

May 2025 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in May

Total home sales in the Sunflower multiple listing service fell last month to 353 units, compared to 371 units in May 2024. Total sales volume was \$86.6 million, down from a year earlier.

The median sale price in May was \$212,900, up from \$212,000 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of May

The total number of active listings in the Sunflower multiple listing service at the end of May was 412 units, up from 375 at the same point in 2024. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$254,450.

During May, a total of 311 contracts were written down from 358 in May 2024. At the end of the month, there were 386 contracts still pending.

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Entire MLS System Summary Statistics

	ay MLS Statistics ree-year History	2025	Current Mont 2024	:h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	353 -4.9%	371 12.1%	331 -10.1%	1,355 0.1%	1,354 3.7%	1,306 -11.6%
	tive Listings ange from prior year	412 9.9%	375 42.0%	264 20.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.4 7.7%	1.3 44.4%	0.9 50.0%	N/A	N/A	N/A
	ew Listings ange from prior year	349 -21.4%	444 11.3%	399 -8.7%	1,680 -3.2%	1,736 7.9%	1,609 -10.2%
	ntracts Written ange from prior year	311 -13.1%	358 -1.1%	362 -9.5%	1,501 -2.3%	1,536 1.7%	1,510 -9.7%
	nding Contracts ange from prior year	386 5.5%	366 -2.1%	374 -13.2%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	86,648 -3.6%	89,838 17.5%	76,469 -4.4%	320,046 8.4%	295,112 11.7%	264,222 -8.6%
	Sale Price Change from prior year	245,462 1.4%	242,150 4.8%	231,025 6.3%	236,196 8.4%	217,956 7.7%	202,314 3.3%
ð	List Price of Actives Change from prior year	340,333 4.5%	325,721 -10.4%	363,329 41.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	21 0.0%	21 5.0%	20 66.7%	33 17.9%	28 16.7%	24 41.2%
•	Percent of List Change from prior year	98.8% -0.3%	99.1% -0.8%	99.9% -2.3%	98.3% -0.2%	98.5% -0.5%	99.0% -1.5%
	Percent of Original Change from prior year	97.6% -0.3%	97.9% -1.0%	98.9% -2.4%	96.4% -0.5%	96.9% -0.5%	97.4% -2.0%
	Sale Price Change from prior year	212,900 0.4%	212,000 7.9%	196,500 0.6%	210,000 10.5%	190,000 8.6%	175,000 6.1%
	List Price of Actives Change from prior year	254,450 -6.6%	272,500 -3.5%	282,425 28.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 50.0%	4 0.0%	4 33.3%	8 14.3%	7 40.0%	5 66.7%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%				
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	98.8% -0.7%	99.5% -0.5%	100.0% 0.0%

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





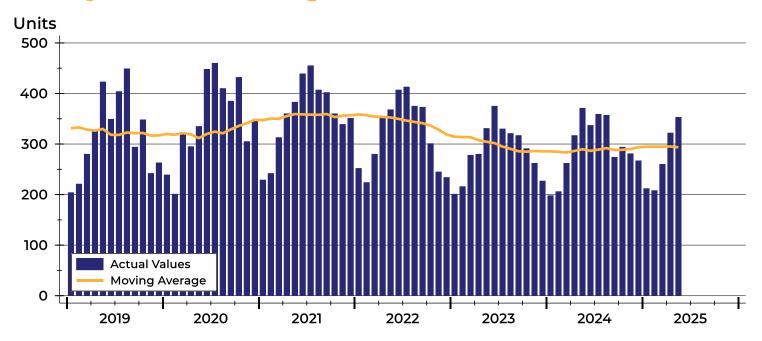
Entire MLS System Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clc	osed Listings	353	371	-4.9%	1,355	1,354	0.1%
Vo	lume (1,000s)	86,648	89,838	-3.6%	320,046	295,112	8.4%
Мс	onths' Supply	1.4	1.3	7.7%	N/A	N/A	N/A
	Sale Price	245,462	242,150	1.4%	236,196	217,956	8.4%
age	Days on Market	21	21	0.0%	33	28	17.9%
Averag	Percent of List	98.8%	99.1%	-0.3%	98.3%	98.5%	-0.2%
	Percent of Original	97.6%	97.9%	-0.3%	96.4%	96.9%	-0.5%
	Sale Price	212,900	212,000	0.4%	210,000	190,000	10.5%
lan	Days on Market	6	4	50.0%	8	7	14.3%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	98.8%	99.5%	-0.7%

A total of 353 homes sold in the Sunflower multiple listing service in May, down from 371 units in May 2024. Total sales volume fell to \$86.6 million compared to \$89.8 million in the previous year.

The median sales price in May was \$212,900, up 0.4% compared to the prior year. Median days on market was 6 days, up from 5 days in April, and up from 4 in May 2024.

History of Closed Listings

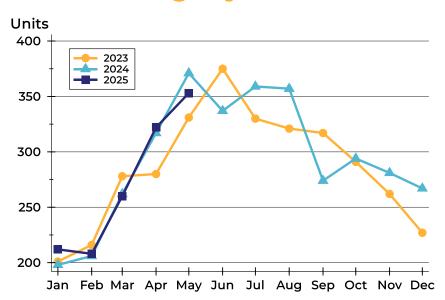






Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	201	198	212
February	216	206	208
March	278	262	260
April	280	317	322
May	331	371	353
June	375	337	
July	330	359	
August	321	357	
September	317	274	
October	291	294	
November	262	281	
December	227	267	

Closed Listings by Price Range

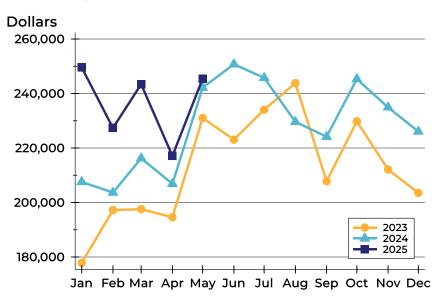
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	2	0.6%	0.4	17,000	17,000	21	21	60.1%	60.1%	60.1%	60.1%
\$25,000-\$49,999	8	2.3%	1.2	37,963	37,500	18	17	97.7%	92.7%	95.7%	92.7%
\$50,000-\$99,999	41	11.6%	0.9	77,125	80,000	34	22	93.9%	96.2%	91.0%	93.8%
\$100,000-\$124,999	20	5.7%	0.9	113,780	115,000	17	6	99.3%	100.0%	96.7%	100.0%
\$125,000-\$149,999	33	9.3%	1.4	138,667	140,000	16	3	100.2%	100.0%	99.4%	100.0%
\$150,000-\$174,999	22	6.2%	1.2	160,758	160,000	19	6	100.2%	100.0%	99.1%	100.0%
\$175,000-\$199,999	38	10.8%	1.1	188,979	190,500	16	6	99.8%	100.0%	99.2%	100.0%
\$200,000-\$249,999	46	13.0%	1.1	223,682	220,000	13	3	101.0%	100.0%	100.2%	100.0%
\$250,000-\$299,999	42	11.9%	1.3	272,271	275,000	12	5	100.5%	100.0%	99.7%	100.0%
\$300,000-\$399,999	56	15.9%	2.0	343,123	340,000	24	11	98.8%	100.0%	97.4%	100.0%
\$400,000-\$499,999	27	7.6%	1.7	443,188	440,000	24	5	98.2%	99.1%	97.4%	98.0%
\$500,000-\$749,999	14	4.0%	2.2	580,393	551,500	70	8	100.6%	99.5%	99.7%	99.0%
\$750,000-\$999,999	3	0.8%	6.3	865,893	860,000	5	0	99.4%	100.0%	99.4%	100.0%
\$1,000,000 and up	1	0.3%	14.0	1,950,000	1,950,000	22	22	89.2%	89.2%	89.2%	89.2%





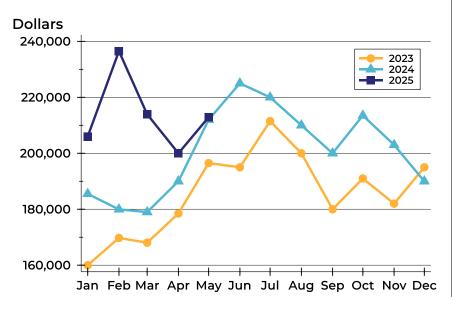
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	177,842	207,563	249,574
February	197,235	203,641	227,365
March	197,546	216,233	243,412
April	194,592	206,859	217,108
May	231,025	242,150	245,462
June	223,072	250,740	
July	234,063	245,771	
August	243,817	229,605	
September	207,809	224,152	
October	229,788	245,315	
November	212,106	234,926	
December	203,539	226,070	

Median Price



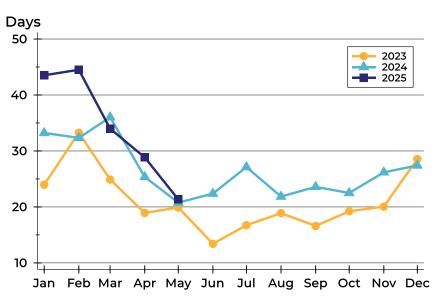
Month	2023	2024	2025
January	160,000	185,500	206,000
February	169,750	179,950	236,500
March	168,050	179,000	213,950
April	178,500	190,000	200,000
May	196,500	212,000	212,900
June	195,000	225,000	
July	211,500	220,000	
August	200,000	210,000	
September	180,000	200,000	
October	191,000	213,500	
November	182,000	203,000	
December	195,000	190,000	





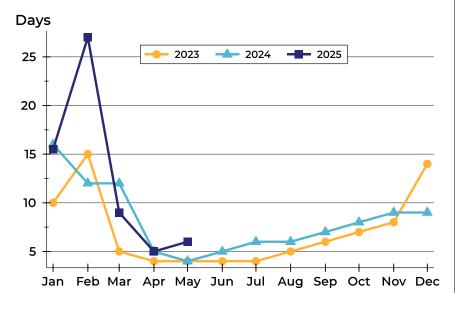
Entire MLS System Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	24	33	44
February	33	32	45
March	25	36	34
April	19	25	29
May	20	21	21
June	13	22	
July	17	27	
August	19	22	
September	17	24	
October	19	22	
November	20	26	
December	29	27	

Median DOM



Month	2023	2024	2025
January	10	16	16
February	15	12	27
March	5	12	9
April	4	5	5
May	4	4	6
June	4	5	
July	4	6	
August	5	6	
September	6	7	
October	7	8	
November	8	9	
December	14	9	



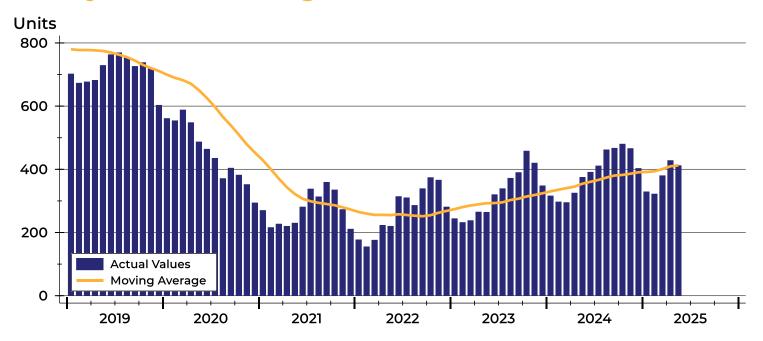
Entire MLS System Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Act	tive Listings	412	375	9.9%
Volume (1,000s)		140,217	122,145	14.8%
Мс	onths' Supply	1.4	1.3	7.7%
ge	List Price	340,333	325,721	4.5%
Avera	Days on Market	56	58	-3.4%
٩	Percent of Original	97.2%	97.3%	-0.1%
<u>_</u>	List Price	254,450	272,500	-6.6%
Median	Days on Market	37	31	19.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 412 homes were available for sale in the Sunflower multiple listing service at the end of May. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of May was \$254,450, down 6.6% from 2024. The typical time on market for active listings was 36 days, up from 31 days a year earlier.

History of Active Listings

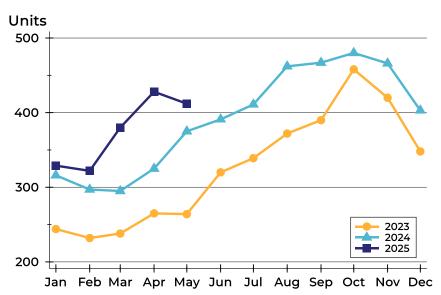






Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	244	316	329
February	232	297	322
March	238	295	380
April	265	325	428
May	264	375	412
June	320	391	
July	339	411	
August	372	462	
September	390	467	
October	458	480	
November	420	466	
December	348	403	

Active Listings by Price Range

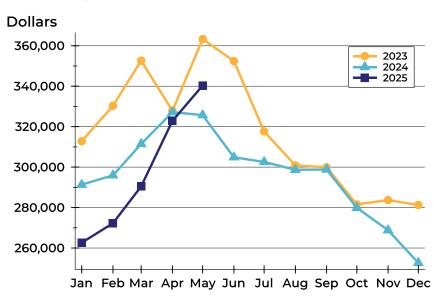
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	0.2%	0.4	2,400	2,400	8	8	129.7%	129.7%
\$25,000-\$49,999	10	2.4%	1.2	39,070	39,500	102	58	93.7%	100.0%
\$50,000-\$99,999	31	7.5%	0.9	78,255	79,900	53	39	94.4%	96.0%
\$100,000-\$124,999	15	3.6%	0.9	114,633	115,000	38	30	93.0%	93.7%
\$125,000-\$149,999	36	8.7%	1.4	138,546	138,250	63	29	96.3%	100.0%
\$150,000-\$174,999	31	7.5%	1.2	163,103	164,000	77	39	99.1%	100.0%
\$175,000-\$199,999	29	7.0%	1.1	190,786	190,000	60	38	96.4%	100.0%
\$200,000-\$249,999	47	11.4%	1.1	228,536	229,900	52	30	97.4%	100.0%
\$250,000-\$299,999	49	11.9%	1.3	273,088	270,000	51	34	98.2%	100.0%
\$300,000-\$399,999	83	20.1%	2.0	357,282	359,900	47	33	98.0%	100.0%
\$400,000-\$499,999	33	8.0%	1.7	447,779	445,000	50	45	96.9%	98.9%
\$500,000-\$749,999	29	7.0%	2.2	570,456	548,000	66	58	97.6%	100.0%
\$750,000-\$999,999	11	2.7%	6.3	847,920	829,000	56	59	97.9%	100.0%
\$1,000,000 and up	7	1.7%	14.0	3,668,302	1,649,000	35	12	100.0%	100.0%





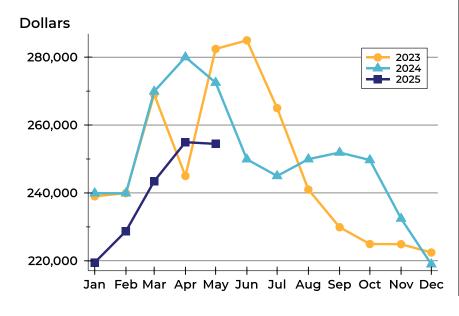
Entire MLS System Active Listings Analysis

Average Price



Month	2023	2024	2025
January	312,787	291,332	262,620
February	330,328	295,938	272,267
March	352,597	311,456	290,474
April	327,886	327,157	322,844
May	363,329	325,721	340,333
June	352,426	304,864	
July	317,632	302,555	
August	300,836	298,691	
September	299,924	298,819	
October	281,555	279,893	
November	283,725	268,804	
December	281,246	252,660	

Median Price



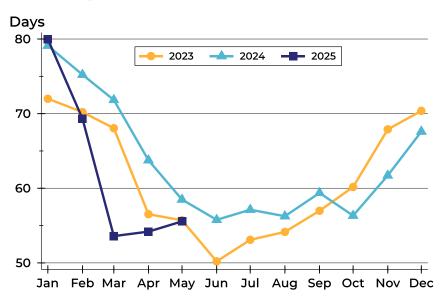
Month	2023	2024	2025
January	239,000	239,925	219,500
February	239,925	239,900	228,750
March	269,000	269,900	243,450
April	245,000	280,000	254,950
May	282,425	272,500	254,450
June	284,950	249,900	
July	265,000	245,000	
August	241,000	249,950	
September	229,900	251,900	
October	224,950	249,700	
November	224,900	232,450	
December	222,450	219,000	





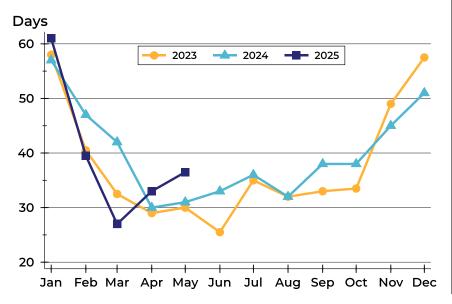
Entire MLS System Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	72	79	80
February	70	75	69
March	68	72	54
April	57	64	54
May	56	58	56
June	50	56	
July	53	57	
August	54	56	
September	57	59	
October	60	56	
November	68	62	
December	70	68	

Median DOM



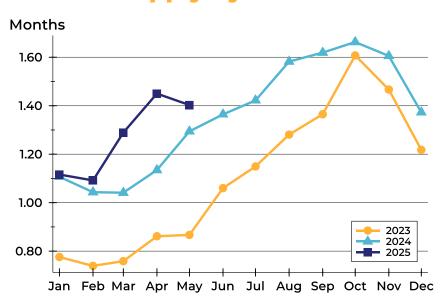
Month	2023	2024	2025
January	58	57	61
February	41	47	40
March	33	42	27
April	29	30	33
May	30	31	37
June	26	33	
July	35	36	
August	32	32	
September	33	38	
October	34	38	
November	49	45	
December	58	51	





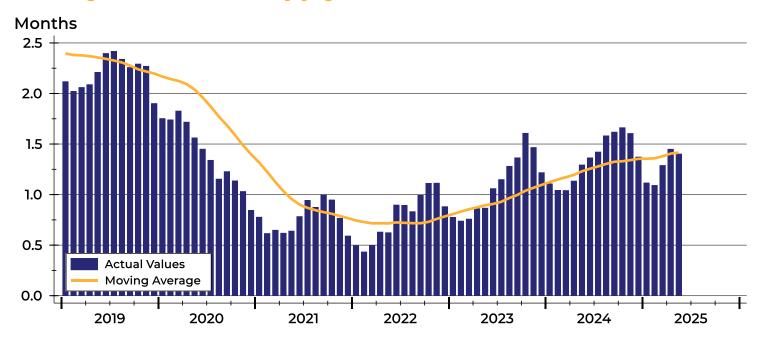
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.8	1.1	1.1
February	0.7	1.0	1.1
March	0.8	1.0	1.3
April	0.9	1.1	1.5
May	0.9	1.3	1.4
June	1.1	1.4	
July	1.1	1.4	
August	1.3	1.6	
September	1.4	1.6	
October	1.6	1.7	
November	1.5	1.6	
December	1.2	1.4	

History of Month's Supply







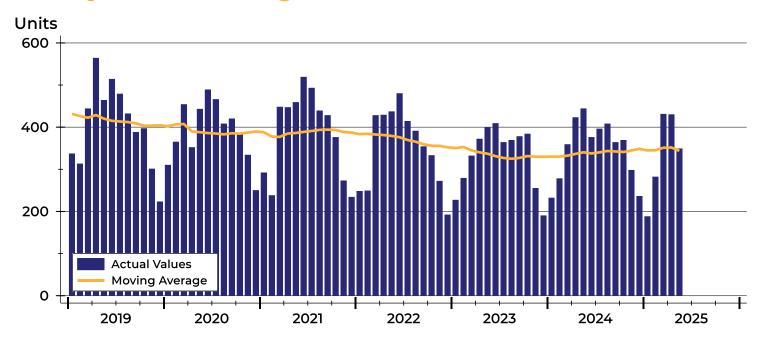
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	May 2024	Change
ţ	New Listings	349	444	-21.4%
Month	Volume (1,000s)	95,186	111,329	-14.5%
Current	Average List Price	272,738	250,741	8.8%
Cu	Median List Price	229,900	217,750	5.6%
te	New Listings	1,680	1,736	-3.2%
o-Da	Volume (1,000s)	448,764	422,202	6.3%
Year-to-Da	Average List Price	267,121	243,204	9.8%
۶	Median List Price	225,000	208,250	8.0%

A total of 349 new listings were added in the Sunflower multiple listing service during May, down 21.4% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 1,680 new listings.

The median list price of these homes was \$229,900 up from \$217,750 in 2024.

History of New Listings

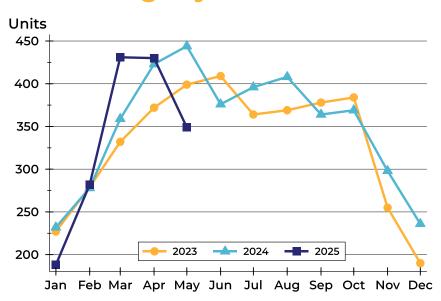






Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	227	232	188
February	279	278	282
March	332	359	431
April	372	423	430
May	399	444	349
June	409	376	
July	364	396	
August	369	408	
September	378	364	
October	384	369	
November	255	298	
December	190	236	

New Listings by Price Range

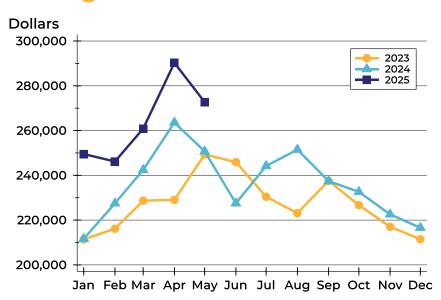
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	0.6%	1,575	1,575	19	19	114.9%	114.9%
\$25,000-\$49,999	6	1.7%	36,967	37,500	12	11	97.6%	100.0%
\$50,000-\$99,999	31	8.9%	76,774	75,000	13	8	97.1%	100.0%
\$100,000-\$124,999	17	4.9%	115,023	117,500	16	16	95.2%	100.0%
\$125,000-\$149,999	32	9.2%	140,747	143,500	11	7	99.3%	100.0%
\$150,000-\$174,999	28	8.0%	161,154	160,000	8	5	99.1%	100.0%
\$175,000-\$199,999	27	7.7%	187,993	187,900	12	8	99.4%	100.0%
\$200,000-\$249,999	53	15.2%	226,504	228,900	12	8	99.1%	100.0%
\$250,000-\$299,999	49	14.0%	272,726	270,000	11	8	99.3%	100.0%
\$300,000-\$399,999	58	16.6%	354,649	354,500	16	16	99.1%	100.0%
\$400,000-\$499,999	19	5.4%	442,747	445,000	11	7	99.6%	100.0%
\$500,000-\$749,999	16	4.6%	582,269	567,500	13	9	99.6%	100.0%
\$750,000-\$999,999	6	1.7%	811,317	809,000	25	29	99.3%	100.0%
\$1,000,000 and up	5	1.4%	1,599,800	1,300,000	14	16	100.0%	100.0%





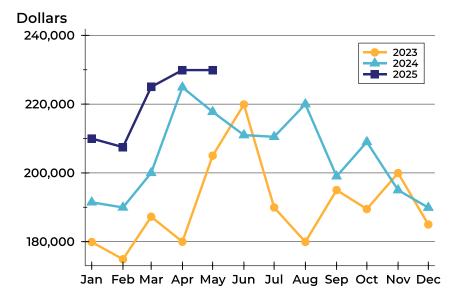
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	211,390	211,662	249,518
February	216,149	227,477	246,183
March	228,692	242,421	260,861
April	229,073	263,592	290,265
May	249,334	250,741	272,738
June	245,928	227,512	
July	230,427	244,191	
August	223,095	251,488	
September	237,552	237,437	
October	226,674	232,639	
November	217,033	222,569	
December	211,468	216,603	

Median Price



Month	2023	2024	2025
January	179,900	191,450	210,000
February	174,900	189,950	207,500
March	187,250	199,999	225,000
April	180,000	224,900	229,900
May	205,000	217,750	229,900
June	219,900	211,000	
July	189,950	210,494	
August	179,950	220,000	
September	195,000	199,000	
October	189,500	209,000	
November	199,950	195,000	
December	185,000	189,900	





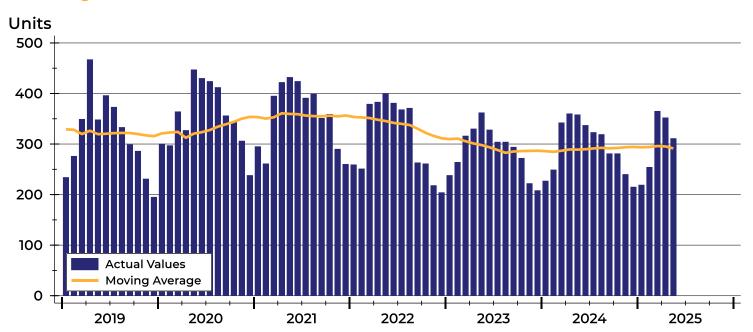
Entire MLS System Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Year-to-D hange 2025 2024		te Change
Со	ntracts Written	311	358	-13.1%	1,501	1,536	-2.3%
Vol	ume (1,000s)	77,219	89,083	-13.3%	360,809	358,399	0.7%
ge	Sale Price	248,292	248,836	-0.2%	240,379	233,333	3.0%
Avera	Days on Market	24	23	4.3%	29	26	11.5%
Ā	Percent of Original	96.8%	97.6%	-0.8%	96.9%	97.4%	-0.5%
5	Sale Price	229,900	225,000	2.2%	215,900	199,970	8.0%
Median	Days on Market	11	5	120.0%	8	5	60.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 311 contracts for sale were written in the Sunflower multiple listing service during the month of May, down from 358 in 2024. The median list price of these homes was \$229,900, up from \$225,000 the prior year.

Half of the homes that went under contract in May were on the market less than 11 days, compared to 5 days in May 2024.

History of Contracts Written

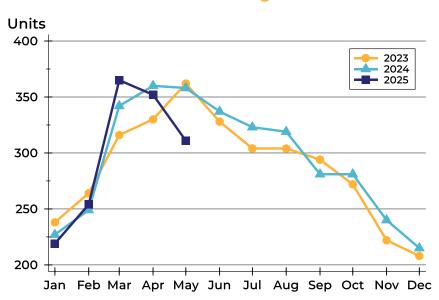






Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	238	227	219
February	264	249	254
March	316	342	365
April	330	360	352
May	362	358	311
June	328	337	
July	304	323	
August	304	319	
September	294	281	
October	272	281	
November	222	240	
December	208	215	

Contracts Written by Price Range

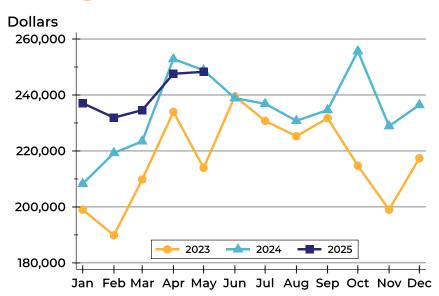
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	22,500	22,500	32	32	46.7%	46.7%
\$25,000-\$49,999	7	2.3%	36,336	35,000	15	8	92.8%	100.0%
\$50,000-\$99,999	34	10.9%	79,041	82,350	30	12	92.5%	99.3%
\$100,000-\$124,999	18	5.8%	115,233	117,968	24	12	94.9%	100.0%
\$125,000-\$149,999	23	7.4%	139,179	143,000	14	5	96.4%	100.0%
\$150,000-\$174,999	27	8.7%	159,907	159,900	21	7	97.9%	100.0%
\$175,000-\$199,999	21	6.8%	187,769	185,000	17	10	98.3%	100.0%
\$200,000-\$249,999	43	13.8%	227,674	226,500	15	6	98.5%	100.0%
\$250,000-\$299,999	54	17.4%	269,362	266,950	26	13	97.8%	100.0%
\$300,000-\$399,999	43	13.8%	346,093	339,900	33	14	97.5%	100.0%
\$400,000-\$499,999	20	6.4%	448,999	449,950	15	8	99.8%	100.0%
\$500,000-\$749,999	18	5.8%	590,056	586,950	47	39	96.1%	96.5%
\$750,000-\$999,999	1	0.3%	750,000	750,000	11	11	100.0%	100.0%
\$1,000,000 and up	ī	0.3%	1,150,000	1,150,000	7	7	100.0%	100.0%





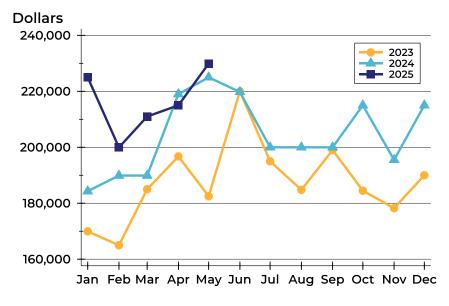
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	199,005	208,262	237,052
February	189,853	219,294	231,900
March	209,791	223,423	234,590
April	233,974	252,849	247,579
May	213,953	248,836	248,292
June	239,525	238,859	
July	230,760	236,863	
August	225,260	230,779	
September	231,708	234,621	
October	214,744	255,656	
November	198,998	228,890	
December	217,411	236,430	

Median Price



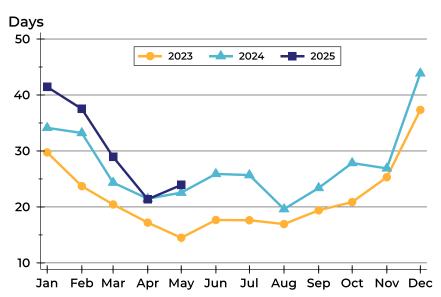
Month	2023	2024	2025
January	169,950	184,300	225,000
February	165,000	189,900	199,950
March	185,000	189,900	211,000
April	196,750	219,000	215,000
May	182,500	225,000	229,900
June	220,000	219,777	
July	195,000	200,000	
August	184,800	200,000	
September	199,000	200,000	
October	184,500	215,000	
November	178,250	195,500	
December	190,000	215,000	





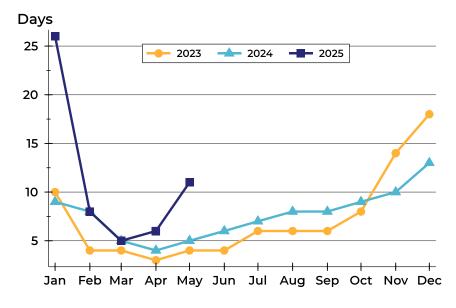
Entire MLS System Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	34	41
February	24	33	38
March	20	24	29
April	17	21	21
May	14	23	24
June	18	26	
July	18	26	
August	17	20	
September	19	23	
October	21	28	
November	25	27	
December	37	44	

Median DOM



Month	2023	2024	2025
January	10	9	26
February	4	8	8
March	4	5	5
April	3	4	6
May	4	5	11
June	4	6	
July	6	7	
August	6	8	
September	6	8	
October	8	9	
November	14	10	
December	18	13	



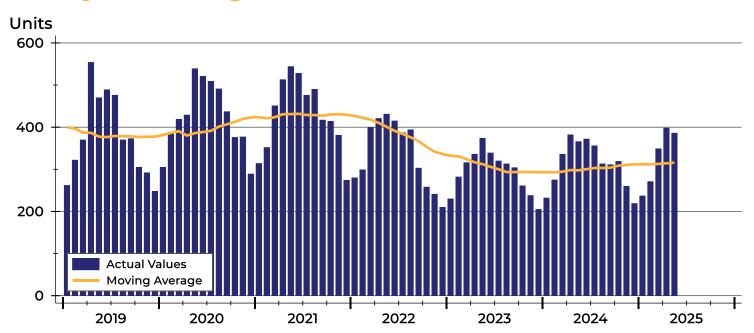
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	386	366	5.5%
Volume (1,000s)		101,994	94,373	8.1%
ge	List Price	264,232	257,850	2.5%
Avera	Days on Market	26	26	0.0%
¥	Percent of Original	98.2%	98.2%	0.0%
	List Price	235,450	225,000	4.6%
Media	Days on Market	7	6	16.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 386 listings in the Sunflower multiple listing service had contracts pending at the end of May, up from 366 contracts pending at the end of May 2024.

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	2023	2024	2025
January	230	232	237
February	282	275	271
March	316	336	349
April	336	382	398
May	374	366	386
June	339	372	
July	320	356	
August	313	313	
September	304	311	
October	261	319	
November	238	260	
December	205	219	

Pending Contracts by Price Range

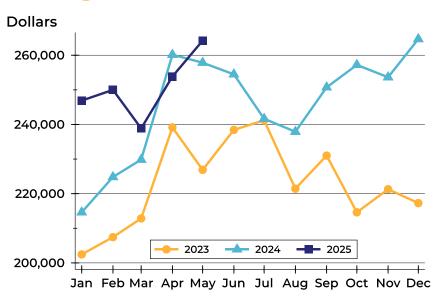
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	0.5%	19,500	19,500	16	16	100.0%	100.0%
\$25,000-\$49,999	4	1.0%	33,700	34,950	22	22	95.0%	100.0%
\$50,000-\$99,999	25	6.5%	79,736	80,000	30	4	96.9%	100.0%
\$100,000-\$124,999	23	6.0%	116,206	118,500	15	7	99.1%	100.0%
\$125,000-\$149,999	27	7.0%	140,333	145,000	28	4	99.5%	100.0%
\$150,000-\$174,999	34	8.8%	160,268	159,950	23	6	98.6%	100.0%
\$175,000-\$199,999	36	9.3%	188,751	189,389	37	11	96.7%	100.0%
\$200,000-\$249,999	59	15.3%	226,713	225,000	17	6	98.4%	100.0%
\$250,000-\$299,999	66	17.1%	270,626	268,500	28	13	98.0%	100.0%
\$300,000-\$399,999	55	14.2%	347,480	339,900	26	10	98.5%	100.0%
\$400,000-\$499,999	25	6.5%	450,083	450,000	18	9	99.6%	100.0%
\$500,000-\$749,999	26	6.7%	601,338	596,950	40	20	97.4%	100.0%
\$750,000-\$999,999	2	0.5%	817,500	817,500	20	20	100.0%	100.0%
\$1,000,000 and up	2	0.5%	1,125,000	1,125,000	8	8	100.0%	100.0%





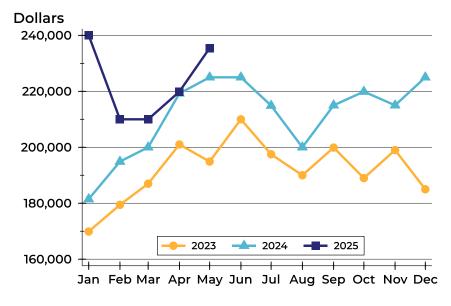
Entire MLS System Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,439	224,817	250,001
March	212,853	229,833	238,866
April	239,144	260,158	253,859
Мау	226,876	257,850	264,232
June	238,431	254,478	
July	241,219	241,646	
August	221,444	237,901	
September	231,005	250,722	
October	214,614	257,211	
November	221,280	253,642	
December	217,278	264,687	

Median Price



Month	2023	2024	2025
January	169,900	181,490	240,000
February	179,450	194,900	210,000
March	187,000	200,000	210,000
April	201,000	219,250	219,900
May	194,900	225,000	235,450
June	210,000	225,000	
July	197,500	214,900	
August	190,000	200,000	
September	199,900	215,000	
October	189,000	219,900	
November	199,000	215,000	
December	185,000	225,000	





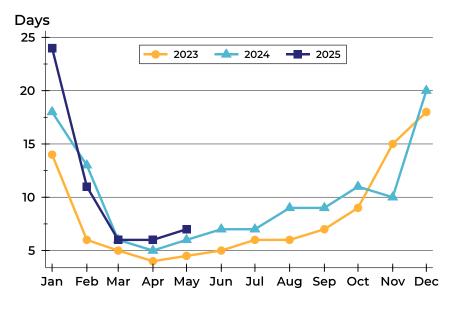
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	38	40
February	27	37	38
March	20	26	32
April	21	25	25
May	17	26	26
June	19	28	
July	20	27	
August	19	24	
September	21	25	
October	22	29	
November	27	27	
December	35	35	

Median DOM



Month	2023	2024	2025
January	14	18	24
February	6	13	11
March	5	6	6
April	4	5	6
May	5	6	7
June	5	7	
July	6	7	
August	6	9	
September	7	9	
October	9	11	
November	15	10	
December	18	20	





Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in May

Total home sales in Coffey County fell last month to 4 units, compared to 9 units in May 2024. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in May was \$198,750, down from \$210,000 a year earlier. Homes that sold in May were typically on the market for 60 days and sold for 93.2% of their list prices.

Coffey County Active Listings Up at End of May

The total number of active listings in Coffey County at the end of May was 14 units, up from 13 at the same point in 2024. This represents a 3.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$245,450.

During May, a total of 2 contracts were written down from 10 in May 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Coffey County Summary Statistics

	ay MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	4 -55.6%	9 50.0%	6 -14.3%	12 -47.8%	23 -25.8%	31 29.2%
	tive Listings ange from prior year	14 7.7%	13 116.7%	6 -40.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.7 8.8%	3.4 209.1%	1.1 -31.3%	N/A	N/A	N/A
	ew Listings ange from prior year	4 -66.7%	12 500.0%	2 -77.8%	19 -40.6%	32 14.3%	28 -3.4%
	entracts Written ange from prior year	2 -80.0%	10 233.3%	3 -25.0%	13 -53.6%	28 -3.4%	29 0.0%
	ending Contracts ange from prior year	2 -60.0%	5 66.7%	3 -62.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	803 -64.7%	2,277 91.5%	1,189 -16.7%	2,974 -37.6%	4,764 3.0%	4,624 11.6%
	Sale Price Change from prior year	200,750 -20.6%	252,944 27.7%	198,150 -2.9%	247,832 19.7%	207,130 38.9%	149,160 -13.6%
ð	List Price of Actives Change from prior year	246,179 -11.5%	278,292 21.1%	229,817 41.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	57 72.7%	33 -61.6%	86 177.4%	59 7.3%	55 19.6%	46 -28.1%
¥	Percent of List Change from prior year	93.7% 1.3%	92.5% 6.2%	87.1% -12.5%	93.7% 3.3%	90.7% -2.9%	93.4% -3.7%
	Percent of Original Change from prior year	87.0% -5.9%	92.5% 10.1%	84.0% -14.6%	89.4% -0.3%	89.7% -1.1%	90.7% -3.8%
	Sale Price Change from prior year	198,750 -5.4%	210,000 -1.2%	212,500 14.9%	247,500 43.9%	172,000 33.4%	128,900 -23.0%
	List Price of Actives Change from prior year	245,450 -18.2%	299,900 71.4%	175,000 20.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	60 757.1%	7 -89.6%	67 378.6%	27 3.8%	26 160.0%	10 -63.0%
2	Percent of List Change from prior year	93.2% -3.9%	97.0% 1.6%	95.5% -4.5%	94.3% 3.2%	91.4% -4.4%	95.6% -2.7%
	Percent of Original Change from prior year	85.8% -11.5%	97.0% 1.6%	95.5% -4.5%	90.4% -1.1%	91.4% -3.6%	94.8% -3.6%

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





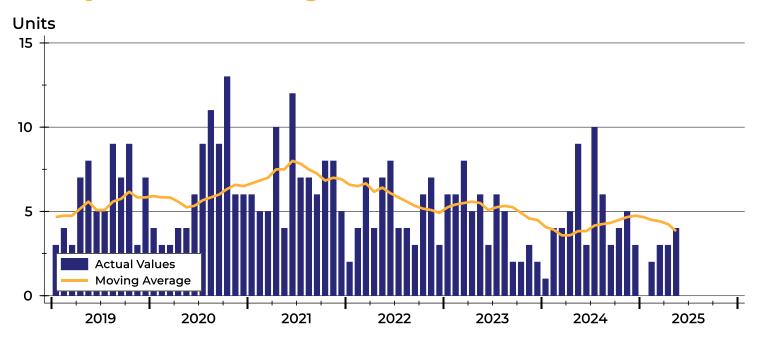
Coffey County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clc	sed Listings	4	9	-55.6%	12	23	-47.8%
Vo	lume (1,000s)	803	2,277	-64.7%	2,974	4,764	-37.6%
Мс	onths' Supply	3.7	3.4	8.8%	N/A	N/A	N/A
	Sale Price	200,750	252,944	-20.6%	247,832	207,130	19.7%
age	Days on Market	57	33	72.7%	59	55	7.3%
Averag	Percent of List	93.7%	92.5%	1.3%	93.7%	90.7%	3.3%
	Percent of Original	87.0%	92.5%	-5.9%	89.4%	89.7%	-0.3%
	Sale Price	198,750	210,000	-5.4%	247,500	172,000	43.9%
lian	Days on Market	60	7	757.1%	27	26	3.8%
Median	Percent of List	93.2%	97.0%	-3.9%	94.3%	91.4%	3.2%
	Percent of Original	85.8%	97.0%	-11.5%	90.4%	91.4%	-1.1%

A total of 4 homes sold in Coffey County in May, down from 9 units in May 2024. Total sales volume fell to \$0.8 million compared to \$2.3 million in the previous year.

The median sales price in May was \$198,750, down 5.4% compared to the prior year.
Median days on market was 60 days, up from 9 days in April, and up from 7 in May 2024.

History of Closed Listings

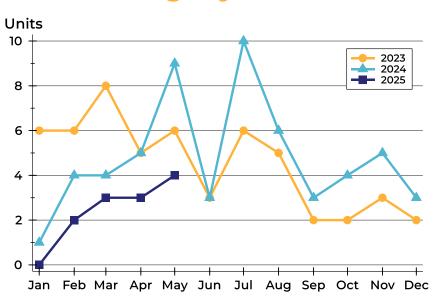






Coffey County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	1	0
February	6	4	2
March	8	4	3
April	5	5	3
May	6	9	4
June	3	3	
July	6	10	
August	5	6	
September	2	3	
October	2	4	
November	3	5	
December	2	3	

Closed Listings by Price Range

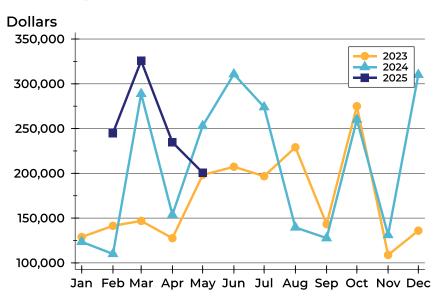
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	0.0	95,500	95,500	89	89	91.0%	91.0%	83.1%	83.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	25.0%	7.2	152,500	152,500	110	110	95.4%	95.4%	76.3%	76.3%
\$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%	2.4	245,000	245,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	4.8	310,000	310,000	30	30	88.6%	88.6%	88.6%	88.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





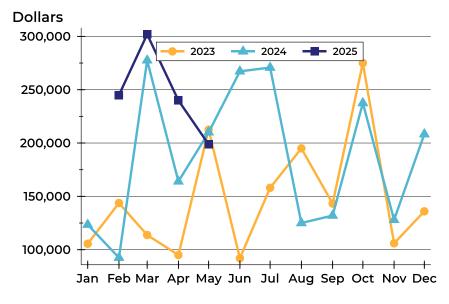
Coffey County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	245,000
March	146,881	288,750	325,633
April	127,600	153,800	234,696
May	198,150	252,944	200,750
June	207,333	310,750	
July	196,833	273,990	
August	229,100	139,583	
September	143,250	127,667	
October	275,000	260,000	
November	108,833	131,160	
December	135,950	310,100	

Median Price



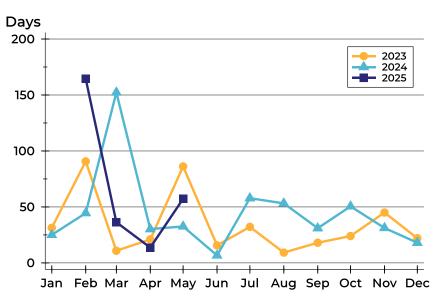
Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	245,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
May	212,500	210,000	198,750
June	92,000	267,250	
July	158,000	270,750	
August	195,000	125,000	
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950	208,300	





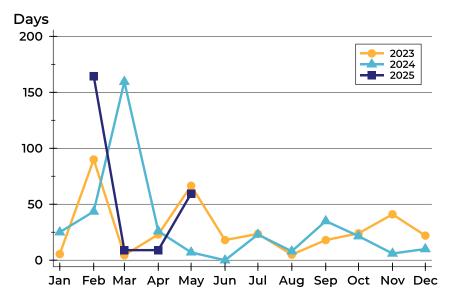
Coffey County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	25	N/A
February	91	45	165
March	11	152	36
April	21	30	14
May	86	33	57
June	16	7	
July	32	58	
August	9	53	
September	18	31	
October	24	51	
November	45	31	
December	22	18	

Median DOM



Month	2023	2024	2025
January	6	25	N/A
February	90	44	165
March	5	160	9
April	23	26	9
May	67	7	60
June	18	N/A	
July	24	23	
August	5	8	
September	18	35	
October	24	22	
November	41	6	
December	22	10	



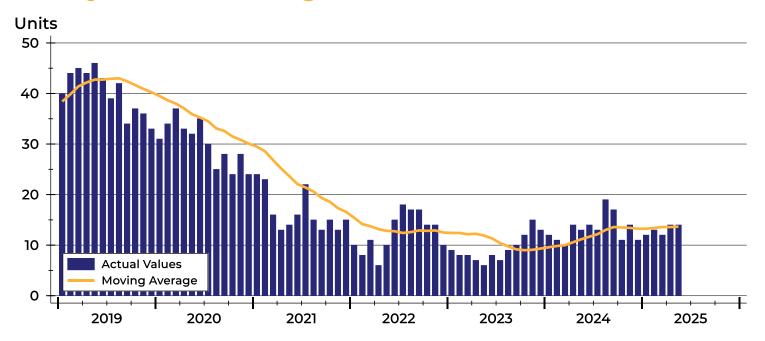
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	14	13	7.7%
Volume (1,000s)		3,447	3,618	-4.7%
Months' Supply		3.7	3.4	8.8%
ge	List Price	246,179	278,292	-11.5%
Avera	Days on Market	107	79	35.4%
₹	Percent of Original	97.1%	97.1%	0.0%
	List Price	245,450	299,900	-18.2%
Median	Days on Market	78	44	77.3%
Σ	Percent of Original	100.0%	97.7%	2.4%

A total of 14 homes were available for sale in Coffey County at the end of May. This represents a 3.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$245,450, down 18.2% from 2024. The typical time on market for active listings was 78 days, up from 44 days a year earlier.

History of Active Listings

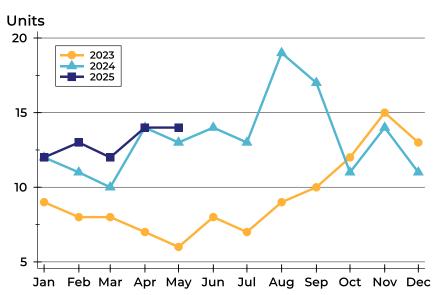






Coffey County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	9	12	12
February	8	11	13
March	8	10	12
April	7	14	14
May	6	13	14
June	8	14	
July	7	13	
August	9	19	
September	10	17	
October	12	11	
November	15	14	
December	13	11	

Active Listings by Price Range

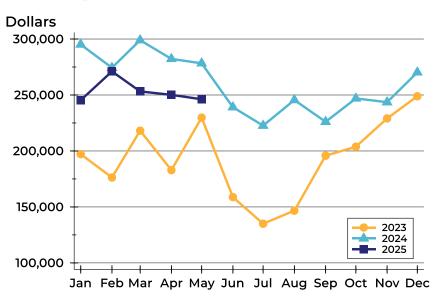
Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	21.4%	7.2	167,600	169,900	104	65	92.6%	90.6%
\$175,000-\$199,999	2	14.3%	N/A	185,750	185,750	16	16	100.0%	100.0%
\$200,000-\$249,999	2	14.3%	2.4	230,450	230,450	185	185	97.2%	97.2%
\$250,000-\$299,999	5	35.7%	N/A	286,480	289,500	117	129	97.5%	100.0%
\$300,000-\$399,999	2	14.3%	4.8	339,450	339,450	98	98	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	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





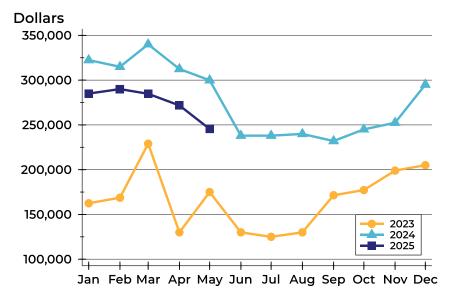
Coffey County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	271,061
March	218,113	298,980	253,200
April	182,857	282,236	250,129
May	229,817	278,292	246,179
June	158,738	239,093	
July	134,986	222,631	
August	146,644	245,511	
September	195,780	226,065	
October	203,750	246,918	
November	229,060	243,571	
December	248,846	270,182	

Median Price



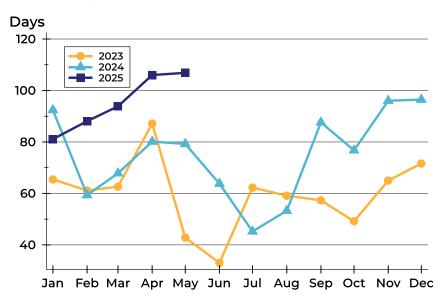
Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	290,000
March	229,000	339,950	284,750
April	130,000	312,450	271,750
Мау	175,000	299,900	245,450
June	130,000	238,000	
July	125,000	238,000	
August	130,000	239,900	
September	171,450	232,000	
October	177,250	245,000	
November	199,000	252,450	
December	205,000	295,000	





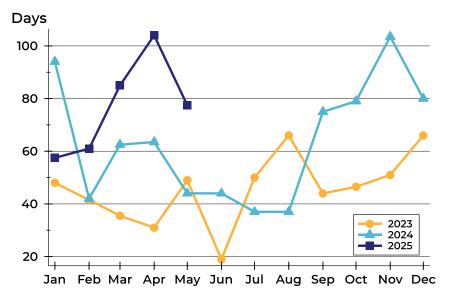
Coffey County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	92	81
February	61	59	88
March	63	68	94
April	87	80	106
May	43	79	107
June	33	64	
July	62	45	
August	59	53	
September	57	88	
October	49	77	
November	65	96	
December	72	96	

Median DOM

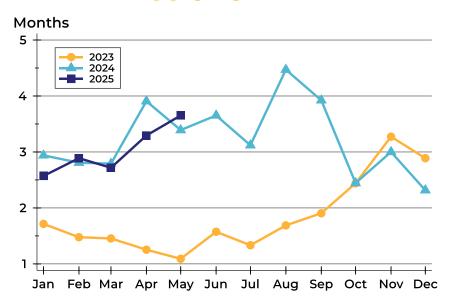


Month	2023	2024	2025
January	48	94	58
February	42	42	61
March	36	63	85
April	31	64	104
May	49	44	78
June	19	44	
July	50	37	
August	66	37	
September	44	75	
October	47	79	
November	51	104	
December	66	80	



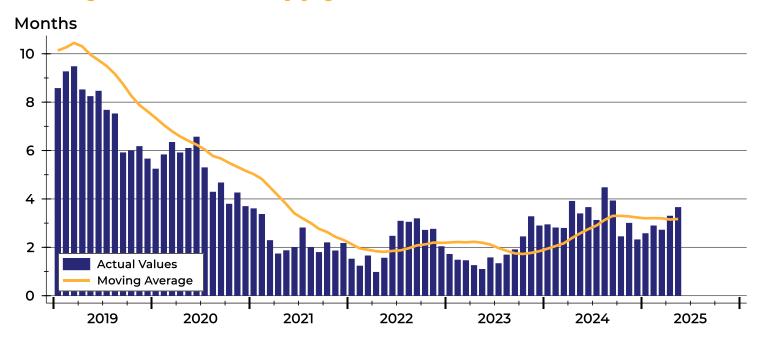
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.5	2.8	2.9
March	1.5	2.8	2.7
April	1.3	3.9	3.3
May	1.1	3.4	3.7
June	1.6	3.7	
July	1.3	3.1	
August	1.7	4.5	
September	1.9	3.9	
October	2.4	2.4	
November	3.3	3.0	
December	2.9	2.3	

History of Month's Supply





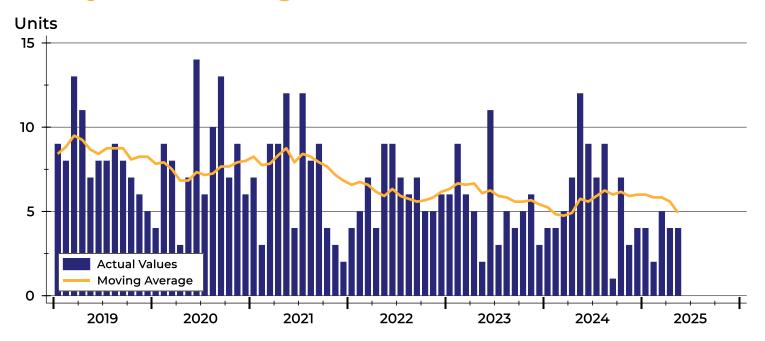
Coffey County New Listings Analysis

	mmary Statistics New Listings	May 2025 2024 Chan			
£	New Listings	4	12	-66.7%	
: Month	Volume (1,000s)	841	3,603	-76.7%	
Current	Average List Price	210,325	300,254	-30.0%	
	Median List Price	185,750	276,125	-32.7%	
ā	New Listings	19	32	-40.6%	
Year-to-Date	Volume (1,000s)	4,796	8,182	-41.4%	
	Average List Price	252,410	255,695	-1.3%	
	Median List Price	245,000	233,500	4.9%	

A total of 4 new listings were added in Coffey County during May, down 66.7% from the same month in 2024. Year-todate Coffey County has seen 19 new listings.

The median list price of these homes was \$185,750 down from \$276,125 in 2024.

History of New Listings

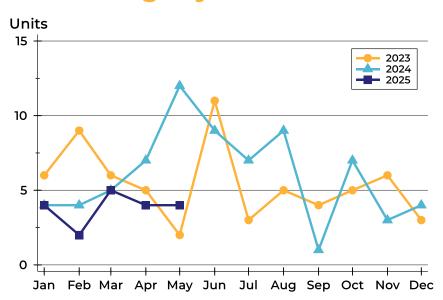






Coffey County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	6	4	4
February	9	4	2
March	6	5	5
April	5	7	4
May	2	12	4
June	11	9	
July	3	7	
August	5	9	
September	4	1	
October	5	7	
November	6	3	
December	3	4	

New Listings by Price Range

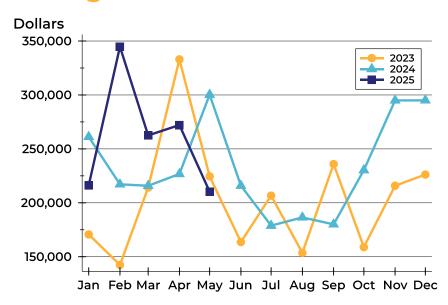
Price Range	New Listings Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	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	25.0%	169,900	169,900	22	22	100.0%	100.0%
\$175,000-\$199,999	2	50.0%	185,750	185,750	22	22	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	299,900	299,900	0	0	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



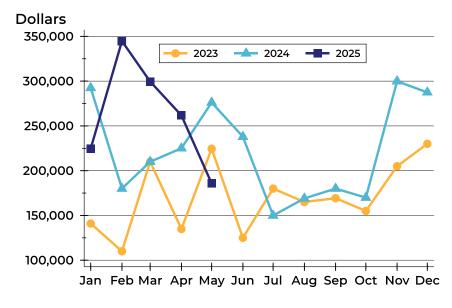


Coffey County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,667	261,175	216,050
February	142,422	217,125	344,745
March	214,083	215,800	262,480
April	332,960	226,714	272,100
May	224,500	300,254	210,325
June	163,627	215,867	
July	206,667	178,829	
August	153,580	186,433	
September	235,875	180,000	
October	158,900	230,271	
November	215,817	294,933	
December	226,167	294,950	



Month	2023	2024	2025
January	141,000	292,400	224,700
February	110,000	180,000	344,745
March	210,000	210,000	299,500
April	134,900	225,000	261,750
May	224,500	276,125	185,750
June	125,000	237,900	
July	180,000	149,900	
August	165,000	169,000	
September	169,250	180,000	
October	155,000	169,900	
November	204,950	299,900	
December	230,000	287,450	





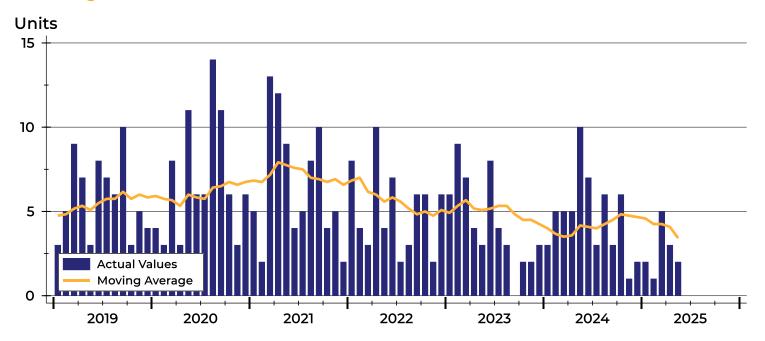
Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	2	10	-80.0%	13	28	-53.6%
Vo	ume (1,000s)	460	3,197	-85.6%	3,528	6,921	-49.0%
ge	Sale Price	229,900	319,665	-28.1%	271,384	247,163	9.8%
Avera	Days on Market	55	34	61.8%	71	49	44.9%
A	Percent of Original	88.1%	95.4%	-7.7%	88.6%	91.4%	-3.1%
_	Sale Price	229,900	292,500	-21.4%	295,000	227,500	29.7%
Median	Days on Market	55	3	1733.3%	24	19	26.3%
Σ	Percent of Original	88.1%	97.4%	-9.5%	89.9%	95.1%	-5.5%

A total of 2 contracts for sale were written in Coffey County during the month of May, down from 10 in 2024. The median list price of these homes was \$229,900, down from \$292,500 the prior year.

Half of the homes that went under contract in May were on the market less than 55 days, compared to 2 days in May 2024.

History of Contracts Written

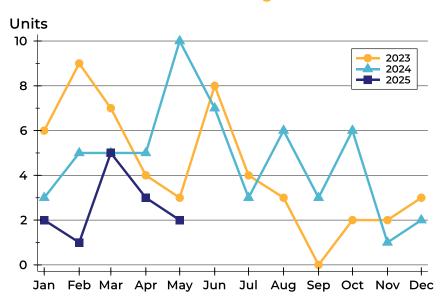






Coffey County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	6	3	2
February	9	5	1
March	7	5	5
April	4	5	3
May	3	10	2
June	8	7	
July	4	3	
August	3	6	
September	N/A	3	
October	2	6	
November	2	1	
December	3	2	

Contracts Written by Price Range

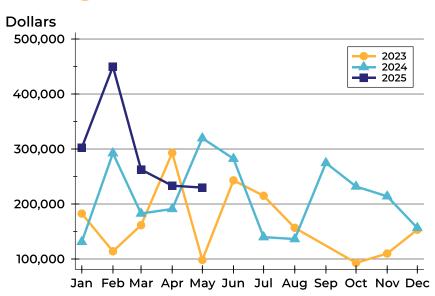
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	50.0%	159,900	159,900	110	110	76.3%	76.3%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	299,900	299,900	0	0	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



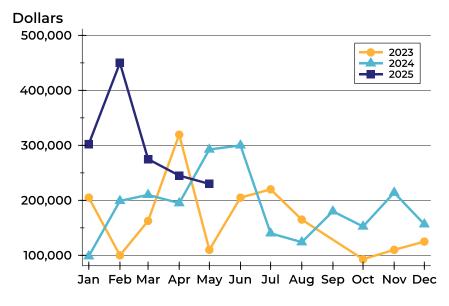


Coffey County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	449,900
March	161,486	182,700	262,698
April	292,950	191,000	233,300
May	98,333	319,665	229,900
June	242,975	282,414	
July	215,000	139,833	
August	156,667	136,283	
September	N/A	274,667	
October	92,950	231,833	
November	110,000	214,000	
December	153,300	156,500	



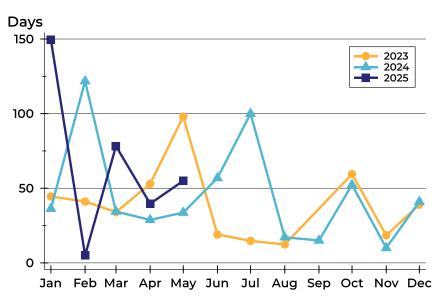
Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	449,900
March	162,500	210,000	275,000
April	319,450	195,000	245,000
May	110,000	292,500	229,900
June	204,950	299,900	
July	220,000	140,000	
August	165,000	124,000	
September	N/A	180,000	
October	92,950	152,500	
November	110,000	214,000	
December	125,000	156,500	





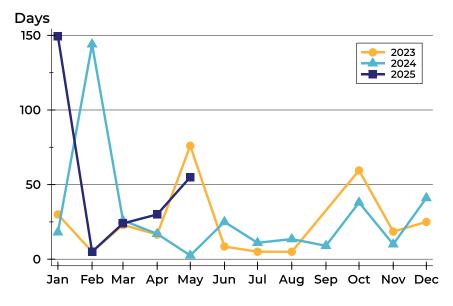
Coffey County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	45	36	150
February	41	122	5
March	34	34	78
April	53	29	40
May	98	34	55
June	19	57	
July	15	100	
August	12	17	
September	N/A	15	
October	60	52	
November	19	10	
December	39	41	

Median DOM



Month	2023	2024	2025
January	30	18	150
February	5	144	5
March	23	26	24
April	17	17	30
May	76	3	55
June	9	25	
July	5	11	
August	5	14	
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	



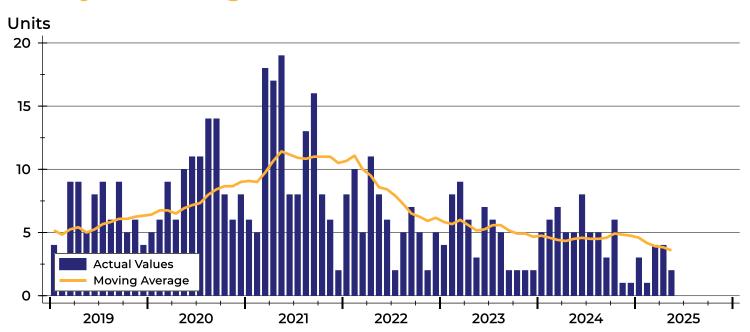
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change	
Ре	nding Contracts	2	5	-60.0%	
Volume (1,000s)		599	1,415	-57.7%	
ge	List Price	299,450	283,000	5.8%	
Avera	Days on Market	128	55	132.7%	
Ą	Percent of Original	95.3%	96.1%	-0.8%	
_	List Price	299,450	250,000	19.8%	
Media	Days on Market	128	21	509.5%	
Σ	Percent of Original	95.3%	100.0%	-4.7%	

A total of 2 listings in Coffey County had contracts pending at the end of May, down from 5 contracts pending at the end of May 2024.

