



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

January 2025 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Rose in January

Total home sales in the Sunflower multiple listing service rose by 7.1% last month to 212 units, compared to 198 units in January 2024. Total sales volume was \$52.9 million, up 28.7% from a year earlier.

The median sale price in January was \$206,000, up from \$185,500 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 98.6% of their list prices.

Sunflower MLS Active Listings Up at End of January

The total number of active listings in the Sunflower multiple listing service at the end of January was 329 units, up from 316 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 January was \$219,500.

During January, a total of 208 contracts were written down from 227 in January 2024. At the end of the month, there were 237 contracts still pending.

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Entire MLS System Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		212	198	201	212	198	201
Change from prior year		7.1%	-1.5%	-20.2%	7.1%	-1.5%	-20.2%
Active Listings		329	316	244	N/A	N/A	N/A
Change from prior year		4.1%	29.5%	37.9%			
Months' Supply		1.1	1.1	0.8	N/A	N/A	N/A
Change from prior year		0.0%	37.5%	60.0%			
New Listings		179	232	227	179	232	227
Change from prior year		-22.8%	2.2%	-8.5%	-22.8%	2.2%	-8.5%
Contracts Written		208	227	238	208	227	238
Change from prior year		-8.4%	-4.6%	-8.1%	-8.4%	-4.6%	-8.1%
Pending Contracts		237	232	230	N/A	N/A	N/A
Change from prior year		2.2%	0.9%	-17.9%			
Sales Volume (1,000s)		52,910	41,098	35,746	52,910	41,098	35,746
Change from prior year		28.7%	15.0%	-19.7%	28.7%	15.0%	-19.7%
Average	Sale Price	249,574	207,563	177,842	249,574	207,563	177,842
	Change from prior year	20.2%	16.7%	0.6%	20.2%	16.7%	0.6%
	List Price of Actives	262,620	291,332	312,787	N/A	N/A	N/A
	Change from prior year	-9.9%	-6.9%	30.0%			
	Days on Market	44	33	24	44	33	24
Change from prior year	33.3%	37.5%	0.0%	33.3%	37.5%	0.0%	
Percent of List	97.1%	97.9%	97.0%	97.1%	97.9%	97.0%	
Change from prior year	-0.8%	0.9%	-1.2%	-0.8%	0.9%	-1.2%	
Percent of Original	94.7%	95.6%	94.8%	94.7%	95.6%	94.8%	
Change from prior year	-0.9%	0.8%	-1.3%	-0.9%	0.8%	-1.3%	
Median	Sale Price	206,000	185,500	160,000	206,000	185,500	160,000
	Change from prior year	11.1%	15.9%	4.7%	11.1%	15.9%	4.7%
	List Price of Actives	219,500	239,925	239,000	N/A	N/A	N/A
	Change from prior year	-8.5%	0.4%	30.6%			
	Days on Market	16	16	10	16	16	10
Change from prior year	0.0%	60.0%	42.9%	0.0%	60.0%	42.9%	
Percent of List	98.6%	100.0%	99.2%	98.6%	100.0%	99.2%	
Change from prior year	-1.4%	0.8%	-0.8%	-1.4%	0.8%	-0.8%	
Percent of Original	96.6%	97.3%	97.0%	96.6%	97.3%	97.0%	
Change from prior year	-0.7%	0.3%	-3.0%	-0.7%	0.3%	-3.0%	

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



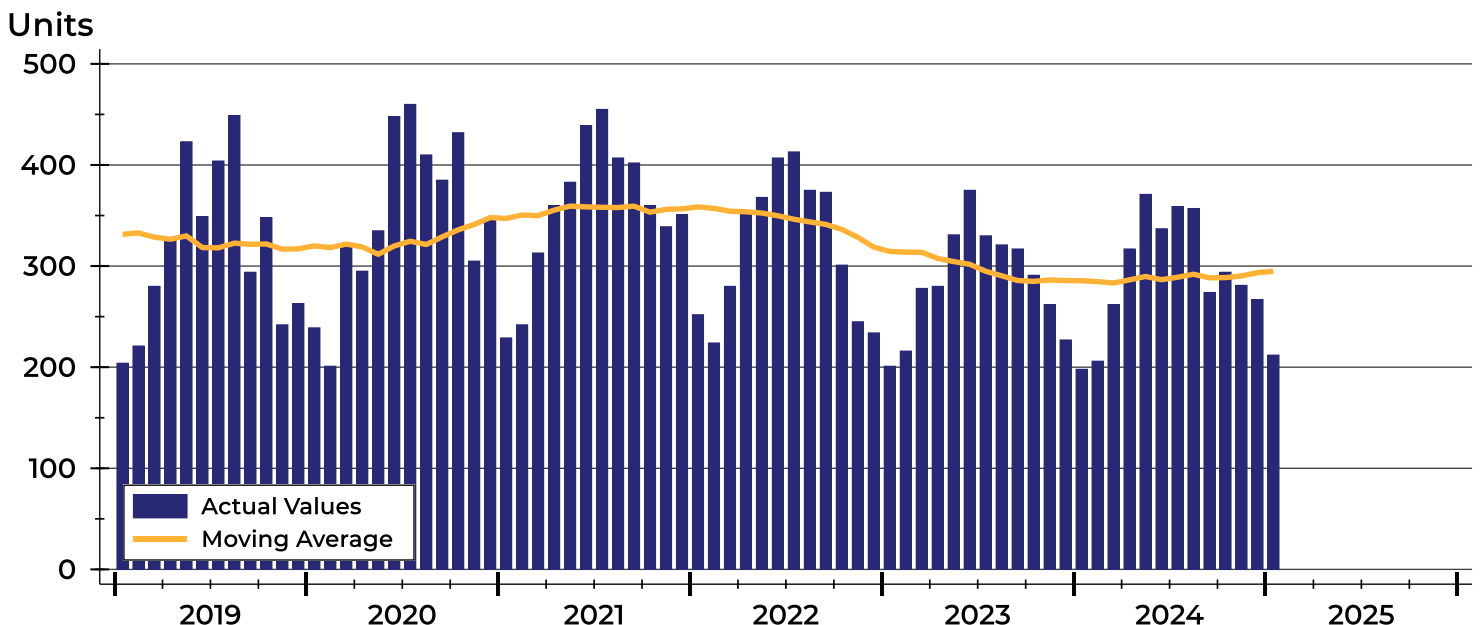
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		212	198	7.1%	212	198	7.1%
Volume (1,000s)		52,910	41,098	28.7%	52,910	41,098	28.7%
Months' Supply		1.1	1.1	0.0%	N/A	N/A	N/A
Average	Sale Price	249,574	207,563	20.2%	249,574	207,563	20.2%
	Days on Market	44	33	33.3%	44	33	33.3%
	Percent of List	97.1%	97.9%	-0.8%	97.1%	97.9%	-0.8%
	Percent of Original	94.7%	95.6%	-0.9%	94.7%	95.6%	-0.9%
Median	Sale Price	206,000	185,500	11.1%	206,000	185,500	11.1%
	Days on Market	16	16	0.0%	16	16	0.0%
	Percent of List	98.6%	100.0%	-1.4%	98.6%	100.0%	-1.4%
	Percent of Original	96.6%	97.3%	-0.7%	96.6%	97.3%	-0.7%

A total of 212 homes sold in the Sunflower multiple listing service in January, up from 198 units in January 2024. Total sales volume rose to \$52.9 million compared to \$41.1 million in the previous year.

The median sales price in January was \$206,000, up 11.1% compared to the prior year. Median days on market was 16 days, up from 9 days in December, but down from 16 in January 2024.

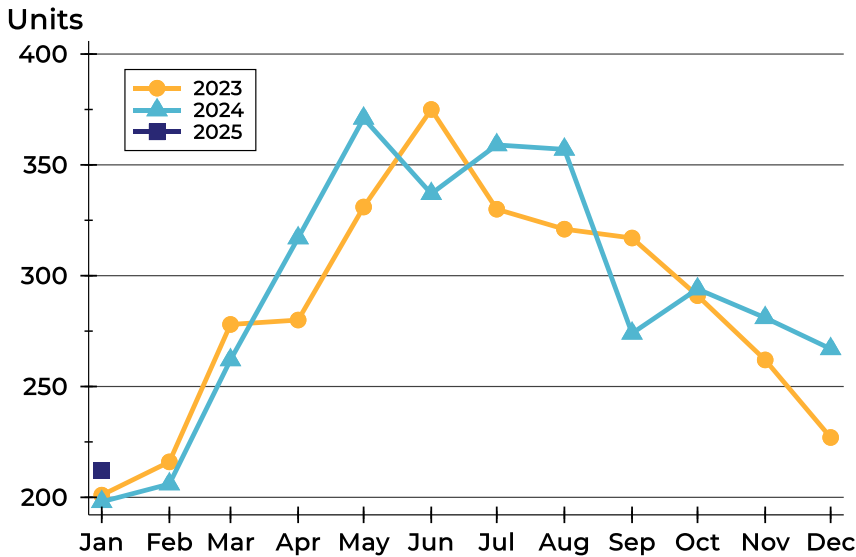
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



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

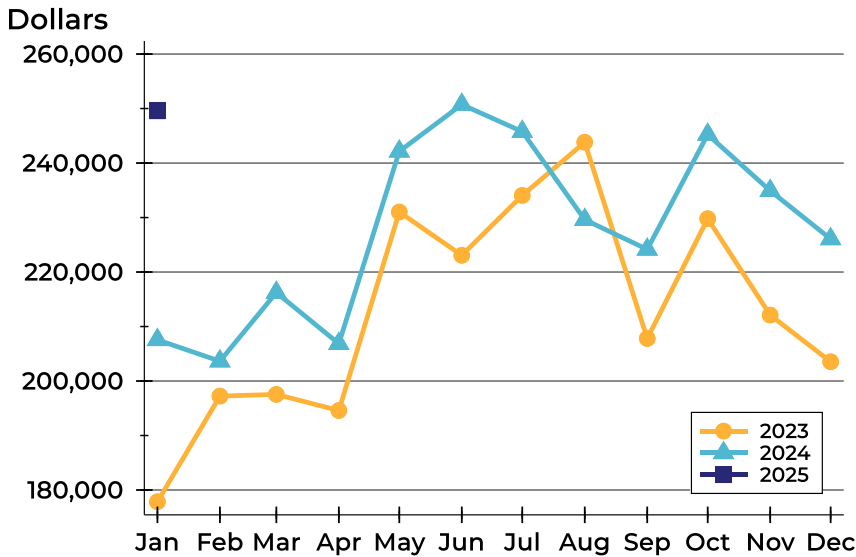
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	0.4	21,000	21,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	7	3.3%	0.5	37,736	38,000	13	3	91.4%	93.7%	91.4%	93.7%
\$50,000-\$99,999	24	11.3%	1.3	72,692	74,425	136	39	93.0%	93.5%	88.2%	91.6%
\$100,000-\$124,999	14	6.6%	1.1	114,701	117,180	25	10	97.8%	98.4%	96.4%	98.3%
\$125,000-\$149,999	17	8.0%	1.5	135,194	135,000	23	16	97.5%	100.0%	94.9%	94.7%
\$150,000-\$174,999	22	10.4%	0.7	160,810	157,950	17	5	98.1%	100.0%	96.6%	98.6%
\$175,000-\$199,999	15	7.1%	1.0	186,110	185,000	30	26	98.2%	99.0%	95.0%	96.1%
\$200,000-\$249,999	26	12.3%	1.0	221,588	221,250	31	14	98.4%	97.8%	96.3%	96.4%
\$250,000-\$299,999	21	9.9%	1.2	275,685	275,000	48	10	97.8%	100.0%	95.6%	98.6%
\$300,000-\$399,999	34	16.0%	0.9	348,694	352,000	24	12	97.6%	98.3%	96.1%	97.0%
\$400,000-\$499,999	15	7.1%	1.8	439,053	439,000	55	11	97.4%	99.8%	95.8%	98.8%
\$500,000-\$749,999	13	6.1%	1.8	589,231	600,000	46	11	98.6%	98.6%	95.6%	97.1%
\$750,000-\$999,999	2	0.9%	0.6	834,639	834,639	94	94	95.8%	95.8%	83.4%	83.4%
\$1,000,000 and up	1	0.5%	3.4	1,325,000	1,325,000	67	67	89.7%	89.7%	89.7%	89.7%



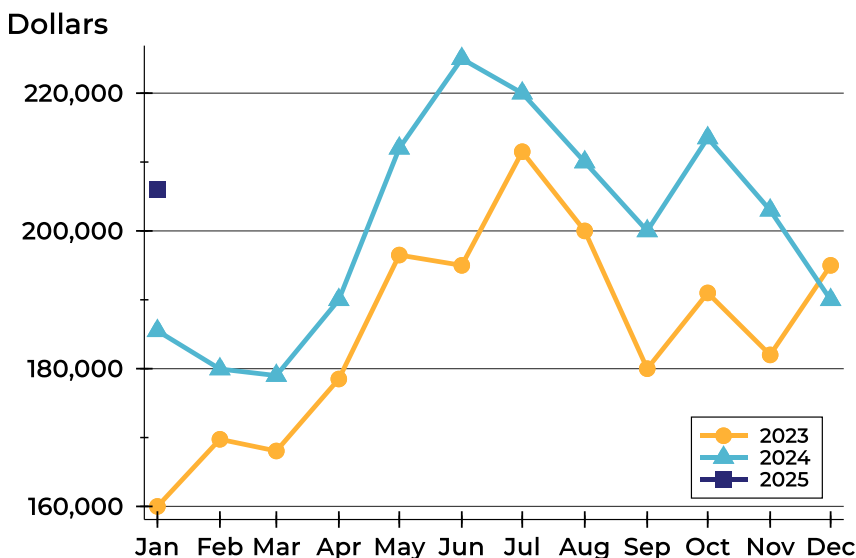
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	177,842	207,563	249,574
February	197,235	203,641	
March	197,546	216,233	
April	194,592	206,859	
May	231,025	242,150	
June	223,072	250,740	
July	234,063	245,771	
August	243,817	229,605	
September	207,809	224,152	
October	229,788	245,237	
November	212,106	234,926	
December	203,539	226,070	

Median Price

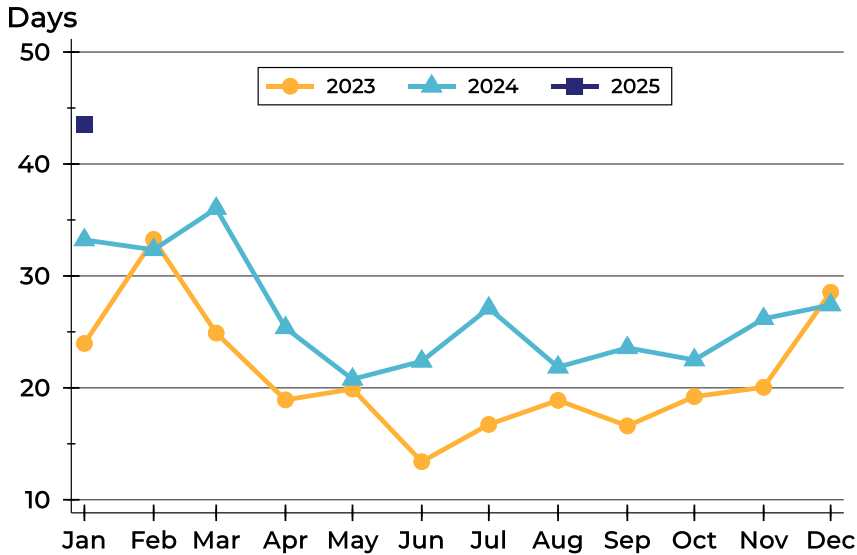


Month	2023	2024	2025
January	160,000	185,500	206,000
February	169,750	179,950	
March	168,050	179,000	
April	178,500	190,000	
May	196,500	212,000	
June	195,000	225,000	
July	211,500	220,000	
August	200,000	210,000	
September	180,000	200,000	
October	191,000	213,500	
November	182,000	203,000	
December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



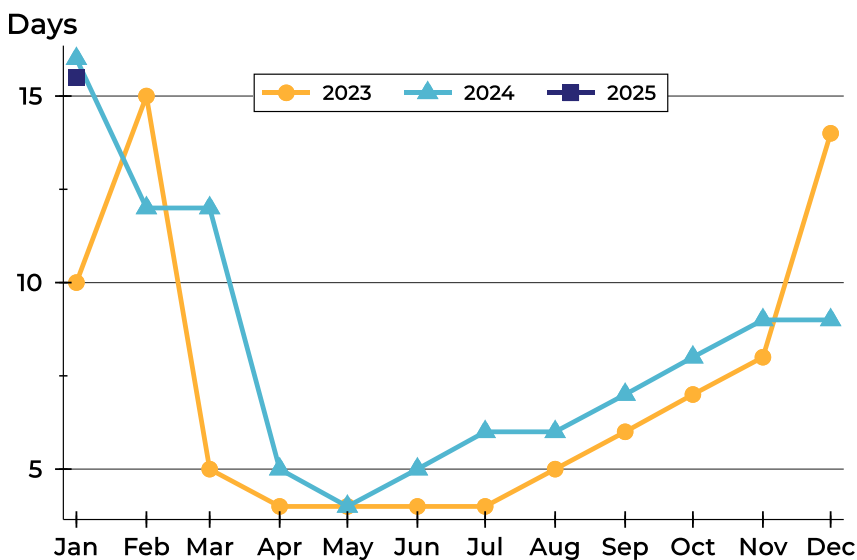
Entire MLS System Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	24	33	44
February	33	32	
March	25	36	
April	19	25	
May	20	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	
March	5	12	
April	4	5	
May	4	4	
June	4	5	
July	4	6	
August	5	6	
September	6	7	
October	7	8	
November	8	9	
December	14	9	



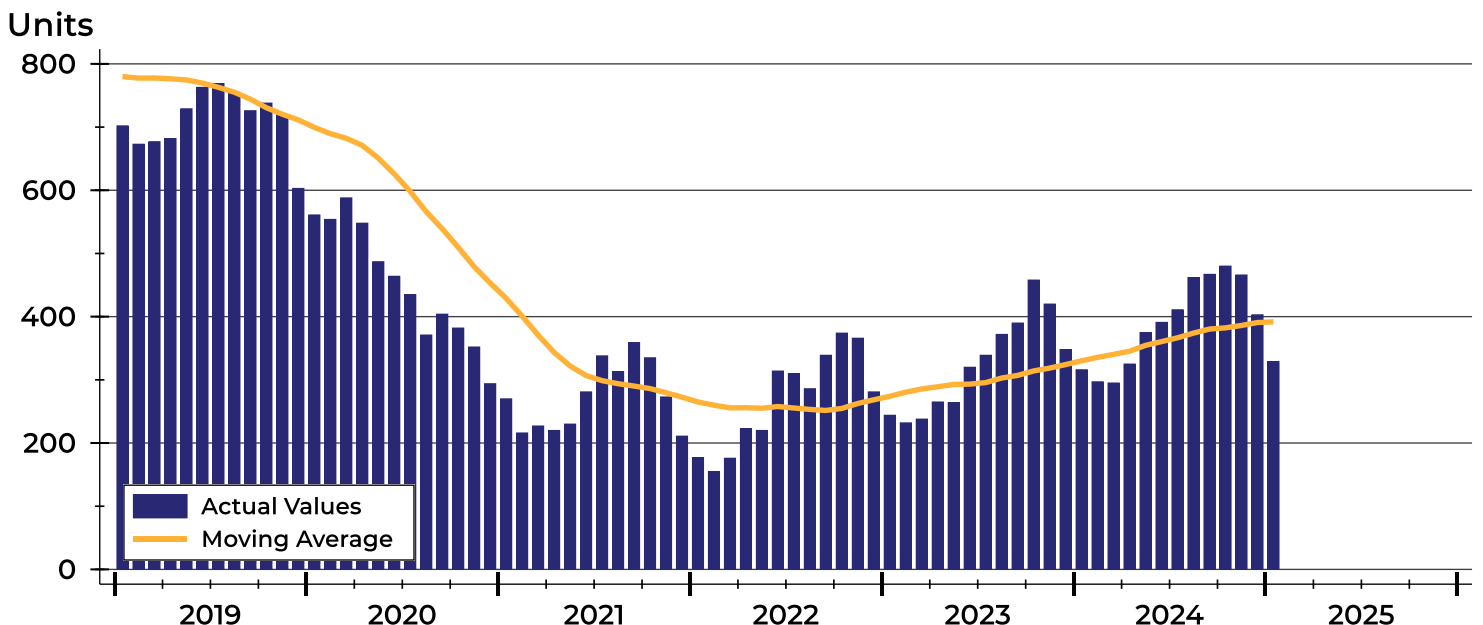
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		329	316	4.1%
Volume (1,000s)		86,402	92,061	-6.1%
Months' Supply		1.1	1.1	0.0%
Average	List Price	262,620	291,332	-9.9%
	Days on Market	80	79	1.3%
	Percent of Original	96.0%	96.5%	-0.5%
Median	List Price	219,500	239,925	-8.5%
	Days on Market	61	57	7.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 329 homes were available for sale in the Sunflower multiple listing service at the end of January. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of January was \$219,500, down 8.5% from 2024. The typical time on market for active listings was 61 days, up from 57 days a year earlier.

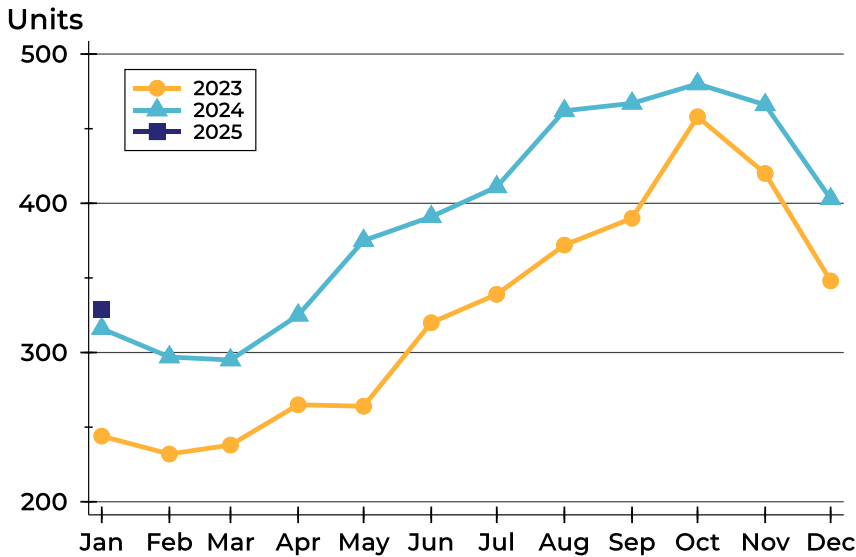
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



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

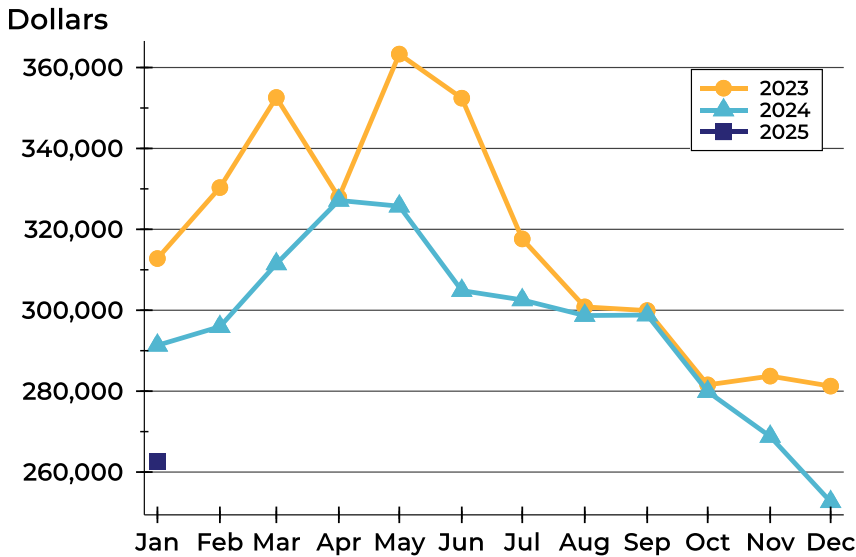
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	0.3%	0.4	1,300	1,300	4	4	100.0%	100.0%
\$25,000-\$49,999	5	1.5%	0.5	40,979	39,900	129	160	95.7%	100.0%
\$50,000-\$99,999	42	12.8%	1.3	79,349	80,450	63	48	94.5%	100.0%
\$100,000-\$124,999	18	5.5%	1.1	114,828	115,000	71	53	92.7%	94.1%
\$125,000-\$149,999	37	11.2%	1.5	138,337	138,000	84	72	96.2%	97.8%
\$150,000-\$174,999	21	6.4%	0.7	163,393	165,650	59	59	97.3%	100.0%
\$175,000-\$199,999	26	7.9%	1.0	189,390	189,950	103	72	92.9%	97.3%
\$200,000-\$249,999	42	12.8%	1.0	226,370	225,000	103	79	96.1%	97.6%
\$250,000-\$299,999	43	13.1%	1.2	279,468	280,000	74	57	96.4%	100.0%
\$300,000-\$399,999	35	10.6%	0.9	346,936	345,000	75	74	97.4%	100.0%
\$400,000-\$499,999	32	9.7%	1.8	443,975	439,700	70	56	97.2%	99.0%
\$500,000-\$749,999	24	7.3%	1.8	583,034	567,839	86	63	98.6%	100.0%
\$750,000-\$999,999	1	0.3%	0.6	760,000	760,000	3	3	100.0%	100.0%
\$1,000,000 and up	2	0.6%	3.4	2,347,500	2,347,500	161	161	90.7%	90.7%



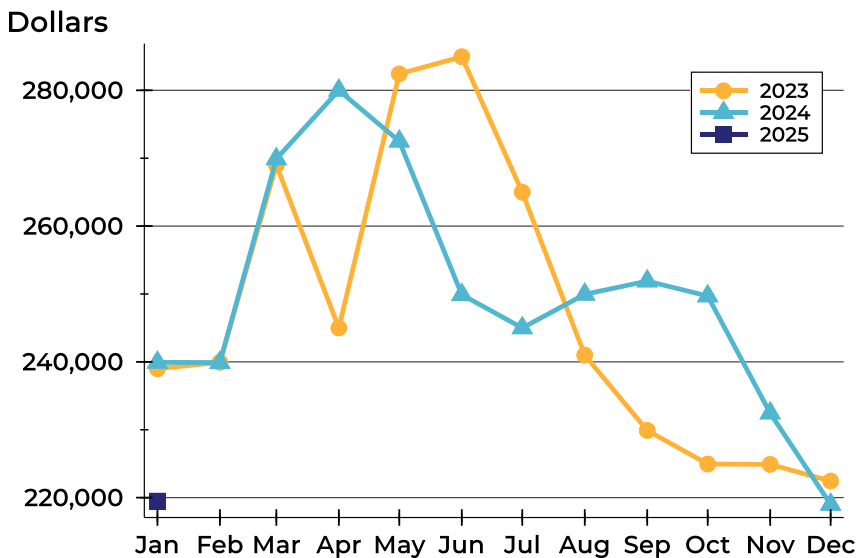
Entire MLS System Active Listings Analysis

Average Price



Month	2023	2024	2025
January	312,787	291,332	262,620
February	330,328	295,938	
March	352,597	311,456	
April	327,886	327,157	
May	363,329	325,721	
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

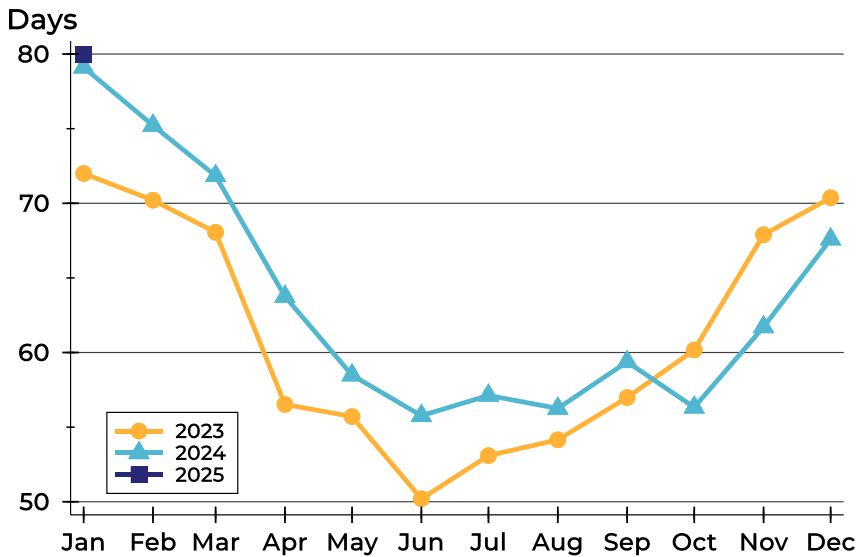


Month	2023	2024	2025
January	239,000	239,925	219,500
February	239,925	239,900	
March	269,000	269,900	
April	245,000	280,000	
May	282,425	272,500	
June	284,950	249,900	
July	265,000	245,000	
August	241,000	249,950	
September	229,900	251,900	
October	224,950	249,700	
November	224,900	232,450	
December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



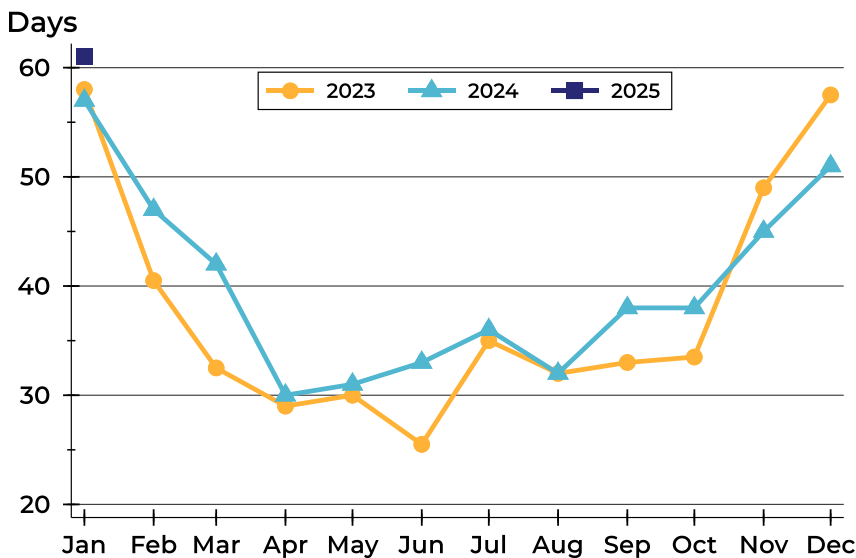
Entire MLS System Active Listings Analysis

Average DOM



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

Median DOM

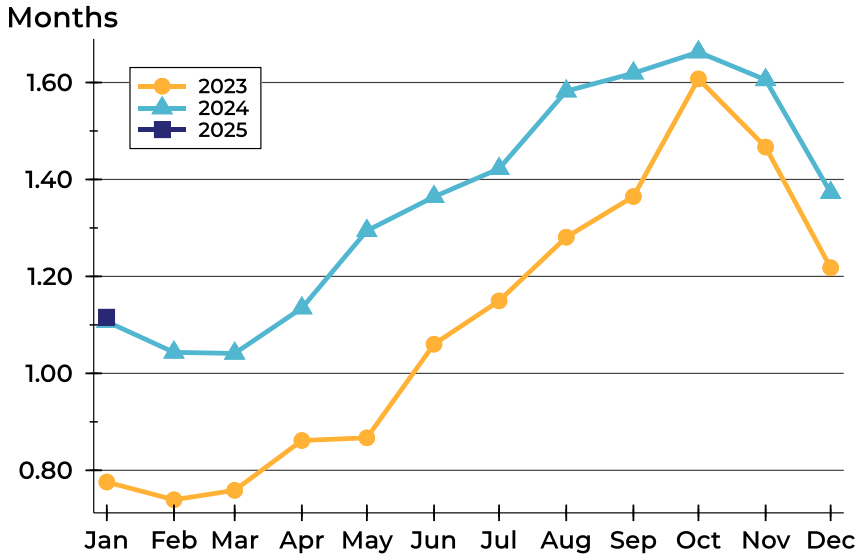


Month	2023	2024	2025
January	58	57	61
February	41	47	
March	33	42	
April	29	30	
May	30	31	
June	26	33	
July	35	36	
August	32	32	
September	33	38	
October	34	38	
November	49	45	
December	58	51	



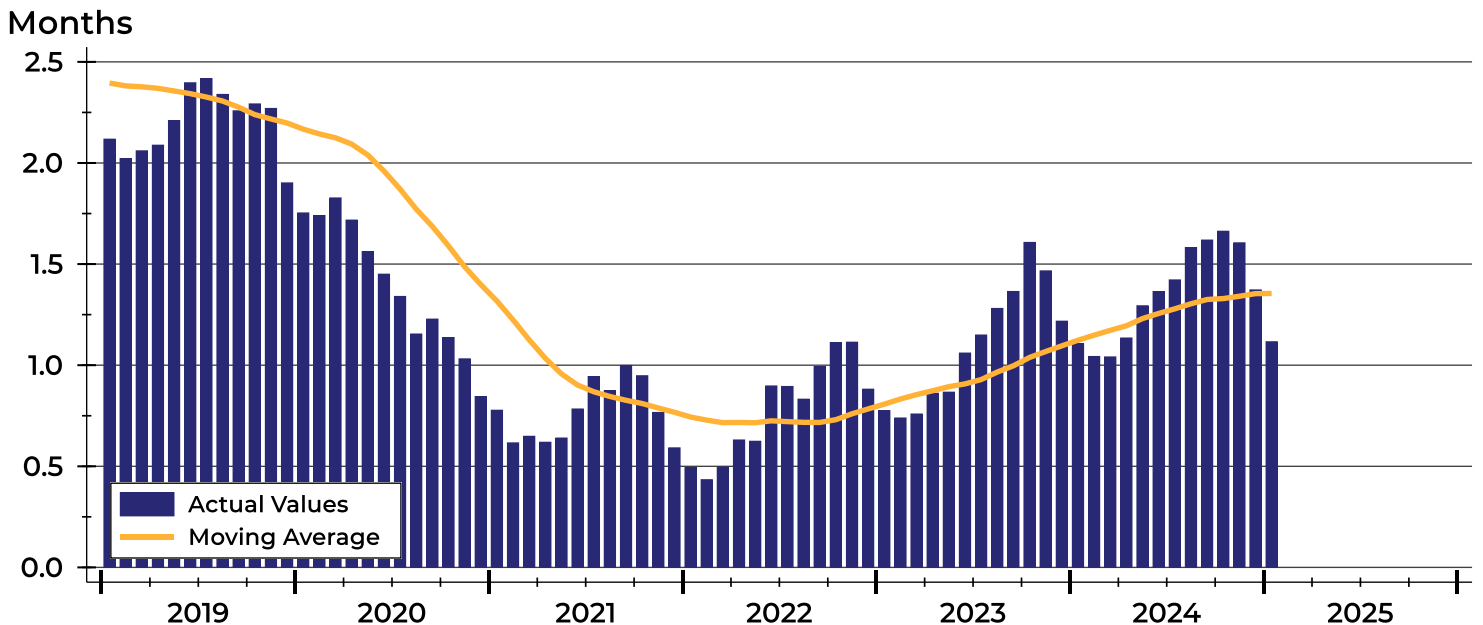
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.8	1.1	1.1
February	0.7	1.0	
March	0.8	1.0	
April	0.9	1.1	
May	0.9	1.3	
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





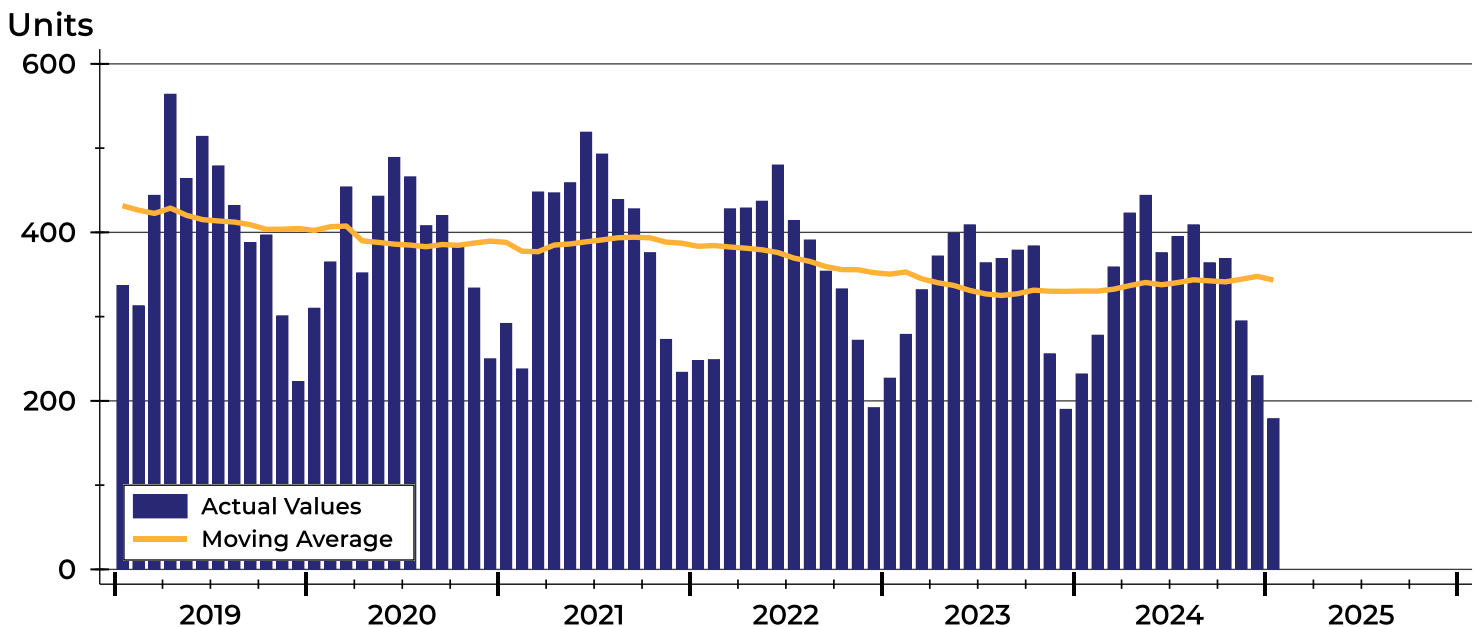
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	179	232	-22.8%
	Volume (1,000s)	45,468	49,106	-7.4%
	Average List Price	254,010	211,662	20.0%
	Median List Price	215,000	191,450	12.3%
Year-to-Date	New Listings	179	232	-22.8%
	Volume (1,000s)	45,468	49,106	-7.4%
	Average List Price	254,010	211,662	20.0%
	Median List Price	215,000	191,450	12.3%

A total of 179 new listings were added in the Sunflower multiple listing service during January, down 22.8% from the same month in 2024.

