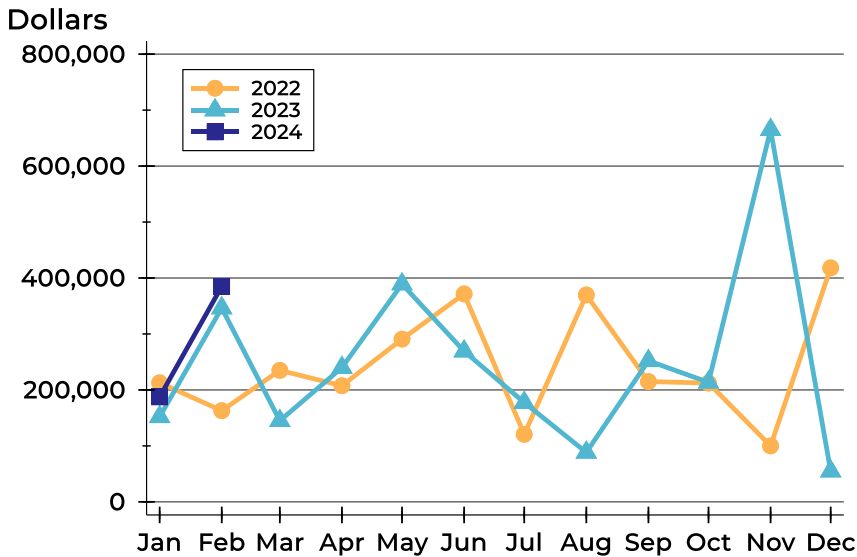
### Closed Listings by Price Range

| Price Range         | Sales  |         | Months' Supply | Sale Price |         | Days on Market |      | Price as % of List |        | Price as % of Orig. |       |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|-------|
|                     | Number | Percent |                | Average    | Median  | Avg.           | Med. | Avg.               | Med.   | Avg.                | Med.  |
| Below \$25,000      | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |
| \$25,000-\$49,999   | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |
| \$50,000-\$99,999   | 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 | 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      | 100.0%  | 0.0            | 385,000    | 385,000 | 51             | 51   | 100.0%             | 100.0% | 97.5%               | 97.5% |
| \$400,000-\$499,999 | 0      | 0.0%    | 0.0            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |
| \$500,000-\$749,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |
| \$750,000-\$999,999 | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |
| \$1,000,000 and up  | 0      | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                | N/A    | N/A                 | N/A   |



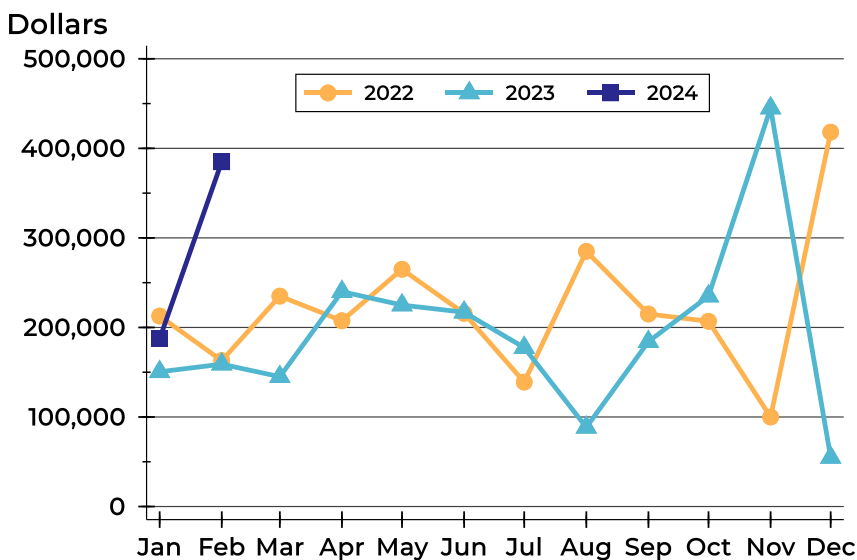
## Wabaunsee County Closed Listings Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 212,750 | 152,000 | <b>187,500</b> |
| February  | 163,000 | 346,400 | <b>385,000</b> |
| March     | 235,000 | 145,000 |                |
| April     | 207,500 | 240,000 |                |
| May       | 290,800 | 389,167 |                |
| June      | 371,625 | 269,250 |                |
| July      | 120,667 | 177,500 |                |
| August    | 369,778 | 88,450  |                |
| September | 215,000 | 252,048 |                |
| October   | 212,300 | 213,667 |                |
| November  | 100,000 | 665,000 |                |
| December  | 418,085 | 54,875  |                |

### Median Price

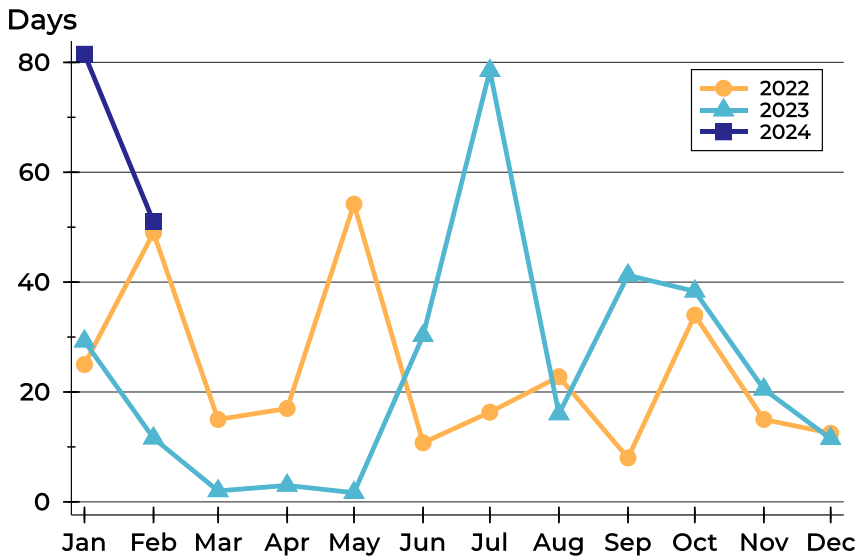


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 212,750 | 150,500 | <b>187,500</b> |
| February  | 163,000 | 159,000 | <b>385,000</b> |
| March     | 235,000 | 145,000 |                |
| April     | 207,500 | 240,000 |                |
| May       | 265,000 | 225,000 |                |
| June      | 215,750 | 217,000 |                |
| July      | 139,000 | 177,500 |                |
| August    | 285,000 | 88,450  |                |
| September | 215,000 | 184,095 |                |
| October   | 206,900 | 235,000 |                |
| November  | 100,000 | 445,000 |                |
| December  | 418,085 | 54,875  |                |



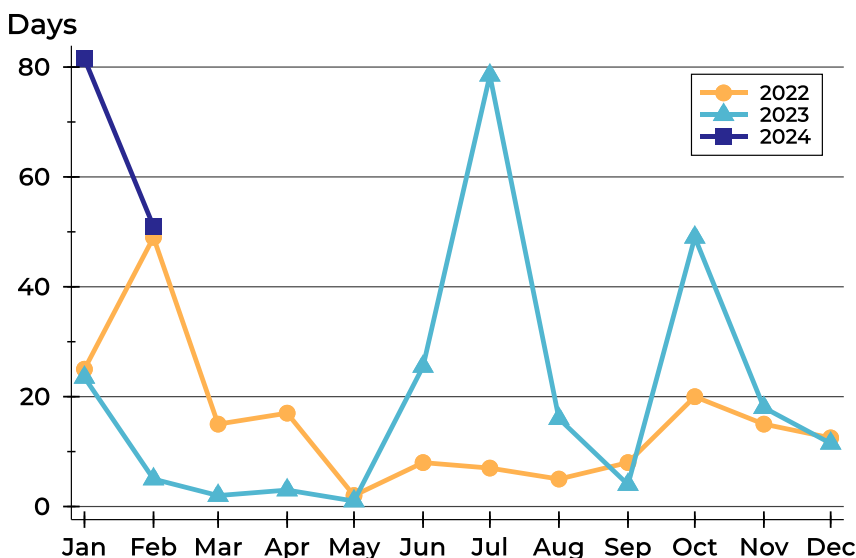
## Wabaunsee County Closed Listings Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 25   | 29   | <b>82</b> |
| February  | 49   | 12   | <b>51</b> |
| March     | 15   | 2    |           |
| April     | 17   | 3    |           |
| May       | 54   | 2    |           |
| June      | 11   | 30   |           |
| July      | 16   | 79   |           |
| August    | 23   | 16   |           |
| September | 8    | 41   |           |
| October   | 34   | 38   |           |
| November  | 15   | 21   |           |
| December  | 13   | 12   |           |