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

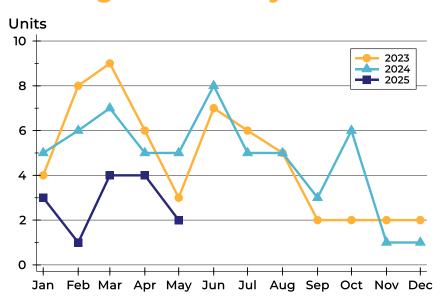






Coffey County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	4	5	3
February	8	6	1
March	9	7	4
April	6	5	4
May	3	5	2
June	7	8	
July	6	5	
August	5	5	
September	2	3	
October	2	6	
November	2	1	
December	2	1	

Pending Contracts by Price Range

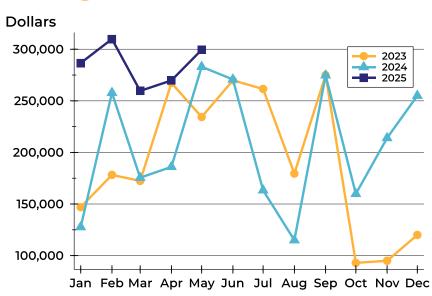
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	100.0%	299,450	299,450	128	128	95.3%	95.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



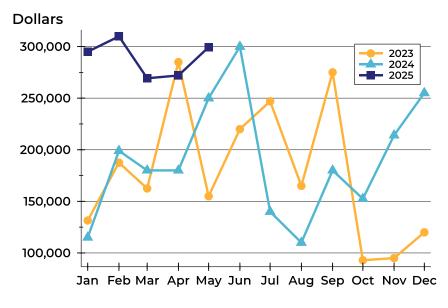


Coffey County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	146,975	127,680	286,633
February	178,238	257,833	309,900
March	172,378	175,500	259,623
April	267,383	186,000	269,750
May	234,333	283,000	299,450
June	269,829	270,738	
July	261,500	163,300	
August	179,500	114,960	
September	275,000	274,667	
October	92,950	159,833	
November	95,000	214,000	
December	120,000	255,000	



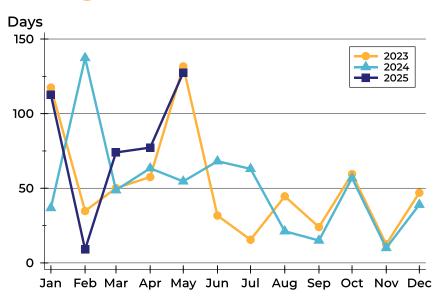
Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	309,900
March	162,500	180,000	269,295
April	284,950	180,000	272,000
May	155,000	250,000	299,450
June	220,000	299,950	
July	247,000	140,000	
August	165,000	110,000	
September	275,000	180,000	
October	92,950	152,500	
November	95,000	214,000	
December	120,000	255,000	





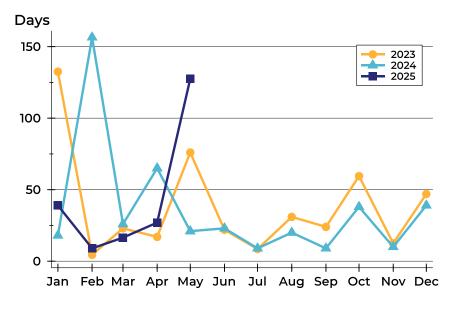
Coffey County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	118	37	113
February	35	137	9
March	50	49	74
April	58	63	77
May	132	55	128
June	32	68	
July	16	63	
August	45	21	
September	24	15	
October	60	57	
November	13	10	
December	47	39	

Median DOM



Month	2023	2024	2025
January	133	18	39
February	5	157	9
March	23	26	17
April	17	65	27
May	76	21	128
June	22	23	
July	9	9	
August	31	20	
September	24	9	
October	60	38	
November	13	10	
December	47	39	





Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in May

Total home sales in Douglas County fell last month to 11 units, compared to 19 units in May 2024. Total sales volume was \$4.2 million, down from a year earlier.

The median sale price in May was \$370,000, up from \$314,900 a year earlier. Homes that sold in May were typically on the market for 3 days and sold for 100.0% of their list prices.

Douglas County Active Listings Down at End of May

The total number of active listings in Douglas County at the end of May was 14 units, down from 21 at the same point in 2024. 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 May was \$324,900.

During May, a total of 10 contracts were written down from 12 in May 2024. 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

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Douglas County Summary Statistics

	ay MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	11 -42.1%	19 -17.4%	23 64.3%	60 -3.2%	62 -1.6%	63 14.5%
	tive Listings ange from prior year	14 -33.3%	21 23.5%	17 6.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.1 -35.3%	1.7 41.7%	1.2 9.1%	N/A	N/A	N/A
	ew Listings ange from prior year	13 -35.0%	20 -9.1%	22 -21.4%	66 -22.4%	85 7.6%	79 -14.1%
	ntracts Written ange from prior year	10 -16.7%	12 -7.7%	13 -51.9%	54 -21.7%	69 4.5%	66 -20.5%
	nding Contracts ange from prior year	12 -20.0%	15 15.4%	13 -40.9%	N/A	N/A	N/A
	ales Volume (1,000s) hange from prior year 4,160		7,467 -17.3%	9,029 121.0%	19,602 -8.4%	21,402 -2.6%	21,978 34.7%
	Sale Price Change from prior year	378,882 -3.6%	393,011 0.1%	392,566 34.5%	326,708 -5.4%	345,200 -1.0%	348,857 17.6%
ð	List Price of Actives Change from prior year	579,468 59.4%	363,640 -13.3%	419,378 7.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	15 15.4%	13 116.7%	6 0.0%	24 -20.0%	30 36.4%	22 37.5%
Á	Percent of List Change from prior year	100.1% 0.5%	99.6% -0.7%	100.3% -3.9%	99.7% 0.7%	99.0% 0.2%	98.8% -4.5%
	Percent of Original Change from prior year	98.8% -0.3%	99.1% -1.1%	100.2% -1.0%	98.6% 0.7%	97.9% 0.0%	97.9% -4.1%
	Sale Price Change from prior year	370,000 17.5%	314,900 -10.2%	350,500 40.2%	297,500	292,500 -2.5%	300,000 13.2%
	List Price of Actives Change from prior year	324,900 -6.6%	348,000 -12.4%	397,300 59.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	3 -40.0%	5 25.0%	4 33.3%	5 -50.0%	10 100.0%	5 25.0%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -4.7%	100.0% 0.0%	100.0% 0.0%	100.0% -0.6%
	Percent of Original Change from prior year	100.0%	100.0%	100.0% -4.7%	100.0%	98.6% -0.7%	99.3% -1.2%

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





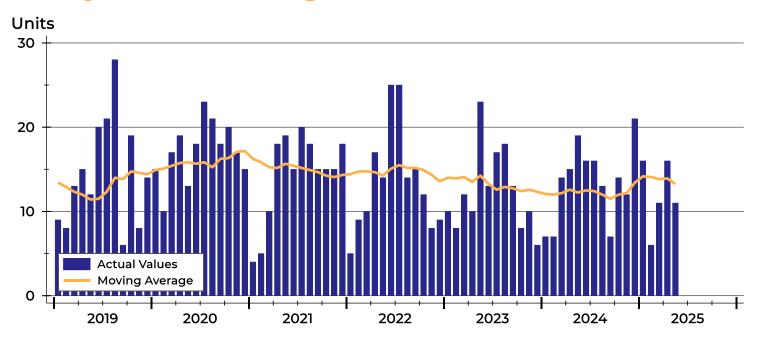
Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	sed Listings	11	19	-42.1%	60	62	-3.2%
Vo	lume (1,000s)	4,168	7,467	-44.2%	19,602	21,402	-8.4%
Мс	onths' Supply	1.1	1.7	-35.3%	N/A	N/A	N/A
	Sale Price	378,882	393,011	-3.6%	326,708	345,200	-5.4%
age	Days on Market	15	13	15.4%	24	30	-20.0%
Averag	Percent of List	100.1%	99.6%	0.5%	99.7%	99.0%	0.7%
	Percent of Original	98.8%	99.1%	-0.3%	98.6%	97.9%	0.7%
	Sale Price	370,000	314,900	17.5%	297,500	292,500	1.7%
dian	Days on Market	3	5	-40.0%	5	10	-50.0%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	98.6%	1.4%

A total of 11 homes sold in Douglas County in May, down from 19 units in May 2024. Total sales volume fell to \$4.2 million compared to \$7.5 million in the previous year.

The median sales price in May was \$370,000, up 17.5% compared to the prior year. Median days on market was 3 days, up from 2 days in April, but down from 5 in May 2024.

History of Closed Listings

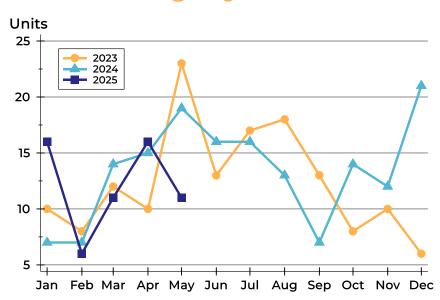






Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	10	7	16
February	8	7	6
March	12	14	11
April	10	15	16
May	23	19	11
June	13	16	
July	17	16	
August	18	13	
September	13	7	
October	8	14	
November	10	12	
December	6	21	

Closed Listings by Price Range

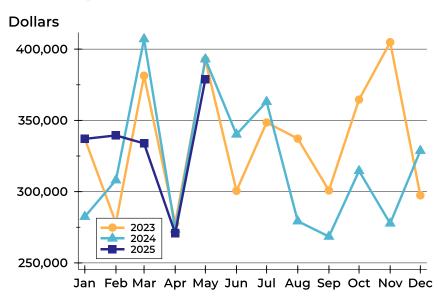
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	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	3	27.3%	1.2	235,633	239,900	18	3	100.1%	100.0%	97.9%	100.0%
\$250,000-\$299,999	0	0.0%	1.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	5	45.5%	0.4	349,180	370,000	15	5	99.8%	100.0%	98.3%	100.0%
\$400,000-\$499,999	1	9.1%	0.0	429,900	429,900	3	3	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	2	18.2%	2.4	642,500	642,500	17	17	100.9%	100.9%	100.9%	100.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



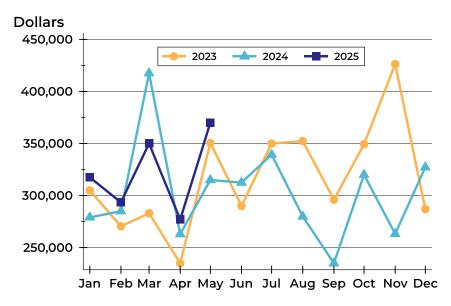


Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	337,150	282,421	337,025
February	278,000	308,036	339,467
March	381,375	407,118	333,845
April	277,700	273,490	270,828
May	392,566	393,011	378,882
June	300,569	340,147	
July	348,550	363,116	
August	337,211	279,269	
September	300,827	268,486	
October	364,631	314,554	
November	404,865	277,692	
December	297,400	328,712	



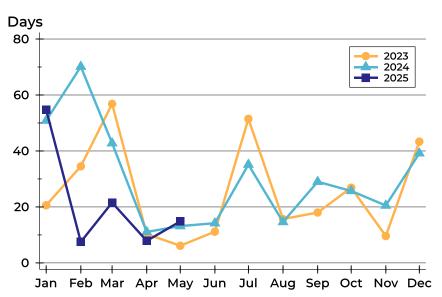
Month	2023	2024	2025
January	305,000	279,000	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
May	350,500	314,900	370,000
June	290,000	312,450	
July	350,000	339,250	
August	352,250	279,900	
September	296,000	235,000	
October	349,325	319,950	
November	426,250	263,200	
December	287,000	327,199	





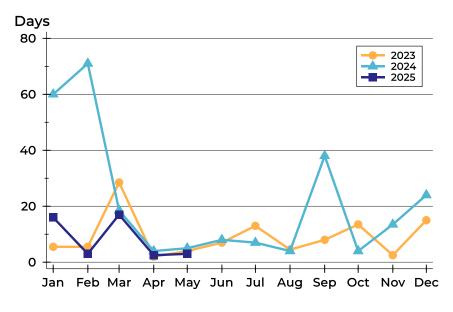
Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	51	55
February	35	70	8
March	57	43	22
April	10	11	8
May	6	13	15
June	11	14	
July	51	35	
August	16	15	
September	18	29	
October	27	26	
November	10	21	
December	43	39	

Median DOM



Month	2023	2024	2025
January	6	60	16
February	6	71	3
March	29	19	17
April	2	4	3
May	4	5	3
June	7	8	
July	13	7	
August	5	4	
September	8	38	
October	14	4	
November	3	14	
December	15	24	



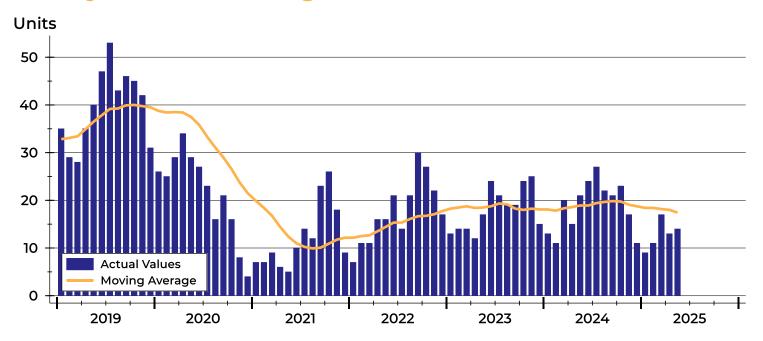
Douglas County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	14	21	-33.3%
Vo	lume (1,000s)	8,113	7,636	6.2%
Months' Supply		1.1	1.7	-35.3%
ge	List Price	579,468	363,640	59.4%
Avera	Days on Market	36	46	-21.7%
₹	Percent of Original	98.8%	98.2%	0.6%
_	List Price	324,900	348,000	-6.6%
Median	Days on Market	20	24	-16.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 14 homes were available for sale in Douglas County at the end of May. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of May was \$324,900, down 6.6% from 2024. The typical time on market for active listings was 20 days, down from 24 days a year earlier.

History of Active Listings

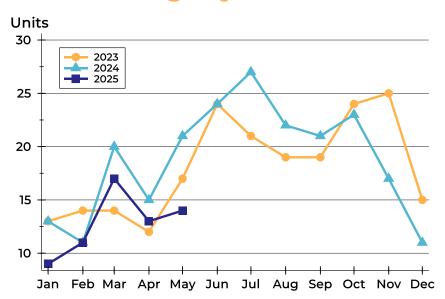






Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	13	13	9
February	14	11	11
March	14	20	17
April	12	15	13
May	17	21	14
June	24	24	
July	21	27	
August	19	22	
September	19	21	
October	24	23	
November	25	17	
December	15	11	

Active Listings by Price Range

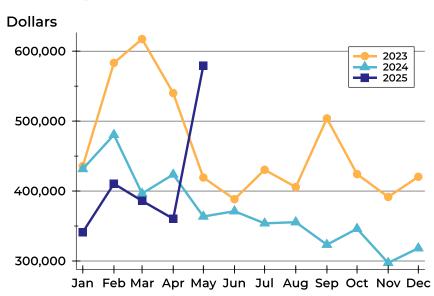
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.1%	N/A	179,950	179,950	83	83	100.0%	100.0%
\$200,000-\$249,999	3	21.4%	1.2	227,633	228,900	16	10	100.0%	100.0%
\$250,000-\$299,999	3	21.4%	1.4	269,967	270,000	26	4	100.0%	100.0%
\$300,000-\$399,999	2	14.3%	0.4	384,950	384,950	73	73	98.3%	98.3%
\$400,000-\$499,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	21.4%	2.4	624,967	625,000	13	9	100.0%	100.0%
\$750,000-\$999,999	1	7.1%	N/A	995,000	995,000	104	104	86.5%	86.5%
\$1,000,000 and up	1	7.1%	N/A	2,800,000	2,800,000	12	12	100.0%	100.0%



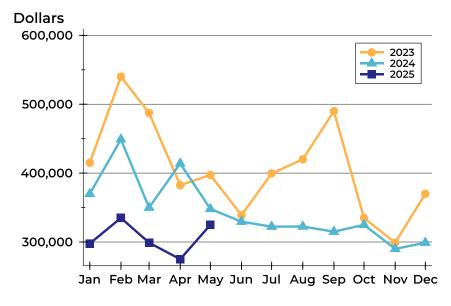


Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	410,477
March	617,400	396,468	386,024
April	540,133	423,697	360,431
May	419,378	363,640	579,468
June	388,364	371,185	
July	430,408	353,846	
August	405,745	355,529	
September	503,907	323,316	
October	424,216	346,136	
November	391,598	297,309	
December	420,437	318,314	



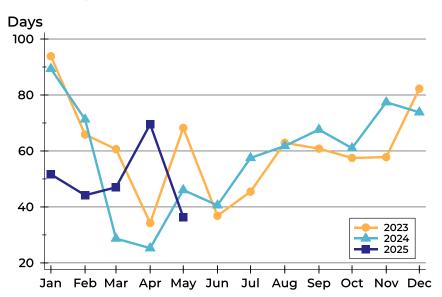
Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	334,900
March	487,450	349,900	299,000
April	382,450	414,000	275,000
May	397,300	348,000	324,900
June	339,000	329,500	
July	399,500	322,300	
August	420,000	322,500	
September	489,900	315,000	
October	334,700	324,900	
November	299,000	290,000	
December	369,900	299,000	





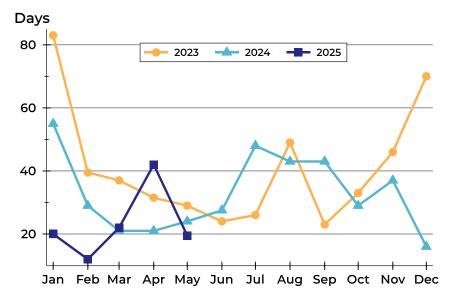
Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	89	52
February	66	71	44
March	61	29	47
April	34	25	70
May	68	46	36
June	37	41	
July	45	58	
August	63	62	
September	61	68	
October	58	61	
November	58	77	
December	82	74	

Median DOM

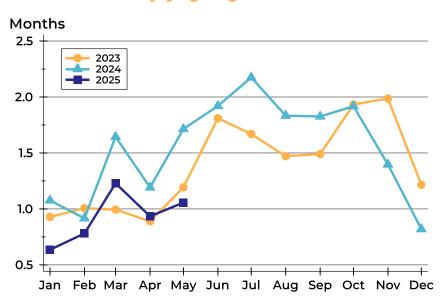


Month	2023	2024	2025
January	83	55	20
February	40	29	12
March	37	21	22
April	32	21	42
May	29	24	20
June	24	28	
July	26	48	
August	49	43	
September	23	43	
October	33	29	
November	46	37	
December	70	16	



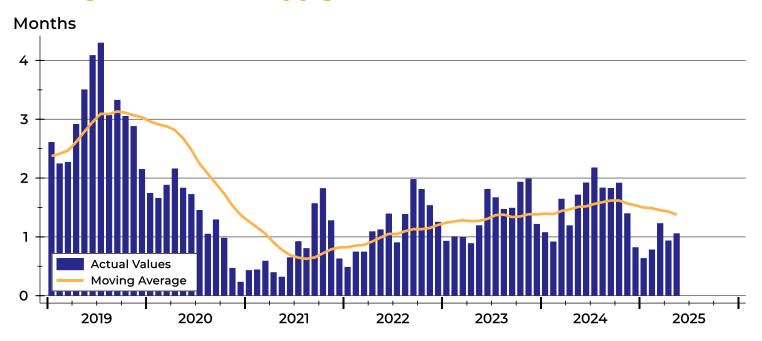
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	1.1	0.6
February	1.0	0.9	0.8
March	1.0	1.6	1.2
April	0.9	1.2	0.9
May	1.2	1.7	1.1
June	1.8	1.9	
July	1.7	2.2	
August	1.5	1.8	
September	1.5	1.8	
October	1.9	1.9	
November	2.0	1.4	
December	1.2	0.8	

History of Month's Supply





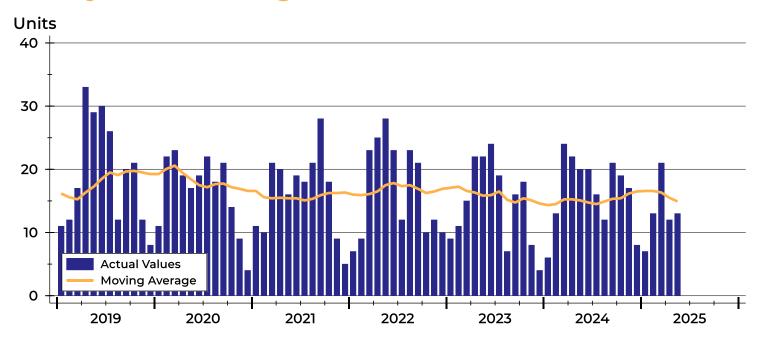
Douglas County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	13	20	-35.0%
Month	Volume (1,000s)	7,243	6,375	13.6%
Current	Average List Price	557,185	318,743	74.8%
C	Median List Price	309,900	314,700	-1.5%
ā	New Listings	66	85	-22.4%
o-Da	Volume (1,000s)	25,363	30,624	-17.2%
Year-to-Date	Average List Price	384,288	360,280	6.7%
Ϋ́	Median List Price	295,000	324,900	-9.2%

A total of 13 new listings were added in Douglas County during May, down 35.0% from the same month in 2024. Year-to-date Douglas County has seen 66 new listings.

The median list price of these homes was \$309,900 down from \$314,700 in 2024.

History of New Listings

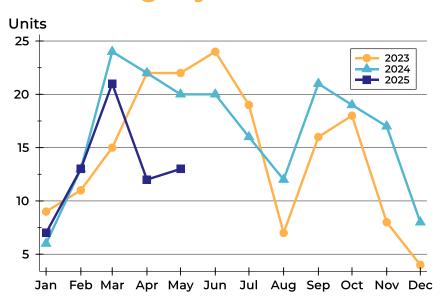






Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	6	7
February	11	13	13
March	15	24	21
April	22	22	12
May	22	20	13
June	24	20	
July	19	16	
August	7	12	
September	16	21	
October	18	19	
November	8	17	
December	4	8	

New Listings by Price Range

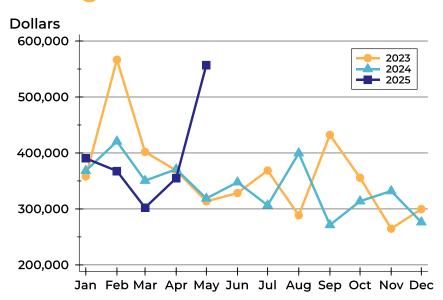
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	30.8%	223,450	219,450	9	7	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	274,950	274,950	6	6	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	347,450	347,450	12	12	97.7%	97.7%
\$400,000-\$499,999	1	7.7%	429,900	429,900	3	3	100.0%	100.0%
\$500,000-\$749,999	3	23.1%	624,967	625,000	17	9	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	7.7%	2,800,000	2,800,000	18	18	100.0%	100.0%



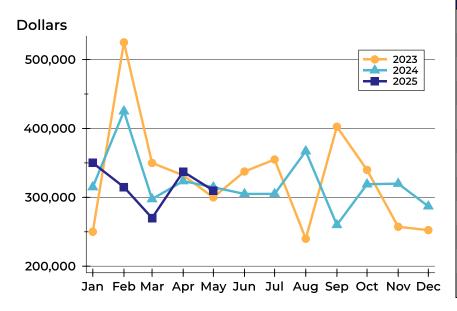


Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	420,600	367,708
March	401,847	350,498	302,226
April	368,714	370,895	355,017
Мау	313,506	318,743	557,185
June	328,375	347,625	
July	368,593	306,500	
August	288,557	399,611	
September	432,319	271,284	
October	355,683	313,795	
November	264,775	331,938	
December	299,663	276,325	



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	425,000	314,900
March	349,900	297,500	270,000
April	332,000	323,600	337,200
May	299,900	314,700	309,900
June	337,500	304,950	
July	354,900	305,000	
August	239,900	367,000	
September	402,500	259,900	
October	339,750	319,000	
November	257,250	319,900	
December	252,400	286,950	





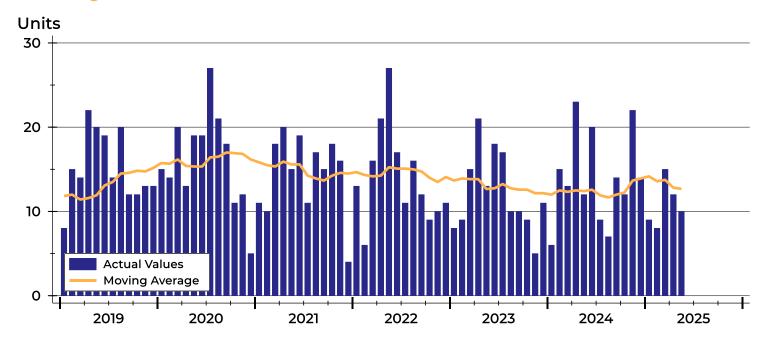
Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	10	12	-16.7%	54	69	-21.7%
Vol	lume (1,000s)	3,017	3,883	-22.3%	17,105	24,328	-29.7%
ge	Sale Price	301,660	323,542	-6.8%	316,768	352,583	-10.2%
Avera	Days on Market	17	11	54.5%	20	21	-4.8%
¥	Percent of Original	96.6%	99.7%	-3.1%	99.1%	99.0%	0.1%
=	Sale Price	275,000	289,950	-5.2%	295,000	310,000	-4.8%
Median	Days on Market	8	7	14.3%	6	6	0.0%
Σ	Percent of Original	100.0%	99.8%	0.2%	100.0%	100.0%	0.0%

A total of 10 contracts for sale were written in Douglas County during the month of May, down from 12 in 2024. The median list price of these homes was \$275,000, down from \$289,950 the prior year.

Half of the homes that went under contract in May were on the market less than 8 days, compared to 7 days in May 2024.

History of Contracts Written

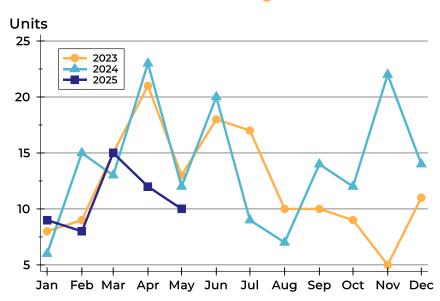






Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	6	9
February	9	15	8
March	15	13	15
April	21	23	12
May	13	12	10
June	18	20	
July	17	9	
August	10	7	
September	10	14	
October	9	12	
November	5	22	
December	11	14	

Contracts Written by Price Range

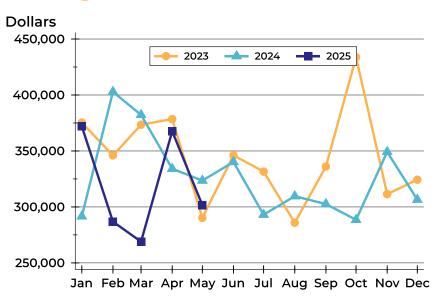
Price Range	Contract: Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	30.0%	233,967	242,000	7	7	100.0%	100.0%
\$250,000-\$299,999	3	30.0%	269,967	275,000	36	32	91.5%	87.8%
\$300,000-\$399,999	3	30.0%	358,300	380,000	14	19	97.2%	96.1%
\$400,000-\$499,999	1	10.0%	429,900	429,900	3	3	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



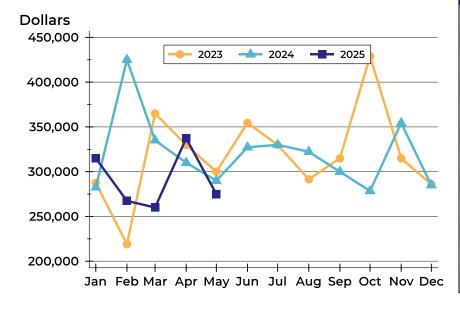


Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	375,375	291,533	372,044
February	345,967	402,837	286,847
March	373,447	382,246	268,967
April	378,505	334,122	367,600
May	290,231	323,542	301,660
June	346,106	340,155	
July	331,544	293,022	
August	285,900	309,586	
September	336,080	302,562	
October	433,761	288,521	
November	311,415	349,148	
December	324,341	306,511	



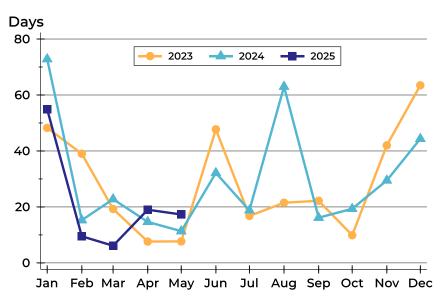
Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	260,000
April	329,900	310,000	337,250
May	299,900	289,950	275,000
June	354,500	327,250	
July	329,900	330,000	
August	291,500	322,300	
September	314,950	299,900	
October	429,000	278,450	
November	314,900	354,375	
December	285,900	285,000	





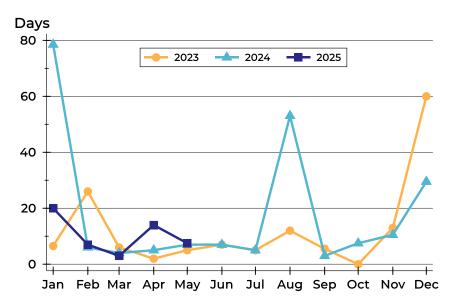
Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	48	73	55
February	39	15	10
March	19	23	6
April	8	15	19
May	8	11	17
June	48	32	
July	17	19	
August	22	63	
September	22	16	
October	10	19	
November	42	29	
December	63	44	

Median DOM



Month	2023	2024	2025
January	7	79	20
February	26	6	7
March	6	4	3
April	2	5	14
May	5	7	8
June	7	7	
July	5	5	
August	12	53	
September	6	3	
October	N/A	8	
November	13	11	
December	60	30	



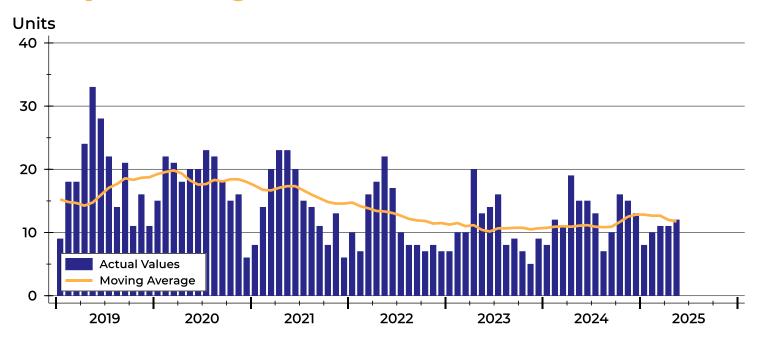
Douglas County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of May 2024	Change
Pe	nding Contracts	12	15	-20.0%
Volume (1,000s)		3,309	4,828	-31.5%
ge	List Price	275,708	321,893	-14.3%
Avera	Days on Market	17	13	30.8%
Ą	Percent of Original	97.2%	99.3%	-2.1%
2	List Price	262,400	280,000	-6.3%
Media	Days on Market	8	7	14.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Douglas County had contracts pending at the end of May, down from 15 contracts pending at the end of May 2024.

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

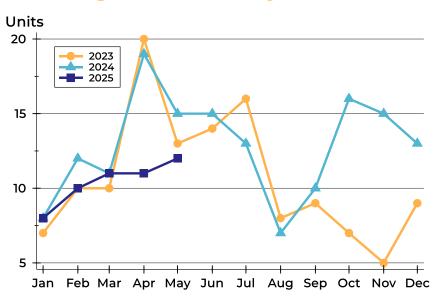






Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	7	8	8
February	10	12	10
March	10	11	11
April	20	19	11
May	13	15	12
June	14	15	
July	16	13	
August	8	7	
September	9	10	
October	7	16	
November	5	15	
December	9	13	

Pending Contracts by Price Range

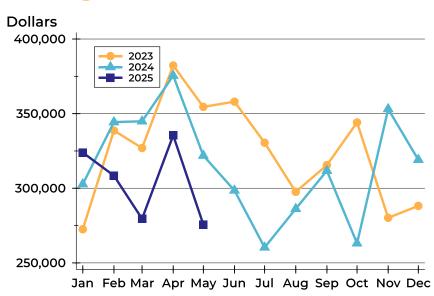
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	8.3%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	33.3%	227,725	226,000	12	8	100.0%	100.0%
\$250,000-\$299,999	4	33.3%	268,700	269,950	28	19	93.2%	93.3%
\$300,000-\$399,999	2	16.7%	347,450	347,450	12	12	97.7%	97.7%
\$400,000-\$499,999	1	8.3%	469,000	469,000	22	22	97.9%	97.9%
\$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



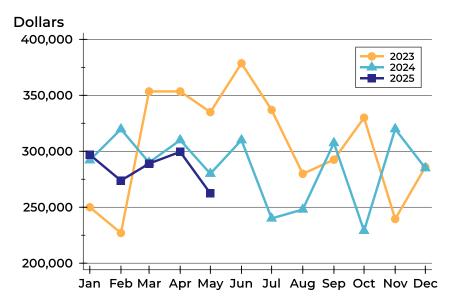


Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	272,557	302,775	323,938
February	338,670	344,338	308,438
March	326,980	344,882	279,562
April	382,265	375,463	335,455
May	354,538	321,893	275,708
June	358,050	298,527	
July	330,508	260,338	
August	297,616	286,243	
September	315,522	311,760	
October	344,100	263,097	
November	280,215	353,103	
December	288,172	319,104	



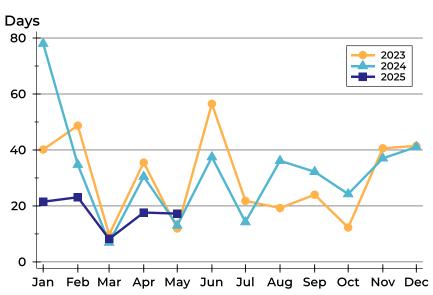
Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	273,839
March	353,500	290,000	289,000
April	353,500	310,000	299,500
May	335,000	280,000	262,400
June	378,600	310,000	
July	336,950	240,000	
August	279,875	248,000	
September	292,500	307,450	
October	330,000	229,000	
November	239,500	319,900	
December	285,900	285,000	





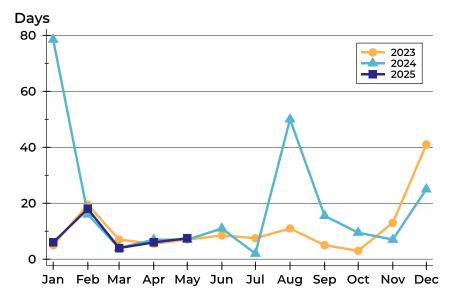
Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	40	78	22
February	49	35	23
March	10	7	8
April	36	30	18
May	12	13	17
June	57	37	
July	22	14	
August	19	36	
September	24	32	
October	12	24	
November	41	37	
December	41	41	

Median DOM



Month	2023	2024	2025
January	5	79	6
February	20	16	18
March	7	4	4
April	6	7	6
May	7	7	8
June	9	11	
July	8	2	
August	11	50	
September	5	16	
October	3	10	
November	13	7	
December	41	25	





Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Rose in May

Total home sales in the Emporia area rose by 17.5% last month to 47 units, compared to 40 units in May 2024. Total sales volume was \$9.5 million, up 21.6% from a year earlier.

The median sale price in May was \$192,000, up from \$177,450 a year earlier. Homes that sold in May were typically on the market for 8 days and sold for 98.4% of their list prices.

Emporia Area Active Listings Up at End of May

The total number of active listings in the Emporia area at the end of May was 84 units, up from 45 at the same point in 2024. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$213,000.

During May, a total of 33 contracts were written down from 41 in May 2024. At the end of the month, there were 55 contracts still pending.

Report Contents

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

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Emporia Area Summary Statistics

May MLS Statistics			Current Mont		Year-to-Date			
Th	ree-year History	2025	2024	2023	2025	2024	2023	
_	me Sales ange from prior year	47 17.5%	40 -2.4%	41 -12.8%	127 -2.3%	130 -12.8%	149 -16.3%	
	tive Listings ange from prior year	84 86.7%	45 21.6%	37 32.1%	N/A	N/A	N/A	
	onths' Supply ange from prior year	2.7 92.9%	1.4 40.0%	1.0 66.7%	N/A	N/A	N/A	
	w Listings ange from prior year	51 -1.9%	52 4.0%	50 -5.7%	225 21.0%	186 -10.6%	208 -5.0%	
	ntracts Written ange from prior year	33 -19.5%	41 -14.6%	48 -9.4%	161 1.3%	159 -16.3%	190 -9.1%	
	nding Contracts ange from prior year	55	50 -19.4%	62 -19.5%	N/A	N/A	N/A	
	les Volume (1,000s) ange from prior year	9,463 21.6%	7,780 6.2%	7,326 -5.6%	26,516 7.8%	24,588 -2.9%	25,311 -12.5%	
	Sale Price Change from prior year	201,343 3.5%	194,490 8.8%	178,679 8.2%	208,790 10.4%	189,137	169,875 4.5%	
4	List Price of Actives Change from prior year	227,643 -8.0%	247,332 -10.7%	276,970 28.1%	N/A	N/A	N/A	
Average	Days on Market Change from prior year	28 7.7%	26 -23.5%	34 78.9%	49 58.1%	31 3.3%	30 15.4%	
ă	Percent of List Change from prior year	96.7% -0.7%	97.4% 2.4%	95.1% -5.8%	96.3% -0.2%	96.5% 0.1%	96.4% -2.2%	
	Percent of Original Change from prior year	94.6% -1.6%	96.1% 3.6%	92.8% -7.3%	93.9% -1.9%	95.7% 1.5%	94.3% -3.0%	
	Sale Price Change from prior year	192,000 8.2%	177,450 8.9%	163,000 14.8%	189,900 9.9%	172,750 6.6%	162,000 22.3%	
	List Price of Actives Change from prior year	213,000 4.0%	204,900 -10.9%	229,900 26.0%	N/A	N/A	N/A	
Median	Days on Market Change from prior year	8 14.3%	7 16.7%	6 -25.0%	9 0.0%	9 28.6%	7 0.0%	
2	Percent of List Change from prior year	98.4% -1.6%	100.0% 3.2%	96.9% -3.1%	97.8% -1.0%	98.8% 1.1%	97.7% -1.6%	
	Percent of Original Change from prior year	96.8% -2.6%	99.4% 3.0%	96.5% -3.0%	96.0% -1.9%	97.9% 1.3%	96.6% -2.1%	

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





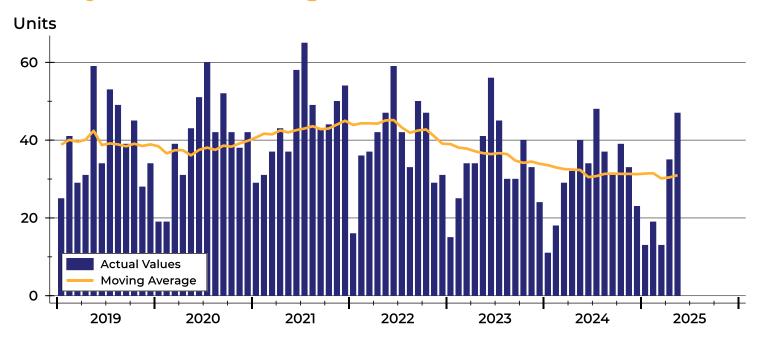
Emporia Area Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Year-to-Date e 2025 2024		te Change
Clc	sed Listings	47	40	17.5%	127	130	-2.3%
Vo	lume (1,000s)	9,463	7,780	21.6%	26,516	24,588	7.8%
Мс	onths' Supply	2.7	1.4	92.9%	N/A	N/A	N/A
	Sale Price	201,343	194,490	3.5%	208,790	189,137	10.4%
age	Days on Market	28	26	7.7%	49	31	58.1%
Averag	Percent of List	96.7%	97.4%	-0.7%	96.3%	96.5%	-0.2%
	Percent of Original	94.6%	96.1%	-1.6%	93.9%	95.7%	-1.9%
	Sale Price	192,000	177,450	8.2%	189,900	172,750	9.9%
ian	Days on Market	8	7	14.3%	9	9	0.0%
Median	Percent of List	98.4%	100.0%	-1.6%	97.8%	98.8%	-1.0%
	Percent of Original	96.8%	99.4%	-2.6%	96.0%	97.9%	-1.9%

A total of 47 homes sold in the Emporia area in May, up from 40 units in May 2024. Total sales volume rose to \$9.5 million compared to \$7.8 million in the previous year.

The median sales price in May was \$192,000, up 8.2% compared to the prior year. Median days on market was 8 days, up from 7 days in April, and up from 7 in May 2024.

History of Closed Listings

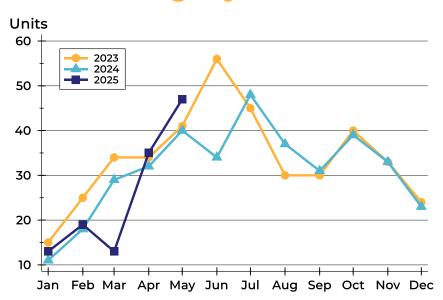






Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	15	11	13
February	25	18	19
March	34	29	13
April	34	32	35
May	41	40	47
June	56	34	
July	45	48	
August	30	37	
September	30	31	
October	40	39	
November	33	33	
December	24	23	

Closed Listings by Price Range

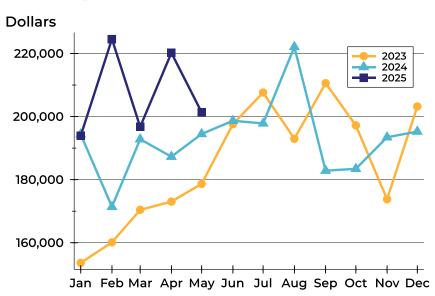
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	2.1%	0.0	10,500	10,500	32	32	46.7%	46.7%	46.7%	46.7%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	9	19.1%	1.6	75,944	70,000	46	16	96.7%	97.9%	91.9%	93.8%
\$100,000-\$124,999	2	4.3%	2.1	120,200	120,200	3	3	100.4%	100.4%	100.4%	100.4%
\$125,000-\$149,999	4	8.5%	2.5	138,125	137,500	11	8	95.0%	93.8%	93.5%	91.8%
\$150,000-\$174,999	3	6.4%	3.5	160,800	160,000	40	8	100.0%	100.0%	99.8%	100.0%
\$175,000-\$199,999	10	21.3%	2.5	189,640	192,250	16	7	98.5%	99.7%	97.7%	98.6%
\$200,000-\$249,999	4	8.5%	3.2	218,000	210,500	7	2	100.0%	100.4%	99.8%	100.4%
\$250,000-\$299,999	6	12.8%	4.4	278,900	283,450	26	11	97.5%	98.2%	94.4%	96.1%
\$300,000-\$399,999	5	10.6%	2.5	345,500	350,000	25	17	97.6%	100.0%	95.4%	100.0%
\$400,000-\$499,999	3	6.4%	2.0	441,500	439,500	76	16	96.8%	97.7%	93.4%	94.5%
\$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



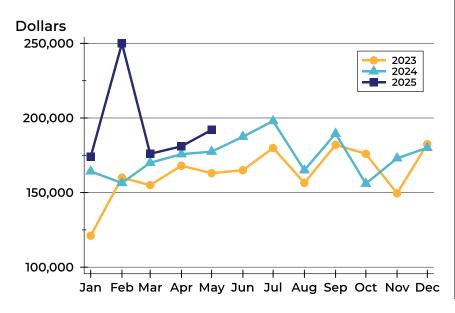


Emporia Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,608	194,373	193,901
February	160,136	171,404	224,595
March	170,425	192,817	196,762
April	173,044	187,284	220,208
May	178,679	194,490	201,343
June	197,596	198,674	
July	207,624	197,827	
August	192,967	222,109	
September	210,587	182,850	
October	197,204	183,438	
November	173,785	193,445	
December	203,217	195,252	



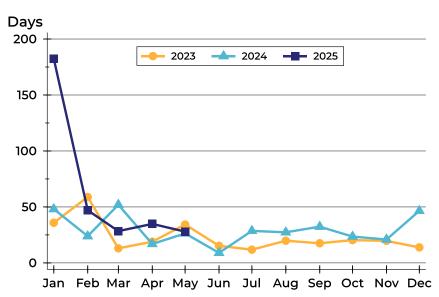
Month	2023	2024	2025
January	121,125	164,200	173,958
February	160,000	156,450	250,000
March	155,000	170,000	176,000
April	168,000	175,750	181,000
May	163,000	177,450	192,000
June	165,000	187,450	
July	179,900	197,950	
August	156,500	165,000	
September	182,000	189,500	
October	176,000	156,000	
November	149,500	173,000	
December	182,500	180,000	





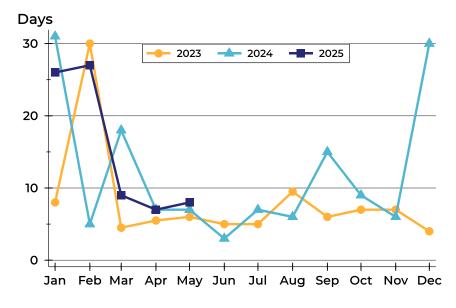
Emporia Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	36	48	182
February	59	24	47
March	13	52	28
April	19	17	35
May	34	26	28
June	15	9	
July	12	29	
August	20	27	
September	18	32	
October	20	24	
November	20	21	
December	14	46	

Median DOM



Month	2023	2024	2025
January	8	31	26
February	30	5	27
March	5	18	9
April	6	7	7
May	6	7	8
June	5	3	
July	5	7	
August	10	6	
September	6	15	
October	7	9	
November	7	6	
December	4	30	



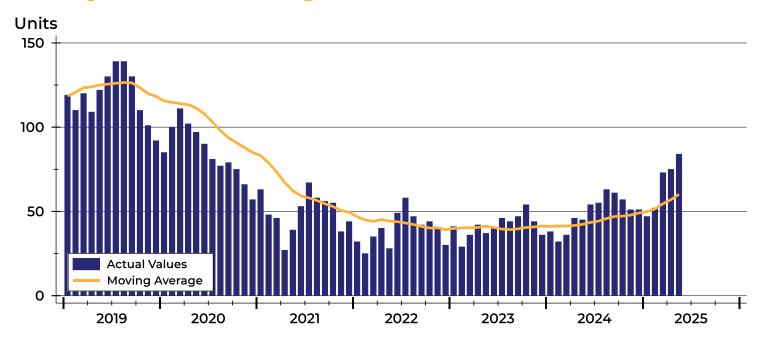
Emporia Area Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	84	45	86.7%
Vo	lume (1,000s)	19,122	11,130	71.8%
Мс	onths' Supply	2.7	1.4	92.9%
ge	List Price	227,643	247,332	-8.0%
Avera	Days on Market	61	66	-7.6%
₽	Percent of Original	96.4%	97.4%	-1.0%
_	List Price	213,000	204,900	4.0%
Median	Days on Market	40	32	25.0%
Σ	Percent of Original	98.6%	100.0%	-1.4%

A total of 84 homes were available for sale in the Emporia area at the end of May. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of May was \$213,000, up 4.0% from 2024. The typical time on market for active listings was 40 days, up from 32 days a year earlier.

History of Active Listings

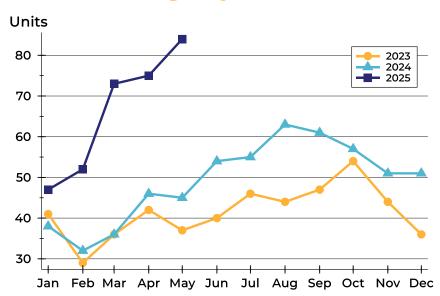






Emporia Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	41	38	47
February	29	32	52
March	36	36	73
April	42	46	75
May	37	45	84
June	40	54	
July	46	55	
August	44	63	
September	47	61	
October	54	57	
November	44	51	
December	36	51	

Active Listings by Price Range

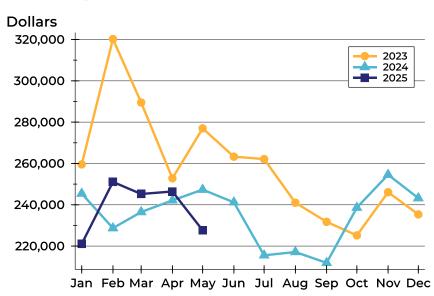
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	7.1%	1.6	88,117	89,950	70	23	95.8%	100.0%
\$100,000-\$124,999	4	4.8%	2.1	111,200	109,950	29	25	87.4%	88.1%
\$125,000-\$149,999	10	11.9%	2.5	143,220	147,250	45	38	93.8%	95.1%
\$150,000-\$174,999	13	15.5%	3.5	164,100	164,900	71	39	97.1%	100.0%
\$175,000-\$199,999	8	9.5%	2.5	187,475	186,950	45	40	98.1%	98.7%
\$200,000-\$249,999	15	17.9%	3.2	230,200	229,000	61	47	96.8%	97.8%
\$250,000-\$299,999	17	20.2%	4.4	271,812	269,900	65	37	98.0%	100.0%
\$300,000-\$399,999	7	8.3%	2.5	351,743	349,900	54	43	98.8%	100.0%
\$400,000-\$499,999	2	2.4%	2.0	445,000	445,000	43	43	93.7%	93.7%
\$500,000-\$749,999	1	1.2%	N/A	699,900	699,900	262	262	93.4%	93.4%
\$750,000-\$999,999	1	1.2%	N/A	957,320	957,320	82	82	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



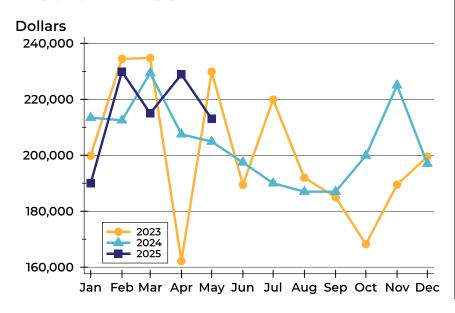


Emporia Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	259,538	245,424	221,040
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
May	276,970	247,332	227,643
June	263,288	241,171	
July	262,126	215,529	
August	240,991	217,145	
September	231,733	211,868	
October	225,176	238,630	
November	246,093	254,557	
December	235,333	243,214	



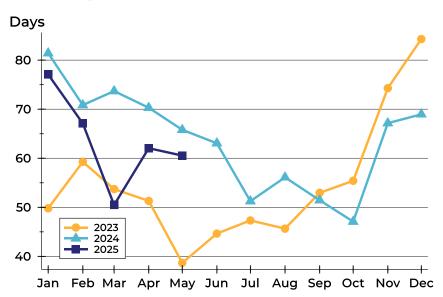
Month	2023	2024	2025
January	199,900	213,450	190,000
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
May	229,900	204,900	213,000
June	189,450	197,450	
July	219,900	189,999	
August	192,000	187,000	
September	185,000	187,000	
October	168,250	199,900	
November	189,500	225,000	
December	199,500	197,000	





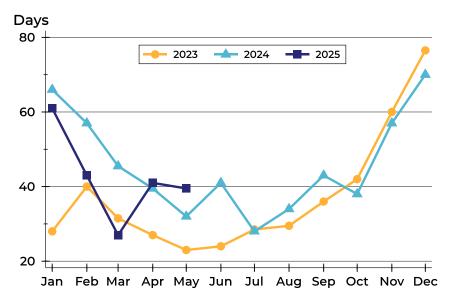
Emporia Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	50	81	77
February	59	71	67
March	54	74	50
April	51	70	62
May	39	66	61
June	45	63	
July	47	51	
August	46	56	
September	53	51	
October	55	47	
November	74	67	
December	84	69	

Median DOM



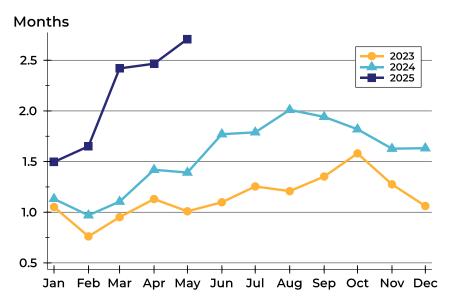
Month	2023	2024	2025
January	28	66	61
February	40	57	43
March	32	46	27
April	27	40	41
May	23	32	40
June	24	41	
July	29	28	
August	30	34	
September	36	43	
October	42	38	
November	60	57	
December	77	70	





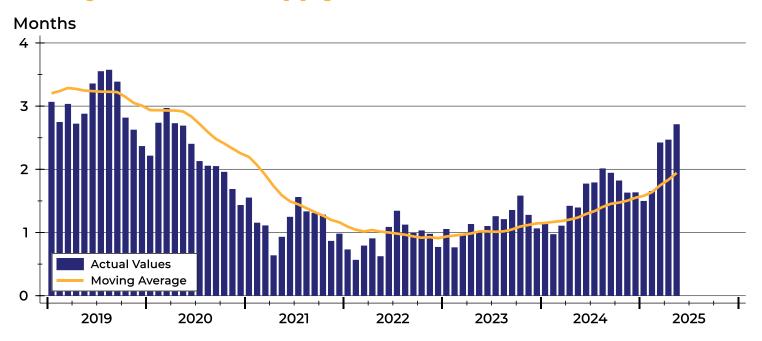
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.1	1.5
February	0.8	1.0	1.7
March	1.0	1.1	2.4
April	1.1	1.4	2.5
May	1.0	1.4	2.7
June	1.1	1.8	
July	1.3	1.8	
August	1.2	2.0	
September	1.4	1.9	
October	1.6	1.8	
November	1.3	1.6	
December	1.1	1.6	

History of Month's Supply





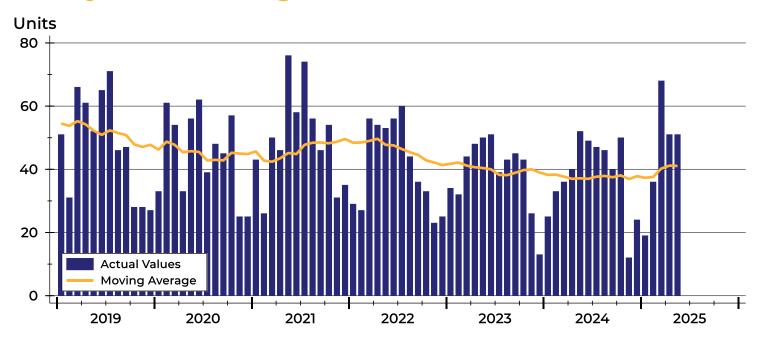
Emporia Area New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	51	52	-1.9%
Month	Volume (1,000s)	9,547	11,158	-14.4%
Current	Average List Price	187,193	214,582	-12.8%
Cu	Median List Price	169,900	197,450	-14.0%
te	New Listings	225	186	21.0%
o-Da	Volume (1,000s)	49,665	39,460	25.9%
Year-to-Da	Average List Price	220,731	212,153	4.0%
×	Median List Price	199,999	182,000	9.9%

A total of 51 new listings were added in the Emporia area during May, down 1.9% from the same month in 2024. Year-to-date the Emporia area has seen 225 new listings.

The median list price of these homes was \$169,900 down from \$197,450 in 2024.

History of New Listings

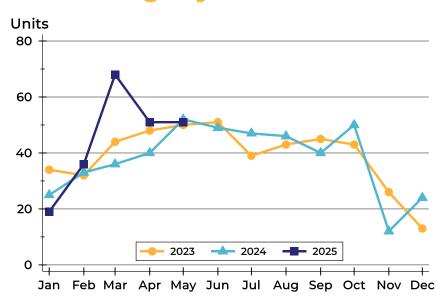






Emporia Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	34	25	19
February	32	33	36
March	44	36	68
April	48	40	51
May	50	52	51
June	51	49	
July	39	47	
August	43	46	
September	45	40	
October	43	50	
November	26	12	
December	13	24	

New Listings by Price Range

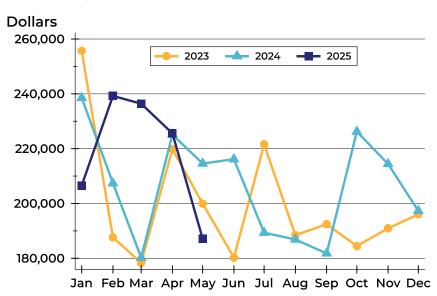
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	2.0%	750	750	23	23	100.0%	100.0%
\$25,000-\$49,999	1	2.0%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	6	11.8%	86,650	89,950	12	8	98.7%	100.0%
\$100,000-\$124,999	4	7.8%	108,700	109,900	20	21	90.2%	93.8%
\$125,000-\$149,999	8	15.7%	141,088	148,000	13	7	98.1%	100.0%
\$150,000-\$174,999	8	15.7%	162,938	162,400	10	5	100.0%	100.0%
\$175,000-\$199,999	4	7.8%	190,225	189,450	20	17	99.7%	100.0%
\$200,000-\$249,999	7	13.7%	231,800	234,000	17	19	97.4%	97.8%
\$250,000-\$299,999	8	15.7%	267,050	263,500	14	11	99.6%	100.0%
\$300,000-\$399,999	3	5.9%	388,133	389,900	16	22	99.2%	100.0%
\$400,000-\$499,999	1	2.0%	449,900	449,900	9	9	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



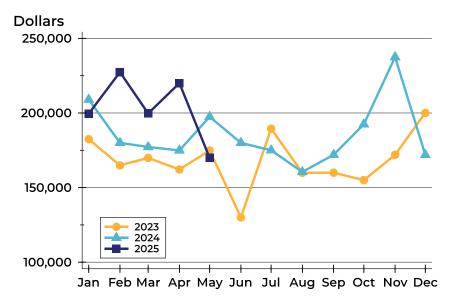


Emporia Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	255,681	238,544	206,547
February	187,622	207,400	239,243
March	178,327	180,226	236,409
April	219,792	225,156	225,582
Мау	199,980	214,582	187,193
June	180,267	216,149	
July	221,597	189,357	
August	188,419	186,854	
September	192,454	181,790	
October	184,469	226,222	
November	190,950	214,417	
December	196,038	197,304	



Month	2023	2024	2025
January	182,450	209,000	199,500
February	164,900	180,000	227,400
March	169,900	177,200	199,700
April	162,150	174,900	220,000
Мау	174,900	197,450	169,900
June	130,000	180,000	
July	189,500	175,000	
August	159,900	160,500	
September	160,000	172,000	
October	155,000	192,450	
November	171,950	237,450	
December	200,000	171,950	





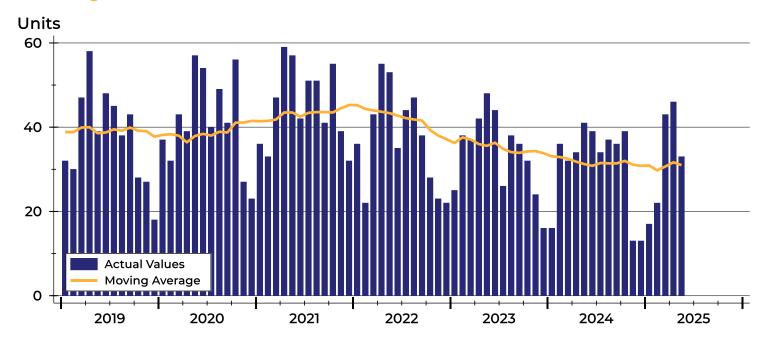
Emporia Area Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	33	41	-19.5%	161	159	1.3%
Vo	lume (1,000s)	6,977	9,105	-23.4%	36,093	32,929	9.6%
ge	Sale Price	211,433	222,084	-4.8%	224,177	207,099	8.2%
Avera	Days on Market	27	22	22.7%	31	27	14.8%
¥	Percent of Original	94.9%	98.7%	-3.9%	95.2%	96.8%	-1.7%
=	Sale Price	179,500	199,900	-10.2%	199,500	184,000	8.4%
Median	Days on Market	14	5	180.0%	9	6	50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	97.8%	99.7%	-1.9%

A total of 33 contracts for sale were written in the Emporia area during the month of May, down from 41 in 2024. The median list price of these homes was \$179,500, down from \$199,900 the prior year.

Half of the homes that went under contract in May were on the market less than 14 days, compared to 5 days in May 2024.

History of Contracts Written

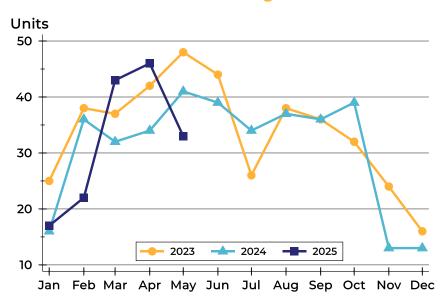






Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	25	16	17
February	38	36	22
March	37	32	43
April	42	34	46
May	48	41	33
June	44	39	
July	26	34	
August	38	37	
September	36	36	
October	32	39	
November	24	13	
December	16	13	

Contracts Written by Price Range

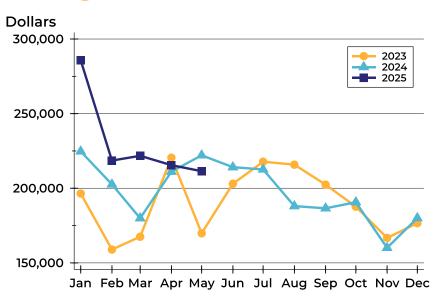
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	3.0%	22,500	22,500	32	32	46.7%	46.7%
\$25,000-\$49,999	1	3.0%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	3	9.1%	78,667	70,000	7	4	93.8%	100.0%
\$100,000-\$124,999	2	6.1%	107,450	107,450	14	14	86.7%	86.7%
\$125,000-\$149,999	3	9.1%	134,133	129,900	2	1	100.0%	100.0%
\$150,000-\$174,999	6	18.2%	160,783	159,450	28	5	95.7%	100.0%
\$175,000-\$199,999	3	9.1%	189,767	189,900	26	19	95.4%	94.5%
\$200,000-\$249,999	3	9.1%	227,967	229,900	26	23	95.7%	95.8%
\$250,000-\$299,999	5	15.2%	269,180	268,000	15	13	98.5%	100.0%
\$300,000-\$399,999	4	12.1%	370,725	374,000	63	29	98.6%	98.6%
\$400,000-\$499,999	1	3.0%	449,900	449,900	9	9	100.0%	100.0%
\$500,000-\$749,999	1	3.0%	579,900	579,900	126	126	96.7%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



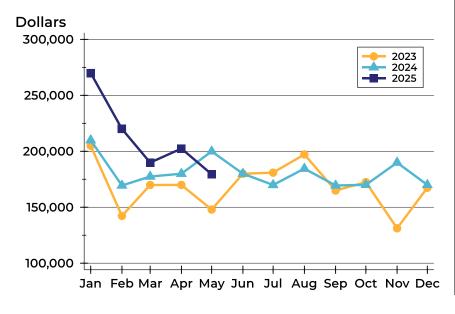


Emporia Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	196,480	224,700	285,788
February	158,949	202,575	218,568
March	167,535	179,919	221,757
April	220,486	211,119	215,496
May	169,863	222,084	211,433
June	203,027	214,129	
July	217,796	212,612	
August	215,824	188,051	
September	202,414	186,564	
October	187,672	190,651	
November	166,738	160,108	
December	176,619	180,031	



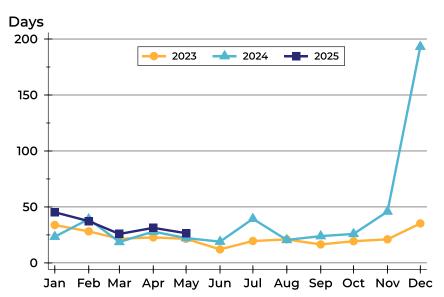
Month	2023	2024	2025
January	205,000	209,900	269,900
February	142,250	169,450	219,950
March	169,900	177,450	189,900
April	169,900	179,950	202,450
May	147,950	199,900	179,500
June	179,900	180,000	
July	180,950	169,900	
August	197,200	184,500	
September	164,950	169,450	
October	172,450	170,000	
November	131,200	189,900	
December	167,400	170,000	





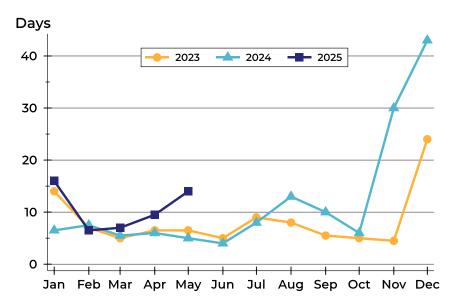
Emporia Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	34	23	45
February	28	39	37
March	22	19	26
April	23	28	31
May	21	22	27
June	12	19	
July	20	39	
August	21	20	
September	16	24	
October	19	26	
November	21	46	
December	35	193	

Median DOM



Month	2023	2024	2025
January	14	7	16
February	7	8	7
March	5	6	7
April	7	6	10
May	7	5	14
June	5	4	
July	9	8	
August	8	13	
September	6	10	
October	5	6	
November	5	30	
December	24	43	



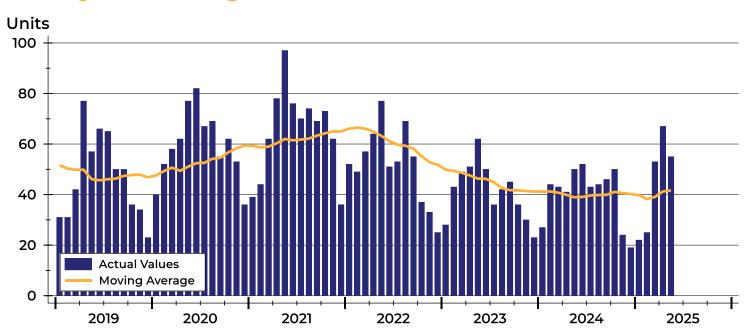
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	55	50	10.0%
Vo	lume (1,000s)	12,583	10,196	23.4%
ge	List Price	228,789	203,924	12.2%
Avera	Days on Market	27	23	17.4%
Ą	Percent of Original	98.7%	98.6%	0.1%
2	List Price	199,900	188,450	6.1%
Media	Days on Market	8	6	33.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 55 listings in the Emporia area had contracts pending at the end of May, up from 50 contracts pending at the end of May 2024.