The median list price of these homes was \$215,000 up from \$191,450 in 2024.

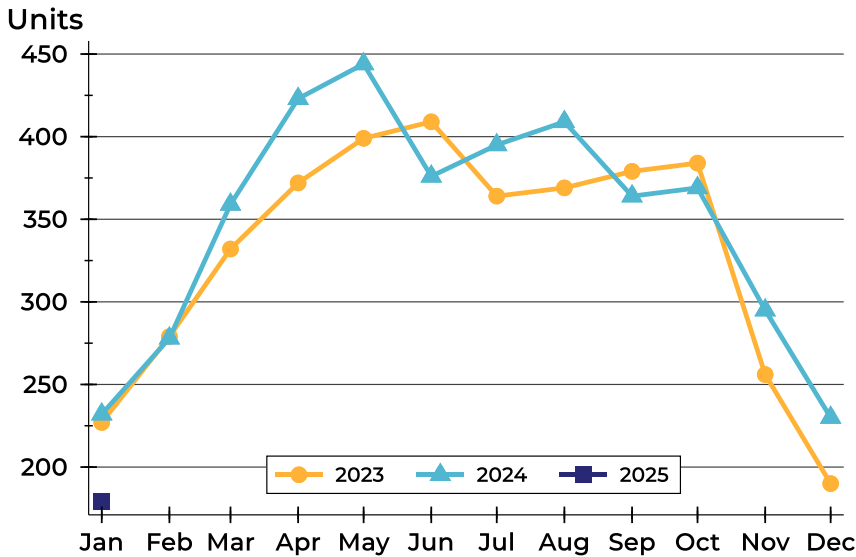
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	227	232	179
February	279	278	
March	332	359	
April	372	423	
May	399	444	
June	409	376	
July	364	395	
August	369	409	
September	379	364	
October	384	369	
November	256	295	
December	190	230	

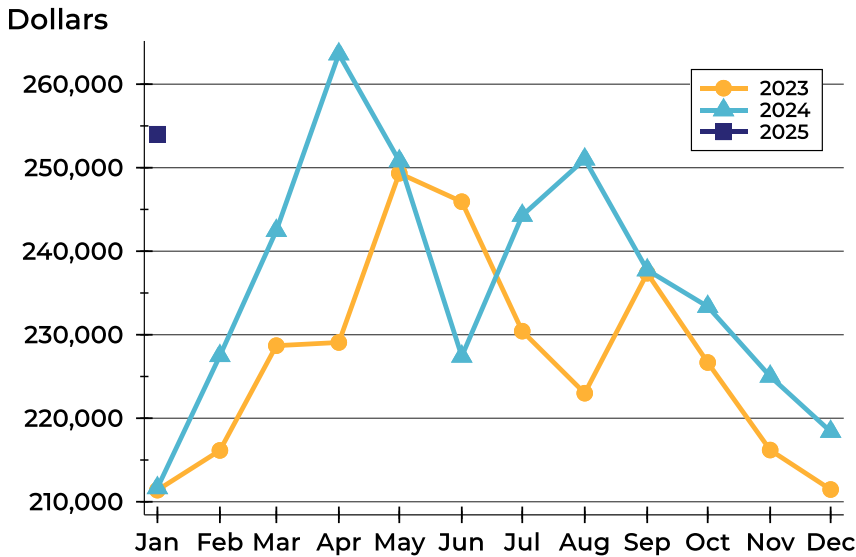
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.7%	11,267	11,500	3	2	110.1%	100.0%
\$25,000-\$49,999	6	3.4%	40,067	41,500	4	4	103.4%	100.0%
\$50,000-\$99,999	22	12.3%	82,514	84,950	12	9	97.8%	100.0%
\$100,000-\$124,999	12	6.7%	115,088	117,750	12	16	97.6%	100.0%
\$125,000-\$149,999	16	8.9%	139,802	135,000	16	13	99.4%	100.0%
\$150,000-\$174,999	13	7.3%	161,576	160,000	14	15	99.8%	100.0%
\$175,000-\$199,999	11	6.1%	185,773	185,000	11	5	98.4%	100.0%
\$200,000-\$249,999	17	9.5%	221,088	219,900	15	13	98.6%	100.0%
\$250,000-\$299,999	27	15.1%	275,418	279,000	8	7	100.0%	100.0%
\$300,000-\$399,999	20	11.2%	340,377	345,000	12	9	99.4%	100.0%
\$400,000-\$499,999	16	8.9%	442,514	437,000	17	16	99.9%	100.0%
\$500,000-\$749,999	13	7.3%	575,300	575,000	13	11	100.0%	100.0%
\$750,000-\$999,999	1	0.6%	760,000	760,000	10	10	100.0%	100.0%
\$1,000,000 and up	2	1.1%	1,147,500	1,147,500	17	17	100.0%	100.0%



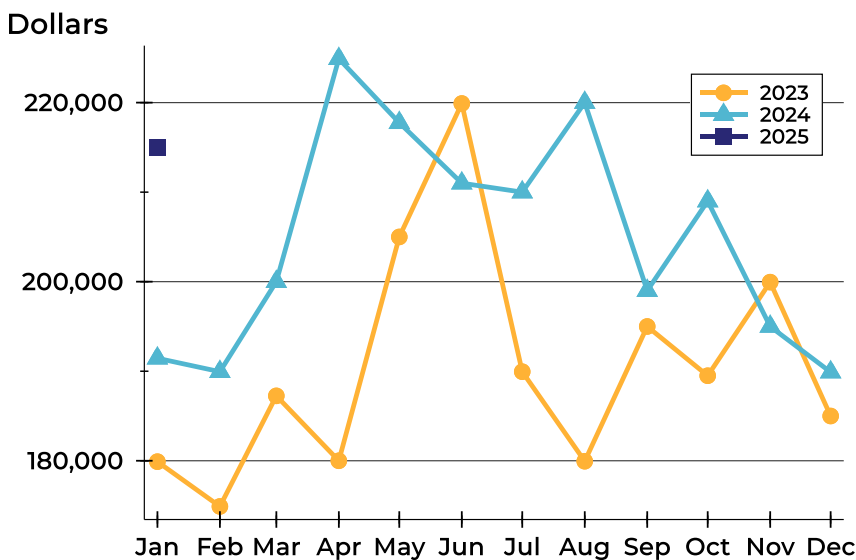
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	211,390	211,662	254,010
February	216,149	227,477	
March	228,692	242,463	
April	229,073	263,606	
May	249,334	250,800	
June	245,928	227,408	
July	230,427	244,275	
August	223,000	251,013	
September	237,367	237,745	
October	226,674	233,373	
November	216,193	225,012	
December	211,468	218,408	

Median Price



Month	2023	2024	2025
January	179,900	191,450	215,000
February	174,900	189,950	
March	187,250	200,000	
April	180,000	224,900	
May	205,000	217,750	
June	219,900	211,000	
July	189,950	210,000	
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	



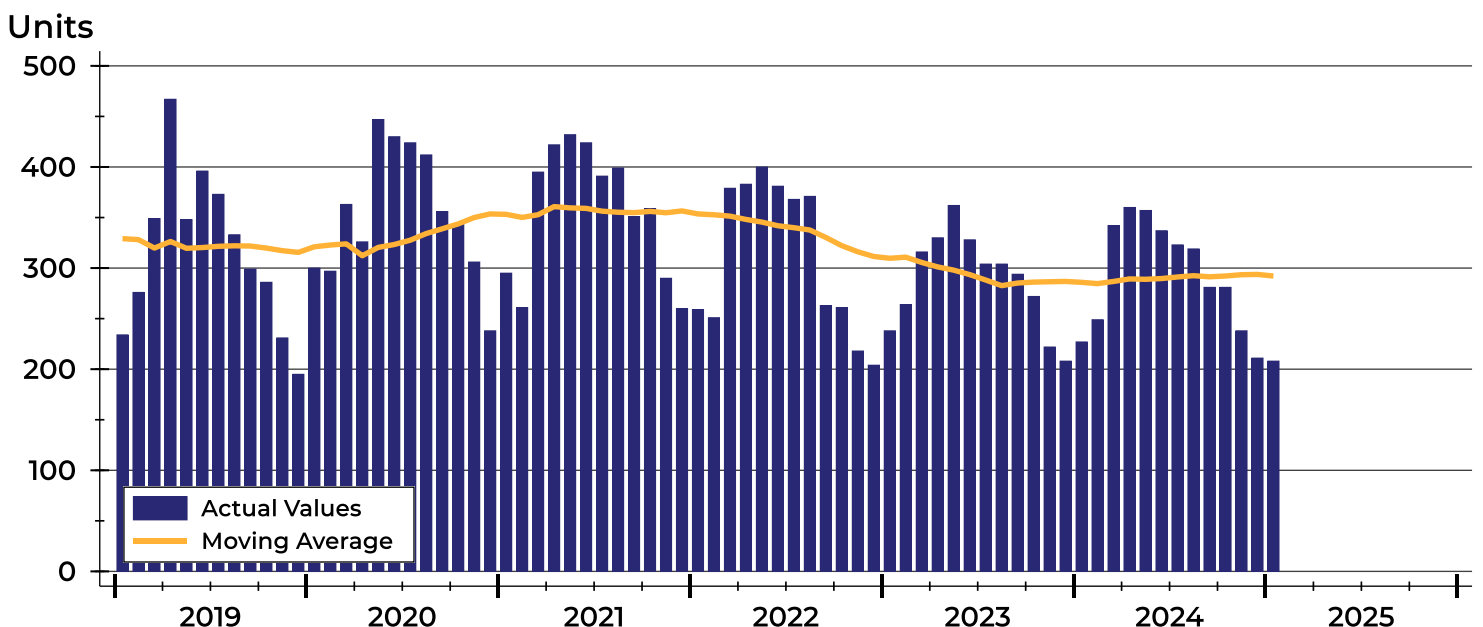
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	2024	Change
Contracts Written		208	227	-8.4%	208	227	-8.4%
Volume (1,000s)		48,525	47,275	2.6%	48,525	47,275	2.6%
Average	Sale Price	233,291	208,262	12.0%	233,291	208,262	12.0%
	Days on Market	41	34	20.6%	41	34	20.6%
	Percent of Original	96.9%	95.5%	1.5%	96.9%	95.5%	1.5%
Median	Sale Price	215,950	184,300	17.2%	215,950	184,300	17.2%
	Days on Market	26	9	188.9%	26	9	188.9%
	Percent of Original	100.0%	98.5%	1.5%	100.0%	98.5%	1.5%

A total of 208 contracts for sale were written in the Sunflower multiple listing service during the month of January, down from 227 in 2024. The median list price of these homes was \$215,950, up from \$184,300 the prior year.

Half of the homes that went under contract in January were on the market less than 26 days, compared to 9 days in January 2024.

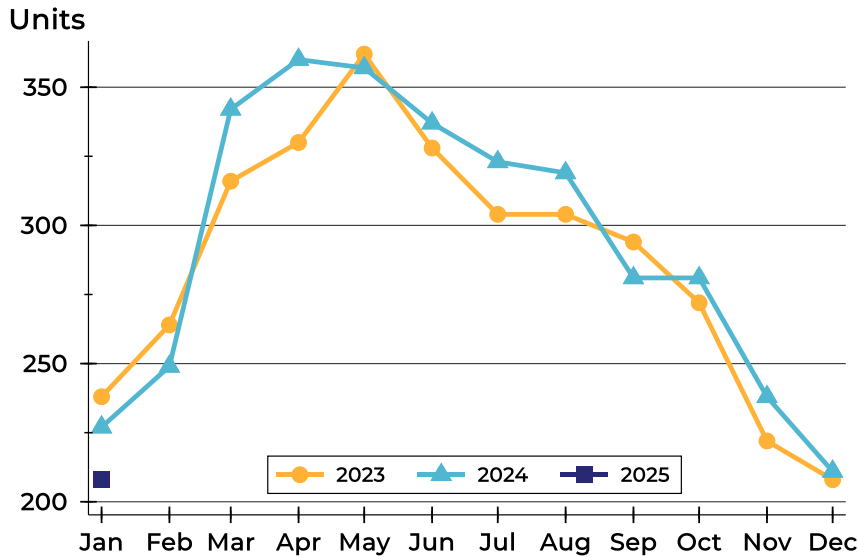
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	238	227	208
February	264	249	
March	316	342	
April	330	360	
May	362	357	
June	328	337	
July	304	323	
August	304	319	
September	294	281	
October	272	281	
November	222	238	
December	208	211	

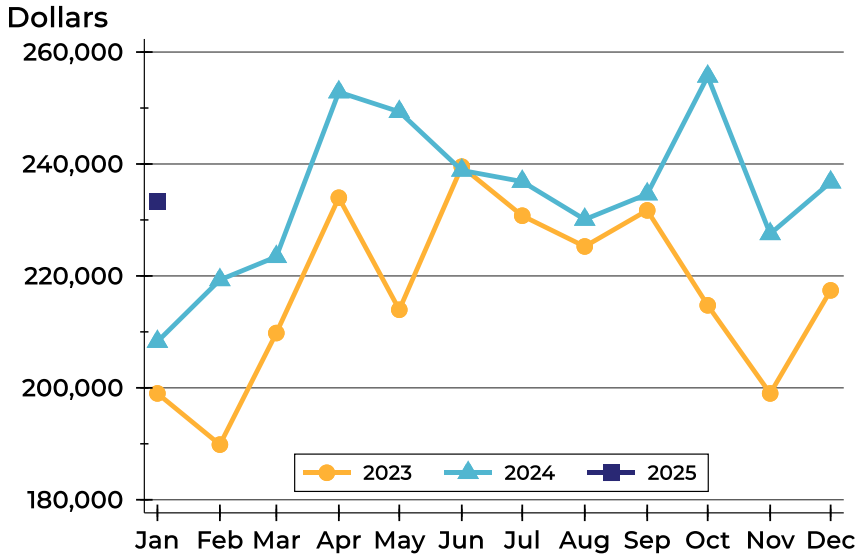
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	8	3.8%	42,038	41,500	15	6	98.5%	100.0%
\$50,000-\$99,999	31	14.9%	79,810	80,000	46	45	94.3%	100.0%
\$100,000-\$124,999	12	5.8%	113,779	116,250	34	24	96.4%	100.0%
\$125,000-\$149,999	19	9.1%	137,503	135,000	38	27	96.5%	100.0%
\$150,000-\$174,999	9	4.3%	159,432	159,000	24	16	98.7%	100.0%
\$175,000-\$199,999	16	7.7%	185,850	186,000	19	16	96.6%	100.0%
\$200,000-\$249,999	20	9.6%	226,355	219,950	46	32	95.5%	96.1%
\$250,000-\$299,999	39	18.8%	274,875	274,500	43	28	98.2%	100.0%
\$300,000-\$399,999	33	15.9%	345,602	345,000	46	24	97.0%	98.8%
\$400,000-\$499,999	10	4.8%	457,525	449,975	74	71	96.2%	98.3%
\$500,000-\$749,999	7	3.4%	588,414	600,000	47	7	98.8%	100.0%
\$750,000-\$999,999	1	0.5%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	1	0.5%	1,100,000	1,100,000	8	8	100.0%	100.0%



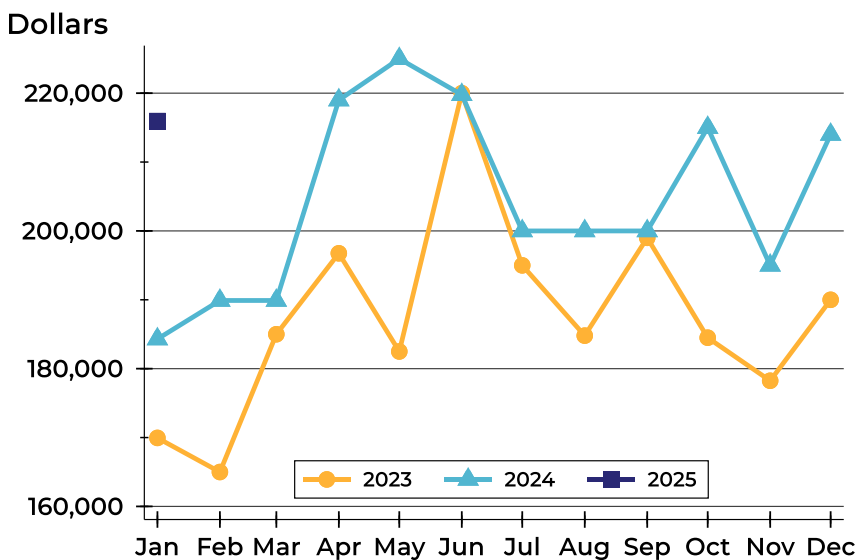
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	199,005	208,262	233,291
February	189,853	219,294	
March	209,791	223,423	
April	233,974	252,849	
May	213,953	249,337	
June	239,525	238,859	
July	230,760	236,863	
August	225,260	230,083	
September	231,708	234,621	
October	214,744	255,656	
November	198,998	227,515	
December	217,411	236,744	

Median Price

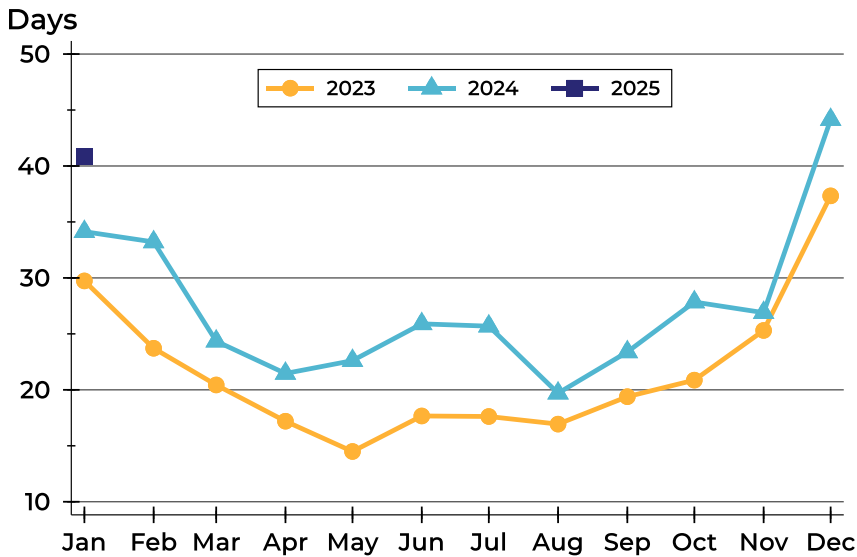


Month	2023	2024	2025
January	169,950	184,300	215,950
February	165,000	189,900	
March	185,000	189,900	
April	196,750	219,000	
May	182,500	225,000	
June	220,000	219,777	
July	195,000	200,000	
August	184,800	200,000	
September	199,000	200,000	
October	184,500	215,000	
November	178,250	195,000	
December	190,000	214,000	



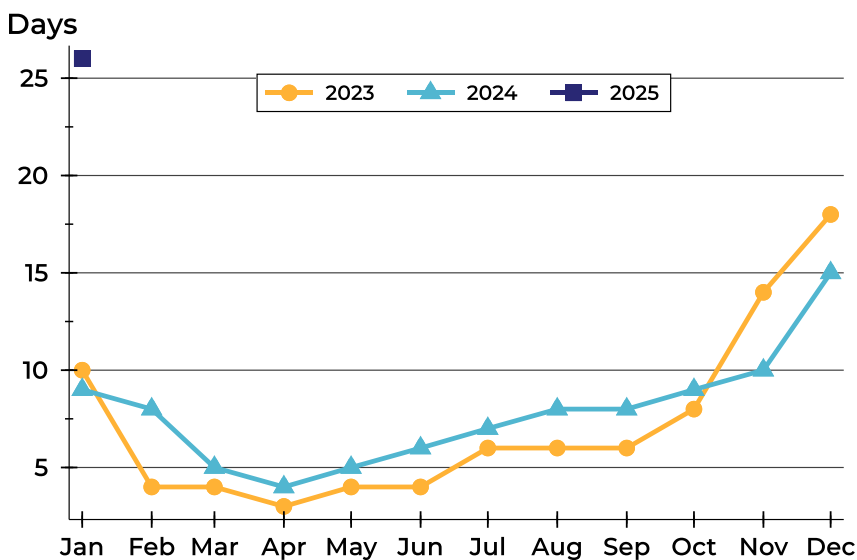
Entire MLS System Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	34	41
February	24	33	
March	20	24	
April	17	21	
May	14	23	
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	
March	4	5	
April	3	4	
May	4	5	
June	4	6	
July	6	7	
August	6	8	
September	6	8	
October	8	9	
November	14	10	
December	18	15	



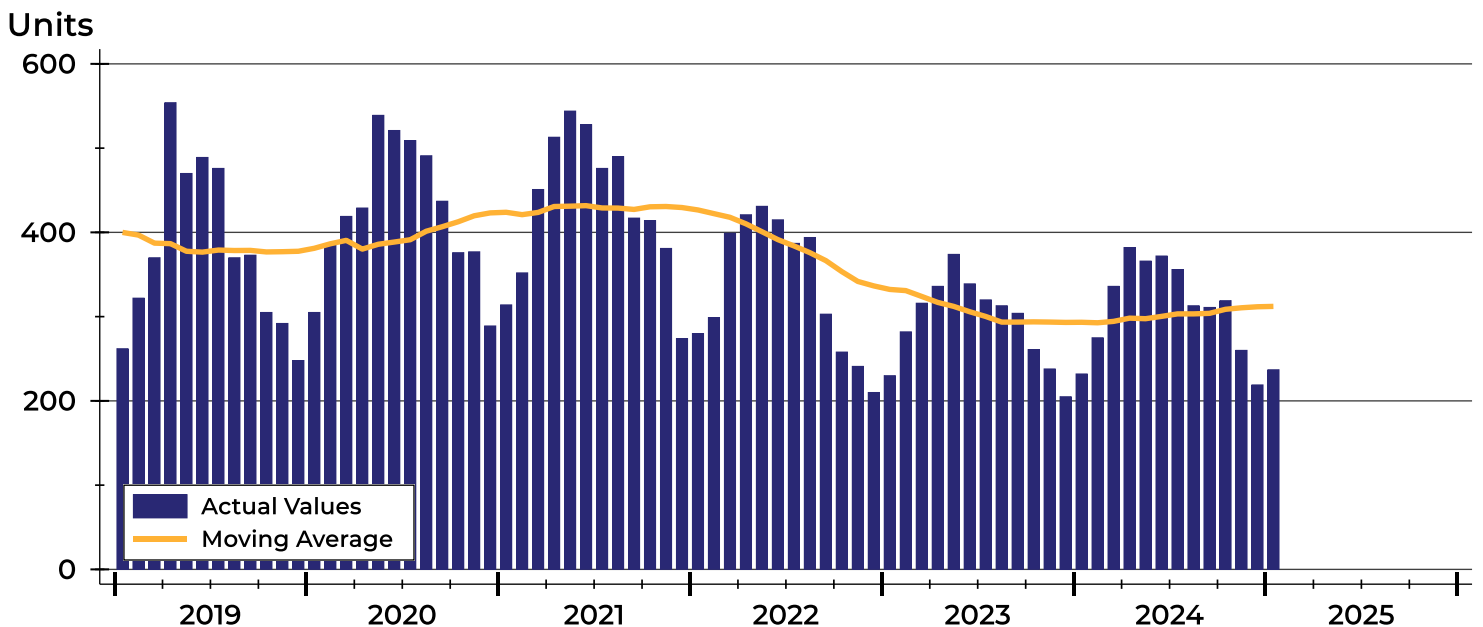
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		237	232	2.2%
Volume (1,000s)		58,514	49,790	17.5%
Average	List Price	246,895	214,610	15.0%
	Days on Market	40	38	5.3%
	Percent of Original	97.4%	97.7%	-0.3%
Median	List Price	240,000	181,490	32.2%
	Days on Market	24	18	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 237 listings in the Sunflower multiple listing service had contracts pending at the end of January, up from 232 contracts pending at the end of January 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.

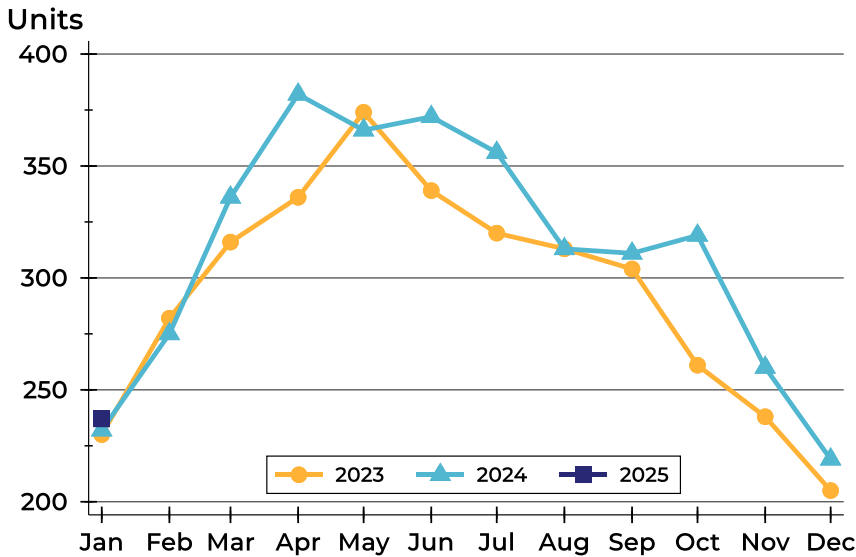
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



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

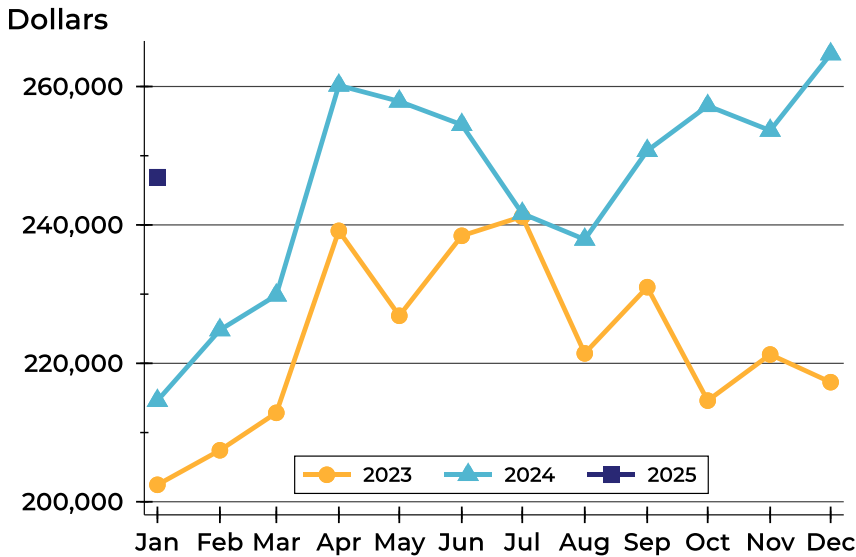
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	14,000	14,000	1	1	100.0%	100.0%
\$25,000-\$49,999	5	2.1%	44,160	46,900	17	12	96.4%	100.0%
\$50,000-\$99,999	30	12.7%	80,827	84,900	45	41	96.1%	100.0%
\$100,000-\$124,999	16	6.8%	115,678	119,000	40	20	96.8%	100.0%
\$125,000-\$149,999	20	8.4%	137,628	135,000	36	22	97.6%	100.0%
\$150,000-\$174,999	14	5.9%	161,406	159,500	10	3	99.2%	100.0%
\$175,000-\$199,999	15	6.3%	186,180	185,000	22	18	98.0%	100.0%
\$200,000-\$249,999	27	11.4%	229,796	234,900	48	27	96.3%	100.0%
\$250,000-\$299,999	48	20.3%	275,756	274,950	43	28	98.2%	100.0%
\$300,000-\$399,999	36	15.2%	340,399	339,450	43	25	97.7%	100.0%
\$400,000-\$499,999	13	5.5%	448,981	449,900	63	65	96.1%	100.0%
\$500,000-\$749,999	8	3.4%	600,488	602,450	41	7	98.9%	100.0%
\$750,000-\$999,999	1	0.4%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	2	0.8%	1,500,000	1,500,000	5	5	100.0%	100.0%



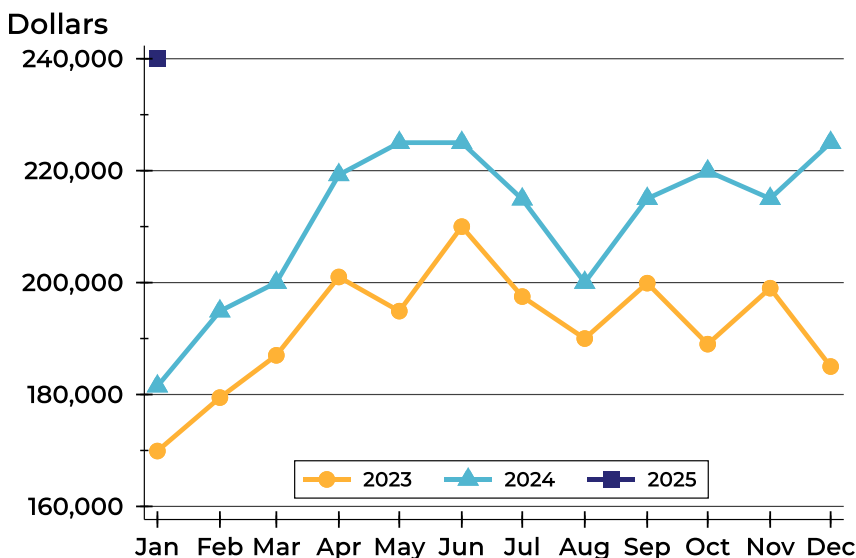
Entire MLS System Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,439	224,817	
March	212,853	229,833	
April	239,144	260,158	
May	226,876	257,850	
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

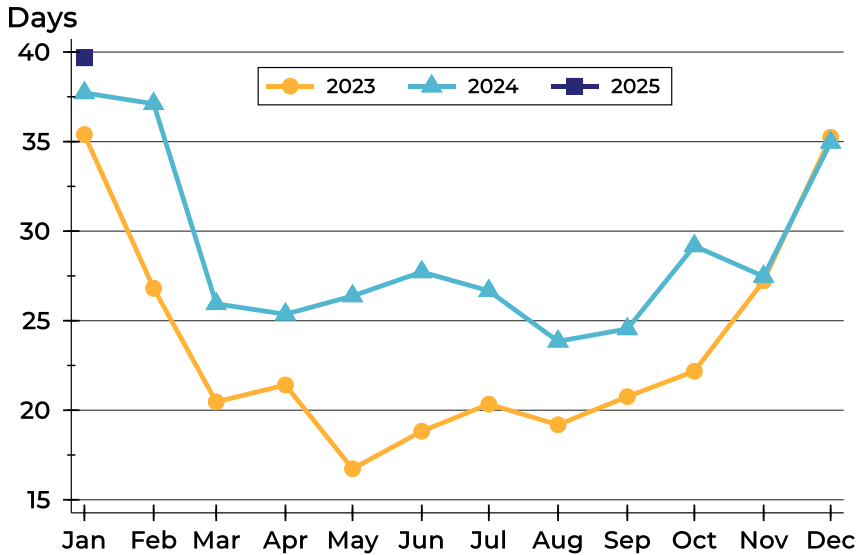


Month	2023	2024	2025
January	169,900	181,490	240,000
February	179,450	194,900	
March	187,000	200,000	
April	201,000	219,250	
May	194,900	225,000	
June	210,000	225,000	
July	197,500	214,900	
August	190,000	200,000	
September	199,900	215,000	
October	189,000	219,900	
November	199,000	215,000	
December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



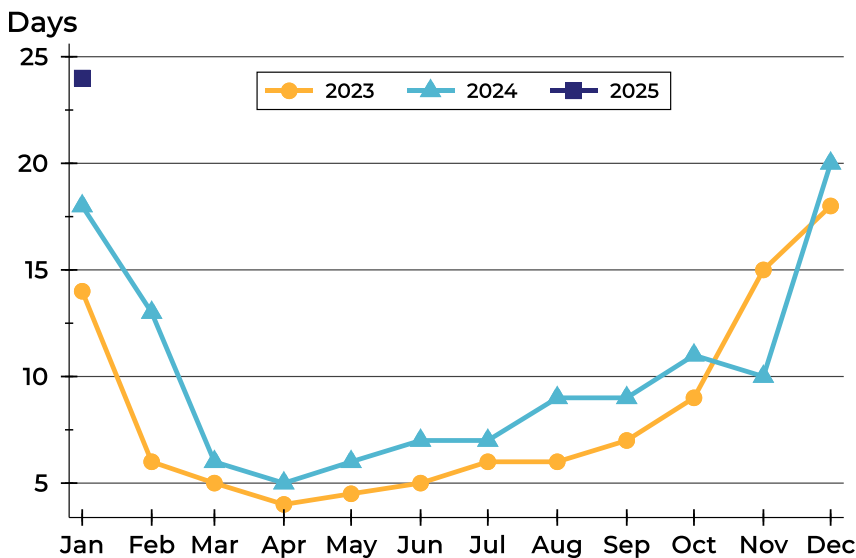
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	38	40
February	27	37	
March	20	26	
April	21	25	
May	17	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	
March	5	6	
April	4	5	
May	5	6	
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 January

Total home sales in Coffey County fell last month to 0 units, compared to 1 unit in January 2024. Total sales volume was \$0.0 million, down from a year earlier.