### Median DOM



| Month     | 2022 | 2023 | 2024      |
|-----------|------|------|-----------|
| January   | 25   | 24   | <b>82</b> |
| February  | 49   | 5    | <b>51</b> |
| March     | 15   | 2    |           |
| April     | 17   | 3    |           |
| May       | 2    | 1    |           |
| June      | 8    | 26   |           |
| July      | 7    | 79   |           |
| August    | 5    | 16   |           |
| September | 8    | 4    |           |
| October   | 20   | 49   |           |
| November  | 15   | 18   |           |
| December  | 13   | 12   |           |



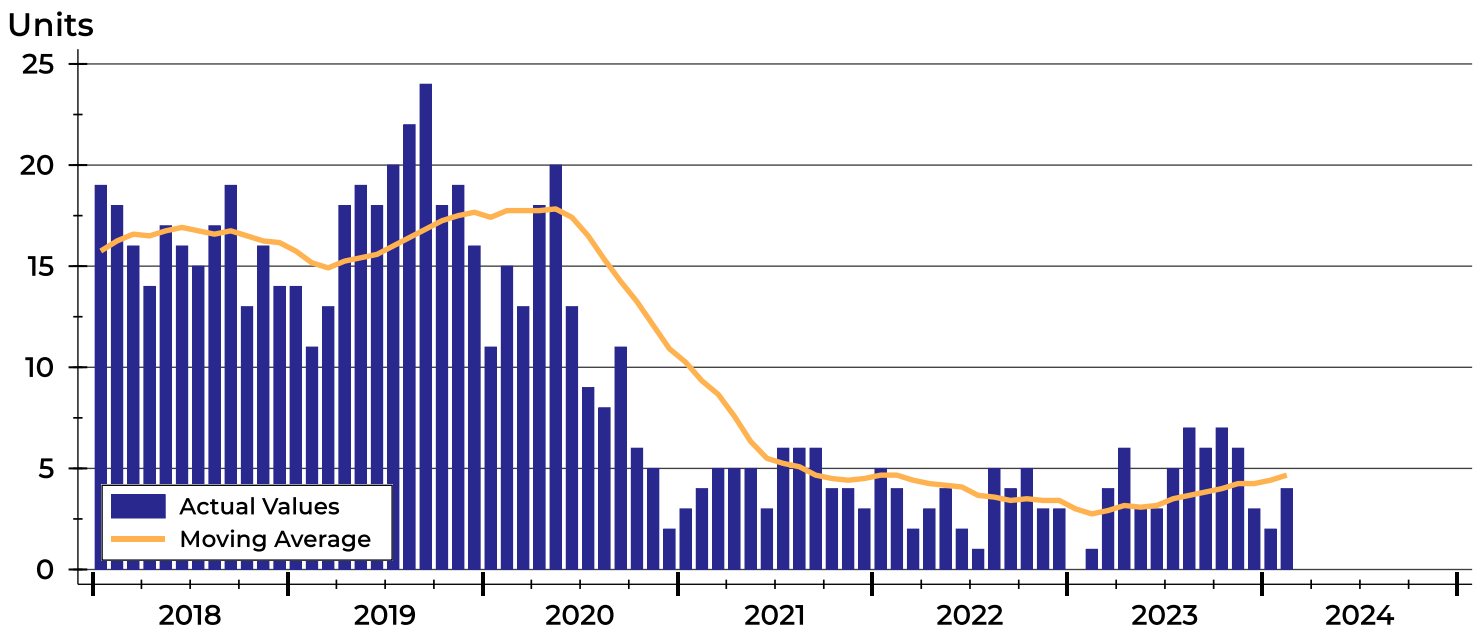
# Wabaunsee County Active Listings Analysis

| Summary Statistics for Active Listings |                     | 2024    | End of February 2023 | Change  |
|--|---------------------|---------|----------------------|---------|
| Active Listings                        |                     | 4       | 1                    | 300.0%  |
| Volume (1,000s)                        |                     | 1,925   | 160                  | 1103.1% |
| Months' Supply                         |                     | 1.7     | 0.3                  | 466.7%  |
| Average                                | List Price          | 481,250 | 160,000              | 200.8%  |
|  | Days on Market      | 105     | 29                   | 262.1%  |
|  | Percent of Original | 94.6%   | 97.0%                | -2.5%   |
| Median                                 | List Price          | 435,000 | 160,000              | 171.9%  |
|  | Days on Market      | 79      | 29                   | 172.4%  |
|  | Percent of Original | 95.2%   | 97.0%                | -1.9%   |

A total of 4 homes were available for sale in Wabaunsee County at the end of February. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$435,000, up 171.9% from 2023. The typical time on market for active listings was 79 days, up from 29 days a year earlier.

## History of Active Listings

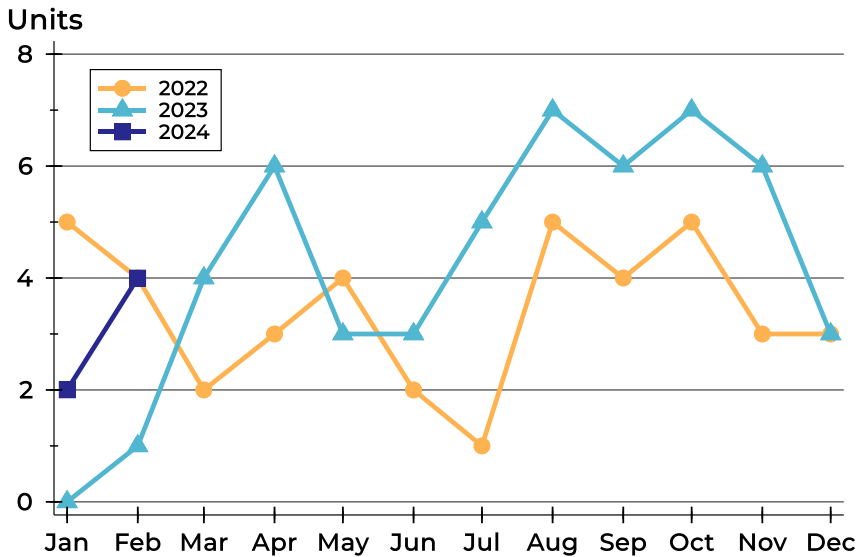






## Wabaunsee County Active Listings Analysis

### Active Listings by Month



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

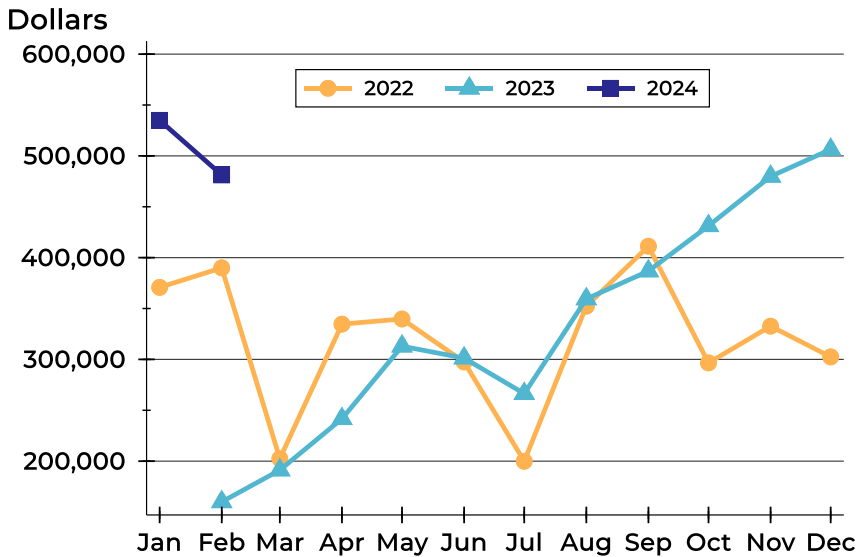
### Active Listings by Price Range

| Price Range         | Active Listings |         | Months' Supply | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-----------------|---------|----------------|------------|---------|----------------|------|---------------------|--------|
|                     | Number          | Percent |                | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$100,000-\$124,999 | 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 | 1               | 25.0%   | N/A            | 160,000    | 160,000 | 9              | 9    | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 1               | 25.0%   | N/A            | 175,000    | 175,000 | 254            | 254  | 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%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$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 | 0               | 0.0%    | 0.0            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$500,000-\$749,999 | 1               | 25.0%   | N/A            | 695,000    | 695,000 | 29             | 29   | 88.1%               | 88.1%  |
| \$750,000-\$999,999 | 1               | 25.0%   | N/A            | 895,000    | 895,000 | 129            | 129  | 90.4%               | 90.4%  |
| \$1,000,000 and up  | 0               | 0.0%    | N/A            | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