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

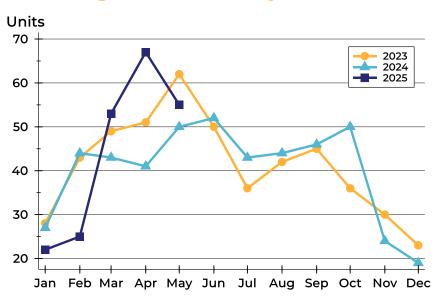






Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	28	27	22
February	43	44	25
March	49	43	53
April	51	41	67
May	62	50	55
June	50	52	
July	36	43	
August	42	44	
September	45	46	
October	36	50	
November	30	24	
December	23	19	

Pending Contracts by Price Range

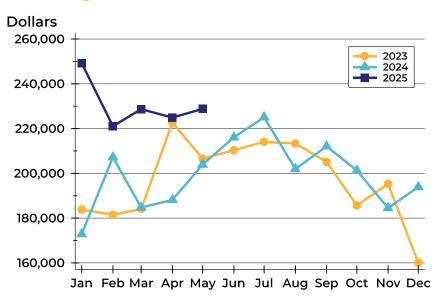
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	1.8%	22,500	22,500	32	32	100.0%	100.0%
\$25,000-\$49,999	1	1.8%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	5	9.1%	79,080	69,400	30	4	99.9%	100.0%
\$100,000-\$124,999	3	5.5%	114,467	118,500	5	6	100.0%	100.0%
\$125,000-\$149,999	4	7.3%	136,850	137,450	2	1	100.0%	100.0%
\$150,000-\$174,999	6	10.9%	160,933	159,900	19	5	99.1%	100.0%
\$175,000-\$199,999	8	14.5%	190,125	189,900	26	26	97.9%	99.3%
\$200,000-\$249,999	8	14.5%	228,963	224,950	22	25	97.3%	98.9%
\$250,000-\$299,999	8	14.5%	271,238	268,500	44	19	97.3%	100.0%
\$300,000-\$399,999	7	12.7%	372,400	375,000	37	7	99.6%	100.0%
\$400,000-\$499,999	2	3.6%	444,900	444,900	7	7	100.0%	100.0%
\$500,000-\$749,999	2	3.6%	632,450	632,450	63	63	98.3%	98.3%
\$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



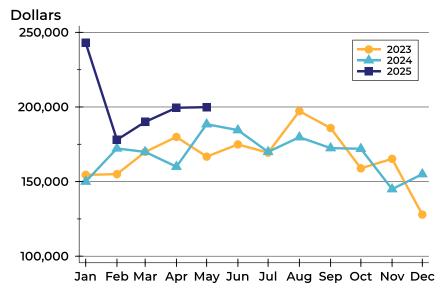


Emporia Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,800	172,848	249,214
February	181,521	207,211	221,064
March	184,071	184,742	228,671
April	222,690	188,143	224,919
Мау	206,548	203,924	228,789
June	210,310	216,086	
July	214,081	225,065	
August	213,333	201,970	
September	205,142	212,089	
October	185,671	201,312	
November	195,270	184,488	
December	160,087	193,879	



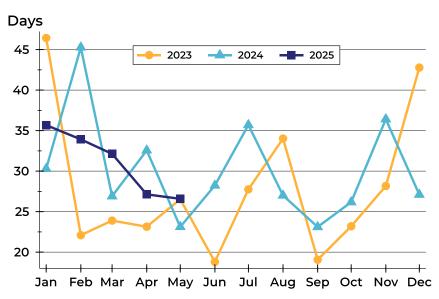
Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	178,000
March	169,900	169,900	190,000
April	179,900	159,950	199,500
May	166,750	188,450	199,900
June	174,900	184,500	
July	169,400	169,900	
August	197,200	179,750	
September	185,900	172,450	
October	158,900	172,000	
November	165,250	144,950	
December	127,900	155,000	





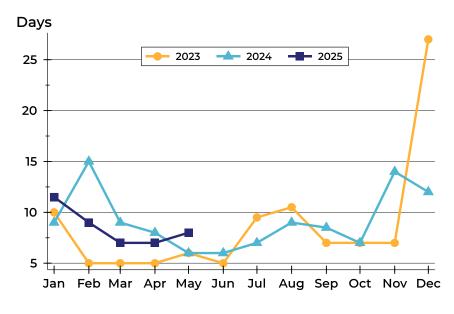
Emporia Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	30	36
February	22	45	34
March	24	27	32
April	23	33	27
May	27	23	27
June	19	28	
July	28	36	
August	34	27	
September	19	23	
October	23	26	
November	28	36	
December	43	27	

Median DOM



Month	2023	2024	2025
January	10	9	12
February	5	15	9
March	5	9	7
April	5	8	7
May	6	6	8
June	5	6	
July	10	7	
August	11	9	
September	7	9	
October	7	7	
November	7	14	
December	27	12	





Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Rose in May

Total home sales in Greenwood County rose by 300.0% last month to 4 units, compared to 1 unit in May 2024. Total sales volume was \$2.3 million, up 8,816.3% from a year earlier.

The median sale price in May was \$166,625, up from \$26,000 a year earlier. Homes that sold in May were typically on the market for 20 days and sold for 94.6% of their list prices.

Greenwood County Active Listings Remain the Same at End of May

The total number of active listings in Greenwood County at the end of May was 3 units, the same as in May 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$35,000.

During May, a total of 1 contract was written up from 0 in May 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Greenwood County Summary Statistics

May MLS Statistics Three-year History		2025	urrent Mont 2024	th 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	4 300.0%	1 0.0%	1 0.0%	7 133.3%	3 -25.0%	4 33.3%
	tive Listings ange from prior year	3 0.0%	3 200.0%	1 -50.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.0 -25.0%	4.0 207.7%	1.3 -23.5%	N/A	N/A	N/A
	ew Listings ange from prior year	1 -50.0%	2 100.0%	1 -50.0%	8 60.0%	5 66.7%	3 -40.0%
	ontracts Written ange from prior year	1 N/A	0 N/A	0 N/A	9 200.0%	3 -25.0%	4 0.0%
	ending Contracts ange from prior year	2 N/A	0 N/A	0 -100.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,318 8815.4%	26 -79.2%	125 400.0%	3,019 2103.6%	137 -68.4%	433 117.6%
	Sale Price Change from prior year	579,563 2129.1%	26,000 -79.2%	125,000 400.0%	431,307 847.9%	45,500 -58.0%	108,225 63.2%
ð	List Price of Actives Change from prior year	69,967 32.0%	53,000 -74.1%	205,000 141.5%	N/A	N/A	N/A
Average	Days on Market Change from prior year	16 77.8%	9 #DIV/0!	0 -100.0%	68 300.0%	17 -46.9%	32 3.2%
Á	Percent of List Change from prior year	94.7% 27.5%	74.3% -25.7%	100.0% 107.9%	90.6% 15.6%	78.4% -22.9%	101.7% 34.7%
	Percent of Original Change from prior year	94.7% 27.5%	74.3% -25.7%	100.0% 119.8%	88.5% 15.7%	76.5% -24.8%	101.7% 59.7%
	Sale Price Change from prior year	166,625 540.9%	26,000 -79.2%	125,000 400.0%	140,000 268.4%	38,000 -65.6%	110,500 183.3%
	List Price of Actives Change from prior year	35,000 -41.7%	60,000 -70.7%	205,000 141.5%	N/A	N/A	N/A
Median	Days on Market Change from prior year	20 122.2%	9 #DIV/0!	0 -100.0%	22 10.0%	20 -20.0%	25 19.0%
2	Percent of List Change from prior year	94.6% 27.3%	74.3% -25.7%	100.0% 107.9%	99.1% 33.4%	74.3% -25.7%	100.0% 15.3%
	Percent of Original Change from prior year	94.6% 27.3%	74.3% -25.7%	100.0% 119.8%	89.2% 20.1%	74.3% -25.7%	100.0% 48.1%

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





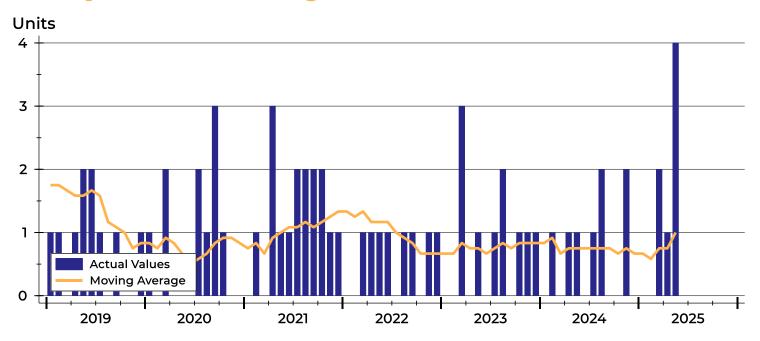
Greenwood County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clc	sed Listings	4	1	300.0%	7	3	133.3%
Vo	lume (1,000s)	2,318	26	8815.4%	3,019	137	2103.6%
Мс	onths' Supply	3.0	4.0	-25.0%	N/A	N/A	N/A
	Sale Price	579,563	26,000	2129.1%	431,307	45,500	847.9%
age	Days on Market	16	9	77.8%	68	17	300.0%
Averag	Percent of List	94.7%	74.3%	27.5%	90.6%	78.4%	15.6%
	Percent of Original	94.7%	74.3%	27.5%	88.5%	76.5%	15.7%
	Sale Price	166,625	26,000	540.9%	140,000	38,000	268.4%
ian	Days on Market	20	9	122.2%	22	20	10.0%
Median	Percent of List	94.6%	74.3%	27.3%	99.1%	74.3%	33.4%
	Percent of Original	94.6%	74.3%	27.3%	89.2%	74.3%	20.1%

A total of 4 homes sold in Greenwood County in May, up from 1 unit in May 2024. Total sales volume rose to \$2.3 million compared to \$0.0 million in the previous year.

The median sales price in May was \$166,625, up 540.9% compared to the prior year. Median days on market was 20 days, down from 23 days in April, but up from 9 in May 2024.

History of Closed Listings

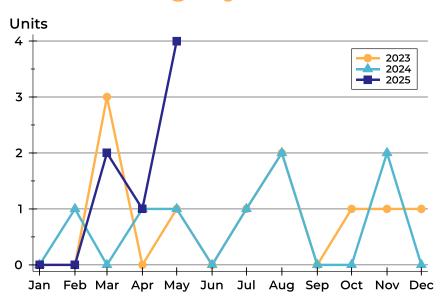






Greenwood County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	0	0	0
February	0	1	0
March	3	0	2
April	0	1	1
May	1	1	4
June	0	0	
July	1	1	
August	2	2	
September	0	0	
October	1	0	
November	1	2	
December	1	0	

Closed Listings by Price Range

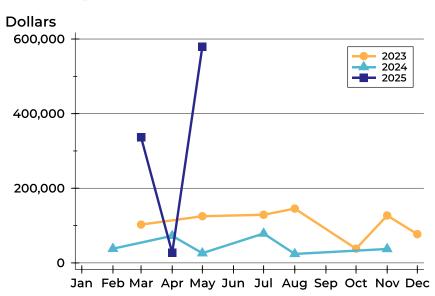
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	25.0%	8.0	35,000	35,000	2	2	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	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	1	25.0%	12.0	140,000	140,000	18	18	87.6%	87.6%	87.6%	87.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	25.0%	0.0	193,250	193,250	21	21	102.2%	102.2%	102.2%	102.2%
\$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	1	25.0%	0.0	1,950,000	1,950,000	22	22	89.2%	89.2%	89.2%	89.2%



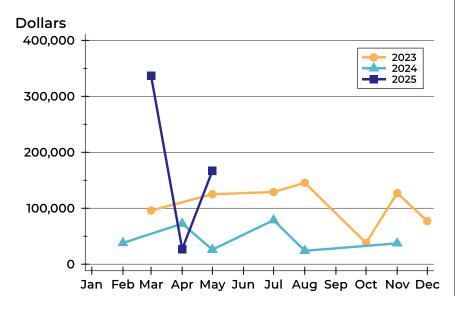


Greenwood County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	102,633	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	579,563
June	N/A	N/A	
July	129,000	78,700	
August	145,500	24,000	
September	N/A	N/A	
October	38,000	N/A	
November	127,000	37,250	
December	77,000	N/A	



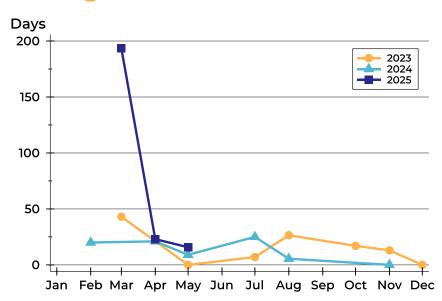
Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	166,625
June	N/A	N/A	
July	129,000	78,700	
August	145,500	24,000	
September	N/A	N/A	
October	38,000	N/A	
November	127,000	37,250	
December	77,000	N/A	





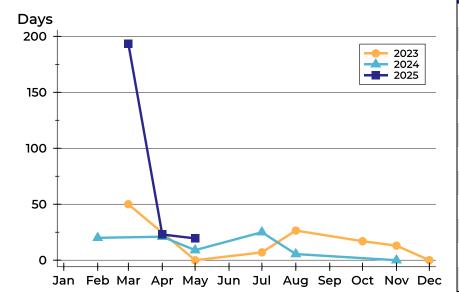
Greenwood County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	43	N/A	194
April	N/A	21	23
May	N/A	9	16
June	N/A	N/A	
July	7	25	
August	27	6	
September	N/A	N/A	
October	17	N/A	
November	13	N/A	
December	N/A	N/A	

Median DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	50	N/A	194
April	N/A	21	23
May	N/A	9	20
June	N/A	N/A	
July	7	25	
August	27	6	
September	N/A	N/A	
October	17	N/A	
November	13	N/A	
December	N/A	N/A	



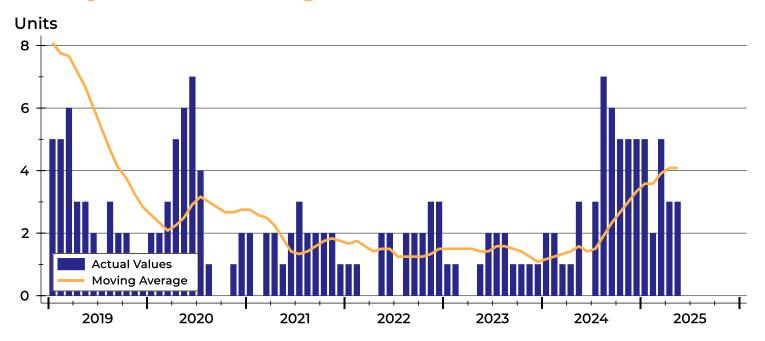
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	3	3	0.0%
Vo	lume (1,000s)	210	159	32.1%
Months' Supply		3.0	4.0	-25.0%
ge	List Price	69,967	53,000	32.0%
Avera	Days on Market	199	92	116.3%
¥	Percent of Original	100.0%	98.7%	1.3%
<u>_</u>	List Price	35,000	60,000	-41.7%
Median	Days on Market	280	30	833.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 3 homes were available for sale in Greenwood County at the end of May. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$35,000, down 41.7% from 2024. The typical time on market for active listings was 280 days, up from 30 days a year earlier.

History of Active Listings

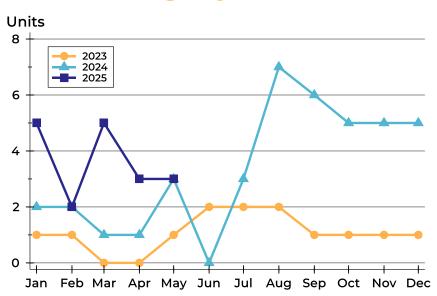






Greenwood County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	1	2	5
February	1	2	2
March	0	1	5
April	0	1	3
May	1	3	3
June	2	0	
July	2	3	
August	2	7	
September	1	6	
October	1	5	
November	1	5	
December	1	5	

Active Listings by Price Range

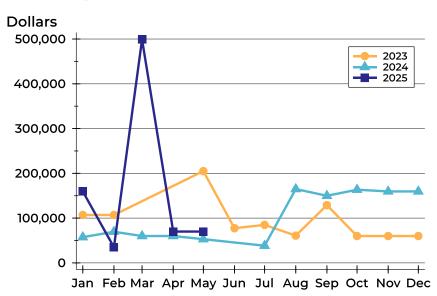
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	66.7%	8.0	35,000	35,000	280	280	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	12.0	139,900	139,900	38	38	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	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	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A



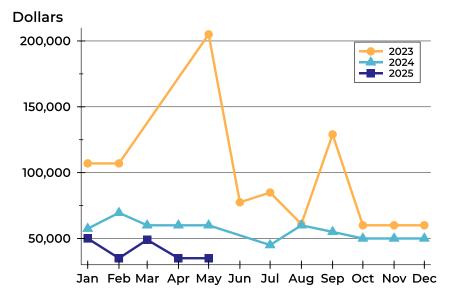


Greenwood County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	107,000	57,450	159,579
February	107,000	69,500	35,000
March	N/A	60,000	499,000
April	N/A	60,000	69,967
May	205,000	53,000	69,967
June	77,450	N/A	
July	84,900	38,333	
August	60,900	164,891	
September	129,000	149,872	
October	60,000	163,446	
November	60,000	159,579	
December	60,000	159,579	



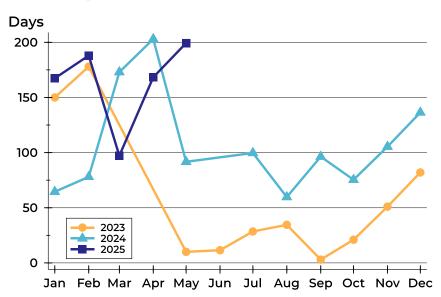
Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	35,000
March	N/A	60,000	49,000
April	N/A	60,000	35,000
May	205,000	60,000	35,000
June	77,450	N/A	
July	84,900	45,000	
August	60,900	60,000	
September	129,000	54,998	
October	60,000	49,995	
November	60,000	49,995	
December	60,000	49,995	





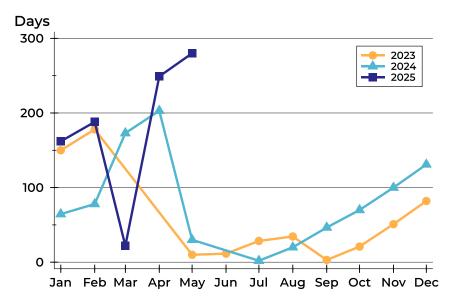
Greenwood County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	150	65	167
February	178	78	188
March	N/A	173	97
April	N/A	203	168
May	10	92	199
June	12	N/A	
July	29	100	
August	35	60	
September	3	96	
October	21	75	
November	51	105	
December	82	136	

Median DOM

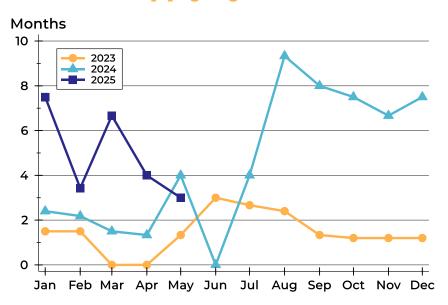


Month	2023	2024	2025
January	150	65	162
February	178	78	188
March	N/A	173	22
April	N/A	203	249
May	10	30	280
June	12	N/A	
July	29	2	
August	35	20	
September	3	47	
October	21	70	
November	51	100	
December	82	131	



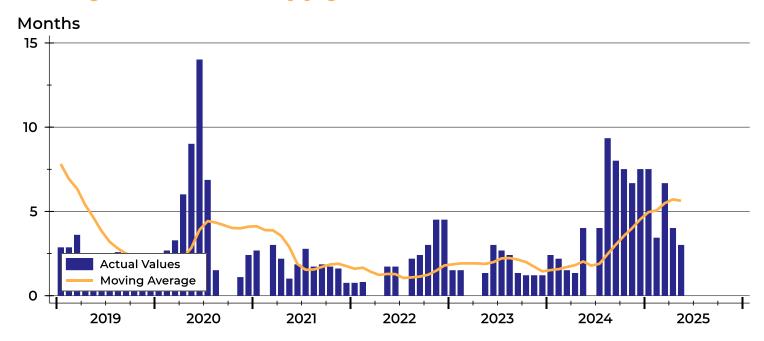
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.5	2.4	7.5
February	1.5	2.2	3.4
March	0.0	1.5	6.7
April	0.0	1.3	4.0
May	1.3	4.0	3.0
June	3.0	0.0	
July	2.7	4.0	
August	2.4	9.3	
September	1.3	8.0	
October	1.2	7.5	
November	1.2	6.7	
December	1.2	7.5	

History of Month's Supply





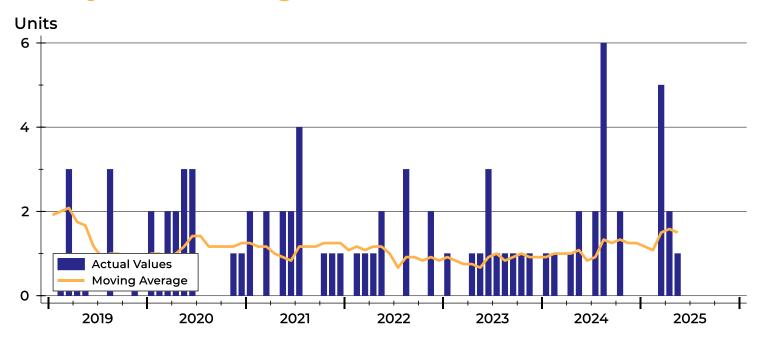
Greenwood County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change		
ıţ	New Listings	1	2	-50.0%		
Month	Volume (1,000s)	327	99	230.3%		
Current	Average List Price	327,360	49,500	561.3%		
Cu	Median List Price	327,360	49,500	561.3%		
ē	New Listings	8	5	60.0%		
o-Daí	Volume (1,000s)	3,217	268	1100.4%		
Year-to-Date	Average List Price	402,145	53,580	650.6%		
χ	Median List Price	149,900	54,900	173.0%		

A total of 1 new listing was added in Greenwood County during May, down 50.0% from the same month in 2024. Yearto-date Greenwood County has seen 8 new listings.

The median list price of these homes was \$327,360 up from \$49,500 in 2024.

History of New Listings

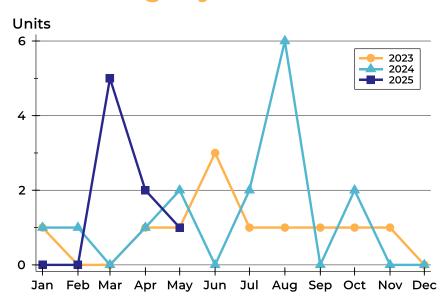






Greenwood County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	1	1	0
February	0	1	0
March	0	0	5
April	1	1	2
May	1	2	1
June	3	0	
July	1	2	
August	1	6	
September	1	0	
October	1	2	
November	1	0	
December	0	0	

New Listings by Price Range

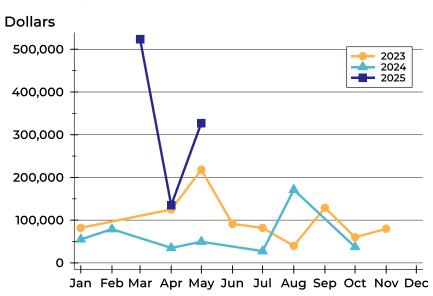
Price Range	New Listings Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	327,360	327,360	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



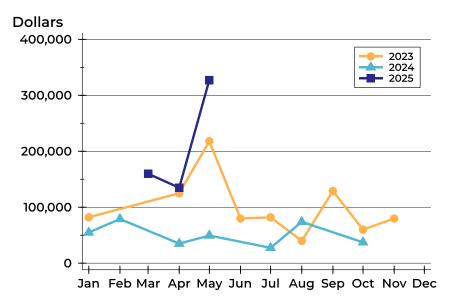


Greenwood County New Listings Analysis

Average Price



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	523,980
April	125,000	35,000	134,950
Мау	218,000	49,500	327,360
June	91,300	N/A	
July	81,900	27,500	
August	39,900	171,149	
September	129,000	N/A	
October	60,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	159,900
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	79,900	N/A	
July	81,900	27,500	
August	39,900	73,948	
September	129,000	N/A	
October	60,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



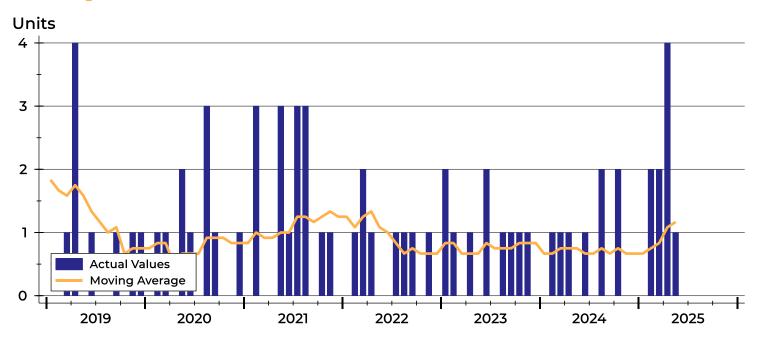
Greenwood County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	1	0	N/A	9	3	200.0%
Vo	lume (1,000s)	327	0	N/A	3,755	169	2121.9%
ge	Sale Price	327,360	N/A	N/A	417,240	56,300	641.1%
Avera	Days on Market	6	N/A	N/A	54	17	217.6%
¥	Percent of Original	100.0%	N/A	N/A	91.1%	76.5%	19.1%
=	Sale Price	327,360	N/A	N/A	159,900	54,900	191.3%
Median	Days on Market	6	N/A	N/A	21	20	5.0%
Σ	Percent of Original	100.0%	N/A	N/A	99.0%	74.3%	33.2%

A total of I contract for sale was written in Greenwood County during the month of May, up from 0 in 2024. The list price of this home was \$327,360.

Half of the homes that went under contract in May were on the market less than 6 days.

History of Contracts Written

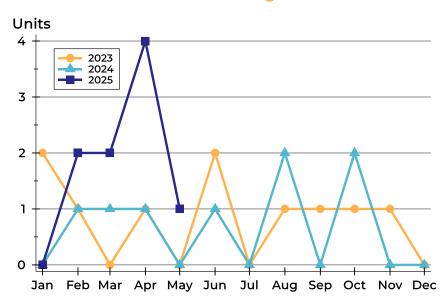






Greenwood County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	N/A	N/A
February	1	1	2
March	N/A	1	2
April	1	1	4
May	N/A	N/A	1
June	2	1	
July	N/A	N/A	
August	1	2	
September	1	N/A	
October	1	2	
November	1	N/A	
December	N/A	N/A	

Contracts Written by Price Range

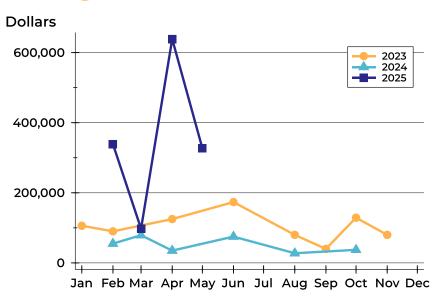
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	100.0%	327,360	327,360	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



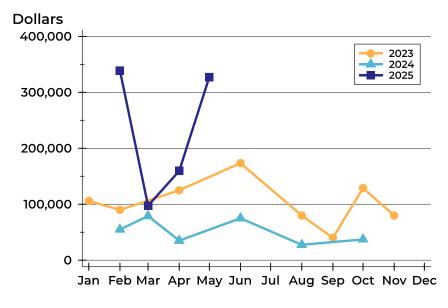


Greenwood County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	638,750
May	N/A	N/A	327,360
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



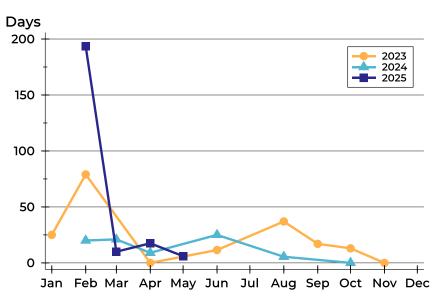
Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	159,500
May	N/A	N/A	327,360
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	





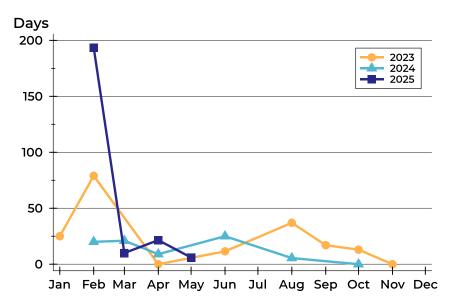
Greenwood County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	6
June	12	25	
July	N/A	N/A	
August	37	6	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	

Median DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	22
May	N/A	N/A	6
June	12	25	
July	N/A	N/A	
August	37	6	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	



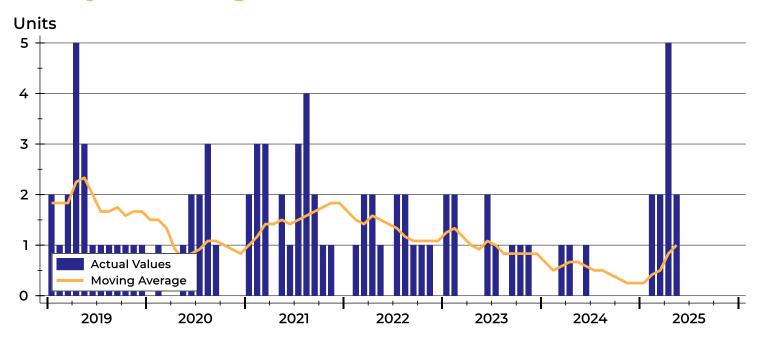
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	2	0	N/A
Volume (1,000s)		457	0	N/A
ge	List Price	228,680	N/A	N/A
Avera	Days on Market	5	N/A	N/A
Ą	Percent of Original	100.0%	N/A	N/A
5	List Price	228,680	N/A	N/A
Median	Days on Market	5	N/A	N/A
Σ	Percent of Original	100.0%	N/A	N/A

A total of 2 listings in Greenwood County had contracts pending at the end of May, up from 0 contracts pending at the end of May 2024.

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

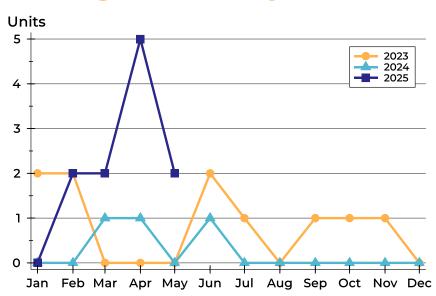






Greenwood County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	2	0	0
February	2	0	2
March	0	1	2
April	0	1	5
May	0	0	2
June	2	1	
July	1	0	
August	0	0	
September	1	0	
October	1	0	
November	1	0	
December	0	0	

Pending Contracts by Price Range

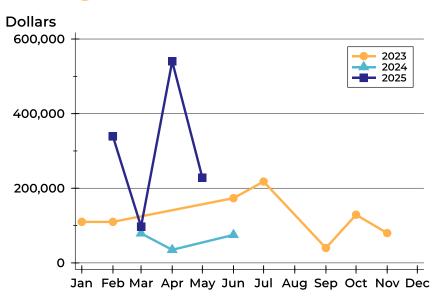
Price Range	Pending Contracts Number Percent		List F Average	List Price Average Median		Days on Market Avg. Med.		% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	130,000	130,000	4	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	327,360	327,360	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



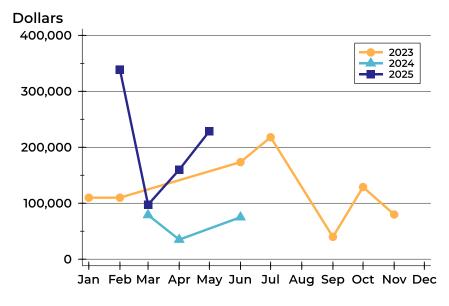


Greenwood County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	540,180
Мау	N/A	N/A	228,680
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	



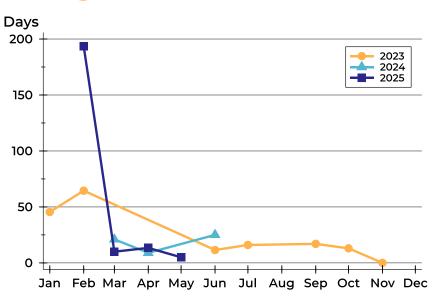
Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	159,900
May	N/A	N/A	228,680
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	





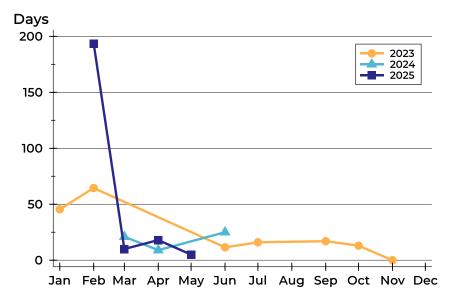
Greenwood County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	13
May	N/A	N/A	5
June	12	25	
July	16	N/A	
August	N/A	N/A	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	

Median DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	5
June	12	25	
July	16	N/A	
August	N/A	N/A	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	





Jackson County Housing Report



Market Overview

Jackson County Home Sales Rose in May

Total home sales in Jackson County rose by 33.3% last month to 8 units, compared to 6 units in May 2024. Total sales volume was \$2.5 million, up 146.3% from a year earlier.

The median sale price in May was \$327,500, up from \$148,750 a year earlier. Homes that sold in May were typically on the market for 22 days and sold for 95.2% of their list prices.

Jackson County Active Listings Up at End of May

The total number of active listings in Jackson County at the end of May was 22 units, up from 16 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$199,450.

There were 8 contracts written in May 2025 and 2024, showing no change over the year. At the end of the month, there were 10 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

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Jackson County Summary Statistics

	ay MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	ome Sales ange from prior year	8 33.3%	6 -40.0%	10 11.1%	38 26.7%	30 -14.3%	35 -35.2%
	tive Listings ange from prior year	22 37.5%	16 100.0%	8 -33.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 13.0%	2.3 187.5%	0.8 -27.3%	N/A	N/A	N/A
	ew Listings ange from prior year	11 -15.4%	13 8.3%	12 -33.3%	54 63.6%	33 -19.5%	41 -42.3%
	ntracts Written ange from prior year	8 0.0%	8 -33.3%	12 -42.9%	42 16.7%	36 -10.0%	40 -38.5%
	nding Contracts ange from prior year	10 42.9%	7 -12.5%	8 -63.6%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,480 146.3%	1,007 -55.2%	2,246 29.7%	10,194 79.4%	5,681 -24.4%	7,515 -34.5%
	Sale Price Change from prior year	309,938 84.8%	167,750 -25.3%	224,630 16.7%	268,271 41.7%	189,380 -11.8%	214,725
4	List Price of Actives Change from prior year	219,075 -26.4%	297,694 -26.4%	404,500 64.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	45 55.2%	29 -21.6%	37 146.7%	53 -17.2%	64 68.4%	38 40.7%
4	Percent of List Change from prior year	93.5% -5.3%	98.7% 0.5%	98.2% 2.2%	97.5% 0.4%	97.1% -0.1%	97.2% -0.6%
	Percent of Original Change from prior year	93.4% -3.4%	96.7% 0.2%	96.5% 1.0%	95.1% 1.5%	93.7% 0.3%	93.4% -3.2%
	Sale Price Change from prior year	327,500 120.2%	148,750 -23.1%	193,500 24.9%	219,750 37.3%	160,000 -24.5%	212,000 14.6%
	List Price of Actives Change from prior year	199,450 -25.4%	267,450 -26.6%	364,500 82.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	22 450.0%	4 -63.6%	11 120.0%	31 -47.5%	59 353.8%	13 85.7%
2	Percent of List Change from prior year	95.2% -4.1%	99.3% -0.7%	100.0% 0.0%	100.0% 0.4%	99.6% -0.4%	100.0% 0.0%
	Percent of Original Change from prior year	94.6% -4.7%	99.3% -0.7%	100.0% 0.0%	96.2% -1.8%	98.0% 1.0%	97.0% -2.7%

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





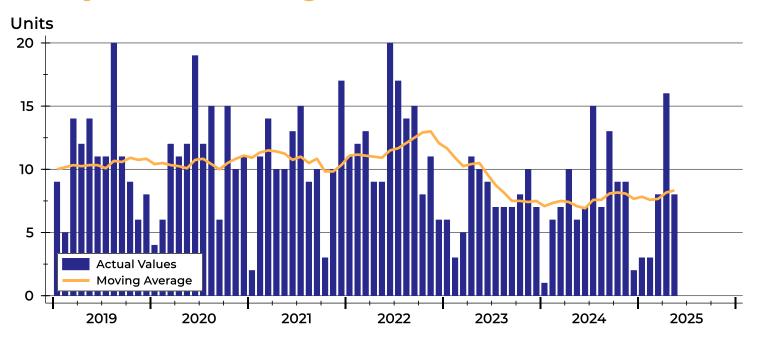
Jackson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Year-to-Date 2025 2024 C		e Change
Clc	sed Listings	8	6	33.3%	38	30	26.7%
Vo	lume (1,000s)	2,480	1,007	146.3%	10,194	5,681	79.4%
Мс	onths' Supply	2.6	2.3	13.0%	N/A	N/A	N/A
	Sale Price	309,938	167,750	84.8%	268,271	189,380	41.7%
age	Days on Market	45	29	55.2%	53	64	-17.2%
Averag	Percent of List	93.5%	98.7%	-5.3%	97.5%	97.1%	0.4%
	Percent of Original	93.4%	96.7%	-3.4%	95.1%	93.7%	1.5%
	Sale Price	327,500	148,750	120.2%	219,750	160,000	37.3%
lan	Days on Market	22	4	450.0%	31	59	-47.5%
Median	Percent of List	95.2%	99.3%	-4.1%	100.0%	99.6%	0.4%
	Percent of Original	94.6%	99.3%	-4.7%	96.2%	98.0%	-1.8%

A total of 8 homes sold in Jackson County in May, up from 6 units in May 2024. Total sales volume rose to \$2.5 million compared to \$1.0 million in the previous year.

The median sales price in May was \$327,500, up 120.2% compared to the prior year. Median days on market was 22 days, down from 46 days in April, but up from 4 in May 2024.

History of Closed Listings

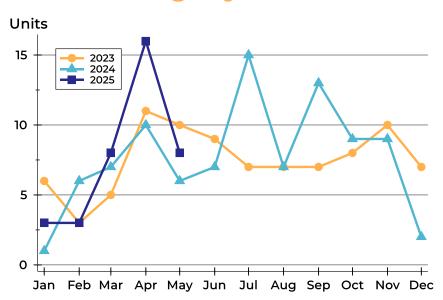






Jackson County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	6	1	3
February	3	6	3
March	5	7	8
April	11	10	16
May	10	6	8
June	9	7	
July	7	15	
August	7	7	
September	7	13	
October	8	9	
November	10	9	
December	7	2	

Closed Listings by Price Range

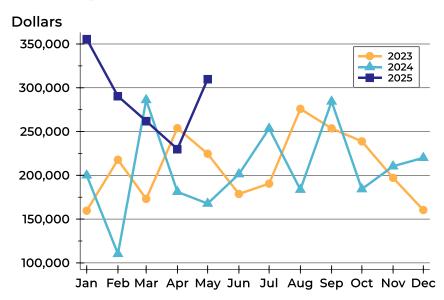
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as S	% of Orig. Med.
Below \$25,000	1	12.5%	0.0	23,500	23,500	10	10	73.4%	73.4%	73.4%	73.4%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	4.5	166,000	166,000	5	5	105.2%	105.2%	105.2%	105.2%
\$175,000-\$199,999	1	12.5%	3.0	185,000	185,000	208	208	88.3%	88.3%	88.3%	88.3%
\$200,000-\$249,999	1	12.5%	2.6	220,000	220,000	0	0	102.3%	102.3%	102.3%	102.3%
\$250,000-\$299,999	0	0.0%	0.9	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	3	37.5%	2.2	443,333	440,000	34	48	95.4%	97.8%	95.0%	96.7%
\$500,000-\$749,999	1	12.5%	0.0	555,000	555,000	34	34	92.5%	92.5%	92.5%	92.5%
\$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



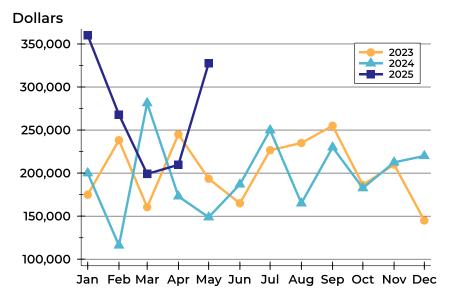


Jackson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	159,650	200,000	355,667
February	217,742	110,250	290,333
March	173,090	286,057	262,050
April	253,864	181,100	230,024
May	224,630	167,750	309,938
June	178,722	201,386	
July	190,514	253,460	
August	275,929	183,637	
September	253,600	284,342	
October	238,768	184,276	
November	197,100	210,378	
December	160,414	219,975	



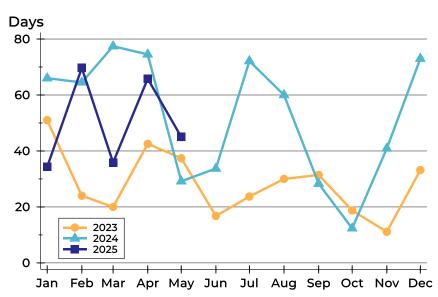
Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	268,000
March	160,500	281,400	199,000
April	245,000	173,000	209,700
May	193,500	148,750	327,500
June	165,000	186,900	
July	226,600	249,900	
August	235,000	165,000	
September	255,000	230,000	
October	186,250	182,634	
November	210,000	212,500	
December	145,000	219,975	





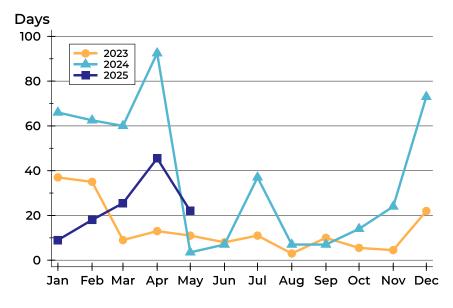
Jackson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	51	66	34
February	24	65	70
March	20	77	36
April	43	75	66
May	37	29	45
June	17	34	
July	24	72	
August	30	60	
September	31	28	
October	19	12	
November	11	41	
December	33	73	

Median DOM



Month	2023	2024	2025
January	37	66	9
February	35	63	18
March	9	60	26
April	13	93	46
May	11	4	22
June	8	7	
July	11	37	
August	3	7	
September	10	7	
October	6	14	
November	5	24	
December	22	73	



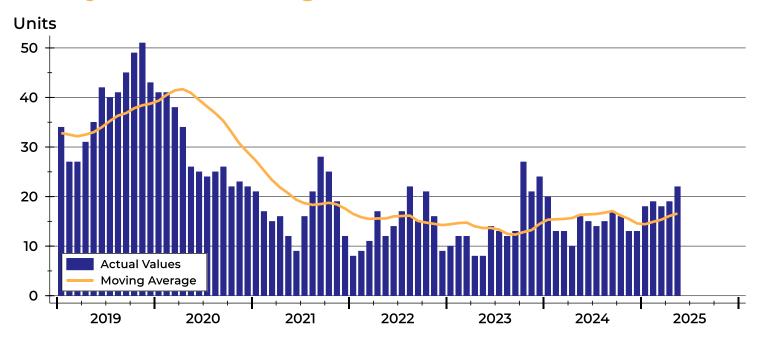
Jackson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	22	16	37.5%
Vo	lume (1,000s)	4,820	4,763	1.2%
Мс	onths' Supply	2.6	2.3	13.0%
ge	List Price	219,075	297,694	-26.4%
Avera	Days on Market	77	74	4.1%
¥	Percent of Original	93.8%	97.3%	-3.6%
<u>_</u>	List Price	199,450	267,450	-25.4%
Median	Days on Market	60	36	66.7%
Σ	Percent of Original	96.1%	100.0%	-3.9%

A total of 22 homes were available for sale in Jackson County at the end of May. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of May was \$199,450, down 25.4% from 2024. The typical time on market for active listings was 60 days, up from 36 days a year earlier.

History of Active Listings

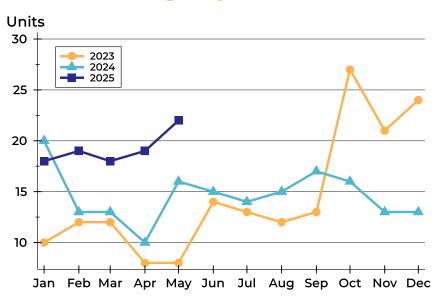






Jackson County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	10	20	18
February	12	13	19
March	12	13	18
April	8	10	19
May	8	16	22
June	14	15	
July	13	14	
August	12	15	
September	13	17	
October	27	16	
November	21	13	
December	24	13	

Active Listings by Price Range

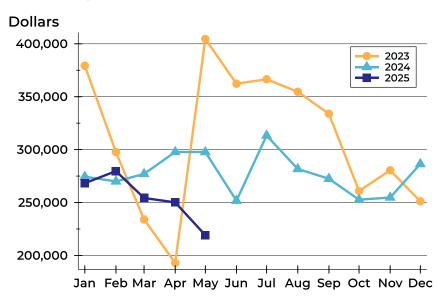
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	13.6%	2.8	78,133	74,900	82	76	89.1%	89.7%
\$100,000-\$124,999	2	9.1%	N/A	113,700	113,700	73	73	89.3%	89.3%
\$125,000-\$149,999	2	9.1%	N/A	145,000	145,000	27	27	96.2%	96.2%
\$150,000-\$174,999	3	13.6%	4.5	160,833	160,000	43	11	99.5%	100.0%
\$175,000-\$199,999	3	13.6%	3.0	199,617	199,900	226	184	80.9%	78.5%
\$200,000-\$249,999	3	13.6%	2.6	226,600	215,000	38	31	100.0%	100.0%
\$250,000-\$299,999	1	4.5%	0.9	263,000	263,000	6	6	100.0%	100.0%
\$300,000-\$399,999	3	13.6%	N/A	354,933	350,000	64	66	97.4%	97.0%
\$400,000-\$499,999	2	9.1%	2.2	489,450	489,450	60	60	95.7%	95.7%
\$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	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



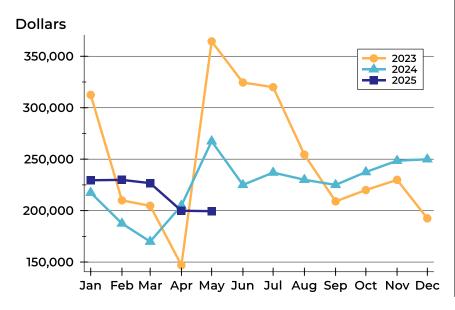


Jackson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	379,285	274,408	268,255
February	297,717	269,900	279,700
March	233,967	277,000	254,269
April	192,950	297,780	250,129
May	404,500	297,694	219,075
June	362,286	251,713	
July	366,446	313,318	
August	354,654	281,670	
September	333,838	272,497	
October	260,818	252,663	
November	280,466	254,735	
December	251,167	286,396	



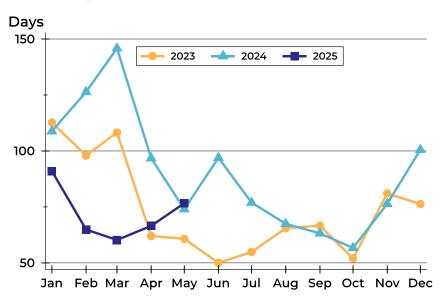
Month	2023	2024	2025
January	312,475	217,450	229,500
February	209,950	187,500	229,900
March	204,700	169,900	226,700
April	146,950	204,950	199,900
May	364,500	267,450	199,450
June	324,500	225,000	
July	320,000	237,000	
August	254,475	230,000	
September	209,000	225,000	
October	220,000	237,500	
November	229,900	248,500	
December	192,500	249,900	





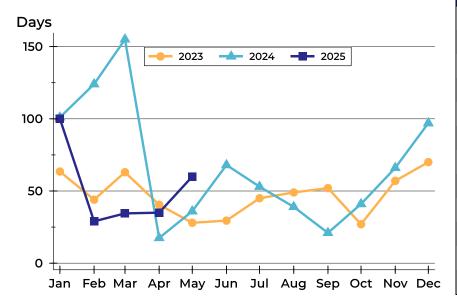
Jackson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	113	109	91
February	98	126	65
March	108	146	60
April	62	97	67
May	61	74	77
June	50	97	
July	55	77	
August	66	67	
September	67	63	
October	52	57	
November	81	76	
December	76	101	

Median DOM



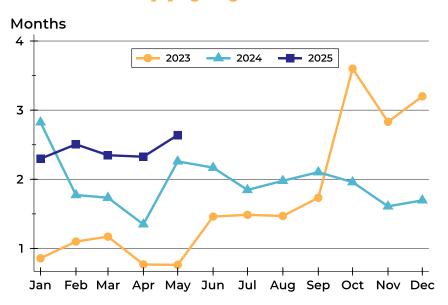
Month	2023	2024	2025
January	64	101	100
February	44	124	29
March	63	155	35
April	41	18	35
May	28	36	60
June	30	68	
July	45	53	
August	49	39	
September	52	21	
October	27	41	
November	57	66	
December	70	97	





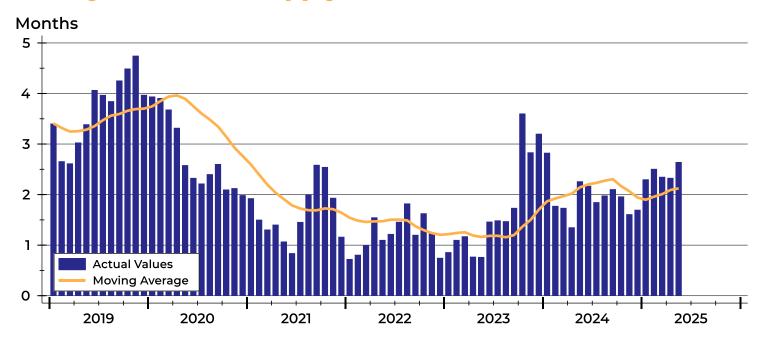
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	2.8	2.3
February	1.1	1.8	2.5
March	1.2	1.7	2.3
April	0.8	1.3	2.3
May	0.8	2.3	2.6
June	1.5	2.2	
July	1.5	1.8	
August	1.5	2.0	
September	1.7	2.1	
October	3.6	2.0	
November	2.8	1.6	
December	3.2	1.7	

History of Month's Supply







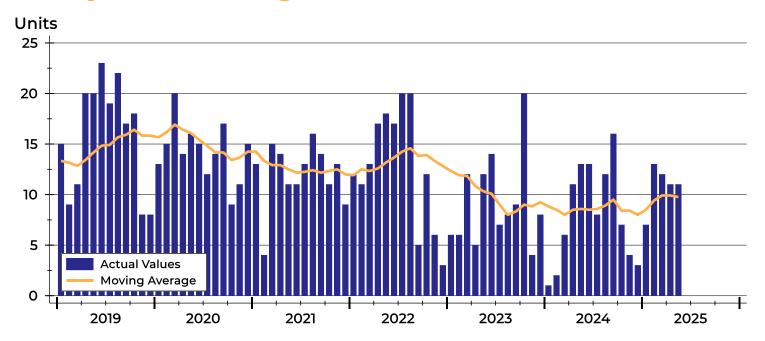
Jackson County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	11	13	-15.4%
Month	Volume (1,000s)	2,234	3,370	-33.7%
Current	Average List Price	203,045	259,192	-21.7%
Cu	Median List Price	214,900	225,000	-4.5%
ē	New Listings	54	33	63.6%
o-Daí	Volume (1,000s)	13,015	7,152	82.0%
Year-to-Date	Average List Price	241,016	216,712	11.2%
Ϋ́	Median List Price	199,900	186,900	7.0%

A total of 11 new listings were added in Jackson County during May, down 15.4% from the same month in 2024. Yearto-date Jackson County has seen 54 new listings.

The median list price of these homes was \$214,900 down from \$225,000 in 2024.

History of New Listings

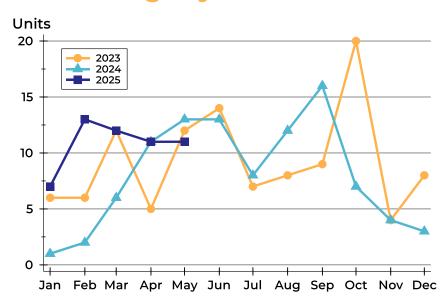






Jackson County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	6	1	7
February	6	2	13
March	12	6	12
April	5	11	11
May	12	13	11
June	14	13	
July	7	8	
August	8	12	
September	9	16	
October	20	7	
November	4	4	
December	8	3	

New Listings by Price Range

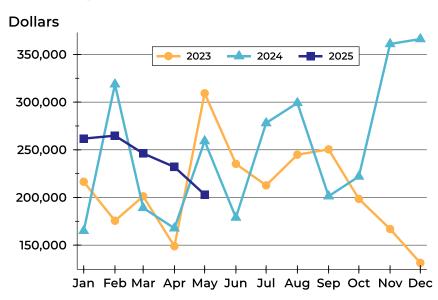
Price Range	New L Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	49,900	49,900	7	7	100.0%	100.0%
\$50,000-\$99,999	1	9.1%	74,900	74,900	34	34	83.2%	83.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	145,000	145,000	8	8	100.0%	100.0%
\$150,000-\$174,999	2	18.2%	157,500	157,500	14	14	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	18.2%	232,400	232,400	30	30	100.0%	100.0%
\$250,000-\$299,999	3	27.3%	286,333	298,000	5	2	100.0%	100.0%
\$300,000-\$399,999	1	9.1%	324,900	324,900	37	37	97.0%	97.0%
\$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



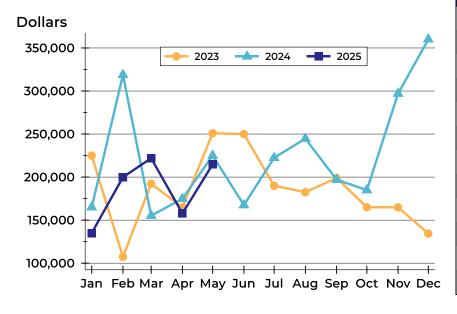


Jackson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	216,492	165,000	261,755
February	175,617	318,700	264,823
March	201,233	189,067	246,192
April	148,940	167,745	232,007
May	309,267	259,192	203,045
June	235,275	178,954	
July	212,686	278,031	
August	244,875	299,173	
September	250,460	201,363	
October	198,515	221,996	
November	166,950	360,988	
December	131,413	366,167	



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	222,000
April	165,000	174,900	157,777
May	250,950	225,000	214,900
June	249,975	167,500	
July	190,000	222,450	
August	182,500	244,700	
September	199,000	197,000	
October	165,000	184,950	
November	164,950	297,000	
December	134,450	360,000	





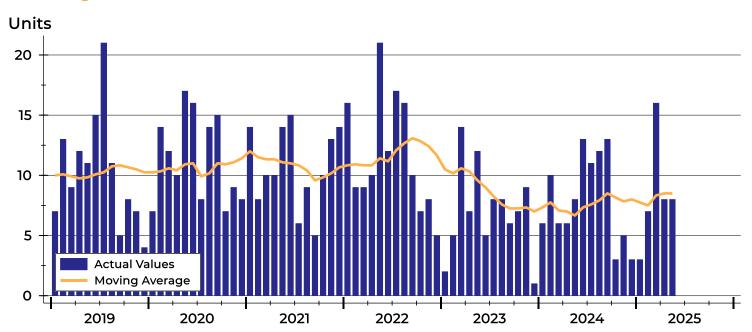
Jackson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	8	8	0.0%	42	36	16.7%
Vo	ume (1,000s)	2,173	1,952	11.3%	10,972	7,470	46.9%
ge	Sale Price	271,663	244,013	11.3%	261,231	207,507	25.9%
Avera	Days on Market	29	55	-47.3%	49	63	-22.2%
Ā	Percent of Original	96.8%	95.7%	1.1%	95.7%	94.0%	1.8%
=	Sale Price	278,750	163,200	70.8%	217,250	162,500	33.7%
Median	Days on Market	24	8	200.0%	30	31	-3.2%
Σ	Percent of Original	100.0%	97.8%	2.2%	97.7%	98.0%	-0.3%

A total of 8 contracts for sale were written in Jackson County during the month of May, the same as in 2024. The median list price of these homes was \$278,750, up from \$163,200 the prior year.

Half of the homes that went under contract in May were on the market less than 24 days, compared to 8 days in May 2024.

History of Contracts Written

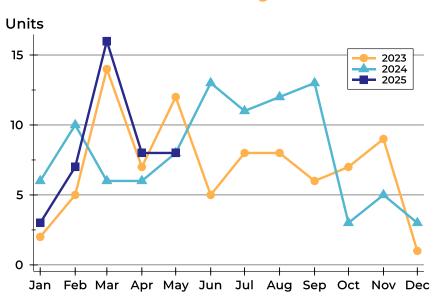






Jackson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	6	3
February	5	10	7
March	14	6	16
April	7	6	8
May	12	8	8
June	5	13	
July	8	11	
August	8	12	
September	6	13	
October	7	3	
November	9	5	
December	1	3	

Contracts Written by Price Range

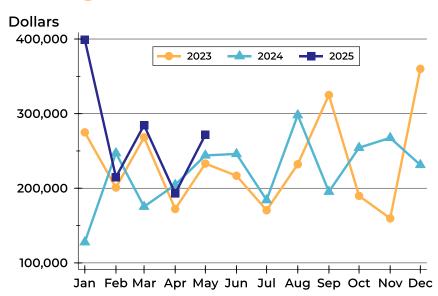
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	94,000	94,000	14	14	100.0%	100.0%
\$100,000-\$124,999	1	12.5%	100,000	100,000	38	38	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	199,900	199,900	83	83	87.0%	87.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	37.5%	285,167	298,000	8	2	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	25.0%	461,950	461,950	37	37	93.6%	93.6%
\$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



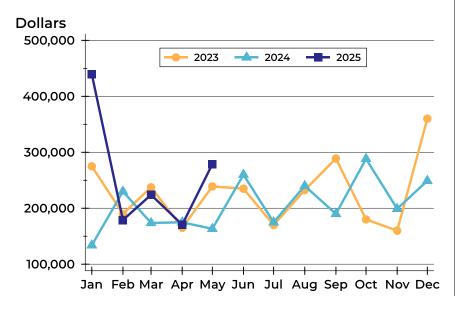


Jackson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	274,950	127,800	399,000
February	200,930	247,160	214,907
March	268,271	175,333	284,555
April	172,257	204,625	193,022
May	233,117	244,013	271,663
June	216,780	246,008	
July	170,500	184,200	
August	232,225	298,073	
September	324,948	195,454	
October	189,829	254,375	
November	159,688	267,590	
December	360,000	231,300	



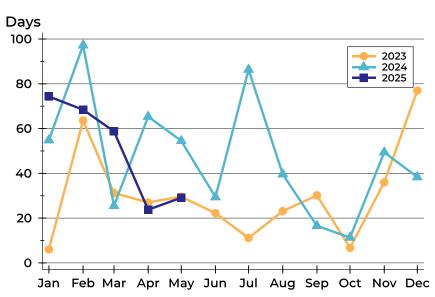
Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	224,000
April	165,000	174,925	170,639
May	238,950	163,200	278,750
June	235,000	260,000	
July	170,000	174,900	
August	232,450	239,950	
September	288,975	189,900	
October	180,000	288,225	
November	160,000	199,000	
December	360,000	249,000	





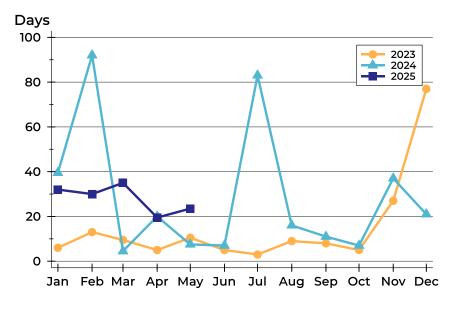
Jackson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	59
April	27	65	24
May	30	55	29
June	22	29	
July	11	86	
August	23	40	
September	30	17	
October	7	11	
November	36	49	
December	77	38	

Median DOM



Month	2023	2024	2025
January	6	40	32
February	13	92	30
March	10	5	35
April	5	20	20
May	11	8	24
June	5	7	
July	3	83	
August	9	16	
September	8	11	
October	5	7	
November	27	37	
December	77	21	



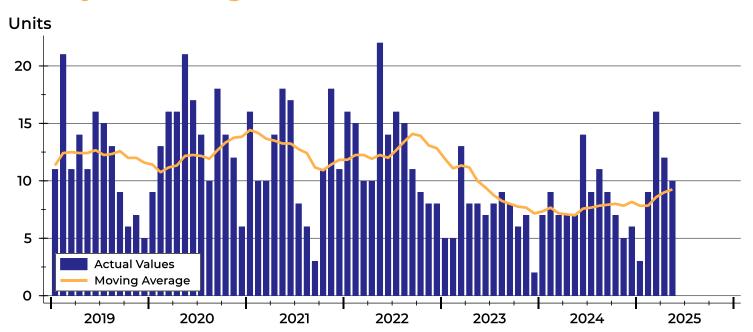
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	10	7	42.9%
Vo	lume (1,000s)	2,224	2,016	10.3%
ge	List Price	222,390	287,943	-22.8%
Avera	Days on Market	25	103	-75.7%
¥	Percent of Original	99.4%	99.2%	0.2%
<u>_</u>	List Price	229,700	269,000	-14.6%
Media	Days on Market	24	13	84.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 10 listings in Jackson County had contracts pending at the end of May, up from 7 contracts pending at the end of May 2024.