The median sale price in January 2024 was \$123,500. Homes that sold in this same period were typically on the market for 25 days and sold for 98.8% of their list prices.

Coffey County Active Listings Remain the Same at End of January

The total number of active listings in Coffey County at the end of January was 12 units, the same as in January 2024. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of January was \$285,000.

During January, a total of 2 contracts were written down from 3 in January 2024. At the end of the month, there were 3 contracts still pending.

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

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Coffey County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	0 -100.0%	1 -83.3%	6 200.0%	0 -100.0%	1 -83.3%	6 200.0%	
Active Listings Change from prior year	12 0.0%	12 33.3%	9 -10.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.6 -10.3%	2.9 70.6%	1.7 13.3%	N/A	N/A	N/A	
New Listings Change from prior year	4 0.0%	4 -33.3%	6 50.0%	4 0.0%	4 -33.3%	6 50.0%	
Contracts Written Change from prior year	2 -33.3%	3 -50.0%	6 -25.0%	2 -33.3%	3 -50.0%	6 -25.0%	
Pending Contracts Change from prior year	3 -40.0%	5 25.0%	4 -50.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	0 -100.0%	124 -84.0%	774 369.1%	0 -100.0%	124 -84.0%	774 369.1%	
Average	Sale Price Change from prior year	N/A N/A	123,500 -4.2%	128,938 56.8%	N/A N/A	123,500 -4.2%	128,938 56.8%
	List Price of Actives Change from prior year	245,358 -16.9%	295,108 49.7%	197,167 59.9%	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	25 -19.4%	31 -68.4%	N/A N/A	25 -19.4%	31 -68.4%
	Percent of List Change from prior year	N/A N/A	98.8% 6.7%	92.6% 5.1%	N/A N/A	98.8% 6.7%	92.6% 5.1%
	Percent of Original Change from prior year	N/A N/A	98.8% 6.7%	92.6% 44.9%	N/A N/A	98.8% 6.7%	92.6% 44.9%
Median	Sale Price Change from prior year	N/A N/A	123,500 17.0%	105,563 28.3%	N/A N/A	123,500 17.0%	105,563 28.3%
	List Price of Actives Change from prior year	285,000 -11.6%	322,400 98.4%	162,500 91.3%	N/A	N/A	N/A
	Days on Market Change from prior year	N/A N/A	25 316.7%	6 -93.9%	N/A N/A	25 316.7%	6 -93.9%
	Percent of List Change from prior year	N/A N/A	98.8% 0.8%	98.0% 11.2%	N/A N/A	98.8% 0.8%	98.0% 11.2%
	Percent of Original Change from prior year	N/A N/A	98.8% 0.8%	98.0% 53.4%	N/A N/A	98.8% 0.8%	98.0% 53.4%

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



Coffey County Closed Listings Analysis

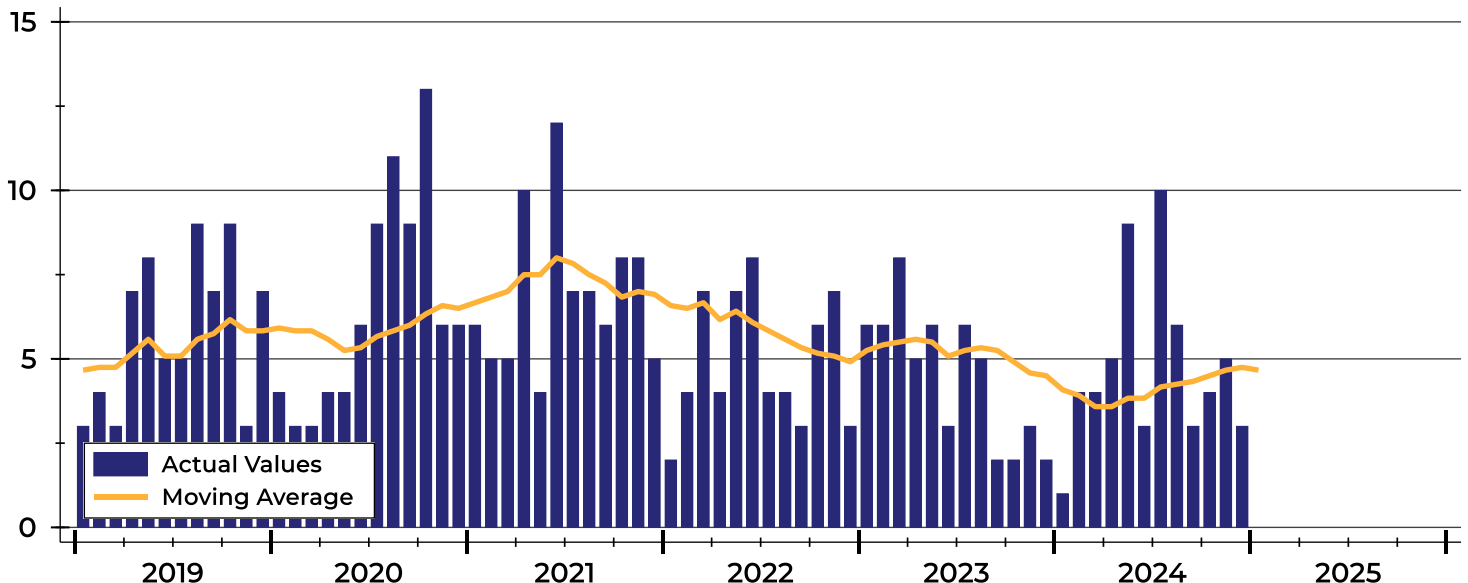
Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		0	1	-100.0%	0	1	-100.0%
Volume (1,000s)		0	124	-100.0%	0	124	-100.0%
Months' Supply		2.6	2.9	-10.3%	N/A	N/A	N/A
Average	Sale Price	N/A	123,500	N/A	N/A	123,500	N/A
	Days on Market	N/A	25	N/A	N/A	25	N/A
	Percent of List	N/A	98.8%	N/A	N/A	98.8%	N/A
	Percent of Original	N/A	98.8%	N/A	N/A	98.8%	N/A
Median	Sale Price	N/A	123,500	N/A	N/A	123,500	N/A
	Days on Market	N/A	25	N/A	N/A	25	N/A
	Percent of List	N/A	98.8%	N/A	N/A	98.8%	N/A
	Percent of Original	N/A	98.8%	N/A	N/A	98.8%	N/A

A total of 0 homes sold in Coffey County in January, down from 1 unit in January 2024. Total sales volume fell to \$0.0 million compared to \$0.1 million in the previous year.

The median sales price in January 2024 was \$123,500. Median days on market for the same time period was 25 days.

History of Closed Listings

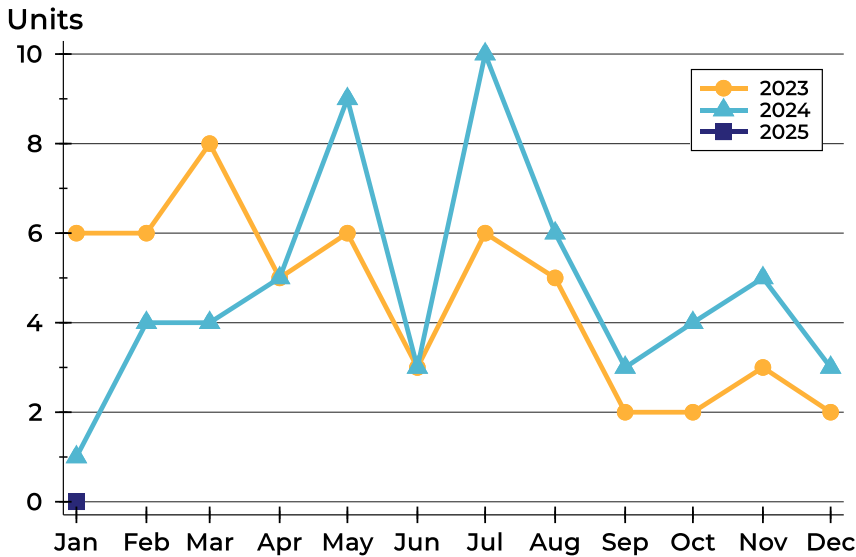
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



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

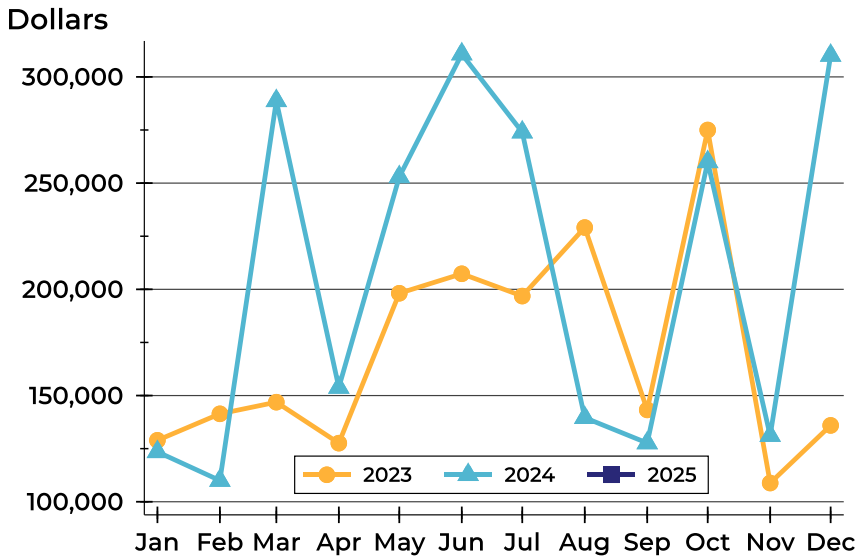
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	N/A	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



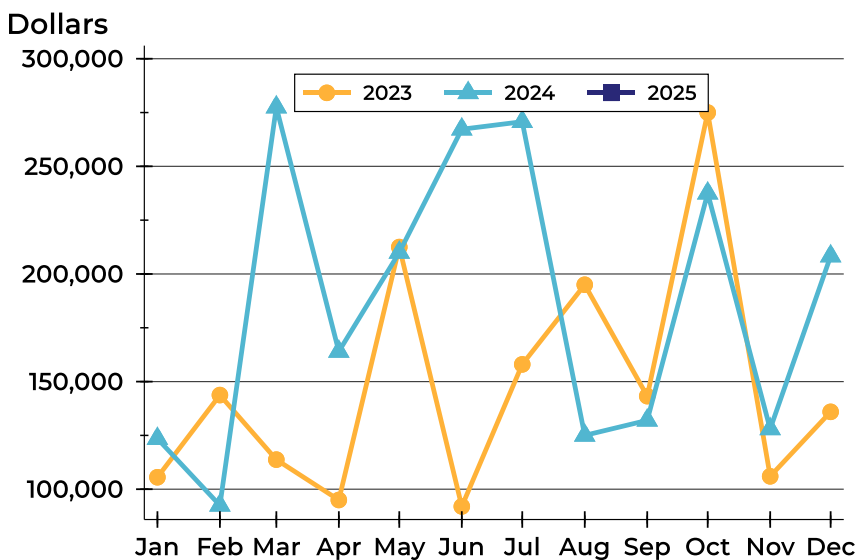
Coffey County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	
March	146,881	288,750	
April	127,600	153,800	
May	198,150	252,944	
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

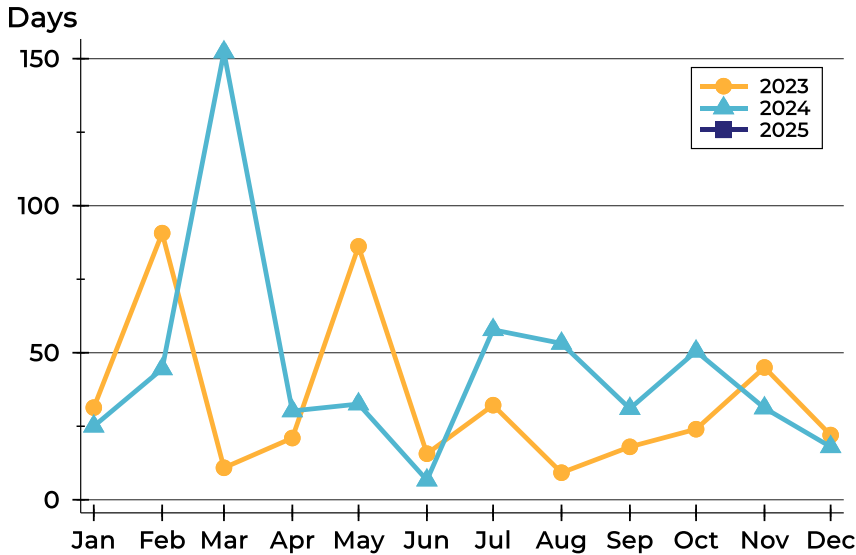


Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	
March	113,750	277,500	
April	95,000	164,000	
May	212,500	210,000	
June	92,000	267,250	
July	158,000	270,750	
August	195,000	125,000	
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950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



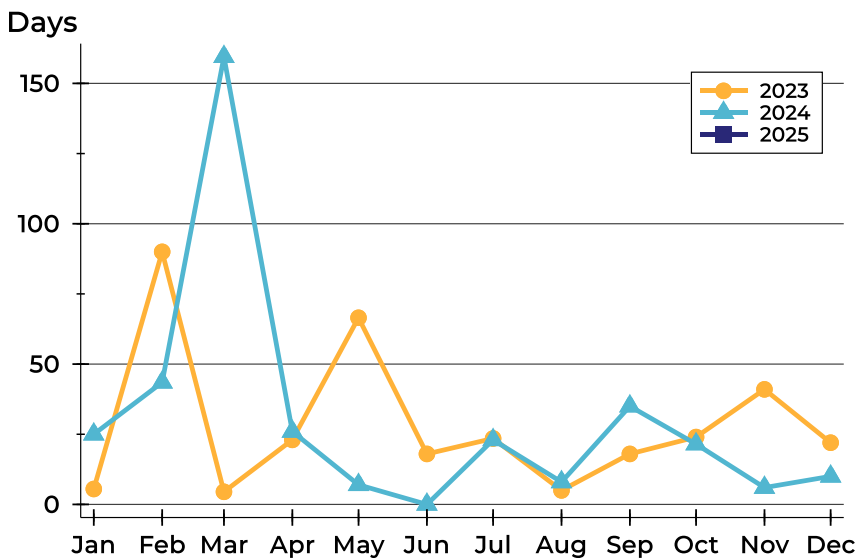
Coffey County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	25	N/A
February	91	45	
March	11	152	
April	21	30	
May	86	33	
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	
March	5	160	
April	23	26	
May	67	7	
June	18	N/A	
July	24	23	
August	5	8	
September	18	35	
October	24	22	
November	41	6	
December	22	10	



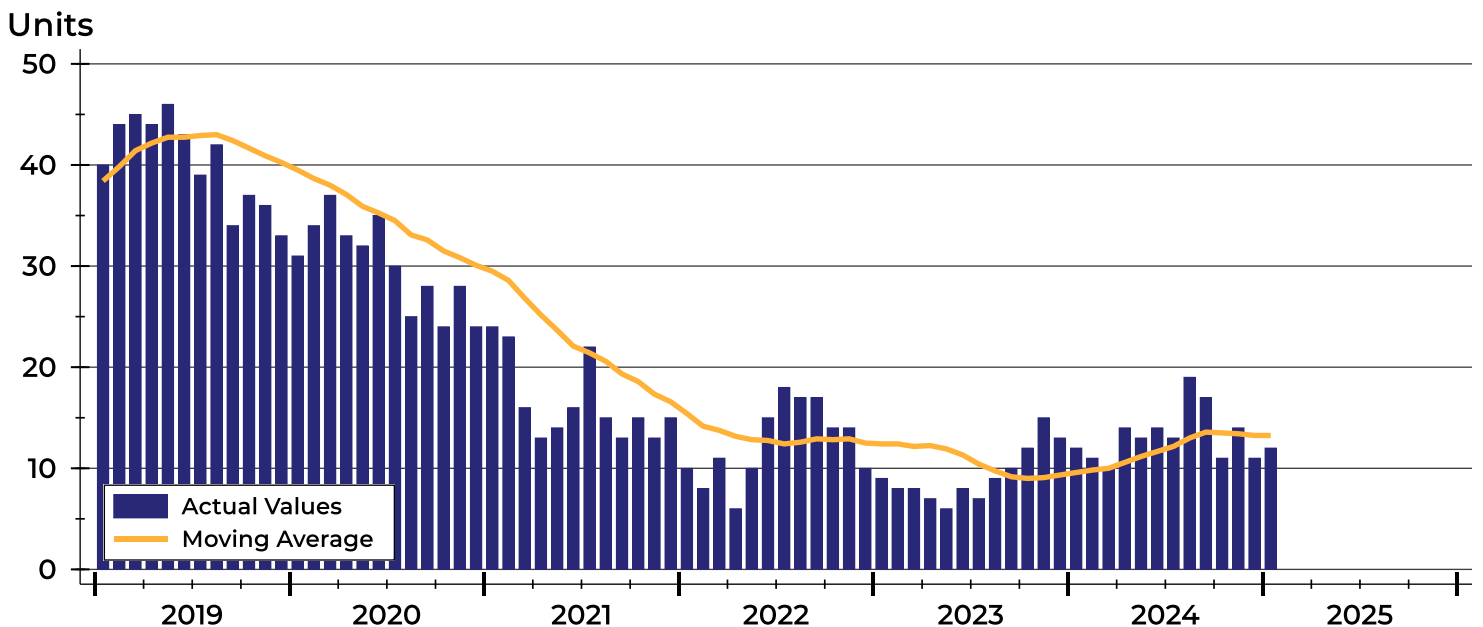
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		12	12	0.0%
Volume (1,000s)		2,944	3,541	-16.9%
Months' Supply		2.6	2.9	-10.3%
Average	List Price	245,358	295,108	-16.9%
	Days on Market	81	92	-12.0%
	Percent of Original	97.7%	96.9%	0.8%
Median	List Price	285,000	322,400	-11.6%
	Days on Market	58	94	-38.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 12 homes were available for sale in Coffey County at the end of January. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of January was \$285,000, down 11.6% from 2024. The typical time on market for active listings was 58 days, down from 94 days a year earlier.

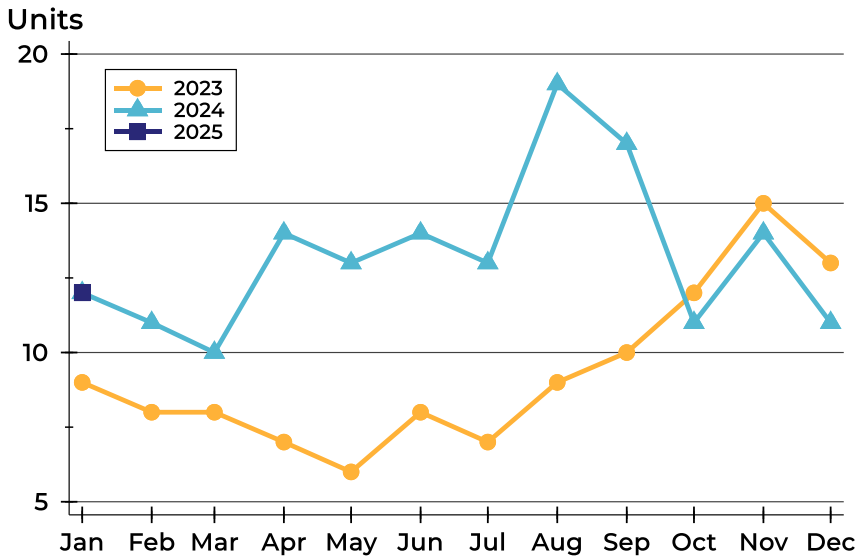
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



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

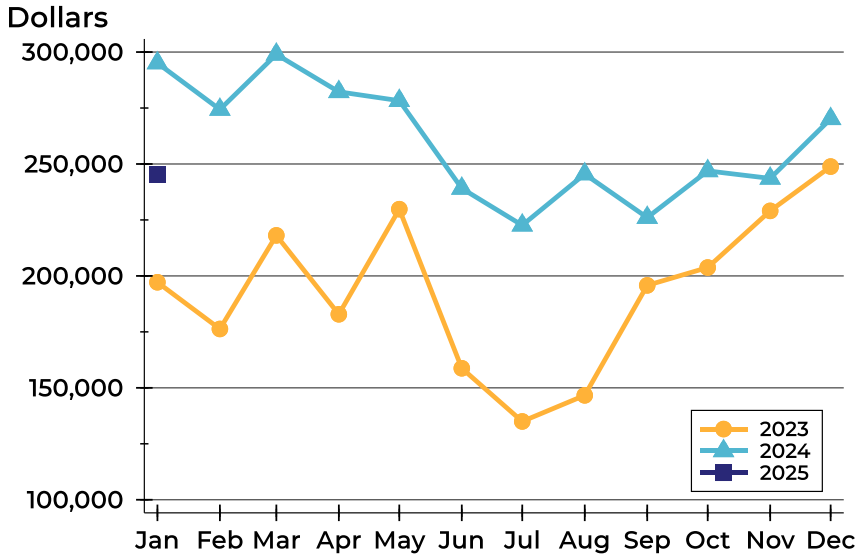
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	8.3%	N/A	85,000	85,000	162	162	81.0%	81.0%
\$100,000-\$124,999	1	8.3%	N/A	114,900	114,900	11	11	100.0%	100.0%
\$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	2	16.7%	N/A	194,900	194,900	65	65	98.7%	98.7%
\$200,000-\$249,999	1	8.3%	1.1	225,000	225,000	198	198	100.0%	100.0%
\$250,000-\$299,999	5	41.7%	N/A	293,860	299,500	47	54	100.0%	100.0%
\$300,000-\$399,999	2	16.7%	N/A	330,150	330,150	118	118	97.0%	97.0%
\$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



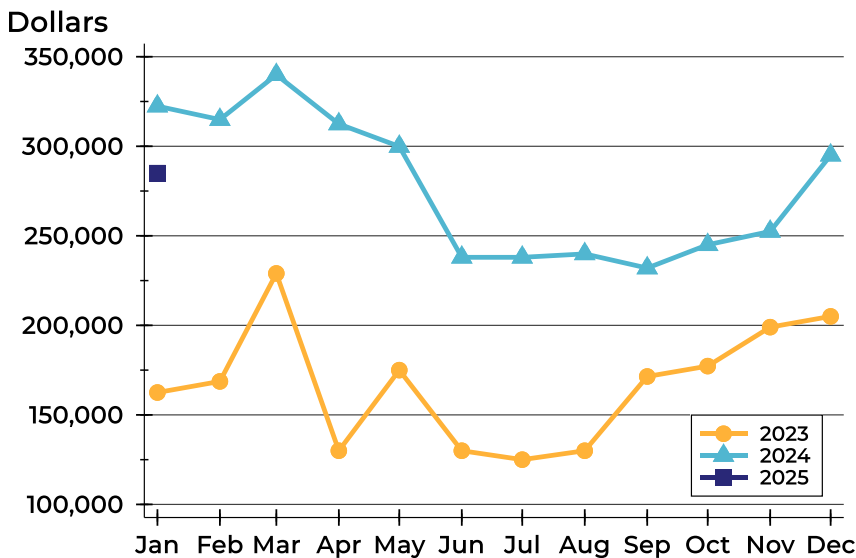
Coffey County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	
March	218,113	298,980	
April	182,857	282,236	
May	229,817	278,292	
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

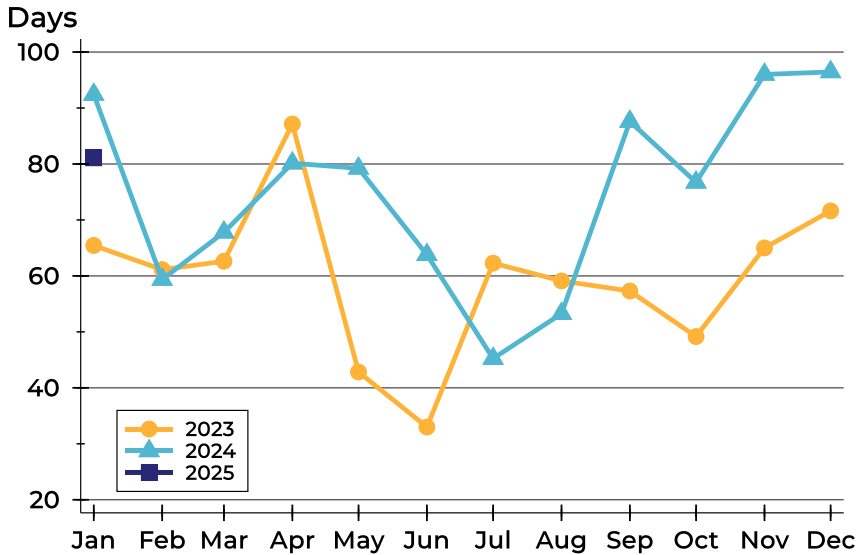


Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	
March	229,000	339,950	
April	130,000	312,450	
May	175,000	299,900	
June	130,000	238,000	
July	125,000	238,000	
August	130,000	239,900	
September	171,450	232,000	
October	177,250	245,000	
November	199,000	252,450	
December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



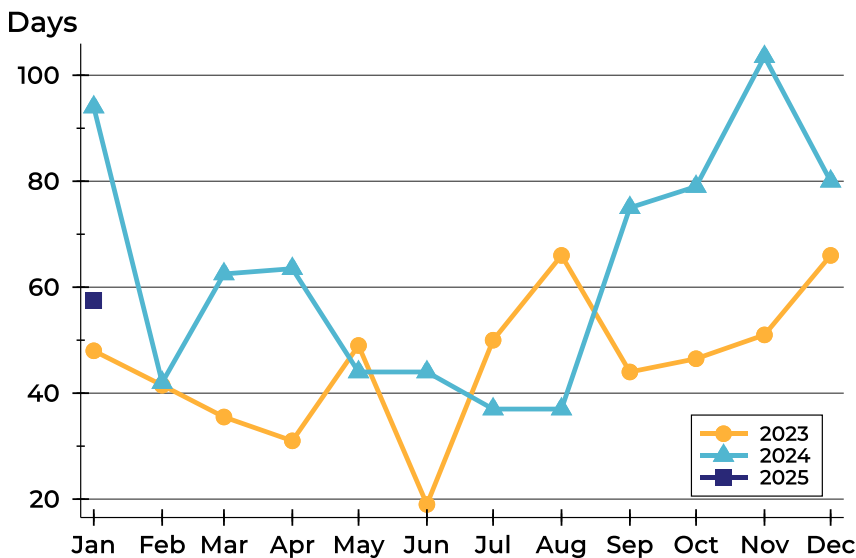
Coffey County Active Listings Analysis

Average DOM



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

Median DOM

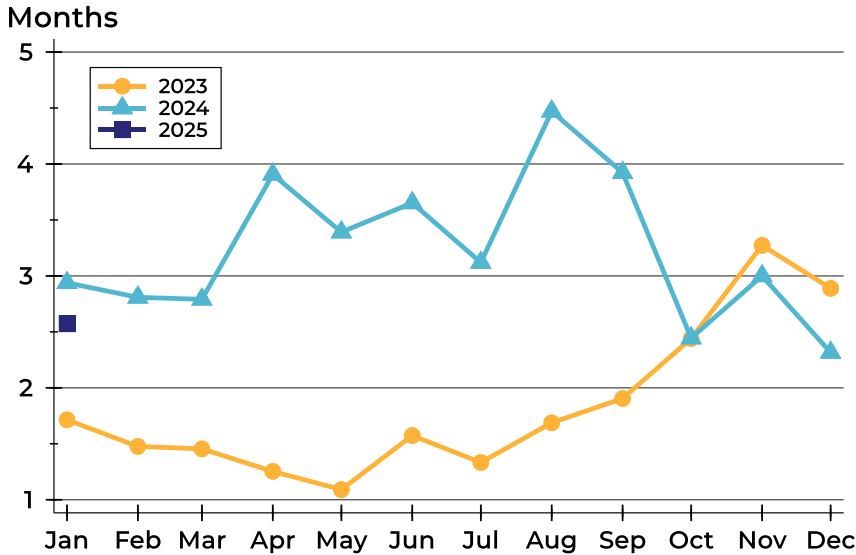


Month	2023	2024	2025
January	48	94	58
February	42	42	
March	36	63	
April	31	64	
May	49	44	
June	19	44	
July	50	37	
August	66	37	
September	44	75	
October	47	79	
November	51	104	
December	66	80	



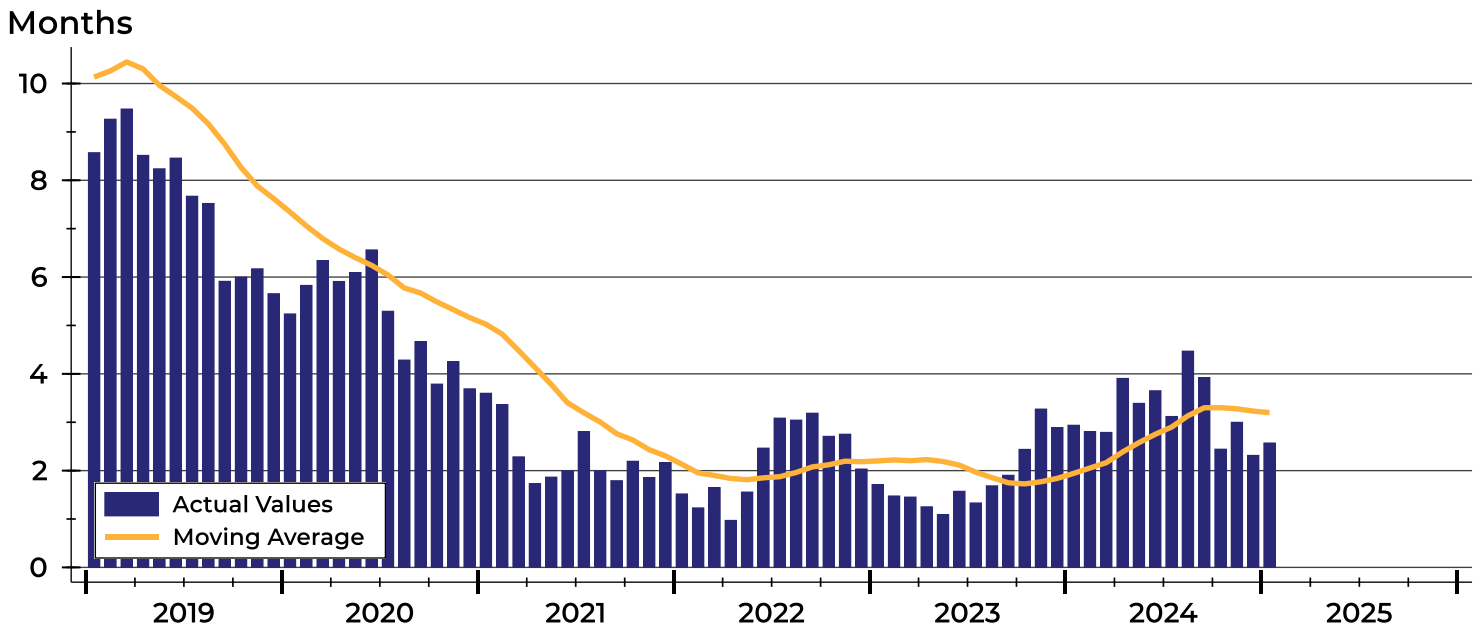
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.5	2.8	
March	1.5	2.8	
April	1.3	3.9	
May	1.1	3.4	
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





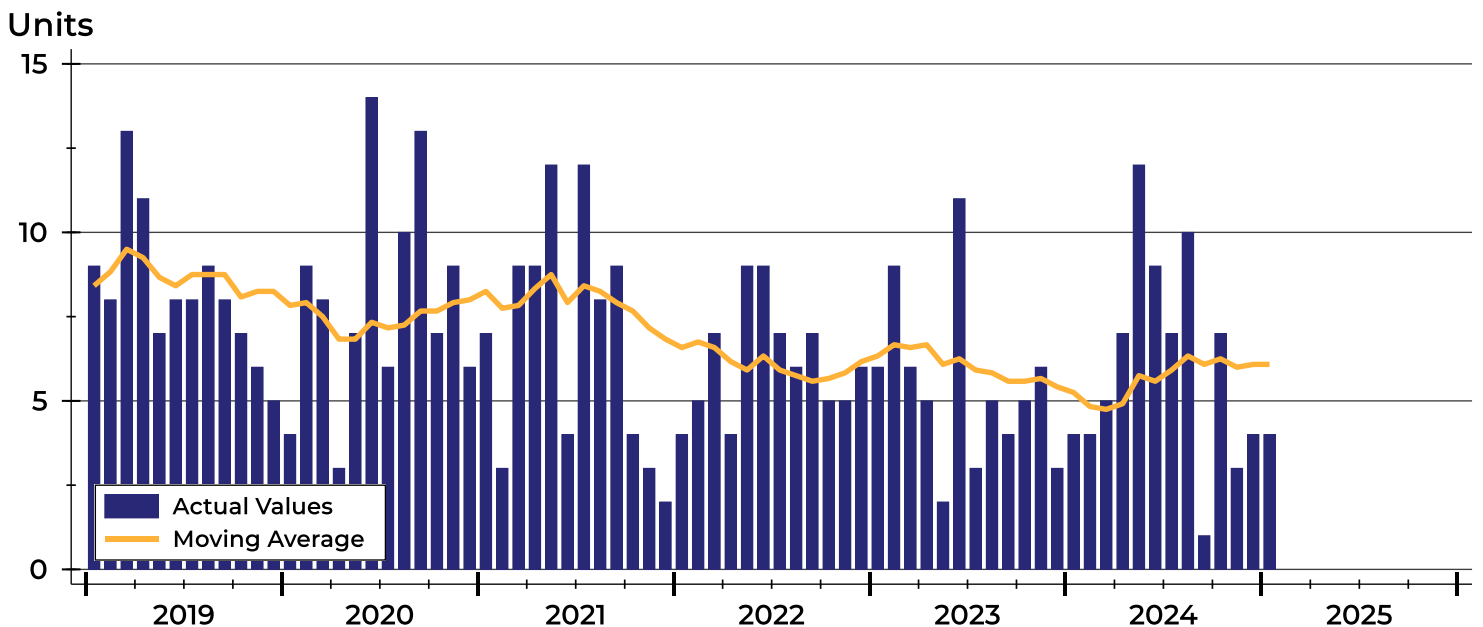
Coffey County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	4	4	0.0%
	Volume (1,000s)	909	1,045	-13.0%
	Average List Price	227,300	261,175	-13.0%
	Median List Price	242,200	292,400	-17.2%
Year-to-Date	New Listings	4	4	0.0%
	Volume (1,000s)	909	1,045	-13.0%
	Average List Price	227,300	261,175	-13.0%
	Median List Price	242,200	292,400	-17.2%

A total of 4 new listings were added in Coffey County during January, the same figure as reported in 2024.

The median list price of these homes was \$242,200 down from \$292,400 in 2024.