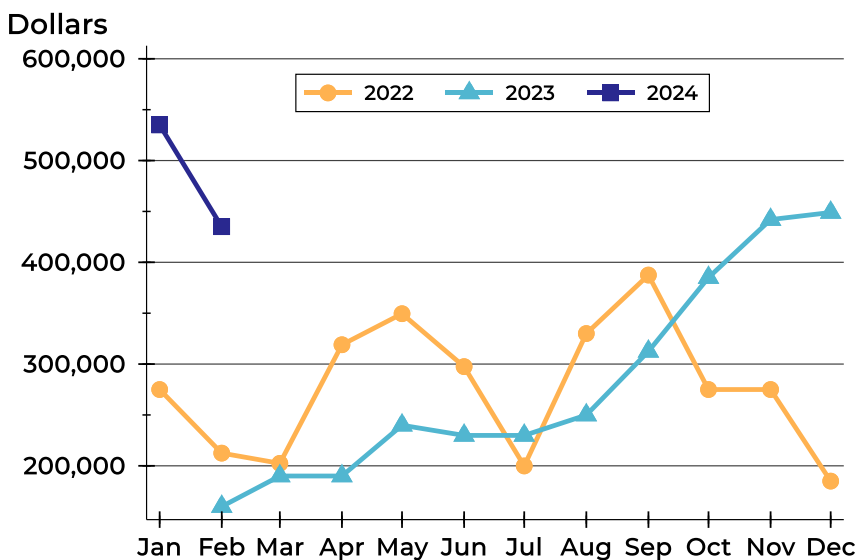
# Wabaunsee County Active Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024    |
|-----------|---------|---------|---------|
| January   | 370,800 | N/A     | 535,000 |
| February  | 390,000 | 160,000 | 481,250 |
| March     | 202,450 | 191,225 |         |
| April     | 334,667 | 241,667 |         |
| May       | 339,750 | 312,967 |         |
| June      | 297,500 | 301,300 |         |
| July      | 199,900 | 266,360 |         |
| August    | 352,360 | 359,414 |         |
| September | 411,250 | 386,833 |         |
| October   | 296,600 | 431,271 |         |
| November  | 332,667 | 479,833 |         |
| December  | 302,500 | 506,333 |         |

## Median Price

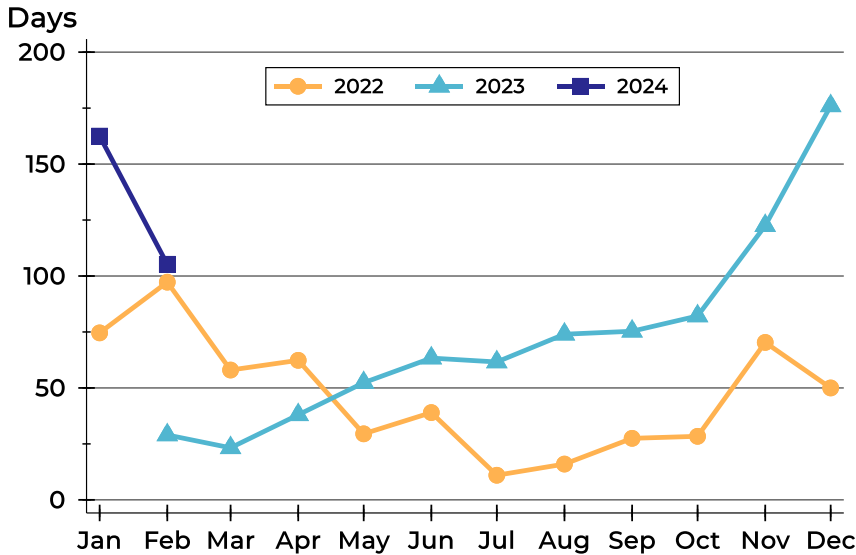


| Month     | 2022    | 2023    | 2024    |
|-----------|---------|---------|---------|
| January   | 275,000 | N/A     | 535,000 |
| February  | 212,500 | 160,000 | 435,000 |
| March     | 202,450 | 190,000 |         |
| April     | 319,000 | 190,000 |         |
| May       | 349,500 | 239,900 |         |
| June      | 297,500 | 229,900 |         |
| July      | 199,900 | 229,900 |         |
| August    | 330,000 | 249,900 |         |
| September | 387,500 | 312,500 |         |
| October   | 275,000 | 385,000 |         |
| November  | 275,000 | 442,000 |         |
| December  | 185,000 | 449,000 |         |



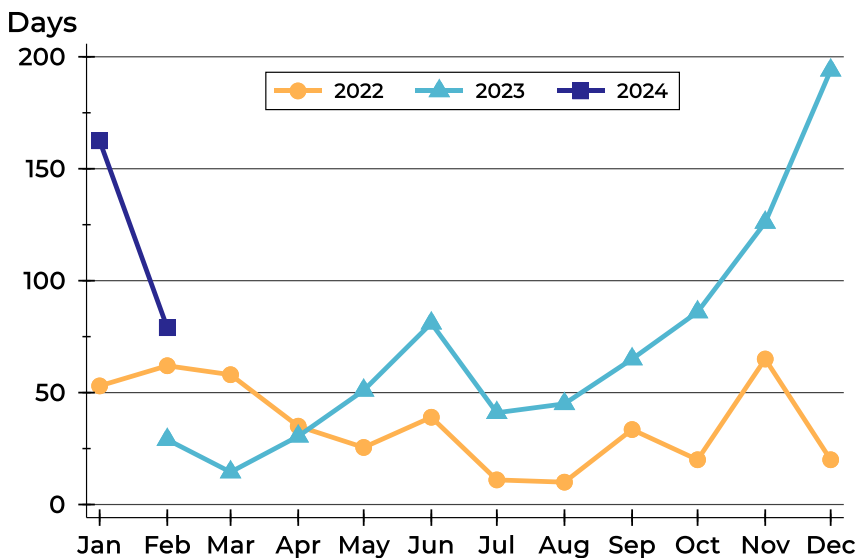
# Wabaunsee County Active Listings Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 75   | N/A  | 163  |
| February  | 97   | 29   | 105  |
| March     | 58   | 23   |      |
| April     | 62   | 38   |      |
| May       | 30   | 52   |      |
| June      | 39   | 63   |      |
| July      | 11   | 62   |      |
| August    | 16   | 74   |      |
| September | 28   | 75   |      |
| October   | 28   | 82   |      |
| November  | 70   | 123  |      |
| December  | 50   | 176  |      |

## Median DOM

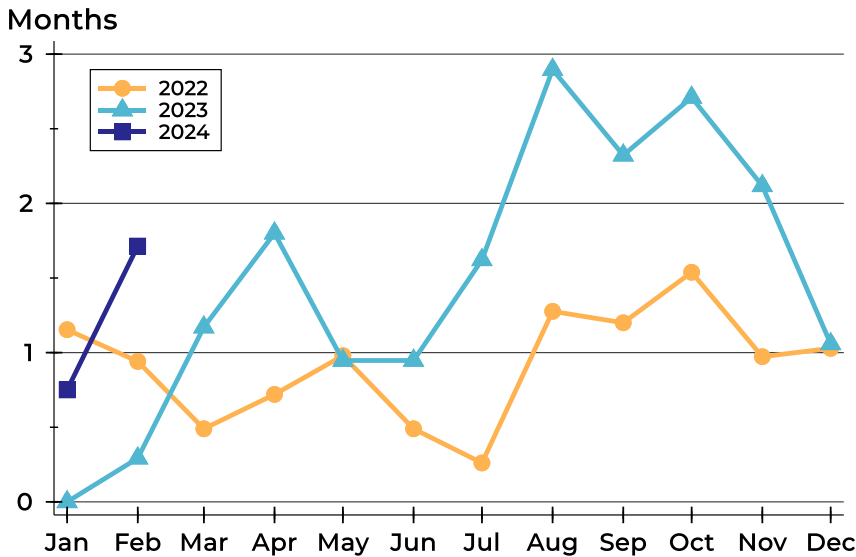


| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 53   | N/A  | 163  |
| February  | 62   | 29   | 79   |
| March     | 58   | 15   |      |
| April     | 35   | 31   |      |
| May       | 26   | 51   |      |
| June      | 39   | 81   |      |
| July      | 11   | 41   |      |
| August    | 10   | 45   |      |
| September | 34   | 65   |      |
| October   | 20   | 86   |      |
| November  | 65   | 126  |      |
| December  | 20   | 194  |      |