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

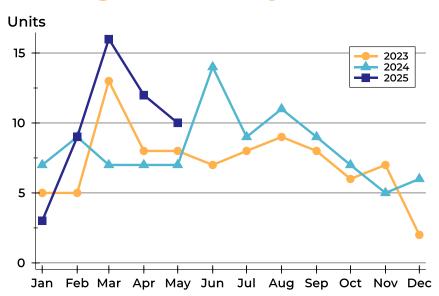






Jackson County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	5	7	3
February	5	9	9
March	13	7	16
April	8	7	12
May	8	7	10
June	7	14	
July	8	9	
August	9	11	
September	8	9	
October	6	7	
November	7	5	
December	2	6	

Pending Contracts by Price Range

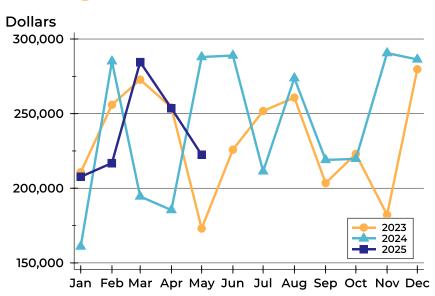
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	20.0%	83,000	83,000	10	10	100.0%	100.0%
\$100,000-\$124,999	1	10.0%	100,000	100,000	38	38	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	20.0%	191,700	191,700	58	58	93.5%	93.5%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	4	40.0%	287,375	296,000	14	13	101.7%	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	1	10.0%	425,000	425,000	24	24	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



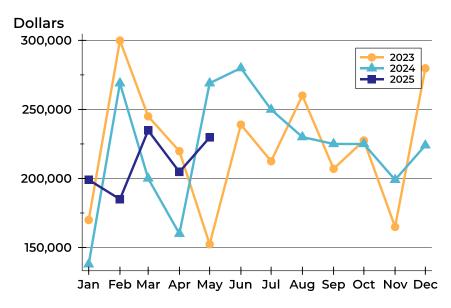


Jackson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	210,740	160,971	207,667
February	255,930	285,078	216,928
March	272,815	194,486	284,587
April	254,138	185,407	253,623
May	173,050	287,943	222,390
June	225,843	288,964	
July	251,750	211,300	
August	260,767	273,807	
September	203,494	218,978	
October	222,992	219,704	
November	182,171	290,590	
December	279,750	286,317	



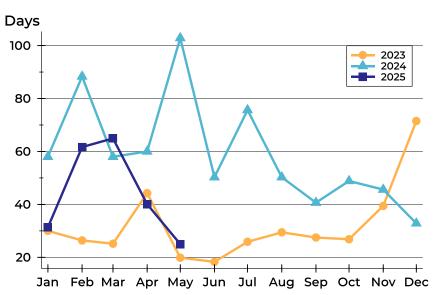
Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	184,950
March	245,000	200,000	234,750
April	219,750	160,000	204,700
May	152,400	269,000	229,700
June	239,000	279,950	
July	212,500	249,900	
August	260,000	230,000	
September	207,000	225,000	
October	227,475	225,000	
November	164,900	199,000	
December	279,750	224,000	





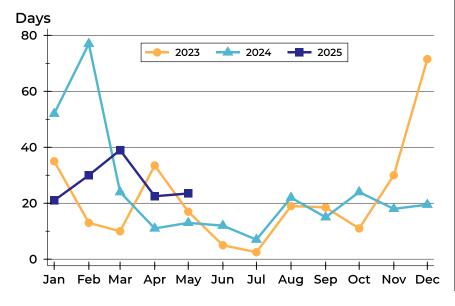
Jackson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	30	58	31
February	26	88	62
March	25	58	65
April	44	60	40
May	20	103	25
June	18	50	
July	26	76	
August	29	50	
September	28	41	
October	27	49	
November	39	46	
December	72	33	

Median DOM



Month	2023	2024	2025
January	35	52	21
February	13	77	30
March	10	24	39
April	34	11	23
May	17	13	24
June	5	12	
July	3	7	
August	19	22	
September	19	15	
October	11	24	
November	30	18	
December	72	20	





Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in May

Total home sales in Jefferson County fell last month to 8 units, compared to 12 units in May 2024. Total sales volume was \$2.0 million, down from a year earlier.

The median sale price in May was \$266,500, up from \$253,500 a year earlier. Homes that sold in May were typically on the market for 10 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Up at End of May

The total number of active listings in Jefferson County at the end of May was 35 units, up from 26 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$365,000.

During May, a total of 17 contracts were written up from 10 in May 2024. At the end of the month, there were 25 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

	ny MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	r me Sales ange from prior year	8 -33.3%	12 -14.3%	14 -6.7%	55 0.0%	55 3.8%	53 -22.1%
	tive Listings ange from prior year	35 34.6%	26 52.9%	17 240.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 18.2%	2.2 69.2%	1.3 333.3%	N/A	N/A	N/A
	ew Listings ange from prior year	22 57.1%	14 -17.6%	17 54.5%	83 13.7%	73 7.4%	68 6.3%
	ntracts Written ange from prior year	17 70.0%	10 -16.7%	12 33.3%	67 24.1%	54 -11.5%	61 -6.2%
	nding Contracts ange from prior year	25 78.6%	14 16.7%	12 0.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	1,982 -30.5%	2,851 -18.0%	3,476 1.4%	16,528 27.6%	12,957 7.4%	12,063 -21.5%
	Sale Price Change from prior year	247,725 4.3%	237,575 -4.3%	248,286 8.7%	300,502 27.6%	235,574 3.5%	227,596 0.7%
	List Price of Actives Change from prior year	365,169 -16.6%	437,700 16.2%	376,765 79.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	20 -53.5%	43 0.0%	43 975.0%	44 15.8%	38 26.7%	30 25.0%
٩	Percent of List Change from prior year	96.3% -0.9%	97.2% -3.0%	100.2% -2.0%	98.7% 1.3%	97.4% -0.7%	98.1% -2.8%
	Percent of Original Change from prior year	94.9% 2.5%	92.6% -3.1%	95.6% -6.5%	96.8% 1.6%	95.3% -0.5%	95.8% -4.6%
	Sale Price Change from prior year	266,500 5.1%	253,500 13.7%	223,000 1.4%	285,000 18.8%	240,000 23.1%	195,000 2.9%
	List Price of Actives Change from prior year	365,000 -6.4%	389,950	349,900 153.6%	N/A	N/A	N/A
Median	Days on Market Change from prior year	11 -26.7%	15 50.0%	10 233.3%	12 -20.0%	15 50.0%	10 66.7%
2	Percent of List Change from prior year	100.0% -0.7%	100.7% 0.7%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 2.4%	97.7% -2.3%	99.7% 1.7%	98.0% 0.5%	97.5% -2.5%

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





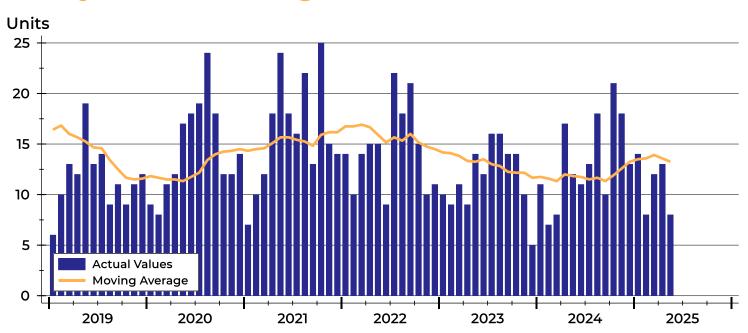
Jefferson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Clc	sed Listings	8	12	-33.3%	55	55	0.0%
Vo	lume (1,000s)	1,982	2,851	-30.5%	16,528	12,957	27.6%
Мс	onths' Supply	2.6	2.2	18.2%	N/A	N/A	N/A
	Sale Price	247,725	237,575	4.3%	300,502	235,574	27.6%
age	Days on Market	20	43	-53.5%	44	38	15.8%
Averag	Percent of List	96.3%	97.2%	-0.9%	98.7%	97.4%	1.3%
	Percent of Original	94.9%	92.6%	2.5%	96.8%	95.3%	1.6%
	Sale Price	266,500	253,500	5.1%	285,000	240,000	18.8%
lian	Days on Market	11	15	-26.7%	12	15	-20.0%
Median	Percent of List	100.0%	100.7%	-0.7%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.7%	98.0%	1.7%

A total of 8 homes sold in Jefferson County in May, down from 12 units in May 2024. Total sales volume fell to \$2.0 million compared to \$2.9 million in the previous year.

The median sales price in May was \$266,500, up 5.1% compared to the prior year. Median days on market was 10 days, up from 5 days in April, but down from 14 in May 2024.

History of Closed Listings

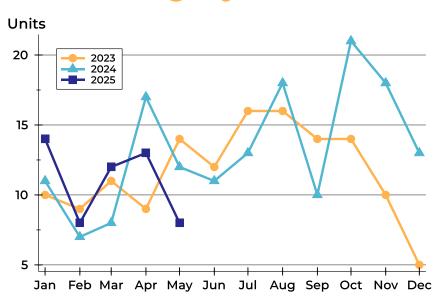






Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	10	11	14
February	9	7	8
March	11	8	12
April	9	17	13
May	14	12	8
June	12	11	
July	16	13	
August	16	18	
September	14	10	
October	14	21	
November	10	18	
December	5	13	

Closed Listings by Price Range

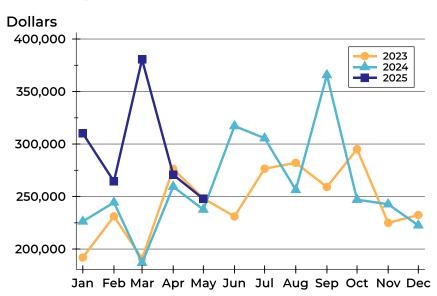
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	25.0%	2.0	54,000	54,000	16	16	85.5%	85.5%	80.9%	80.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	0.0	164,900	164,900	74	74	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	1	12.5%	2.8	198,000	198,000	0	0	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	1.9	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	3	37.5%	1.9	348,667	350,000	18	13	99.8%	100.1%	99.2%	100.1%
\$400,000-\$499,999	1	12.5%	4.9	464,900	464,900	1	1	100.0%	100.0%	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	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



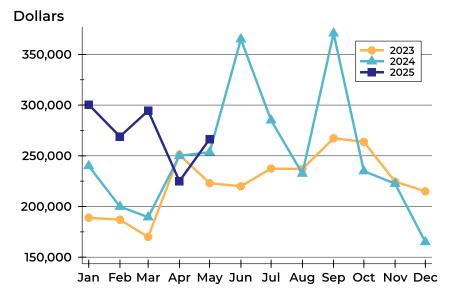


Jefferson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	191,980	226,291	310,169
February	231,111	244,400	264,438
March	190,909	186,850	380,583
April	276,311	259,462	270,842
Мау	248,286	237,575	247,725
June	231,075	317,182	
July	276,540	305,565	
August	282,138	256,319	
September	259,107	365,750	
October	295,143	247,048	
November	224,978	242,694	
December	232,400	222,538	



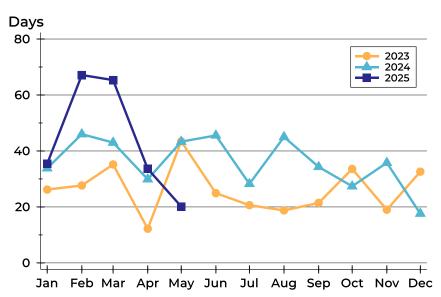
Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	225,000
May	223,000	253,500	266,500
June	219,950	365,000	
July	237,450	285,000	
August	237,000	232,500	
September	267,250	370,750	
October	263,750	234,900	
November	224,500	222,500	
December	215,000	165,000	





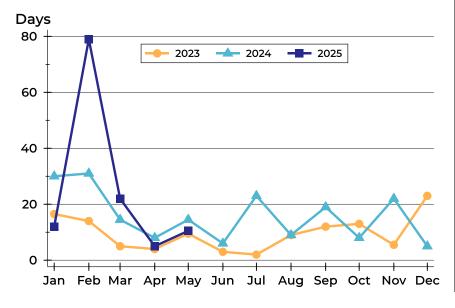
Jefferson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	34	35
February	28	46	67
March	35	43	65
April	12	30	34
May	43	43	20
June	25	46	
July	21	28	
August	19	45	
September	21	34	
October	34	27	
November	19	36	
December	33	18	

Median DOM



Month	2023	2024	2025
January	17	30	12
February	14	31	79
March	5	15	22
April	4	8	5
May	10	15	11
June	3	6	
July	2	23	
August	9	9	
September	12	19	
October	13	8	
November	6	22	
December	23	5	



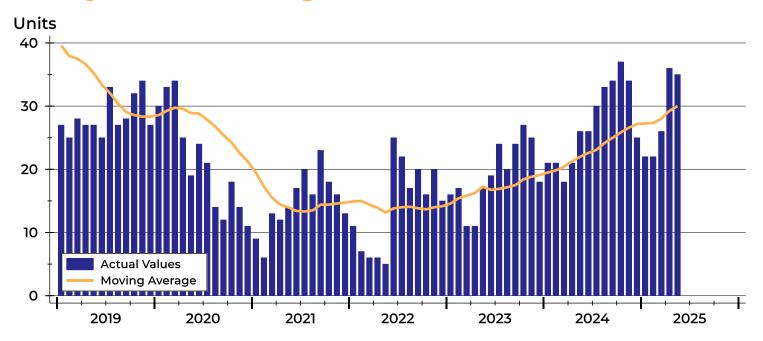
Jefferson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	35	26	34.6%
Vo	lume (1,000s)	12,781	11,380	12.3%
Мс	onths' Supply	2.6	2.2	18.2%
ge	List Price	365,169	437,700	-16.6%
Avera	Days on Market	57	51	11.8%
¥	Percent of Original	97.5%	97.4%	0.1%
_	List Price	365,000	389,950	-6.4%
Median	Days on Market	38	44	-13.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 35 homes were available for sale in Jefferson County at the end of May. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of May was \$365,000, down 6.4% from 2024. The typical time on market for active listings was 38 days, down from 44 days a year earlier.

History of Active Listings

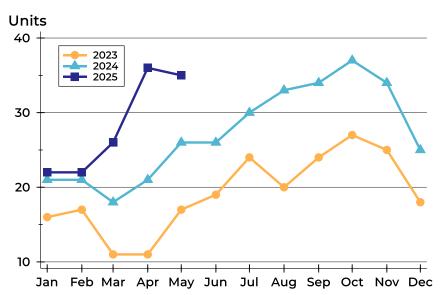






Jefferson County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	16	21	22
February	17	21	22
March	11	18	26
April	11	21	36
May	17	26	35
June	19	26	
July	24	30	
August	20	33	
September	24	34	
October	27	37	
November	25	34	
December	18	25	

Active Listings by Price Range

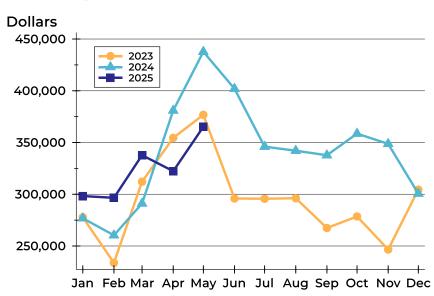
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.7%	N/A	42,000	42,000	46	46	100.0%	100.0%
\$50,000-\$99,999	2	5.7%	2.0	87,500	87,500	62	62	87.5%	87.5%
\$100,000-\$124,999	1	2.9%	N/A	109,000	109,000	58	58	100.0%	100.0%
\$125,000-\$149,999	2	5.7%	N/A	140,500	140,500	191	191	95.7%	95.7%
\$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	8.6%	2.8	196,633	195,000	20	17	99.2%	100.0%
\$200,000-\$249,999	3	8.6%	1.9	228,267	224,900	26	3	97.2%	100.0%
\$250,000-\$299,999	2	5.7%	N/A	274,950	274,950	48	48	99.1%	99.1%
\$300,000-\$399,999	5	14.3%	1.9	354,900	365,000	20	23	98.4%	97.9%
\$400,000-\$499,999	7	20.0%	4.9	422,000	419,800	69	69	97.4%	100.0%
\$500,000-\$749,999	6	17.1%	N/A	525,817	525,000	84	91	97.5%	98.2%
\$750,000-\$999,999	1	2.9%	N/A	774,900	774,900	30	30	100.0%	100.0%
\$1,000,000 and up	1	2.9%	N/A	1,649,000	1,649,000	3	3	100.0%	100.0%



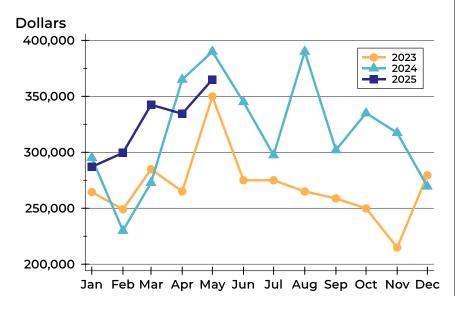


Jefferson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,778	276,829	298,250
February	233,685	260,340	296,568
March	312,145	291,064	337,781
April	354,509	380,924	322,319
May	376,765	437,700	365,169
June	295,921	401,990	
July	295,677	346,012	
August	296,175	342,080	
September	267,396	337,709	
October	278,540	358,588	
November	246,606	348,703	
December	304,466	300,636	



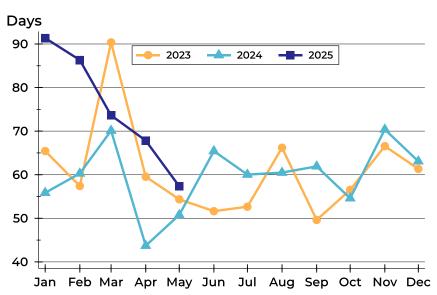
Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
May	349,900	389,950	365,000
June	275,000	344,950	
July	275,000	297,500	
August	265,000	390,000	
September	258,750	302,000	
October	249,888	335,000	
November	214,900	317,450	
December	279,444	269,500	





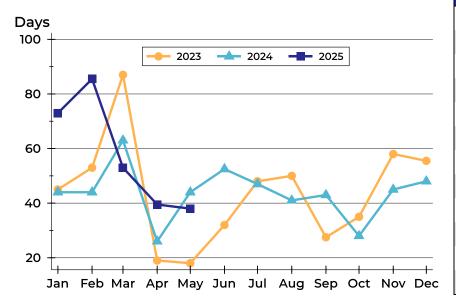
Jefferson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	74
April	60	44	68
May	54	51	57
June	52	65	
July	53	60	
August	66	60	
September	50	62	
October	57	55	
November	67	70	
December	61	63	

Median DOM



Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
May	18	44	38
June	32	53	
July	48	47	
August	50	41	
September	28	43	
October	35	28	
November	58	45	
December	56	48	





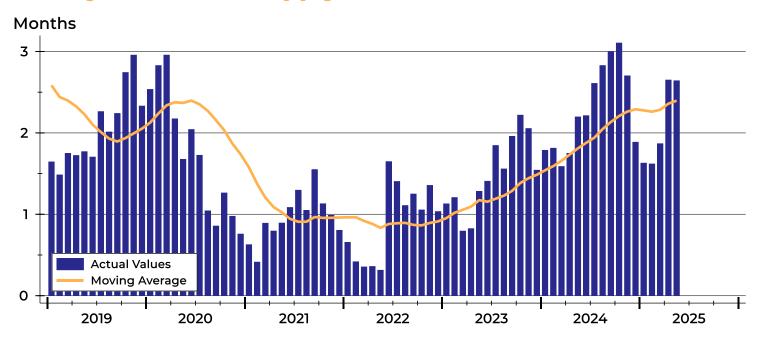
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	1.6
March	0.8	1.6	1.9
April	0.8	1.8	2.7
May	1.3	2.2	2.6
June	1.4	2.2	
July	1.8	2.6	
August	1.6	2.8	
September	2.0	3.0	
October	2.2	3.1	
November	2.1	2.7	
December	1.5	1.9	

History of Month's Supply





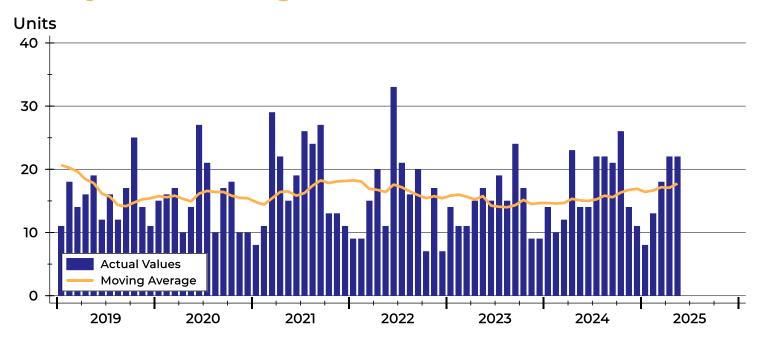
Jefferson County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	22	14	57.1%
Month	Volume (1,000s)	8,542	5,975	43.0%
Current	Average List Price	388,286	426,807	-9.0%
C	Median List Price	262,450	417,450	-37.1%
ā	New Listings	83	73	13.7%
o-Da	Volume (1,000s)	27,494	22,297	23.3%
Year-to-Date	Average List Price	331,257	305,444	8.5%
×	Median List Price	285,000	284,900	0.0%

A total of 22 new listings were added in Jefferson County during May, up 57.1% from the same month in 2024. Year-to-date Jefferson County has seen 83 new listings.

The median list price of these homes was \$262,450 down from \$417,450 in 2024.

History of New Listings

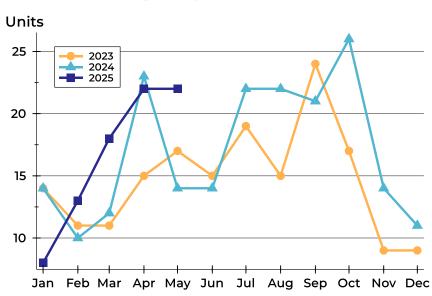






Jefferson County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	14	14	8
February	11	10	13
March	11	12	18
April	15	23	22
May	17	14	22
June	15	14	
July	19	22	
August	15	22	
September	24	21	
October	17	26	
November	9	14	
December	9	11	

New Listings by Price Range

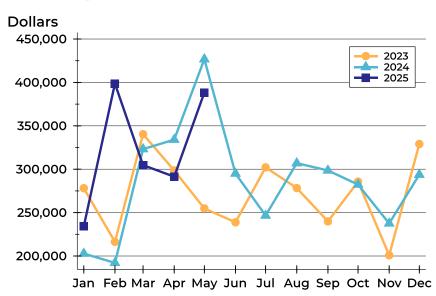
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.5%	71,000	71,000	35	35	88.7%	88.7%
\$100,000-\$124,999	1	4.5%	112,900	112,900	12	12	100.0%	100.0%
\$125,000-\$149,999	3	13.6%	141,667	143,000	12	3	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	13.6%	191,633	195,000	19	22	98.2%	100.0%
\$200,000-\$249,999	3	13.6%	221,633	224,900	6	8	100.0%	100.0%
\$250,000-\$299,999	1	4.5%	284,900	284,900	24	24	100.0%	100.0%
\$300,000-\$399,999	4	18.2%	350,000	355,000	20	17	98.6%	98.7%
\$400,000-\$499,999	2	9.1%	409,900	409,900	17	17	100.0%	100.0%
\$500,000-\$749,999	1	4.5%	615,000	615,000	14	14	100.0%	100.0%
\$750,000-\$999,999	1	4.5%	774,900	774,900	36	36	100.0%	100.0%
\$1,000,000 and up	2	9.1%	1,399,500	1,399,500	8	8	100.0%	100.0%



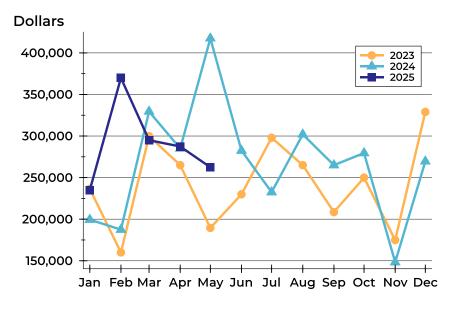


Jefferson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	278,136	202,818	234,238
February	216,336	192,085	398,654
March	340,336	323,200	304,678
April	298,580	334,061	291,427
May	254,818	426,807	388,286
June	238,847	295,021	
July	302,084	246,648	
August	278,340	306,959	
September	239,873	298,567	
October	285,685	282,335	
November	200,878	237,543	
December	329,078	293,723	



Month	2023	2024	2025
January	236,500	199,450	235,000
February	160,000	187,450	369,900
March	299,900	329,500	295,000
April	265,000	285,000	287,400
Мау	189,500	417,450	262,450
June	229,900	282,450	
July	298,000	232,500	
August	265,000	301,950	
September	208,500	265,000	
October	249,950	279,500	
November	174,900	148,250	
December	329,000	269,500	





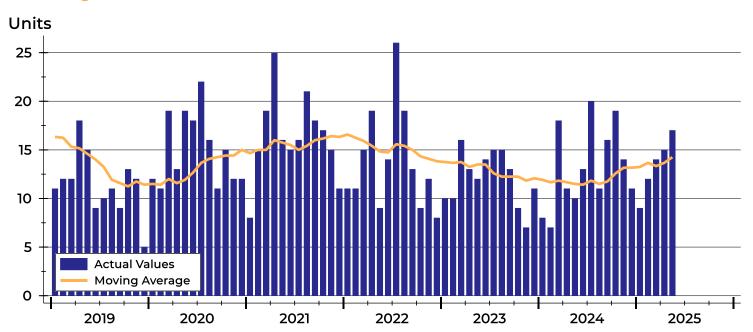
Jefferson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	17	10	70.0%	67	54	24.1%
Vol	ume (1,000s)	5,310	3,404	56.0%	19,913	13,866	43.6%
ge	Sale Price	312,329	340,440	-8.3%	297,210	256,776	15.7%
Avera	Days on Market	54	50	8.0%	44	41	7.3%
¥	Percent of Original	94.0%	92.2%	2.0%	96.5%	94.7%	1.9%
<u>_</u>	Sale Price	259,000	377,000	-31.3%	265,000	247,850	6.9%
Median	Days on Market	22	11	100.0%	12	14	-14.3%
Σ	Percent of Original	98.2%	98.7%	-0.5%	100.0%	97.0%	3.1%

A total of 17 contracts for sale were written in Jefferson County during the month of May, up from 10 in 2024. The median list price of these homes was \$259,000, down from \$377,000 the prior year.

Half of the homes that went under contract in May were on the market less than 22 days, compared to 11 days in May 2024.

History of Contracts Written

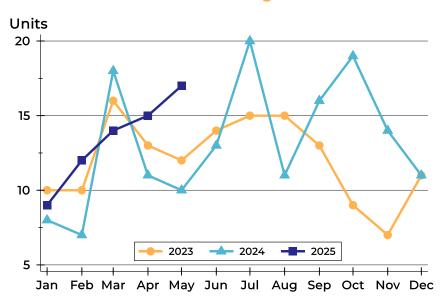






Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	8	9
February	10	7	12
March	16	18	14
April	13	11	15
May	12	10	17
June	14	13	
July	15	20	
August	15	11	
September	13	16	
October	9	19	
November	7	14	
December	11	11	

Contracts Written by Price Range

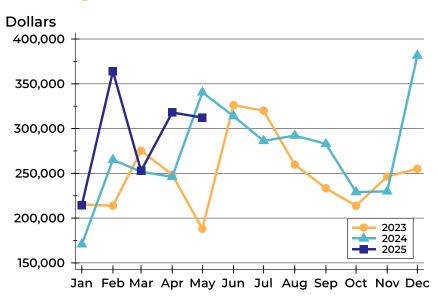
Price Range	Contract: Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.8%	78,450	78,450	173	173	69.5%	69.5%
\$100,000-\$124,999	1	5.9%	112,900	112,900	12	12	100.0%	100.0%
\$125,000-\$149,999	3	17.6%	143,333	143,000	4	3	101.6%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	5.9%	180,000	180,000	22	22	94.7%	94.7%
\$200,000-\$249,999	1	5.9%	200,000	200,000	2	2	100.0%	100.0%
\$250,000-\$299,999	4	23.5%	269,725	269,950	99	81	93.3%	95.1%
\$300,000-\$399,999	1	5.9%	319,000	319,000	12	12	100.0%	100.0%
\$400,000-\$499,999	1	5.9%	487,000	487,000	41	41	97.4%	97.4%
\$500,000-\$749,999	2	11.8%	597,450	597,450	37	37	94.6%	94.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	5.9%	1,150,000	1,150,000	7	7	100.0%	100.0%



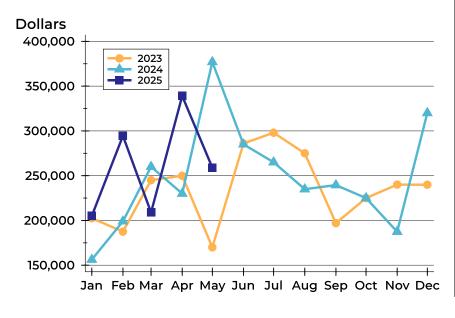


Jefferson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	265,129	363,892
March	275,290	251,914	252,757
April	248,569	245,977	317,993
May	188,117	340,440	312,329
June	326,114	313,935	
July	320,020	286,168	
August	259,717	292,182	
September	233,300	282,838	
October	213,767	229,089	
November	246,363	229,850	
December	255,014	381,577	



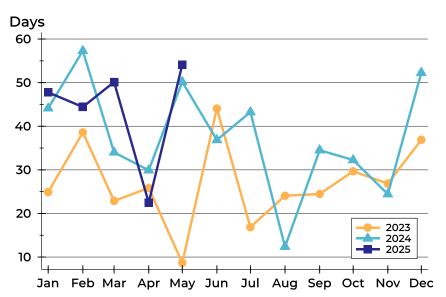
Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	199,000	294,500
March	245,000	260,000	208,950
April	249,900	230,000	339,000
May	170,000	377,000	259,000
June	285,950	285,000	
July	298,000	265,000	
August	275,000	234,900	
September	197,000	239,500	
October	225,000	225,000	
November	240,000	187,400	
December	239,900	320,000	





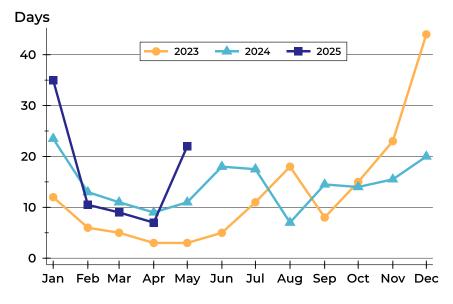
Jefferson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	44	48
February	39	57	44
March	23	34	50
April	26	30	22
May	9	50	54
June	44	37	
July	17	43	
August	24	12	
September	24	35	
October	30	32	
November	27	24	
December	37	52	

Median DOM



Month	2023	2024	2025
January	12	24	35
February	6	13	11
March	5	11	9
April	3	9	7
May	3	11	22
June	5	18	
July	11	18	
August	18	7	
September	8	15	
October	15	14	
November	23	16	
December	44	20	



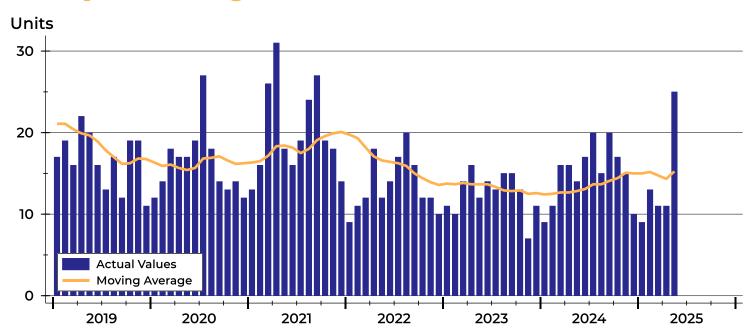
Jefferson County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	Change	
Pe	nding Contracts	25	14	78.6%
Vo	lume (1,000s)	7,769	4,147	87.3%
ge	List Price	310,772	296,236	4.9%
Avera	Days on Market	44	57	-22.8%
¥	Percent of Original	95.7%	96.9%	-1.2%
<u>_</u>	List Price	259,000	320,000	-19.1%
Media	Days on Market	12	19	-36.8%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 25 listings in Jefferson County had contracts pending at the end of May, up from 14 contracts pending at the end of May 2024.

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

History of Pending Contracts

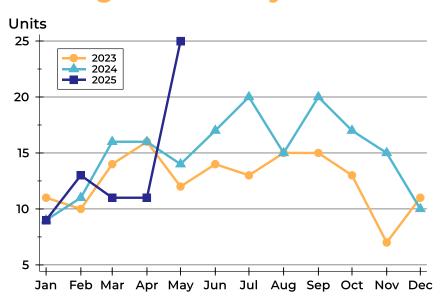






Jefferson County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	11	9	9
February	10	11	13
March	14	16	11
April	16	16	11
May	12	14	25
June	14	17	
July	13	20	
August	15	15	
September	15	20	
October	13	17	
November	7	15	
December	11	10	

Pending Contracts by Price Range

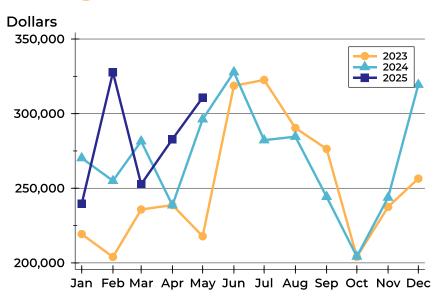
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	_		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	12.0%	72,967	62,000	116	167	79.7%	73.0%
\$100,000-\$124,999	2	8.0%	117,950	117,950	6	6	100.0%	100.0%
\$125,000-\$149,999	4	16.0%	143,750	144,000	34	5	99.2%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	4.0%	180,000	180,000	22	22	94.7%	94.7%
\$200,000-\$249,999	2	8.0%	210,000	210,000	4	4	100.0%	100.0%
\$250,000-\$299,999	4	16.0%	278,450	277,450	81	60	93.8%	95.2%
\$300,000-\$399,999	2	8.0%	359,450	359,450	10	10	100.0%	100.0%
\$400,000-\$499,999	3	12.0%	468,967	487,000	45	41	99.1%	100.0%
\$500,000-\$749,999	3	12.0%	583,300	579,900	29	15	96.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.0%	1,150,000	1,150,000	7	7	100.0%	100.0%



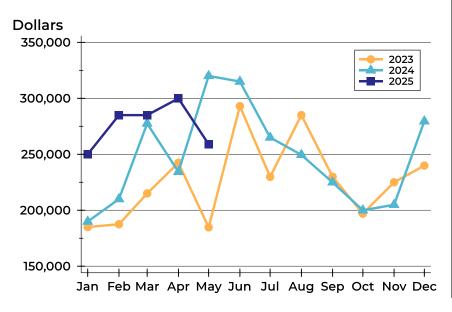


Jefferson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	219,300	270,255	239,544
February	203,970	254,982	327,669
March	235,767	281,484	252,700
April	238,727	238,597	282,882
May	217,850	296,236	310,772
June	318,657	327,832	
July	322,577	282,240	
August	290,397	284,573	
September	276,373	244,295	
October	204,062	204,247	
November	237,507	243,780	
December	256,459	319,390	



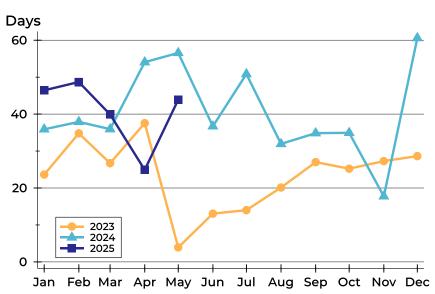
Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	285,000
March	215,000	277,500	285,000
April	242,450	234,350	299,900
May	184,750	320,000	259,000
June	293,000	315,000	
July	229,900	265,000	
August	285,000	249,500	
September	229,900	224,900	
October	197,000	200,000	
November	225,000	204,900	
December	239,900	279,500	





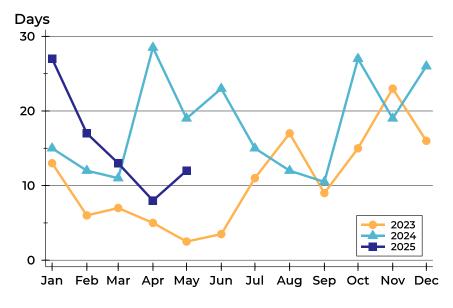
Jefferson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	24	36	46
February	35	38	49
March	27	36	40
April	38	54	25
May	4	57	44
June	13	37	
July	14	51	
August	20	32	
September	27	35	
October	25	35	
November	27	18	
December	29	61	

Median DOM



Month	2023	2024	2025
January	13	15	27
February	6	12	17
March	7	11	13
April	5	29	8
May	3	19	12
June	4	23	
July	11	15	
August	17	12	
September	9	11	
October	15	27	
November	23	19	
December	16	26	





Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in May

Total home sales in Lyon County rose by 38.7% last month to 43 units, compared to 31 units in May 2024. Total sales volume was \$8.7 million, up 57.4% from a year earlier.

The median sale price in May was \$192,000, up from \$174,900 a year earlier. Homes that sold in May were typically on the market for 8 days and sold for 98.4% of their list prices.

Lyon County Active Listings Up at End of May

The total number of active listings in Lyon County at the end of May was 70 units, up from 32 at the same point in 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$199,750.

There were 31 contracts written in May 2025 and 2024, showing no change over the year. At the end of the month, there were 53 contracts still pending.

Report Contents

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

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Lyon County Summary Statistics

	ny MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	r me Sales ange from prior year	43 38.7%	31 -11.4%	35 -12.5%	115 7.5%	107 -9.3%	118 -23.4%
	tive Listings ange from prior year	70 118.8%	32 3.2%	31 72.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 136.4%	1.1 10.0%	1.0 100.0%	N/A	N/A	N/A
	w Listings ange from prior year	47 17.5%	40 -16.7%	48 9.1%	206 33.8%	154 -14.4%	180 -5.3%
	ntracts Written ange from prior year	31 0.0%	31 -31.1%	45 -8.2%	148 13.0%	131 -18.6%	161 -10.6%
	nding Contracts ange from prior year	53 17.8%	45 -23.7%	59 -14.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	8,660 57.4%	5,503 -10.3%	6,137 -3.1%	23,542 18.8%	19,824 -4.2%	20,687 -16.6%
	Sale Price Change from prior year	201,398 13.5%	177,519 1.2%	175,341 10.7%	204,716 10.5%	185,269 5.7%	175,317 8.9%
4	List Price of Actives Change from prior year	223,936 -4.6%	234,755 -17.9%	286,097 16.1%	N/A	N/A	N/A
Average	Days on Market Change from prior year	25 4.2%	24 -4.0%	25 47.1%	47 80.8%	26 0.0%	26 23.8%
٩	Percent of List Change from prior year	97.0% -1.8%	98.8% 2.4%	96.5% -4.7%	96.6% -1.2%	97.8% 0.6%	97.2% -1.6%
	Percent of Original Change from prior year	95.4% -1.8%	97.1% 3.0%	94.3% -6.1%	94.4% -2.7%	97.0% 1.8%	95.3% -2.4%
	Sale Price Change from prior year	192,000 9.8%	174,900 7.3%	163,000 20.7%	185,000 6.9%	173,000 4.8%	165,000 26.2%
	List Price of Actives Change from prior year	199,750 18.7%	168,250 -29.7%	239,500 -1.8%	N/A	N/A	N/A
Median	Days on Market Change from prior year	8 14.3%	7 40.0%	5 -28.6%	9 50.0%	6 0.0%	6 0.0%
2	Percent of List Change from prior year	98.4% -1.6%	100.0% 2.5%	97.6% -2.4%	98.2% -1.8%	100.0% 2.1%	97.9% -1.4%
	Percent of Original Change from prior year	97.3% -2.7%	100.0% 3.2%	96.9% -2.6%	96.8% -2.0%	98.8% 2.0%	96.9% -1.8%

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





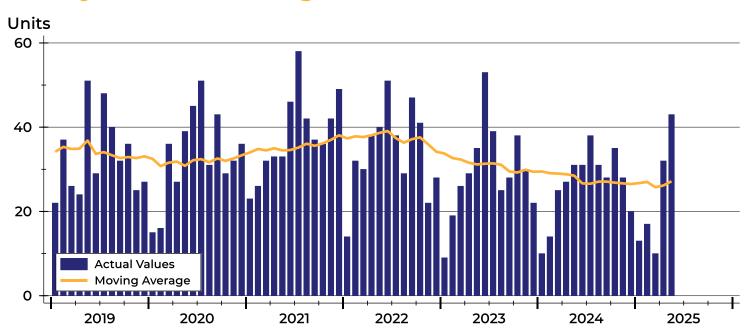
Lyon County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Clo	sed Listings	43	31	38.7%	115	107	7.5%
Vo	lume (1,000s)	8,660	5,503	57.4%	23,542	19,824	18.8%
Мс	onths' Supply	2.6	1.1	136.4%	N/A	N/A	N/A
	Sale Price	201,398	177,519	13.5%	204,716	185,269	10.5%
age	Days on Market	25	24	4.2%	47	26	80.8%
Averag	Percent of List	97.0%	98.8%	-1.8%	96.6%	97.8%	-1.2%
	Percent of Original	95.4%	97.1%	-1.8%	94.4%	97.0%	-2.7%
	Sale Price	192,000	174,900	9.8%	185,000	173,000	6.9%
lan	Days on Market	8	7	14.3%	9	6	50.0%
Median	Percent of List	98.4%	100.0%	-1.6%	98.2%	100.0%	-1.8%
	Percent of Original	97.3%	100.0%	-2.7%	96.8%	98.8%	-2.0%

A total of 43 homes sold in Lyon County in May, up from 31 units in May 2024. Total sales volume rose to \$8.7 million compared to \$5.5 million in the previous year.

The median sales price in May was \$192,000, up 9.8% compared to the prior year. Median days on market was 8 days, up from 6 days in April, and up from 7 in May 2024.

History of Closed Listings

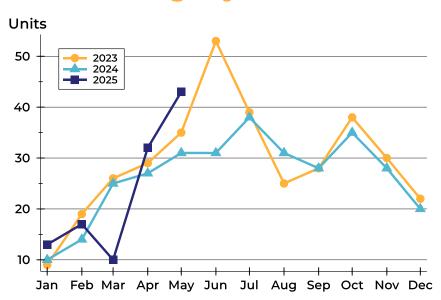






Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	9	10	13
February	19	14	17
March	26	25	10
April	29	27	32
May	35	31	43
June	53	31	
July	39	38	
August	25	31	
September	28	28	
October	38	35	
November	30	28	
December	22	20	

Closed Listings by Price Range

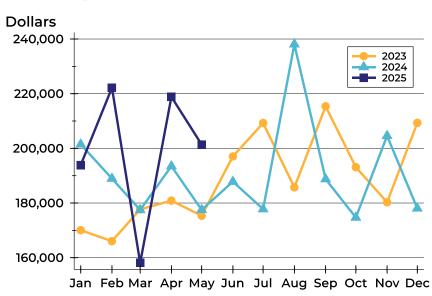
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	1	2.3%	0.0	10,500	10,500	32	32	46.7%	46.7%	46.7%	46.7%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	18.6%	1.8	73,500	69,950	41	11	97.4%	99.0%	93.0%	94.3%
\$100,000-\$124,999	2	4.7%	2.4	120,200	120,200	3	3	100.4%	100.4%	100.4%	100.4%
\$125,000-\$149,999	4	9.3%	2.7	138,125	137,500	11	8	95.0%	93.8%	93.5%	91.8%
\$150,000-\$174,999	2	4.7%	3.0	164,950	164,950	5	5	102.3%	102.3%	111.6%	111.6%
\$175,000-\$199,999	10	23.3%	1.9	189,640	192,250	16	7	98.5%	99.7%	97.7%	98.6%
\$200,000-\$249,999	3	7.0%	3.3	209,000	210,000	9	3	100.0%	100.7%	99.7%	100.7%
\$250,000-\$299,999	6	14.0%	3.9	278,900	283,450	26	11	97.5%	98.2%	94.4%	96.1%
\$300,000-\$399,999	4	9.3%	2.1	354,375	357,500	23	12	99.8%	100.5%	97.2%	100.5%
\$400,000-\$499,999	3	7.0%	2.7	441,500	439,500	76	16	96.8%	97.7%	93.4%	94.5%
\$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



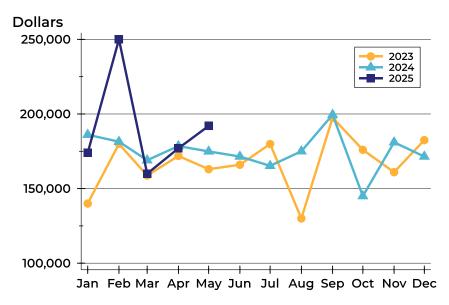


Lyon County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	193,901
February	166,053	188,947	222,194
March	177,669	177,468	158,100
April	180,879	193,485	218,850
May	175,341	177,519	201,398
June	197,045	187,827	
July	209,285	177,784	
August	185,740	238,082	
September	215,396	188,762	
October	193,110	174,689	
November	180,280	204,568	
December	209,332	178,025	



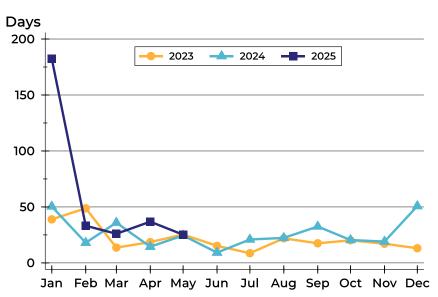
Month	2023	2024	2025
January	140,000	186,100	173,958
February	180,000	181,450	250,000
March	158,750	169,000	160,000
April	171,900	178,500	177,000
May	163,000	174,900	192,000
June	166,000	171,500	
July	179,900	165,250	
August	130,000	175,000	
September	197,500	199,500	
October	176,000	145,000	
November	161,000	181,000	
December	182,500	171,500	





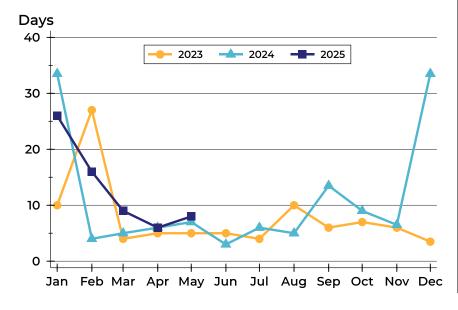
Lyon County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	182
February	49	18	33
March	14	36	26
April	19	14	37
May	25	24	25
June	15	9	
July	9	21	
August	22	22	
September	18	33	
October	20	20	
November	17	19	
December	13	51	

Median DOM



Month	2023	2024	2025
January	10	34	26
February	27	4	16
March	4	5	9
April	5	6	6
May	5	7	8
June	5	3	
July	4	6	
August	10	5	
September	6	14	
October	7	9	
November	6	7	
December	4	34	



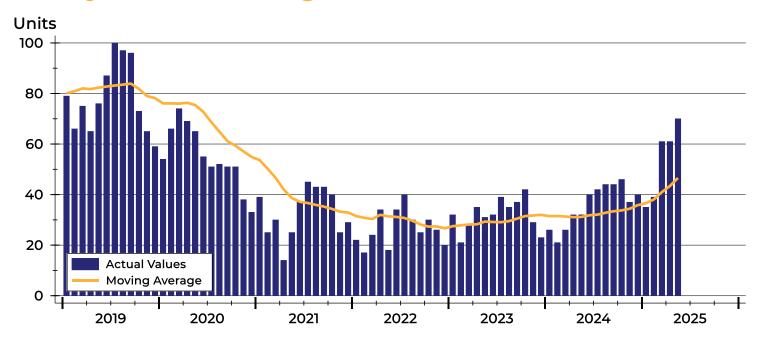
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	70	32	118.8%
Volume (1,000s)		15,676	7,512	108.7%
Months' Supply		2.6	1.1	136.4%
ge	List Price	223,936	234,755	-4.6%
Avera	Days on Market	51	60	-15.0%
₽	Percent of Original	96.3%	97.5%	-1.2%
_	List Price	199,750	168,250	18.7%
Median	Days on Market	38	28	35.7%
Σ	Percent of Original	97.8%	100.0%	-2.2%

A total of 70 homes were available for sale in Lyon County at the end of May. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of May was \$199,750, up 18.7% from 2024. The typical time on market for active listings was 38 days, up from 28 days a year earlier.

History of Active Listings

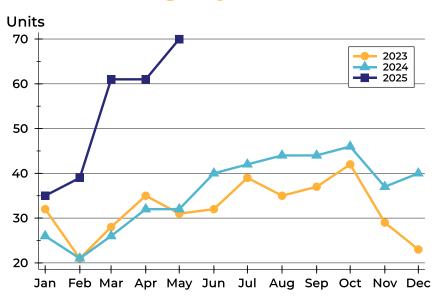






Lyon County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	32	26	35
February	21	21	39
March	28	26	61
April	35	32	61
May	31	32	70
June	32	40	
July	39	42	
August	35	44	
September	37	44	
October	42	46	
November	29	37	
December	23	40	

Active Listings by Price Range

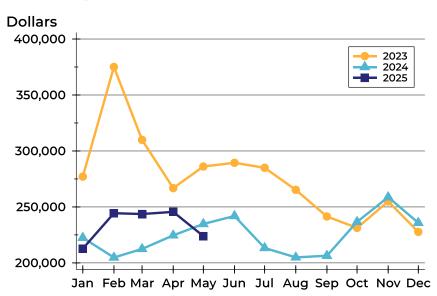
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	8.6%	1.8	88,117	89,950	70	23	95.8%	100.0%
\$100,000-\$124,999	4	5.7%	2.4	111,200	109,950	29	25	87.4%	88.1%
\$125,000-\$149,999	10	14.3%	2.7	143,220	147,250	45	38	93.8%	95.1%
\$150,000-\$174,999	10	14.3%	3.0	163,050	162,400	61	39	98.5%	100.0%
\$175,000-\$199,999	6	8.6%	1.9	188,050	186,950	54	52	97.5%	97.3%
\$200,000-\$249,999	13	18.6%	3.3	230,162	229,000	42	34	96.7%	97.8%
\$250,000-\$299,999	12	17.1%	3.9	265,700	266,700	43	34	98.2%	100.0%
\$300,000-\$399,999	5	7.1%	2.1	356,660	359,900	36	17	98.4%	100.0%
\$400,000-\$499,999	2	2.9%	2.7	445,000	445,000	43	43	93.7%	93.7%
\$500,000-\$749,999	1	1.4%	N/A	699,900	699,900	262	262	93.4%	93.4%
\$750,000-\$999,999	1	1.4%	N/A	957,320	957,320	82	82	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



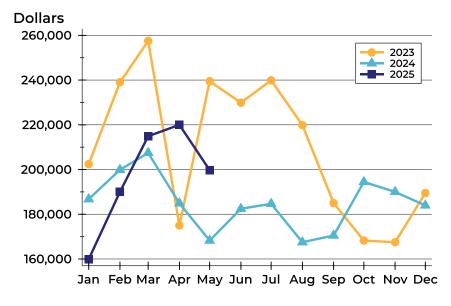


Lyon County Active Listings Analysis

Average Price



Month	2023	2024	2025	
January	277,080	222,492	212,703	
February	375,062	204,793	244,399	
March	309,907	212,454	243,653	
April	266,806	224,564	245,576	
May	286,097	234,755	223,936	
June	289,425	241,898		
July	284,946	213,331		
August	265,251	204,896		
September	241,450	206,382		
October	231,298	236,648		
November	254,903	258,714		
December	227,696	235,798		



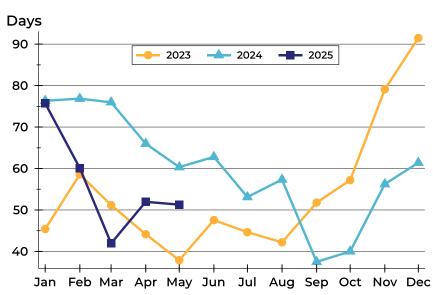
Month	2023	2024	2025
January	202,450	186,750	159,900
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
May	239,500	168,250	199,750
June	229,900	182,450	
July	239,900	184,700	
August	219,900	167,500	
September	185,000	170,500	
October	168,250	194,450	
November	167,500	190,000	
December	189,500	183,950	





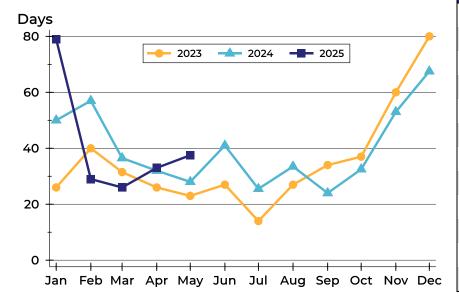
Lyon County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	45	76	76
February	59	77	60
March	51	76	42
April	44	66	52
May	38	60	51
June	48	63	
July	45	53	
August	42	57	
September	52	37	
October	57	40	
November	79	56	
December	91	61	

Median DOM



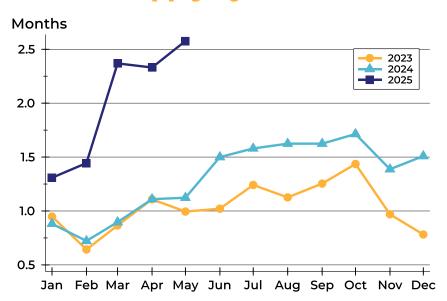
Month	2023	2024	2025
January	26	50	79
February	40	57	29
March	32	37	26
April	26	32	33
May	23	28	38
June	27	41	
July	14	26	
August	27	34	
September	34	24	
October	37	33	
November	60	53	
December	80	68	





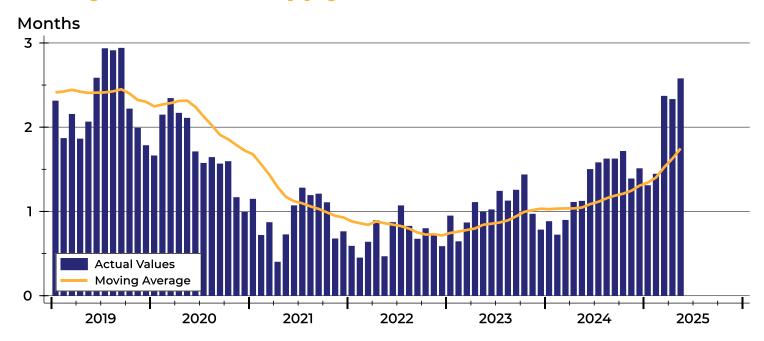
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.3
February	0.6	0.7	1.4
March	0.9	0.9	2.4
April	1.1	1.1	2.3
May	1.0	1.1	2.6
June	1.0	1.5	
July	1.2	1.6	
August	1.1	1.6	
September	1.3	1.6	
October	1.4	1.7	
November	1.0	1.4	
December	0.8	1.5	

History of Month's Supply





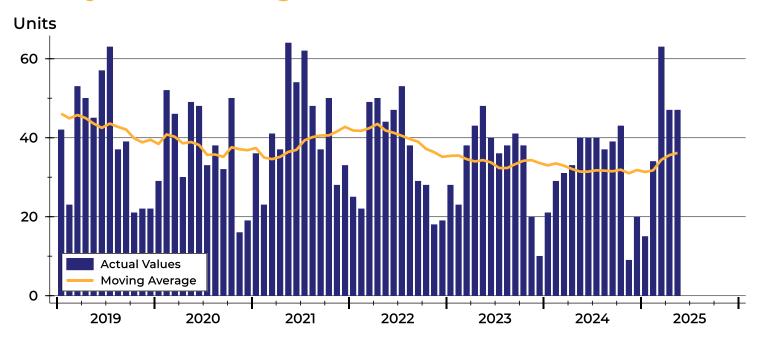
Lyon County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	47	40	17.5%
Month	Volume (1,000s)	8,706	7,555	15.2%
Current	Average List Price	185,224	188,880	-1.9%
C	Median List Price	159,900	184,450	-13.3%
क	New Listings	206	154	33.8%
o-Da	Volume (1,000s)	44,869	31,278	43.5%
Year-to-Date	Average List Price	217,809	203,105	7.2%
Ϋ́	Median List Price	199,900	174,900	14.3%

A total of 47 new listings were added in Lyon County during May, up 17.5% from the same month in 2024. Year-to-date Lyon County has seen 206 new listings.

The median list price of these homes was \$159,900 down from \$184,450 in 2024.

History of New Listings

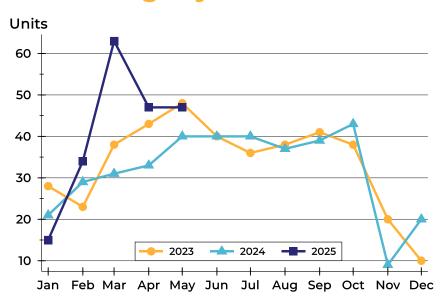






Lyon County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	28	21	15
February	23	29	34
March	38	31	63
April	43	33	47
May	48	40	47
June	40	40	
July	36	40	
August	38	37	
September	41	39	
October	38	43	
November	20	9	
December	10	20	

New Listings by Price Range

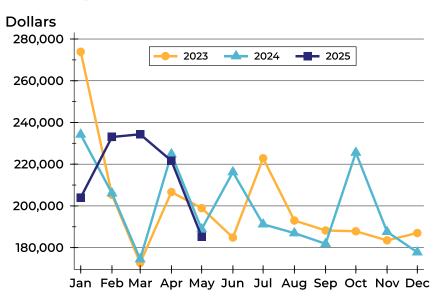
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	2.1%	750	750	23	23	100.0%	100.0%
\$25,000-\$49,999	1	2.1%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	6	12.8%	86,650	89,950	12	8	98.7%	100.0%
\$100,000-\$124,999	4	8.5%	108,700	109,900	20	21	90.2%	93.8%
\$125,000-\$149,999	8	17.0%	141,088	148,000	13	7	98.1%	100.0%
\$150,000-\$174,999	7	14.9%	161,943	159,900	8	3	100.0%	100.0%
\$175,000-\$199,999	2	4.3%	194,700	194,700	17	17	99.3%	99.3%
\$200,000-\$249,999	7	14.9%	231,800	234,000	17	19	97.4%	97.8%
\$250,000-\$299,999	7	14.9%	262,357	260,000	16	13	99.6%	100.0%
\$300,000-\$399,999	3	6.4%	388,133	389,900	16	22	99.2%	100.0%
\$400,000-\$499,999	1	2.1%	449,900	449,900	9	9	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



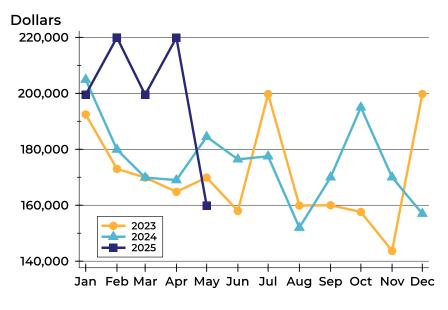


Lyon County New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,898	234,233	204,013
February	205,309	206,059	233,037
March	172,682	174,489	234,340
April	206,633	224,826	221,623
May	198,958	188,880	185,224
June	184,843	216,213	
July	222,842	191,200	
August	193,003	186,957	
September	188,218	181,836	
October	187,833	225,563	
November	183,490	187,578	
December	187,000	177,775	



Month	2023	2024	2025
January	192,450	204,900	199,500
February	173,000	179,900	219,950
March	169,900	169,900	199,500
April	164,800	169,000	219,900
May	169,900	184,450	159,900
June	158,000	176,400	
July	199,700	177,500	
August	159,900	152,000	
September	160,000	170,000	
October	157,600	195,000	
November	143,700	170,000	
December	199,750	157,000	





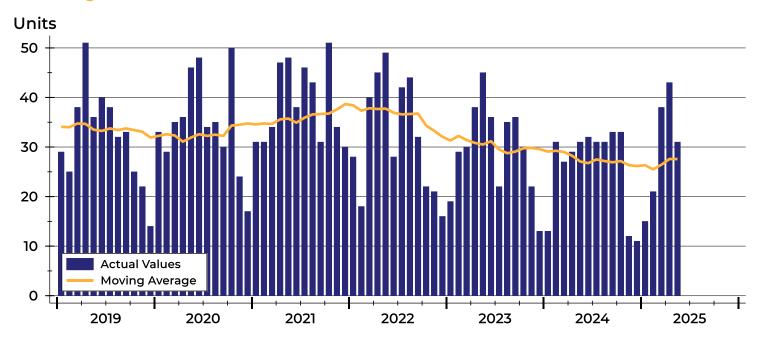
Lyon County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Y0 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	31	31	0.0%	148	131	13.0%
Vo	lume (1,000s)	6,518	5,909	10.3%	32,565	26,008	25.2%
ge	Sale Price	210,242	190,606	10.3%	220,031	198,536	10.8%
Avera	Days on Market	25	18	38.9%	28	22	27.3%
¥	Percent of Original	95.4%	99.8%	-4.4%	95.7%	97.9%	-2.2%
_	Sale Price	179,500	189,000	-5.0%	193,700	174,900	10.7%
Median	Days on Market	14	6	133.3%	9	5	80.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	98.1%	100.0%	-1.9%

A total of 31 contracts for sale were written in Lyon County during the month of May, the same as in 2024. The median list price of these homes was \$179,500, down from \$189,000 the prior year.

Half of the homes that went under contract in May were on the market less than 14 days, compared to 6 days in May 2024.