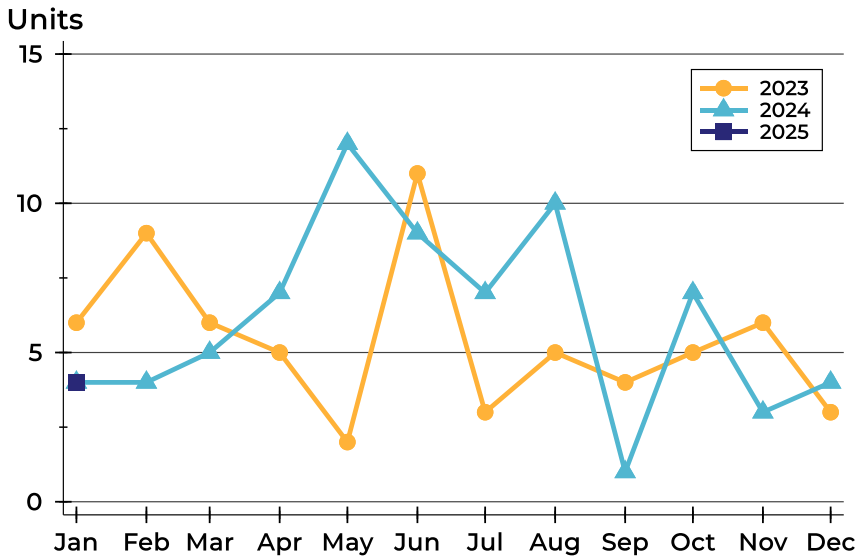
History of New Listings





Coffey County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	6	4	4
February	9	4	
March	6	5	
April	5	7	
May	2	12	
June	11	9	
July	3	7	
August	5	10	
September	4	1	
October	5	7	
November	6	3	
December	3	4	

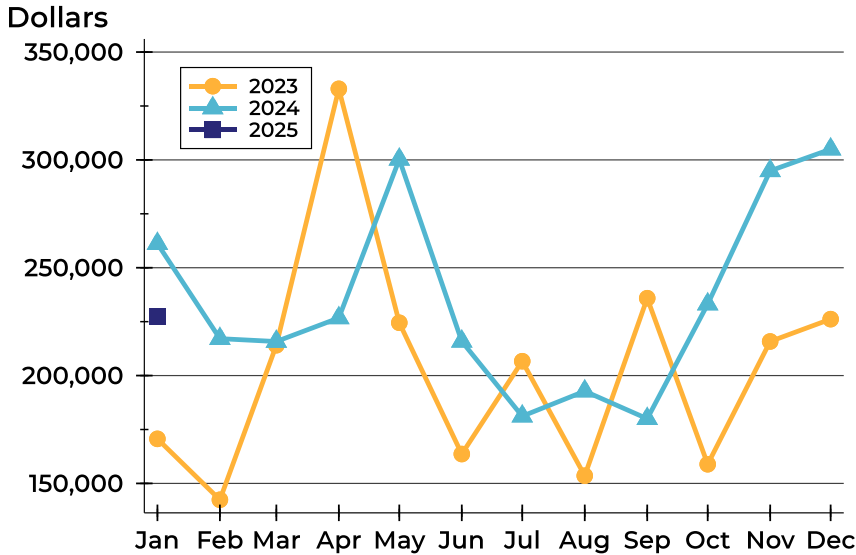
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	25.0%	114,900	114,900	18	18	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	25.0%	184,900	184,900	26	26	92.5%	92.5%
\$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%	299,500	299,500	16	16	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	309,900	309,900	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



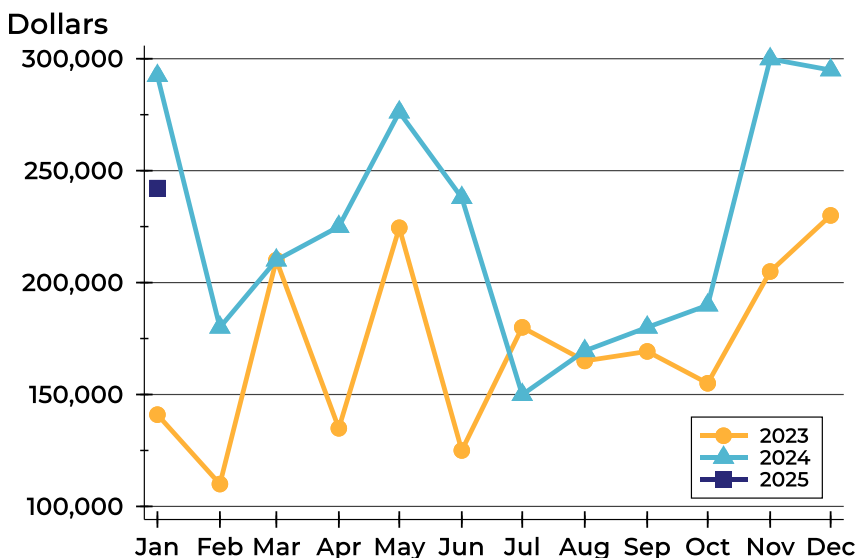
Coffey County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,667	261,175	227,300
February	142,422	217,125	
March	214,083	215,800	
April	332,960	226,714	
May	224,500	300,254	
June	163,627	215,867	
July	206,667	181,171	
August	153,580	192,780	
September	235,875	180,000	
October	158,900	233,129	
November	215,817	294,933	
December	226,167	304,950	

Median Price



Month	2023	2024	2025
January	141,000	292,400	242,200
February	110,000	180,000	
March	210,000	210,000	
April	134,900	225,000	
May	224,500	276,125	
June	125,000	237,900	
July	180,000	149,900	
August	165,000	169,500	
September	169,250	180,000	
October	155,000	189,900	
November	204,950	299,900	
December	230,000	294,950	



Coffey County Contracts Written Analysis

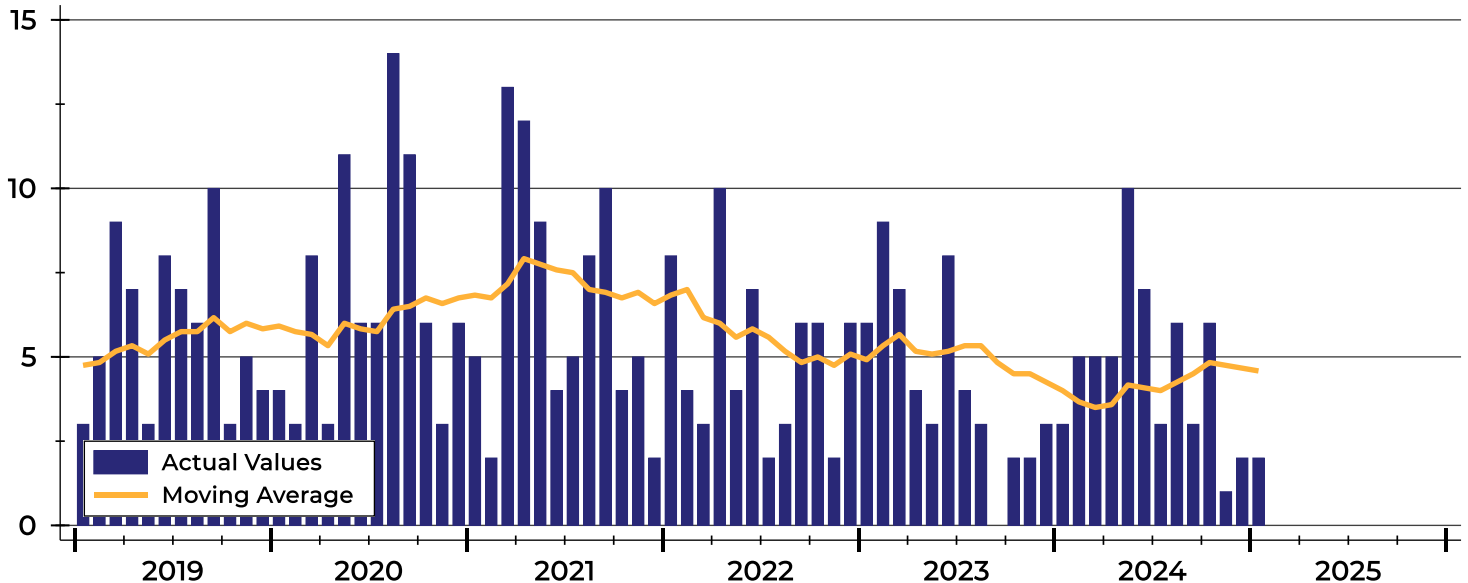
Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	3	-33.3%	2	3	-33.3%
Volume (1,000s)		605	393	53.9%	605	393	53.9%
Average	Sale Price	302,450	131,133	130.6%	302,450	131,133	130.6%
	Days on Market	150	36	316.7%	150	36	316.7%
	Percent of Original	92.1%	88.8%	3.7%	92.1%	88.8%	3.7%
Median	Sale Price	302,450	98,500	207.1%	302,450	98,500	207.1%
	Days on Market	150	18	733.3%	150	18	733.3%
	Percent of Original	92.1%	91.4%	0.8%	92.1%	91.4%	0.8%

A total of 2 contracts for sale were written in Coffey County during the month of January, down from 3 in 2024. The median list price of these homes was \$302,450, up from \$98,500 the prior year.

Half of the homes that went under contract in January were on the market less than 150 days, compared to 18 days in January 2024.

History of Contracts Written

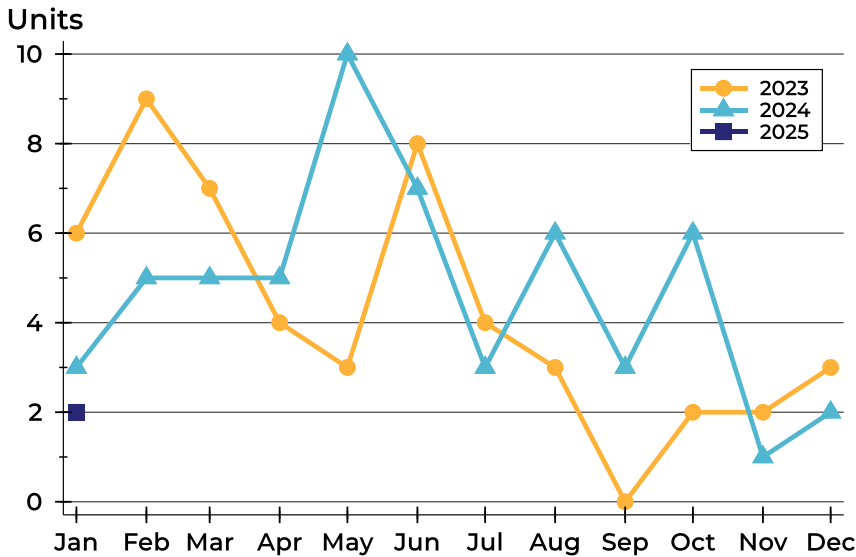
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



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

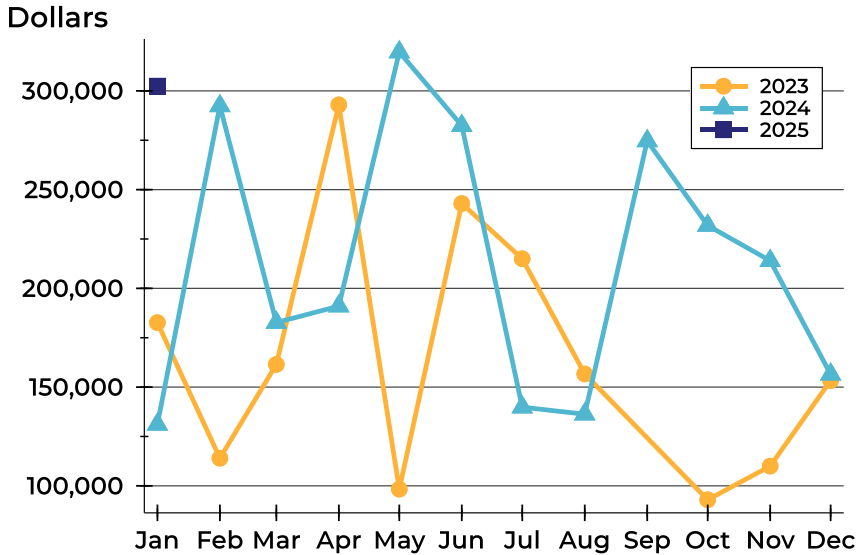
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	295,000	295,000	290	290	84.3%	84.3%
\$300,000-\$399,999	1	50.0%	309,900	309,900	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



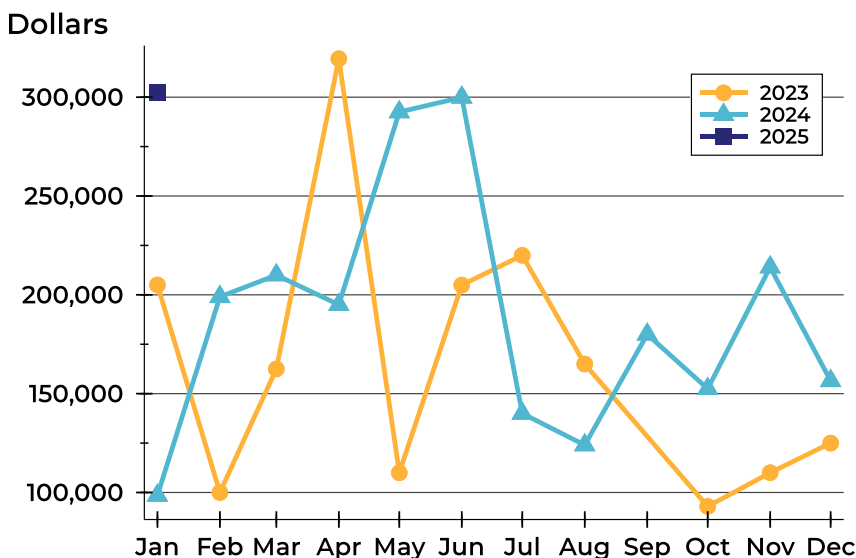
Coffey County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	
March	161,486	182,700	
April	292,950	191,000	
May	98,333	319,665	
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	

Median Price

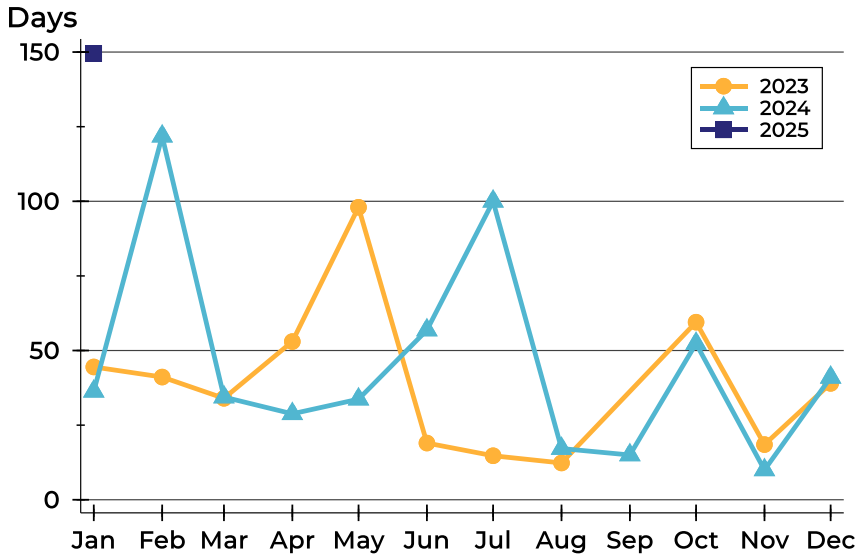


Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	
March	162,500	210,000	
April	319,450	195,000	
May	110,000	292,500	
June	204,950	299,900	
July	220,000	140,000	
August	165,000	124,000	
September	N/A	180,000	
October	92,950	152,500	
November	110,000	214,000	
December	125,000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



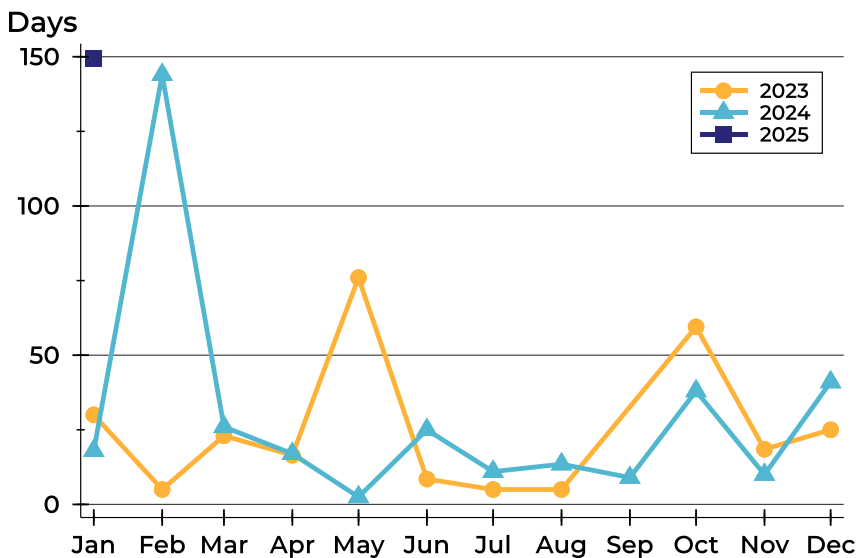
Coffey County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	45	36	150
February	41	122	
March	34	34	
April	53	29	
May	98	34	
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	
March	23	26	
April	17	17	
May	76	3	
June	9	25	
July	5	11	
August	5	14	
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	



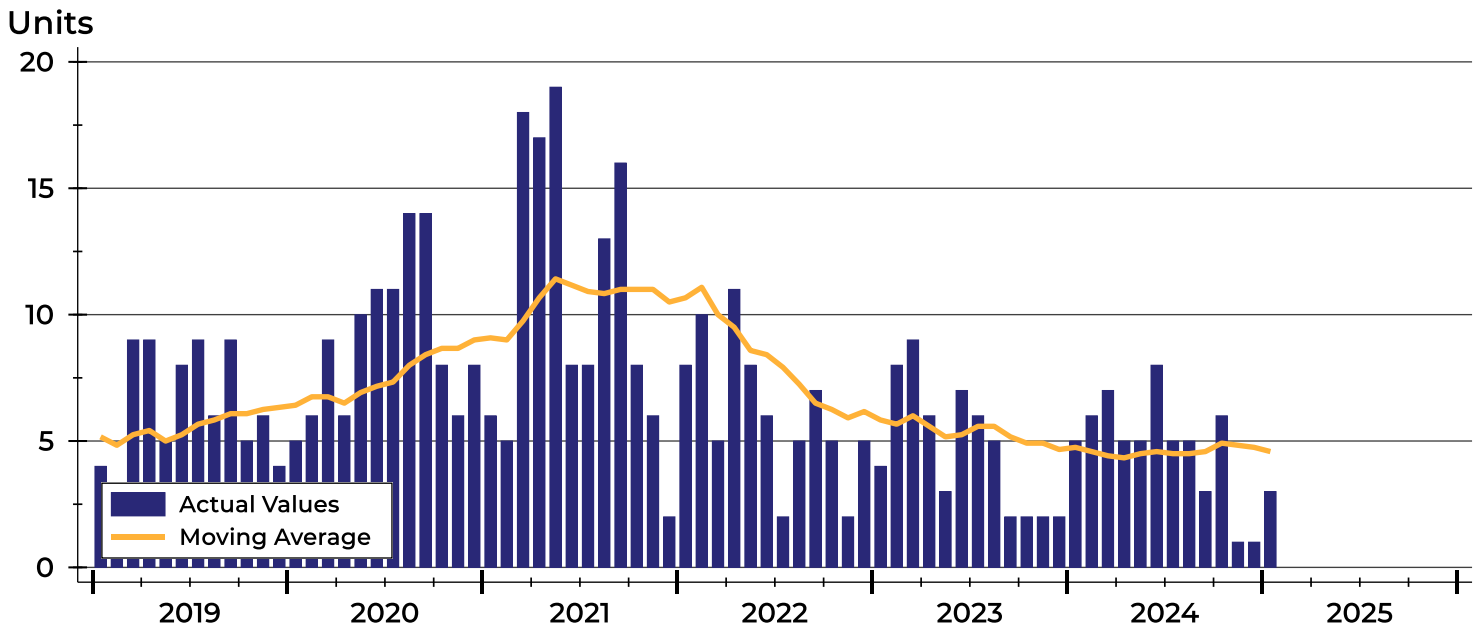
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		Change
		2025	2024	
Pending Contracts		3	5	-40.0%
Volume (1,000s)		860	638	34.8%
Average	List Price	286,633	127,680	124.5%
	Days on Market	113	37	205.4%
	Percent of Original	94.8%	100.2%	-5.4%
Median	List Price	295,000	115,000	156.5%
	Days on Market	39	18	116.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Coffey County had contracts pending at the end of January, down from 5 contracts pending at the end of January 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.

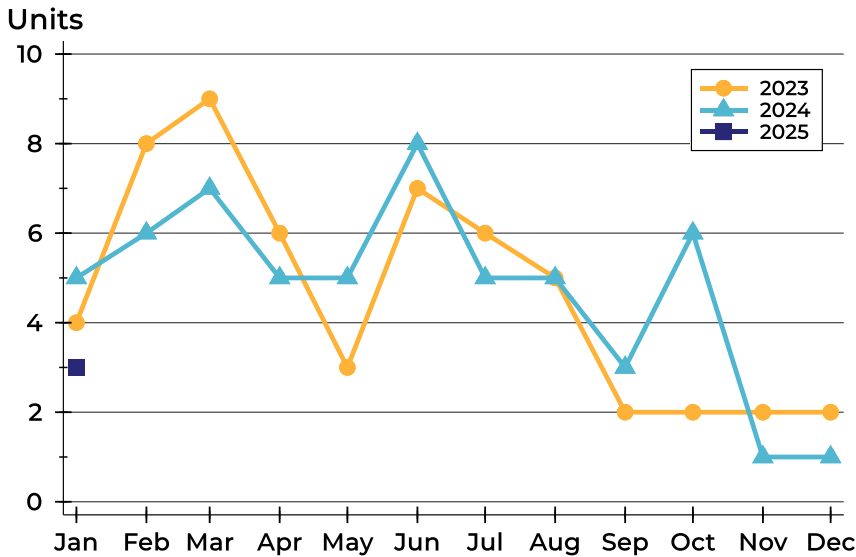
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

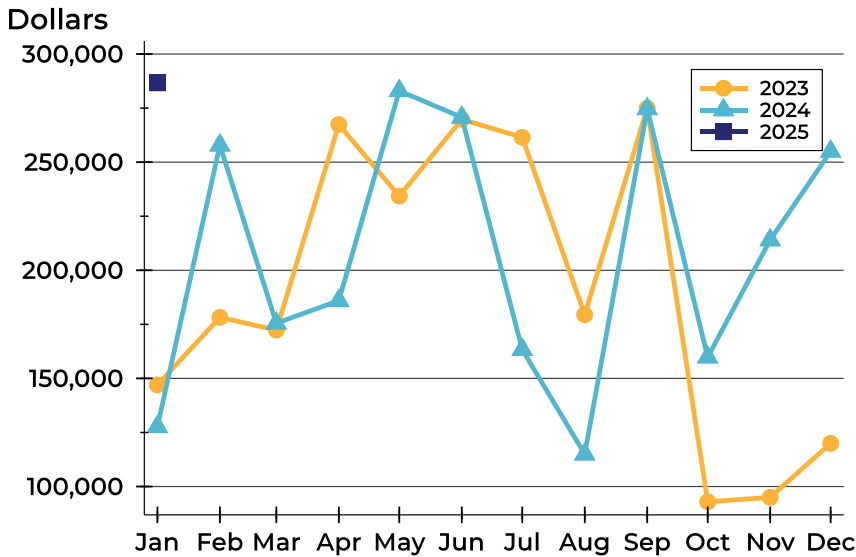
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	66.7%	275,000	275,000	165	165	92.1%	92.1%
\$300,000-\$399,999	1	33.3%	309,900	309,900	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



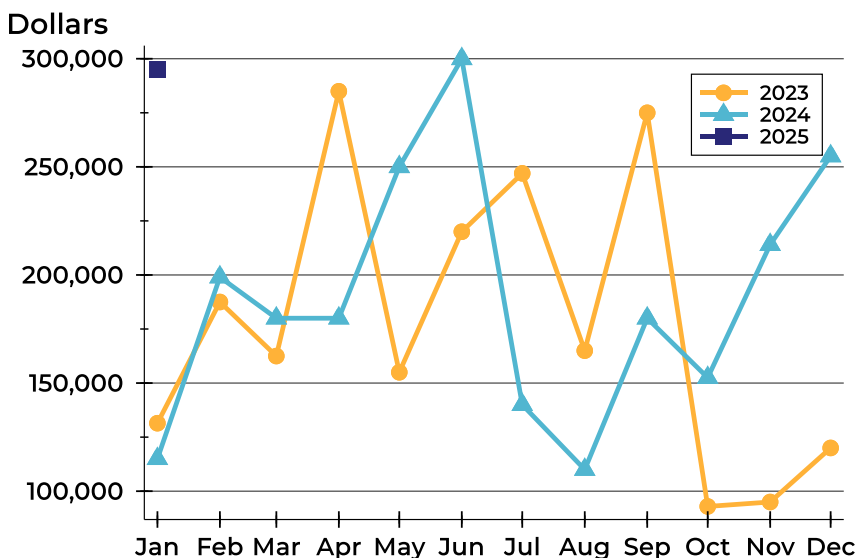
Coffey County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	146,975	127,680	286,633
February	178,238	257,833	
March	172,378	175,500	
April	267,383	186,000	
May	234,333	283,000	
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	

Median Price

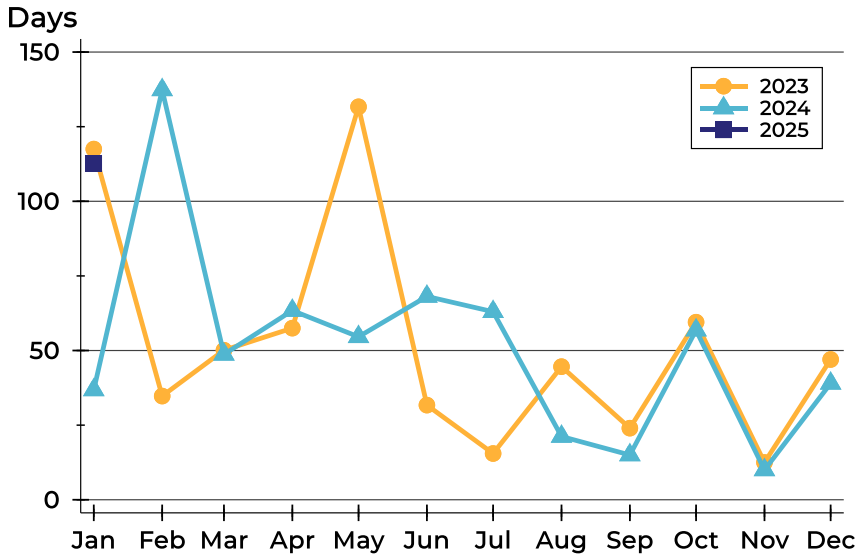


Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	
March	162,500	180,000	
April	284,950	180,000	
May	155,000	250,000	
June	220,000	299,950	
July	247,000	140,000	
August	165,000	110,000	
September	275,000	180,000	
October	92,950	152,500	
November	95,000	214,000	
December	120,000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



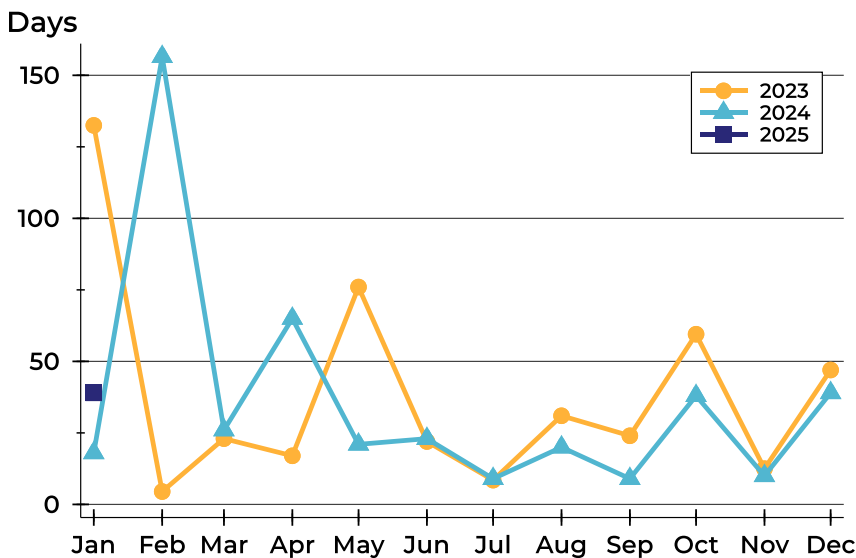
Coffey County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	118	37	113
February	35	137	
March	50	49	
April	58	63	
May	132	55	
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	
March	23	26	
April	17	65	
May	76	21	
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 Rose in January

Total home sales in Douglas County rose by 128.6% last month to 16 units, compared to 7 units in January 2024. Total sales volume was \$5.4 million, up 172.8% from a year earlier.

The median sale price in January was \$317,500, up from \$279,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 98.8% of their list prices.

Douglas County Active Listings Down at End of January

The total number of active listings in Douglas County at the end of January was 9 units, down from 13 at the same point in 2024. This represents a 0.6 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$297,777.

During January, a total of 8 contracts were written up from 6 in January 2024. At the end of the month, there were 8 contracts still pending.

Report Contents

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

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Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		16	7	10	16	7	10
Change from prior year		128.6%	-30.0%	100.0%	128.6%	-30.0%	100.0%
Active Listings		9	13	13	N/A	N/A	N/A
Change from prior year		-30.8%	0.0%	85.7%			
Months' Supply		0.6	1.1	0.9	N/A	N/A	N/A
Change from prior year		-45.5%	22.2%	80.0%			
New Listings		7	6	9	7	6	9
Change from prior year		16.7%	-33.3%	28.6%	16.7%	-33.3%	28.6%
Contracts Written		8	6	8	8	6	8
Change from prior year		33.3%	-25.0%	-38.5%	33.3%	-25.0%	-38.5%
Pending Contracts		8	8	7	N/A	N/A	N/A
Change from prior year		0.0%	14.3%	-30.0%			
Sales Volume (1,000s)		5,392	1,977	3,372	5,392	1,977	3,372
Change from prior year		172.7%	-41.4%	113.8%	172.7%	-41.4%	113.8%
Average	Sale Price	337,025	282,421	337,150	337,025	282,421	337,150
	Change from prior year	19.3%	-16.2%	6.9%	19.3%	-16.2%	6.9%
	List Price of Actives	341,270	431,604	435,738	N/A	N/A	N/A
	Change from prior year	-20.9%	-0.9%	-22.9%			
	Days on Market	55	51	21	55	51	21
Change from prior year	7.8%	142.9%	-43.2%	7.8%	142.9%	-43.2%	
Percent of List	97.5%	97.1%	94.7%	97.5%	97.1%	94.7%	
Change from prior year	0.4%	2.5%	-3.1%	0.4%	2.5%	-3.1%	
Percent of Original	95.2%	95.3%	93.5%	95.2%	95.3%	93.5%	
Change from prior year	-0.1%	1.9%	-3.3%	-0.1%	1.9%	-3.3%	
Median	Sale Price	317,500	279,000	305,000	317,500	279,000	305,000
	Change from prior year	13.8%	-8.5%	8.2%	13.8%	-8.5%	8.2%
	List Price of Actives	297,777	369,900	415,000	N/A	N/A	N/A
	Change from prior year	-19.5%	-10.9%	-9.8%			
	Days on Market	16	60	6	16	60	6
Change from prior year	-73.3%	900.0%	-78.6%	-73.3%	900.0%	-78.6%	
Percent of List	98.8%	98.9%	96.4%	98.8%	98.9%	96.4%	
Change from prior year	-0.1%	2.6%	-0.8%	-0.1%	2.6%	-0.8%	
Percent of Original	98.5%	95.0%	95.5%	98.5%	95.0%	95.5%	
Change from prior year	3.7%	-0.5%	-1.7%	3.7%	-0.5%	-1.7%	

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



Douglas County Closed Listings Analysis

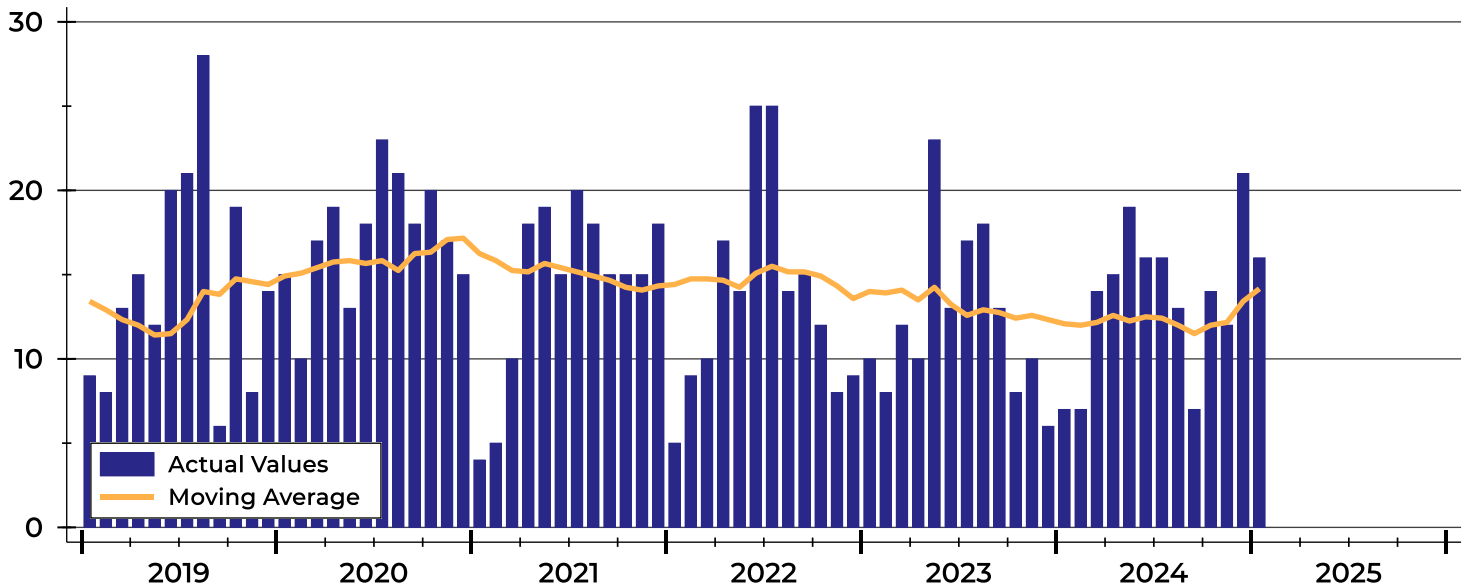
Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		16	7	128.6%	16	7	128.6%
Volume (1,000s)		5,392	1,977	172.7%	5,392	1,977	172.7%
Months' Supply		0.6	1.1	-45.5%	N/A	N/A	N/A
Average	Sale Price	337,025	282,421	19.3%	337,025	282,421	19.3%
	Days on Market	55	51	7.8%	55	51	7.8%
	Percent of List	97.5%	97.1%	0.4%	97.5%	97.1%	0.4%
	Percent of Original	95.2%	95.3%	-0.1%	95.2%	95.3%	-0.1%
Median	Sale Price	317,500	279,000	13.8%	317,500	279,000	13.8%
	Days on Market	16	60	-73.3%	16	60	-73.3%
	Percent of List	98.8%	98.9%	-0.1%	98.8%	98.9%	-0.1%
	Percent of Original	98.5%	95.0%	3.7%	98.5%	95.0%	3.7%

A total of 16 homes sold in Douglas County in January, up from 7 units in January 2024. Total sales volume rose to \$5.4 million compared to \$2.0 million in the previous year.

The median sales price in January was \$317,500, up 13.8% compared to the prior year. Median days on market was 16 days, down from 24 days in December, and down from 60 in January 2024.