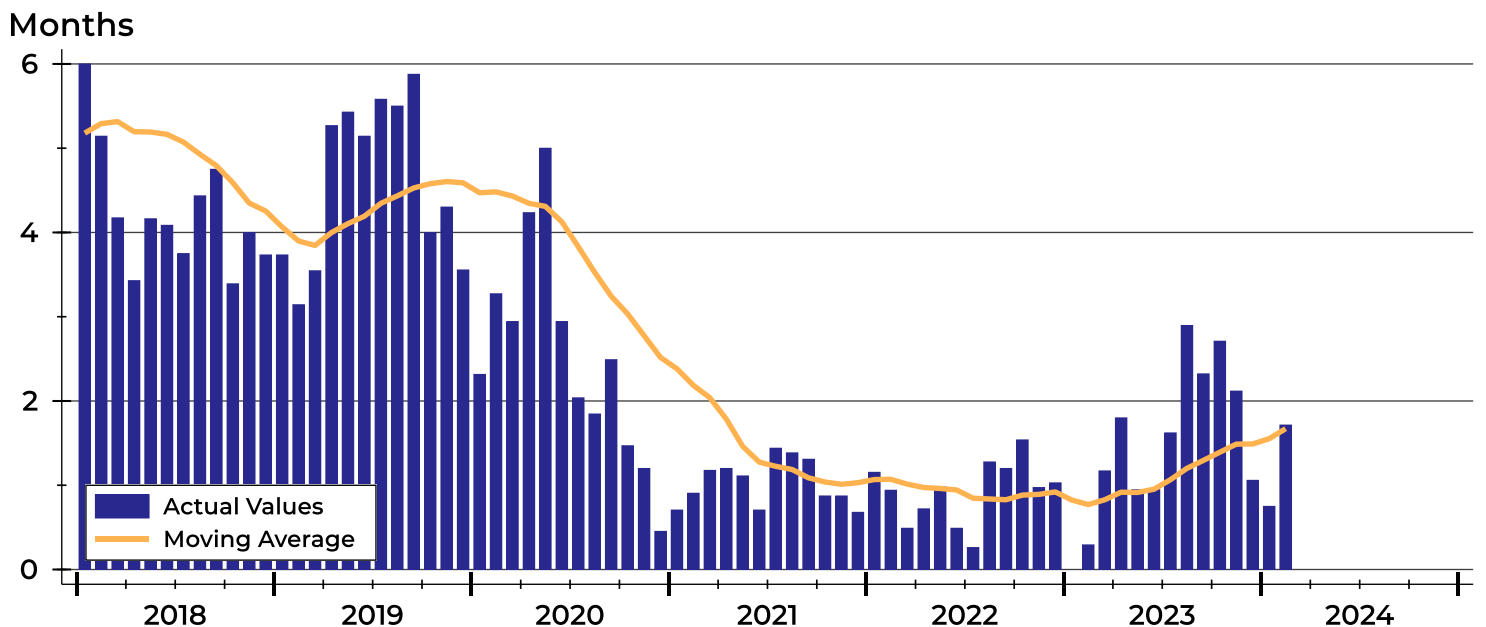
# Wabaunsee County Months' Supply Analysis

## Months' Supply by Month



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 1.2  | 0.0  | <b>0.8</b> |
| February  | 0.9  | 0.3  | <b>1.7</b> |
| March     | 0.5  | 1.2  |            |
| April     | 0.7  | 1.8  |            |
| May       | 1.0  | 0.9  |            |
| June      | 0.5  | 0.9  |            |
| July      | 0.3  | 1.6  |            |
| August    | 1.3  | 2.9  |            |
| September | 1.2  | 2.3  |            |
| October   | 1.5  | 2.7  |            |
| November  | 1.0  | 2.1  |            |
| December  | 1.0  | 1.1  |            |

## History of Month's Supply





# Wabaunsee County New Listings Analysis

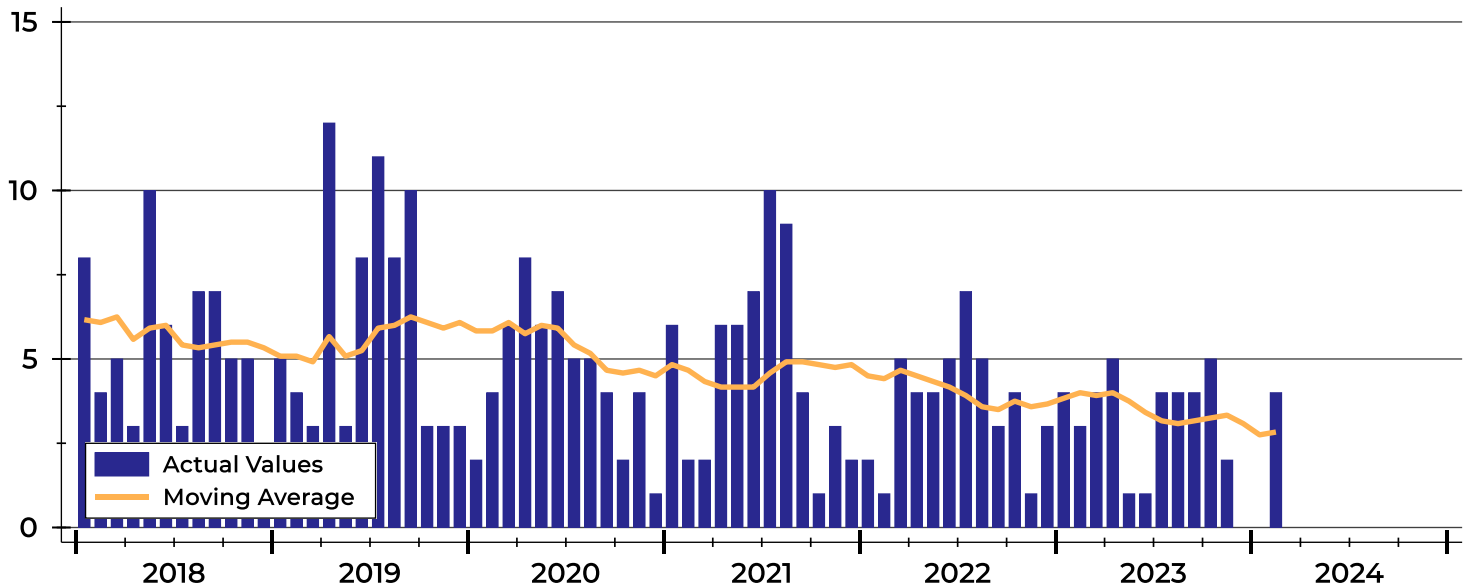
| Summary Statistics for New Listings |                    | 2024    | February 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month                       | New Listings       | 4       | 3             | 33.3%  |
|                                     | Volume (1,000s)    | 1,110   | 430           | 158.1% |
|                                     | Average List Price | 277,500 | 143,333       | 93.6%  |
|                                     | Median List Price  | 167,500 | 140,000       | 19.6%  |
| Year-to-Date                        | New Listings       | 4       | 7             | -42.9% |
|                                     | Volume (1,000s)    | 1,110   | 1,171         | -5.2%  |
|                                     | Average List Price | 277,500 | 167,286       | 65.9%  |
|                                     | Median List Price  | 167,500 | 159,000       | 5.3%   |

A total of 4 new listings were added in Wabaunsee County during February, up 33.3% from the same month in 2023. Year-to-date Wabaunsee County has seen 4 new listings.

The median list price of these homes was \$167,500 up from \$140,000 in 2023.