History of Contracts Written

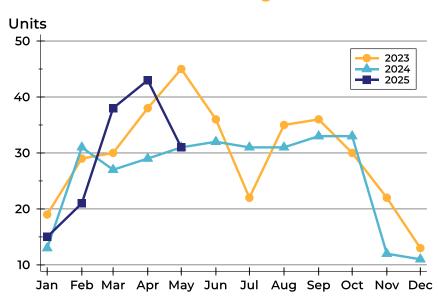






Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	19	13	15
February	29	31	21
March	30	27	38
April	38	29	43
May	45	31	31
June	36	32	
July	22	31	
August	35	31	
September	36	33	
October	30	33	
November	22	12	
December	13	11	

Contracts Written by Price Range

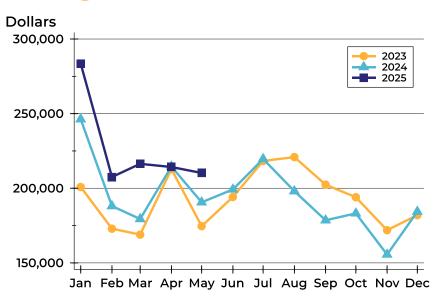
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	3.2%	22,500	22,500	32	32	46.7%	46.7%
\$25,000-\$49,999	1	3.2%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	3	9.7%	78,667	70,000	7	4	93.8%	100.0%
\$100,000-\$124,999	2	6.5%	107,450	107,450	14	14	86.7%	86.7%
\$125,000-\$149,999	3	9.7%	134,133	129,900	2	1	100.0%	100.0%
\$150,000-\$174,999	5	16.1%	160,960	159,000	11	2	99.5%	100.0%
\$175,000-\$199,999	3	9.7%	189,767	189,900	26	19	95.4%	94.5%
\$200,000-\$249,999	3	9.7%	227,967	229,900	26	23	95.7%	95.8%
\$250,000-\$299,999	4	12.9%	261,500	263,500	18	19	98.1%	100.0%
\$300,000-\$399,999	4	12.9%	370,725	374,000	63	29	98.6%	98.6%
\$400,000-\$499,999	1	3.2%	449,900	449,900	9	9	100.0%	100.0%
\$500,000-\$749,999	1	3.2%	579,900	579,900	126	126	96.7%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



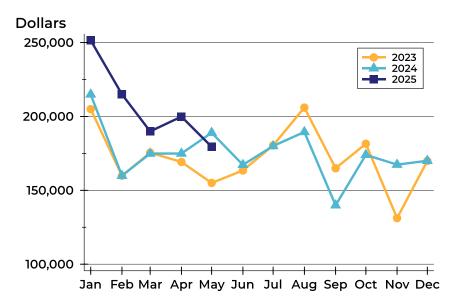


Lyon County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	200,847	246,292	283,567
February	172,902	188,087	207,552
March	168,947	179,404	216,370
April	212,858	214,588	214,253
May	174,631	190,606	210,242
June	194,150	199,192	
July	218,305	219,655	
August	220,894	198,071	
September	202,414	178,555	
October	193,987	183,164	
November	171,895	155,617	
December	182,000	184,309	



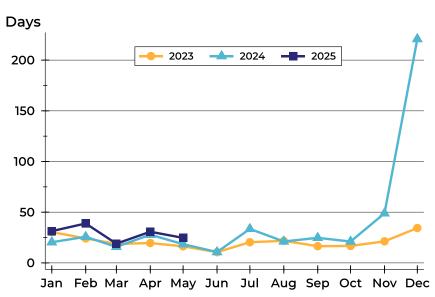
Month	2023	2024	2025
January	205,000	214,900	251,500
February	159,900	159,900	215,000
March	175,500	174,900	189,900
April	169,200	174,900	199,900
May	155,000	189,000	179,500
June	163,450	167,250	
July	180,400	180,000	
August	206,000	189,500	
September	164,950	139,900	
October	181,500	174,000	
November	131,200	167,400	
December	169,900	170,000	





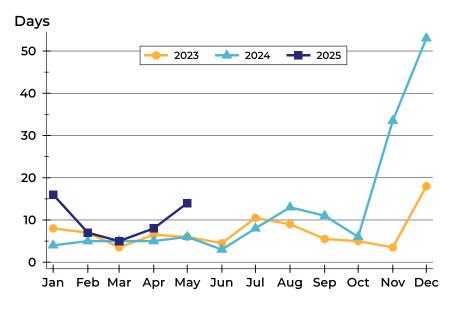
Lyon County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	20	31
February	24	26	39
March	19	16	19
April	20	28	31
May	16	18	25
June	11	11	
July	20	34	
August	22	21	
September	16	25	
October	17	21	
November	21	49	
December	34	221	

Median DOM



Month	2023	2024	2025
January	8	4	16
February	7	5	7
March	4	5	5
April	7	5	8
May	6	6	14
June	5	3	
July	11	8	
August	9	13	
September	6	11	
October	5	6	
November	4	34	
December	18	53	



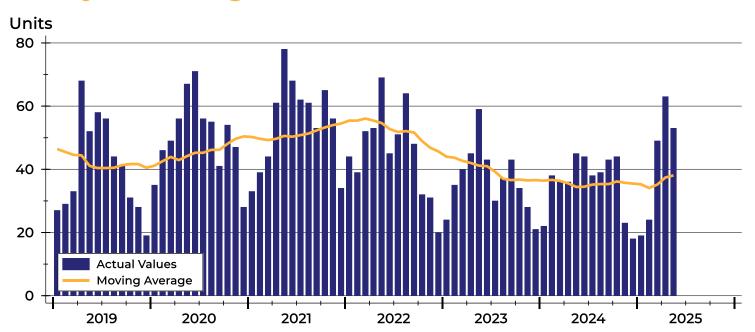
Lyon County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of May 2024	Change
Pending Contracts		53	45	17.8%
Volume (1,000s)		11,985	8,781	36.5%
ge	List Price	226,123	195,138	15.9%
Avera	Days on Market	23	20	15.0%
¥	Percent of Original	98.8%	98.9%	-0.1%
	List Price	199,900	172,500	15.9%
Media	Days on Market	8	6	33.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 53 listings in Lyon County had contracts pending at the end of May, up from 45 contracts pending at the end of May 2024.

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

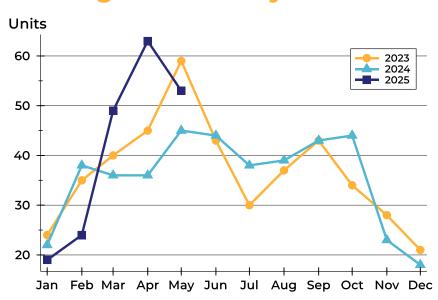






Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	24	22	19
February	35	38	24
March	40	36	49
April	45	36	63
May	59	45	53
June	43	44	
July	30	38	
August	37	39	
September	43	43	
October	34	44	
November	28	23	
December	21	18	

Pending Contracts by Price Range

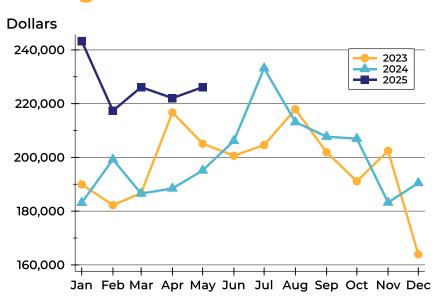
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	1.9%	22,500	22,500	32	32	100.0%	100.0%
\$25,000-\$49,999	1	1.9%	25,000	25,000	5	5	100.0%	100.0%
\$50,000-\$99,999	5	9.4%	79,080	69,400	30	4	99.9%	100.0%
\$100,000-\$124,999	3	5.7%	114,467	118,500	5	6	100.0%	100.0%
\$125,000-\$149,999	4	7.5%	136,850	137,450	2	1	100.0%	100.0%
\$150,000-\$174,999	6	11.3%	160,933	159,900	19	5	99.1%	100.0%
\$175,000-\$199,999	8	15.1%	190,125	189,900	26	26	97.9%	99.3%
\$200,000-\$249,999	8	15.1%	228,963	224,950	22	25	97.3%	98.9%
\$250,000-\$299,999	6	11.3%	261,833	263,500	17	19	97.9%	100.0%
\$300,000-\$399,999	7	13.2%	372,400	375,000	37	7	99.6%	100.0%
\$400,000-\$499,999	2	3.8%	444,900	444,900	7	7	100.0%	100.0%
\$500,000-\$749,999	2	3.8%	632,450	632,450	63	63	98.3%	98.3%
\$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



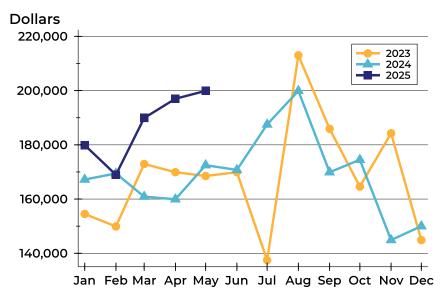


Lyon County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	189,938	183,114	243,305
February	182,271	199,218	217,363
March	186,702	186,539	226,144
April	216,731	188,440	222,073
Мау	205,136	195,138	226,123
June	200,621	206,149	
July	204,597	233,192	
August	217,905	213,126	
September	201,893	207,723	
October	191,125	206,968	
November	202,432	183,204	
December	163,905	190,483	



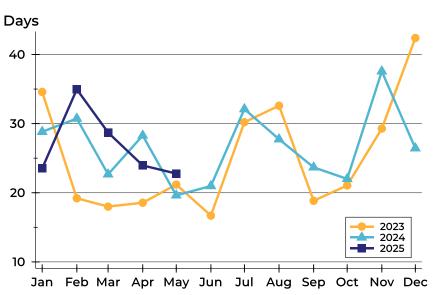
Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	168,950
March	172,950	160,900	189,900
April	169,900	159,925	197,000
May	168,500	172,500	199,900
June	169,900	170,750	
July	137,450	187,500	
August	213,000	199,900	
September	185,900	169,900	
October	164,600	174,500	
November	184,250	144,900	
December	144,900	150,000	





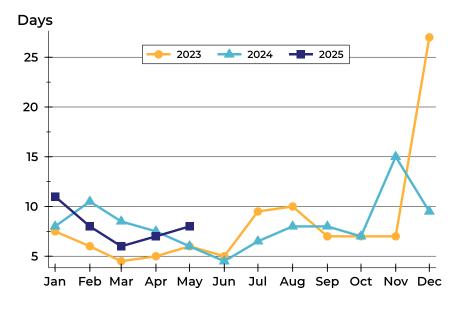
Lyon County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	19	31	35
March	18	23	29
April	19	28	24
May	21	20	23
June	17	21	
July	30	32	
August	33	28	
September	19	24	
October	21	22	
November	29	38	
December	42	26	

Median DOM



Month	2023	2024	2025
January	8	8	11
February	6	11	8
March	5	9	6
April	5	8	7
May	6	6	8
June	5	5	
July	10	7	
August	10	8	
September	7	8	
October	7	7	
November	7	15	
December	27	10	





Osage County Housing Report



Market Overview

Osage County Home Sales Fell in May

Total home sales in Osage County fell last month to 18 units, compared to 20 units in May 2024. Total sales volume was \$4.4 million, down from a year earlier.

The median sale price in May was \$223,000, down from \$224,500 a year earlier. Homes that sold in May were typically on the market for 9 days and sold for 99.0% of their list prices.

Osage County Active Listings Up at End of May

The total number of active listings in Osage County at the end of May was 27 units, up from 24 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$215,000.

During May, a total of 18 contracts were written up from 15 in May 2024. At the end of the month, there were 20 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

	ay MLS Statistics ree-year History	2025	Current Mont 2024	:h 2023	Year-to-Date 2025 2024 20		2023
_	ome Sales ange from prior year	18 -10.0%	20 81.8%	11 -52.2%	53 -13.1%	61 3.4%	59 -23.4%
	tive Listings ange from prior year	27 12.5%	24 41.2%	17 -22.7%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.1 23.5%	1.7 41.7%	1.2 -7.7%	N/A	N/A	N/A
	ew Listings ange from prior year	17 6.3%	16 -15.8%	19 -24.0%	78 -11.4%	88 20.5%	73 -13.1%
	ntracts Written ange from prior year	18 20.0%	15 -6.3%	16 -15.8%	63 -11.3%	71 7.6%	66 -13.2%
	nding Contracts ange from prior year	20 66.7%	12 -29.4%	17 41.7%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	4,401 -12.5%	5,032 182.7%	1,780 -58.9%	10,776 -27.4%	14,840 33.1%	11,146 -26.5%
	Sale Price Change from prior year	244,500 -2.8%	251,590 55.5%	161,773 -14.1%	203,325 -16.4%	243,280 28.8%	188,919 -4.0%
ð	List Price of Actives Change from prior year	297,306 11.4%	266,875 -63.6%	732,603 144.6%	N/A	N/A	N/A
Average	Days on Market Change from prior year	30 114.3%	14 -30.0%	20 33.3%	38 52.0%	25 -30.6%	36 -10.0%
∢	Percent of List Change from prior year	96.7% 1.4%	95.4% -2.2%	97.5% -2.0%	96.2% -0.9%	97.1% -0.5%	97.6% -1.1%
	Percent of Original Change from prior year	95.5%	94.5% -1.6%	96.0% -1.0%	94.6% -1.1%	95.7% 1.3%	94.5% -2.2%
	Sale Price Change from prior year	223,000 -0.7%	224,500 60.4%	140,000 -6.7%	199,000 5.9%	188,000 22.7%	153,175 0.8%
	List Price of Actives Change from prior year	215,000 18.3%	181,750 -8.7%	199,000 9.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	9 50.0%	6 -33.3%	9 80.0%	11 83.3%	6 -40.0%	10 42.9%
2	Percent of List Change from prior year	99.0% -0.8%	99.8% 5.1%	95.0% -5.0%	98.4% -1.2%	99.6% -0.4%	100.0% 0.0%
	Percent of Original Change from prior year	99.0% -0.8%	99.8% 5.2%	94.9% -5.1%	98.4% -0.5%	98.9% 1.7%	97.2% -2.8%

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





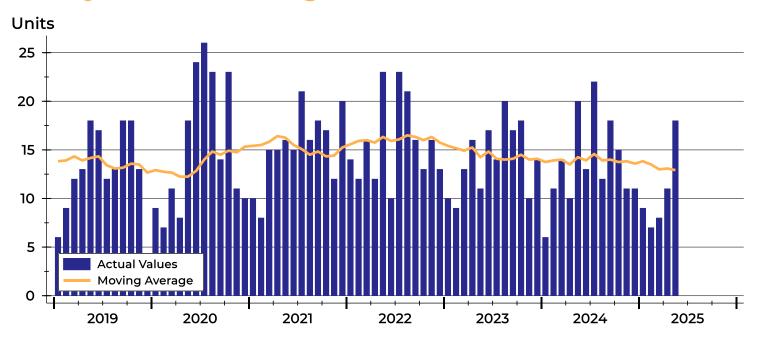
Osage County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Year-to-Date 2025 2024 Ch		e Change
Clc	sed Listings	18	20	-10.0%	53	61	-13.1%
Vo	lume (1,000s)	4,401	5,032	-12.5%	10,776	14,840	-27.4%
Мс	onths' Supply	2.1	1.7	23.5%	N/A	N/A	N/A
	Sale Price	244,500	251,590	-2.8%	203,325	243,280	-16.4%
age	Days on Market	30	14	114.3%	38	25	52.0%
Averag	Percent of List	96.7%	95.4%	1.4%	96.2%	97.1%	-0.9%
	Percent of Original	95.5%	94.5%	1.1%	94.6%	95.7%	-1.1%
	Sale Price	223,000	224,500	-0.7%	199,000	188,000	5.9%
ian	Days on Market	9	6	50.0%	11	6	83.3%
Median	Percent of List	99.0%	99.8%	-0.8%	98.4%	99.6%	-1.2%
	Percent of Original	99.0%	99.8%	-0.8%	98.4%	98.9%	-0.5%

A total of 18 homes sold in Osage County in May, down from 20 units in May 2024. Total sales volume fell to \$4.4 million compared to \$5.0 million in the previous year.

The median sales price in May was \$223,000, down 0.7% compared to the prior year.
Median days on market was 9 days, up from 8 days in April, and up from 6 in May 2024.

History of Closed Listings

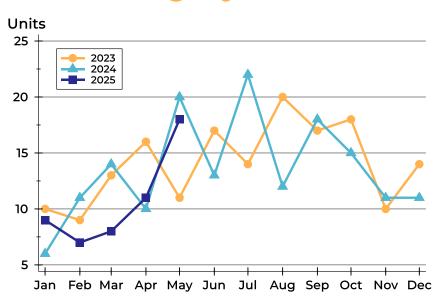






Osage County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	10	6	9
February	9	11	7
March	13	14	8
April	16	10	11
May	11	20	18
June	17	13	
July	14	22	
August	20	12	
September	17	18	
October	18	15	
November	10	11	
December	14	11	

Closed Listings by Price Range

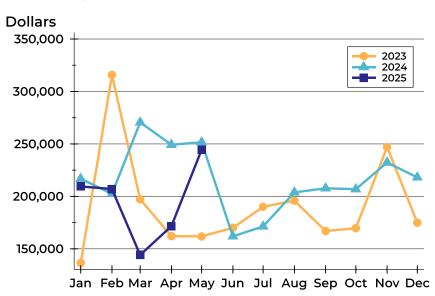
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	11.1%	2.1	82,000	82,000	47	47	80.6%	80.6%	75.7%	75.7%
\$100,000-\$124,999	2	11.1%	2.0	111,250	111,250	51	51	93.1%	93.1%	93.1%	93.1%
\$125,000-\$149,999	1	5.6%	2.6	125,000	125,000	136	136	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	1	5.6%	0.7	164,000	164,000	19	19	93.7%	93.7%	88.6%	88.6%
\$175,000-\$199,999	2	11.1%	1.6	198,500	198,500	13	13	99.9%	99.9%	99.9%	99.9%
\$200,000-\$249,999	2	11.1%	2.1	223,000	223,000	6	6	105.2%	105.2%	105.2%	105.2%
\$250,000-\$299,999	2	11.1%	0.7	273,000	273,000	7	7	101.3%	101.3%	101.3%	101.3%
\$300,000-\$399,999	3	16.7%	5.3	324,667	317,500	13	7	100.1%	100.0%	100.1%	100.0%
\$400,000-\$499,999	2	11.1%	2.4	426,250	426,250	53	53	94.4%	94.4%	92.5%	92.5%
\$500,000-\$749,999	1	5.6%	4.0	510,000	510,000	0	0	97.1%	97.1%	94.4%	94.4%
\$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



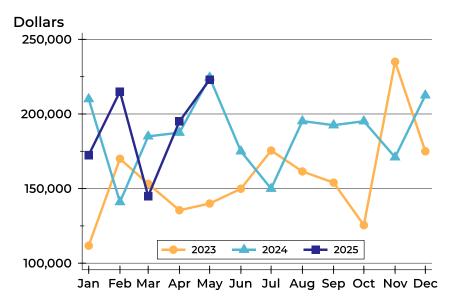


Osage County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	136,595	216,833	209,500
February	315,833	202,482	207,000
March	197,213	270,536	144,125
April	162,156	249,250	171,614
May	161,773	251,590	244,500
June	170,079	161,913	
July	190,093	171,339	
August	195,960	203,783	
September	166,939	207,686	
October	169,672	206,883	
November	247,040	232,264	
December	174,857	218,091	



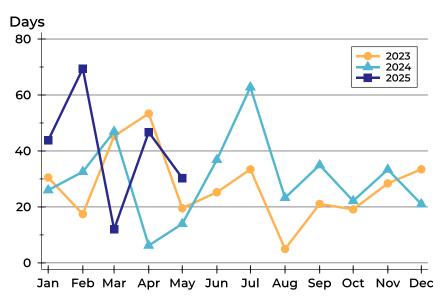
Month	2023	2024	2025
January	111,750	210,000	172,500
February	170,000	141,000	215,000
March	153,175	185,000	145,000
April	135,500	187,500	195,000
May	140,000	224,500	223,000
June	149,900	175,000	
July	175,500	149,950	
August	161,500	195,250	
September	154,000	192,500	
October	125,500	195,151	
November	235,000	171,000	
December	175,000	212,500	





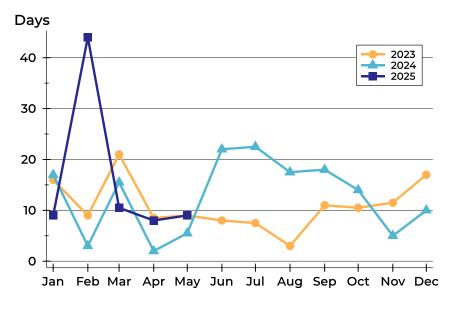
Osage County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	26	44
February	17	33	69
March	45	47	12
April	53	6	47
May	20	14	30
June	25	37	
July	33	63	
August	5	23	
September	21	35	
October	19	22	
November	28	33	
December	33	21	

Median DOM



Month	2023	2024	2025
January	16	17	9
February	9	3	44
March	21	16	11
April	9	2	8
May	9	6	9
June	8	22	
July	8	23	
August	3	18	
September	11	18	
October	11	14	
November	12	5	
December	17	10	



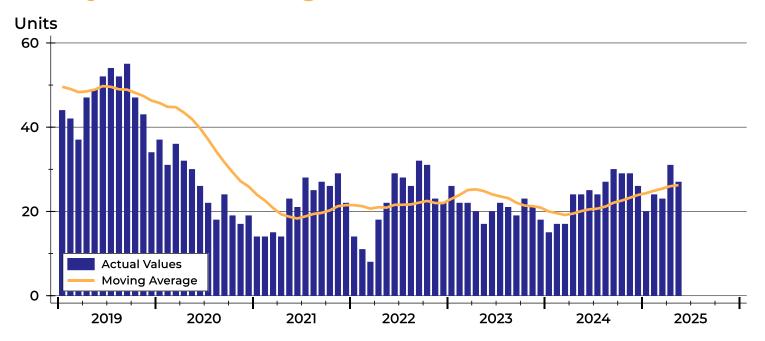
Osage County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Act	tive Listings	27	24	12.5%
Vo	lume (1,000s)	8,027	6,405	25.3%
Months' Supply		2.1	1.7	23.5%
ge	List Price	297,306	266,875	11.4%
Avera	Days on Market	80	70	14.3%
¥	Percent of Original	95.7%	93.6%	2.2%
<u>_</u>	List Price	215,000	181,750	18.3%
Median	Days on Market	51	40	27.5%
Σ	Percent of Original	97.4%	99.3%	-1.9%

A total of 27 homes were available for sale in Osage County at the end of May. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of May was \$215,000, up 18.3% from 2024. The typical time on market for active listings was 51 days, up from 40 days a year earlier.

History of Active Listings

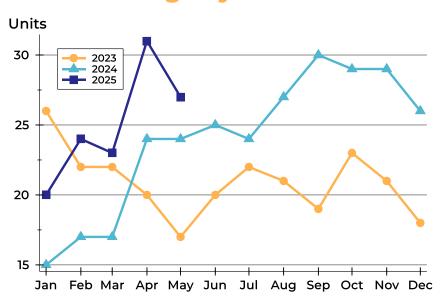






Osage County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	26	15	20
February	22	17	24
March	22	17	23
April	20	24	31
May	17	24	27
June	20	25	
July	22	24	
August	21	27	
September	19	30	
October	23	29	
November	21	29	
December	18	26	

Active Listings by Price Range

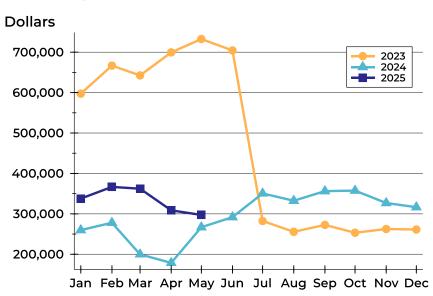
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	11.1%	2.1	80,333	80,000	36	39	93.2%	94.1%
\$100,000-\$124,999	3	11.1%	2.0	119,500	119,500	41	40	91.8%	93.7%
\$125,000-\$149,999	3	11.1%	2.6	136,650	135,000	175	213	95.2%	100.0%
\$150,000-\$174,999	1	3.7%	0.7	160,000	160,000	10	10	100.0%	100.0%
\$175,000-\$199,999	3	11.1%	1.6	188,333	190,000	35	27	97.7%	100.0%
\$200,000-\$249,999	5	18.5%	2.1	231,000	230,000	117	87	94.2%	96.0%
\$250,000-\$299,999	1	3.7%	0.7	258,000	258,000	60	60	100.0%	100.0%
\$300,000-\$399,999	4	14.8%	5.3	372,725	376,000	99	41	96.9%	98.6%
\$400,000-\$499,999	1	3.7%	2.4	459,900	459,900	51	51	96.8%	96.8%
\$500,000-\$749,999	1	3.7%	4.0	699,900	699,900	72	72	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	7.4%	N/A	1,114,559	1,114,559	64	64	100.0%	100.0%



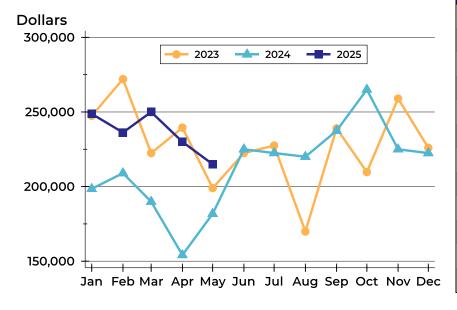


Osage County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	597,438	259,840	337,716
February	666,846	277,982	366,675
March	642,477	199,709	362,251
April	699,530	178,654	308,665
May	732,603	266,875	297,306
June	704,368	291,904	
July	282,352	350,509	
August	255,591	332,422	
September	272,673	356,240	
October	253,219	357,511	
November	262,485	326,842	
December	261,222	316,462	



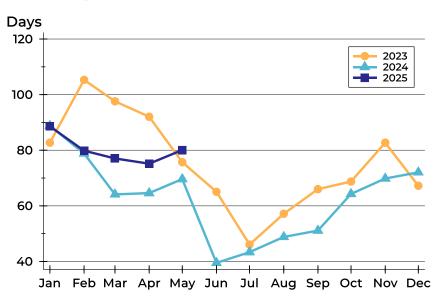
Month	2023	2024	2025
January	247,450	198,500	248,750
February	272,000	209,000	236,250
March	222,450	189,900	250,000
April	239,495	154,150	230,000
May	199,000	181,750	215,000
June	222,500	225,000	
July	227,500	222,500	
August	169,910	220,000	
September	239,000	237,450	
October	209,750	265,000	
November	259,000	225,000	
December	226,000	222,450	





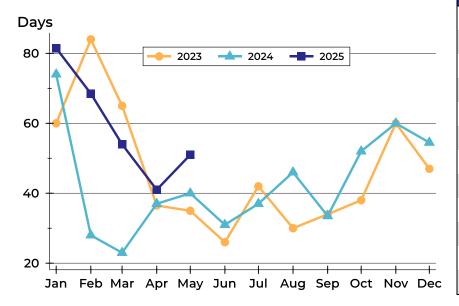
Osage County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	83	89	89
February	105	79	80
March	98	64	77
April	92	65	75
May	76	70	80
June	65	39	
July	46	43	
August	57	49	
September	66	51	
October	69	64	
November	83	70	
December	67	72	

Median DOM



Month	2023	2024	2025
January	60	74	82
February	84	28	69
March	65	23	54
April	37	37	41
May	35	40	51
June	26	31	
July	42	37	
August	30	46	
September	34	34	
October	38	52	
November	60	60	
December	47	55	





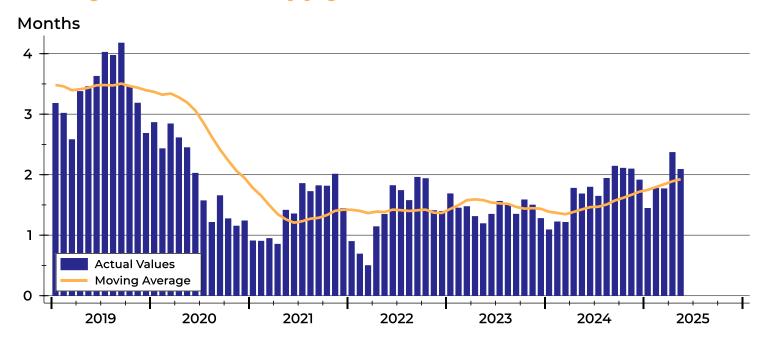
Osage County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	1.1	1.4
February	1.5	1.2	1.8
March	1.5	1.2	1.8
April	1.3	1.8	2.4
May	1.2	1.7	2.1
June	1.3	1.8	
July	1.6	1.6	
August	1.5	1.9	
September	1.3	2.1	
October	1.6	2.1	
November	1.5	2.1	
December	1.3	1.9	

History of Month's Supply





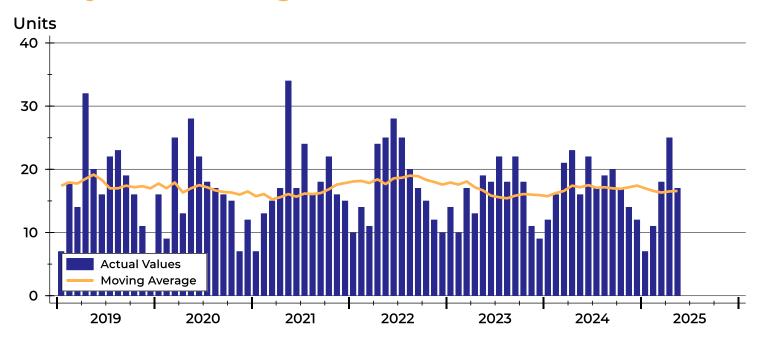
Osage County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	17	16	6.3%
: Month	Volume (1,000s)	4,615	4,507	2.4%
Current	Average List Price	271,441	281,694	-3.6%
C	Median List Price	190,000	180,000	5.6%
ā	New Listings	78	88	-11.4%
o-Da	Volume (1,000s)	20,216	19,244	5.1%
Year-to-Date	Average List Price	259,181	218,684	18.5%
۶	Median List Price	200,000	173,250	15.4%

A total of 17 new listings were added in Osage County during May, up 6.2% from the same month in 2024. Year-to-date Osage County has seen 78 new listings.

The median list price of these homes was \$190,000 up from \$180,000 in 2024.

History of New Listings

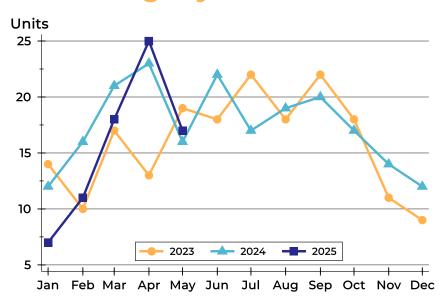






Osage County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	14	12	7
February	10	16	11
March	17	21	18
April	13	23	25
May	19	16	17
June	18	22	
July	22	17	
August	18	19	
September	22	20	
October	18	17	
November	11	14	
December	9	12	

New Listings by Price Range

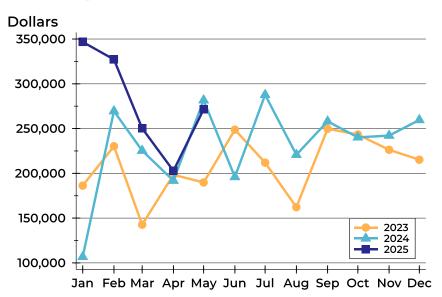
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.9%	71,000	71,000	22	22	85.5%	85.5%
\$100,000-\$124,999	2	11.8%	114,750	114,750	16	16	95.8%	95.8%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	17.6%	156,667	160,000	7	4	100.0%	100.0%
\$175,000-\$199,999	3	17.6%	183,333	180,000	14	7	98.2%	100.0%
\$200,000-\$249,999	2	11.8%	222,500	222,500	34	34	96.8%	96.8%
\$250,000-\$299,999	1	5.9%	260,000	260,000	4	4	100.0%	100.0%
\$300,000-\$399,999	3	17.6%	354,667	340,000	18	19	99.0%	100.0%
\$400,000-\$499,999	1	5.9%	425,000	425,000	3	3	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	1	5.9%	1,100,000	1,100,000	19	19	100.0%	100.0%



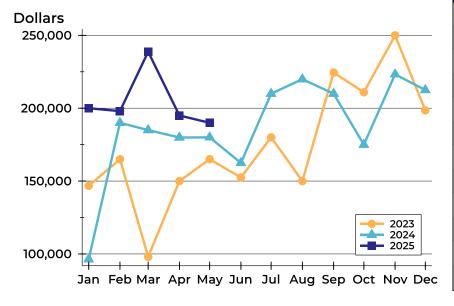


Osage County New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,286	106,679	346,757
February	230,240	269,481	327,179
March	142,694	225,346	250,289
April	198,423	191,870	202,805
Мау	189,803	281,694	271,441
June	248,789	195,942	
July	211,936	287,688	
August	162,253	220,784	
September	249,786	258,063	
October	243,340	240,159	
November	226,309	242,171	
December	215,211	259,605	



Month	2023	2024	2025
January	146,750	96,375	200,000
February	165,000	190,000	198,000
March	98,000	185,000	238,750
April	150,000	179,900	195,000
May	165,000	180,000	190,000
June	152,500	162,450	
July	180,000	210,000	
August	150,000	219,900	
September	224,500	210,000	
October	210,961	175,000	
November	250,000	223,250	
December	198,500	212,500	





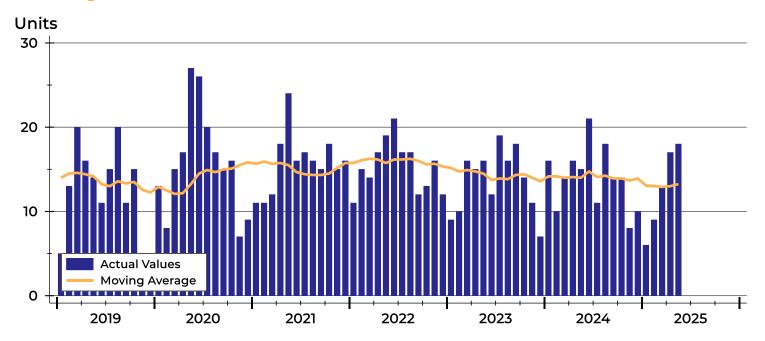
Osage County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	18	15	20.0%	63	71	-11.3%
Vo	lume (1,000s)	4,440	2,520	76.2%	13,568	15,434	-12.1%
ge	Sale Price	246,657	167,987	46.8%	215,372	217,373	-0.9%
Avera	Days on Market	30	36	-16.7%	36	26	38.5%
¥	Percent of Original	97.0%	92.0%	5.4%	95.6%	95.6%	0.0%
=	Sale Price	225,450	172,000	31.1%	200,000	188,000	6.4%
Median	Days on Market	12	21	-42.9%	12	10	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	99.6%	0.4%

A total of 18 contracts for sale were written in Osage County during the month of May, up from 15 in 2024. The median list price of these homes was \$225,450, up from \$172,000 the prior year.

Half of the homes that went under contract in May were on the market less than 12 days, compared to 21 days in May 2024.

History of Contracts Written

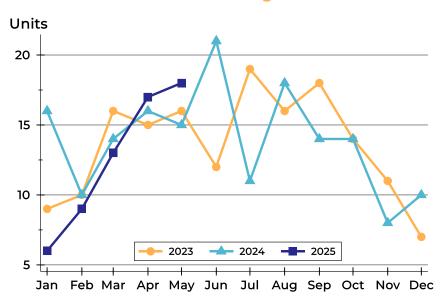






Osage County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	9	16	6
February	10	10	9
March	16	14	13
April	15	16	17
May	16	15	18
June	12	21	
July	19	11	
August	16	18	
September	18	14	
October	14	14	
November	11	8	
December	7	10	

Contracts Written by Price Range

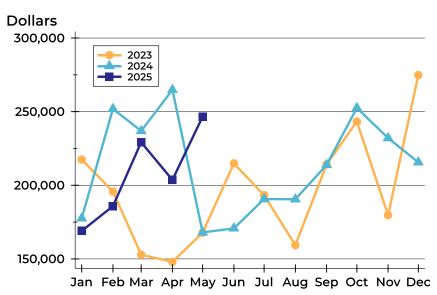
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	4	22.2%	115,359	116,218	50	48	87.2%	89.8%
\$125,000-\$149,999	1	5.6%	130,000	130,000	2	2	100.0%	100.0%
\$150,000-\$174,999	2	11.1%	155,000	155,000	3	3	100.0%	100.0%
\$175,000-\$199,999	1	5.6%	180,000	180,000	2	2	100.0%	100.0%
\$200,000-\$249,999	4	22.2%	232,225	231,700	20	19	100.8%	100.0%
\$250,000-\$299,999	2	11.1%	267,500	267,500	10	10	100.0%	100.0%
\$300,000-\$399,999	1	5.6%	340,000	340,000	12	12	100.0%	100.0%
\$400,000-\$499,999	2	11.1%	450,000	450,000	8	8	100.0%	100.0%
\$500,000-\$749,999	1	5.6%	654,500	654,500	198	198	94.2%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



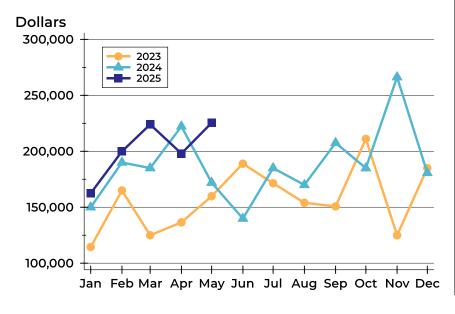


Osage County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	217,489	177,584	169,000
February	195,750	251,890	185,831
March	152,863	236,893	229,227
April	147,980	264,810	203,659
May	167,806	167,987	246,657
June	214,854	170,757	
July	193,269	190,636	
August	159,364	190,506	
September	214,122	213,832	
October	243,319	252,542	
November	179,750	232,100	
December	274,857	215,616	



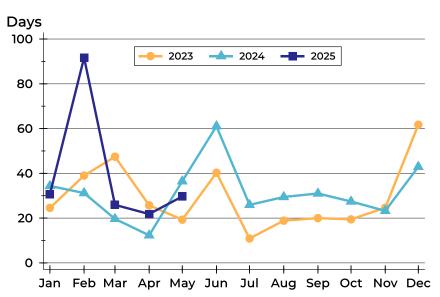
Month	2023	2024	2025
January	114,500	150,000	162,500
February	165,000	190,000	199,900
March	125,000	185,000	224,000
April	136,500	222,230	198,000
May	159,900	172,000	225,450
June	188,950	139,900	
July	171,454	185,000	
August	154,000	169,950	
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	





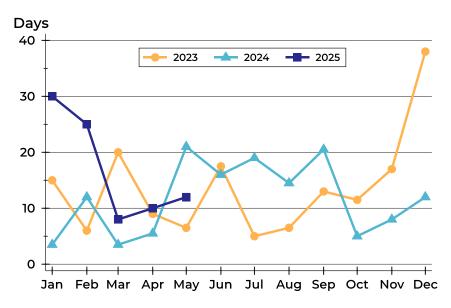
Osage County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	34	31
February	39	31	92
March	47	20	26
April	26	12	22
May	19	36	30
June	40	61	
July	11	26	
August	19	29	
September	20	31	
October	19	27	
November	25	23	
December	62	43	

Median DOM



Month	2023	2024	2025
January	15	4	30
February	6	12	25
March	20	4	8
April	9	6	10
May	7	21	12
June	18	16	
July	5	19	
August	7	15	
September	13	21	
October	12	5	
November	17	8	
December	38	12	



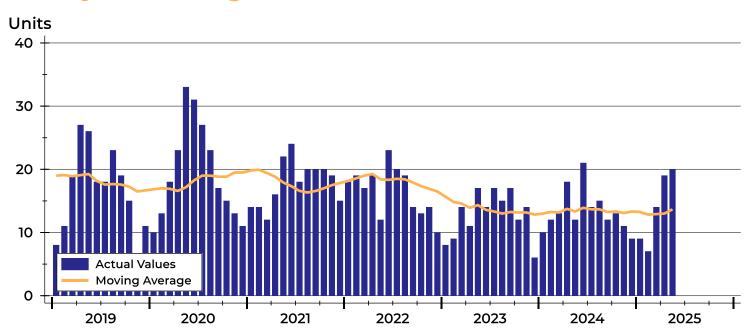
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	20	12	66.7%
Volume (1,000s)		4,673	2,044	128.6%
ge	List Price	233,651	170,367	37.1%
Avera	Days on Market	31	36	-13.9%
Ą	Percent of Original	97.5%	97.0%	0.5%
2	List Price	207,388	165,500	25.3%
Media	Days on Market	12	22	-45.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Osage County had contracts pending at the end of May, up from 12 contracts pending at the end of May 2024.

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

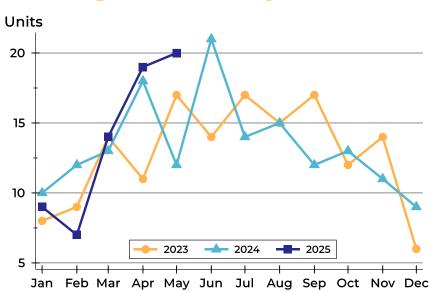






Osage County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	8	10	9
February	9	12	7
March	14	13	14
April	11	18	19
May	17	12	20
June	14	21	
July	17	14	
August	15	15	
September	17	12	
October	12	13	
November	14	11	
December	6	9	

Pending Contracts by Price Range

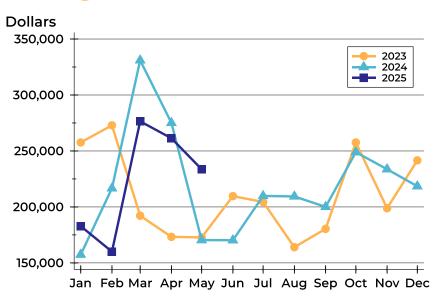
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	39,900	39,900	38	38	80.0%	80.0%
\$50,000-\$99,999	1	5.0%	70,000	70,000	0	0	100.0%	100.0%
\$100,000-\$124,999	2	10.0%	114,218	114,218	11	11	97.8%	97.8%
\$125,000-\$149,999	1	5.0%	130,000	130,000	2	2	100.0%	100.0%
\$150,000-\$174,999	3	15.0%	158,333	160,000	4	4	100.0%	100.0%
\$175,000-\$199,999	2	10.0%	184,889	184,889	90	90	92.2%	92.2%
\$200,000-\$249,999	4	20.0%	232,600	231,700	28	29	98.9%	99.5%
\$250,000-\$299,999	2	10.0%	267,500	267,500	10	10	100.0%	100.0%
\$300,000-\$399,999	1	5.0%	340,000	340,000	12	12	100.0%	100.0%
\$400,000-\$499,999	2	10.0%	450,000	450,000	8	8	100.0%	100.0%
\$500,000-\$749,999	1	5.0%	654,500	654,500	198	198	94.2%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



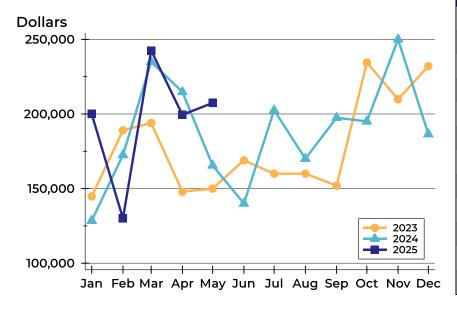


Osage County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	257,600	157,380	182,818
February	272,922	216,650	160,057
March	192,136	330,969	276,481
April	173,264	275,048	261,367
May	172,788	170,367	233,651
June	209,643	170,233	
July	204,430	209,821	
August	164,022	209,374	
September	180,447	200,025	
October	257,581	248,884	
November	198,816	233,681	
December	241,583	218,462	



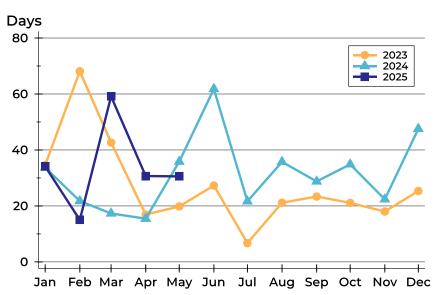
Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
May	150,000	165,500	207,388
June	168,950	140,000	
July	160,000	202,500	
August	160,000	170,000	
September	152,000	197,500	
October	234,450	195,000	
November	209,875	250,000	
December	232,000	186,500	





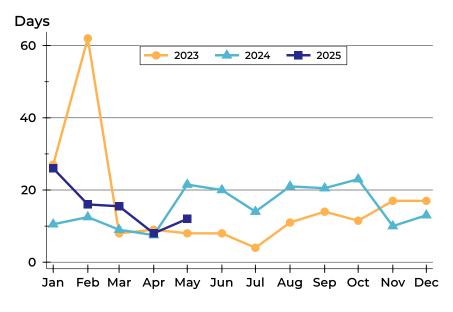
Osage County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	34	34
February	68	22	15
March	43	17	59
April	17	15	31
May	20	36	31
June	27	62	
July	7	22	
August	21	36	
September	23	29	
October	21	35	
November	18	22	
December	25	48	

Median DOM



Month	2023	2024	2025
January	27	11	26
February	62	13	16
March	8	9	16
April	9	8	8
May	8	22	12
June	8	20	
July	4	14	
August	11	21	
September	14	21	
October	12	23	
November	17	10	
December	17	13	





Other Sunflower MLS Counties Housing Report





Market Overview

Other Sunflower MLS Counties Home Sales Fell in Mav

Total home sales in other counties in the Sunflower MLS fell last month to 25 units, compared to 27 units in May 2024. Total sales volume was \$6.0 million, down from a vear earlier.

The median sale price in May was \$195,000, up from \$190,000 a year earlier. Homes that sold in May were typically on the market for 7 days and sold for 100.0% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of May

The total number of active listings in other counties in the Sunflower MLS at the end of May was 41 units, up from 37 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$298,000.

During May, a total of 17 contracts were written down from 29 in May 2024. At the end of the month, there were 19 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

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Other Sunflower MLS Counties Summary Statistics

	ny MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	o me Sales ange from prior year	25 -7.4%	27 68.8%	16 14.3%	98 21.0%	81 17.4%	69 -6.8%
	tive Listings ange from prior year	41 10.8%	37 48.0%	25 38.9%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.4 4.3%	2.3 21.1%	1.9 72.7%	N/A	N/A	N/A
	ew Listings ange from prior year	17 -26.1%	23 0.0%	23 15.0%	117 11.4%	105 23.5%	85 -7.6%
	ntracts Written ange from prior year	17 -41.4%	29 20.8%	24 60.0%	101 3.1%	98 25.6%	78 -4.9%
	nding Contracts ange from prior year	19 -24.0%	25 66.7%	15 -21.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	6,019 -6.5%	6,437 52.6%	4,217 35.8%	23,326 30.4%	17,883 24.4%	14,380 -6.0%
	Sale Price Change from prior year	240,743 1.0%	238,416 -9.5%	263,578 18.9%	238,018 7.8%	220,782 5.9%	208,411 0.8%
u	List Price of Actives Change from prior year	703,723 69.2%	415,954 19.7%	347,468 39.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	12 -72.7%	44 131.6%	19 26.7%	41 -12.8%	47 42.4%	33 43.5%
•	Percent of List Change from prior year	99.0% 3.7%	95.5% -2.7%	98.2% -3.1%	98.1% 0.6%	97.5% 1.7%	95.9% -2.0%
	Percent of Original Change from prior year	96.9% 3.3%	93.8% -3.6%	97.3% -3.6%	94.9% -0.3%	95.2% 1.3%	94.0% -2.4%
	Sale Price Change from prior year	195,000 2.6%	190,000 -15.4%	224,500 -2.5%	219,125 15.3%	190,000 -5.0%	200,000 11.1%
	List Price of Actives Change from prior year	298,000 -13.6%	345,000 130.0%	150,000 -6.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	7 16.7%	6 100.0%	3 -40.0%	9 -10.0%	10 25.0%	8 14.3%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 1.8%	98.2% -1.8%
	Percent of Original Change from prior year	100.0% 3.5%	96.6% -3.4%	100.0% 0.0%	98.4% -0.2%	98.6% 1.9%	96.8% -3.2%

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





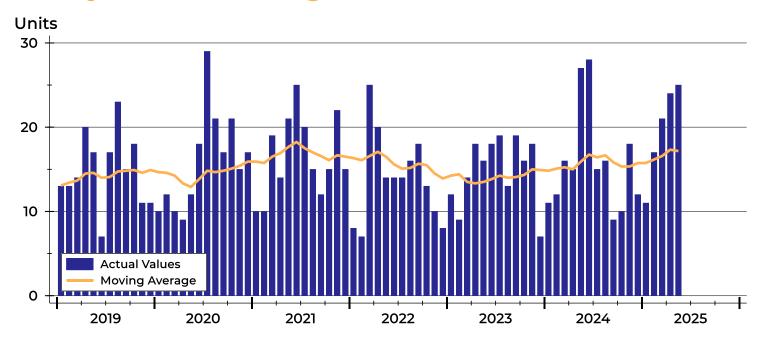
Other Sunflower MLS Counties Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Clc	sed Listings	25	27	-7.4%	98	81	21.0%
Vo	ume (1,000s)	6,019	6,437	-6.5%	23,326	17,883	30.4%
Мс	nths' Supply	2.4	2.3	4.3%	N/A	N/A	N/A
	Sale Price	240,743	238,416	1.0%	238,018	220,782	7.8%
age	Days on Market	12	44	-72.7%	41	47	-12.8%
Averag	Percent of List	99.0%	95.5%	3.7%	98.1%	97.5%	0.6%
	Percent of Original	96.9%	93.8%	3.3%	94.9%	95.2%	-0.3%
	Sale Price	195,000	190,000	2.6%	219,125	190,000	15.3%
lian	Days on Market	7	6	16.7%	9	10	-10.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	96.6%	3.5%	98.4%	98.6%	-0.2%

A total of 25 homes sold in other counties in the Sunflower MLS in May, down from 27 units in May 2024. Total sales volume fell to \$6.0 million compared to \$6.4 million in the previous year.

The median sales price in May was \$195,000, up 2.6% compared to the prior year. Median days on market was 7 days, down from 26 days in April, but up from 6 in May 2024.

History of Closed Listings

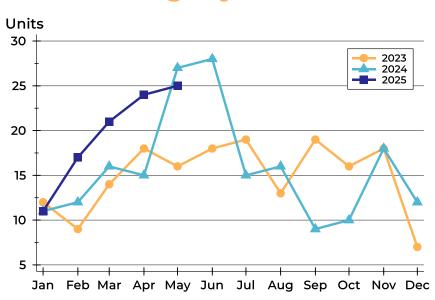






Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	12	11	11
February	9	12	17
March	14	16	21
April	18	15	24
May	16	27	25
June	18	28	
July	19	15	
August	13	16	
September	19	9	
October	16	10	
November	18	18	
December	7	12	

Closed Listings by Price Range

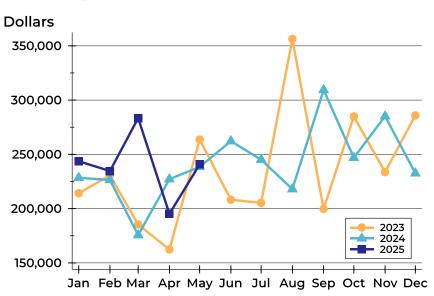
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	8.0%	2.1	77,450	77,450	45	45	95.5%	95.5%	92.7%	92.7%
\$100,000-\$124,999	4	16.0%	0.7	116,250	117,500	10	5	95.3%	98.0%	87.1%	88.3%
\$125,000-\$149,999	3	12.0%	3.0	133,633	131,000	4	2	98.9%	100.0%	98.9%	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	4	16.0%	1.9	188,238	188,475	18	11	100.0%	101.3%	97.3%	101.3%
\$200,000-\$249,999	4	16.0%	1.1	214,938	219,125	10	9	100.5%	100.0%	100.5%	100.0%
\$250,000-\$299,999	2	8.0%	2.9	271,500	271,500	7	7	99.7%	99.7%	99.7%	99.7%
\$300,000-\$399,999	3	12.0%	3.7	347,333	330,000	10	7	100.0%	100.0%	99.5%	100.0%
\$400,000-\$499,999	1	4.0%	2.8	416,400	416,400	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	4.0%	3.4	546,000	546,000	0	0	104.0%	104.0%	104.0%	104.0%
\$750,000-\$999,999	1	4.0%	12.0	837,680	837,680	16	16	100.0%	100.0%	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	N/A	N/A



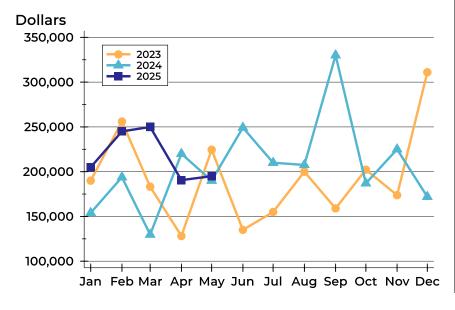


Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	214,200	228,436	243,686
February	230,550	226,375	234,638
March	185,379	175,592	283,426
April	162,358	227,156	195,242
May	263,578	238,416	240,743
June	208,183	262,198	
July	205,261	245,107	
August	356,262	217,963	
September	199,734	309,389	
October	284,888	246,885	
November	233,689	285,107	
December	285,857	232,567	



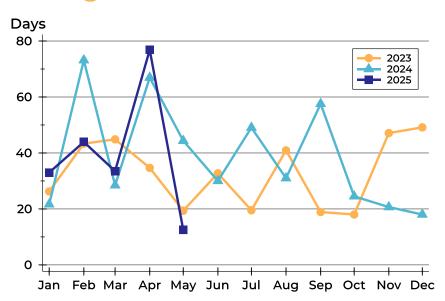
Month	2023	2024	2025
January	190,000	154,000	205,000
February	256,000	193,850	245,000
March	183,200	129,750	249,900
April	128,125	219,999	190,550
May	224,500	190,000	195,000
June	135,000	249,250	
July	155,000	210,000	
August	200,000	207,500	
September	159,000	330,000	
October	202,250	187,000	
November	173,750	225,000	
December	311,000	172,000	





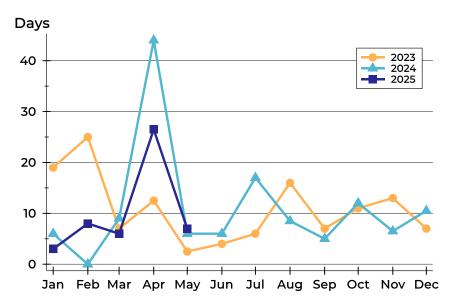
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	22	33
February	43	73	44
March	45	28	34
April	35	67	77
May	19	44	12
June	33	30	
July	20	49	
August	41	31	
September	19	58	
October	18	25	
November	47	21	
December	49	18	

Median DOM



Month	2023	2024	2025
January	19	6	3
February	25	N/A	8
March	7	9	6
April	13	44	27
May	3	6	7
June	4	6	
July	6	17	
August	16	9	
September	7	5	
October	11	12	
November	13	7	
December	7	11	



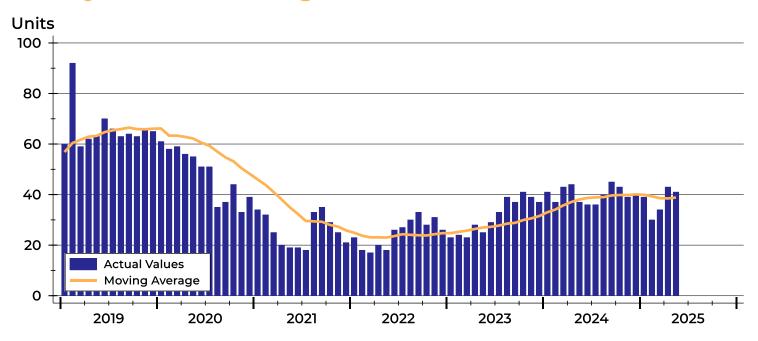
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	41	37	10.8%
Volume (1,000s)		28,853	15,390	87.5%
Мс	onths' Supply	2.4	2.3	4.3%
ge	List Price	703,723	415,954	69.2%
Avera	Days on Market	67	116	-42.2%
¥	Percent of Original	97.0%	97.2%	-0.2%
2	List Price	298,000	345,000	-13.6%
edia	Days on Market	45	65	-30.8%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 41 homes were available for sale in other counties in the Sunflower MLS at the end of May. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of May was \$298,000, down 13.6% from 2024. The typical time on market for active listings was 45 days, down from 65 days a year earlier.

History of Active Listings

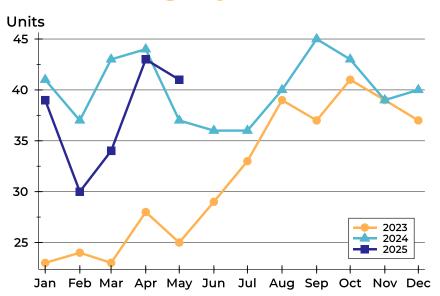






Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	23	41	39
February	24	37	30
March	23	43	34
April	28	44	43
May	25	37	41
June	29	36	
July	33	36	
August	39	40	
September	37	45	
October	41	43	
November	39	39	
December	37	40	

Active Listings by Price Range

Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	7.3%	2.1	84,600	88,000	57	67	98.7%	100.0%
\$100,000-\$124,999	1	2.4%	0.7	119,900	119,900	30	30	100.0%	100.0%
\$125,000-\$149,999	4	9.8%	3.0	134,075	133,450	116	115	94.8%	97.5%
\$150,000-\$174,999	1	2.4%	N/A	165,000	165,000	68	68	94.8%	94.8%
\$175,000-\$199,999	3	7.3%	1.9	190,800	195,000	31	23	96.6%	100.0%
\$200,000-\$249,999	3	7.3%	1.1	241,333	240,000	41	33	99.3%	100.0%
\$250,000-\$299,999	6	14.6%	2.9	272,250	272,000	110	51	94.9%	98.1%
\$300,000-\$399,999	9	22.0%	3.7	351,322	350,000	46	34	97.5%	100.0%
\$400,000-\$499,999	3	7.3%	2.8	462,500	489,500	92	87	96.7%	100.0%
\$500,000-\$749,999	4	9.8%	3.4	568,334	569,168	98	90	96.7%	98.1%
\$750,000-\$999,999	2	4.9%	12.0	862,500	862,500	23	23	98.6%	98.6%
\$1,000,000 and up	2	4.9%	N/A	8,150,000	8,150,000	6	6	100.0%	100.0%



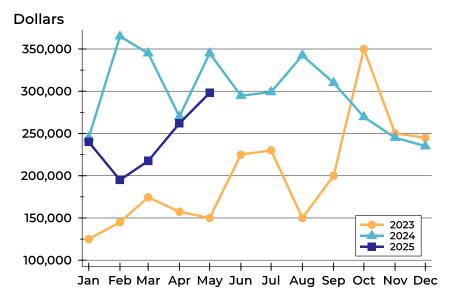


Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	356,391
March	346,191	305,555	263,179
April	346,646	386,806	623,022
May	347,468	415,954	703,723
June	428,307	393,965	
July	413,864	384,649	
August	302,486	413,592	
September	307,308	388,749	
October	336,764	364,095	
November	326,275	339,518	
December	252,154	327,546	



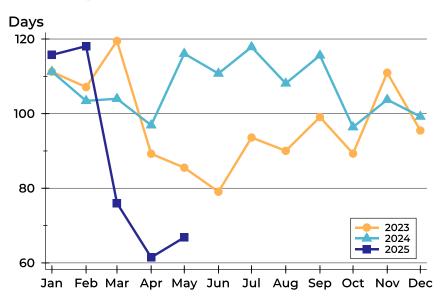
Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	195,000
March	174,500	345,000	217,450
April	157,400	270,000	262,000
Мау	150,000	345,000	298,000
June	225,000	294,700	
July	230,000	298,995	
August	150,000	342,450	
September	200,000	310,000	
October	350,000	269,500	
November	250,000	245,000	
December	245,000	235,000	





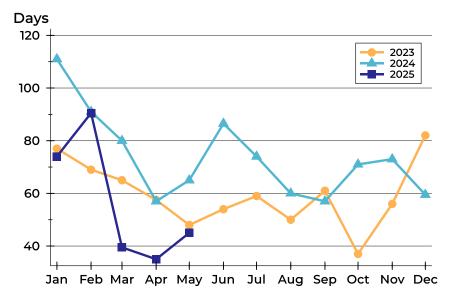
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	111	116
February	107	103	118
March	119	104	76
April	89	97	61
May	86	116	67
June	79	111	
July	94	118	
August	90	108	
September	99	116	
October	89	96	
November	111	104	
December	95	99	

Median DOM

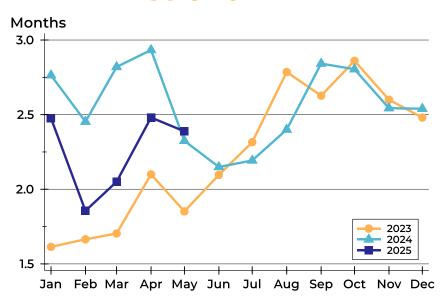


Month	2023	2024	2025
January	77	1111	74
February	69	91	91
March	65	80	40
April	58	57	35
May	48	65	45
June	54	87	
July	59	74	
August	50	60	
September	61	57	
October	37	71	
November	56	73	
December	82	60	



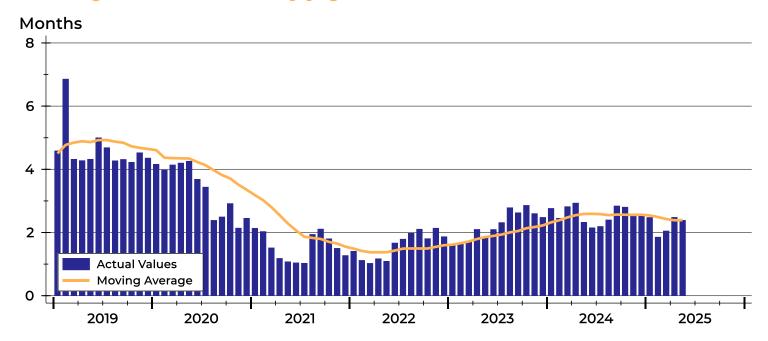
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.6	2.8	2.5
February	1.7	2.5	1.9
March	1.7	2.8	2.1
April	2.1	2.9	2.5
May	1.9	2.3	2.4
June	2.1	2.1	
July	2.3	2.2	
August	2.8	2.4	
September	2.6	2.8	
October	2.9	2.8	
November	2.6	2.5	
December	2.5	2.5	

History of Month's Supply





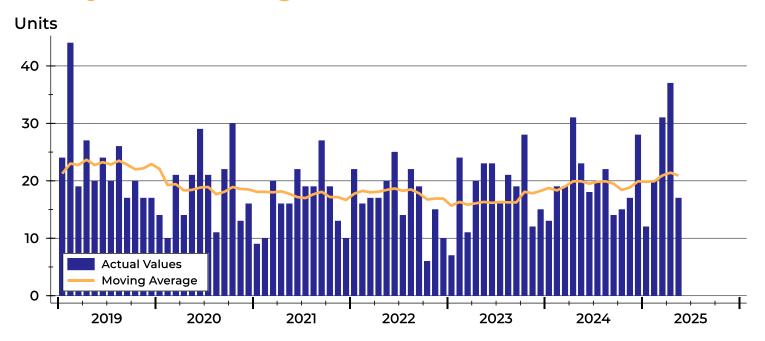
Other Sunflower MLS Counties New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
ţ	New Listings	17	23	-26.1%
Month	Volume (1,000s)	6,637	6,476	2.5%
Current	Average List Price	390,426	281,578	38.7%
Cu	Median List Price	240,000	250,000	-4.0%
ē	New Listings	117	105	11.4%
o-Daí	Volume (1,000s)	48,325	29,201	65.5%
Year-to-Date	Average List Price	413,035	278,102	48.5%
Ϋ́	Median List Price	244,900	214,900	14.0%

A total of 17 new listings were added in other counties in the Sunflower MLS during May, down 26.1% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 117 new listings.