History of Closed Listings

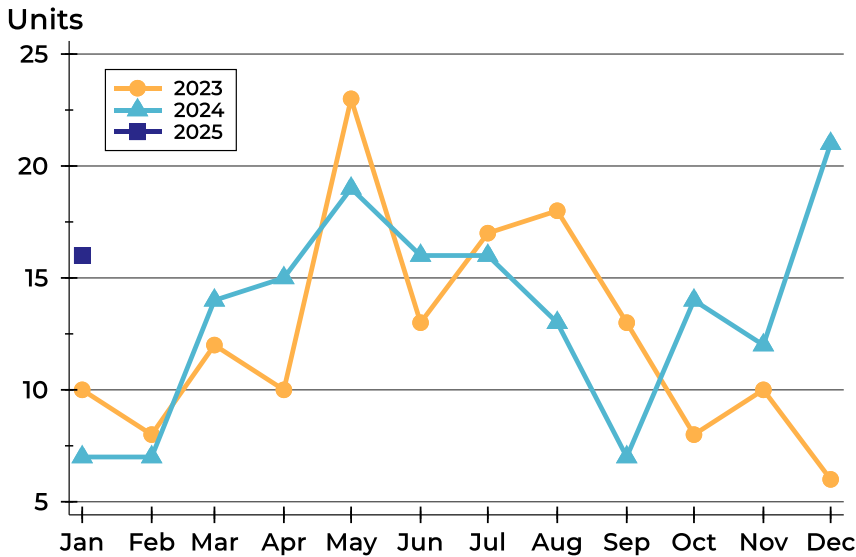
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



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

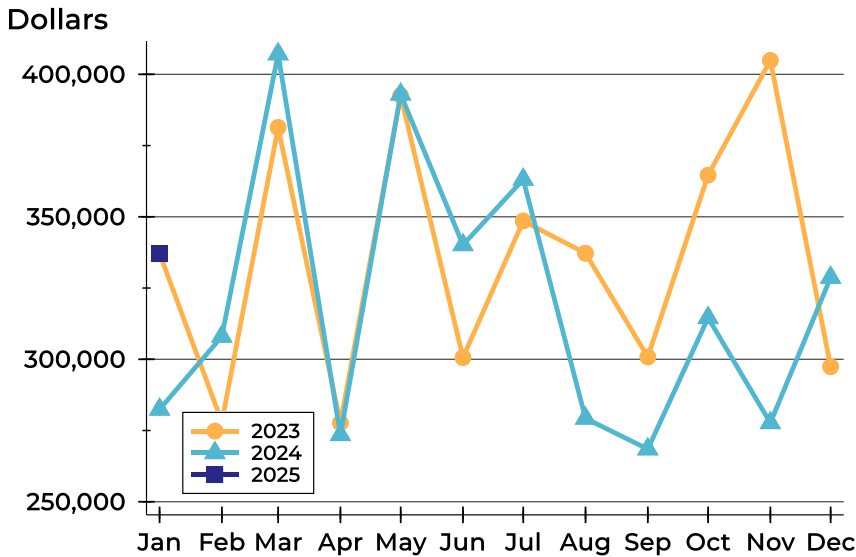
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.3%	0.0	123,500	123,500	0	0	100.0%	100.0%	100.0%	100.0%
\$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	6.3%	0.0	153,500	153,500	0	0	97.5%	97.5%	97.5%	97.5%
\$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	6.3%	1.3	220,000	220,000	60	60	95.7%	95.7%	91.7%	91.7%
\$250,000-\$299,999	5	31.3%	0.7	276,200	275,000	126	134	96.2%	100.0%	89.9%	92.4%
\$300,000-\$399,999	5	31.3%	0.2	370,880	368,500	13	7	97.6%	98.4%	97.3%	98.4%
\$400,000-\$499,999	1	6.3%	1.3	435,000	435,000	6	6	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	2	12.5%	0.7	612,500	612,500	57	57	98.8%	98.8%	98.8%	98.8%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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



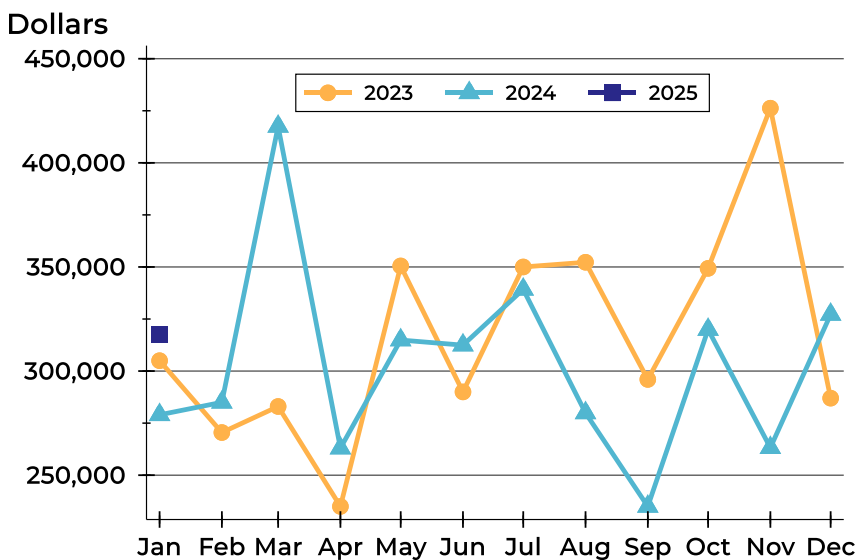
Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	337,150	282,421	337,025
February	278,000	308,036	
March	381,375	407,118	
April	277,700	273,490	
May	392,566	393,011	
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	

Median Price

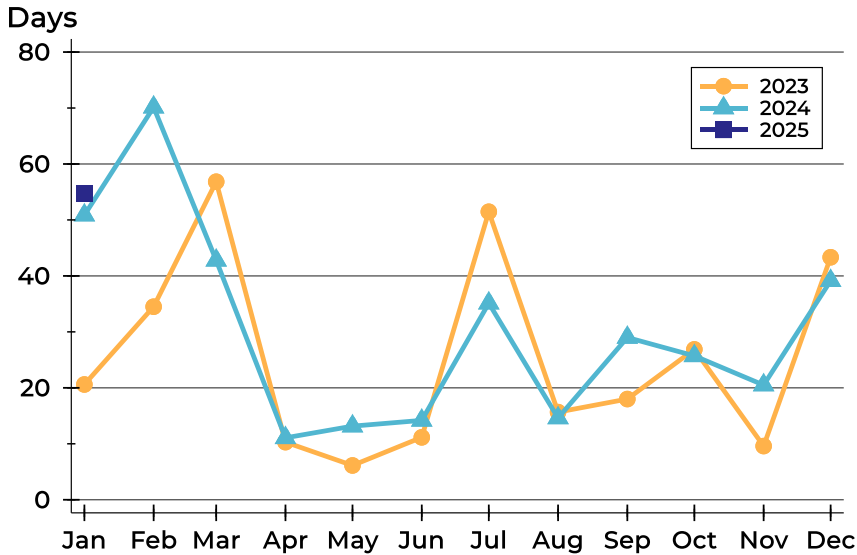


Month	2023	2024	2025
January	305,000	279,000	317,500
February	270,500	285,000	
March	283,000	417,500	
April	235,000	263,000	
May	350,500	314,900	
June	290,000	312,450	
July	350,000	339,250	
August	352,250	279,900	
September	296,000	235,000	
October	349,325	319,950	
November	426,250	263,200	
December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



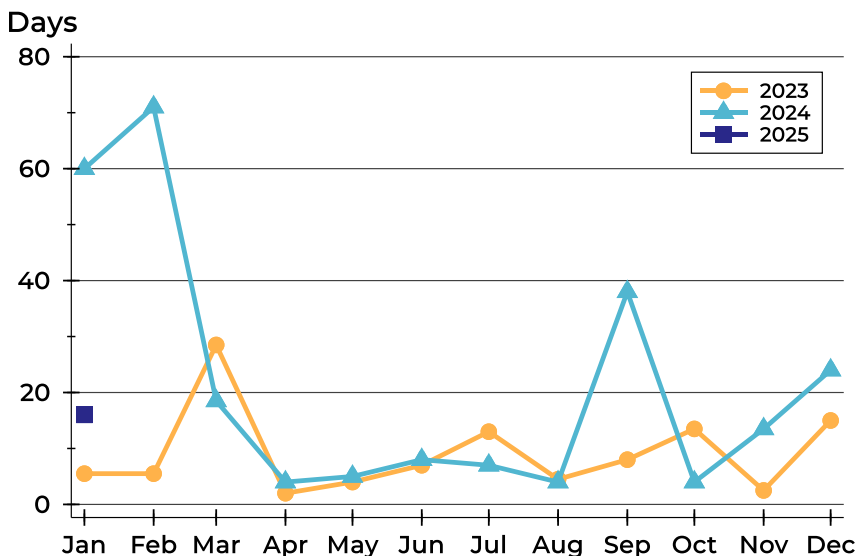
Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	51	55
February	35	70	
March	57	43	
April	10	11	
May	6	13	
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	
March	29	19	
April	2	4	
May	4	5	
June	7	8	
July	13	7	
August	5	4	
September	8	38	
October	14	4	
November	3	14	
December	15	24	



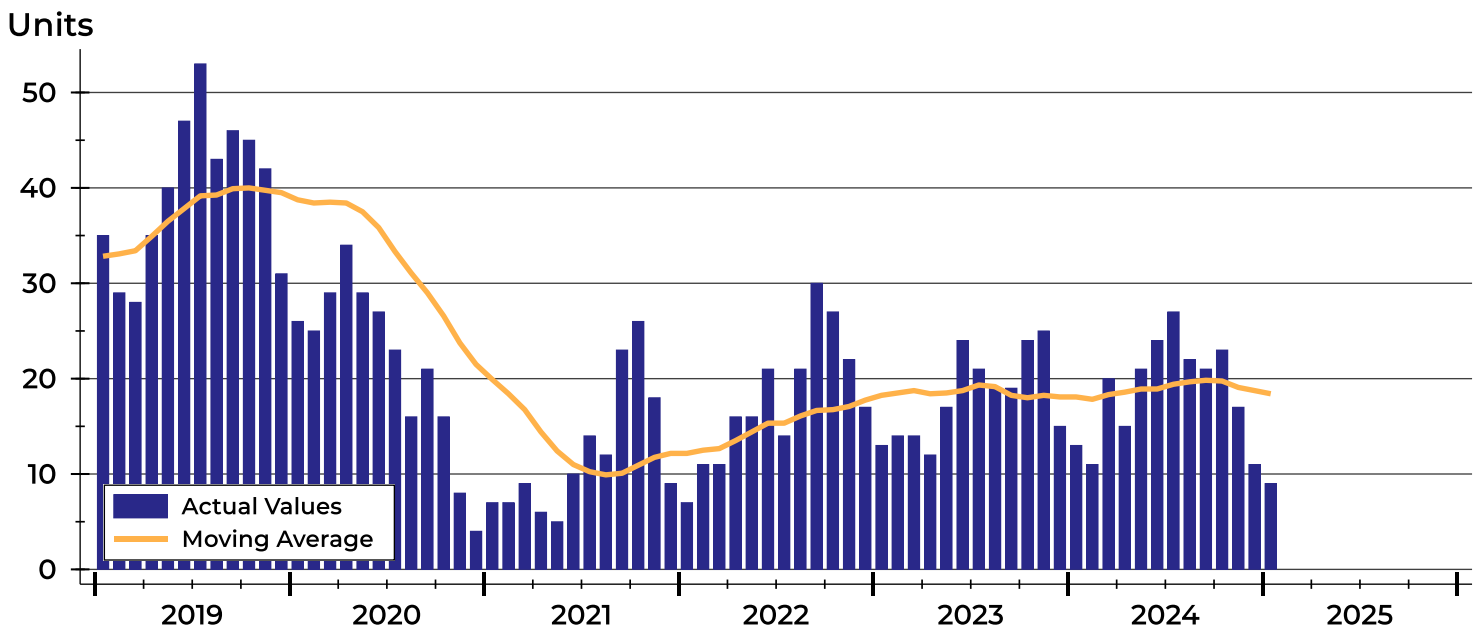
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		9	13	-30.8%
Volume (1,000s)		3,071	5,611	-45.3%
Months' Supply		0.6	1.1	-45.5%
Average	List Price	341,270	431,604	-20.9%
	Days on Market	52	89	-41.6%
	Percent of Original	98.2%	99.0%	-0.8%
Median	List Price	297,777	369,900	-19.5%
	Days on Market	20	55	-63.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 homes were available for sale in Douglas County at the end of January. This represents a 0.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$297,777, down 19.5% from 2024. The typical time on market for active listings was 20 days, down from 55 days a year earlier.

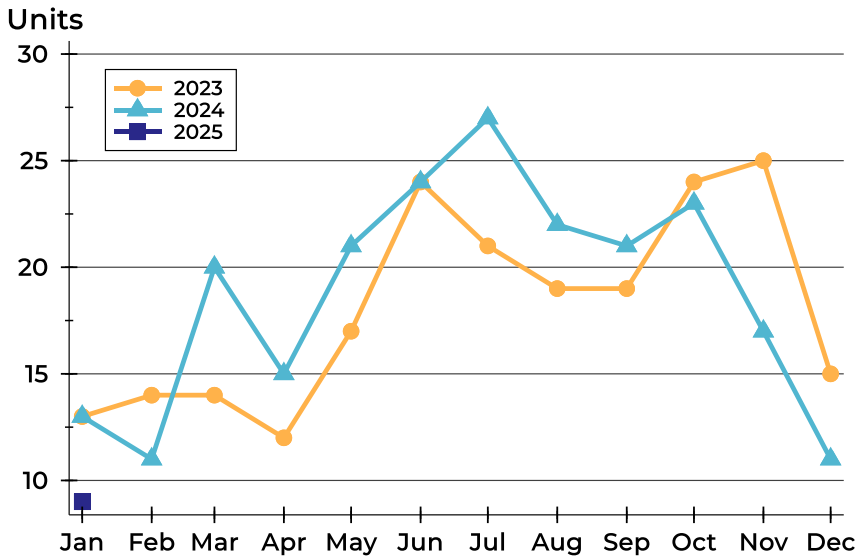
History of Active Listings





Douglas County Active Listings Analysis

Active Listings by Month



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

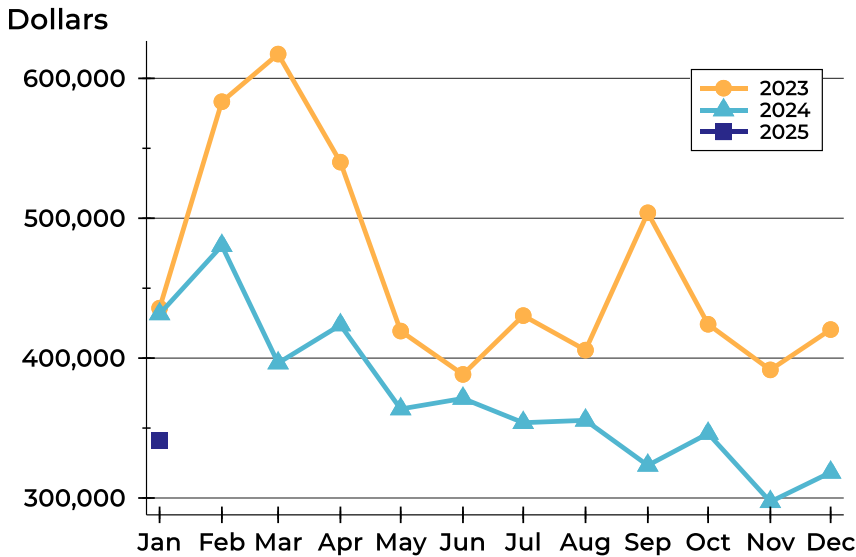
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	N/A
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	33.3%	1.3	221,617	209,950	121	33	94.5%	96.2%
\$250,000-\$299,999	2	22.2%	0.7	281,389	281,389	3	3	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	0.2	350,000	350,000	5	5	100.0%	100.0%
\$400,000-\$499,999	2	22.2%	1.3	476,950	476,950	35	35	100.0%	100.0%
\$500,000-\$749,999	1	11.1%	0.7	539,900	539,900	20	20	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



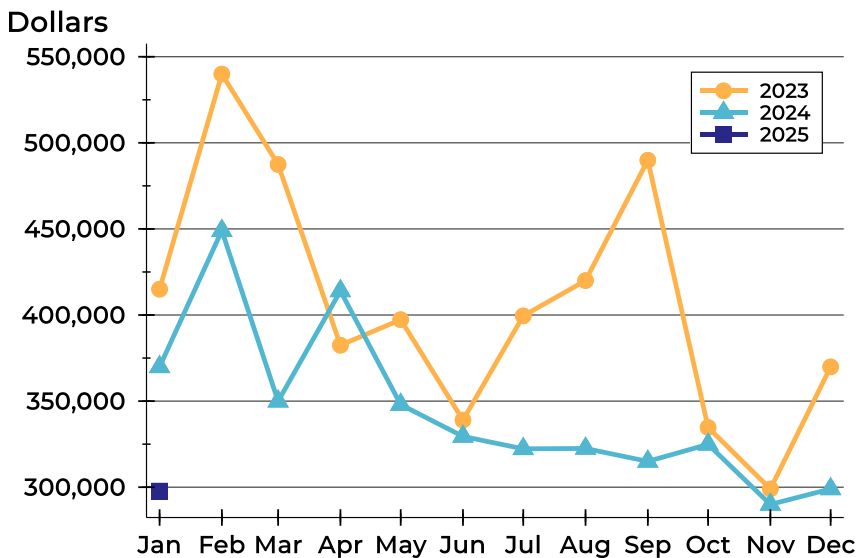
Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	
March	617,400	396,468	
April	540,133	423,697	
May	419,378	363,640	
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	

Median Price

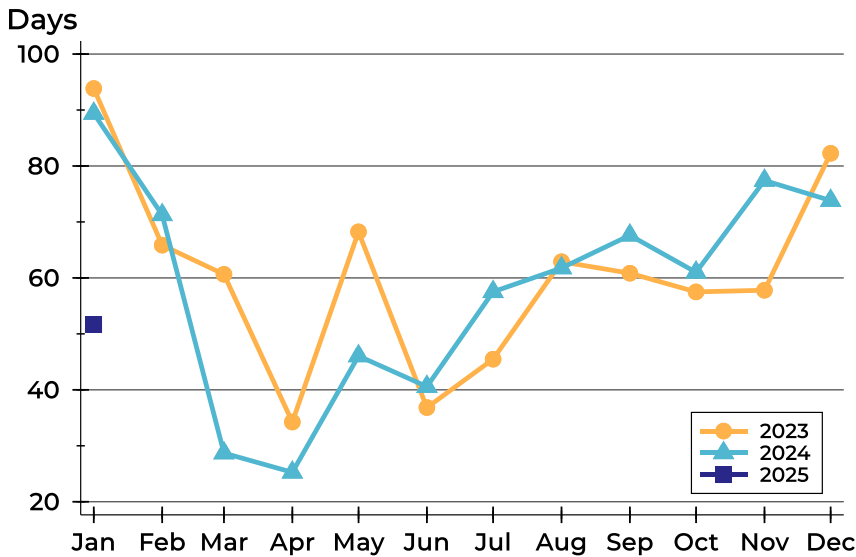


Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	
March	487,450	349,900	
April	382,450	414,000	
May	397,300	348,000	
June	339,000	329,500	
July	399,500	322,300	
August	420,000	322,500	
September	489,900	315,000	
October	334,700	324,900	
November	299,000	290,000	
December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



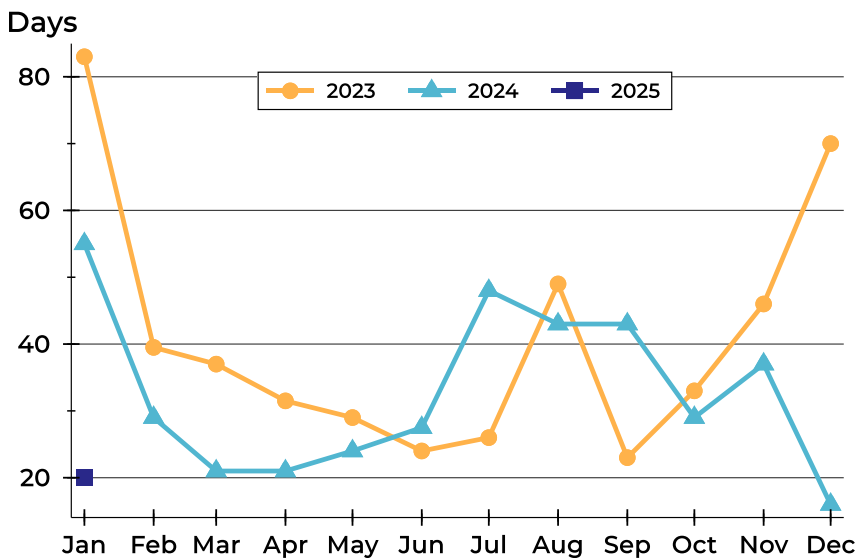
Douglas County Active Listings Analysis

Average DOM



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

Median DOM

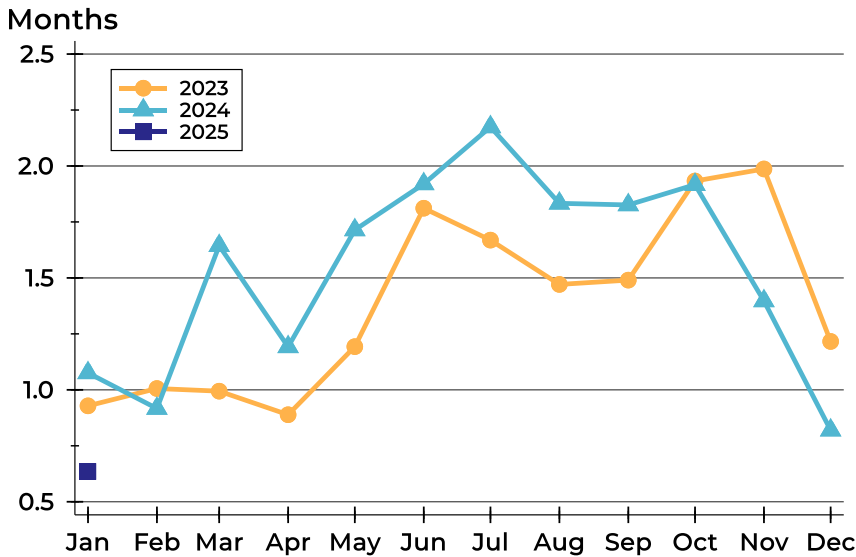


Month	2023	2024	2025
January	83	55	20
February	40	29	
March	37	21	
April	32	21	
May	29	24	
June	24	28	
July	26	48	
August	49	43	
September	23	43	
October	33	29	
November	46	37	
December	70	16	



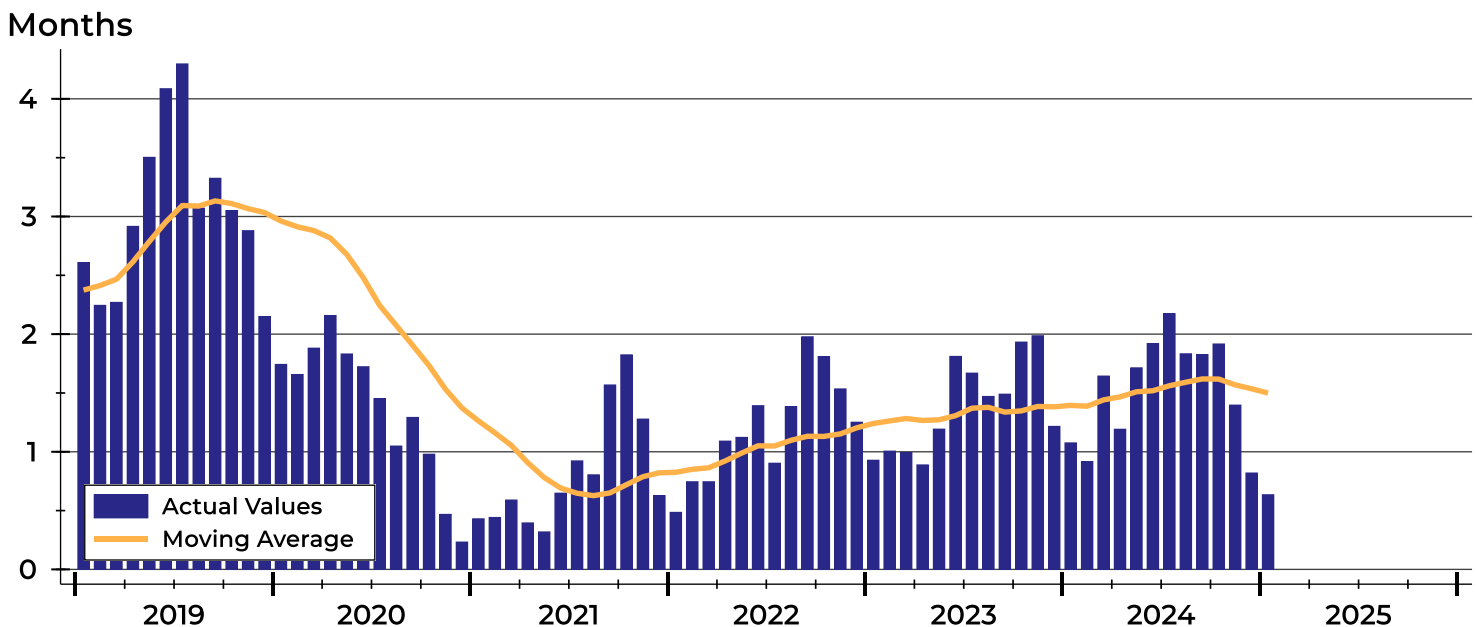
Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	1.1	0.6
February	1.0	0.9	
March	1.0	1.6	
April	0.9	1.2	
May	1.2	1.7	
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





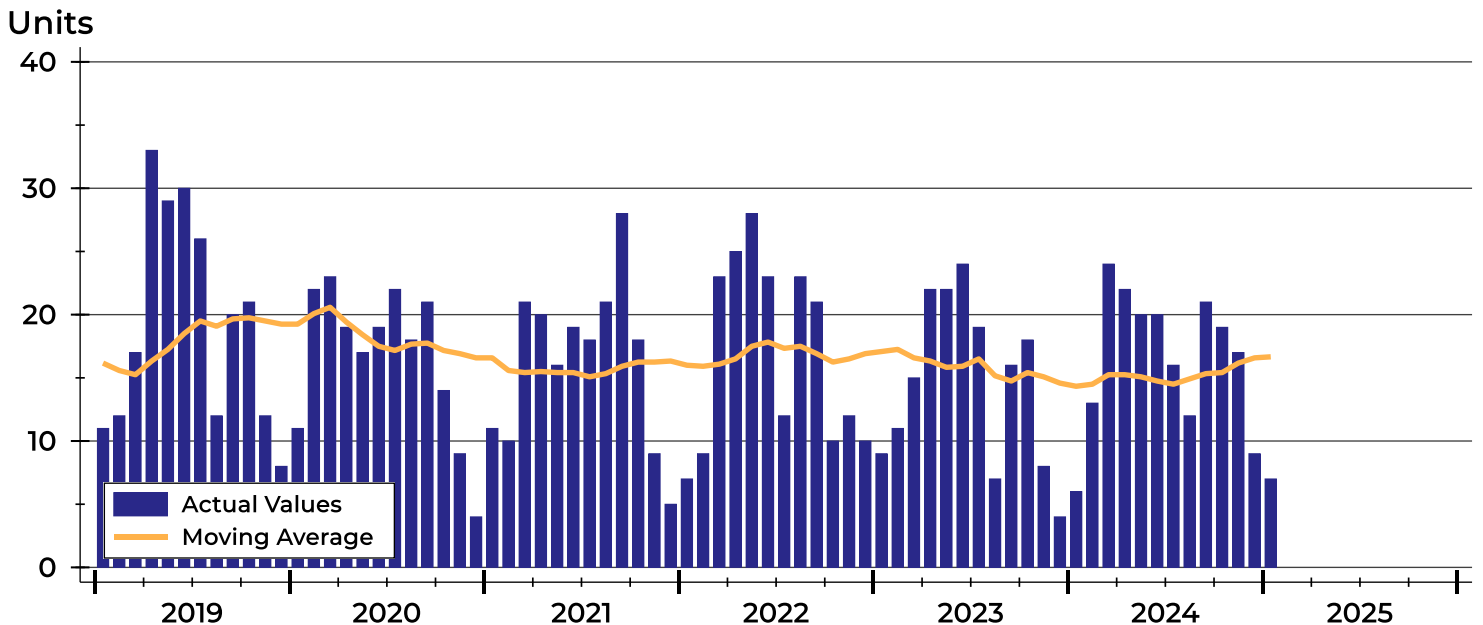
Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	7	6	16.7%
	Volume (1,000s)	2,732	2,210	23.6%
	Average List Price	390,354	368,250	6.0%
	Median List Price	350,000	314,900	11.1%
Year-to-Date	New Listings	7	6	16.7%
	Volume (1,000s)	2,732	2,210	23.6%
	Average List Price	390,354	368,250	6.0%
	Median List Price	350,000	314,900	11.1%

A total of 7 new listings were added in Douglas County during January, up 16.7% from the same month in 2024.

The median list price of these homes was \$350,000 up from \$314,900 in 2024.

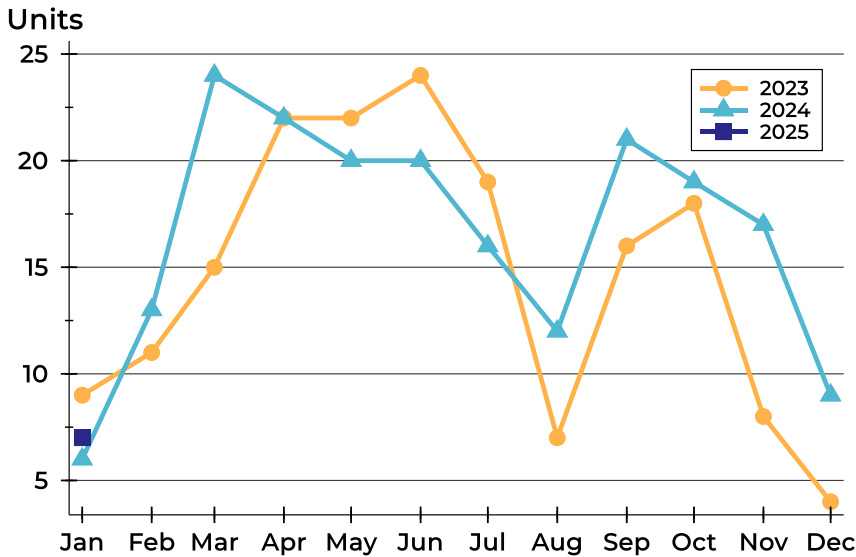
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



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

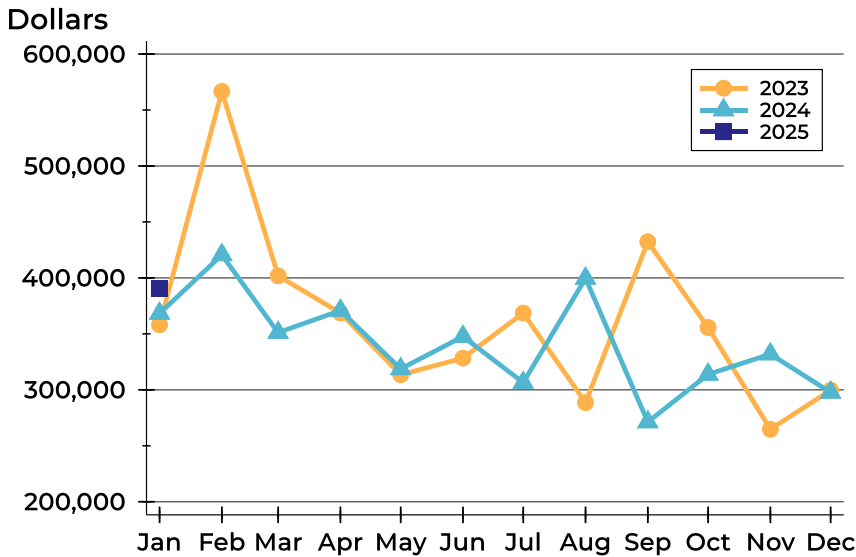
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	1	14.3%	205,000	205,000	8	8	100.0%	100.0%
\$250,000-\$299,999	2	28.6%	278,889	278,889	5	5	101.0%	101.0%
\$300,000-\$399,999	1	14.3%	350,000	350,000	12	12	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	474,900	474,900	30	30	100.0%	100.0%
\$500,000-\$749,999	2	28.6%	572,400	572,400	17	17	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



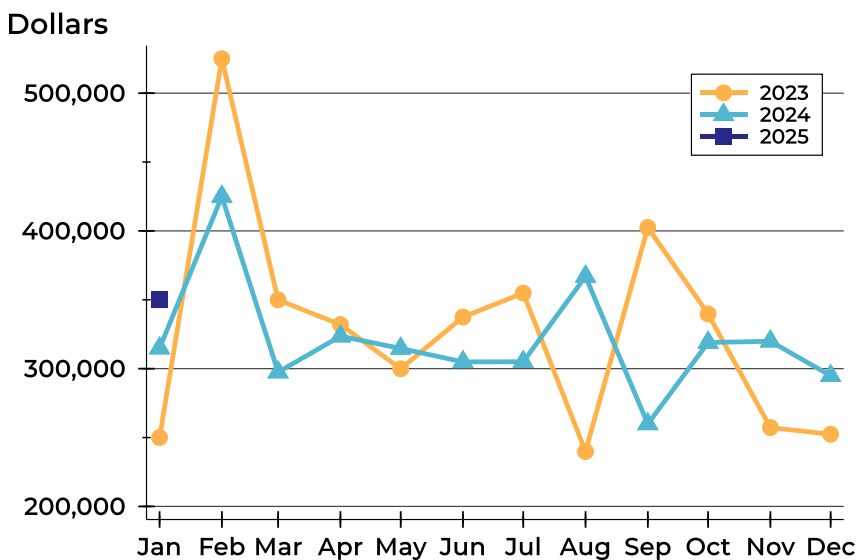
Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	420,600	
March	401,847	351,123	
April	368,714	370,895	
May	313,506	318,743	
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	297,733	

Median Price



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	425,000	
March	349,900	297,500	
April	332,000	323,600	
May	299,900	314,700	
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	294,900	



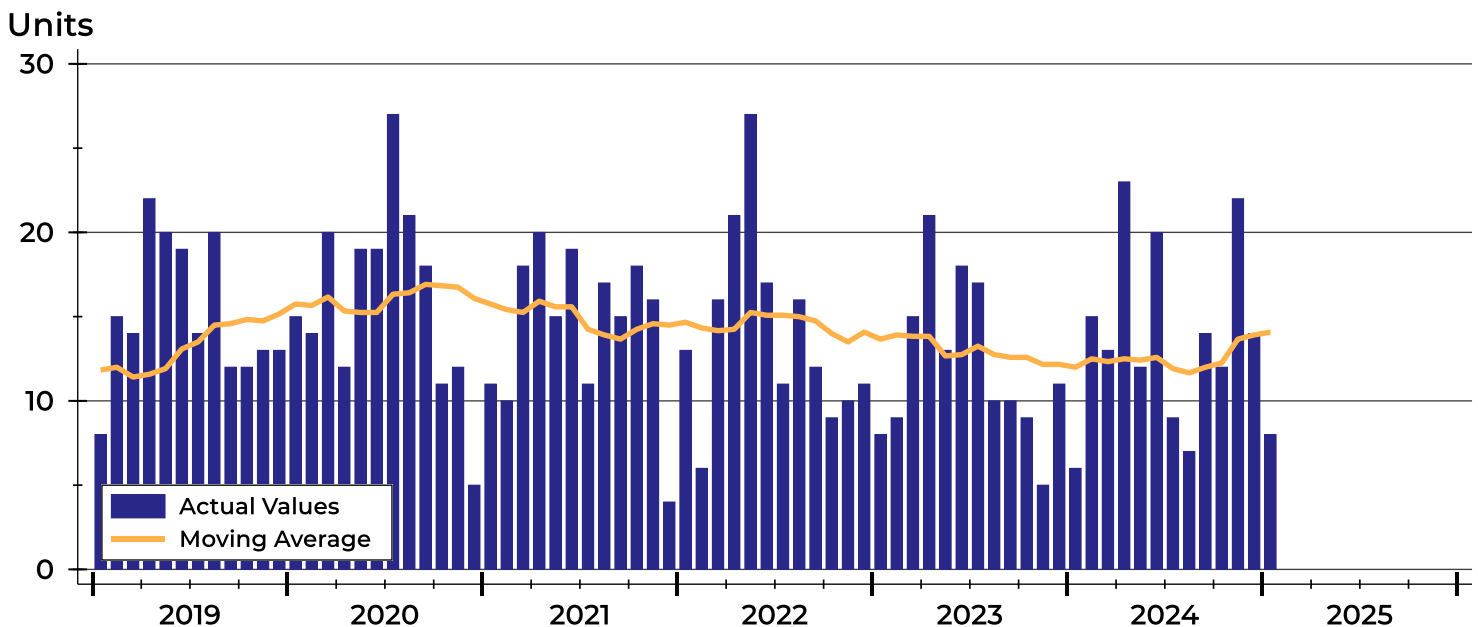
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		8	6	33.3%	8	6	33.3%
Volume (1,000s)		2,809	1,749	60.6%	2,809	1,749	60.6%
Average	Sale Price	351,063	291,533	20.4%	351,063	291,533	20.4%
	Days on Market	61	73	-16.4%	61	73	-16.4%
	Percent of Original	94.8%	96.8%	-2.1%	94.8%	96.8%	-2.1%
Median	Sale Price	312,450	282,450	10.6%	312,450	282,450	10.6%
	Days on Market	26	79	-67.1%	26	79	-67.1%
	Percent of Original	96.8%	99.3%	-2.5%	96.8%	99.3%	-2.5%

A total of 8 contracts for sale were written in Douglas County during the month of January, up from 6 in 2024. The median list price of these homes was \$312,450, up from \$282,450 the prior year.