## History of New Listings

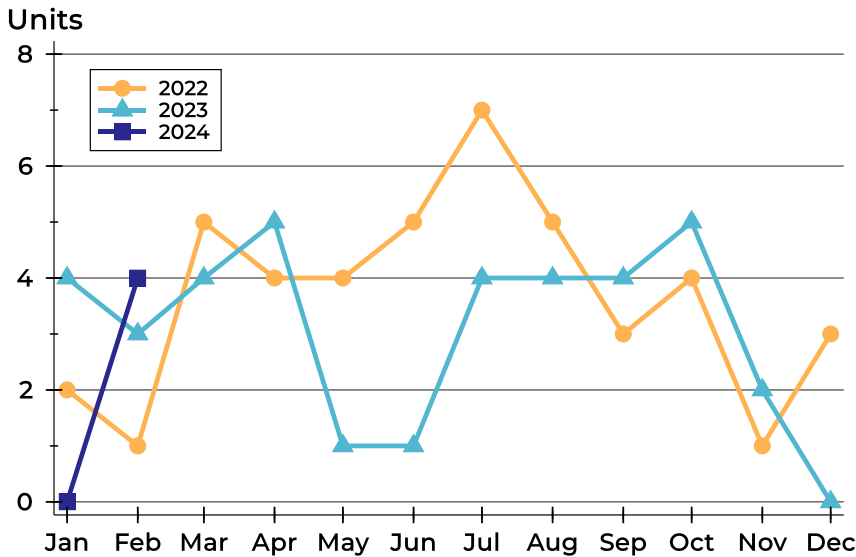
Units





## Wabaunsee County New Listings Analysis

### New Listings by Month



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

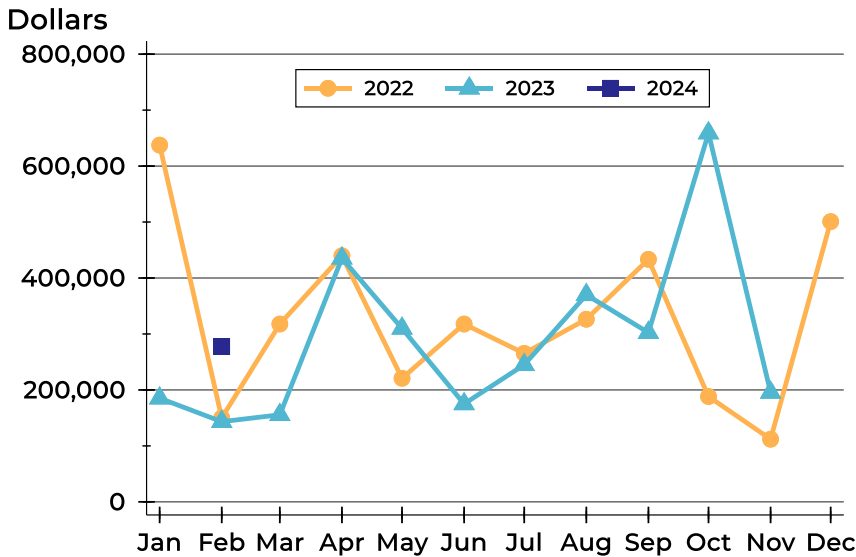
### New Listings by Price Range

| 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   | 1            | 25.0%   | 80,000     | 80,000  | 1              | 1    | 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 | 1            | 25.0%   | 160,000    | 160,000 | 14             | 14   | 100.0%              | 100.0% |
| \$175,000-\$199,999 | 1            | 25.0%   | 175,000    | 175,000 | 12             | 12   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 0            | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$500,000-\$749,999 | 1            | 25.0%   | 695,000    | 695,000 | 35             | 35   | 88.1%               | 88.1%  |
| \$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    |



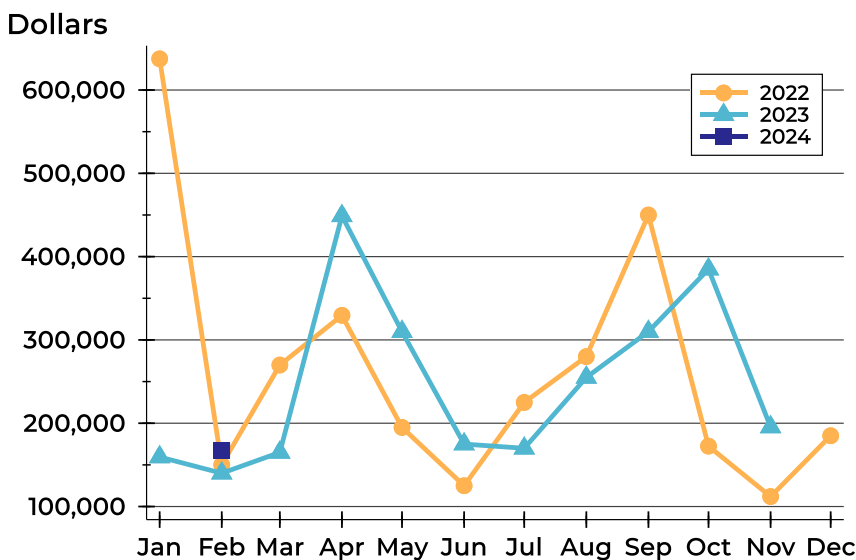
# Wabaunsee County New Listings Analysis

## Average Price



| Month     | 2022    | 2023    | 2024    |
|-----------|---------|---------|---------|
| January   | 637,500 | 185,250 | N/A     |
| February  | 150,000 | 143,333 | 277,500 |
| March     | 317,780 | 155,625 |         |
| April     | 439,750 | 435,380 |         |
| May       | 220,841 | 310,000 |         |
| June      | 317,800 | 175,000 |         |
| July      | 265,343 | 244,975 |         |
| August    | 326,380 | 370,000 |         |
| September | 433,333 | 302,450 |         |
| October   | 188,250 | 658,980 |         |
| November  | 112,000 | 195,500 |         |
| December  | 500,833 | N/A     |         |

## Median Price



| Month     | 2022    | 2023    | 2024    |
|-----------|---------|---------|---------|
| January   | 637,500 | 159,500 | N/A     |
| February  | 150,000 | 140,000 | 167,500 |
| March     | 269,900 | 165,000 |         |
| April     | 329,500 | 449,000 |         |
| May       | 195,000 | 310,000 |         |
| June      | 125,000 | 175,000 |         |
| July      | 225,000 | 169,950 |         |
| August    | 280,000 | 255,000 |         |
| September | 450,000 | 310,000 |         |
| October   | 172,500 | 385,000 |         |
| November  | 112,000 | 195,500 |         |
| December  | 185,000 | N/A     |         |



# Wabaunsee County Contracts Written Analysis

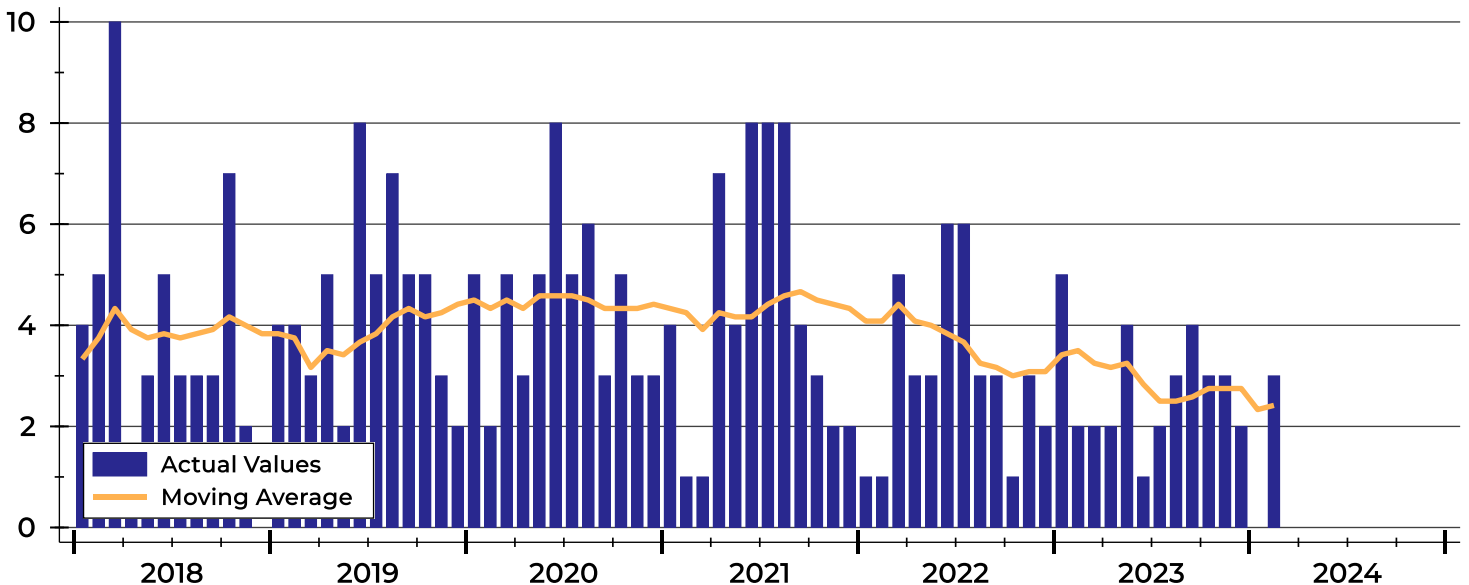
| Summary Statistics for Contracts Written |                     | 2024    | February 2023 | Change  | 2024    | Year-to-Date 2023 | Change  |
|--|---------------------|---------|---------------|---------|---------|-------------------|---------|
| Contracts Written                        |                     | 3       | 2             | 50.0%   | 3       | 7                 | -57.1%  |
| Volume (1,000s)                          |                     | 704     | 380           | 85.3%   | 704     | 1,279             | -45.0%  |
| Average                                  | Sale Price          | 234,667 | 190,000       | 23.5%   | 234,667 | 182,643           | 28.5%   |
|  | Days on Market      | 112     | 3             | 3633.3% | 112     | 9                 | 1144.4% |
|  | Percent of Original | 91.3%   | 101.8%        | -10.3%  | 91.3%   | 99.4%             | -8.1%   |
| Median                                   | Sale Price          | 175,000 | 190,000       | -7.9%   | 175,000 | 160,000           | 9.4%    |
|  | Days on Market      | 12      | 3             | 300.0%  | 12      | 3                 | 300.0%  |
|  | Percent of Original | 100.0%  | 101.8%        | -1.8%   | 100.0%  | 100.0%            | 0.0%    |

A total of 3 contracts for sale were written in Wabaunsee County during the month of February, up from 2 in 2023. The median list price of these homes was \$175,000, down from \$190,000 the prior year.