The median list price of these homes was \$240,000 down from \$250,000 in 2024.

History of New Listings

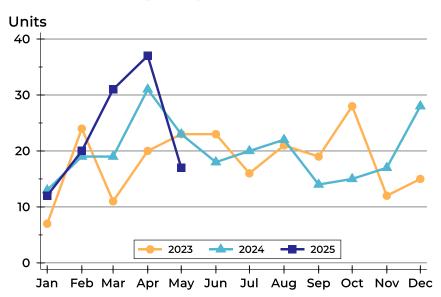






Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	7	13	12
February	24	19	20
March	11	19	31
April	20	31	37
May	23	23	17
June	23	18	
July	16	20	
August	21	22	
September	19	14	
October	28	15	
November	12	17	
December	15	28	

New Listings by Price Range

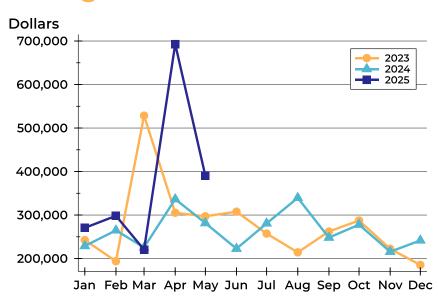
Price Range	New L Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.9%	107,900	107,900	36	36	90.0%	90.0%
\$125,000-\$149,999	1	5.9%	139,900	139,900	25	25	100.0%	100.0%
\$150,000-\$174,999	1	5.9%	154,500	154,500	15	15	100.0%	100.0%
\$175,000-\$199,999	3	17.6%	186,633	185,000	23	22	100.0%	100.0%
\$200,000-\$249,999	3	17.6%	229,083	229,000	7	5	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	4	23.5%	368,225	374,950	23	23	100.0%	100.0%
\$400,000-\$499,999	1	5.9%	489,900	489,900	3	3	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	2	11.8%	862,500	862,500	29	29	98.6%	98.6%
\$1,000,000 and up	1	5.9%	1,300,000	1,300,000	16	16	100.0%	100.0%



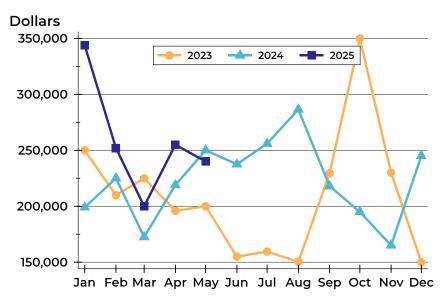


Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2023	2024	2025
January	242,479	228,888	270,592
February	193,938	264,737	298,223
March	528,527	225,589	220,463
April	305,345	336,539	693,025
May	297,170	281,578	390,426
June	307,804	222,627	
July	257,413	280,790	
August	214,260	339,486	
September	262,173	248,193	
October	287,455	277,916	
November	222,217	215,671	
December	185,447	241,651	



Month	2023	2024	2025
January	250,000	199,000	343,750
February	209,875	225,000	252,000
March	225,000	172,500	200,000
April	196,000	219,000	255,000
May	200,000	250,000	240,000
June	155,000	237,500	
July	159,500	256,000	
August	150,350	286,500	
September	229,500	217,950	
October	349,925	195,000	
November	230,000	165,000	
December	150,000	245,000	





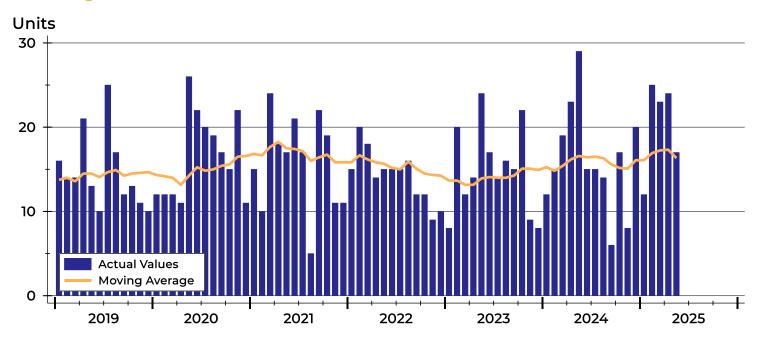
Other Sunflower MLS Counties Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	17	29	-41.4%	101	98	3.1%
Vol	lume (1,000s)	3,856	7,677	-49.8%	25,139	23,249	8.1%
ge	Sale Price	226,844	264,717	-14.3%	248,899	237,236	4.9%
Avera	Days on Market	37	24	54.2%	46	42	9.5%
¥	Percent of Original	97.7%	98.3%	-0.6%	95.5%	95.5%	0.0%
<u>_</u>	Sale Price	195,000	250,000	-22.0%	218,250	218,000	0.1%
Median	Days on Market	22	6	266.7%	15	9	66.7%
Σ	Percent of Original	100.0%	100.0%	0.0%	99.3%	98.2%	1.1%

A total of 17 contracts for sale were written in other counties in the Sunflower MLS during the month of May, down from 29 in 2024. The median list price of these homes was \$195,000, down from \$250,000 the prior year.

Half of the homes that went under contract in May were on the market less than 22 days, compared to 6 days in May 2024.

History of Contracts Written

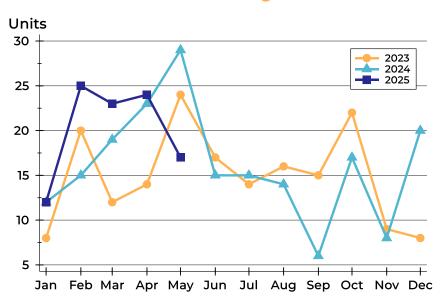






Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	12	12
February	20	15	25
March	12	19	23
April	14	23	24
May	24	29	17
June	17	15	
July	14	15	
August	16	14	
September	15	6	
October	22	17	
November	9	8	
December	8	20	

Contracts Written by Price Range

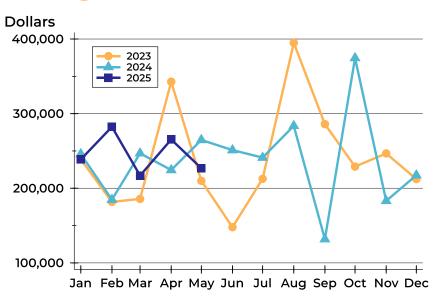
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	34,900	34,900	43	43	100.0%	100.0%
\$50,000-\$99,999	2	11.8%	71,500	71,500	48	48	92.7%	92.7%
\$100,000-\$124,999	1	5.9%	124,900	124,900	31	31	96.1%	96.1%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	3	17.6%	160,133	156,000	36	31	98.2%	100.0%
\$175,000-\$199,999	2	11.8%	185,000	185,000	35	35	101.7%	101.7%
\$200,000-\$249,999	2	11.8%	229,125	229,125	3	3	100.0%	100.0%
\$250,000-\$299,999	1	5.9%	263,000	263,000	43	43	92.8%	92.8%
\$300,000-\$399,999	3	17.6%	360,667	349,000	69	16	97.3%	100.0%
\$400,000-\$499,999	2	11.8%	449,950	449,950	11	11	98.6%	98.6%
\$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



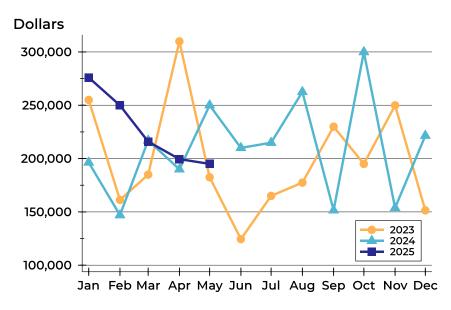


Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	238,744	245,875	238,622
February	181,775	184,687	282,352
March	185,725	246,797	217,007
April	342,821	224,452	265,376
May	209,946	264,717	226,844
June	147,841	251,140	
July	212,693	241,101	
August	394,841	283,620	
September	285,947	131,833	
October	229,077	374,591	
November	246,683	183,038	
December	212,350	217,415	



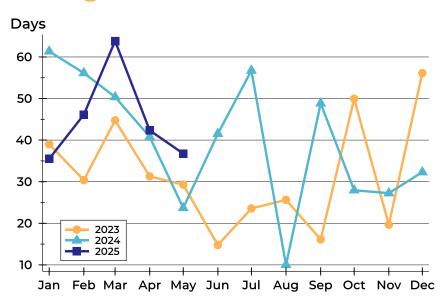
Month	2023	2024	2025
January	255,000	196,350	276,000
February	161,250	147,000	249,900
March	184,950	216,999	215,900
April	309,900	189,900	199,500
May	182,500	250,000	195,000
June	124,500	210,000	
July	165,000	214,900	
August	177,450	262,500	
September	229,900	151,500	
October	194,998	299,900	
November	249,900	153,750	
December	151,450	221,500	





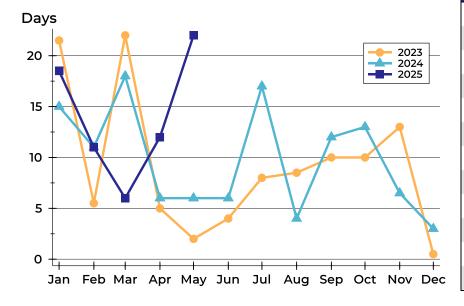
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	39	61	36
February	30	56	46
March	45	50	64
April	31	41	42
May	29	24	37
June	15	42	
July	24	57	
August	26	10	
September	16	49	
October	50	28	
November	20	27	
December	56	32	

Median DOM



Month	2023	2024	2025
January	22	15	19
February	6	11	11
March	22	18	6
April	5	6	12
May	2	6	22
June	4	6	
July	8	17	
August	9	4	
September	10	12	
October	10	13	
November	13	7	
December	1	3	



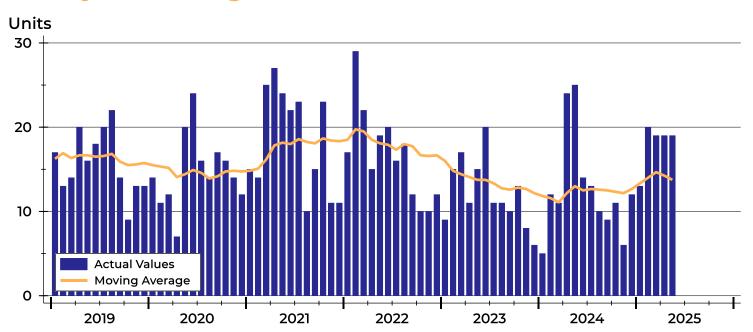
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	19	25	-24.0%
Vo	lume (1,000s)	5,528	5,993	-7.8%
ge	List Price	290,926	239,724	21.4%
Avera	Days on Market	66	40	65.0%
Ą	Percent of Original	96.8%	97.6%	-0.8%
2	List Price	240,000	230,000	4.3%
Media	Days on Market	31	17	82.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in other counties in the Sunflower MLS had contracts pending at the end of May, down from 25 contracts pending at the end of May 2024.

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

History of Pending Contracts

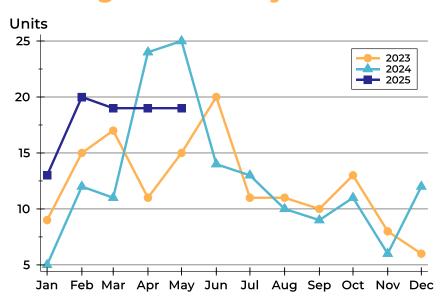






Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	9	5	13
February	15	12	20
March	17	11	19
April	11	24	19
May	15	25	19
June	20	14	
July	11	13	
August	11	10	
September	10	9	
October	13	11	
November	8	6	
December	6	12	

Pending Contracts by Price Range

Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.3%	34,900	34,900	43	43	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.3%	124,900	124,900	31	31	96.1%	96.1%
\$125,000-\$149,999	1	5.3%	125,000	125,000	320	320	96.2%	96.2%
\$150,000-\$174,999	4	21.1%	158,100	155,250	92	47	94.8%	97.3%
\$175,000-\$199,999	1	5.3%	199,000	199,000	17	17	88.6%	88.6%
\$200,000-\$249,999	2	10.5%	240,000	240,000	3	3	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	263,000	263,000	43	43	92.8%	92.8%
\$300,000-\$399,999	3	15.8%	360,667	349,000	69	16	97.3%	100.0%
\$400,000-\$499,999	3	15.8%	447,300	442,000	33	19	99.4%	100.0%
\$500,000-\$749,999	2	10.5%	622,250	622,250	61	61	97.7%	97.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



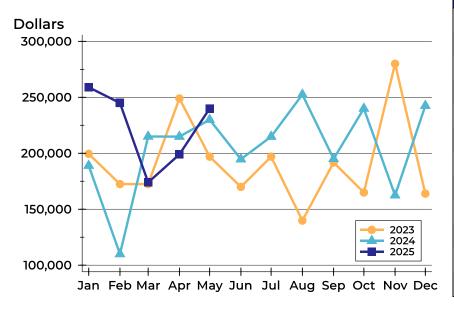


Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,144	197,790	239,754
February	199,740	160,721	269,015
March	186,759	242,800	205,805
April	260,745	233,200	250,892
May	173,873	239,724	290,926
June	183,425	224,521	
July	235,955	224,732	
August	196,827	278,668	
September	194,010	235,321	
October	170,715	290,654	
November	266,963	249,467	
December	191,633	225,283	



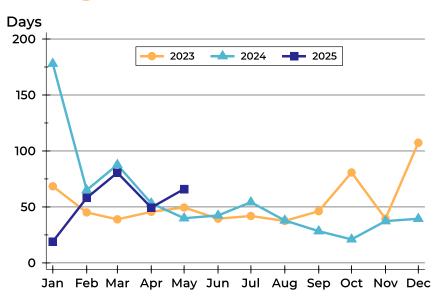
Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	244,950
March	172,500	215,000	174,000
April	249,000	214,900	199,000
May	197,000	230,000	240,000
June	169,950	194,700	
July	197,000	214,900	
August	139,900	252,500	
September	191,750	195,000	
October	165,000	240,000	
November	279,950	162,450	
December	163,950	242,500	





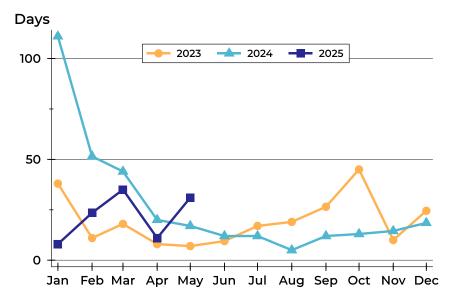
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	68	178	19
February	45	65	58
March	39	88	81
April	46	53	49
May	49	40	66
June	40	42	
July	42	54	
August	37	38	
September	46	28	
October	81	21	
November	40	37	
December	107	39	

Median DOM



Month	2023	2024	2025
January	38	111	8
February	11	52	24
March	18	44	35
April	8	20	11
May	7	17	31
June	10	12	
July	17	12	
August	19	5	
September	27	12	
October	45	13	
November	10	15	
December	25	19	





Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Rose in May

Total home sales in Pottawatomie County rose by 25.0% last month to 5 units, compared to 4 units in May 2024. Total sales volume was \$1.7 million, up 85.5% from a year earlier.

The median sale price in May was \$219,000, up from \$206,000 a year earlier. Homes that sold in May were typically on the market for 1 days and sold for 100.0% of their list prices.

Pottawatomie County Active Listings Down at End of May

The total number of active listings in Pottawatomie County at the end of May was 6 units, down from 12 at the same point in 2024. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of May was \$339,725.

During May, a total of 2 contracts were written down from 4 in May 2024. At the end of the month, there were 4 contracts still pending.

Report Contents

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

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Pottawatomie County Summary Statistics

	ay MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	5 25.0%	4 -33.3%	6 500.0%	18 20.0%	15 -11.8%	17 54.5%
	tive Listings ange from prior year	6 -50.0%	12 -25.0%	16 100.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.6 -60.0%	4.0 -31.0%	5.8 114.8%	N/A	N/A	N/A
	ew Listings ange from prior year	3 -40.0%	5 25.0%	4 33.3%	20 -4.8%	21 -12.5%	24 41.2%
	ntracts Written ange from prior year	2 -50.0%	4 33.3%	3 N/A	18 -5.3%	19 5.6%	18 80.0%
	nding Contracts ange from prior year	4 -20.0%	5 N/A	0 -100.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	1,710 85.5%	922 -21.7%	1,177 202.6%	6,707 117.3%	3,087 -1.8%	3,142 26.6%
	Sale Price Change from prior year	342,000 48.4%	230,500 17.5%	196,117 -49.6%	372,622 81.1%	205,810 11.4%	184,822 -18.1%
	List Price of Actives Change from prior year	370,575 -17.0%	446,650 23.1%	362,933 0.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	7 -82.1%	39 -50.6%	79 #DIV/0!	42 -23.6%	55 10.0%	50 92.3%
•	Percent of List Change from prior year	99.8% 1.2%	98.6% 7.2%	92.0% -8.0%	97.6% 0.8%	96.8% 3.6%	93.4% -4.0%
	Percent of Original Change from prior year	99.8% 3.1%	96.8% 9.5%	88.4% -11.6%	96.3% 1.8%	94.6% 3.8%	91.1% -6.6%
	Sale Price Change from prior year	219,000 6.3%	206,000 2.3%	201,350 -48.2%	289,100 75.2%	165,000 -3.5%	171,000 -18.6%
	List Price of Actives Change from prior year	339,725 9.6%	310,000 -6.1%	330,000 -2.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	1 -94.1%	17 -71.7%	60 #DIV/0!	7 -86.3%	51 200.0%	17 112.5%
_	Percent of List Change from prior year	100.0% 0.9%	99.1% 5.0%	94.4% -5.6%	99.1% 0.9%	98.2% 3.0%	95.3% -3.3%
	Percent of Original Change from prior year	100.0% 0.9%	99.1% 7.7%	92.0% -8.0%	97.5% 1.1%	96.4% 1.5%	95.0% -5.0%

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





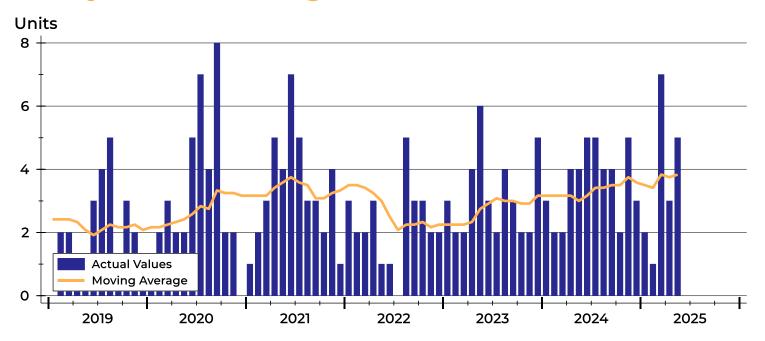
Pottawatomie County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Clc	sed Listings	5	4	25.0%	18	15	20.0%
Vo	lume (1,000s)	1,710	922	85.5%	6,707	3,087	117.3%
Мс	onths' Supply	1.6	4.0	-60.0%	N/A	N/A	N/A
	Sale Price	342,000	230,500	48.4%	372,622	205,810	81.1%
age	Days on Market	7	39	-82.1%	42	55	-23.6%
Averag	Percent of List	99.8%	98.6%	1.2%	97.6%	96.8%	0.8%
	Percent of Original	99.8%	96.8%	3.1%	96.3%	94.6%	1.8%
	Sale Price	219,000	206,000	6.3%	289,100	165,000	75.2%
dian	Days on Market	1	17	-94.1%	7	51	-86.3%
Med	Percent of List	100.0%	99.1%	0.9%	99.1%	98.2%	0.9%
	Percent of Original	100.0%	99.1%	0.9%	97.5%	96.4%	1.1%

A total of 5 homes sold in Pottawatomie County in May, up from 4 units in May 2024. Total sales volume rose to \$1.7 million compared to \$0.9 million in the previous year.

The median sales price in May was \$219,000, up 6.3% compared to the prior year. Median days on market was 1 days, down from 52 days in April, and down from 17 in May 2024.

History of Closed Listings

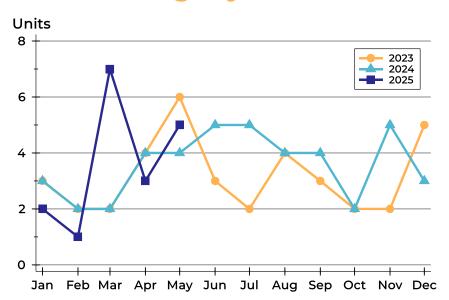






Pottawatomie County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	3	3	2
February	2	2	1
March	2	2	7
April	4	4	3
May	6	4	5
June	3	5	
July	2	5	
August	4	4	
September	3	4	
October	2	2	
November	2	5	
December	5	3	

Closed Listings by Price Range

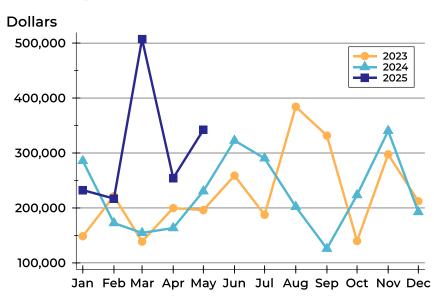
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	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	2	40.0%	2.0	143,000	143,000	1	1	102.2%	102.2%	102.2%	102.2%
\$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	20.0%	0.0	219,000	219,000	10	10	96.3%	96.3%	96.3%	96.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	3.4	345,000	345,000	22	22	100.0%	100.0%	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	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	1	20.0%	0.0	860,000	860,000	0	0	98.3%	98.3%	98.3%	98.3%
\$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



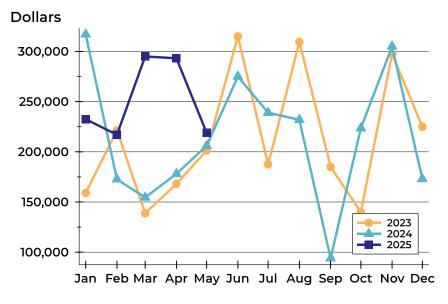


Pottawatomie County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	148,590	285,667	232,500
February	221,500	172,575	217,000
March	138,750	154,500	507,429
April	199,750	163,500	254,400
May	196,117	230,500	342,000
June	258,833	322,600	
July	187,500	290,300	
August	384,250	202,188	
September	331,667	125,875	
October	139,799	223,500	
November	297,500	340,327	
December	212,200	192,667	



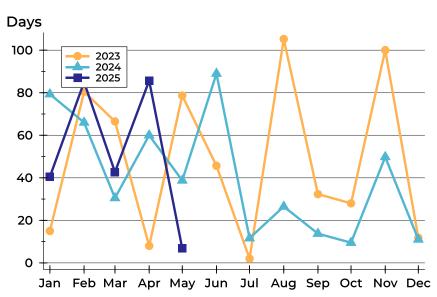
Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	217,000
March	138,750	154,500	295,000
April	168,000	178,000	293,200
May	201,350	206,000	219,000
June	315,000	275,000	
July	187,500	239,000	
August	309,500	231,875	
September	185,000	94,000	
October	139,799	223,500	
November	297,500	305,000	
December	225,000	173,000	





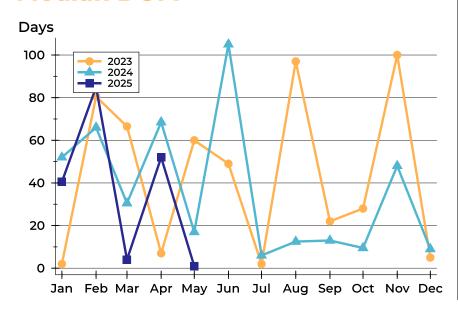
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	43
April	8	60	86
May	79	39	7
June	46	89	
July	2	12	
August	105	27	
September	32	14	
October	28	10	
November	100	50	
December	12	11	

Median DOM



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	4
April	7	69	52
May	60	17	1
June	49	105	
July	2	6	
August	97	13	
September	22	13	
October	28	10	
November	100	48	
December	5	9	





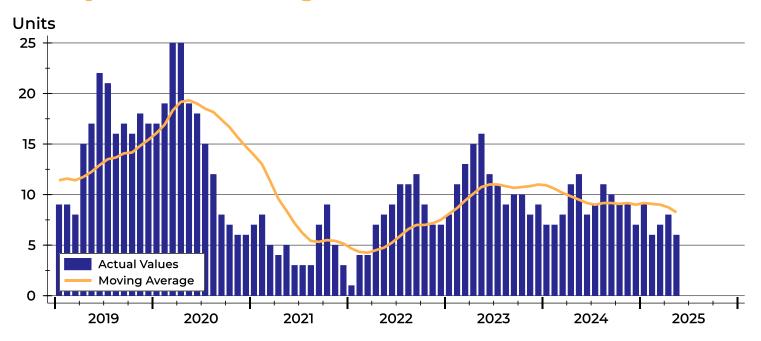
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Act	tive Listings	6	12	-50.0%
Volume (1,000s)		2,223	5,360	-58.5%
Months' Supply		1.6	4.0	-60.0%
ge	List Price	370,575	446,650	-17.0%
Avera	Days on Market	42	68	-38.2%
¥	Percent of Original	99.8%	98.3%	1.5%
<u>_</u>	List Price	339,725	310,000	9.6%
Median	Days on Market	35	54	-35.2%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 6 homes were available for sale in Pottawatomie County at the end of May. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of May was \$339,725, up 9.6% from 2024. The typical time on market for active listings was 35 days, down from 54 days a year earlier.

History of Active Listings

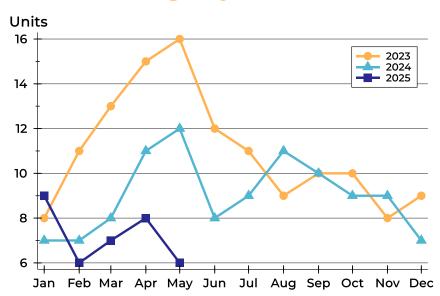






Pottawatomie County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	8	7	9
February	11	7	6
March	13	8	7
April	15	11	8
May	16	12	6
June	12	8	
July	11	9	
August	9	11	
September	10	10	
October	10	9	
November	8	9	
December	9	7	

Active Listings by Price Range

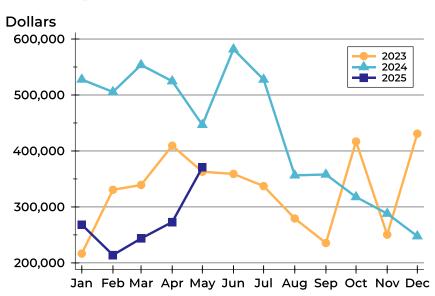
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	2.0	125,000	125,000	29	29	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	N/A	295,000	295,000	53	53	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	3.4	339,725	339,725	58	58	100.0%	100.0%
\$400,000-\$499,999	1	16.7%	N/A	465,000	465,000	37	37	98.9%	98.9%
\$500,000-\$749,999	1	16.7%	N/A	659,000	659,000	19	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	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	N/A



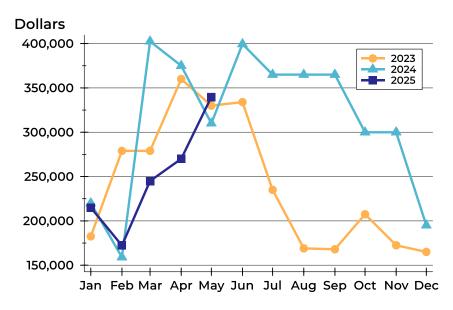


Pottawatomie County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	216,675	527,700	268,261
February	330,602	505,414	214,067
March	339,271	553,624	243,600
April	409,368	524,709	272,994
May	362,933	446,650	370,575
June	358,948	581,738	
July	337,270	527,667	
August	279,333	356,364	
September	235,490	357,990	
October	416,860	317,706	
November	250,450	288,083	
December	430,889	247,764	



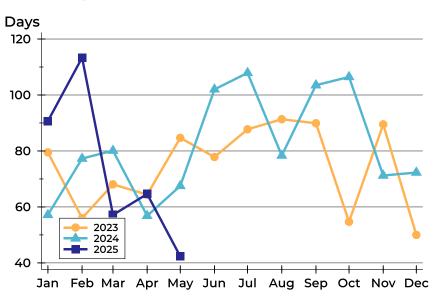
Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	270,000
May	330,000	310,000	339,725
June	334,000	399,500	
July	235,000	365,000	
August	169,000	365,000	
September	168,000	365,000	
October	207,500	299,950	
November	172,500	299,950	
December	165,000	195,000	





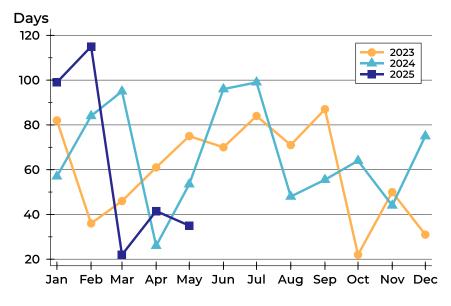
Pottawatomie County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	80	57	91
February	56	77	113
March	68	80	57
April	64	57	65
May	85	68	42
June	78	102	
July	88	108	
August	91	78	
September	90	104	
October	55	106	
November	90	71	
December	50	72	

Median DOM



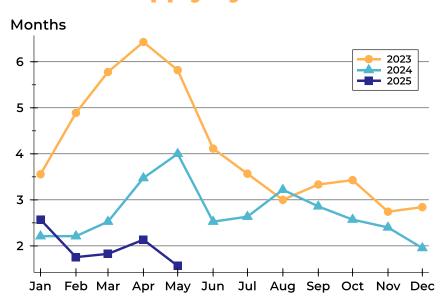
Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	42
May	75	54	35
June	70	96	
July	84	99	
August	71	48	
September	87	56	
October	22	64	
November	50	44	
December	31	75	





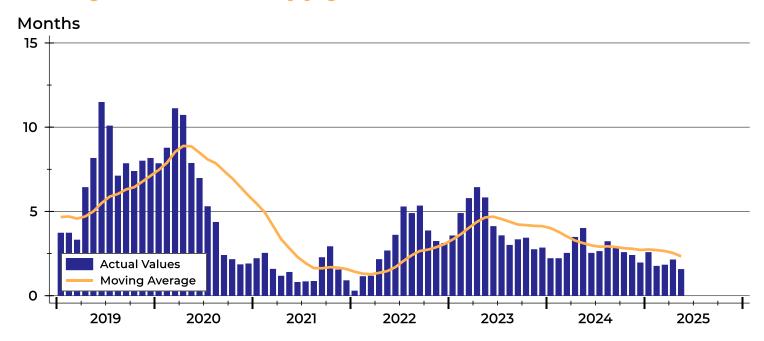
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.6	2.2	2.6
February	4.9	2.2	1.8
March	5.8	2.5	1.8
April	6.4	3.5	2.1
May	5.8	4.0	1.6
June	4.1	2.5	
July	3.6	2.6	
August	3.0	3.2	
September	3.3	2.9	
October	3.4	2.6	
November	2.7	2.4	
December	2.8	2.0	

History of Month's Supply





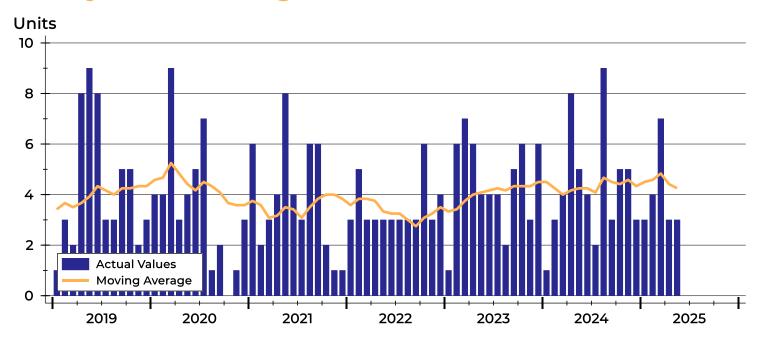
Pottawatomie County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	3	5	-40.0%
Month	Volume (1,000s)	874	1,182	-26.1%
Current	Average List Price	291,333	236,400	23.2%
C	Median List Price	125,000	239,000	-47.7%
क	New Listings	20	21	-4.8%
-Da	Volume (1,000s)	6,834	6,107	11.9%
Year-to-Date	Average List Price	341,723	290,795	17.5%
×	Median List Price	287,500	239,000	20.3%

A total of 3 new listings were added in Pottawatomie County during May, down 40.0% from the same month in 2024. Year-to-date Pottawatomie County has seen 20 new listings.

The median list price of these homes was \$125,000 down from \$239,000 in 2024.

History of New Listings

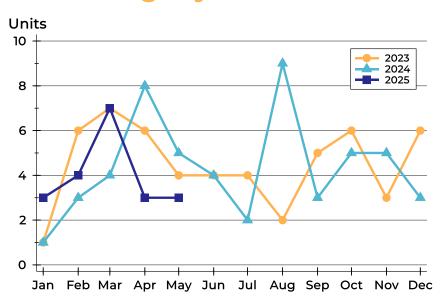






Pottawatomie County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	1	1	3
February	6	3	4
March	7	4	7
April	6	8	3
May	4	5	3
June	4	4	
July	4	2	
August	2	9	
September	5	3	
October	6	5	
November	3	5	
December	6	3	

New Listings by Price Range

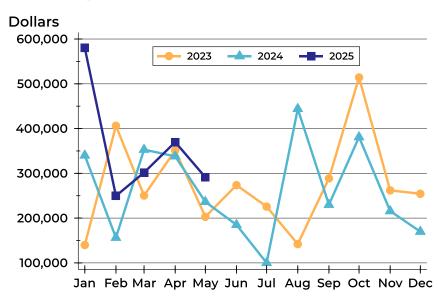
Price Range	New L Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	90,000	90,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	125,000	125,000	35	35	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	33.3%	659,000	659,000	25	25	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



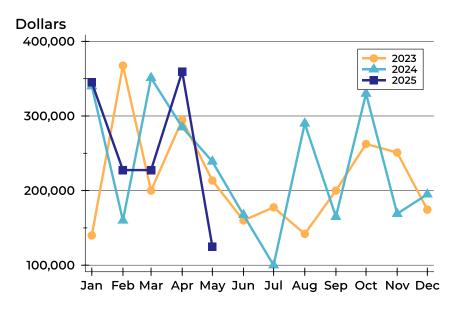


Pottawatomie County New Listings Analysis

Average Price



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	249,625
March	250,429	353,000	301,779
April	351,417	337,963	369,833
Мау	202,975	236,400	291,333
June	273,619	185,000	
July	225,750	100,000	
August	142,000	444,050	
September	288,600	229,967	
October	514,116	380,900	
November	262,000	215,800	
December	254,333	169,817	



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	227,500
April	294,750	284,950	359,500
May	213,500	239,000	125,000
June	160,000	167,500	
July	177,500	100,000	
August	142,000	290,000	
September	200,000	165,000	
October	262,500	330,000	
November	251,000	169,000	
December	174,500	195,000	





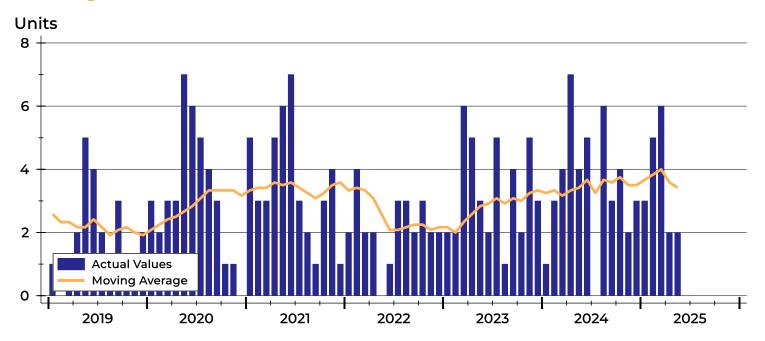
Pottawatomie County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Y025	ear-to-Dat 2024	e Change
Со	ntracts Written	2	4	-50.0%	18	19	-5.3%
Vo	lume (1,000s)	315	1,295	-75.7%	6,006	4,948	21.4%
ge	Sale Price	157,500	323,750	-51.4%	333,639	260,416	28.1%
Avera	Days on Market	30	44	-31.8%	52	52	0.0%
¥	Percent of Original	95.9%	97.9%	-2.0%	98.7%	95.5%	3.4%
_	Sale Price	157,500	239,000	-34.1%	258,750	220,000	17.6%
Median	Days on Market	30	5	500.0%	16	19	-15.8%
Σ	Percent of Original	95.9%	100.0%	-4.1%	100.0%	98.2%	1.8%

A total of 2 contracts for sale were written in Pottawatomie County during the month of May, down from 4 in 2024. The median list price of these homes was \$157,500, down from \$239,000 the prior year.

Half of the homes that went under contract in May were on the market less than 30 days, compared to 4 days in May 2024.

History of Contracts Written

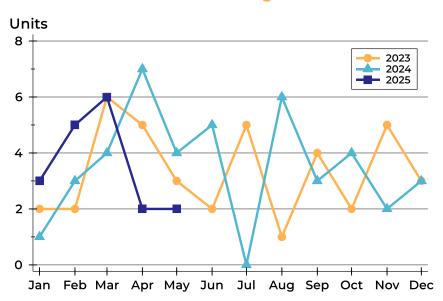






Pottawatomie County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	1	3
February	2	3	5
March	6	4	6
April	5	7	2
May	3	4	2
June	2	5	
July	5	N/A	
August	1	6	
September	4	3	
October	2	4	
November	5	2	
December	3	3	

Contracts Written by Price Range

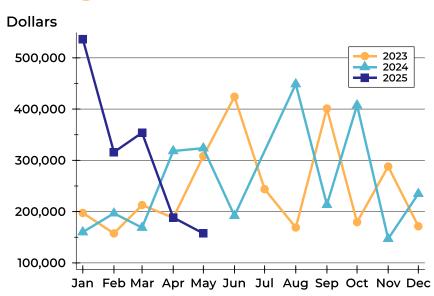
Price Range	Contract: Number	s Written Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	90,000	90,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	225,000	225,000	60	60	91.8%	91.8%
\$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



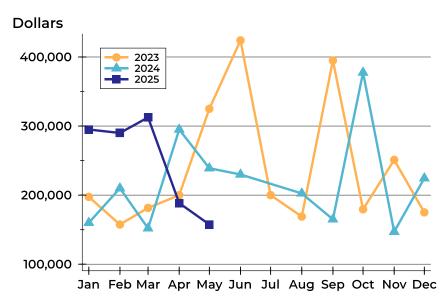


Pottawatomie County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	197,450	160,000	536,667
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	188,500
May	308,333	323,750	157,500
June	424,063	191,980	
July	243,900	N/A	
August	169,000	448,750	
September	401,119	213,333	
October	179,500	407,488	
November	288,000	147,000	
December	171,566	234,817	



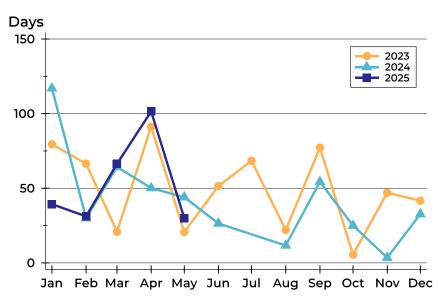
Month	2023	2024	2025
January	197,450	160,000	295,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	188,500
May	325,000	239,000	157,500
June	424,063	229,900	
July	200,000	N/A	
August	169,000	202,500	
September	395,000	165,000	
October	179,500	377,500	
November	251,000	147,000	
December	175,000	224,500	





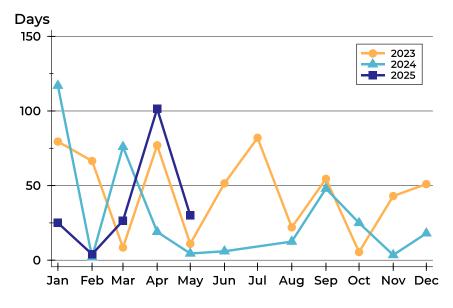
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	117	39
February	67	30	31
March	21	64	66
April	91	50	102
May	21	44	30
June	52	26	
July	68	N/A	
August	22	12	
September	77	54	
October	6	25	
November	47	4	
December	42	33	

Median DOM



Month	2023	2024	2025
January	80	117	25
February	67	2	4
March	9	76	27
April	77	19	102
May	11	5	30
June	52	6	
July	82	N/A	
August	22	13	
September	55	48	
October	6	25	
November	43	4	
December	51	18	



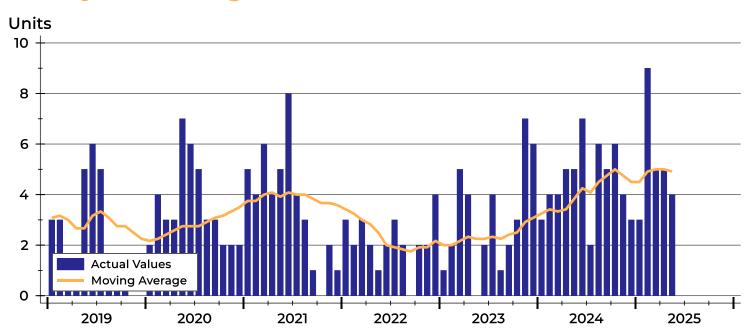
Pottawatomie County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	Change	
Pe	nding Contracts	4	5	-20.0%
Vo	lume (1,000s)	1,565 1,656		-5.5%
ge	List Price	391,125	331,180	18.1%
Avera	Days on Market	65	89	-27.0%
¥	Percent of Original	98.0%	96.4%	1.7%
	List Price	187,250	274,900	-31.9%
Media	Days on Market	34	105	-67.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 4 listings in Pottawatomie County had contracts pending at the end of May, down from 5 contracts pending at the end of May 2024.

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

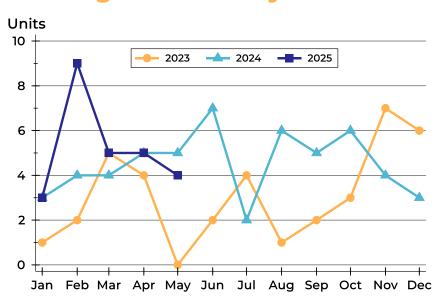






Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	1	3	3
February	2	4	9
March	5	4	5
April	4	5	5
May	0	5	4
June	2	7	
July	4	2	
August	1	6	
September	2	5	
October	3	6	
November	7	4	
December	6	3	

Pending Contracts by Price Range

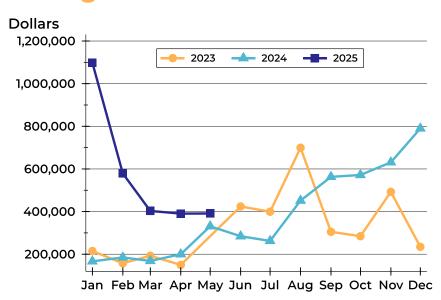
Price Range	Pending Contracts Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	90,000	90,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	25.0%	149,500	149,500	193	193	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	225,000	225,000	60	60	91.8%	91.8%
\$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	1	25.0%	1,100,000	1,100,000	8	8	100.0%	100.0%



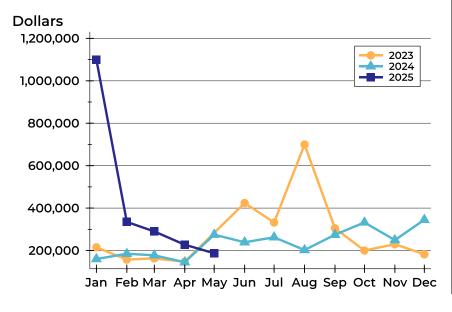


Pottawatomie County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	215,000	166,566	1,098,333
February	157,500	184,925	578,889
March	192,600	168,500	403,000
April	150,000	199,980	390,500
May	N/A	331,180	391,125
June	424,063	284,414	
July	399,406	262,450	
August	699,475	451,583	
September	305,000	562,900	
October	284,667	571,658	
November	492,571	631,000	
December	234,616	790,000	



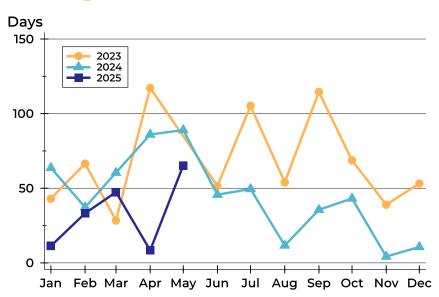
Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	335,000
March	163,000	177,500	290,000
April	147,500	145,000	227,500
May	N/A	274,900	187,250
June	424,063	239,000	
July	332,250	262,450	
August	699,475	202,500	
September	305,000	274,500	
October	200,000	332,500	
November	230,000	249,500	
December	182,500	345,000	





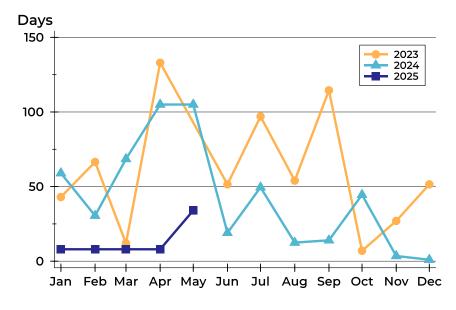
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	43	64	11
February	67	37	33
March	28	61	47
April	117	86	8
May	N/A	89	65
June	52	46	
July	105	50	
August	54	12	
September	115	36	
October	69	43	
November	39	4	
December	53	11	

Median DOM



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	8
April	133	105	8
May	N/A	105	34
June	52	19	
July	97	50	
August	54	13	
September	115	14	
October	7	45	
November	27	4	
December	52	1	





Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Fell in May

Total home sales in Shawnee County fell last month to 225 units, compared to 236 units in May 2024. Total sales volume was \$53.8 million, down from a year earlier.

The median sale price in May was \$220,000, up from \$210,000 a year earlier. Homes that sold in May were typically on the market for 5 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Down at End of May

The total number of active listings in Shawnee County at the end of May was 176 units, down from 182 at the same point in 2024. 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 May was \$294,450.

During May, a total of 202 contracts were written down from 233 in May 2024. At the end of the month, there were 234 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

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Shawnee County Summary Statistics

	ny MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	2023	
Home Sales Change from prior year		225 -4.7%	236 14.6%	206 -13.8%	883 -2.1%	902 7.0%	843 -10.9%
	tive Listings ange from prior year	176 -3.3%	182 48.0%	123 17.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	0.9 -10.0%	1.0 66.7%	0.6 20.0%	N/A	N/A	N/A
	ew Listings ange from prior year	210 -27.6%	290 16.0%	250 -8.4%	1,013 -9.0%	1,113 10.1%	1,011 -10.6%
	ntracts Written ange from prior year	202 -13.3%	233 1.3%	230 -9.1%	972 -3.6%	1,008 3.7%	972 -8.7%
	nding Contracts ange from prior year	234 0.9%	232 -4.5%	243 -6.9%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	53,828 -4.4%	56,309 22.6%	45,926 -14.4%	199,476 4.7%	190,473 15.9%	164,361 -9.3%
	Sale Price Change from prior year	239,237 0.3%	238,597 7.0%	222,943 -0.7%	225,907 7.0%	211,168 8.3%	194,971
	List Price of Actives Change from prior year	312,290 0.3%	311,226 -6.2%	331,778 41.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	20 25.0%	16 6.7%	15 50.0%	28 16.7%	24 26.3%	19 58.3%
٩	Percent of List Change from prior year	99.7% -0.7%	100.4% -0.9%	101.3% -1.7%	98.7% -0.4%	99.1% -1.1%	100.2% -1.2%
	Percent of Original Change from prior year	98.6% -0.9%	99.5% -1.3%	100.8% -1.6%	96.9% -0.7%	97.6% -1.1%	98.7% -1.7%
	Sale Price Change from prior year	220,000 4.8%	210,000 12.1%	187,250 -5.7%	200,000 7.5%	186,000 9.4%	170,000 6.6%
	List Price of Actives Change from prior year	294,450 5.2%	279,950 -9.6%	309,777 40.9%	N/A	N/A	N/A
Median	Days on Market Change from prior year	5 66.7%	3 0.0%	3 50.0%	8 60.0%	5 25.0%	4 33.3%
_	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -1.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -1.4%	99.7% -0.3%	100.0% 0.0%	100.0% 0.0%

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





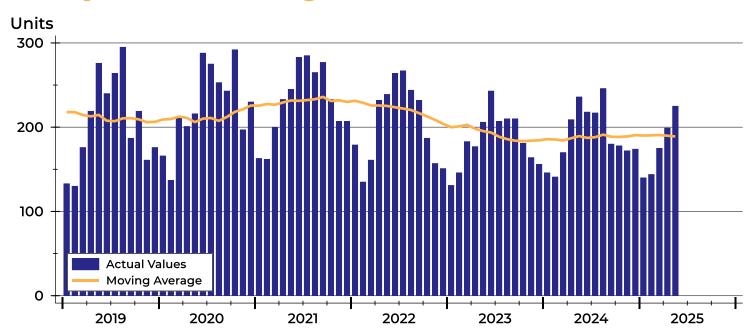
Shawnee County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clc	sed Listings	225	236	-4.7%	883	902	-2.1%
Vo	lume (1,000s)	53,828	56,309	-4.4%	199,476	190,473	4.7%
Мс	onths' Supply	0.9	1.0	-10.0%	N/A	N/A	N/A
	Sale Price	239,237	238,597	0.3%	225,907	211,168	7.0%
age	Days on Market	20	16	25.0%	28	24	16.7%
Averag	Percent of List	99.7%	100.4%	-0.7%	98.7%	99.1%	-0.4%
	Percent of Original	98.6%	99.5%	-0.9%	96.9%	97.6%	-0.7%
	Sale Price	220,000	210,000	4.8%	200,000	186,000	7.5%
ian	Days on Market	5	3	66.7%	8	5	60.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.7%	100.0%	-0.3%

A total of 225 homes sold in Shawnee County in May, down from 236 units in May 2024. Total sales volume fell to \$53.8 million compared to \$56.3 million in the previous year.

The median sales price in May was \$220,000, up 4.8% compared to the prior year. Median days on market was 5 days, up from 4 days in April, and up from 3 in May 2024.

History of Closed Listings

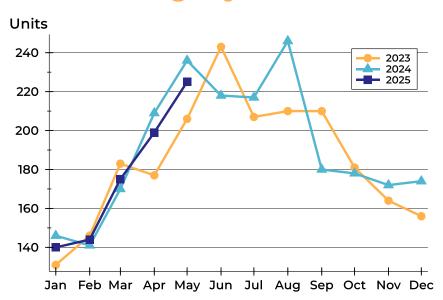






Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	131	146	140
February	146	141	144
March	183	170	175
April	177	209	199
May	206	236	225
June	243	218	
July	207	217	
August	210	246	
September	210	180	
October	181	178	
November	164	172	
December	156	174	

Closed Listings by Price Range

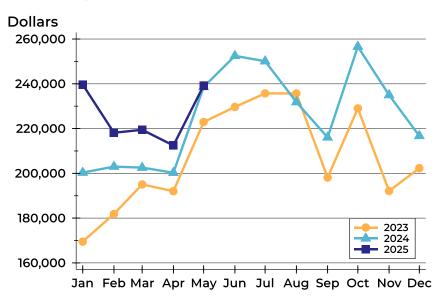
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	3.1%	1.0	38,386	40,000	20	19	97.4%	90.0%	95.1%	90.0%
\$50,000-\$99,999	26	11.6%	0.6	78,913	80,500	29	25	94.5%	98.4%	92.6%	98.1%
\$100,000-\$124,999	12	5.3%	0.4	112,308	114,000	16	6	101.5%	100.0%	99.9%	100.0%
\$125,000-\$149,999	20	8.9%	0.8	139,580	140,000	15	3	102.0%	100.0%	100.9%	100.0%
\$150,000-\$174,999	16	7.1%	0.7	159,961	159,950	12	3	100.3%	100.0%	99.2%	100.0%
\$175,000-\$199,999	19	8.4%	0.5	187,295	185,000	6	5	101.0%	100.0%	100.8%	100.0%
\$200,000-\$249,999	31	13.8%	0.5	224,700	220,000	14	2	101.0%	100.0%	100.2%	100.0%
\$250,000-\$299,999	32	14.2%	0.7	271,031	272,500	10	4	101.1%	100.0%	100.5%	100.0%
\$300,000-\$399,999	36	16.0%	2.0	342,625	339,950	27	11	98.5%	99.9%	97.0%	98.8%
\$400,000-\$499,999	16	7.1%	1.3	446,742	447,500	13	3	99.2%	99.6%	98.7%	99.6%
\$500,000-\$749,999	9	4.0%	1.7	581,056	553,000	101	10	101.5%	100.0%	100.4%	100.0%
\$750,000-\$999,999	1	0.4%	5.1	900,000	900,000	0	0	100.0%	100.0%	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	N/A	N/A



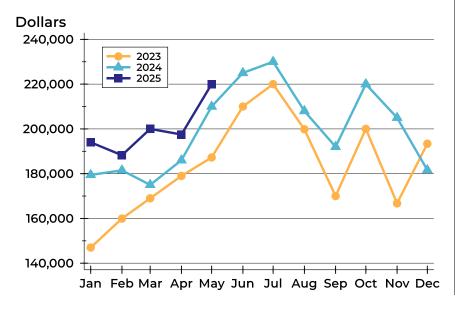


Shawnee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	169,487	200,325	239,661
February	181,847	203,010	218,146
March	195,038	202,556	219,447
April	192,034	200,278	212,455
May	222,943	238,597	239,237
June	229,653	252,473	
July	235,718	250,103	
August	235,685	231,844	
September	198,134	216,047	
October	229,006	256,608	
November	192,126	234,991	
December	202,308	216,719	



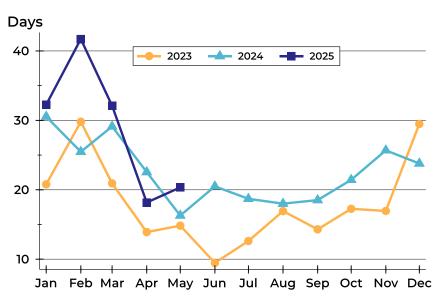
Month	2023	2024	2025
January	147,000	179,450	194,000
February	159,950	181,500	188,250
March	169,000	175,000	200,000
April	179,000	186,000	197,500
May	187,250	210,000	220,000
June	210,000	225,000	
July	220,000	230,000	
August	199,850	208,000	
September	170,000	192,000	
October	200,000	220,000	
November	166,750	205,000	
December	193,375	181,640	





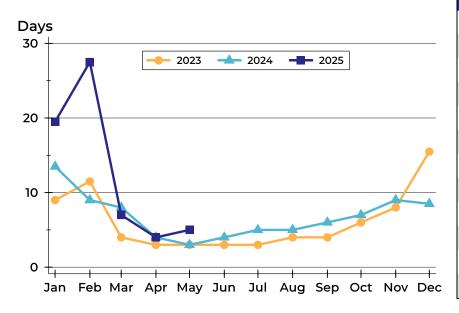
Shawnee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	31	32
February	30	25	42
March	21	29	32
April	14	23	18
May	15	16	20
June	9	20	
July	13	19	
August	17	18	
September	14	19	
October	17	21	
November	17	26	
December	29	24	

Median DOM



Month	2023	2024	2025
January	9	14	20
February	12	9	28
March	4	8	7
April	3	4	4
May	3	3	5
June	3	4	
July	3	5	
August	4	5	
September	4	6	
October	6	7	
November	8	9	
December	16	9	



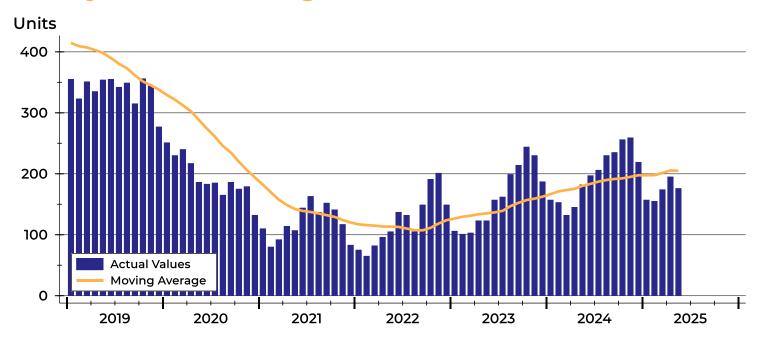
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	176	182	-3.3%
Vo	lume (1,000s)	54,963	56,643	-3.0%
Months' Supply		0.9	1.0	-10.0%
ge	List Price	312,290	311,226	0.3%
Avera	Days on Market	44	43	2.3%
₹	Percent of Original	97.9%	97.8%	0.1%
	List Price	294,450	279,950	5.2%
Median	Days on Market	27	20	35.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 176 homes were available for sale in Shawnee County at the end of May. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of May was \$294,450, up 5.2% from 2024. The typical time on market for active listings was 26 days, up from 20 days a year earlier.

History of Active Listings

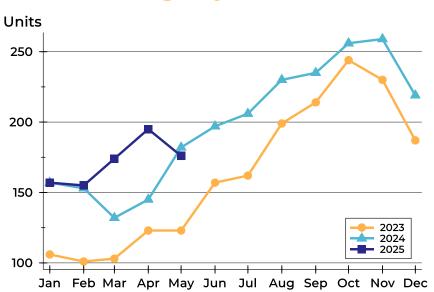






Shawnee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	106	157	157
February	101	153	155
March	103	132	174
April	123	145	195
May	123	182	176
June	157	197	
July	162	206	
August	199	230	
September	214	235	
October	244	256	
November	230	259	
December	187	219	

Active Listings by Price Range

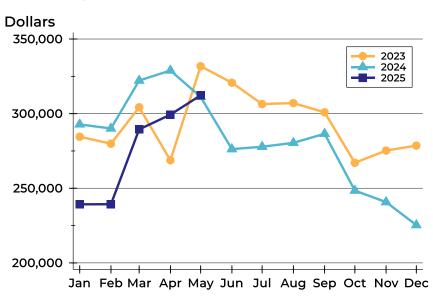
Price Range	Active I Number	istings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	0.6%	N/A	2,400	2,400	8	8	129.7%	129.7%
\$25,000-\$49,999	6	3.4%	1.0	39,450	41,000	61	42	89.6%	92.7%
\$50,000-\$99,999	14	8.0%	0.6	70,929	68,950	40	35	95.4%	99.3%
\$100,000-\$124,999	4	2.3%	0.4	114,975	115,000	24	20	97.9%	100.0%
\$125,000-\$149,999	13	7.4%	0.8	136,408	135,000	26	11	98.6%	100.0%
\$150,000-\$174,999	12	6.8%	0.7	163,042	164,500	103	54	101.4%	100.0%
\$175,000-\$199,999	8	4.5%	0.5	190,862	191,450	46	13	98.5%	100.0%
\$200,000-\$249,999	14	8.0%	0.5	222,986	222,000	41	17	97.8%	100.0%
\$250,000-\$299,999	18	10.2%	0.7	275,067	277,450	25	16	98.7%	100.0%
\$300,000-\$399,999	49	27.8%	2.0	358,036	364,000	42	30	97.9%	100.0%
\$400,000-\$499,999	17	9.7%	1.3	449,494	455,000	36	35	97.1%	100.0%
\$500,000-\$749,999	13	7.4%	1.7	552,408	545,000	49	53	97.4%	100.0%
\$750,000-\$999,999	6	3.4%	5.1	812,483	799,000	58	69	98.9%	99.4%
\$1,000,000 and up	1	0.6%	N/A	2,700,000	2,700,000	90	90	100.0%	100.0%



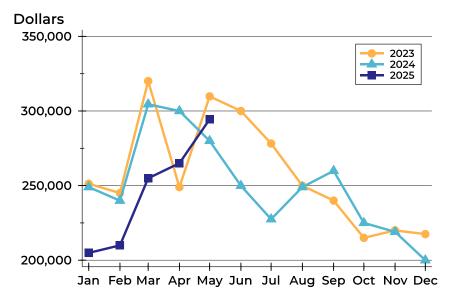


Shawnee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	284,543	292,789	239,241
February	279,856	290,058	239,317
March	304,258	322,171	289,447
April	268,778	328,914	299,335
May	331,778	311,226	312,290
June	320,734	276,220	
July	306,421	277,818	
August	307,081	280,431	
September	300,893	286,533	
October	267,090	248,443	
November	275,269	240,732	
December	278,599	225,353	



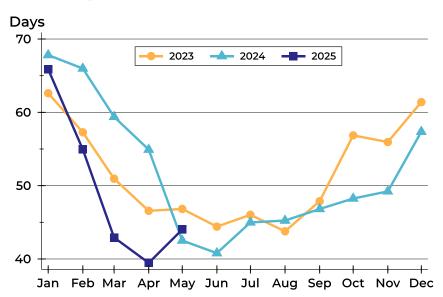
Month	2023	2024	2025
January	251,225	249,000	204,900
February	245,000	239,900	209,950
March	320,000	304,500	254,900
April	249,000	300,000	265,000
May	309,777	279,950	294,450
June	300,000	249,900	
July	278,200	227,500	
August	249,925	249,000	
September	239,950	259,900	
October	215,000	225,000	
November	219,950	219,000	
December	217,500	200,000	





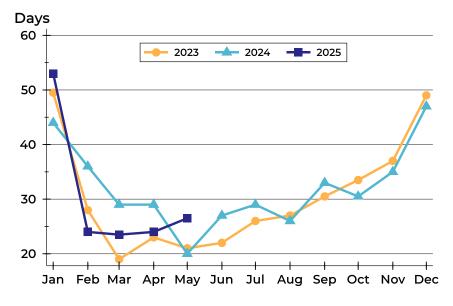
Shawnee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	63	68	66
February	57	66	55
March	51	59	43
April	47	55	39
May	47	43	44
June	44	41	
July	46	45	
August	44	45	
September	48	47	
October	57	48	
November	56	49	
December	61	57	

Median DOM



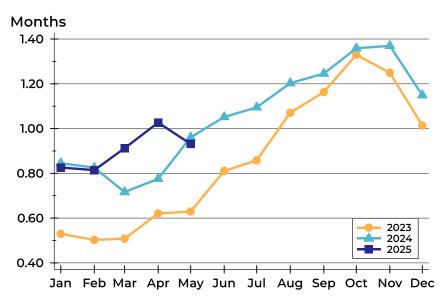
Month	2023	2024	2025
January	50	44	53
February	28	36	24
March	19	29	24
April	23	29	24
May	21	20	27
June	22	27	
July	26	29	
August	27	26	
September	31	33	
October	34	31	
November	37	35	
December	49	47	





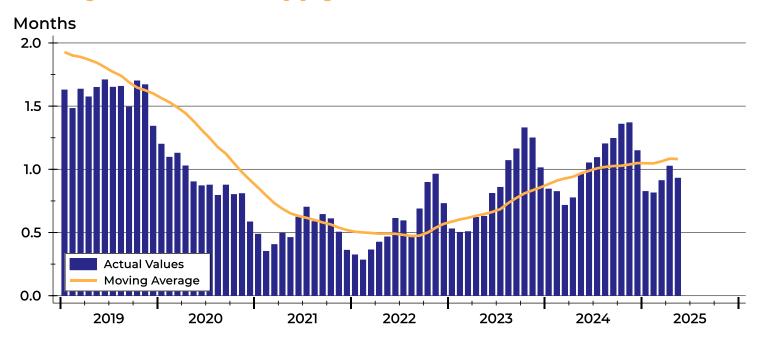
Shawnee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.5	0.8	0.8
February	0.5	0.8	0.8
March	0.5	0.7	0.9
April	0.6	0.8	1.0
May	0.6	1.0	0.9
June	0.8	1.1	
July	0.9	1.1	
August	1.1	1.2	
September	1.2	1.2	
October	1.3	1.4	
November	1.2	1.4	
December	1.0	1.1	

History of Month's Supply







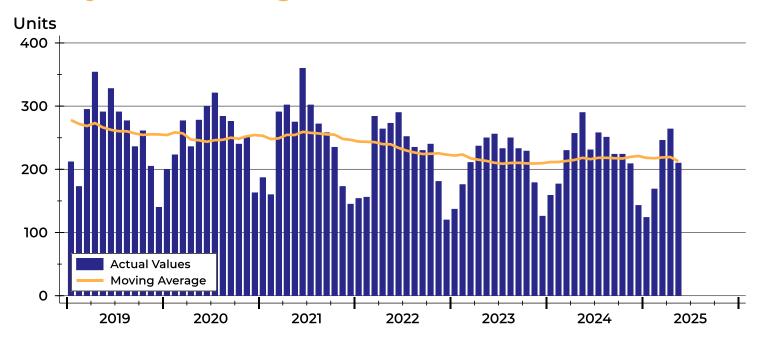
Shawnee County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	210	290	-27.6%
Month	Volume (1,000s)	54,207	69,822	-22.4%
Current	Average List Price	258,127	240,765	7.2%
C	Median List Price	240,000	199,900	20.1%
ā	New Listings	1,013	1,113	-9.0%
o-Da	Volume (1,000s)	250,932	260,431	-3.6%
Year-to-Date	Average List Price	247,712	233,991	5.9%
×	Median List Price	222,900	199,900	11.5%

A total of 210 new listings were added in Shawnee County during May, down 27.6% from the same month in 2024. Year-to-date Shawnee County has seen 1,013 new listings.