Half of the homes that went under contract in January were on the market less than 26 days, compared to 79 days in January 2024.

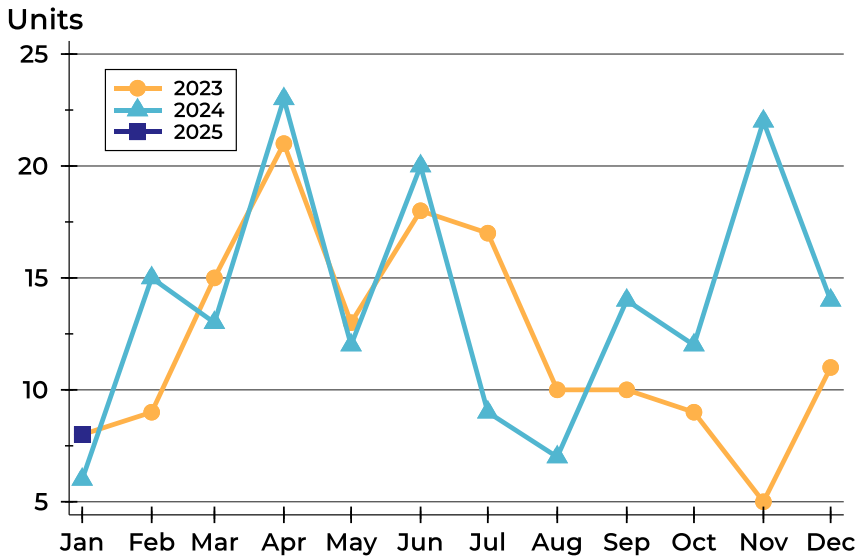
History of Contracts Written





Douglas County Contracts Written Analysis

Contracts Written by Month



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

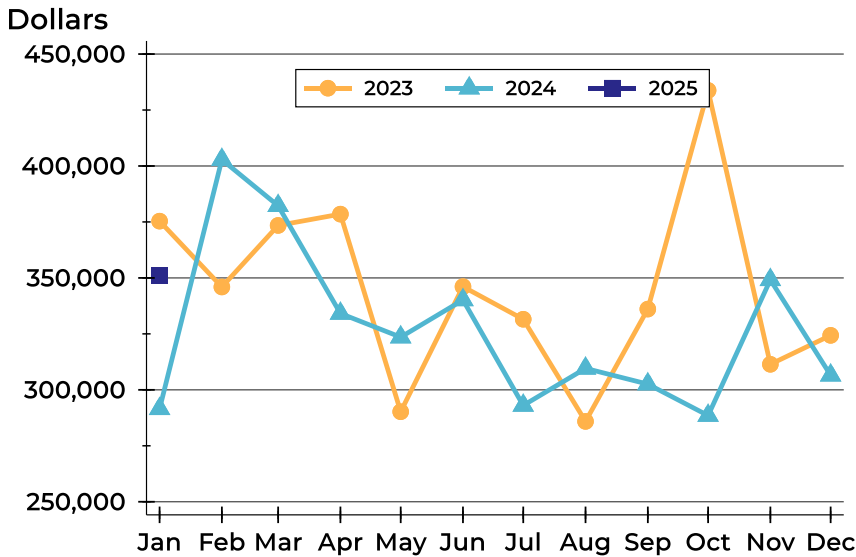
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	249,900	249,900	32	32	96.2%	96.2%
\$250,000-\$299,999	2	25.0%	279,500	279,500	54	54	98.4%	98.4%
\$300,000-\$399,999	4	50.0%	348,675	349,950	86	26	91.4%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	604,900	604,900	6	6	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



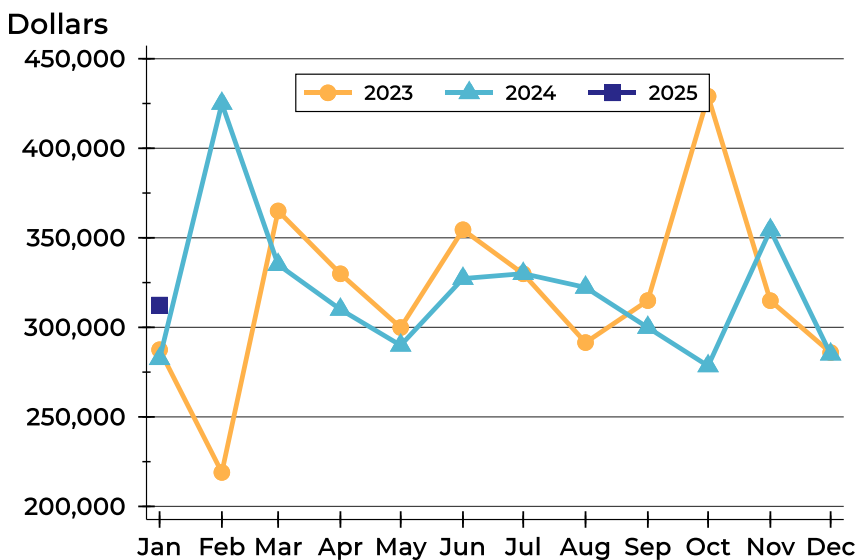
Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	375,375	291,533	351,063
February	345,967	402,837	
March	373,447	382,246	
April	378,505	334,122	
May	290,231	323,542	
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	

Median Price

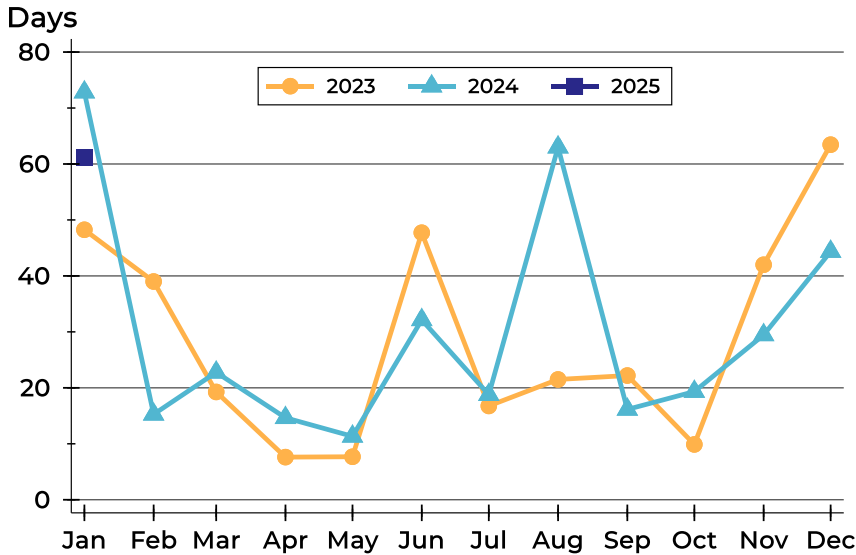


Month	2023	2024	2025
January	287,500	282,450	312,450
February	219,000	425,000	
March	365,000	335,000	
April	329,900	310,000	
May	299,900	289,950	
June	354,500	327,250	
July	329,900	330,000	
August	291,500	322,300	
September	314,950	299,900	
October	429,000	278,450	
November	314,900	354,375	
December	285,900	285,000	



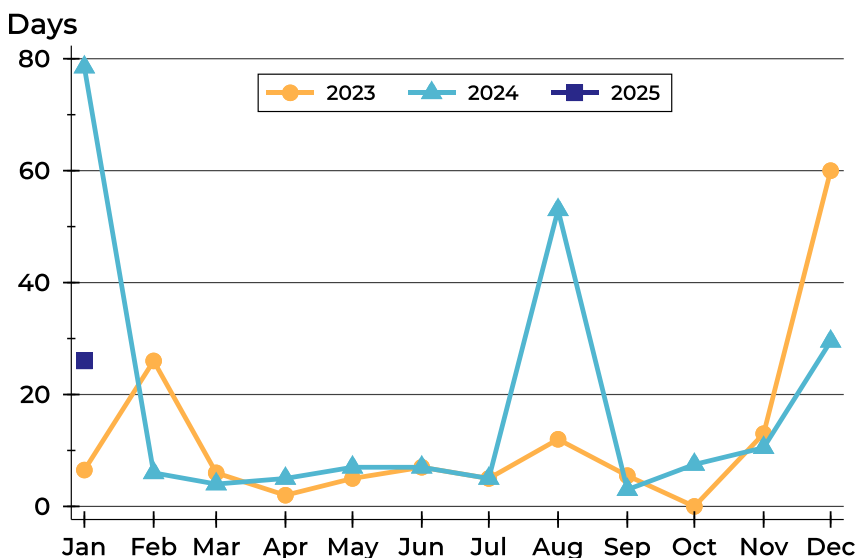
Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	48	73	61
February	39	15	
March	19	23	
April	8	15	
May	8	11	
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	26
February	26	6	
March	6	4	
April	2	5	
May	5	7	
June	7	7	
July	5	5	
August	12	53	
September	6	3	
October	N/A	8	
November	13	11	
December	60	30	



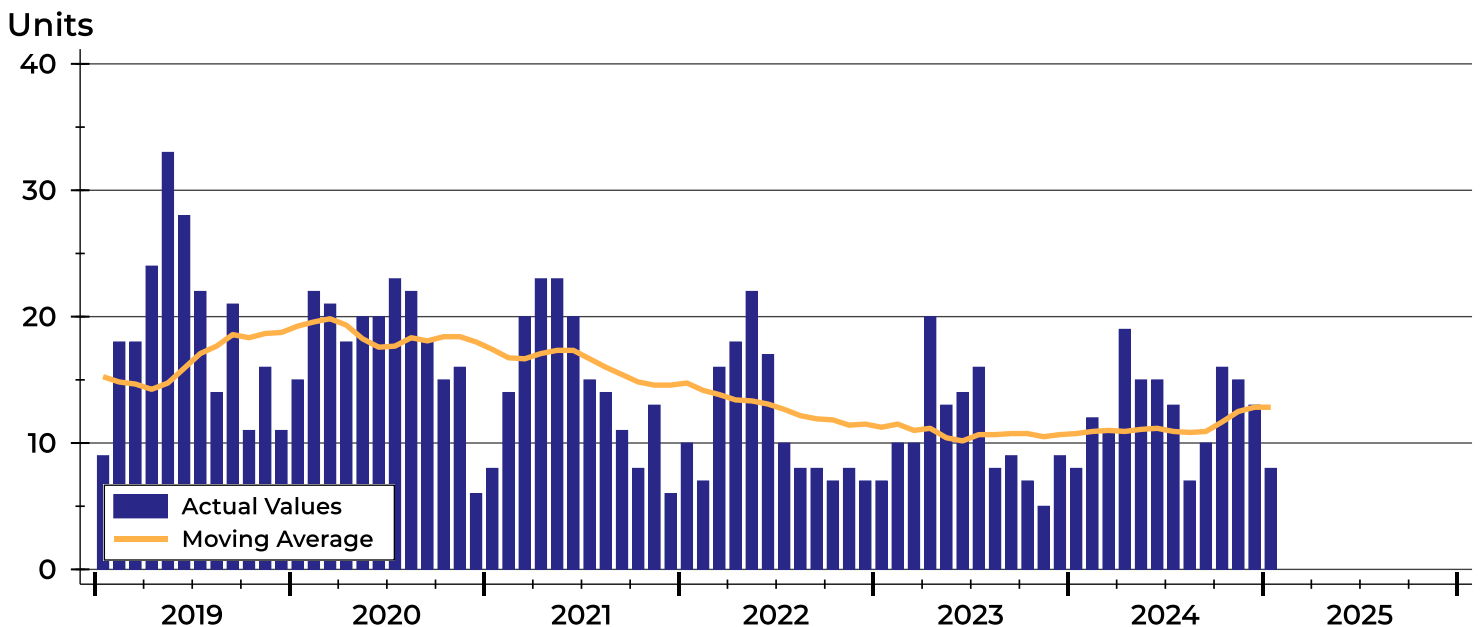
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		8	8	0.0%
Volume (1,000s)		2,592	2,422	7.0%
Average	List Price	323,938	302,775	7.0%
	Days on Market	22	78	-71.8%
	Percent of Original	99.4%	96.2%	3.3%
Median	List Price	296,950	292,000	1.7%
	Days on Market	6	79	-92.4%
	Percent of Original	100.0%	97.7%	2.4%

A total of 8 listings in Douglas County had contracts pending at the end of January, the same number of contracts pending at the end of January 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.

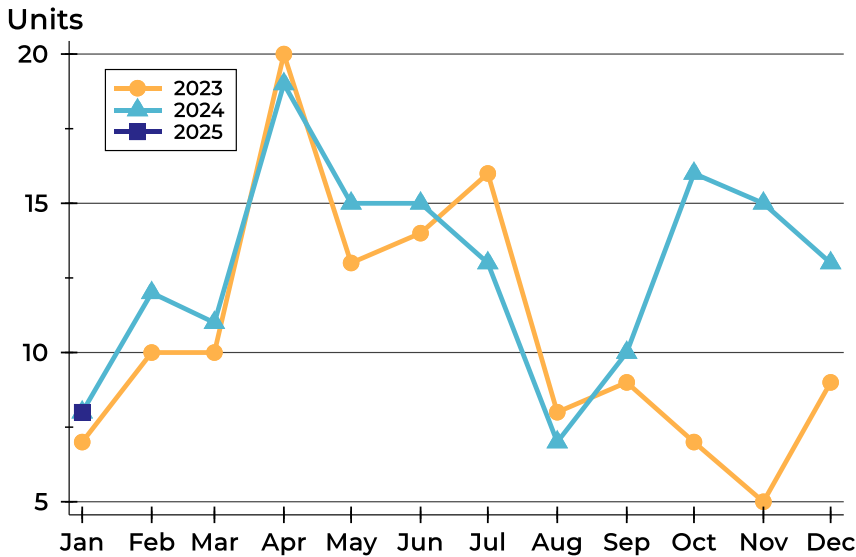
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

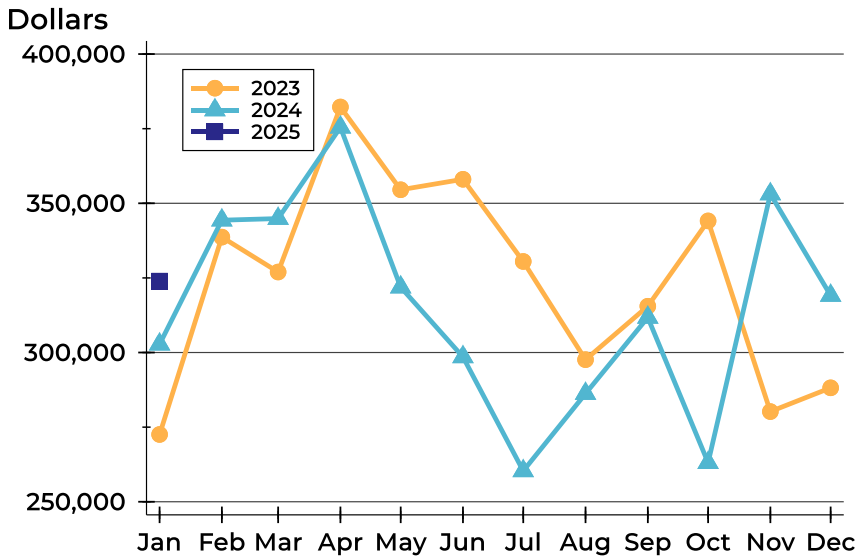
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	4	50.0%	283,225	286,950	29	4	98.7%	100.0%
\$300,000-\$399,999	2	25.0%	347,400	347,400	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	1	12.5%	604,900	604,900	6	6	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



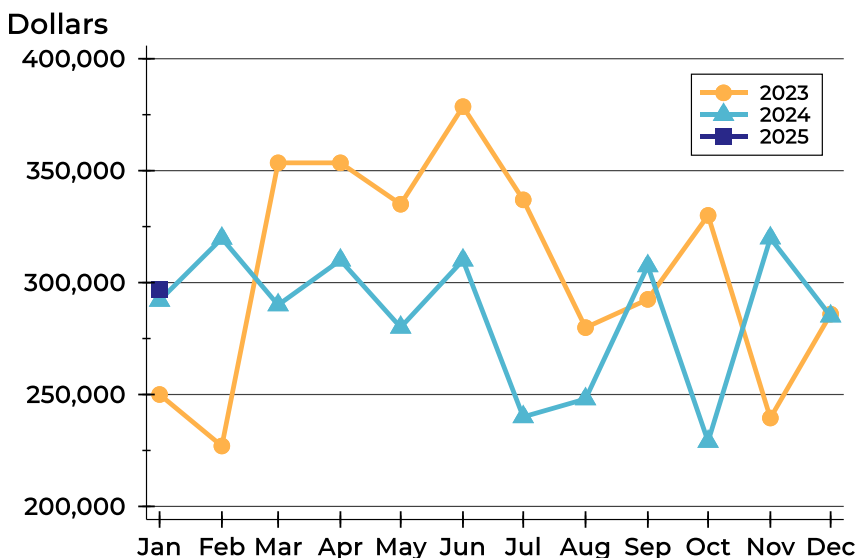
Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	272,557	302,775	323,938
February	338,670	344,338	
March	326,980	344,882	
April	382,265	375,463	
May	354,538	321,893	
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	

Median Price

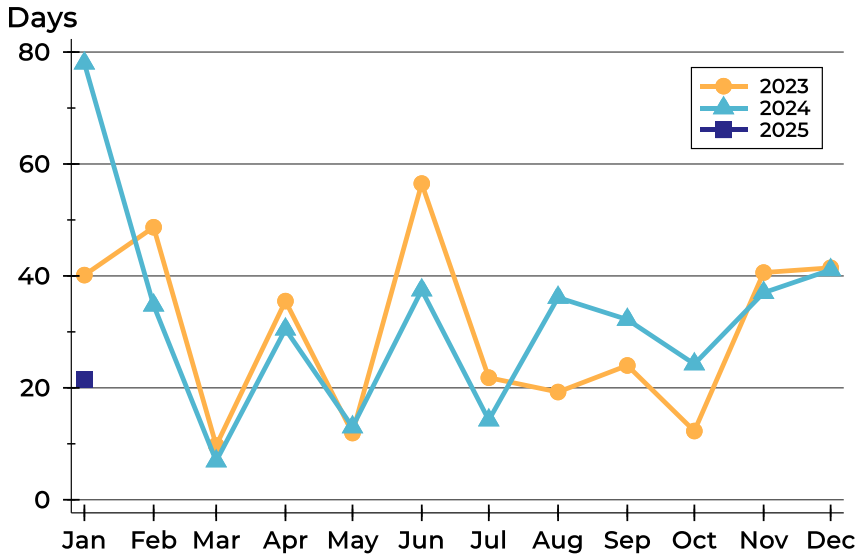


Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	
March	353,500	290,000	
April	353,500	310,000	
May	335,000	280,000	
June	378,600	310,000	
July	336,950	240,000	
August	279,875	248,000	
September	292,500	307,450	
October	330,000	229,000	
November	239,500	319,900	
December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



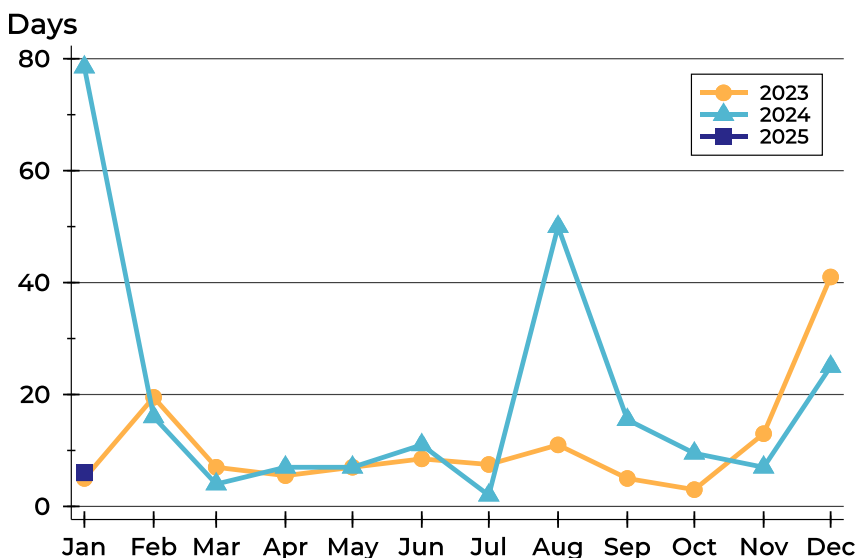
Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	40	78	22
February	49	35	
March	10	7	
April	36	30	
May	12	13	
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	
March	7	4	
April	6	7	
May	7	7	
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 January

Total home sales in the Emporia area rose by 18.2% last month to 13 units, compared to 11 units in January 2024. Total sales volume was \$2.5 million, up 17.9% from a year earlier.

The median sale price in January was \$173,958, up from \$164,200 a year earlier. Homes that sold in January were typically on the market for 26 days and sold for 97.5% of their list prices.

Emporia Area Active Listings Up at End of January

The total number of active listings in the Emporia area at the end of January was 47 units, up from 38 at the same point in 2024. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$190,000.

During January, a total of 15 contracts were written down from 16 in January 2024. At the end of the month, there were 22 contracts still pending.

Report Contents

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

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Emporia Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		13	11	15	13	11	15
Change from prior year		18.2%	-26.7%	-6.3%	18.2%	-26.7%	-6.3%
Active Listings		47	38	41	N/A	N/A	N/A
Change from prior year		23.7%	-7.3%	28.1%			
Months' Supply		1.5	1.1	1.1	N/A	N/A	N/A
Change from prior year		36.4%	0.0%	57.1%			
New Listings		19	25	34	19	25	34
Change from prior year		-24.0%	-26.5%	17.2%	-24.0%	-26.5%	17.2%
Contracts Written		15	16	25	15	16	25
Change from prior year		-6.3%	-36.0%	-30.6%	-6.3%	-36.0%	-30.6%
Pending Contracts		22	27	28	N/A	N/A	N/A
Change from prior year		-18.5%	-3.6%	-46.2%			
Sales Volume (1,000s)		2,521	2,138	2,304	2,521	2,138	2,304
Change from prior year		17.9%	-7.2%	32.1%	17.9%	-7.2%	32.1%
Average	Sale Price	193,901	194,373	153,608	193,901	194,373	153,608
	Change from prior year	-0.2%	26.5%	41.0%	-0.2%	26.5%	41.0%
	List Price of Actives	221,040	245,424	259,538	N/A	N/A	N/A
	Change from prior year	-9.9%	-5.4%	52.6%			
	Days on Market	182	48	36	182	48	36
Change from prior year	279.2%	33.3%	20.0%	279.2%	33.3%	20.0%	
Percent of List	96.8%	95.5%	92.6%	96.8%	95.5%	92.6%	
Change from prior year	1.4%	3.1%	-2.0%	1.4%	3.1%	-2.0%	
Percent of Original	92.5%	93.2%	90.5%	92.5%	93.2%	90.5%	
Change from prior year	-0.8%	3.0%	0.9%	-0.8%	3.0%	0.9%	
Median	Sale Price	173,958	164,200	121,125	173,958	164,200	121,125
	Change from prior year	5.9%	35.6%	7.5%	5.9%	35.6%	7.5%
	List Price of Actives	190,000	213,450	199,900	N/A	N/A	N/A
	Change from prior year	-11.0%	6.8%	63.3%			
	Days on Market	26	31	8	26	31	8
Change from prior year	-16.1%	287.5%	-61.9%	-16.1%	287.5%	-61.9%	
Percent of List	97.5%	97.7%	95.9%	97.5%	97.7%	95.9%	
Change from prior year	-0.2%	1.9%	-1.1%	-0.2%	1.9%	-1.1%	
Percent of Original	92.9%	96.7%	90.4%	92.9%	96.7%	90.4%	
Change from prior year	-3.9%	7.0%	-4.4%	-3.9%	7.0%	-4.4%	

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



Emporia Area Closed Listings Analysis

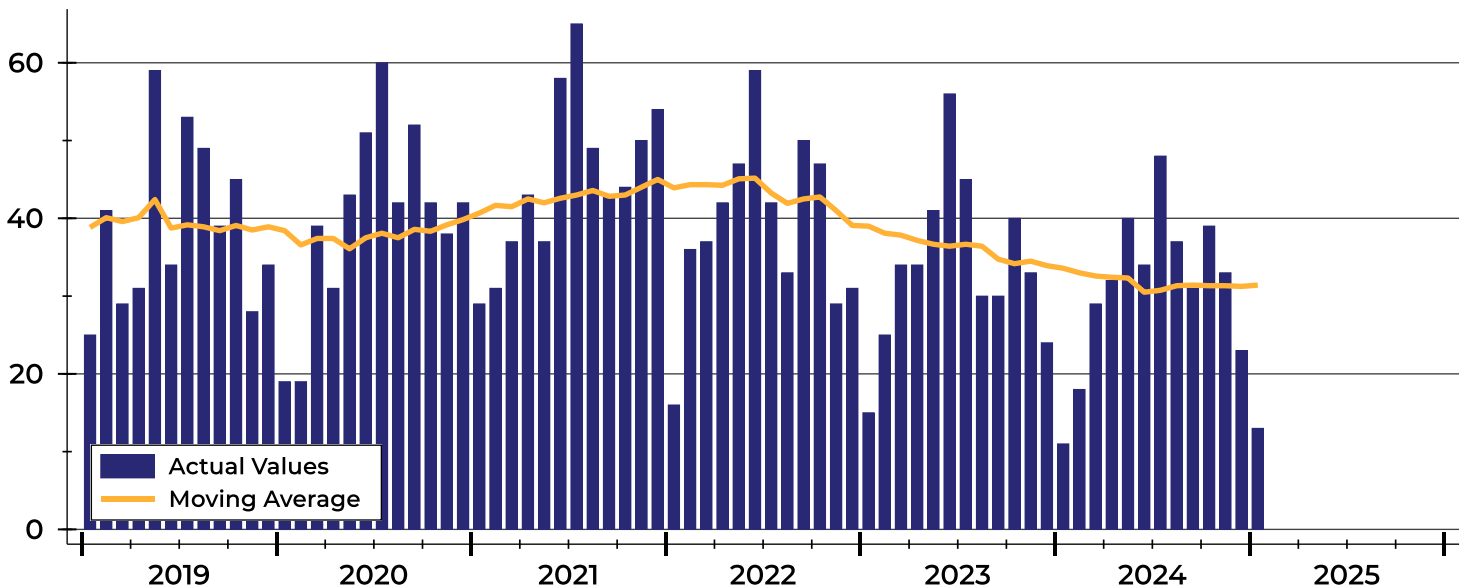
Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	11	18.2%	13	11	18.2%
Volume (1,000s)		2,521	2,138	17.9%	2,521	2,138	17.9%
Months' Supply		1.5	1.1	36.4%	N/A	N/A	N/A
Average	Sale Price	193,901	194,373	-0.2%	193,901	194,373	-0.2%
	Days on Market	182	48	279.2%	182	48	279.2%
	Percent of List	96.8%	95.5%	1.4%	96.8%	95.5%	1.4%
	Percent of Original	92.5%	93.2%	-0.8%	92.5%	93.2%	-0.8%
Median	Sale Price	173,958	164,200	5.9%	173,958	164,200	5.9%
	Days on Market	26	31	-16.1%	26	31	-16.1%
	Percent of List	97.5%	97.7%	-0.2%	97.5%	97.7%	-0.2%
	Percent of Original	92.9%	96.7%	-3.9%	92.9%	96.7%	-3.9%

A total of 13 homes sold in the Emporia area in January, up from 11 units in January 2024. Total sales volume rose to \$2.5 million compared to \$2.1 million in the previous year.

The median sales price in January was \$173,958, up 5.9% compared to the prior year. Median days on market was 26 days, down from 30 days in December, and down from 31 in January 2024.

History of Closed Listings

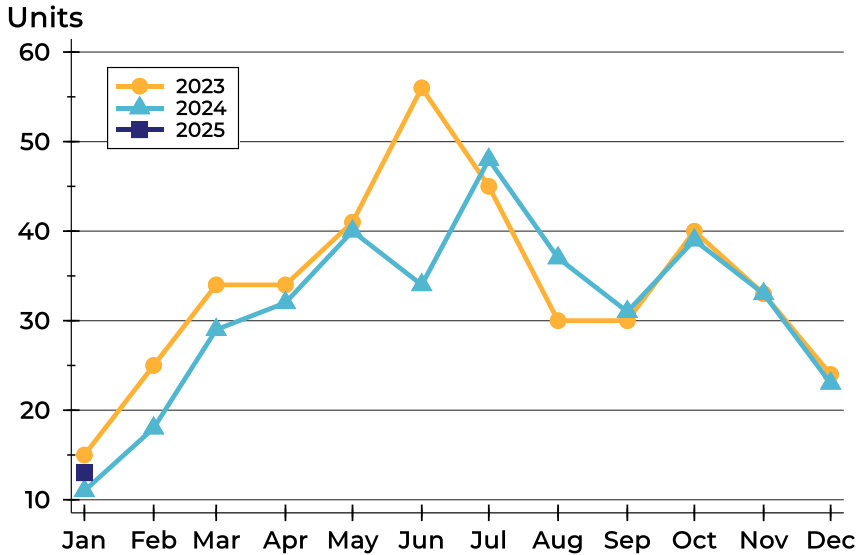
Units





Emporia Area Closed Listings Analysis

Closed Listings by Month



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

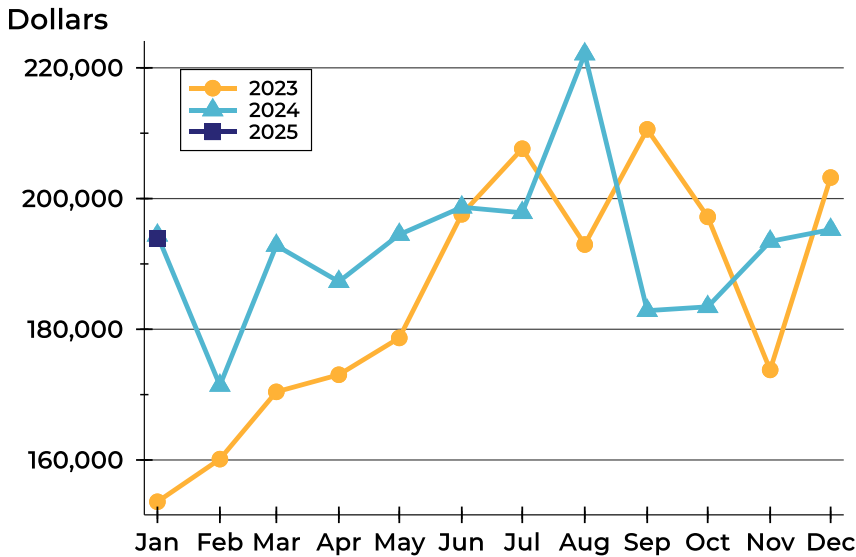
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	2.7	81,175	81,175	1,009	1,009	99.3%	99.3%	90.1%	90.1%
\$100,000-\$124,999	1	7.7%	0.9	120,000	120,000	53	53	96.1%	96.1%	89.0%	89.0%
\$125,000-\$149,999	2	15.4%	1.5	132,450	132,450	34	34	89.7%	89.7%	80.2%	80.2%
\$150,000-\$174,999	2	15.4%	0.4	162,979	162,979	2	2	99.0%	99.0%	99.0%	99.0%
\$175,000-\$199,999	1	7.7%	2.1	185,000	185,000	53	53	97.4%	97.4%	92.5%	92.5%
\$200,000-\$249,999	2	15.4%	0.8	217,500	217,500	35	35	95.7%	95.7%	94.4%	94.4%
\$250,000-\$299,999	1	7.7%	2.1	251,500	251,500	5	5	96.8%	96.8%	96.8%	96.8%
\$300,000-\$399,999	2	15.4%	2.0	388,000	388,000	50	50	100.4%	100.4%	98.5%	98.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



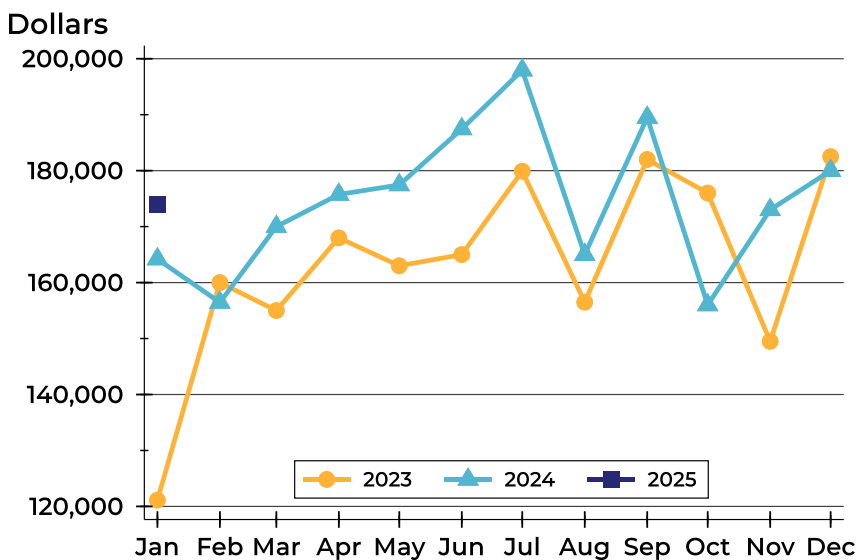
Emporia Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,608	194,373	193,901
February	160,136	171,404	
March	170,425	192,817	
April	173,044	187,284	
May	178,679	194,490	
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	

Median Price

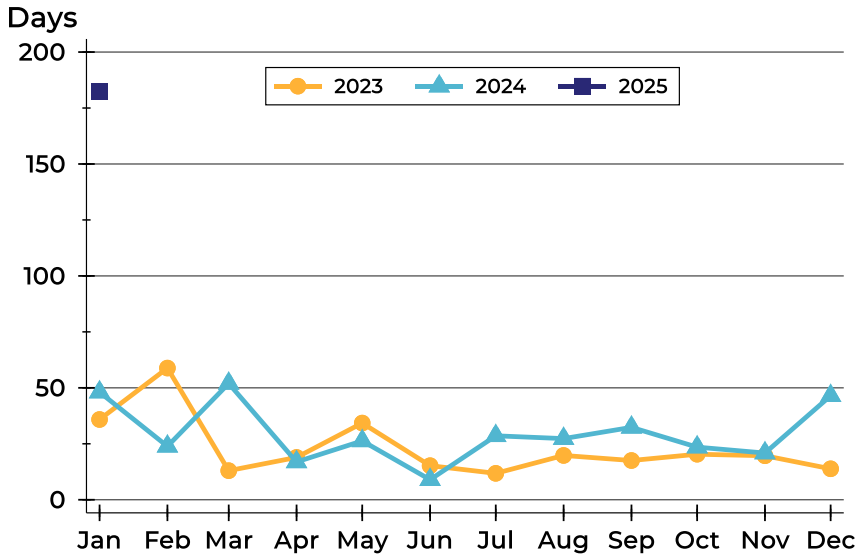


Month	2023	2024	2025
January	121,125	164,200	173,958
February	160,000	156,450	
March	155,000	170,000	
April	168,000	175,750	
May	163,000	177,450	
June	165,000	187,450	
July	179,900	197,950	
August	156,500	165,000	
September	182,000	189,500	
October	176,000	156,000	
November	149,500	173,000	
December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