Half of the homes that went under contract in February were on the market less than 12 days, compared to 3 days in February 2023.

## History of Contracts Written

Units

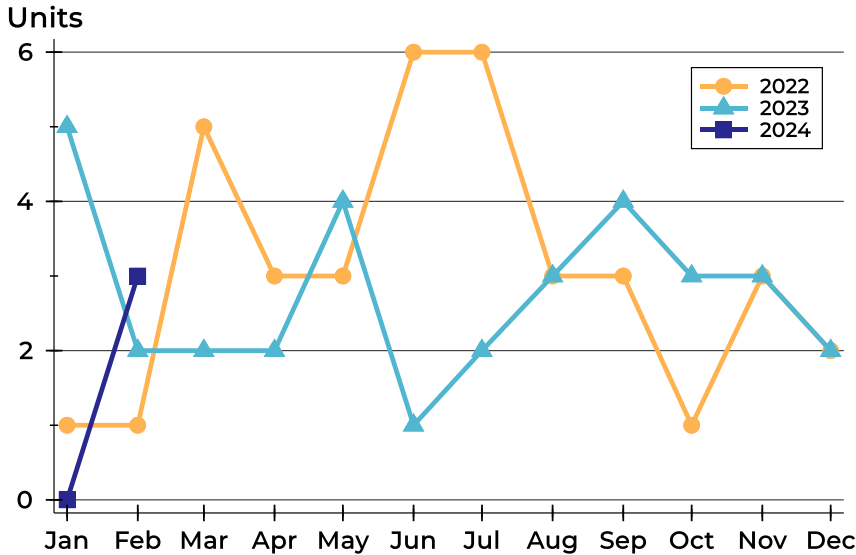






## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



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

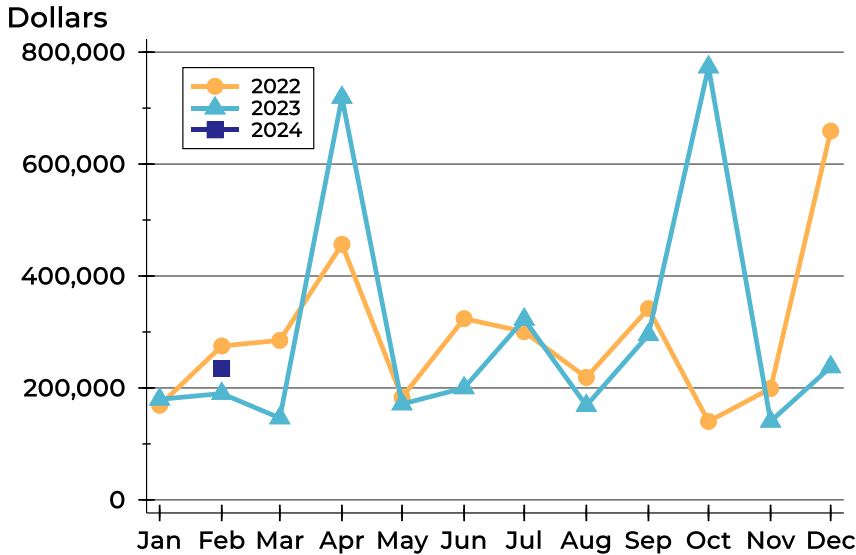
### Contracts Written by Price Range

| Price Range         | Contracts Written |         | List Price |         | Days on Market |      | Price as % of Orig. |        |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
|                     | Number            | Percent | Average    | Median  | Avg.           | Med. | Avg.                | Med.   |
| Below \$25,000      | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$25,000-\$49,999   | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$50,000-\$99,999   | 1                 | 33.3%   | 80,000     | 80,000  | 1              | 1    | 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 | 1                 | 33.3%   | 175,000    | 175,000 | 12             | 12   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 1                 | 33.3%   | 449,000    | 449,000 | 322            | 322  | 73.9%               | 73.9%  |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



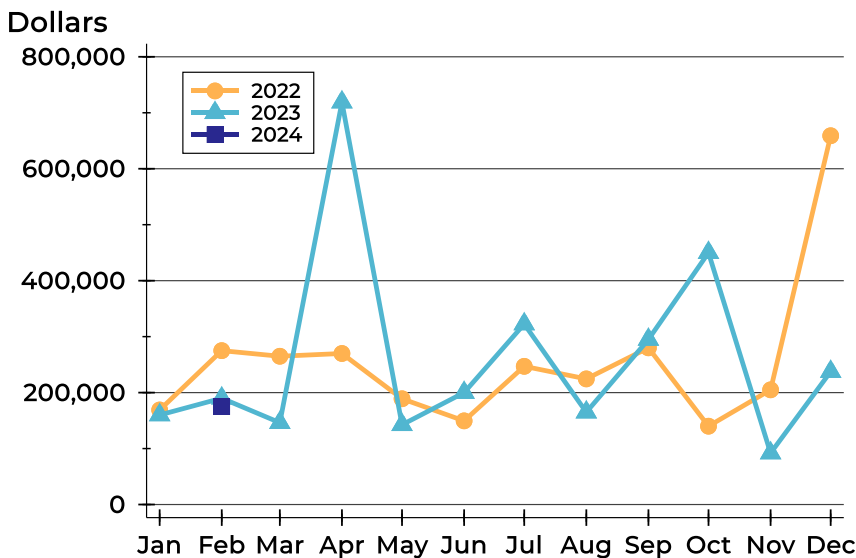
## Wabaunsee County Contracts Written Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 169,000 | 179,700 | N/A            |
| February  | 275,000 | 190,000 | <b>234,667</b> |
| March     | 285,000 | 146,250 |                |
| April     | 456,633 | 719,000 |                |
| May       | 183,000 | 171,225 |                |
| June      | 323,833 | 200,000 |                |
| July      | 300,500 | 322,500 |                |
| August    | 218,800 | 168,333 |                |
| September | 341,633 | 294,925 |                |
| October   | 140,000 | 773,333 |                |
| November  | 199,000 | 140,300 |                |
| December  | 659,000 | 237,500 |                |

### Median Price

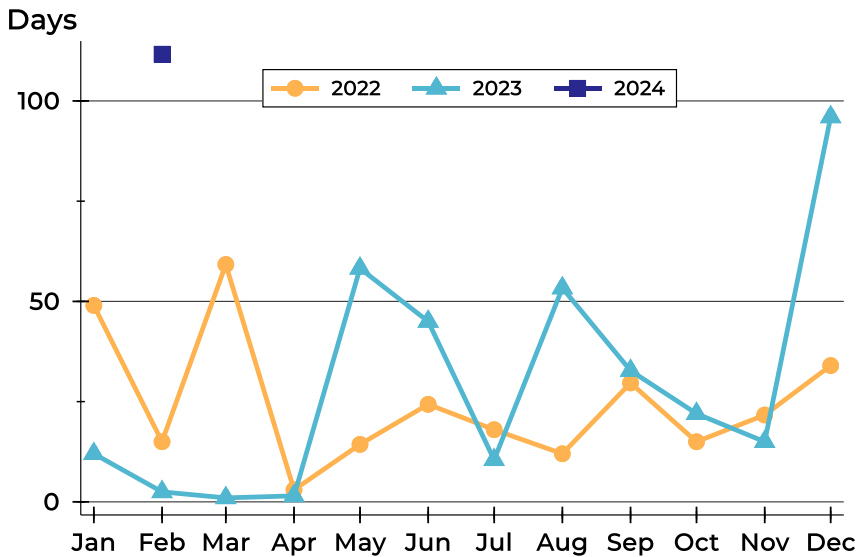


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 169,000 | 160,000 | N/A            |
| February  | 275,000 | 190,000 | <b>175,000</b> |
| March     | 265,000 | 146,250 |                |
| April     | 269,900 | 719,000 |                |
| May       | 189,000 | 142,500 |                |
| June      | 149,500 | 200,000 |                |
| July      | 247,000 | 322,500 |                |
| August    | 224,500 | 165,000 |                |
| September | 280,000 | 294,950 |                |
| October   | 140,000 | 450,000 |                |
| November  | 205,000 | 92,000  |                |
| December  | 659,000 | 237,500 |                |