The median list price of these homes was \$240,000 up from \$199,900 in 2024.

History of New Listings

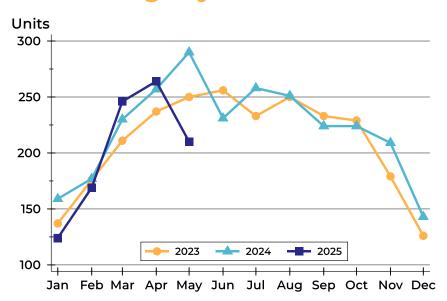






Shawnee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	137	159	124
February	176	177	169
March	211	230	246
April	237	257	264
May	250	290	210
June	256	231	
July	233	258	
August	250	251	
September	233	224	
October	229	224	
November	179	209	
December	126	143	

New Listings by Price Range

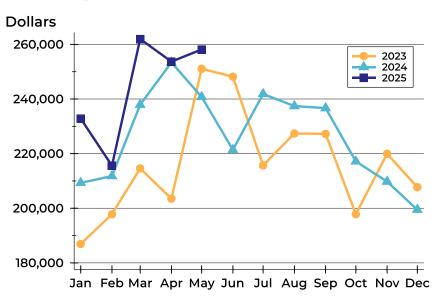
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	1	0.5%	2,400	2,400	14	14	129.7%	129.7%
\$25,000-\$49,999	4	1.9%	36,725	37,500	15	15	96.4%	100.0%
\$50,000-\$99,999	21	10.0%	73,962	75,000	11	7	98.2%	100.0%
\$100,000-\$124,999	9	4.3%	118,922	119,900	13	12	97.3%	100.0%
\$125,000-\$149,999	18	8.6%	141,128	142,500	9	6	99.5%	100.0%
\$150,000-\$174,999	13	6.2%	162,338	164,900	6	3	98.2%	100.0%
\$175,000-\$199,999	13	6.2%	187,008	185,000	6	3	99.7%	100.0%
\$200,000-\$249,999	31	14.8%	225,692	226,500	9	5	99.5%	100.0%
\$250,000-\$299,999	34	16.2%	272,746	270,000	11	6	99.0%	100.0%
\$300,000-\$399,999	39	18.6%	352,543	349,900	15	14	99.2%	100.0%
\$400,000-\$499,999	13	6.2%	445,977	455,000	12	7	99.4%	100.0%
\$500,000-\$749,999	11	5.2%	560,673	549,500	11	7	99.4%	100.0%
\$750,000-\$999,999	3	1.4%	789,333	789,000	18	11	99.6%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





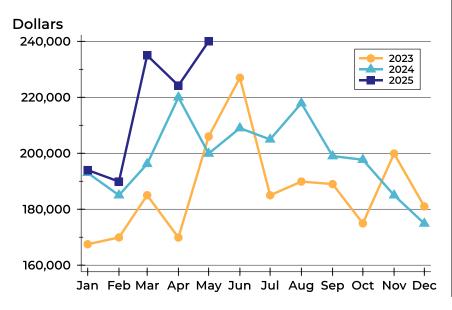
Shawnee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,924	209,293	232,838
February	197,792	211,800	215,582
March	214,587	237,912	261,962
April	203,515	253,400	253,704
May	251,055	240,765	258,127
June	248,173	221,415	
July	215,688	241,841	
August	227,386	237,425	
September	227,243	236,677	
October	197,808	217,151	
November	219,955	209,773	
December	207,731	199,477	

Median Price



Month	2023	2024	2025
January	167,500	193,000	194,000
February	169,925	185,000	189,900
March	185,000	196,200	235,000
April	169,900	220,000	224,225
May	206,000	199,900	240,000
June	227,000	209,000	
July	185,000	204,950	
August	189,900	217,900	
September	189,000	199,000	
October	174,950	197,700	
November	199,900	185,000	
December	181,000	174,900	





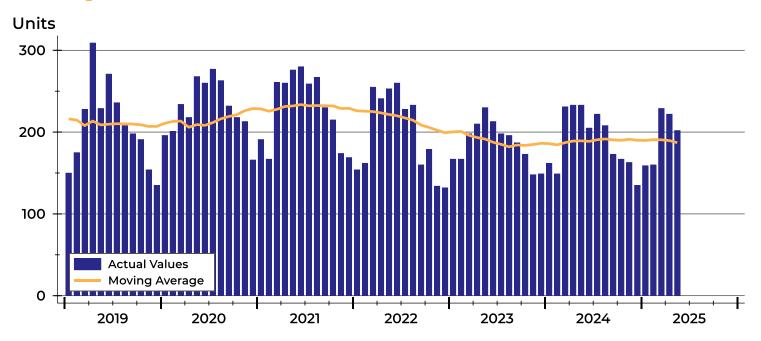
Shawnee County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	202	233	-13.3%	972	1,008	-3.6%
Vol	lume (1,000s)	49,923	57,669	-13.4%	225,142	230,662	-2.4%
ge	Sale Price	247,144	247,508	-0.1%	231,628	228,831	1.2%
Avera	Days on Market	20	20	0.0%	25	22	13.6%
¥	Percent of Original	97.3%	97.9%	-0.6%	97.5%	98.1%	-0.6%
=	Sale Price	234,750	220,000	6.7%	210,000	198,500	5.8%
Median	Days on Market	7	4	75.0%	6	4	50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 202 contracts for sale were written in Shawnee County during the month of May, down from 233 in 2024. The median list price of these homes was \$234,750, up from \$220,000 the prior year.

Half of the homes that went under contract in May were on the market less than 7 days, compared to 4 days in May 2024.

History of Contracts Written

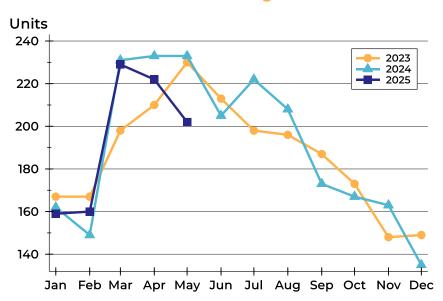






Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	167	162	159
February	167	149	160
March	198	231	229
April	210	233	222
May	230	233	202
June	213	205	
July	198	222	
August	196	208	
September	187	173	
October	173	167	
November	148	163	
December	149	135	

Contracts Written by Price Range

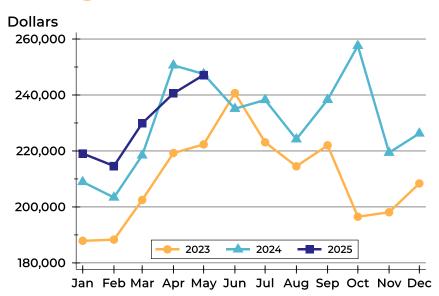
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	2.5%	38,890	39,950	12	8	89.9%	95.4%
\$50,000-\$99,999	25	12.4%	78,699	84,700	22	7	93.6%	98.6%
\$100,000-\$124,999	9	4.5%	117,783	119,000	15	7	98.8%	100.0%
\$125,000-\$149,999	16	7.9%	139,920	145,000	19	6	94.5%	100.0%
\$150,000-\$174,999	16	7.9%	160,150	164,450	17	8	98.4%	99.0%
\$175,000-\$199,999	12	5.9%	187,079	184,950	9	4	99.4%	100.0%
\$200,000-\$249,999	29	14.4%	227,312	226,500	13	5	98.4%	100.0%
\$250,000-\$299,999	36	17.8%	268,259	265,450	21	10	98.6%	100.0%
\$300,000-\$399,999	28	13.9%	341,946	332,450	29	13	97.5%	98.7%
\$400,000-\$499,999	11	5.4%	444,489	450,000	11	6	101.3%	100.0%
\$500,000-\$749,999	14	6.9%	585,121	576,950	32	26	96.4%	96.9%
\$750,000-\$999,999	1	0.5%	750,000	750,000	11	11	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





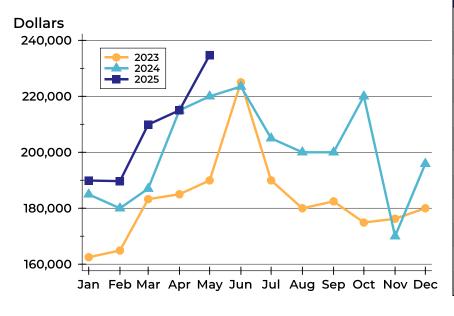
Shawnee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	187,876	208,932	219,086
February	188,300	203,377	214,621
March	202,470	218,412	229,870
April	219,252	250,596	240,563
May	222,332	247,508	247,144
June	240,681	235,098	
July	223,098	238,234	
August	214,510	224,190	
September	222,004	238,306	
October	196,498	257,592	
November	198,100	219,393	
December	208,391	226,256	

Median Price



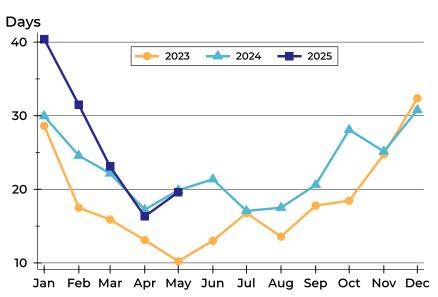
Month	2023	2024	2025
January	162,500	184,950	189,900
February	164,900	180,000	189,700
March	183,250	187,000	209,900
April	185,000	215,000	215,000
May	189,950	220,000	234,750
June	225,000	223,500	
July	189,950	205,000	
August	180,000	200,000	
September	182,450	200,000	
October	174,900	220,000	
November	176,250	170,000	
December	180,000	195,900	





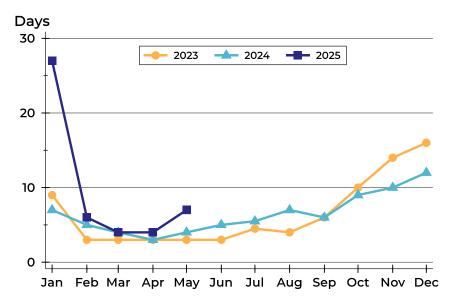
Shawnee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	30	40
February	17	25	31
March	16	22	23
April	13	17	16
May	10	20	20
June	13	21	
July	17	17	
August	14	18	
September	18	21	
October	18	28	
November	25	25	
December	32	31	

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	5	6
March	3	4	4
April	3	3	4
May	3	4	7
June	3	5	
July	5	6	
August	4	7	
September	6	6	
October	10	9	
November	14	10	
December	16	12	



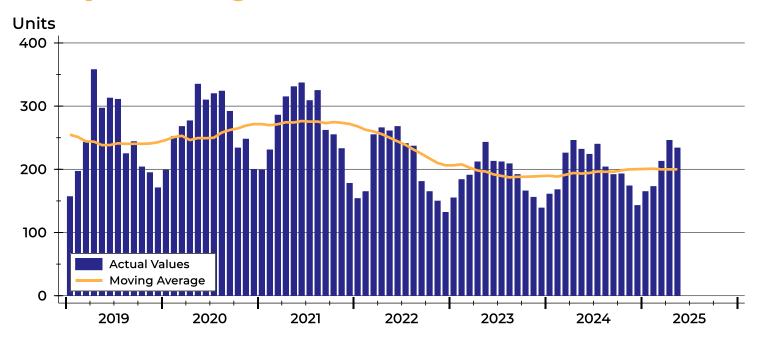
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	234	232	0.9%
Vo	lume (1,000s)	62,682	61,914	1.2%
ge	List Price	267,871	266,871	0.4%
Avera	Days on Market	20	21	-4.8%
Ą	Percent of Original	98.6%	98.3%	0.3%
2	List Price	245,000	233,500	4.9%
Media	Days on Market	5	5	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 234 listings in Shawnee County had contracts pending at the end of May, up from 232 contracts pending at the end of May 2024.

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	2023	2024	2025
January	155	161	165
February	184	168	173
March	191	226	213
April	212	246	246
May	243	232	234
June	213	224	
July	212	240	
August	209	204	
September	192	192	
October	166	193	
November	156	174	
December	139	143	

Pending Contracts by Price Range

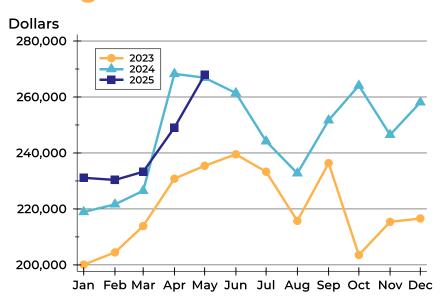
Price Range	Pending (Number	Contracts Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	1	0.4%	35,000	35,000	1	1	100.0%	100.0%
\$50,000-\$99,999	13	5.6%	81,008	84,700	17	4	98.8%	100.0%
\$100,000-\$124,999	14	6.0%	117,150	119,000	17	5	99.0%	100.0%
\$125,000-\$149,999	14	6.0%	143,364	145,000	6	5	99.5%	100.0%
\$150,000-\$174,999	20	8.5%	160,860	164,450	15	8	98.9%	100.0%
\$175,000-\$199,999	20	8.5%	187,193	187,000	38	4	98.0%	100.0%
\$200,000-\$249,999	38	16.2%	225,738	225,000	16	5	98.4%	100.0%
\$250,000-\$299,999	43	18.4%	268,728	265,000	22	8	98.6%	100.0%
\$300,000-\$399,999	37	15.8%	342,164	329,900	23	9	98.3%	100.0%
\$400,000-\$499,999	13	5.6%	447,652	450,000	10	5	99.7%	100.0%
\$500,000-\$749,999	18	7.7%	595,611	591,950	28	20	97.7%	100.0%
\$750,000-\$999,999	2	0.9%	817,500	817,500	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





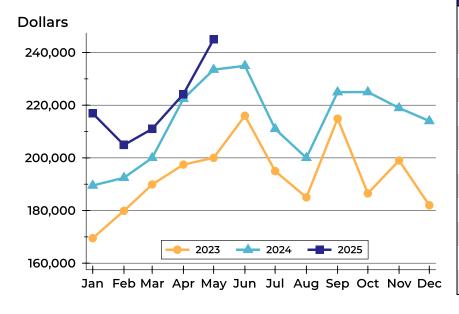
Shawnee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	200,095	218,913	231,124
February	204,451	221,623	230,357
March	213,872	226,481	233,270
April	230,805	268,279	249,069
May	235,423	266,871	267,871
June	239,503	261,409	
July	233,283	244,180	
August	215,734	5,734 232,747	
September	236,375	251,683	
October	203,540	264,080	
November	215,383	246,477	
December	216,582	258,075	

Median Price



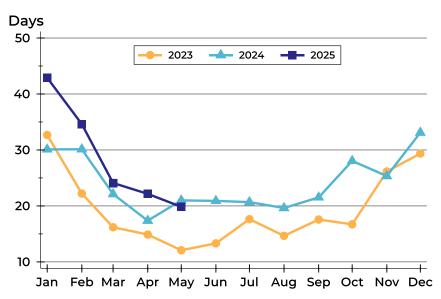
Month	2023	2024	2025
January	169,500	189,500	216,900
February	179,900	192,450	204,900
March	189,900	200,000	211,000
April	197,450	222,450	224,225
May	200,000	233,500	245,000
June	216,000	234,950	
July	195,000	210,994	
August	185,000	200,000	
September	214,900	224,950	
October	186,500	225,000	
November	199,000	218,950	
December	182,000	214,000	





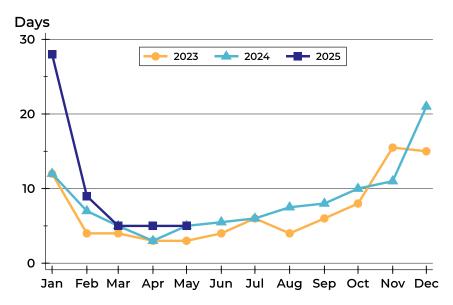
Shawnee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
April	15	17	22
May	12	21	20
June	13	21	
July	18	21	
August	15	20	
September	18	22	
October	17	28	
November	26	25	
December	29	33	

Median DOM

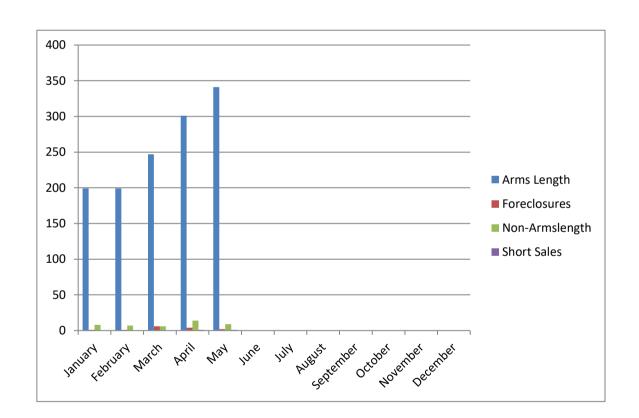


Month	2023	2024	2025
January	12	12	28
February	4	7	9
March	4	5	5
April	3	3	5
May	3	5	5
June	4	6	
July	6	6	
August	4	8	
September	6	8	
October	8	10	
November	16	11	
December	15	21	

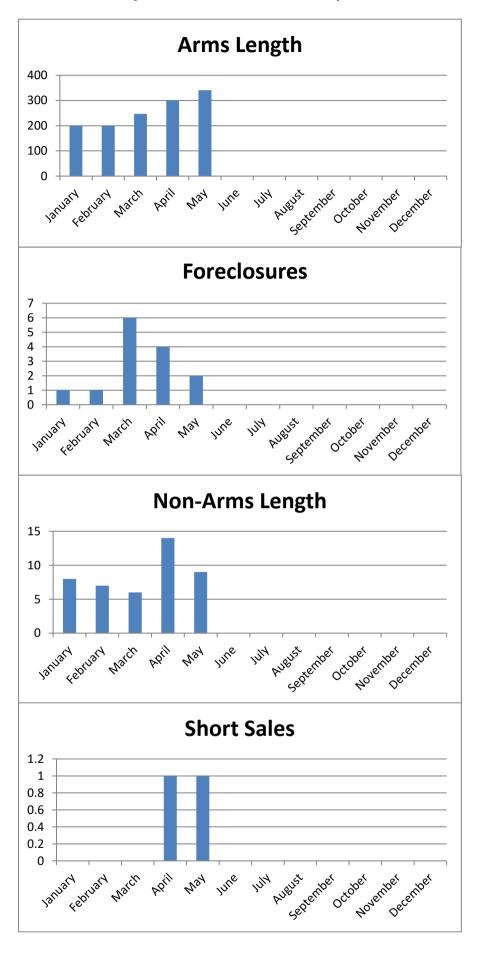
Sunflower Multiple Listing Service May 2025 Distressed Sales Report

	^T otal Sales	Arms Leneth	Foreclosures	Non-Armslo.	Short Sales
January	208	199	1	8	0
February	207	199	1	7	0
March	259	247	6	6	0
April	320	301	4	14	1
May	353	341	2	9	1
June					
July					
August					
September					
October					
November					
December					
YTD Totals	1347	1287	14	44	2

Distressed Sales	Distressed as % of	Salles
1 6 5 3	0% 0% 2% 2% 1%	
1	0%	
6	2%	
5	2%	
3	1%	
16	1%	
	-	



Sunflower Multiple Listing Service May 2025 Distressed Sales Report



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

May 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	3	3	7	4								56	22	31	42
\$30,000-\$39,999	4	1	3	4	2								14	25	25	27
\$40,000-\$49,999	3	4	0	10	4								21	24	31	30
\$50,000-\$59,999	6	6	2	8	7								29	22	46	39
\$60,000-\$69,999	3	4	4	6	7								24	42	59	59
\$70,000-\$79,999	8	9	14	10	6								47	33	44	52
\$80,000-\$89,999	5	9	12	8	6								40	61	40	63
\$90,000-\$99,999	2	2	6	9	15								34	35	64	51
\$100,000-\$119,999	10	9	10	16	13								58	62	78	98
\$120,000-\$139,999	15	14	14	17	20								80	81	99	142
\$140,000-\$159,999	18	10	14	21	29								92	120	100	106
\$160,000-\$179,999	13	8	19	23	20								83	109	102	103
\$180,000-\$199,999	12	13	17	21	31								94	106	86	91
\$200,000-\$249,999	26	23	47	49	46								191	196	188	193
\$250,000-\$299,999	21	44	28	42	42								177	160	131	141
\$300,000-\$399,999	34	28	36	42	56								196	167	134	127
\$400,000-\$499,999	15	14	14	20	27								90	56	51	75
\$500,000 or more	16	7	18	9	18								68	57	46	49
TOTALS	250	208	261	322	353	0	0	0	0	0	0	0	1394	1378	1355	1488





Topeka MSA & Douglas County Housing Report





Market Overview

Topeka MSA & Douglas County Home Sales Fell in May

Total home sales in the Topeka MSA & Douglas County fell last month to 272 units, compared to 299 units in May 2024. Total sales volume was \$67.1 million, down from a vear earlier.

The median sale price in May was \$225,000, up from \$224,000 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 100.0% of their list prices.

Topeka MSA & Douglas County Active Listings Remain the Same at End of May

The total number of active listings in the Topeka MSA & Douglas County at the end of May was 278 units, the same as in May 2024. 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 May was \$274,950.

During May, a total of 258 contracts were written down from 284 in May 2024. At the end of the month, there were 306 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

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Topeka MSA & Douglas County Summary Statistics

May MLS Statistics			Current Mont		Year-to-Date			
Th	ree-year History	2025	2024	2023	2025	2024	2023	
Home Sales Change from prior year		272 -9.0%	299 12.0%	267 -12.5%	1,105 -1.8%	1,125 5.4%	1,067 -11.9%	
	tive Listings ange from prior year	278 0.0%	278 50.3%	185 12.8%	N/A	N/A	N/A	
	onths' Supply ange from prior year	1.2 0.0%	1.2 71.4%	0.7 16.7%	N/A	N/A	N/A	
	w Listings ange from prior year	277 -23.5%	362 12.8%	321 -10.6%	1,310 -7.7%	1,419 10.1%	1,289 -11.6%	
	ntracts Written ange from prior year	258 -9.2%	284 -1.0%	287 -13.6%	1,212 -3.6%	1,257 3.0%	1,220 -10.8%	
	nding Contracts ange from prior year	306 7.0%	286 -3.7%	297 -10.8%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year		67,138 -10.1%	74,673 17.4%	63,625 -7.4%	260,478 4.4%	249,418 12.9%	220,955 -8.8%	
	Sale Price Change from prior year	246,832 -1.2%	249,741 4.8%	238,294 5.8%	235,726 6.3%	221,705 7.1%	207,081 3.5%	
41	List Price of Actives Change from prior year	323,055 -0.3%	324,123 -15.5%	383,634 47.0%	N/A	N/A	N/A	
Average	Days on Market Change from prior year	21 16.7%	18 12.5%	16 45.5%	30 15.4%	26 18.2%	22 37.5%	
Ā	Percent of List Change from prior year	99.2% -0.6%	99.8% -1.1%	100.9% -1.7%	98.6% -0.3%	98.9% -0.8%	99.7% -1.4%	
	Percent of Original Change from prior year	98.2% -0.5%	98.7% -1.4%	100.1% -1.6%	96.8% -0.4%	97.2% -0.9%	98.1% -1.9%	
	Sale Price Change from prior year	225,000 0.4%	224,000 12.1%	199,900 -0.1%	212,500 9.0%	194,900 9.5%	178,000 4.7%	
	List Price of Actives Change from prior year	274,950 -3.5%	284,925 -8.0%	309,777 40.9%	N/A	N/A	N/A	
Median	Days on Market Change from prior year	6 100.0%	3 0.0%	3 0.0%	8 33.3%	6 20.0%	5 66.7%	
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.9%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	
	Percent of Original Change from prior year	100.0% 0.0%	100.0%	100.0% -0.8%	99.5% -0.5%	100.0%	100.0% 0.0%	

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





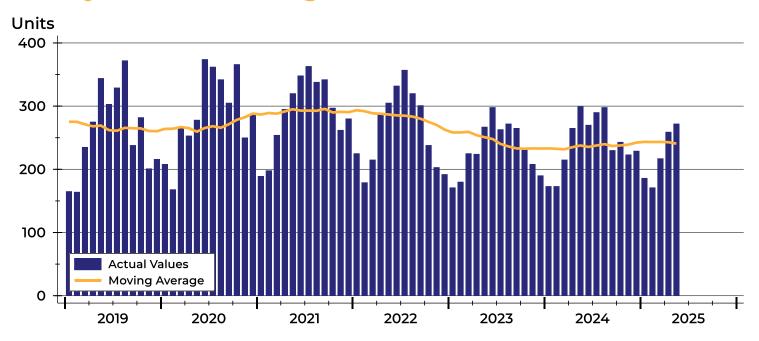
Topeka MSA & Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Clo	sed Listings	272	299	-9.0%	1,105	1,125	-1.8%
Vo	lume (1,000s)	67,138	74,673	-10.1%	260,478	249,418	4.4%
Мс	onths' Supply	1.2	1.2	0.0%	N/A	N/A	N/A
	Sale Price	246,832	249,741	-1.2%	235,726	221,705	6.3%
age	Days on Market	21	18	16.7%	30	26	15.4%
Averag	Percent of List	99.2%	99.8%	-0.6%	98.6%	98.9%	-0.3%
	Percent of Original	98.2%	98.7%	-0.5%	96.8%	97.2%	-0.4%
	Sale Price	225,000	224,000	0.4%	212,500	194,900	9.0%
dian	Days on Market	6	3	100.0%	8	6	33.3%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.5%	100.0%	-0.5%

A total of 272 homes sold in the Topeka MSA & Douglas County in May, down from 299 units in May 2024. Total sales volume fell to \$67.1 million compared to \$74.7 million in the previous year.

The median sales price in May was \$225,000, up 0.4% compared to the prior year. Median days on market was 6 days, up from 4 days in April, and up from 3 in May 2024.

History of Closed Listings

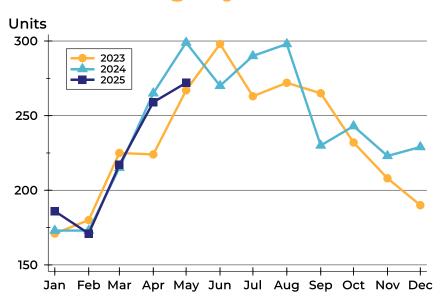






Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	171	173	186
February	180	173	171
March	225	215	217
April	224	265	259
May	267	299	272
June	298	270	
July	263	290	
August	272	298	
September	265	230	
October	232	243	
November	208	223	
December	190	229	

Closed Listings by Price Range

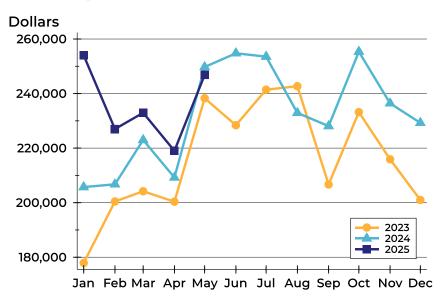
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	23,500	23,500	10	10	73.4%	73.4%	73.4%	73.4%
\$25,000-\$49,999	7	2.6%	1.2	38,386	40,000	20	19	97.4%	90.0%	95.1%	90.0%
\$50,000-\$99,999	30	11.0%	0.8	77,458	80,000	30	24	93.0%	95.6%	90.7%	93.8%
\$100,000-\$124,999	14	5.1%	0.8	112,157	114,000	21	7	100.3%	100.0%	99.0%	100.0%
\$125,000-\$149,999	23	8.5%	1.0	138,983	140,000	19	3	101.7%	100.0%	100.7%	100.0%
\$150,000-\$174,999	19	7.0%	0.8	160,751	160,000	15	5	100.2%	100.0%	99.0%	100.0%
\$175,000-\$199,999	23	8.5%	0.9	188,635	190,000	15	6	100.3%	100.0%	100.1%	100.0%
\$200,000-\$249,999	37	13.6%	0.8	225,368	225,000	14	2	101.2%	100.0%	100.3%	100.0%
\$250,000-\$299,999	34	12.5%	0.8	271,147	272,500	10	4	101.1%	100.0%	100.6%	100.0%
\$300,000-\$399,999	47	17.3%	1.9	342,562	340,000	24	9	98.8%	100.0%	97.4%	99.9%
\$400,000-\$499,999	23	8.5%	1.5	444,573	440,000	18	3	98.3%	99.2%	97.8%	99.2%
\$500,000-\$749,999	13	4.8%	2.1	583,038	553,000	75	10	100.4%	99.1%	99.4%	98.0%
\$750,000-\$999,999	1	0.4%	5.6	900,000	900,000	0	0	100.0%	100.0%	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	N/A	N/A





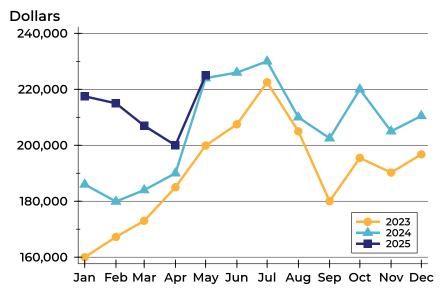
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	177,930	205,720	253,997
February	200,452	206,735	227,010
March	204,189	222,990	232,956
April	200,361	209,235	219,018
May	238,294	249,741	246,832
June	228,399	254,778	
July	241,421	253,549	
August	242,709	232,909	
September	206,671	228,092	
October	233,209	255,361	
November	215,906	236,424	
December	200,985	229,262	

Median Price



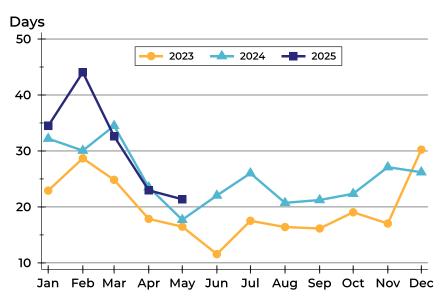
Month	2023	2024	2025
January	160,000	186,000	217,500
February	167,250	179,900	215,000
March	173,000	184,000	207,000
April	185,000	190,000	200,000
Мау	199,900	224,000	225,000
June	207,500	226,000	
July	222,500	230,000	
August	205,000	210,000	
September	180,000	202,500	
October	195,500	220,000	
November	190,250	205,000	
December	196,750	210,500	





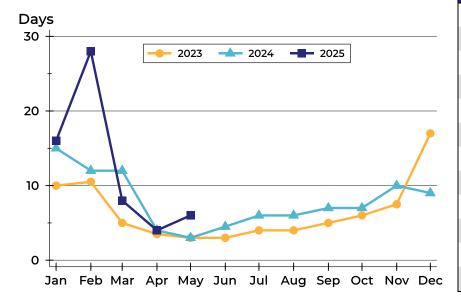
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	23	32	34
February	29	30	44
March	25	34	33
April	18	24	23
May	16	18	21
June	12	22	
July	18	26	
August	16	21	
September	16	21	
October	19	22	
November	17	27	
December	30	26	

Median DOM



Month	2023	2024	2025
January	10	15	16
February	11	12	28
March	5	12	8
April	4	4	4
May	3	3	6
June	3	5	
July	4	6	
August	4	6	
September	5	7	
October	6	7	
November	8	10	
December	17	9	



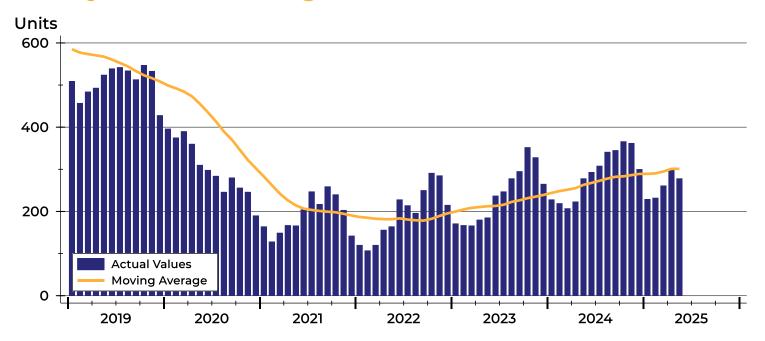
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of May 2024	Change
Ac	tive Listings	278	278	0.0%
Vo	lume (1,000s)	89,809	90,106	-0.3%
Months' Supply		1.2	1.2	0.0%
ge	List Price	323,055	324,123	-0.3%
Avera	Days on Market	51	49	4.1%
₽	Percent of Original	97.4%	97.3%	0.1%
<u>_</u>	List Price	274,950	284,925	-3.5%
Median	Days on Market	31	24	29.2%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 278 homes were available for sale in the Topeka MSA & Douglas County at the end of May. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$274,950, down 3.5% from 2024. The typical time on market for active listings was 31 days, up from 24 days a year earlier.

History of Active Listings

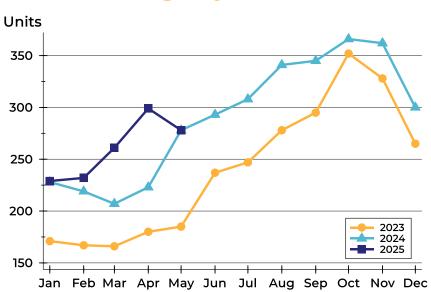






Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	171	228	229
February	167	219	232
March	166	207	261
April	180	223	299
May	185	278	278
June	237	293	
July	247	308	
August	278	341	
September	295	345	
October	352	366	
November	328	362	
December	265	300	

Active Listings by Price Range

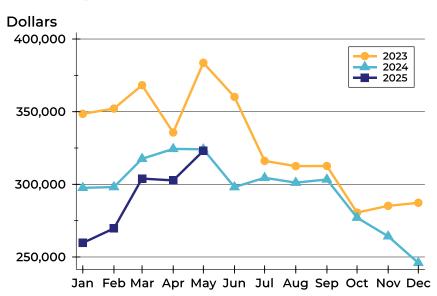
Price Range	Active I Number	istings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	2,400	2,400	8	8	129.7%	129.7%
\$25,000-\$49,999	8	2.9%	1.2	40,088	41,000	58	46	92.2%	100.0%
\$50,000-\$99,999	22	7.9%	0.8	74,700	74,450	48	39	93.5%	94.3%
\$100,000-\$124,999	10	3.6%	0.8	115,480	117,000	42	46	94.6%	94.8%
\$125,000-\$149,999	20	7.2%	1.0	137,713	136,000	65	24	97.6%	100.0%
\$150,000-\$174,999	17	6.1%	0.8	162,229	160,000	81	38	100.9%	100.0%
\$175,000-\$199,999	18	6.5%	0.9	192,256	195,000	72	33	95.6%	100.0%
\$200,000-\$249,999	29	10.4%	0.8	226,352	228,900	49	26	97.5%	100.0%
\$250,000-\$299,999	25	9.0%	0.8	273,280	270,000	28	16	99.0%	100.0%
\$300,000-\$399,999	65	23.4%	1.9	359,244	365,000	46	31	98.0%	100.0%
\$400,000-\$499,999	27	9.7%	1.5	445,711	439,900	47	44	97.1%	100.0%
\$500,000-\$749,999	23	8.3%	2.1	561,348	539,900	55	53	97.9%	100.0%
\$750,000-\$999,999	8	2.9%	5.6	830,600	799,000	61	69	97.5%	99.4%
\$1,000,000 and up	5	1.8%	N/A	1,875,623	1,649,000	47	13	100.0%	100.0%





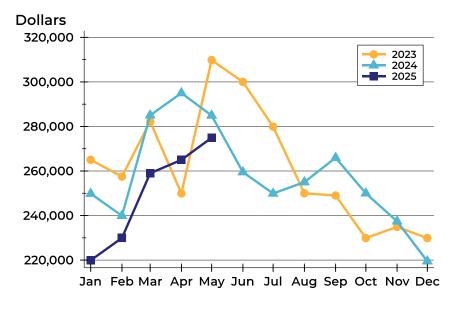
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	348,519	297,579	259,673
February	352,143	298,129	269,691
March	368,210	317,576	303,948
April	335,695	324,383	302,713
May	383,634	324,123	323,055
June	360,176	298,095	
July	316,123	304,495	
August	312,541	301,165	
September	312,626	303,338	
October	280,559	277,087	
November	285,207	264,223	
December	287,298	245,947	

Median Price



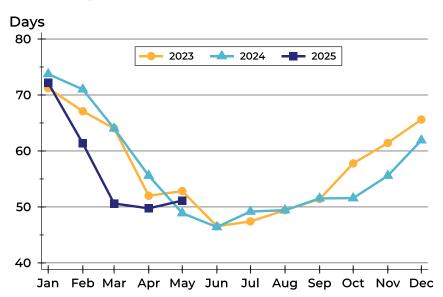
Month	2023	2024	2025
January	265,000	249,839	219,900
February	257,500	239,900	229,950
March	282,200	285,000	259,000
April	249,950	295,000	265,000
May	309,777	284,925	274,950
June	300,000	259,500	
July	279,900	249,900	
August	250,000	255,000	
September	249,000	265,950	
October	229,900	249,975	
November	234,900	237,400	
December	229,900	219,500	





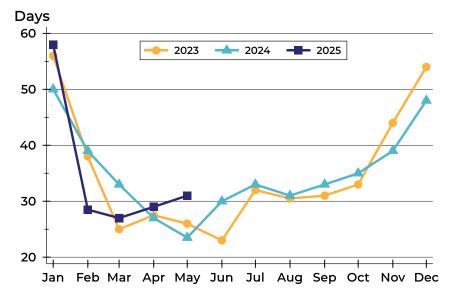
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	71	74	72
February	67	71	61
March	64	64	51
April	52	56	50
May	53	49	51
June	47	46	
July	47	49	
August	49	49	
September	51	52	
October	58	52	
November	61	56	
December	66	62	

Median DOM



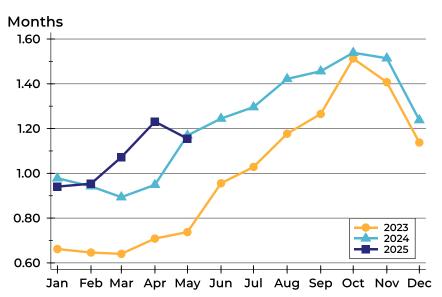
Month	2023	2024	2025
January	56	50	58
February	38	39	29
March	25	33	27
April	28	27	29
May	26	24	31
June	23	30	
July	32	33	
August	31	31	
September	31	33	
October	33	35	
November	44	39	
December	54	48	





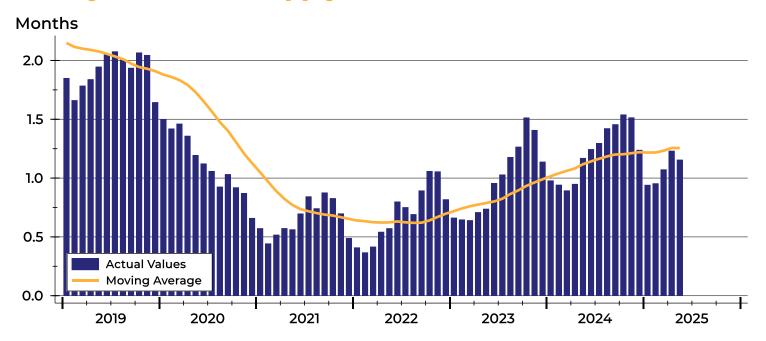
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.7	1.0	0.9
February	0.6	0.9	1.0
March	0.6	0.9	1.1
April	0.7	0.9	1.2
May	0.7	1.2	1.2
June	1.0	1.2	
July	1.0	1.3	
August	1.2	1.4	
September	1.3	1.5	
October	1.5	1.5	
November	1.4	1.5	
December	1.1	1.2	

History of Month's Supply





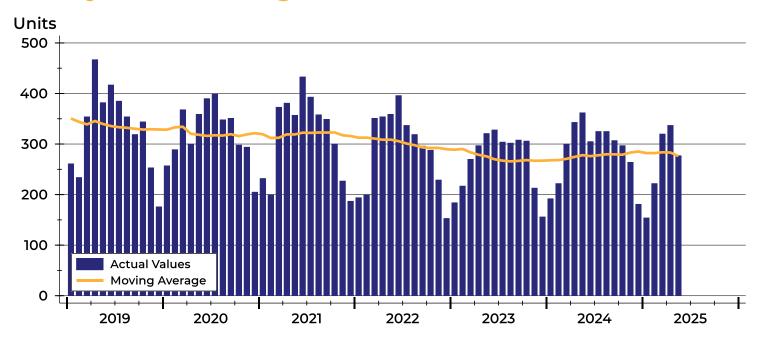
Topeka MSA & Douglas County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	277	362	-23.5%
Month	Volume (1,000s)	77,800	92,414	-15.8%
Current	Average List Price	280,867	255,286	10.0%
C	Median List Price	240,000	222,450	7.9%
क	New Listings	1,310	1,419	-7.7%
o-Da	Volume (1,000s)	340,722	347,166	-1.9%
Year-to-Date	Average List Price	260,093	244,655	6.3%
Ϋ́	Median List Price	225,000	210,000	7.1%

A total of 277 new listings were added in the Topeka MSA & Douglas County during May, down 23.5% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 1,310 new listings.

The median list price of these homes was \$240,000 up from \$222,450 in 2024.

History of New Listings

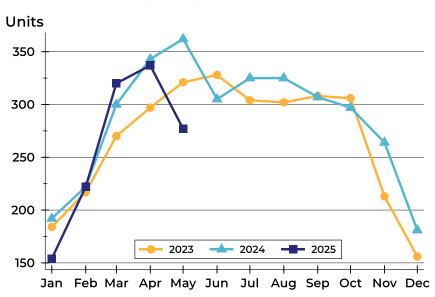






Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	184	192	154
February	217	222	222
March	270	300	320
April	297	343	337
May	321	362	277
June	328	305	
July	304	325	
August	302	325	
September	308	307	
October	306	297	
November	213	264	
December	156	181	

New Listings by Price Range

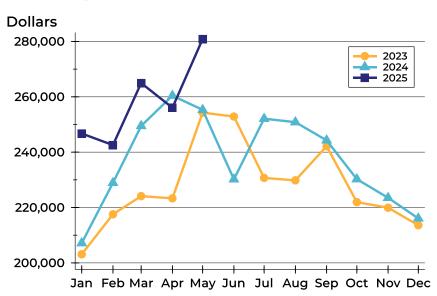
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	2,400	2,400	14	14	129.7%	129.7%
\$25,000-\$49,999	5	1.8%	39,360	40,000	14	14	97.1%	100.0%
\$50,000-\$99,999	24	8.7%	73,754	74,450	13	9	96.6%	100.0%
\$100,000-\$124,999	12	4.3%	117,725	119,250	14	12	97.3%	100.0%
\$125,000-\$149,999	22	7.9%	141,377	143,500	9	6	99.6%	100.0%
\$150,000-\$174,999	19	6.9%	160,753	160,000	7	4	98.7%	100.0%
\$175,000-\$199,999	20	7.2%	187,750	186,450	9	5	99.3%	100.0%
\$200,000-\$249,999	43	15.5%	225,462	226,500	11	7	99.3%	100.0%
\$250,000-\$299,999	41	14.8%	273,833	274,900	10	5	99.2%	100.0%
\$300,000-\$399,999	50	18.1%	352,100	347,450	16	16	99.0%	100.0%
\$400,000-\$499,999	17	6.1%	439,553	429,900	11	7	99.6%	100.0%
\$500,000-\$749,999	15	5.4%	577,153	560,000	12	8	99.5%	100.0%
\$750,000-\$999,999	4	1.4%	785,725	781,950	23	24	99.7%	100.0%
\$1,000,000 and up	4	1.4%	1,674,750	1,399,500	13	14	100.0%	100.0%





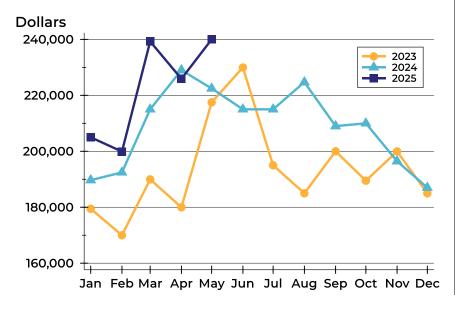
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	203,115	207,144	246,739
February	217,557	228,902	242,558
March	224,120	249,476	264,964
April	223,315	260,413	256,047
May	254,269	255,286	280,867
June	252,875	230,183	
July	230,689	252,090	
August	229,813	250,830	
September	242,146	244,270	
October	221,952	230,252	
November	219,935	223,512	
December	213,607	216,062	

Median Price



Month	2023	2024	2025
January	179,450	189,700	205,000
February	170,000	192,450	199,900
March	189,950	215,000	239,250
April	180,000	229,000	225,900
May	217,500	222,450	240,000
June	229,950	215,000	
July	195,000	215,000	
August	185,000	224,700	
September	200,000	209,000	
October	189,500	210,000	
November	199,950	196,450	
December	185,000	187,000	





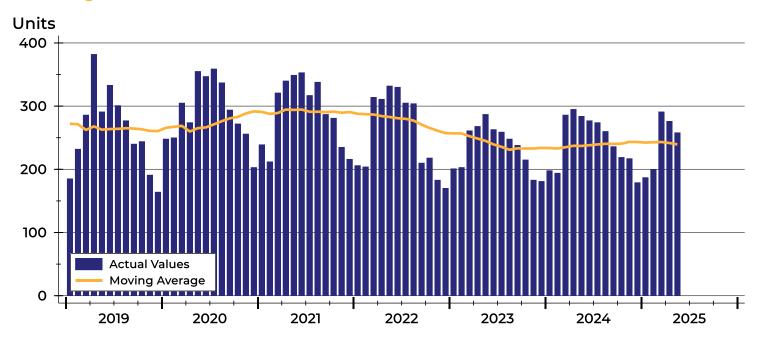
Topeka MSA & Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	258	284	-9.2%	1,212	1,257	-3.6%
Vol	lume (1,000s)	65,743	71,006	-7.4%	289,817	297,104	-2.5%
ge	Sale Price	254,817	250,022	1.9%	239,123	236,360	1.2%
Avera	Days on Market	23	22	4.5%	27	24	12.5%
¥	Percent of Original	97.0%	97.4%	-0.4%	97.3%	97.7%	-0.4%
<u>_</u>	Sale Price	239,250	222,500	7.5%	219,900	200,000	9.9%
Median	Days on Market	9	5	80.0%	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 258 contracts for sale were written in the Topeka MSA & Douglas County during the month of May, down from 284 in 2024. The median list price of these homes was \$239,250, up from \$222,500 the prior year.

Half of the homes that went under contract in May were on the market less than 8 days, compared to 5 days in May 2024.

History of Contracts Written

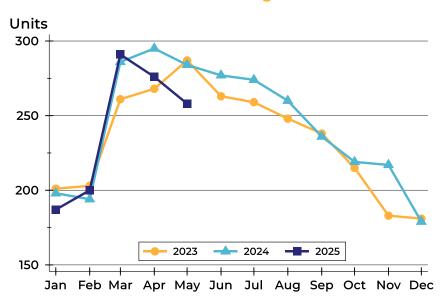






Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	201	198	187
February	203	194	200
March	261	286	291
April	268	295	276
May	287	284	258
June	263	277	
July	259	274	
August	248	260	
September	238	236	
October	215	219	
November	183	217	
December	181	179	

Contracts Written by Price Range

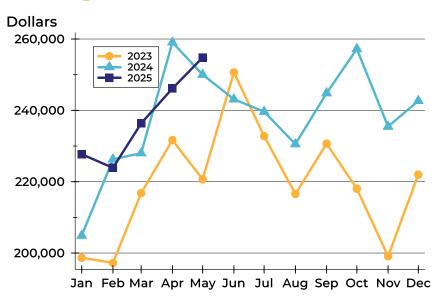
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	1.9%	38,890	39,950	12	8	89.9%	95.4%
\$50,000-\$99,999	28	10.9%	79,228	84,850	32	12	92.1%	98.6%
\$100,000-\$124,999	15	5.8%	115,626	118,435	25	12	95.9%	100.0%
\$125,000-\$149,999	20	7.8%	139,936	144,000	16	5	95.8%	100.0%
\$150,000-\$174,999	18	7.0%	159,578	162,000	16	5	98.6%	100.0%
\$175,000-\$199,999	16	6.2%	187,741	184,950	13	4	98.4%	100.0%
\$200,000-\$249,999	37	14.3%	227,645	226,500	13	6	98.8%	100.0%
\$250,000-\$299,999	48	18.6%	269,513	267,450	27	13	97.9%	100.0%
\$300,000-\$399,999	35	13.6%	342,564	334,900	27	14	97.4%	98.9%
\$400,000-\$499,999	17	6.6%	448,834	450,000	15	7	100.0%	100.0%
\$500,000-\$749,999	17	6.6%	590,653	594,000	42	29	96.0%	96.3%
\$750,000-\$999,999	1	0.4%	750,000	750,000	11	11	100.0%	100.0%
\$1,000,000 and up	ī	0.4%	1,150,000	1,150,000	7	7	100.0%	100.0%





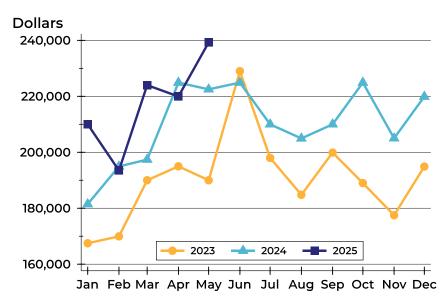
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	198,679	204,897	227,714
February	197,245	226,269	223,887
March	216,818	228,008	236,358
April	231,666	259,058	246,137
May	220,676	250,022	254,817
June	250,657	243,113	
July	232,784	239,641	
August	216,578	230,548	
September	230,675	244,835	
October	218,033	257,221	
November	199,103	235,455	
December	222,001	242,678	

Median Price



Month	2023	2024	2025
January	167,500	181,490	210,000
February	169,950	194,950	193,500
March	190,000	197,400	224,000
April	195,000	224,900	219,950
May	190,000	222,500	239,250
June	229,000	224,900	
July	198,000	210,000	
August	184,800	204,950	
September	199,900	210,000	
October	189,000	224,900	
November	177,500	205,000	
December	194,900	219,900	





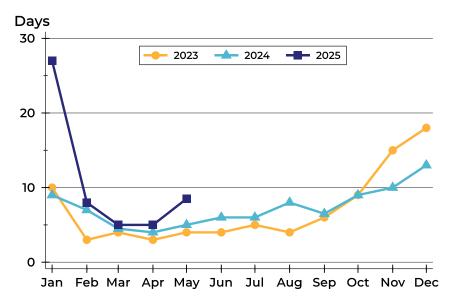
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	33	42
February	22	30	35
March	19	23	26
April	14	19	17
May	12	22	23
June	19	26	
July	16	22	
August	16	20	
September	19	22	
October	18	28	
November	26	26	
December	37	34	

Median DOM



Month	2023	2024	2025
January	10	9	27
February	3	7	8
March	4	5	5
April	3	4	5
May	4	5	9
June	4	6	
July	5	6	
August	4	8	
September	6	7	
October	9	9	
November	15	10	
December	18	13	



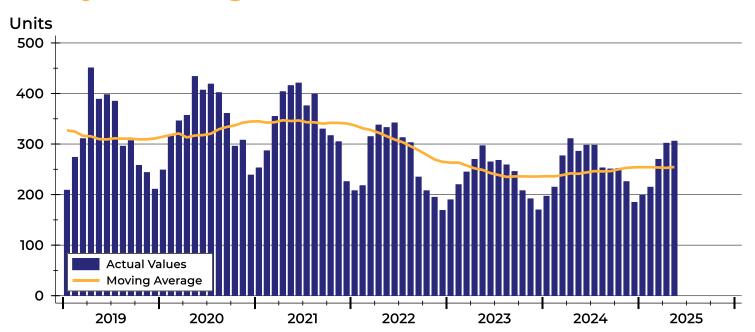
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of May 2025 2024		Change	
Pe	nding Contracts	306	286	7.0%	
Vo	lume (1,000s)	81,861	76,528	7.0%	
ge	List Price	267,519	267,580	0.0%	
Days on Market Percent of Original		23	25	-8.0%	
		98.2%	98.3%	-0.1%	
2	List Price	243,500	233,500	4.3%	
Media	Days on Market	7	6	16.7%	
Percent of Original		100.0%	100.0%	0.0%	

A total of 306 listings in the Topeka MSA & Douglas County had contracts pending at the end of May, up from 286 contracts pending at the end of May 2024.

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

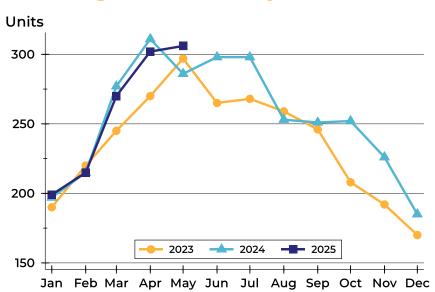






Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	190	197	199
February	220	215	215
March	245	277	270
April	270	311	302
May	297	286	306
June	265	298	
July	268	298	
August	259	253	
September	246	251	
October	208	252	
November	192	226	
December	170	185	

Pending Contracts by Price Range

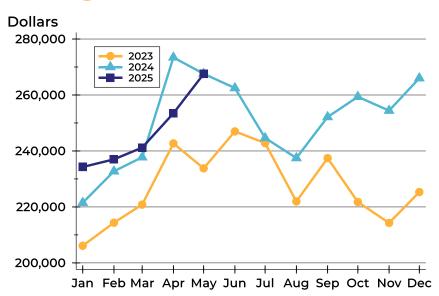
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	0.7%	37,450	37,450	20	20	90.0%	90.0%
\$50,000-\$99,999	19	6.2%	79,368	80,000	31	5	96.0%	100.0%
\$100,000-\$124,999	19	6.2%	116,023	118,435	16	7	99.1%	100.0%
\$125,000-\$149,999	20	6.5%	141,855	145,000	12	5	99.5%	100.0%
\$150,000-\$174,999	24	7.8%	160,463	162,000	13	5	99.1%	100.0%
\$175,000-\$199,999	27	8.8%	187,964	189,000	41	6	96.6%	100.0%
\$200,000-\$249,999	48	15.7%	225,820	225,000	16	6	98.6%	100.0%
\$250,000-\$299,999	57	18.6%	270,674	269,000	26	11	98.2%	100.0%
\$300,000-\$399,999	44	14.4%	343,073	331,175	21	11	98.4%	100.0%
\$400,000-\$499,999	20	6.5%	451,019	457,500	16	9	99.6%	100.0%
\$500,000-\$749,999	22	7.2%	596,609	591,950	36	20	97.3%	100.0%
\$750,000-\$999,999	2	0.7%	817,500	817,500	20	20	100.0%	100.0%
\$1,000,000 and up	ī	0.3%	1,150,000	1,150,000	7	7	100.0%	100.0%



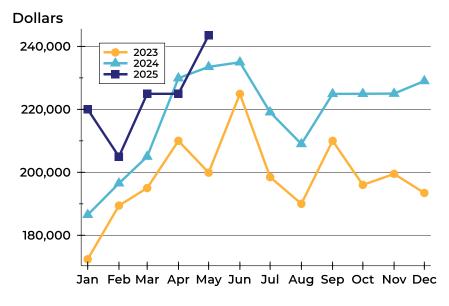


Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,120	221,493	234,270
February	214,370	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
May	233,797	267,580	267,519
June	246,977	262,483	
July	242,806	244,637	
August	221,959	237,471	
September	237,441	252,136	
October	221,769	259,355	
November	214,286	254,418	
December	225,309	265,997	



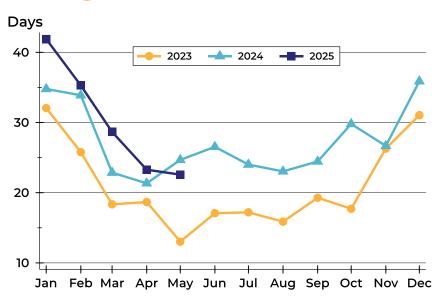
Month	2023	2024	2025
January	172,400	186,500	220,000
February	189,450	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
May	199,900	233,500	243,500
June	224,900	234,950	
July	198,500	219,089	
August	190,000	209,000	
September	210,000	224,900	
October	196,000	224,950	
November	199,500	225,000	
December	193,450	229,000	





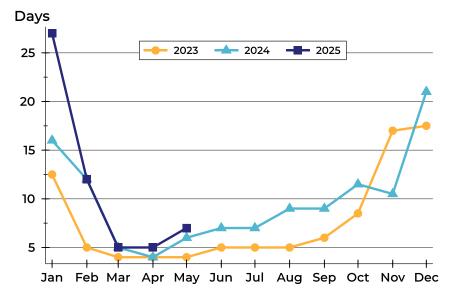
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	35	42
February	26	34	35
March	18	23	29
April	19	21	23
May	13	25	23
June	17	27	
July	17	24	
August	16	23	
September	19	24	
October	18	30	
November	26	27	
December	31	36	

Median DOM



Month	2023	2024	2025
January	13	16	27
February	5	12	12
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	
July	5	7	
August	5	9	
September	6	9	
October	9	12	
November	17	11	
December	18	21	





Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Fell in May

Total home sales in the Topeka MSA fell last month to 261 units, compared to 280 units in May 2024. Total sales volume was \$63.0 million, down from a year earlier.

The median sale price in May was \$220,000, up from \$215,000 a year earlier. Homes that sold in May were typically on the market for 6 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of May

The total number of active listings in the Topeka MSA at the end of May was 264 units, up from 257 at the same point in 2024. 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 May was \$272,500.

During May, a total of 248 contracts were written down from 272 in May 2024. At the end of the month, there were 294 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

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<u>denise@sunflowerrealtors.com</u> <u>www.SunflowerRealtors.com</u>





Topeka Metropolitan Area Summary Statistics

	ny MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	o me Sales ange from prior year	261 -6.8%	280 14.8%	244 -16.2%	1,045 -1.7%	1,063 5.9%	1,004 -13.1%
	tive Listings ange from prior year	264 2.7%	257 53.0%	168 13.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.2 9.1%	1.1 57.1%	0.7 40.0%	N/A	N/A	N/A
	w Listings ange from prior year	264 -22.8%	342 14.4%	299 -9.7%	1,244 -6.7%	1,334 10.2%	1,210 -11.4%
	ntracts Written ange from prior year	248 -8.8%	272 -0.7%	274 -10.2%	1,158 -2.5%	1,188 2.9%	1,154 -10.1%
	nding Contracts ange from prior year	294 8.5%	271 -4.6%	284 -8.7%	N/A	N/A	N/A
			54,596 -15.5%	240,875 5.6%	228,015 14.6%	198,977 -11.9%	
	Sale Price Change from prior year	241,267 0.5%	240,020 7.3%	223,752 0.8%	230,502 7.5%	214,502 8.2%	198,185
a	List Price of Actives Change from prior year	309,457 -3.6%	320,894 -15.6%	380,017 54.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	22 22.2%	18 5.9%	17 54.5%	30 15.4%	26 18.2%	22 37.5%
⋖	Percent of List Change from prior year	99.2% -0.6%	99.8% -1.1%	100.9% -1.6%	98.6% -0.2%	98.8% -1.0%	99.8% -1.2%
	Percent of Original Change from prior year	98.1% -0.5%	98.6% -1.5%	100.1% -1.6%	96.7% -0.5%	97.2% -0.9%	98.1% -1.8%
	Sale Price Change from prior year	220,000 2.3%	215,000 14.8%	187,250 -5.4%	205,000 8.5%	189,000	170,139 3.1%
	List Price of Actives Change from prior year	272,500 -2.7%	280,000 -8.0%	304,500 45.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 100.0%	3 0.0%	3 0.0%	8 33.3%	6 20.0%	5 66.7%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.6%	99.5% -0.5%	100.0% 0.0%	100.0% 0.0%

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





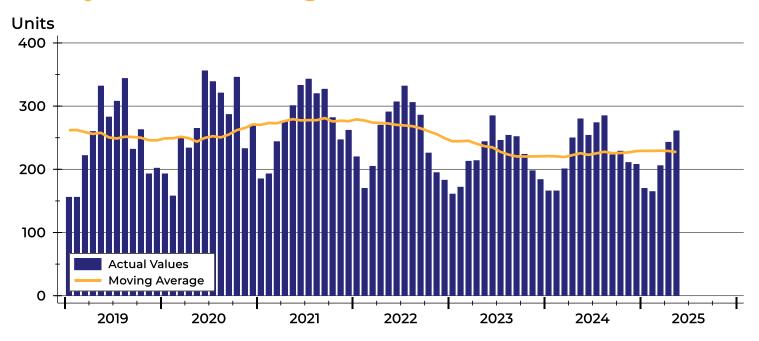
Topeka Metropolitan Area Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Clc	osed Listings	261	280	-6.8%	1,045	1,063	-1.7%
Vo	lume (1,000s)	62,971	67,205	-6.3%	240,875	228,015	5.6%
Мс	onths' Supply	1.2	1.1	9.1%	N/A	N/A	N/A
	Sale Price	241,267	240,020	0.5%	230,502	214,502	7.5%
age	Days on Market	22	18	22.2%	30	26	15.4%
Averag	Percent of List	99.2%	99.8%	-0.6%	98.6%	98.8%	-0.2%
	Percent of Original	98.1%	98.6%	-0.5%	96.7%	97.2%	-0.5%
	Sale Price	220,000	215,000	2.3%	205,000	189,000	8.5%
dian	Days on Market	6	3	100.0%	8	6	33.3%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	99.5%	100.0%	-0.5%

A total of 261 homes sold in the Topeka MSA in May, down from 280 units in May 2024. Total sales volume fell to \$63.0 million compared to \$67.2 million in the previous year.