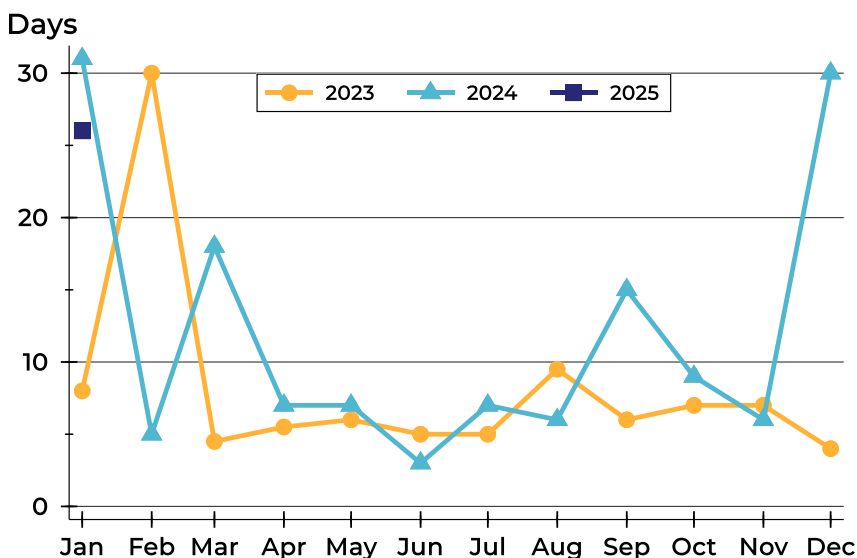
Emporia Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	36	48	182
February	59	24	
March	13	52	
April	19	17	
May	34	26	
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	
March	5	18	
April	6	7	
May	6	7	
June	5	3	
July	5	7	
August	10	6	
September	6	15	
October	7	9	
November	7	6	
December	4	30	



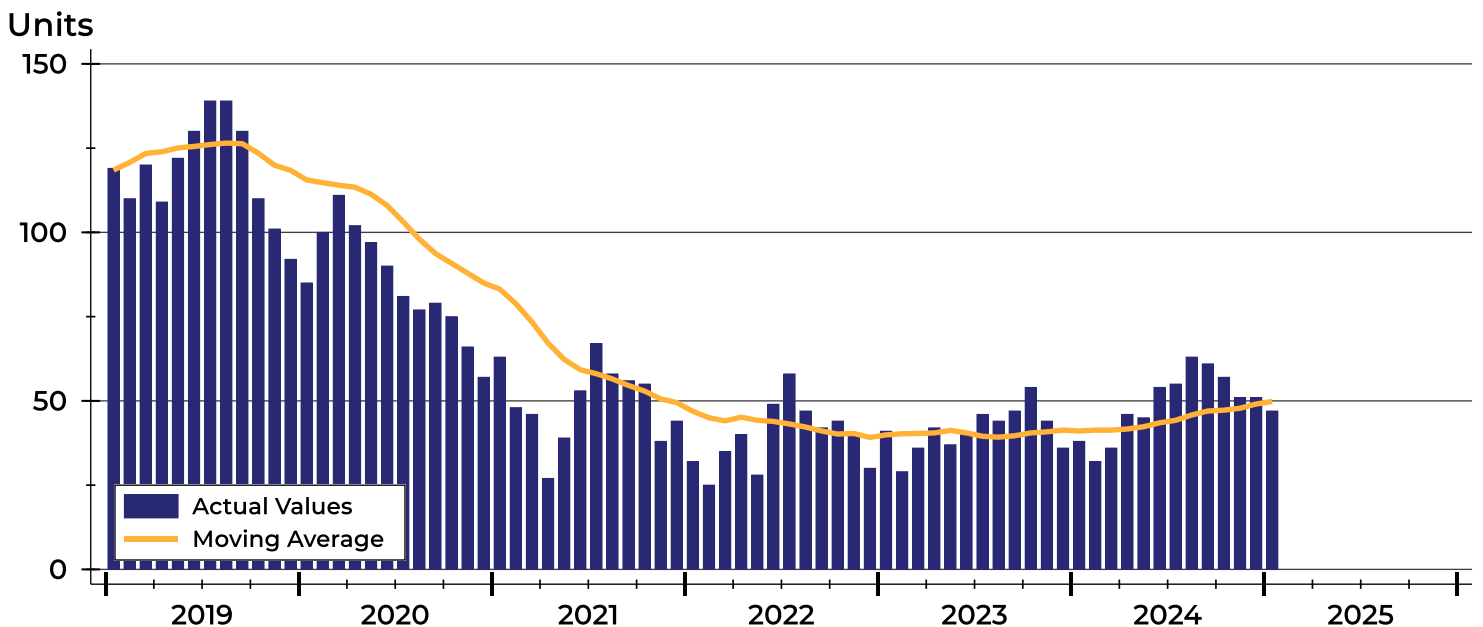
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		47	38	23.7%
Volume (1,000s)		10,389	9,326	11.4%
Months' Supply		1.5	1.1	36.4%
Average	List Price	221,040	245,424	-9.9%
	Days on Market	77	81	-4.9%
	Percent of Original	96.3%	96.8%	-0.5%
Median	List Price	190,000	213,450	-11.0%
	Days on Market	61	66	-7.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 47 homes were available for sale in the Emporia area at the end of January. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$190,000, down 11.0% from 2024. The typical time on market for active listings was 61 days, down from 66 days a year earlier.

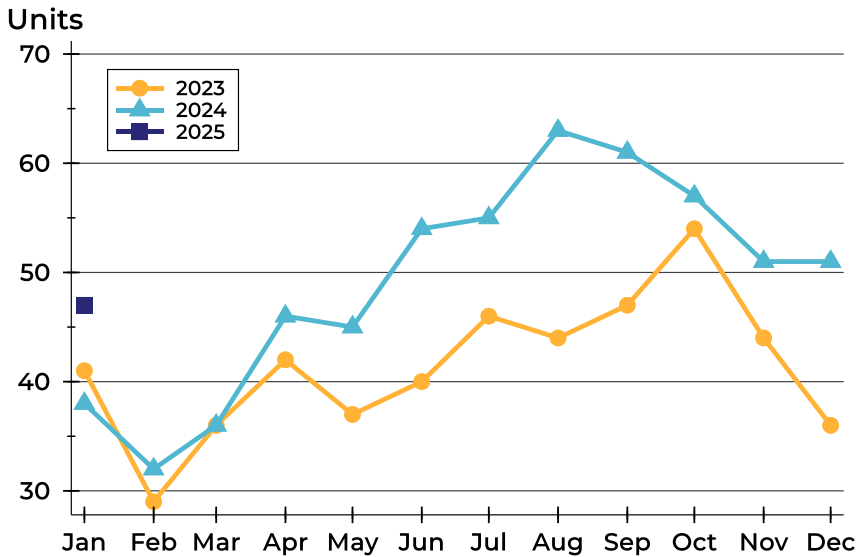
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



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

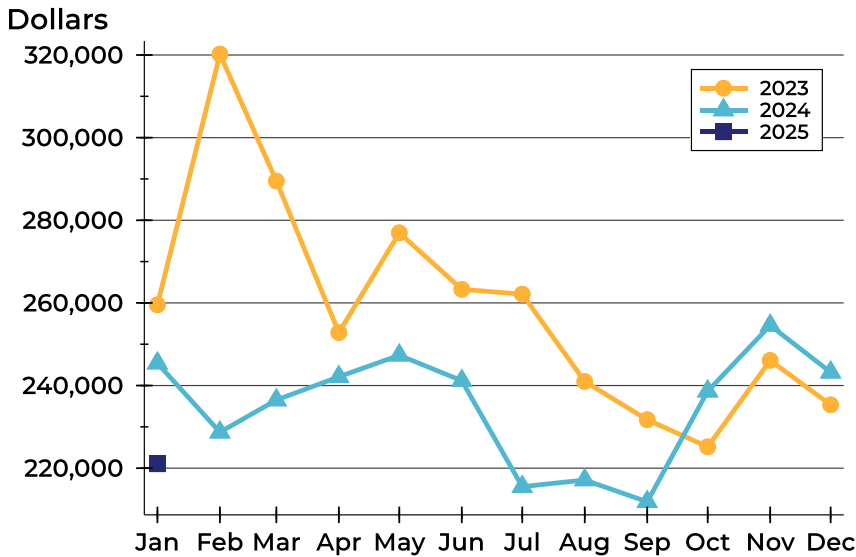
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.1%	N/A	1,300	1,300	4	4	100.0%	100.0%
\$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	10	21.3%	2.7	85,860	85,500	85	73	92.5%	96.6%
\$100,000-\$124,999	2	4.3%	0.9	112,400	112,400	60	60	95.8%	95.8%
\$125,000-\$149,999	6	12.8%	1.5	138,733	136,900	53	44	98.3%	99.6%
\$150,000-\$174,999	2	4.3%	0.4	163,700	163,700	133	133	95.9%	95.9%
\$175,000-\$199,999	6	12.8%	2.1	192,050	193,500	75	73	97.0%	98.7%
\$200,000-\$249,999	4	8.5%	0.8	235,725	236,450	106	99	96.4%	97.1%
\$250,000-\$299,999	6	12.8%	2.1	291,533	294,750	40	44	100.0%	100.0%
\$300,000-\$399,999	6	12.8%	2.0	341,033	334,500	96	102	93.9%	96.8%
\$400,000-\$499,999	2	4.3%	N/A	452,450	452,450	113	113	97.9%	97.9%
\$500,000-\$749,999	2	4.3%	N/A	674,450	674,450	79	79	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



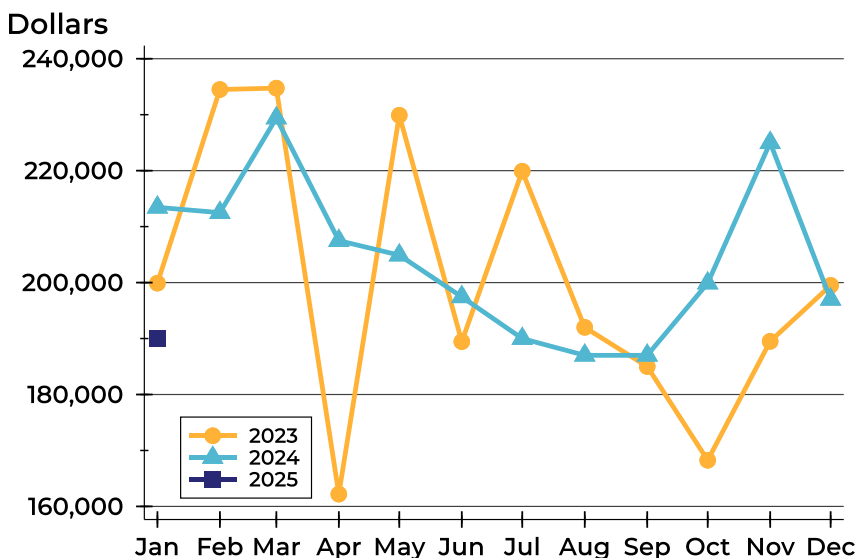
Emporia Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	259,538	245,424	221,040
February	320,231	228,702	
March	289,508	236,489	
April	252,814	242,116	
May	276,970	247,332	
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	

Median Price

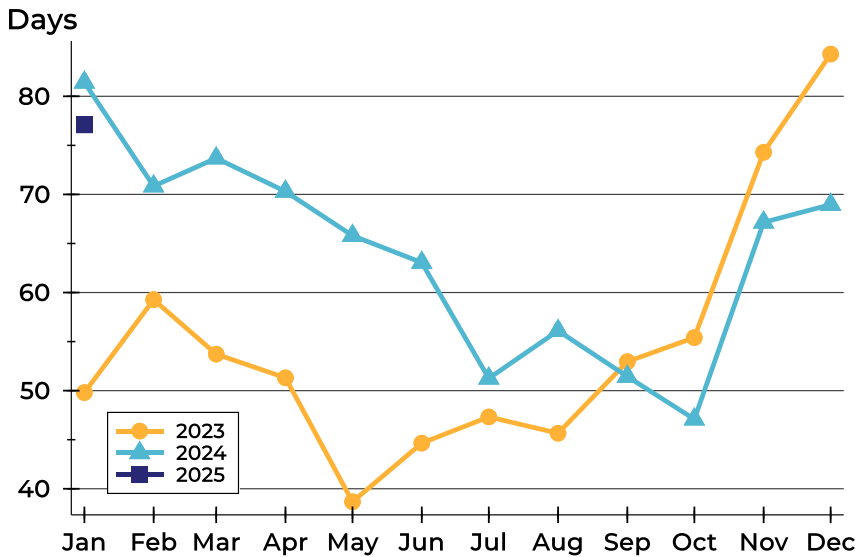


Month	2023	2024	2025
January	199,900	213,450	190,000
February	234,500	212,500	
March	234,750	229,400	
April	162,200	207,500	
May	229,900	204,900	
June	189,450	197,450	
July	219,900	189,999	
August	192,000	187,000	
September	185,000	187,000	
October	168,250	199,900	
November	189,500	225,000	
December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



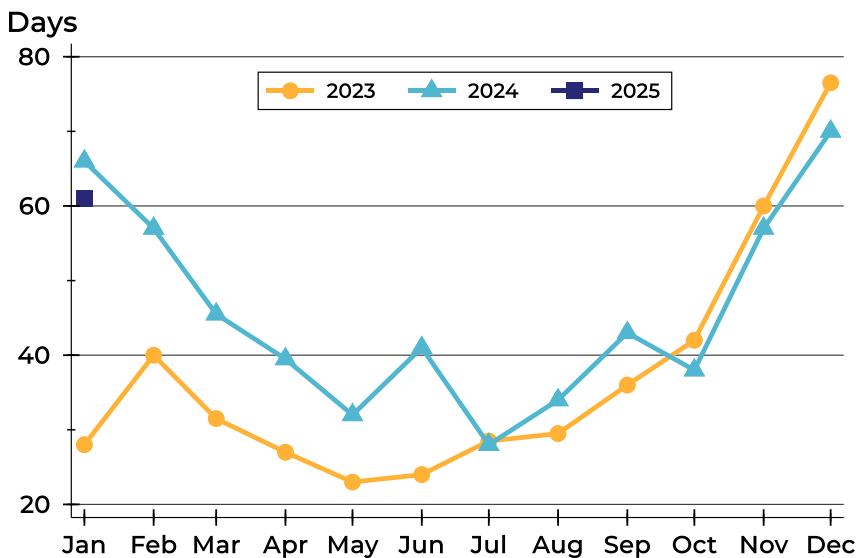
Emporia Area Active Listings Analysis

Average DOM



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

Median DOM

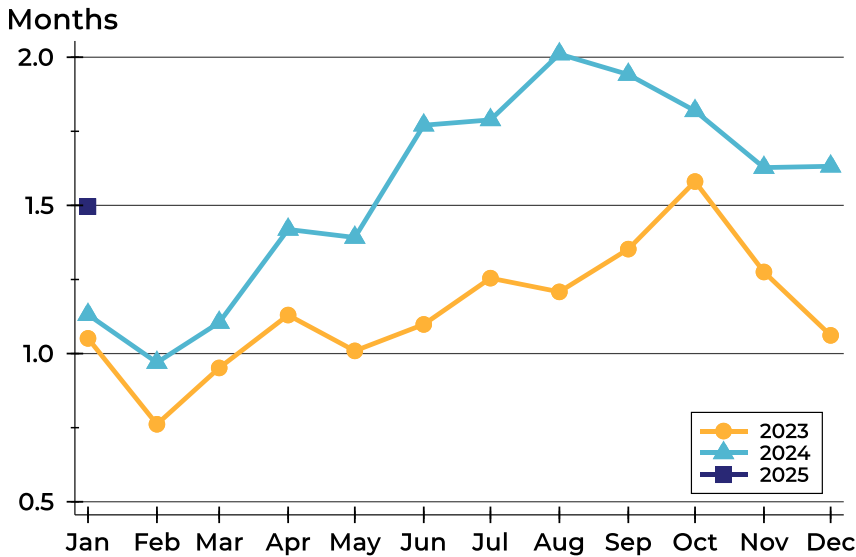


Month	2023	2024	2025
January	28	66	61
February	40	57	
March	32	46	
April	27	40	
May	23	32	
June	24	41	
July	29	28	
August	30	34	
September	36	43	
October	42	38	
November	60	57	
December	77	70	



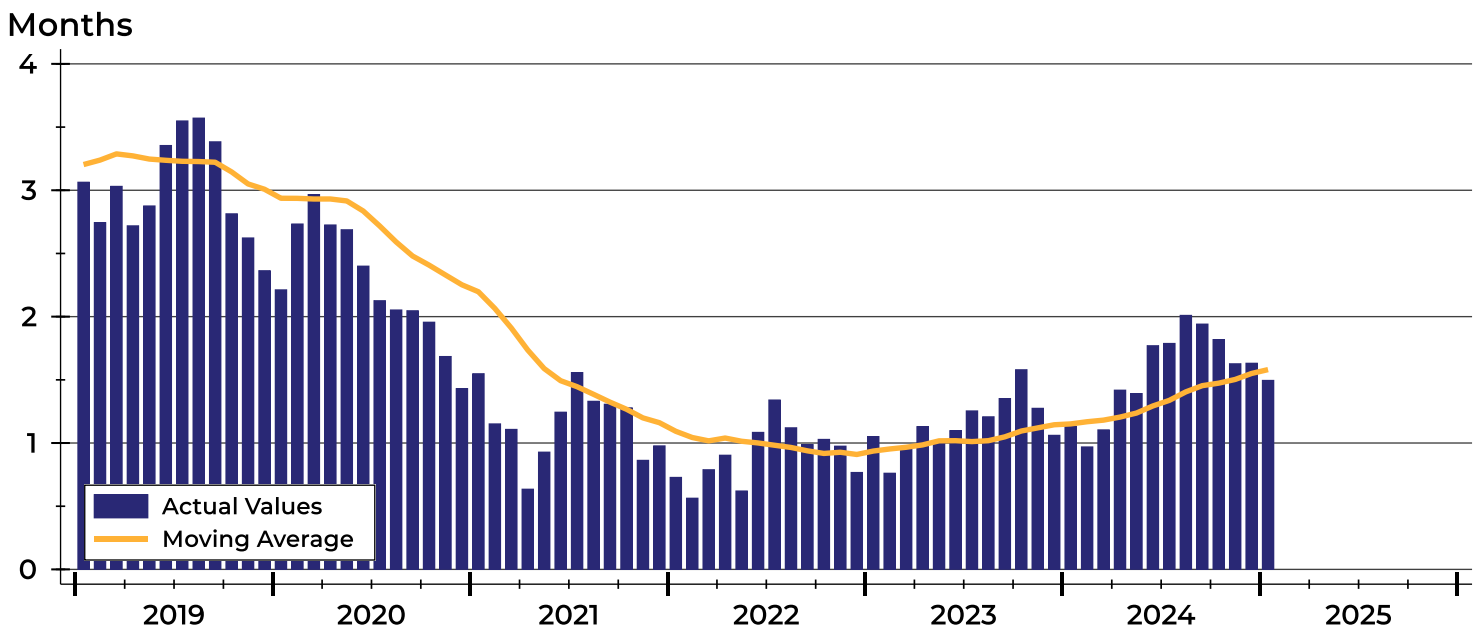
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.1	1.5
February	0.8	1.0	
March	1.0	1.1	
April	1.1	1.4	
May	1.0	1.4	
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





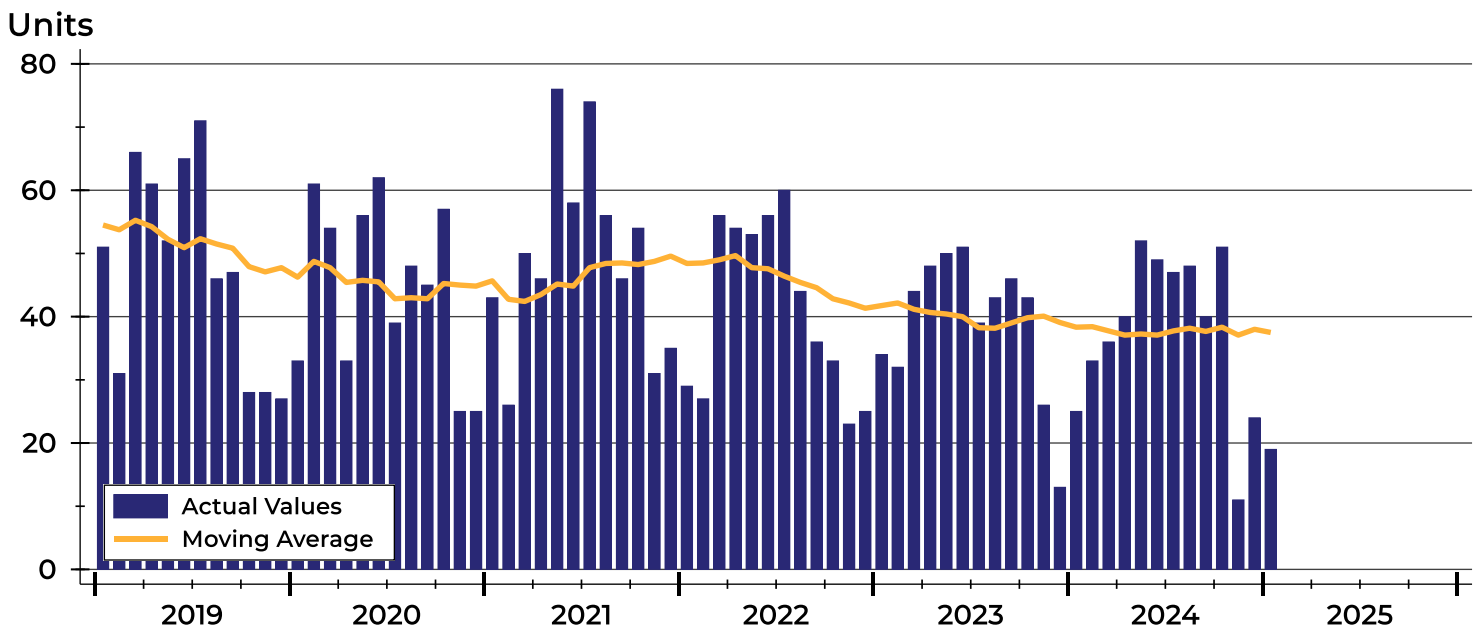
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	19	25	-24.0%
	Volume (1,000s)	4,013	5,964	-32.7%
	Average List Price	211,205	238,544	-11.5%
	Median List Price	197,500	209,000	-5.5%
Year-to-Date	New Listings	19	25	-24.0%
	Volume (1,000s)	4,013	5,964	-32.7%
	Average List Price	211,205	238,544	-11.5%
	Median List Price	197,500	209,000	-5.5%

A total of 19 new listings were added in the Emporia area during January, down 24.0% from the same month in 2024.

The median list price of these homes was \$197,500 down from \$209,000 in 2024.

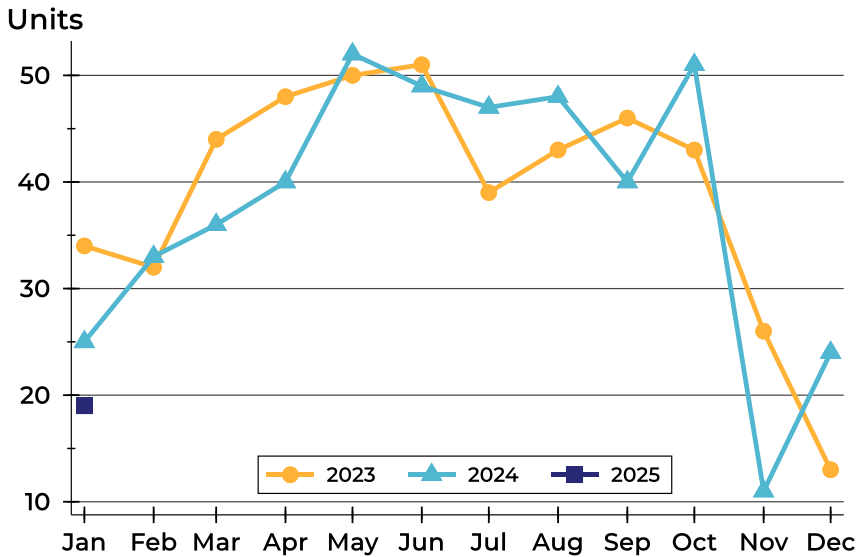
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	34	25	19
February	32	33	
March	44	36	
April	48	40	
May	50	52	
June	51	49	
July	39	47	
August	43	48	
September	46	40	
October	43	51	
November	26	11	
December	13	24	

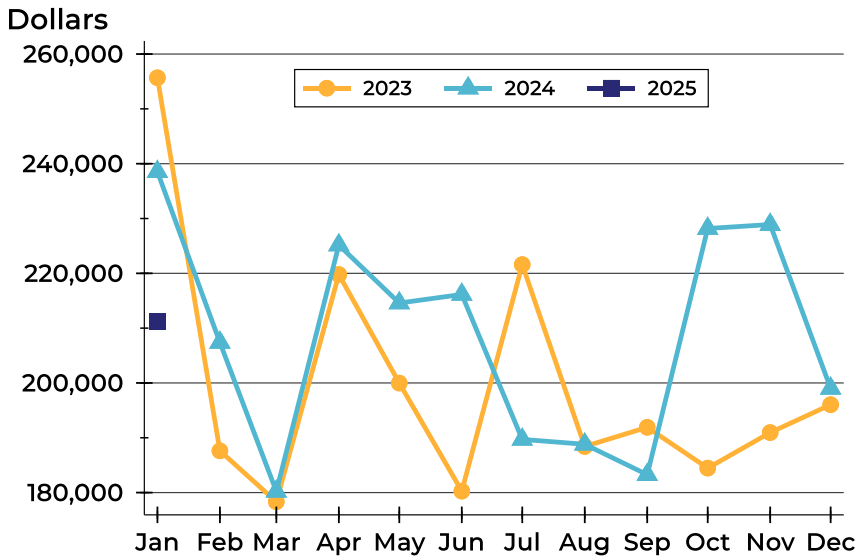
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	5.3%	1,300	1,300	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.8%	79,300	76,000	21	22	98.7%	100.0%
\$100,000-\$124,999	2	10.5%	116,450	116,450	12	12	100.0%	100.0%
\$125,000-\$149,999	2	10.5%	149,400	149,400	18	18	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	10.5%	191,200	191,200	28	28	96.2%	96.2%
\$200,000-\$249,999	2	10.5%	247,450	247,450	20	20	100.0%	100.0%
\$250,000-\$299,999	4	21.1%	282,475	289,450	9	8	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	317,450	317,450	17	17	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.3%	599,900	599,900	22	22	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



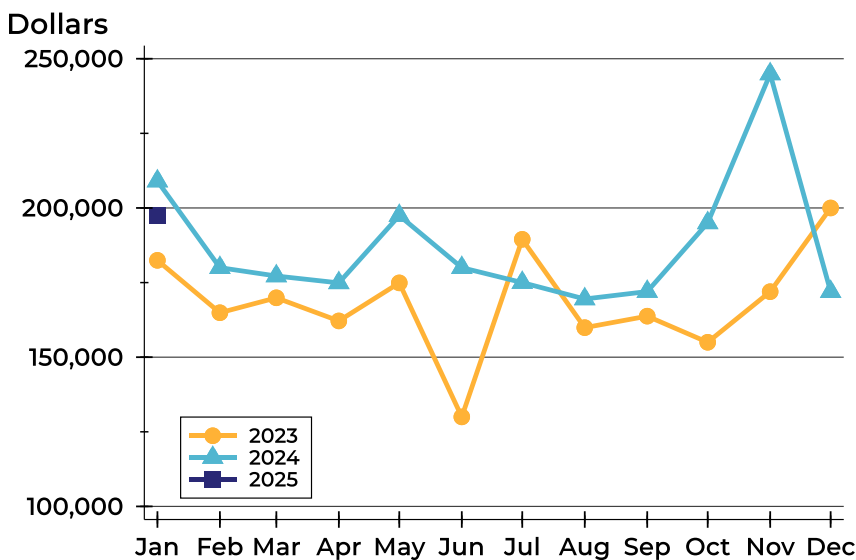
Emporia Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	255,681	238,544	211,205
February	187,622	207,400	
March	178,327	180,226	
April	219,792	225,156	
May	199,980	214,582	
June	180,267	216,149	
July	221,597	189,706	
August	188,419	188,815	
September	191,912	183,268	
October	184,469	228,180	
November	190,950	228,900	
December	196,038	199,013	

Median Price



Month	2023	2024	2025
January	182,450	209,000	197,500
February	164,900	180,000	
March	169,900	177,200	
April	162,150	174,900	
May	174,900	197,450	
June	130,000	180,000	
July	189,500	175,000	
August	159,900	169,500	
September	163,750	172,000	
October	155,000	195,000	
November	171,950	244,900	
December	200,000	171,950	



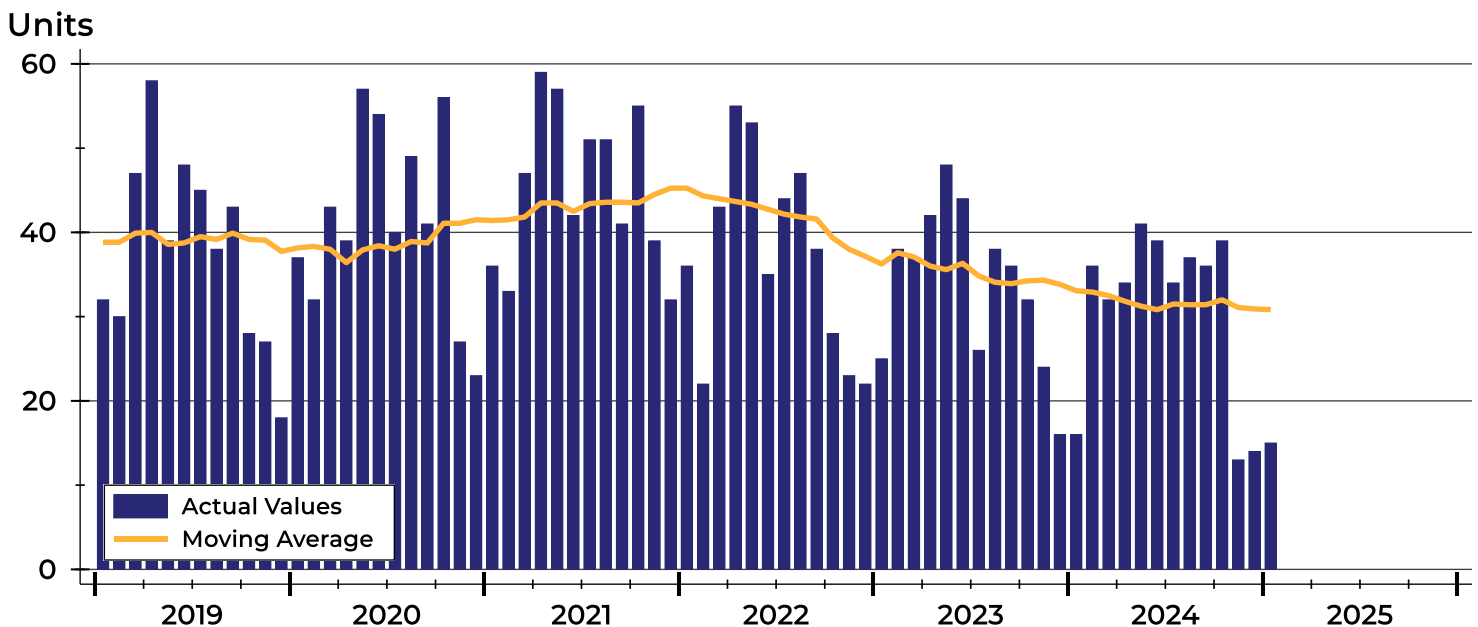
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		15	16	-6.3%	15	16	-6.3%
Volume (1,000s)		4,415	3,595	22.8%	4,415	3,595	22.8%
Average	Sale Price	294,327	224,700	31.0%	294,327	224,700	31.0%
	Days on Market	43	23	87.0%	43	23	87.0%
	Percent of Original	97.5%	96.1%	1.5%	97.5%	96.1%	1.5%
Median	Sale Price	269,900	209,900	28.6%	269,900	209,900	28.6%
	Days on Market	13	7	85.7%	13	7	85.7%
	Percent of Original	100.0%	97.4%	2.7%	100.0%	97.4%	2.7%

A total of 15 contracts for sale were written in the Emporia area during the month of January, down from 16 in 2024. The median list price of these homes was \$269,900, up from \$209,900 the prior year.

Half of the homes that went under contract in January were on the market less than 13 days, compared to 7 days in January 2024.