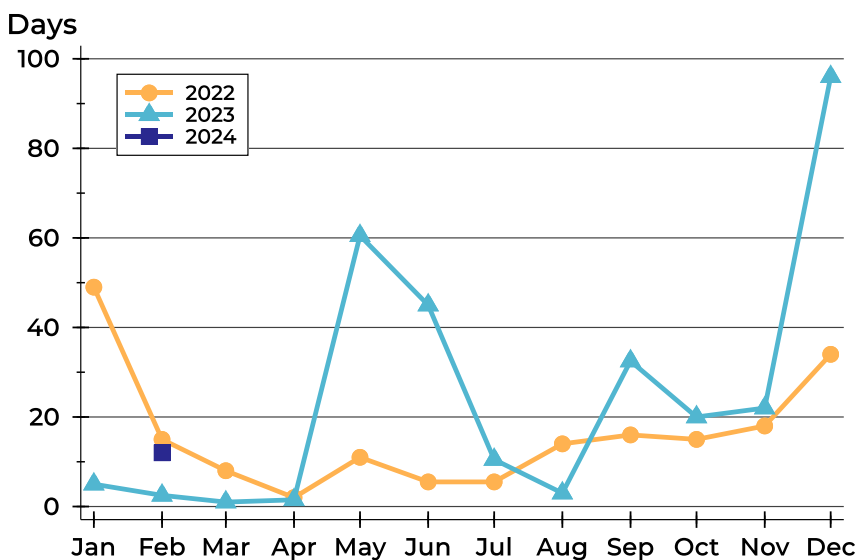
# Wabaunsee County Contracts Written Analysis

## Average DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 49   | 12   | N/A  |
| February  | 15   | 3    | 112  |
| March     | 59   | 1    |      |
| April     | 3    | 2    |      |
| May       | 14   | 58   |      |
| June      | 24   | 45   |      |
| July      | 18   | 11   |      |
| August    | 12   | 53   |      |
| September | 30   | 33   |      |
| October   | 15   | 22   |      |
| November  | 22   | 15   |      |
| December  | 34   | 96   |      |

## Median DOM



| Month     | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January   | 49   | 5    | N/A  |
| February  | 15   | 3    | 12   |
| March     | 8    | 1    |      |
| April     | 2    | 2    |      |
| May       | 11   | 61   |      |
| June      | 6    | 45   |      |
| July      | 6    | 11   |      |
| August    | 14   | 3    |      |
| September | 16   | 33   |      |
| October   | 15   | 20   |      |
| November  | 18   | 22   |      |
| December  | 34   | 96   |      |



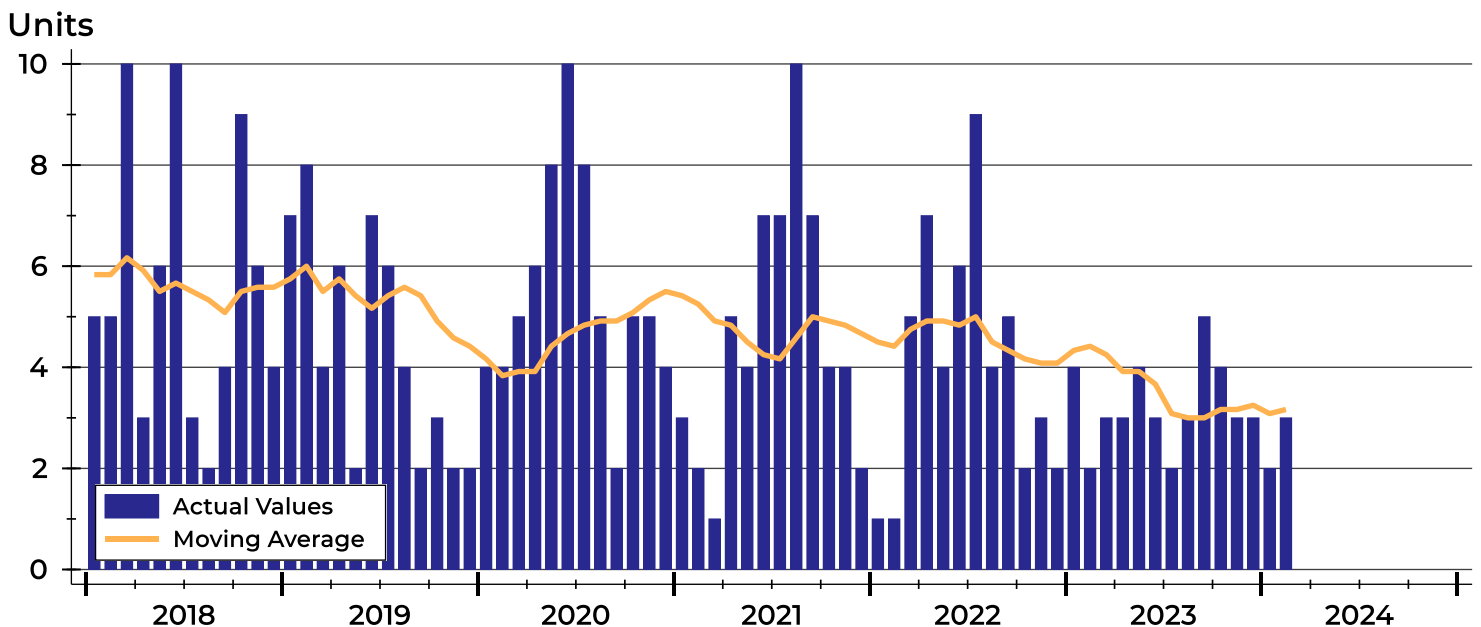
# Wabaunsee County Pending Contracts Analysis

| Summary Statistics for Pending Contracts |                     | End of February |         |         |
|--|---------------------|-----------------|---------|---------|
|  |                     | 2024            | 2023    | Change  |
| Pending Contracts                        |                     | 3               | 2       | 50.0%   |
| Volume (1,000s)                          |                     | 704             | 380     | 85.3%   |
| Average                                  | List Price          | 234,667         | 190,000 | 23.5%   |
|  | Days on Market      | 112             | 3       | 3633.3% |
|  | Percent of Original | 91.8%           | 100.0%  | -8.2%   |
| Median                                   | List Price          | 175,000         | 190,000 | -7.9%   |
|  | Days on Market      | 12              | 3       | 300.0%  |
|  | Percent of Original | 100.0%          | 100.0%  | 0.0%    |

A total of 3 listings in Wabaunsee County had contracts pending at the end of February, up from 2 contracts pending at the end of February 2023.

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

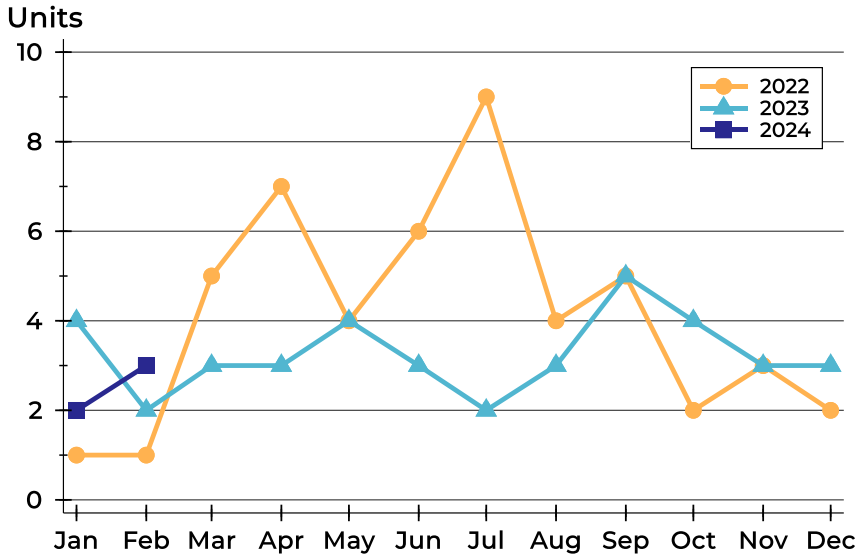
## History of Pending Contracts





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



| Month     | 2022 | 2023 | 2024     |
|-----------|------|------|----------|
| January   | 1    | 4    | <b>2</b> |
| February  | 1    | 2    | <b>3</b> |
| March     | 5    | 3    |          |
| April     | 7    | 3    |          |
| May       | 4    | 4    |          |
| June      | 6    | 3    |          |
| July      | 9    | 2    |          |
| August    | 4    | 3    |          |
| September | 5    | 5    |          |
| October   | 2    | 4    |          |
| November  | 3    | 3    |          |
| December  | 2    | 3    |          |