The median sales price in May was \$220,000, up 2.3% compared to the prior year. Median days on market was 6 days, up from 4 days in April, and up from 3 in May 2024.

History of Closed Listings

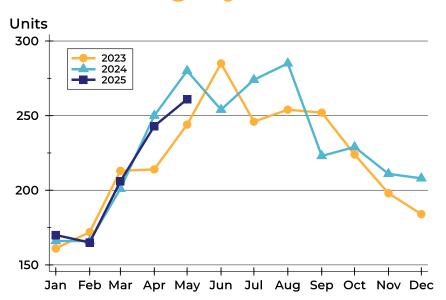






Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	161	166	170
February	172	166	165
March	213	201	206
April	214	250	243
May	244	280	261
June	285	254	
July	246	274	
August	254	285	
September	252	223	
October	224	229	
November	198	211	
December	184	208	

Closed Listings by Price Range

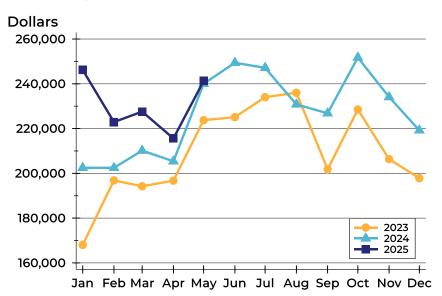
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	23,500	23,500	10	10	73.4%	73.4%	73.4%	73.4%
\$25,000-\$49,999	7	2.7%	1.2	38,386	40,000	20	19	97.4%	90.0%	95.1%	90.0%
\$50,000-\$99,999	30	11.5%	0.8	77,458	80,000	30	24	93.0%	95.6%	90.7%	93.8%
\$100,000-\$124,999	14	5.4%	0.8	112,157	114,000	21	7	100.3%	100.0%	99.0%	100.0%
\$125,000-\$149,999	23	8.8%	1.0	138,983	140,000	19	3	101.7%	100.0%	100.7%	100.0%
\$150,000-\$174,999	19	7.3%	0.8	160,751	160,000	15	5	100.2%	100.0%	99.0%	100.0%
\$175,000-\$199,999	23	8.8%	0.9	188,635	190,000	15	6	100.3%	100.0%	100.1%	100.0%
\$200,000-\$249,999	34	13.0%	0.8	224,462	220,000	13	2	101.3%	100.7%	100.6%	100.7%
\$250,000-\$299,999	34	13.0%	0.8	271,147	272,500	10	4	101.1%	100.0%	100.6%	100.0%
\$300,000-\$399,999	42	16.1%	2.1	341,774	339,950	26	11	98.7%	100.0%	97.3%	99.6%
\$400,000-\$499,999	22	8.4%	1.6	445,240	442,500	19	4	98.3%	99.1%	97.7%	98.6%
\$500,000-\$749,999	11	4.2%	2.0	572,227	553,000	86	10	100.3%	99.1%	99.1%	94.8%
\$750,000-\$999,999	1	0.4%	4.9	900,000	900,000	0	0	100.0%	100.0%	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	N/A	N/A



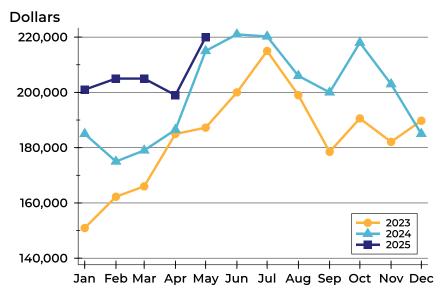


Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	168,040	202,486	246,182
February	196,845	202,464	222,921
March	194,207	210,165	227,568
April	196,747	205,380	215,607
May	223,752	240,020	241,267
June	225,107	249,400	
July	234,017	247,151	
August	236,013	230,794	
September	201,814	226,824	
October	228,515	251,743	
November	206,363	234,077	
December	197,841	219,222	



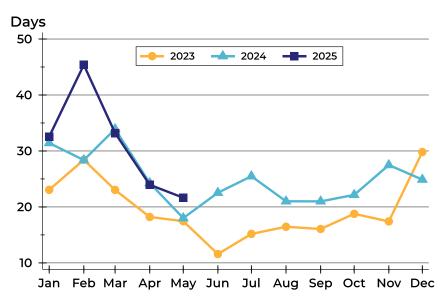
Month	2023	2024	2025
January	150,927	185,000	201,000
February	162,250	175,000	205,000
March	166,000	179,000	205,000
April	184,950	186,500	199,000
May	187,250	215,000	220,000
June	200,000	221,000	
July	215,000	220,250	
August	199,000	206,000	
September	178,500	200,000	
October	190,578	218,000	
November	182,100	203,000	
December	189,750	185,000	





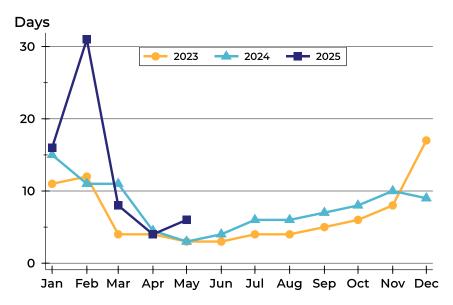
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	23	31	33
February	28	28	45
March	23	34	33
April	18	24	24
May	17	18	22
June	12	23	
July	15	25	
August	16	21	
September	16	21	
October	19	22	
November	17	27	
December	30	25	

Median DOM



Month	2023	2024	2025
January	11	15	16
February	12	11	31
March	4	11	8
April	4	5	4
May	3	3	6
June	3	4	
July	4	6	
August	4	6	
September	5	7	
October	6	8	
November	8	10	
December	17	9	



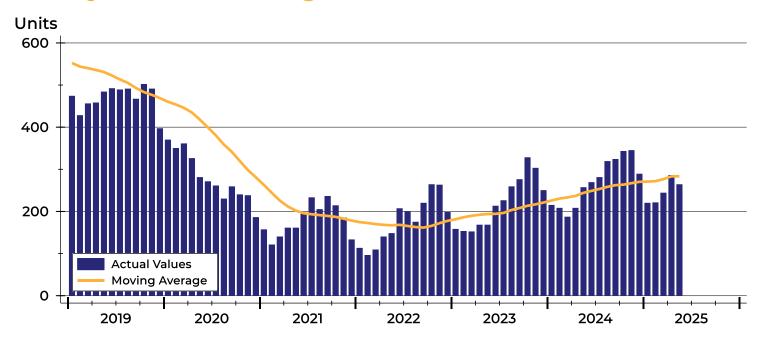
Topeka Metropolitan Area Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	264	257	2.7%
Volume (1,000s)		81,697	82,470	-0.9%
Мс	onths' Supply	1.2	1.1	9.1%
ge	List Price	309,457	320,894	-3.6%
Avera	Days on Market	52	49	6.1%
¥	Percent of Original	97.3%	97.2%	0.1%
<u>_</u>	List Price	272,500	280,000	-2.7%
Median	Days on Market	31	23	34.8%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 264 homes were available for sale in the Topeka MSA at the end of May. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of May was \$272,500, down 2.7% from 2024. The typical time on market for active listings was 31 days, up from 23 days a year earlier.

History of Active Listings

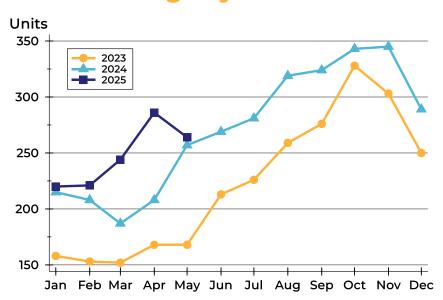






Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	158	215	220
February	153	208	221
March	152	187	244
April	168	208	286
May	168	257	264
June	213	269	
July	226	281	
August	259	319	
September	276	324	
October	328	343	
November	303	345	
December	250	289	

Active Listings by Price Range

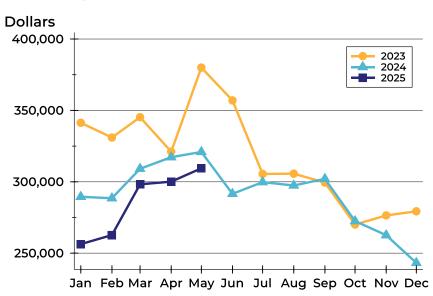
Price Range	Active I Number	istings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	2,400	2,400	8	8	129.7%	129.7%
\$25,000-\$49,999	8	3.0%	1.2	40,088	41,000	58	46	92.2%	100.0%
\$50,000-\$99,999	22	8.3%	0.8	74,700	74,450	48	39	93.5%	94.3%
\$100,000-\$124,999	10	3.8%	0.8	115,480	117,000	42	46	94.6%	94.8%
\$125,000-\$149,999	20	7.6%	1.0	137,713	136,000	65	24	97.6%	100.0%
\$150,000-\$174,999	17	6.4%	0.8	162,229	160,000	81	38	100.9%	100.0%
\$175,000-\$199,999	17	6.4%	0.9	192,979	195,000	71	27	95.4%	100.0%
\$200,000-\$249,999	26	9.8%	0.8	226,204	227,450	53	27	97.2%	100.0%
\$250,000-\$299,999	22	8.3%	0.8	273,732	272,500	28	17	98.8%	100.0%
\$300,000-\$399,999	63	23.9%	2.1	358,428	365,000	45	31	97.9%	100.0%
\$400,000-\$499,999	27	10.2%	1.6	445,711	439,900	47	44	97.1%	100.0%
\$500,000-\$749,999	20	7.6%	2.0	551,805	527,500	61	59	97.6%	100.0%
\$750,000-\$999,999	7	2.7%	4.9	807,114	799,000	54	59	99.1%	100.0%
\$1,000,000 and up	4	1.5%	N/A	1,644,529	1,389,059	55	52	100.0%	100.0%



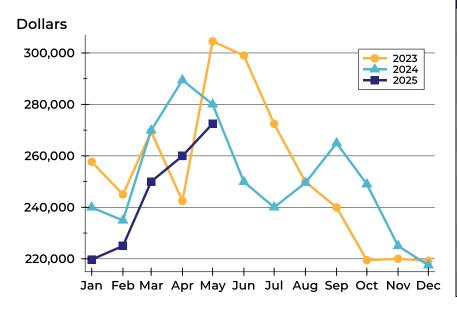


Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	341,343	289,475	256,335
February	330,989	288,488	262,684
March	345,258	309,138	298,230
April	321,092	317,221	300,090
Мау	380,017	320,894	309,457
June	357,000	291,574	
July	305,503	299,753	
August	305,677	297,416	
September	299,458	302,043	
October	270,048	272,457	
November	276,429	262,592	
December	279,310	243,193	



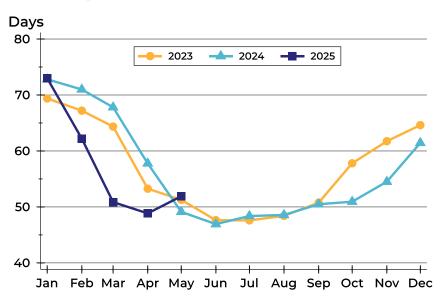
Month	2023	2024	2025
January	257,700	239,950	219,700
February	245,000	234,900	225,000
March	269,450	269,900	250,000
April	242,450	289,450	259,950
May	304,500	280,000	272,500
June	299,000	249,900	
July	272,450	240,000	
August	249,900	249,500	
September	239,950	264,950	
October	219,450	249,000	
November	220,000	225,000	
December	219,150	217,500	





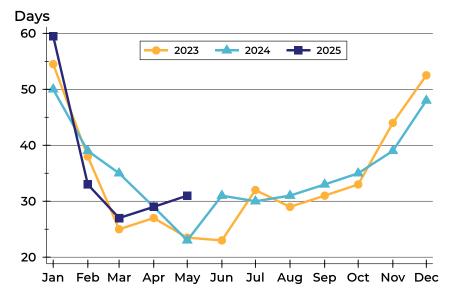
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	69	73	73
February	67	71	62
March	64	68	51
April	53	58	49
May	51	49	52
June	48	47	
July	48	48	
August	48	49	
September	51	50	
October	58	51	
November	62	55	
December	65	61	

Median DOM



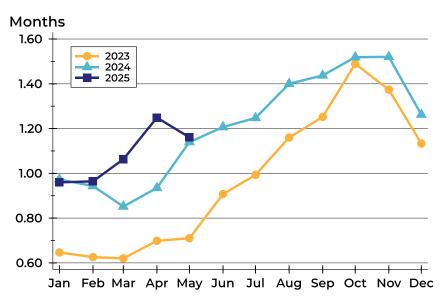
Month	2023	2024	2025
January	55	50	60
February	38	39	33
March	25	35	27
April	27	29	29
May	24	23	31
June	23	31	
July	32	30	
August	29	31	
September	31	33	
October	33	35	
November	44	39	
December	53	48	





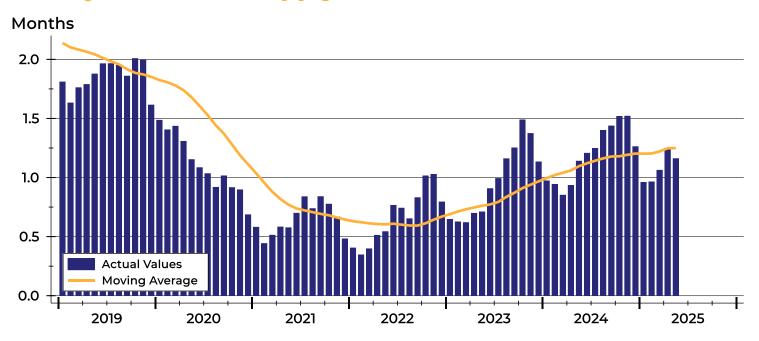
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.6	1.0	1.0
February	0.6	0.9	1.0
March	0.6	0.9	1.1
April	0.7	0.9	1.2
May	0.7	1.1	1.2
June	0.9	1.2	
July	1.0	1.2	
August	1.2	1.4	
September	1.3	1.4	
October	1.5	1.5	
November	1.4	1.5	
December	1.1	1.3	

History of Month's Supply







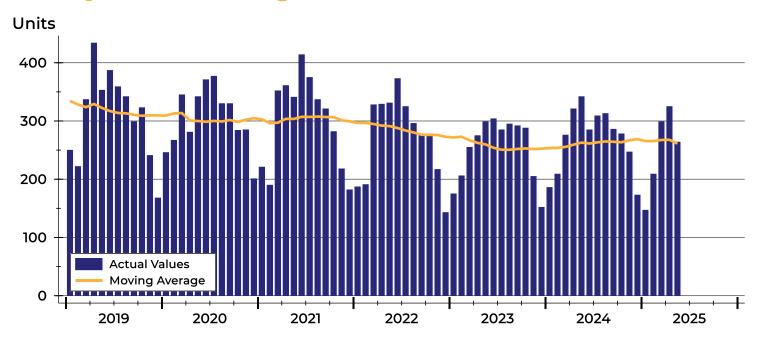
Topeka Metropolitan Area New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	264	342	-22.8%
: Month	Volume (1,000s)	70,557	86,039	-18.0%
Current	Average List Price	267,261	251,575	6.2%
C	Median List Price	236,750	212,400	11.5%
9	New Listings	1,244	1,334	-6.7%
o-Da	Volume (1,000s)	315,359	316,542	-0.4%
Year-to-Date	Average List Price	253,504	237,288	6.8%
×	Median List Price	223,200	199,925	11.6%

A total of 264 new listings were added in the Topeka MSA during May, down 22.8% from the same month in 2024. Year-to-date the Topeka MSA has seen 1,244 new listings.

The median list price of these homes was \$236,750 up from \$212,400 in 2024.

History of New Listings

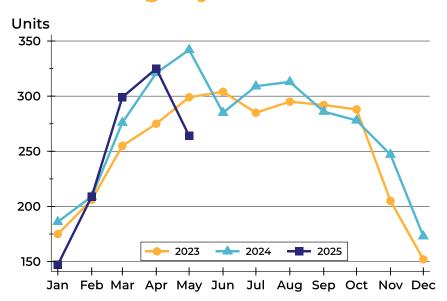






Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	175	186	147
February	206	209	209
March	255	276	299
April	275	321	325
May	299	342	264
June	304	285	
July	285	309	
August	295	313	
September	292	286	
October	288	278	
November	205	247	
December	152	173	

New Listings by Price Range

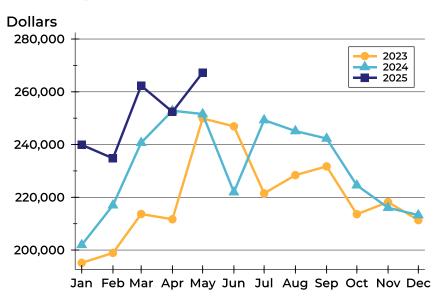
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	2,400	2,400	14	14	129.7%	129.7%
\$25,000-\$49,999	5	1.9%	39,360	40,000	14	14	97.1%	100.0%
\$50,000-\$99,999	24	9.1%	73,754	74,450	13	9	96.6%	100.0%
\$100,000-\$124,999	12	4.5%	117,725	119,250	14	12	97.3%	100.0%
\$125,000-\$149,999	22	8.3%	141,377	143,500	9	6	99.6%	100.0%
\$150,000-\$174,999	19	7.2%	160,753	160,000	7	4	98.7%	100.0%
\$175,000-\$199,999	20	7.6%	187,750	186,450	9	5	99.3%	100.0%
\$200,000-\$249,999	39	14.8%	225,668	226,500	12	7	99.2%	100.0%
\$250,000-\$299,999	39	14.8%	273,776	270,000	11	5	99.2%	100.0%
\$300,000-\$399,999	48	18.2%	352,294	347,450	16	16	99.1%	100.0%
\$400,000-\$499,999	16	6.1%	440,156	437,450	12	8	99.5%	100.0%
\$500,000-\$749,999	12	4.5%	565,200	549,750	11	8	99.4%	100.0%
\$750,000-\$999,999	4	1.5%	785,725	781,950	23	24	99.7%	100.0%
\$1,000,000 and up	3	1.1%	1,299,667	1,150,000	12	9	100.0%	100.0%



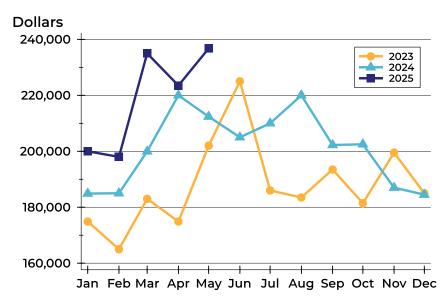


Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	195,145	201,947	239,900
February	198,918	216,979	234,773
March	213,666	240,691	262,347
April	211,683	252,841	252,393
Мау	249,910	251,575	267,261
June	246,915	221,942	
July	221,496	249,272	
August	228,414	245,126	
September	231,725	242,287	
October	213,593	224,542	
November	218,186	216,049	
December	211,342	213,276	



Month	2023	2024	2025
January	174,900	184,900	200,000
February	165,000	185,000	198,000
March	183,000	199,950	235,000
April	174,900	220,000	223,500
May	202,000	212,400	236,750
June	225,000	205,000	
July	186,000	210,000	
August	183,500	220,000	
September	193,500	202,250	
October	181,450	202,500	
November	199,500	187,000	
December	185,000	184,500	





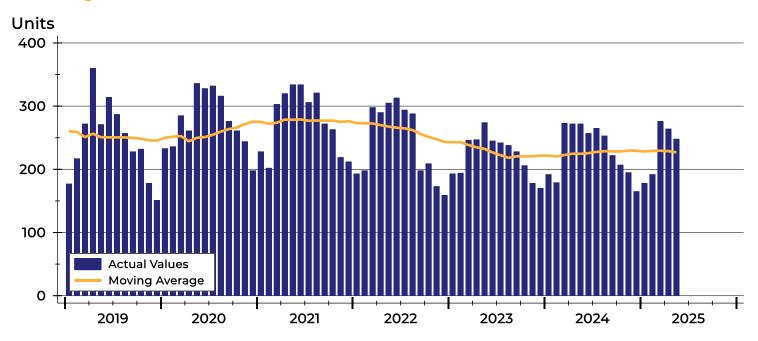
Topeka Metropolitan Area Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	Y0 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	248	272	-8.8%	1,158	1,188	-2.5%
Vol	ume (1,000s)	62,726	67,124	-6.6%	272,711	272,776	0.0%
ge	Sale Price	252,928	246,778	2.5%	235,502	229,610	2.6%
Avera	Days on Market	23	23	0.0%	28	25	12.0%
¥	Percent of Original	97.0%	97.3%	-0.3%	97.2%	97.6%	-0.4%
<u>_</u>	Sale Price	235,000	212,450	10.6%	210,000	199,000	5.5%
Median	Days on Market	9	5	80.0%	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 248 contracts for sale were written in the Topeka MSA during the month of May, down from 272 in 2024. The median list price of these homes was \$235,000, up from \$212,450 the prior year.

Half of the homes that went under contract in May were on the market less than 9 days, compared to 5 days in May 2024.

History of Contracts Written

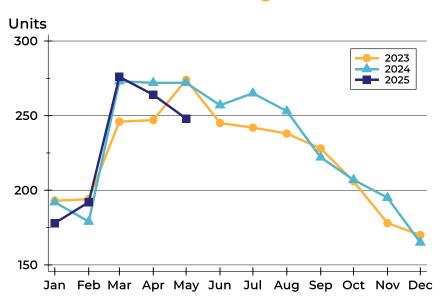






Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	193	192	178
February	194	179	192
March	246	273	276
April	247	272	264
May	274	272	248
June	245	257	
July	242	265	
August	238	253	
September	228	222	
October	206	207	
November	178	195	
December	170	165	

Contracts Written by Price Range

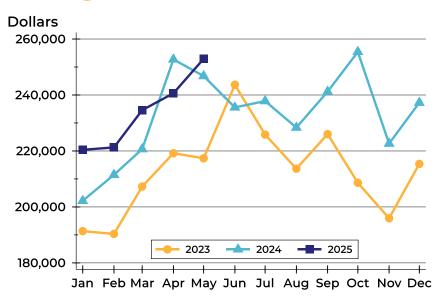
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	2.0%	38,890	39,950	12	8	89.9%	95.4%
\$50,000-\$99,999	28	11.3%	79,228	84,850	32	12	92.1%	98.6%
\$100,000-\$124,999	15	6.0%	115,626	118,435	25	12	95.9%	100.0%
\$125,000-\$149,999	20	8.1%	139,936	144,000	16	5	95.8%	100.0%
\$150,000-\$174,999	18	7.3%	159,578	162,000	16	5	98.6%	100.0%
\$175,000-\$199,999	16	6.5%	187,741	184,950	13	4	98.4%	100.0%
\$200,000-\$249,999	34	13.7%	227,087	226,200	14	6	98.7%	100.0%
\$250,000-\$299,999	45	18.1%	269,483	265,900	27	12	98.3%	100.0%
\$300,000-\$399,999	32	12.9%	341,089	333,625	28	13	97.4%	99.4%
\$400,000-\$499,999	16	6.5%	450,017	457,500	16	10	100.0%	100.0%
\$500,000-\$749,999	17	6.9%	590,653	594,000	42	29	96.0%	96.3%
\$750,000-\$999,999	1	0.4%	750,000	750,000	11	11	100.0%	100.0%
\$1,000,000 and up	ī	0.4%	1,150,000	1,150,000	7	7	100.0%	100.0%



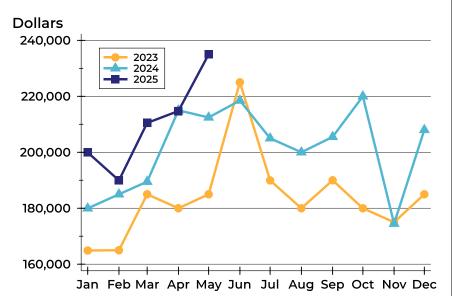


Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	191,355	202,190	220,416
February	190,345	211,473	221,264
March	207,268	220,663	234,586
April	219,182	252,711	240,616
May	217,376	246,778	252,928
June	243,644	235,562	
July	225,847	237,828	
August	213,666	228,361	
September	226,032	241,195	
October	208,608	255,407	
November	195,948	222,629	
December	215,379	237,262	



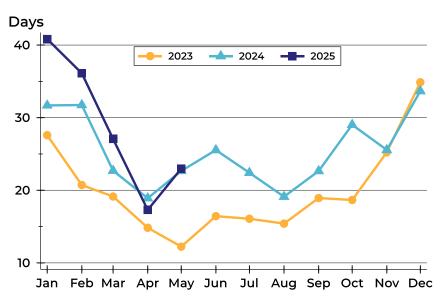
Month	2023	2024	2025
January	164,900	179,950	199,950
February	165,000	185,000	189,950
March	185,000	189,500	210,500
April	180,000	215,000	214,750
May	185,000	212,450	235,000
June	225,000	218,500	
July	189,950	205,000	
August	180,000	200,000	
September	190,000	205,500	
October	180,000	220,000	
November	175,000	174,500	
December	185,000	208,000	





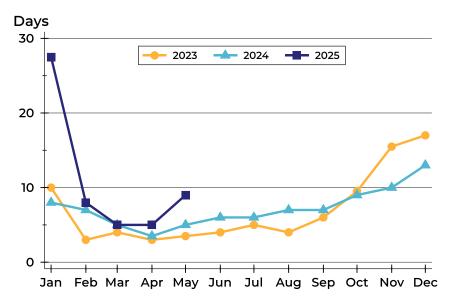
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	32	41
February	21	32	36
March	19	23	27
April	15	19	17
May	12	23	23
June	16	26	
July	16	22	
August	15	19	
September	19	23	
October	19	29	
November	25	26	
December	35	34	

Median DOM



Month	2023	2024	2025
January	10	8	28
February	3	7	8
March	4	5	5
April	3	4	5
May	4	5	9
June	4	6	
July	5	6	
August	4	7	
September	6	7	
October	10	9	
November	16	10	
December	17	13	



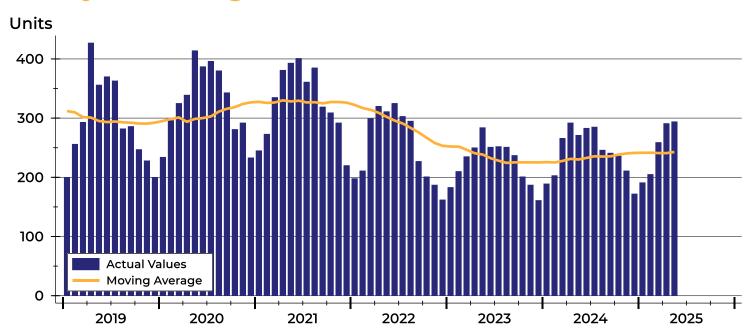
Topeka Metropolitan Area Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of May 2024	Change
Pe	nding Contracts	294	271	8.5%
Volume (1,000s)		78,552	71,699	9.6%
ge	List Price	267,185	264,574	1.0%
Avera	Days on Market	23	25	-8.0%
Ą	Percent of Original	98.3%	98.2%	0.1%
2	List Price	240,000	230,000	4.3%
Media	Days on Market	7	6	16.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 294 listings in the Topeka MSA had contracts pending at the end of May, up from 271 contracts pending at the end of May 2024.

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	2023	2024	2025
January	183	189	191
February	210	203	205
March	235	266	259
April	250	292	291
May	284	271	294
June	251	283	
July	252	285	
August	251	246	
September	237	241	
October	201	236	
November	187	211	
December	161	172	

Pending Contracts by Price Range

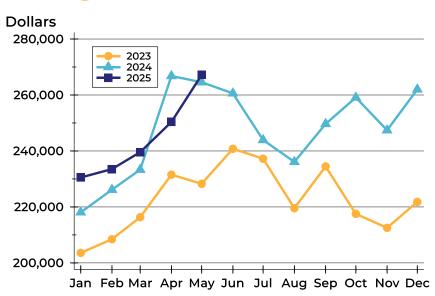
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	0.7%	37,450	37,450	20	20	90.0%	90.0%
\$50,000-\$99,999	19	6.5%	79,368	80,000	31	5	96.0%	100.0%
\$100,000-\$124,999	19	6.5%	116,023	118,435	16	7	99.1%	100.0%
\$125,000-\$149,999	20	6.8%	141,855	145,000	12	5	99.5%	100.0%
\$150,000-\$174,999	23	7.8%	160,530	164,000	14	5	99.1%	100.0%
\$175,000-\$199,999	27	9.2%	187,964	189,000	41	6	96.6%	100.0%
\$200,000-\$249,999	44	15.0%	225,647	225,000	16	5	98.5%	100.0%
\$250,000-\$299,999	53	18.0%	270,823	269,000	25	11	98.6%	100.0%
\$300,000-\$399,999	42	14.3%	342,865	331,175	22	11	98.4%	100.0%
\$400,000-\$499,999	19	6.5%	450,072	450,000	16	7	99.6%	100.0%
\$500,000-\$749,999	22	7.5%	596,609	591,950	36	20	97.3%	100.0%
\$750,000-\$999,999	2	0.7%	817,500	817,500	20	20	100.0%	100.0%
\$1,000,000 and up	ī	0.3%	1,150,000	1,150,000	7	7	100.0%	100.0%



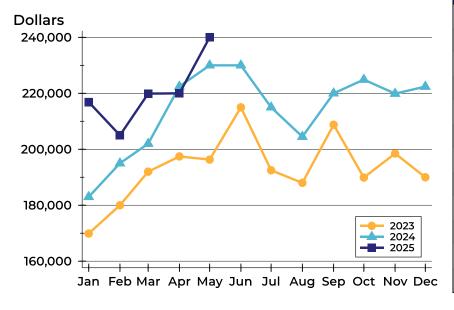


Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,451	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
May	228,270	264,574	267,185
June	240,782	260,573	
July	237,237	243,920	
August	219,548	236,083	
September	234,464	249,662	
October	217,509	259,102	
November	212,523	247,402	
December	221,795	261,983	



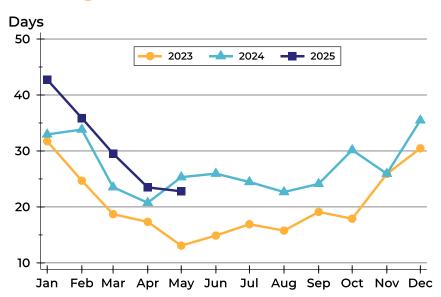
Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	205,000
March	192,000	202,000	219,900
April	197,450	222,450	220,000
May	196,320	230,000	240,000
June	215,000	230,000	
July	192,500	215,000	
August	188,000	204,500	
September	208,777	220,000	
October	189,900	224,900	
November	198,500	219,900	
December	190,000	222,400	





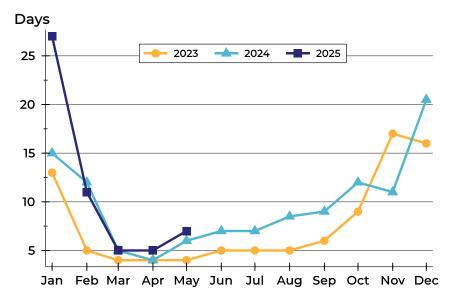
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	33	43
February	25	34	36
March	19	24	30
April	17	21	23
May	13	25	23
June	15	26	
July	17	24	
August	16	23	
September	19	24	
October	18	30	
November	26	26	
December	30	35	

Median DOM



Month	2023	2024	2025
January	13	15	27
February	5	12	11
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	
July	5	7	
August	5	9	
September	6	9	
October	9	12	
November	17	11	
December	16	21	

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

May 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	2	3	5	3								52	15	23	31
\$30,000-\$39,999	4	1	2	4	1								12	22	21	23
\$40,000-\$49,999	3	3	0	8	4								18	22	28	20
\$50,000-\$59,999	4	6	2	5	5								22	16	41	35
\$60,000-\$69,999	3	3	4	5	5								20	39	52	48
\$70,000-\$79,999	7	9	12	8	4								40	26	33	39
\$80,000-\$89,999	3	9	10	7	4								33	54	36	47
\$90,000-\$99,999	2	1	5	5	12								25	25	50	39
\$100,000-\$119,999	9	7	7	14	10								47	52	61	74
\$120,000-\$139,999	12	12	13	12	13								62	67	74	115
\$140,000-\$159,999	16	8	12	18	22								76	92	87	93
\$160,000-\$179,999	11	7	17	17	16								68	87	82	83
\$180,000-\$199,999	11	13	15	19	18								76	88	72	72
\$200,000-\$249,999	23	15	39	38	37								152	165	146	156
\$250,000-\$299,999	18	34	22	32	34								140	144	108	123
\$300,000-\$399,999	30	21	32	37	47								167	134	113	108
\$400,000-\$499,999	14	13	11	18	23								79	49	45	66
\$500,000 or more	15	7	12	7	14								55	52	43	44
TOTALS	224	171	218	259	272	0	0	0	0	0	0	0	1144	1149	1115	1216





Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in May

Total home sales in Wabaunsee County fell last month to 2 units, compared to 6 units in May 2024. Total sales volume was \$0.3 million, down from a year earlier.

The median sale price in May was \$140,000, down from \$290,000 a year earlier. Homes that sold in May were typically on the market for 4 days and sold for 99.1% of their list prices.

Wabaunsee County Active Listings Down at End of May

The total number of active listings in Wabaunsee County at the end of May was 4 units, down from 9 at the same point in 2024. 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 May was \$287,450.

During May, a total of 3 contracts were written down from 6 in May 2024. At the end of the month, there were 5 contracts still pending.

Report Contents

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

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Wabaunsee County Summary Statistics

	ny MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	o me Sales ange from prior year	2 -66.7%	6 100.0%	3 -40.0%	16 6.7%	15 7.1%	14 27.3%
	tive Listings ange from prior year	4 -55.6%	9 200.0%	3 -25.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.0 -67.7%	3.1 244.4%	0.9 -10.0%	N/A	N/A	N/A
	ew Listings ange from prior year	4 -55.6%	9 800.0%	1 -75.0%	16 -40.7%	27 58.8%	17 6.3%
	ntracts Written ange from prior year	3 -50.0%	6 50.0%	4 33.3%	14 -26.3%	19 26.7%	15 15.4%
	nding Contracts ange from prior year	5 -16.7%	6 50.0%	4 0.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	280 -86.0%	2,007 71.8%	1,168 -19.7%	3,901 -4.0%	4,064 4.4%	3,893 44.6%
	Sale Price Change from prior year	140,000 -58.2%	334,558 -14.0%	389,167 33.8%	243,831 -10.0%	270,923 -2.6%	278,036 13.6%
	List Price of Actives Change from prior year	276,450 -24.1%	364,272 16.4%	312,967 -7.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	4 -89.2%	37 1750.0%	2 -96.3%	34 -35.8%	53 307.7%	13 -65.8%
•	Percent of List Change from prior year	99.1% 3.3%	95.9% -4.1%	100.0% -0.3%	99.6% 2.3%	97.4% -0.6%	98.0% -0.6%
	Percent of Original Change from prior year	99.1% 6.2%	93.3% -6.7%	100.0% -0.3%	97.6% 6.4%	91.7% -6.4%	98.0% 0.8%
	Sale Price Change from prior year	140,000 -51.7%	290,000 28.9%	225,000 -15.1%	232,500 -10.6%	260,000 53.4%	169,500 -27.9%
	List Price of Actives Change from prior year	287,450 -2.9%	295,900 23.3%	239,900 -31.4%	N/A	N/A	N/A
Median	Days on Market Change from prior year	4 -69.2%	13 1200.0%	1 -50.0%	5 -64.3%	14 366.7%	3 -62.5%
2	Percent of List Change from prior year	99.1% 1.8%	97.3% -2.7%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	99.1% 3.7%	95.6% -4.4%	100.0% 0.0%	99.5% 2.1%	97.5% -2.5%	100.0% 0.0%

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





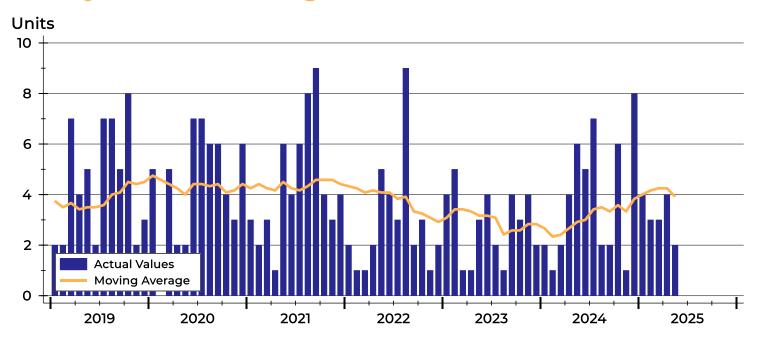
Wabaunsee County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Clc	sed Listings	2	6	-66.7%	16	15	6.7%
Vo	lume (1,000s)	280	2,007	-86.0%	3,901	4,064	-4.0%
Мс	onths' Supply	1.0	3.1	-67.7%	N/A	N/A	N/A
	Sale Price	140,000	334,558	-58.2%	243,831	270,923	-10.0%
age	Days on Market	4	37	-89.2%	34	53	-35.8%
Averag	Percent of List	99.1%	95.9%	3.3%	99.6%	97.4%	2.3%
	Percent of Original	99.1%	93.3%	6.2%	97.6%	91.7%	6.4%
	Sale Price	140,000	290,000	-51.7%	232,500	260,000	-10.6%
lian	Days on Market	4	13	-69.2%	5	14	-64.3%
Median	Percent of List	99.1%	97.3%	1.8%	100.0%	100.0%	0.0%
	Percent of Original	99.1%	95.6%	3.7%	99.5%	97.5%	2.1%

A total of 2 homes sold in Wabaunsee County in May, down from 6 units in May 2024. Total sales volume fell to \$0.3 million compared to \$2.0 million in the previous year.

The median sales price in May was \$140,000, down 51.7% compared to the prior year. Median days on market was 4 days, up from 3 days in April, but down from 12 in May 2024.

History of Closed Listings

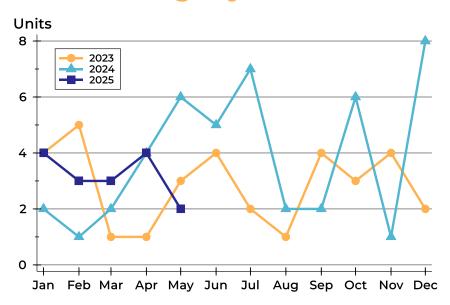






Wabaunsee County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	4	2	4
February	5	1	3
March	1	2	3
April	1	4	4
May	3	6	2
June	4	5	
July	2	7	
August	1	2	
September	4	2	
October	3	6	
November	4	1	
December	2	8	

Closed Listings by Price Range

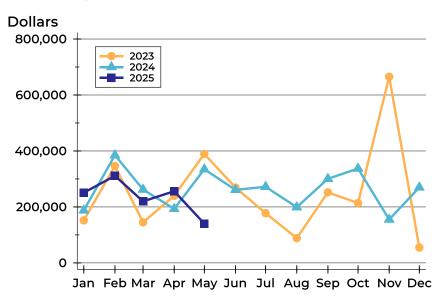
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	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	2	100.0%	0.0	140,000	140,000	4	4	99.1%	99.1%	99.1%	99.1%
\$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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	2.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



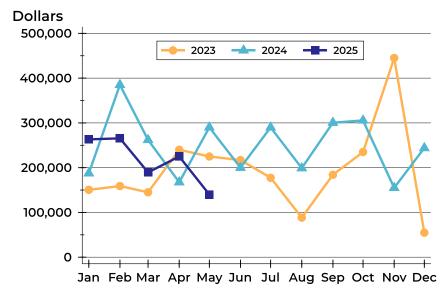


Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	311,167
March	145,000	262,000	219,833
April	240,000	193,125	256,175
May	389,167	334,558	140,000
June	269,250	261,000	
July	177,500	271,914	
August	88,450	199,000	
September	252,048	300,500	
October	213,667	337,167	
November	665,000	155,000	
December	54,875	269,631	



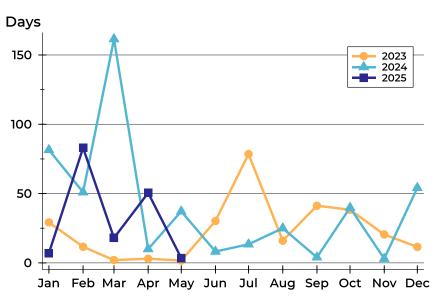
Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	189,500
April	240,000	167,500	225,000
May	225,000	290,000	140,000
June	217,000	200,000	
July	177,500	289,900	
August	88,450	199,000	
September	184,095	300,500	
October	235,000	305,500	
November	445,000	155,000	
December	54,875	243,925	





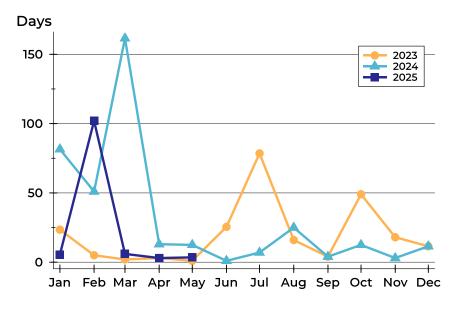
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	18
April	3	10	51
May	2	37	4
June	30	8	
July	79	13	
August	16	25	
September	41	4	
October	38	40	
November	21	3	
December	12	54	

Median DOM



Month	2023	2024	2025
January	24	82	6
February	5	51	102
March	2	162	6
April	3	13	3
May	1	13	4
June	26	1	
July	79	7	
August	16	25	
September	4	4	
October	49	13	
November	18	3	
December	12	12	



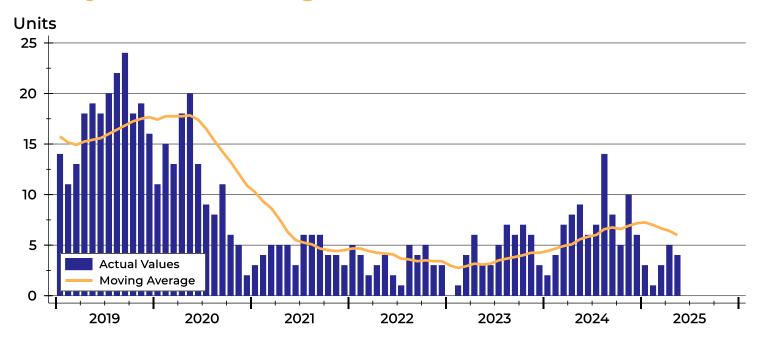
Wabaunsee County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of May 2024	Change
Ac	tive Listings	4	9	-55.6%
Vo	lume (1,000s)	1,106	3,278	-66.3%
Мс	onths' Supply	1.0	3.1	-67.7%
ge	List Price	276,450	364,272	-24.1%
Avera	Days on Market	25	79	-68.4%
₽	Percent of Original	99.0%	94.7%	4.5%
_	List Price	287,450	295,900	-2.9%
Median	Days on Market	25	40	-37.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 4 homes were available for sale in Wabaunsee County at the end of May. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of May was \$287,450, down 2.9% from 2024. The typical time on market for active listings was 25 days, down from 40 days a year earlier.

History of Active Listings

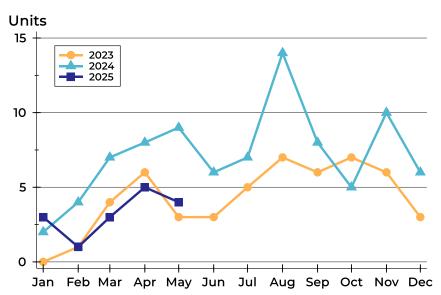






Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	0	2	3
February	1	4	1
March	4	7	3
April	6	8	5
May	3	9	4
June	3	6	
July	5	7	
August	7	14	
September	6	8	
October	7	5	
November	6	10	
December	3	6	

Active Listings by Price Range

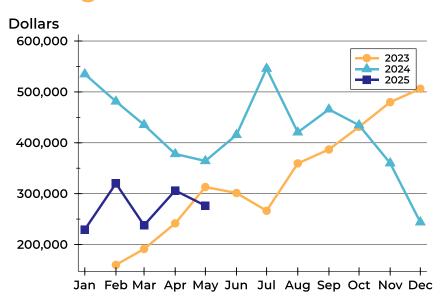
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$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	1	25.0%	N/A	158,900	158,900	11	11	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	N/A	239,900	239,900	30	30	96.0%	96.0%
\$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	2	50.0%	2.2	353,500	353,500	30	30	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	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



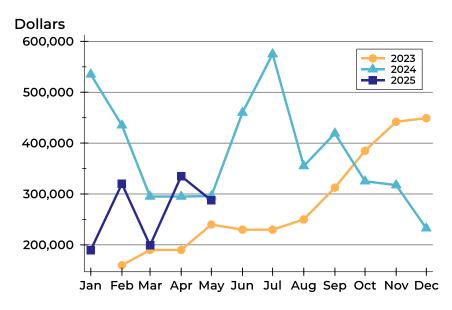


Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	320,000
March	191,225	435,286	237,833
April	241,667	378,063	306,170
May	312,967	364,272	276,450
June	301,300	415,508	
July	266,360	545,879	
August	359,414	420,536	
September	386,833	465,644	
October	431,271	434,600	
November	479,833	359,890	
December	506,333	243,900	



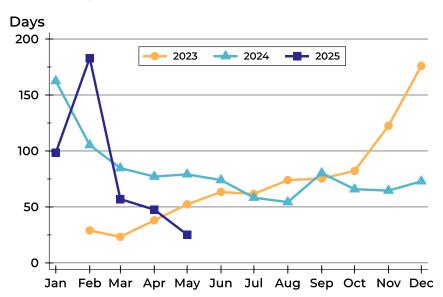
Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	320,000
March	190,000	295,000	199,000
April	190,000	295,000	335,000
May	239,900	295,900	287,450
June	229,900	459,950	
July	229,900	575,000	
August	249,900	354,950	
September	312,500	419,000	
October	385,000	325,000	
November	442,000	317,450	
December	449,000	232,450	





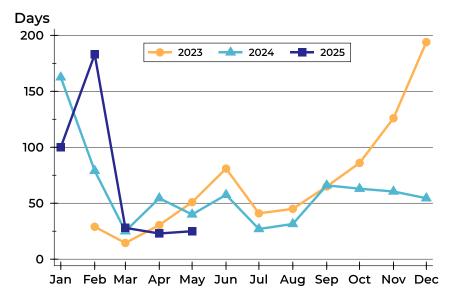
Wabaunsee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	163	98
February	29	105	183
March	23	85	57
April	38	77	48
May	52	79	25
June	63	74	
July	62	58	
August	74	54	
September	75	80	
October	82	66	
November	123	65	
December	176	73	

Median DOM



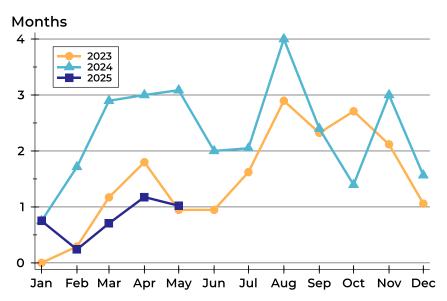
Month	2023	2024	2025
January	N/A	163	100
February	29	79	183
March	15	25	28
April	31	55	23
May	51	40	25
June	81	58	
July	41	27	
August	45	32	
September	65	66	
October	86	63	
November	126	61	
December	194	55	





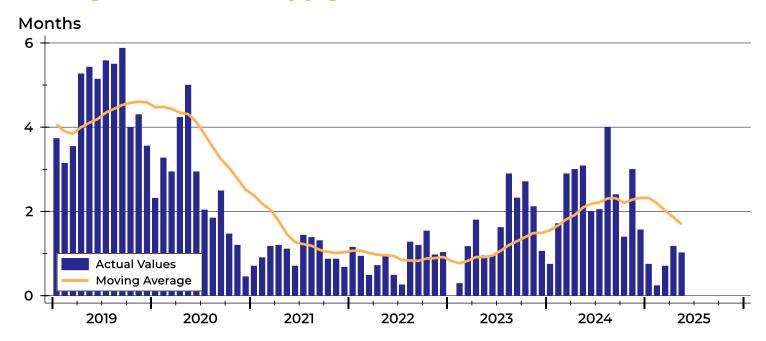
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.0	0.8	8.0
February	0.3	1.7	0.2
March	1.2	2.9	0.7
April	1.8	3.0	1.2
May	0.9	3.1	1.0
June	0.9	2.0	
July	1.6	2.0	
August	2.9	4.0	
September	2.3	2.4	
October	2.7	1.4	
November	2.1	3.0	
December	1.1	1.6	

History of Month's Supply





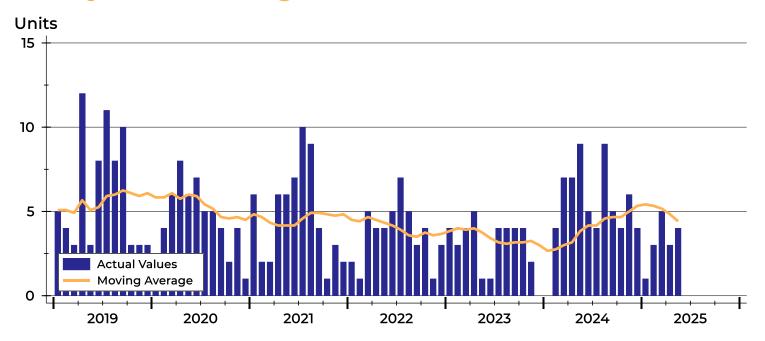
Wabaunsee County New Listings Analysis

	mmary Statistics New Listings	2025	May 2024	Change
£	New Listings	4	9	-55.6%
Month	Volume (1,000s)	960	2,365	-59.4%
Current	Average List Price	239,950	262,783	-8.7%
Cu	Median List Price	214,450	265,000	-19.1%
te	New Listings	16	27	-40.7%
o-Daí	Volume (1,000s)	3,702	7,417	-50.1%
Year-to-Da	Average List Price	231,353	274,720	-15.8%
×	Median List Price	199,000	265,000	-24.9%

A total of 4 new listings were added in Wabaunsee County during May, down 55.6% from the same month in 2024. Year-to-date Wabaunsee County has seen 16 new listings.

The median list price of these homes was \$214,450 down from \$265,000 in 2024.

History of New Listings

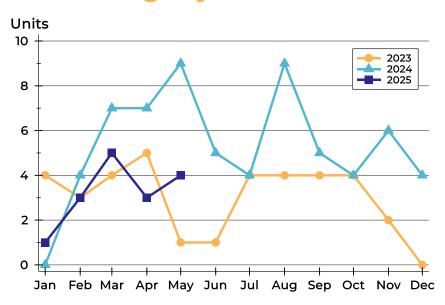






Wabaunsee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	4	0	1
February	3	4	3
March	4	7	5
April	5	7	3
May	1	9	4
June	1	5	
July	4	4	
August	4	9	
September	4	5	
October	4	4	
November	2	6	
December	0	4	

New Listings by Price Range

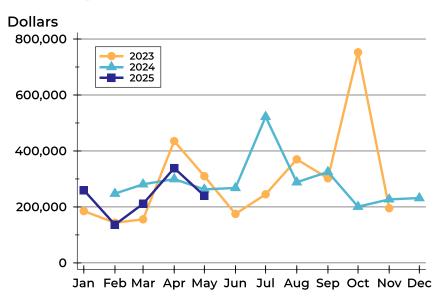
Price Range	New L Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	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	25.0%	158,900	158,900	12	12	100.0%	100.0%
\$175,000-\$199,999	1	25.0%	199,000	199,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	25.0%	229,900	229,900	36	36	92.0%	92.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	372,000	372,000	26	26	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



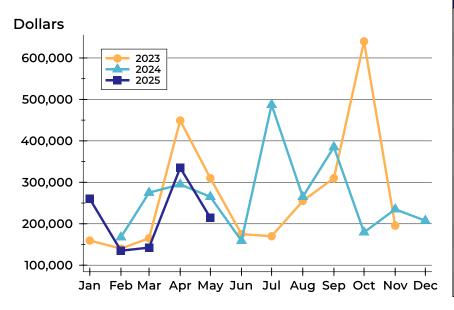


Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	136,667
March	155,625	280,843	211,100
April	435,380	299,500	338,783
May	310,000	262,783	239,950
June	175,000	267,800	
July	244,975	522,250	
August	370,000	288,094	
September	302,450	325,080	
October	752,475	200,875	
November	195,500	226,958	
December	N/A	231,700	



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	135,000
March	165,000	275,000	142,500
April	449,000	295,000	335,000
May	310,000	265,000	214,450
June	175,000	159,000	
July	169,950	487,000	
August	255,000	265,000	
September	310,000	385,000	
October	640,000	179,250	
November	195,500	235,000	
December	N/A	207,400	





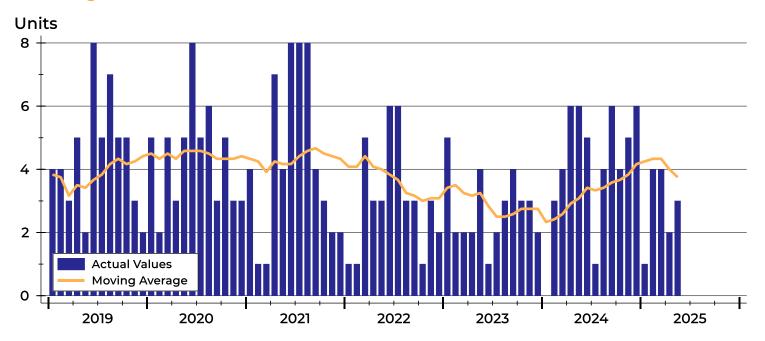
Wabaunsee County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	May 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	3	6	-50.0%	14	19	-26.3%
Vo	lume (1,000s)	880	1,578	-44.2%	3,116	5,345	-41.7%
ge	Sale Price	293,450	263,000	11.6%	222,554	281,311	-20.9%
Avera	Days on Market	18	8	125.0%	26	33	-21.2%
A	Percent of Original	95.6%	97.5%	-1.9%	95.5%	95.3%	0.2%
2	Sale Price	332,350	180,000	84.6%	194,450	249,000	-21.9%
Median	Days on Market	21	5	320.0%	7	12	-41.7%
Σ	Percent of Original	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%

A total of 3 contracts for sale were written in Wabaunsee County during the month of May, down from 6 in 2024. The median list price of these homes was \$332,350, up from \$180,000 the prior year.

Half of the homes that went under contract in May were on the market less than 21 days, compared to 4 days in May 2024.

History of Contracts Written

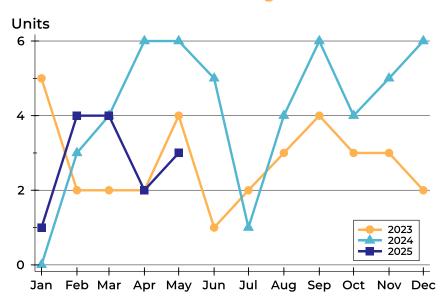






Wabaunsee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	5	N/A	1
February	2	3	4
March	2	4	4
April	2	6	2
May	4	6	3
June	1	5	
July	2	1	
August	3	4	
September	4	6	
October	3	4	
November	3	5	
December	2	6	

Contracts Written by Price Range

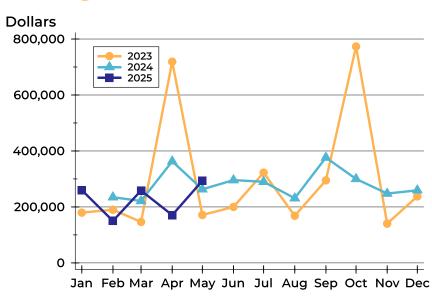
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	33.3%	199,000	199,000	3	3	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	66.7%	340,675	340,675	25	25	93.4%	93.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



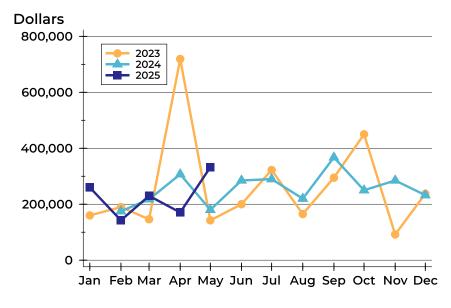


Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	179,700	N/A	260,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	170,750
May	171,225	263,000	293,450
June	200,000	295,800	
July	322,500	289,900	
August	168,333	231,000	
September	294,925	376,400	
October	773,333	300,000	
November	140,300	247,770	
December	237,500	259,383	



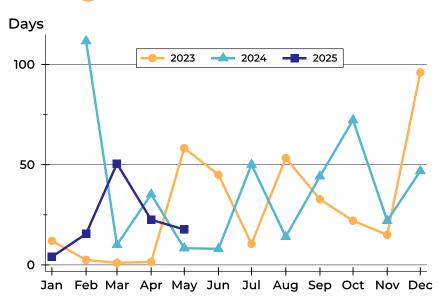
Month	2023	2024	2025
January	160,000	N/A	260,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	170,750
May	142,500	180,000	332,350
June	200,000	285,000	
July	322,500	289,900	
August	165,000	220,000	
September	294,950	367,450	
October	450,000	250,000	
November	92,000	285,000	
December	237,500	232,450	





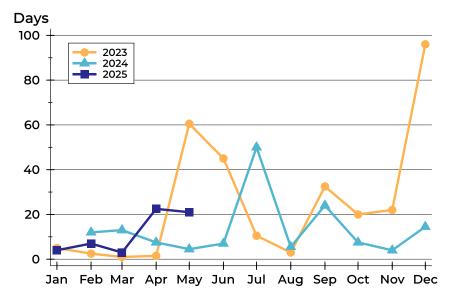
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	12	N/A	4
February	3	112	16
March	1	10	51
April	2	35	23
May	58	8	18
June	45	8	
July	11	50	
August	53	14	
September	33	44	
October	22	72	
November	15	22	
December	96	47	

Median DOM



Month	2023	2024	2025
January	5	N/A	4
February	3	12	7
March	1	13	3
April	2	8	23
May	61	5	21
June	45	7	
July	11	50	
August	3	6	
September	33	24	
October	20	8	
November	22	4	
December	96	15	



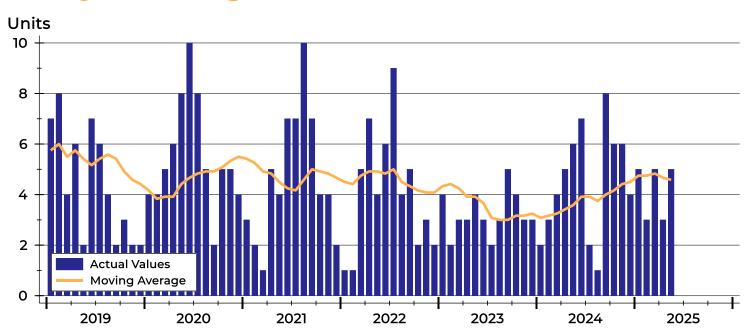
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of May 2024	Change
Pe	nding Contracts	5	6	-16.7%
Volume (1,000s)		1,204	1,578	-23.7%
ge	List Price	240,870	263,000	-8.4%
Avera	Days on Market	20	8	150.0%
Ą	Percent of Original	95.5%	98.7%	-3.2%
2	List Price	199,000	180,000	10.6%
Media	Days on Market	21	5	320.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Wabaunsee County had contracts pending at the end of May, down from 6 contracts pending at the end of May 2024.

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

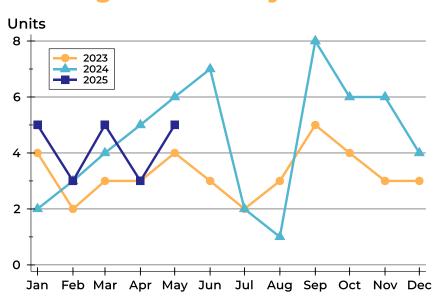






Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	4	2	5
February	2	3	3
March	3	4	5
April	3	5	3
Мау	4	6	5
June	3	7	
July	2	2	
August	3	1	
September	5	8	
October	4	6	
November	3	6	
December	3	4	

Pending Contracts by Price Range

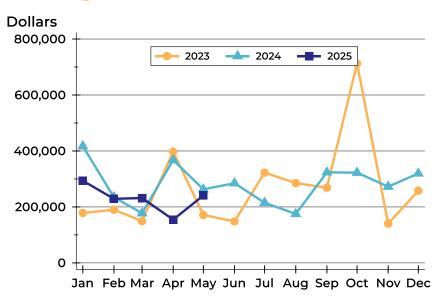
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	125,000	125,000	8	8	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	40.0%	199,000	199,000	21	21	91.5%	91.5%
\$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	2	40.0%	340,675	340,675	25	25	97.3%	97.3%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



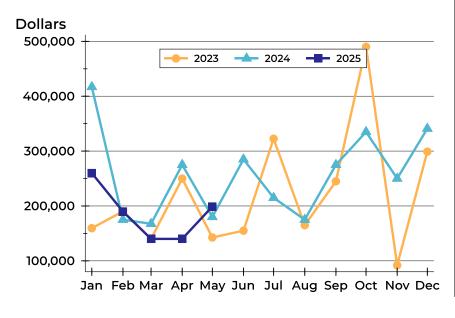


Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	228,967
March	149,167	177,475	231,800
April	397,467	367,600	154,667
May	171,225	263,000	240,870
June	148,300	284,714	
July	322,500	215,000	
August	285,000	175,000	
September	268,940	323,538	
October	712,475	322,483	
November	140,300	272,458	
December	258,000	319,600	



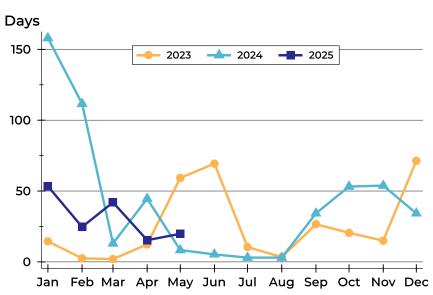
Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	189,900
March	140,000	167,500	140,000
April	249,900	275,000	140,000
May	142,500	180,000	199,000
June	155,000	285,000	
July	322,500	215,000	
August	165,000	175,000	
September	244,900	274,950	
October	489,950	334,950	
November	92,000	250,000	
December	299,000	340,950	





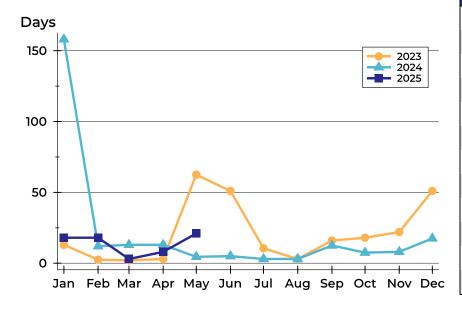
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	15	158	53
February	3	112	25
March	2	13	42
April	12	45	15
May	59	8	20
June	69	5	
July	11	3	
August	3	3	
September	27	34	
October	21	53	
November	15	54	
December	71	34	

Median DOM



Month	2023	2024	2025
January	13	158	18
February	3	12	18
March	2	13	3
April	3	13	8
May	63	5	21
June	51	5	
July	11	3	
August	3	3	
September	16	13	
October	18	8	
November	22	8	
December	51	18	