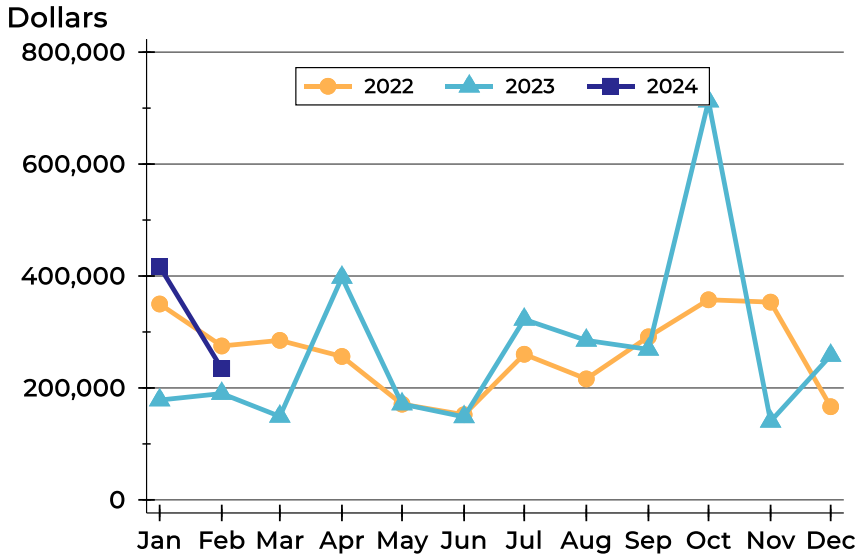
### Pending Contracts by Price Range

| 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%   | 80,000     | 80,000  | 1              | 1    | 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 | 1                 | 33.3%   | 175,000    | 175,000 | 12             | 12   | 100.0%              | 100.0% |
| \$200,000-\$249,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$250,000-\$299,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$300,000-\$399,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$400,000-\$499,999 | 1                 | 33.3%   | 449,000    | 449,000 | 322            | 322  | 75.5%               | 75.5%  |
| \$500,000-\$749,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$750,000-\$999,999 | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |
| \$1,000,000 and up  | 0                 | 0.0%    | N/A        | N/A     | N/A            | N/A  | N/A                 | N/A    |



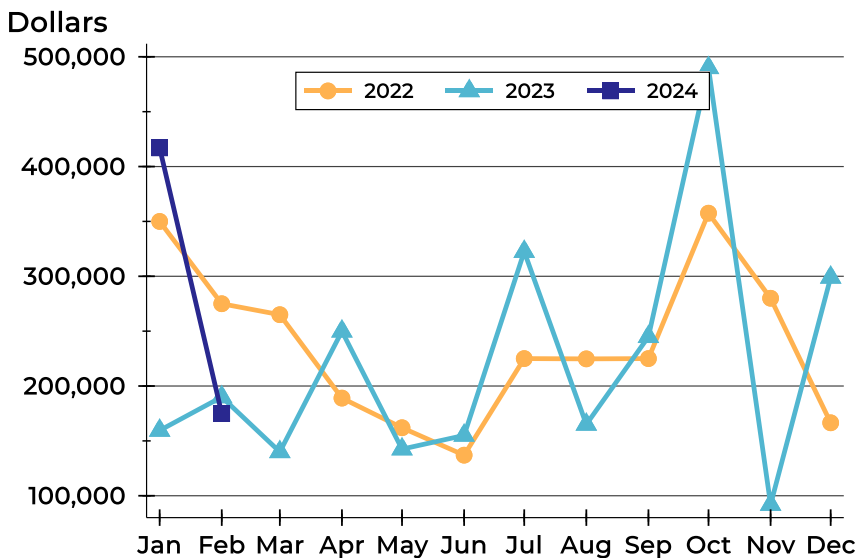
## Wabaunsee County Pending Contracts Analysis

### Average Price



| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 350,000 | 178,375 | <b>417,000</b> |
| February  | 275,000 | 190,000 | <b>234,667</b> |
| March     | 285,000 | 149,167 |                |
| April     | 256,271 | 397,467 |                |
| May       | 171,000 | 171,225 |                |
| June      | 152,167 | 148,300 |                |
| July      | 260,222 | 322,500 |                |
| August    | 216,125 | 285,000 |                |
| September | 291,360 | 268,940 |                |
| October   | 357,500 | 712,475 |                |
| November  | 353,333 | 140,300 |                |
| December  | 166,500 | 258,000 |                |

### Median Price

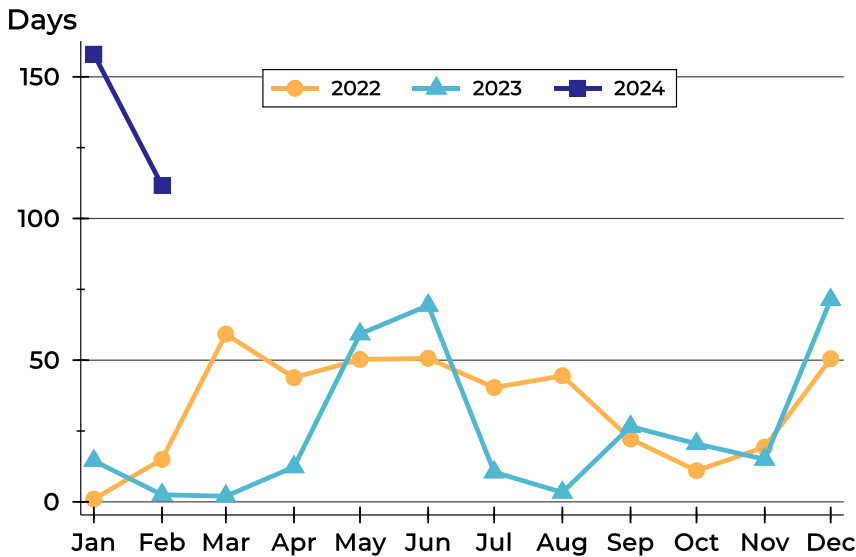


| Month     | 2022    | 2023    | 2024           |
|-----------|---------|---------|----------------|
| January   | 350,000 | 159,500 | <b>417,000</b> |
| February  | 275,000 | 190,000 | <b>175,000</b> |
| March     | 265,000 | 140,000 |                |
| April     | 189,000 | 249,900 |                |
| May       | 162,000 | 142,500 |                |
| June      | 137,000 | 155,000 |                |
| July      | 225,000 | 322,500 |                |
| August    | 224,750 | 165,000 |                |
| September | 225,000 | 244,900 |                |
| October   | 357,500 | 489,950 |                |
| November  | 280,000 | 92,000  |                |
| December  | 166,500 | 299,000 |                |



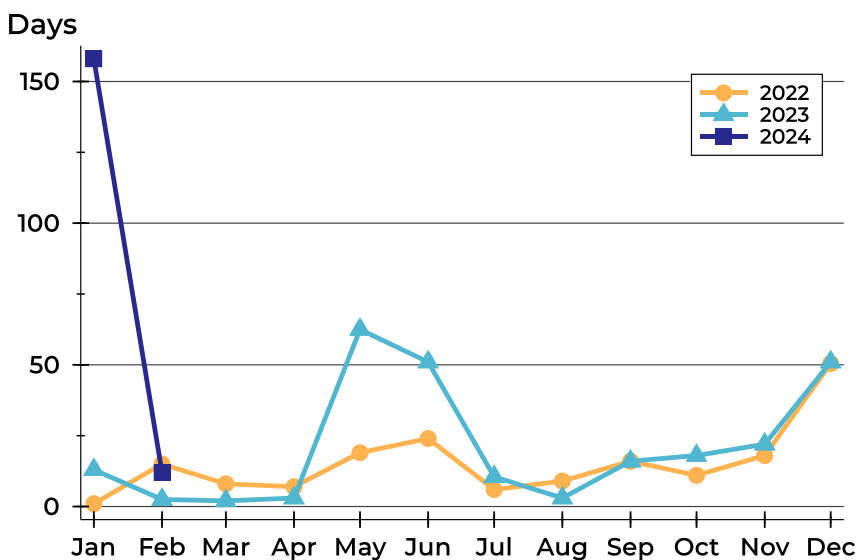
## Wabaunsee County Pending Contracts Analysis

### Average DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 1    | 15   | <b>158</b> |
| February  | 15   | 3    | <b>112</b> |
| March     | 59   | 2    |            |
| April     | 44   | 12   |            |
| May       | 50   | 59   |            |
| June      | 51   | 69   |            |
| July      | 40   | 11   |            |
| August    | 45   | 3    |            |
| September | 22   | 27   |            |
| October   | 11   | 21   |            |
| November  | 19   | 15   |            |
| December  | 51   | 71   |            |

### Median DOM



| Month     | 2022 | 2023 | 2024       |
|-----------|------|------|------------|
| January   | 1    | 13   | <b>158</b> |
| February  | 15   | 3    | <b>12</b>  |
| March     | 8    | 2    |            |
| April     | 7    | 3    |            |
| May       | 19   | 63   |            |
| June      | 24   | 51   |            |
| July      | 6    | 11   |            |
| August    | 9    | 3    |            |
| September | 16   | 16   |            |
| October   | 11   | 18   |            |
| November  | 18   | 22   |            |
| December  | 51   | 51   |            |