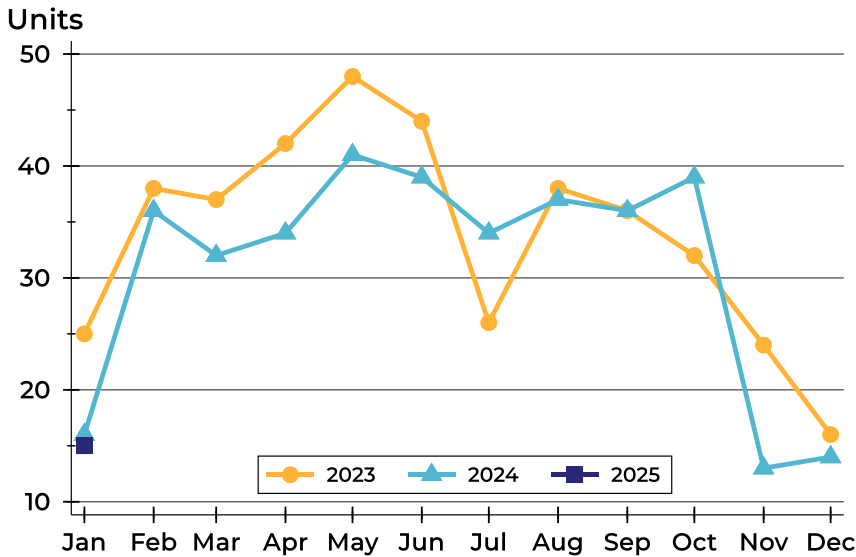
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	25	16	15
February	38	36	
March	37	32	
April	42	34	
May	48	41	
June	44	39	
July	26	34	
August	38	37	
September	36	36	
October	32	39	
November	24	13	
December	16	14	

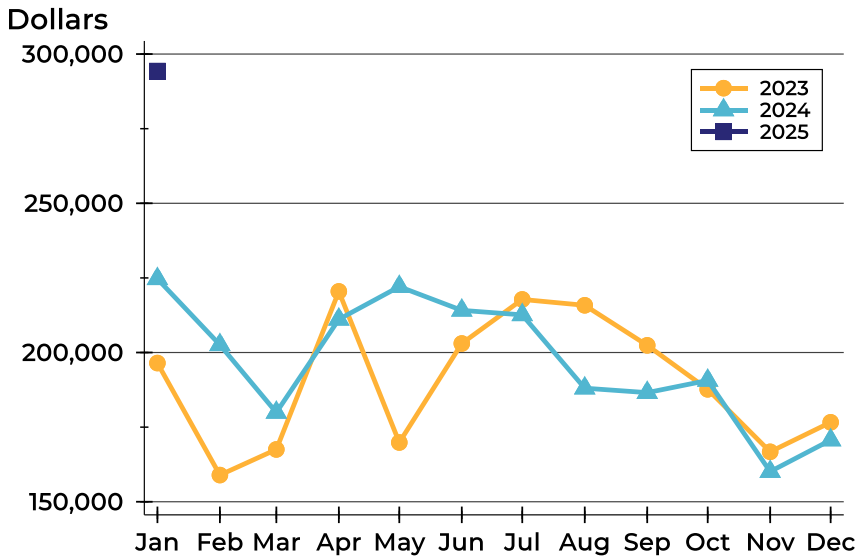
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	6.7%	37,900	37,900	36	36	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	13.3%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	6.7%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	13.3%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	4	26.7%	278,850	282,450	82	18	96.1%	100.0%
\$300,000-\$399,999	4	26.7%	354,475	354,500	29	8	98.4%	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	1	6.7%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



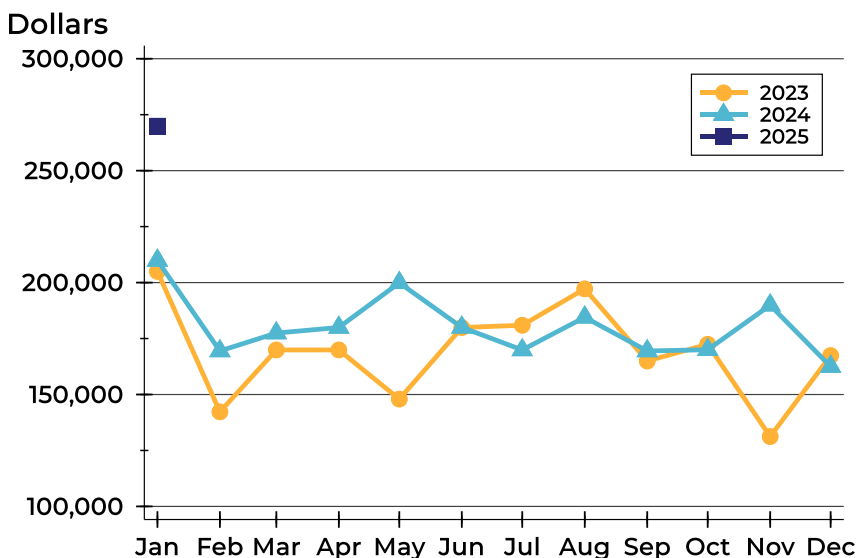
Emporia Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	196,480	224,700	294,327
February	158,949	202,575	
March	167,535	179,919	
April	220,486	211,119	
May	169,863	222,084	
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	170,671	

Median Price

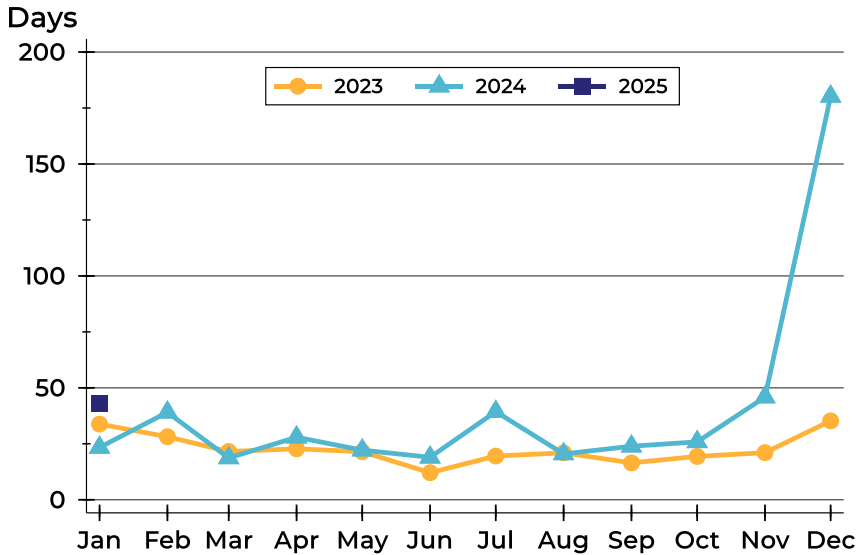


Month	2023	2024	2025
January	205,000	209,900	269,900
February	142,250	169,450	
March	169,900	177,450	
April	169,900	179,950	
May	147,950	199,900	
June	179,900	180,000	
July	180,950	169,900	
August	197,200	184,500	
September	164,950	169,450	
October	172,450	170,000	
November	131,200	189,900	
December	167,400	162,500	



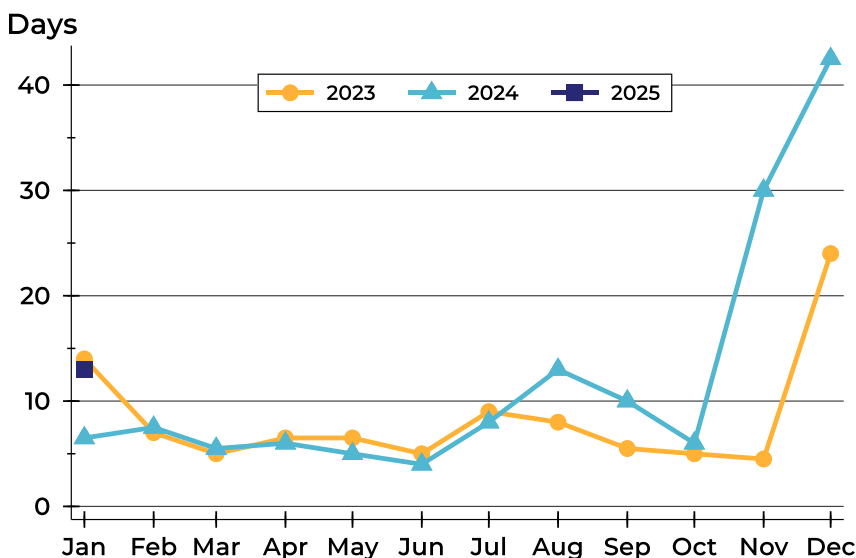
Emporia Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	34	23	43
February	28	39	
March	22	19	
April	23	28	
May	21	22	
June	12	19	
July	20	39	
August	21	20	
September	16	24	
October	19	26	
November	21	46	
December	35	180	

Median DOM



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



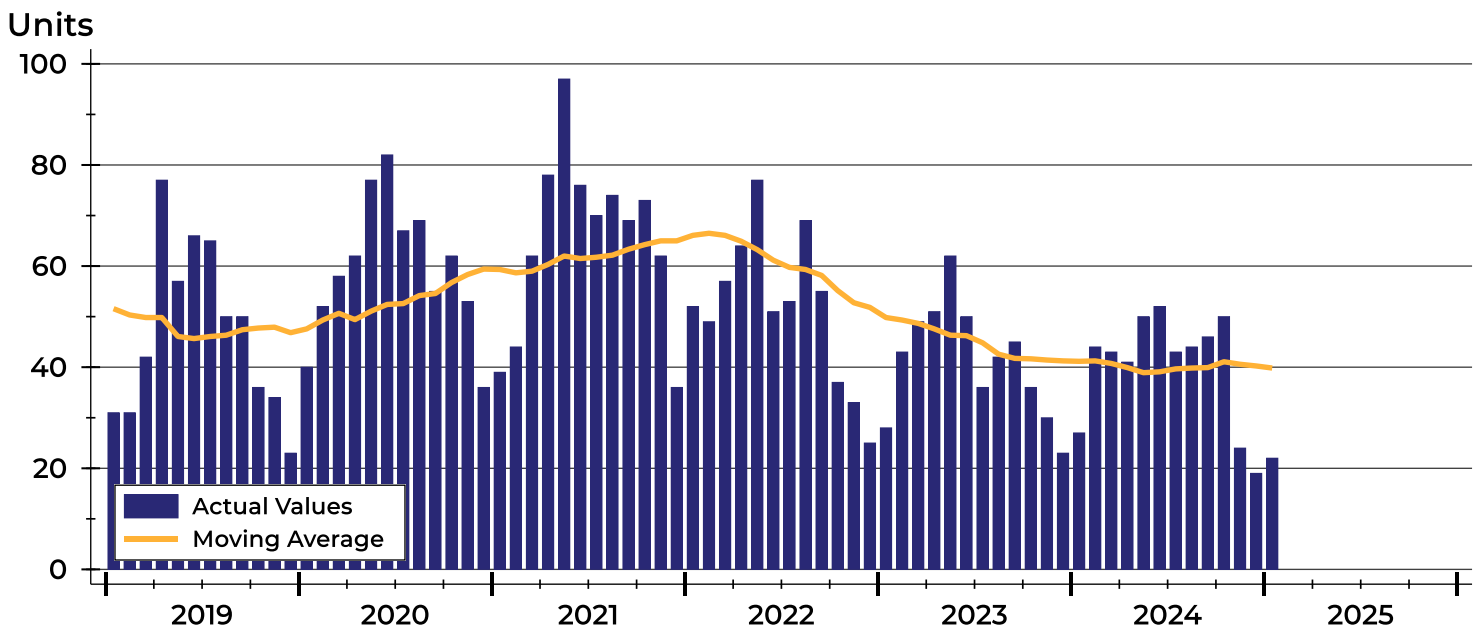
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		22	27	-18.5%
Volume (1,000s)		5,483	4,667	17.5%
Average	List Price	249,214	172,848	44.2%
	Days on Market	36	30	20.0%
	Percent of Original	98.1%	99.5%	-1.4%
Median	List Price	242,950	150,000	62.0%
	Days on Market	12	9	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in the Emporia area had contracts pending at the end of January, down from 27 contracts pending at the end of January 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.

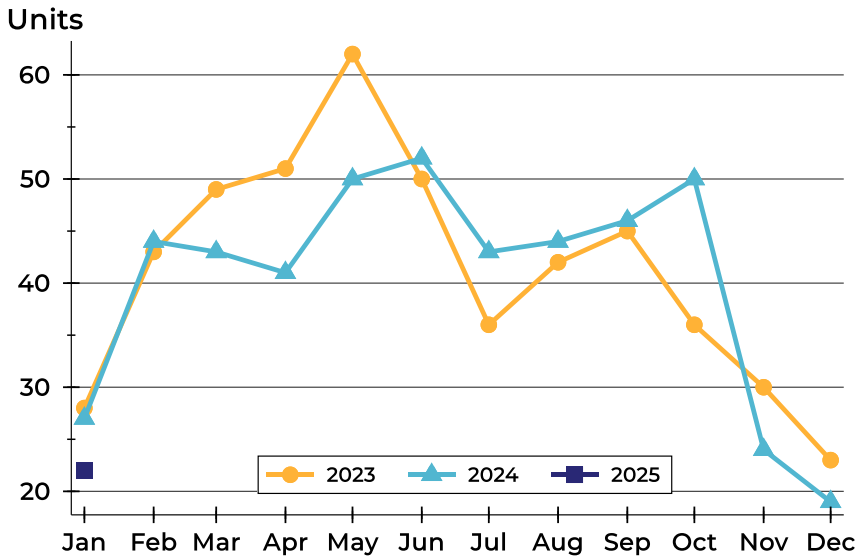
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



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

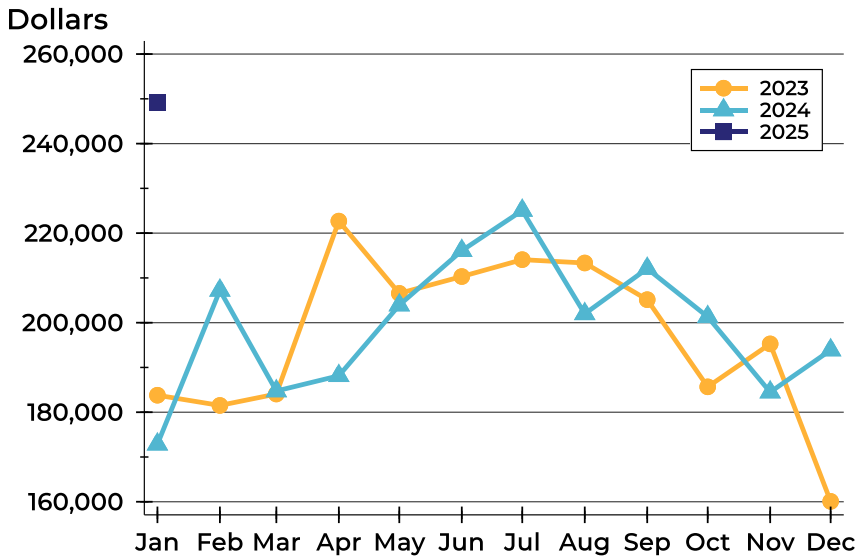
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	9.1%	43,450	43,450	24	24	100.0%	100.0%
\$50,000-\$99,999	3	13.6%	71,433	69,400	60	74	96.1%	99.3%
\$100,000-\$124,999	1	4.5%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	145,000	145,000	0	0	100.0%	100.0%
\$150,000-\$174,999	2	9.1%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	4.5%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	9.1%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	5	22.7%	274,080	269,900	73	28	96.9%	100.0%
\$300,000-\$399,999	3	13.6%	339,633	329,500	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	1	4.5%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	1	4.5%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



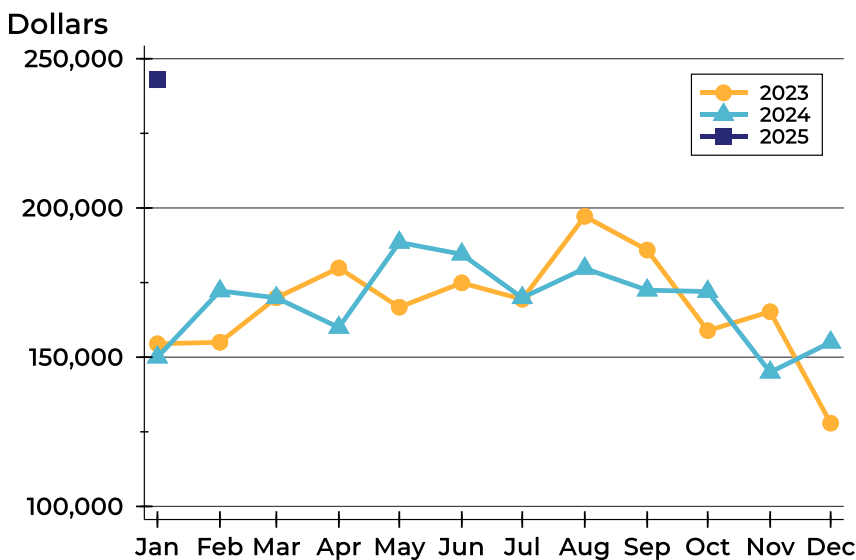
Emporia Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	183,800	172,848	249,214
February	181,521	207,211	
March	184,071	184,742	
April	222,690	188,143	
May	206,548	203,924	
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	

Median Price

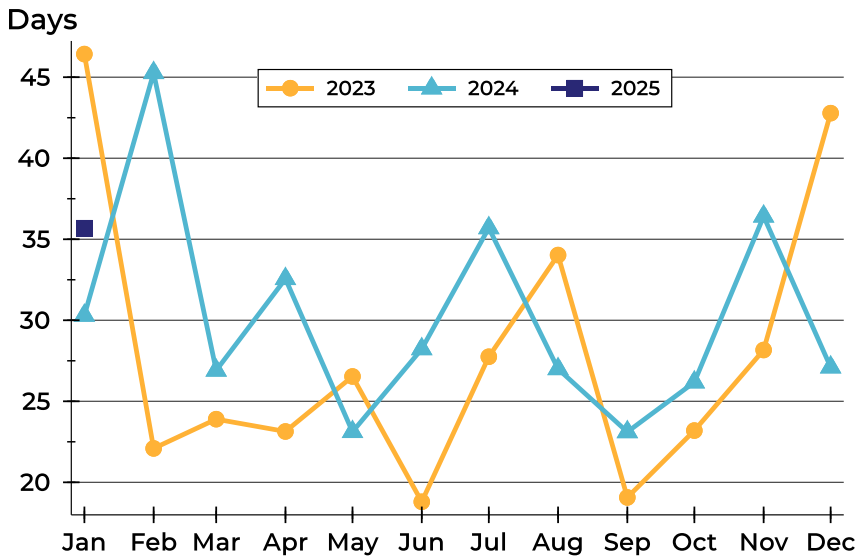


Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	
March	169,900	169,900	
April	179,900	159,950	
May	166,750	188,450	
June	174,900	184,500	
July	169,400	169,900	
August	197,200	179,750	
September	185,900	172,450	
October	158,900	172,000	
November	165,250	144,950	
December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



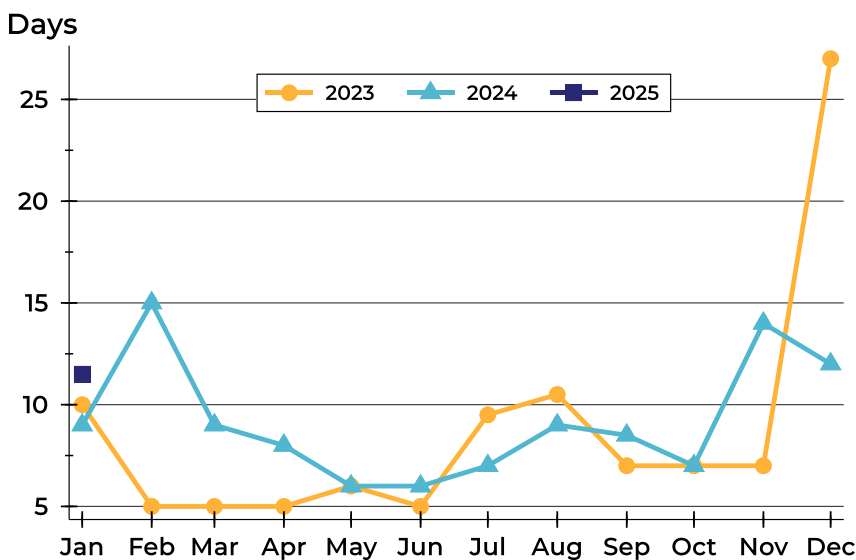
Emporia Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	30	36
February	22	45	
March	24	27	
April	23	33	
May	27	23	
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	
March	5	9	
April	5	8	
May	6	6	
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 Remained Constant in January

Total home sales in Greenwood County remained at 0 units last month, the same as in January 2024. Total sales volume was \$0.0 million, essentially the same as home sales volume from a year earlier.

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

Greenwood County Active Listings Up at End of January

The total number of active listings in Greenwood County at the end of January was 5 units, up from 2 at the same point in 2024. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of January was \$49,995.

There were 0 contracts written in January 2025 and 2024, showing no change over the year. At the end of the month, there were 0 contracts still pending.

Report Contents

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

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Greenwood County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	
Active Listings Change from prior year	5 150.0%	2 100.0%	1 0.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	7.5 212.5%	2.4 60.0%	1.5 87.5%	N/A	N/A	N/A	
New Listings Change from prior year	0 -100.0%	1 0.0%	1 N/A	0 -100.0%	1 0.0%	1 N/A	
Contracts Written Change from prior year	0 N/A	0 -100.0%	2 N/A	0 N/A	0 -100.0%	2 N/A	
Pending Contracts Change from prior year	0 N/A	0 -100.0%	2 N/A	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	0 N/A	
Average	Sale Price Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	List Price of Actives Change from prior year	159,579 177.8%	57,450 -46.3%	107,000 114.4%	N/A	N/A	
	Days on Market Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of List Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of Original Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
Median	Sale Price Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	List Price of Actives Change from prior year	49,995 -13.0%	57,450 -46.3%	107,000 114.4%	N/A	N/A	
	Days on Market Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of List Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	
	Percent of Original Change from prior year	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	

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



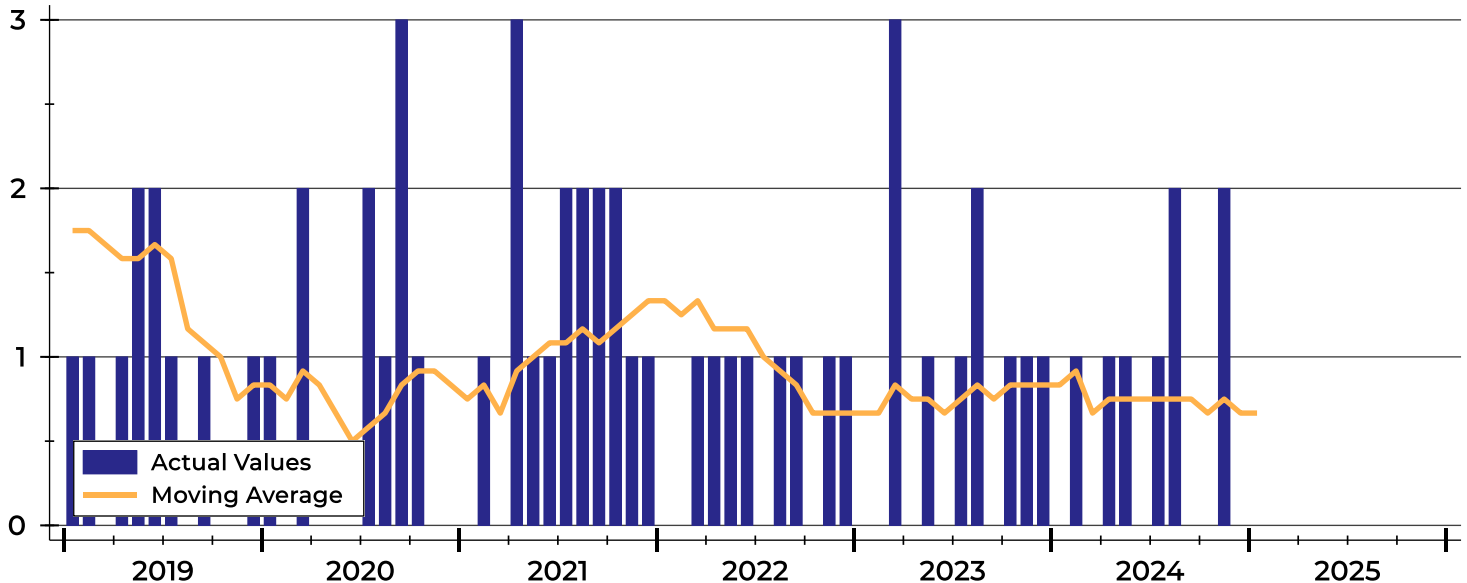
Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		0	0	N/A	0	0	N/A
Volume (1,000s)		0	0	N/A	0	0	N/A
Months' Supply		7.5	2.4	212.5%	N/A	N/A	N/A
Average	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of List	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A
Median	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of List	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A

A total of 0 homes sold in Greenwood County in January, showing no change from January 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

History of Closed Listings

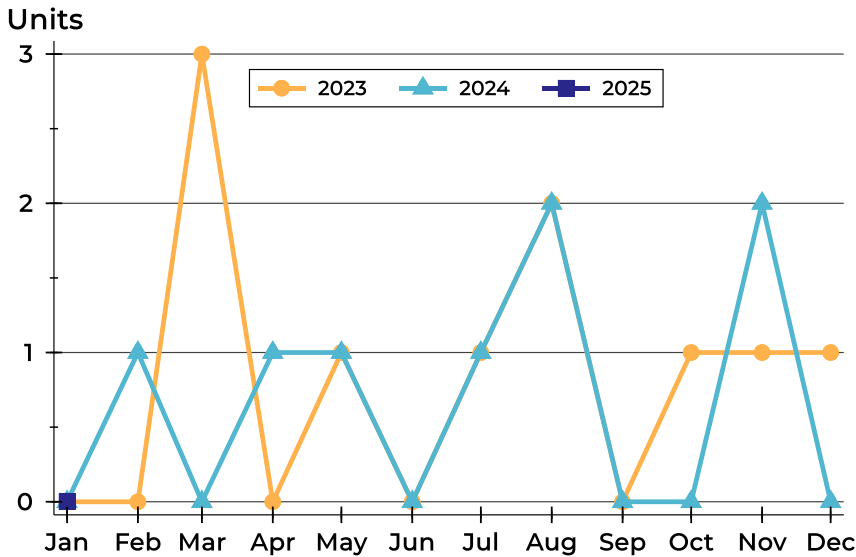
Units





Greenwood County Closed Listings Analysis

Closed Listings by Month



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

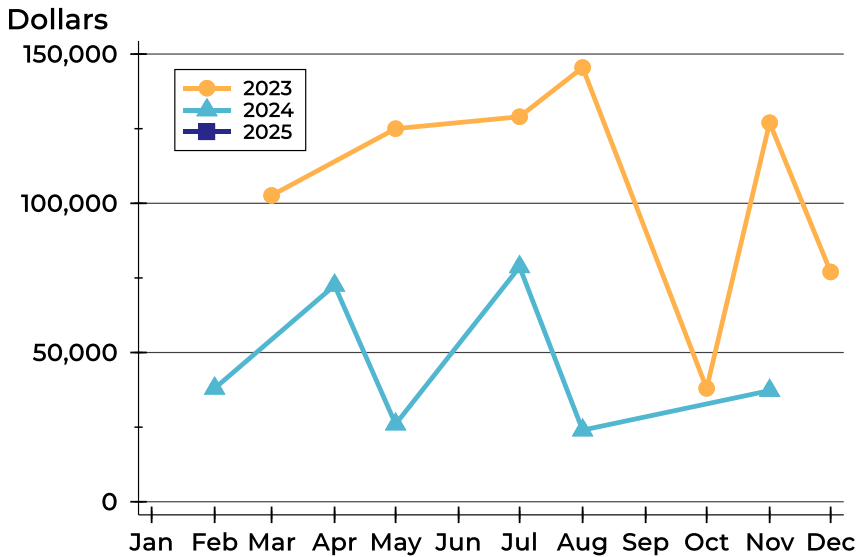
Closed Listings by Price Range

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



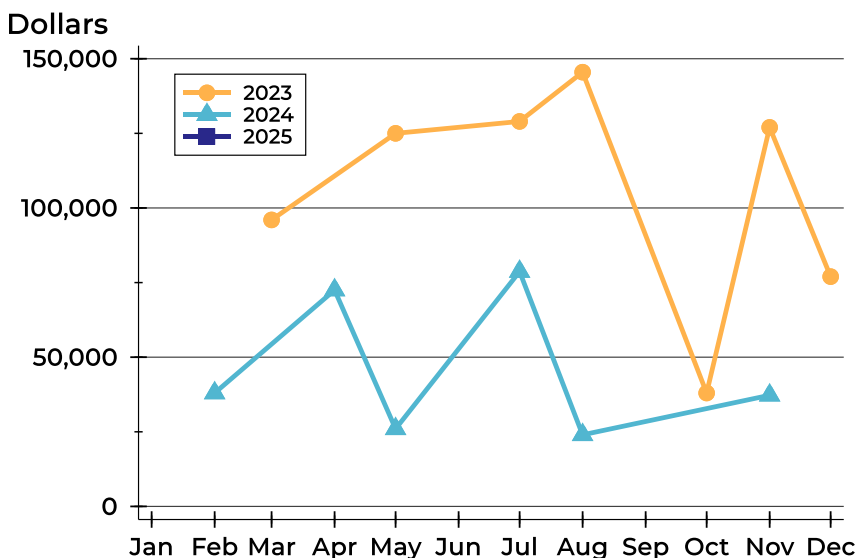
Greenwood County Closed Listings Analysis

Average Price



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

Median Price

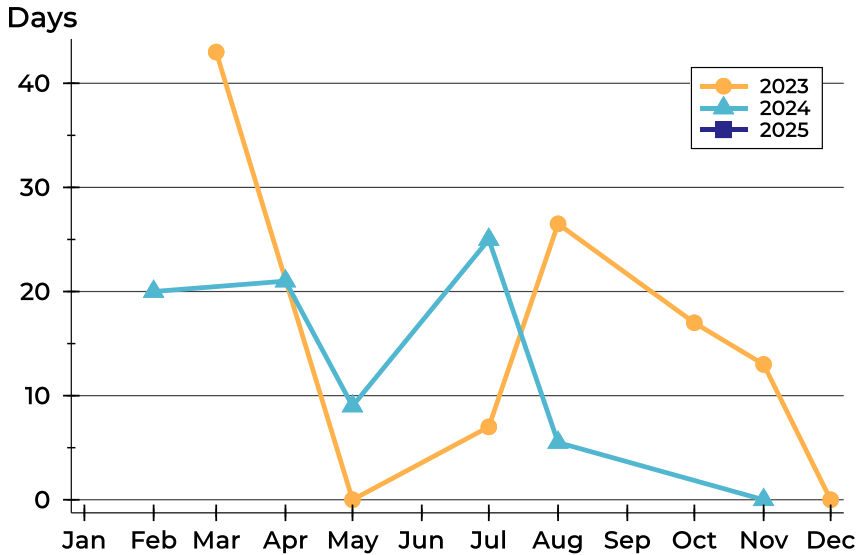


Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	N/A
April	N/A	72,500	N/A
May	125,000	26,000	N/A
June	N/A	N/A	N/A
July	129,000	78,700	N/A
August	145,500	24,000	N/A
September	N/A	N/A	N/A
October	38,000	N/A	N/A
November	127,000	37,250	N/A
December	77,000	N/A	N/A



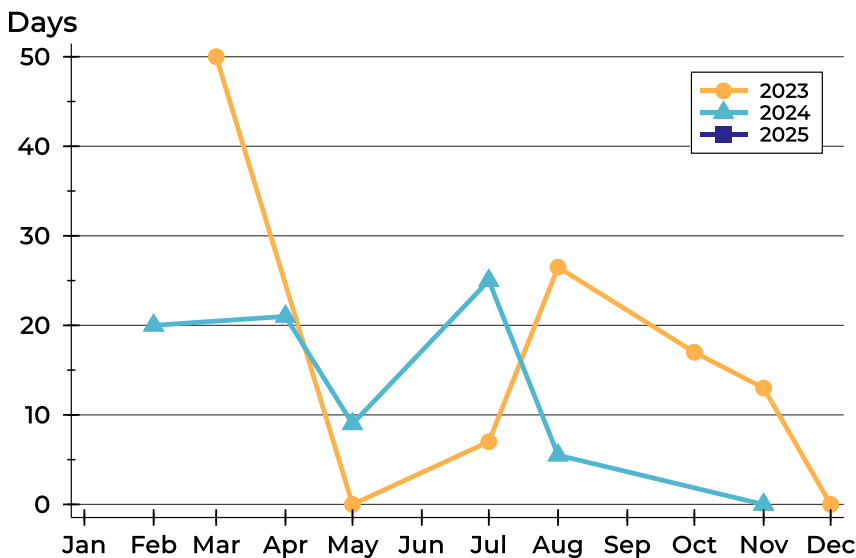
Greenwood County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	
March	43	N/A	
April	N/A	21	
May	N/A	9	
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	
March	50	N/A	
April	N/A	21	
May	N/A	9	
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	



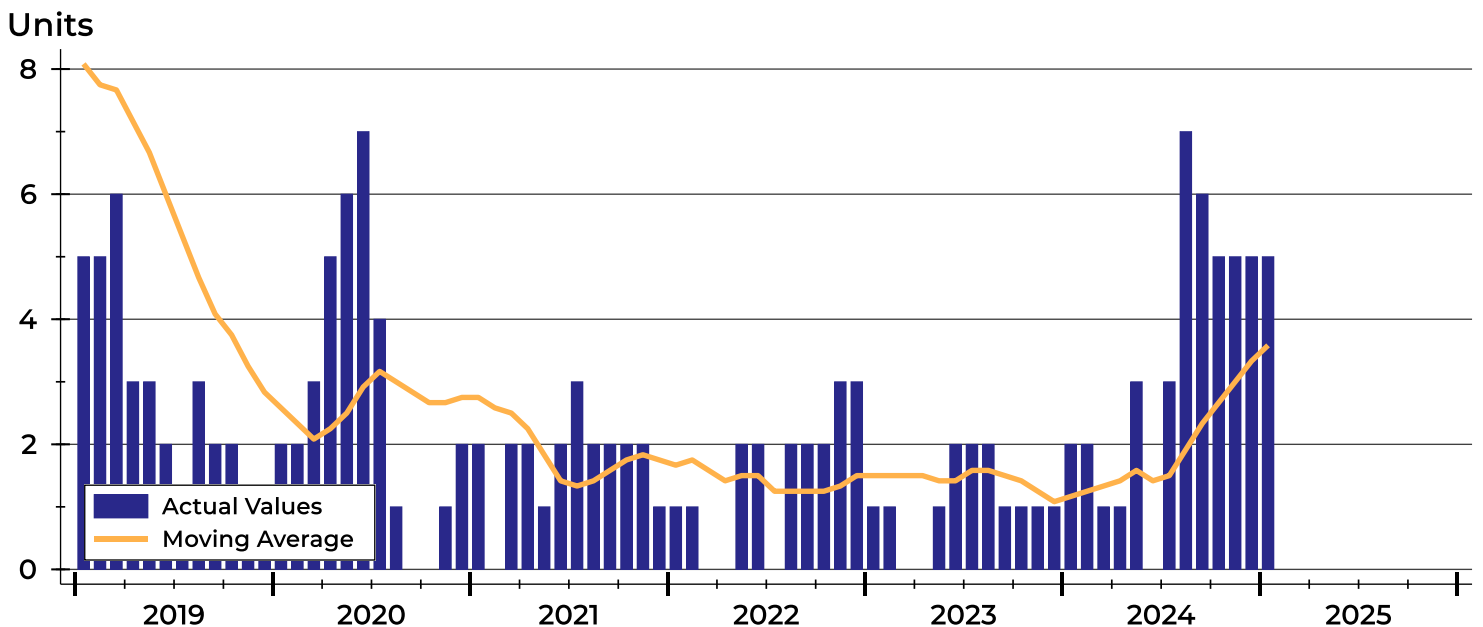
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		5	2	150.0%
Volume (1,000s)		798	115	593.9%
Months' Supply		7.5	2.4	212.5%
Average	List Price	159,579	57,450	177.8%
	Days on Market	167	65	156.9%
	Percent of Original	93.7%	95.8%	-2.2%
Median	List Price	49,995	57,450	-13.0%
	Days on Market	162	65	149.2%
	Percent of Original	98.0%	95.8%	2.3%

A total of 5 homes were available for sale in Greenwood County at the end of January. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of January was \$49,995, down 13.0% from 2024. The typical time on market for active listings was 162 days, up from 65 days a year earlier.

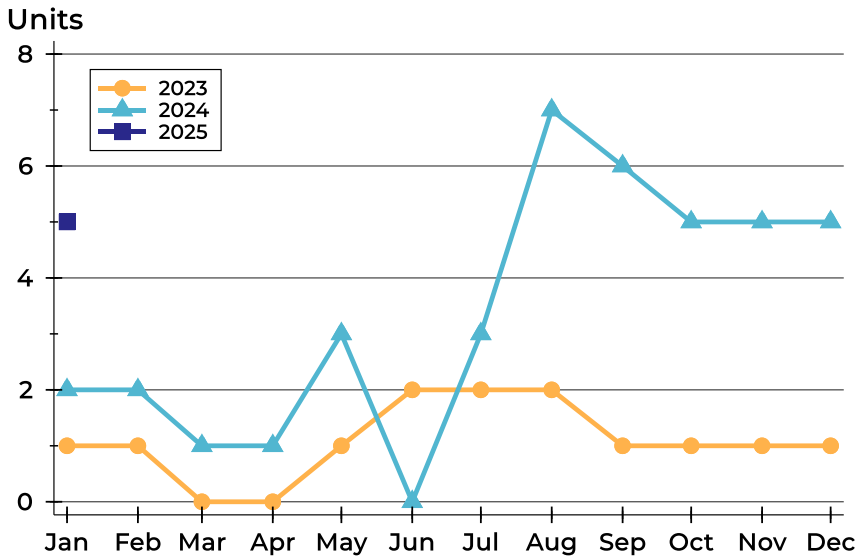
History of Active Listings





Greenwood County Active Listings Analysis

Active Listings by Month



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

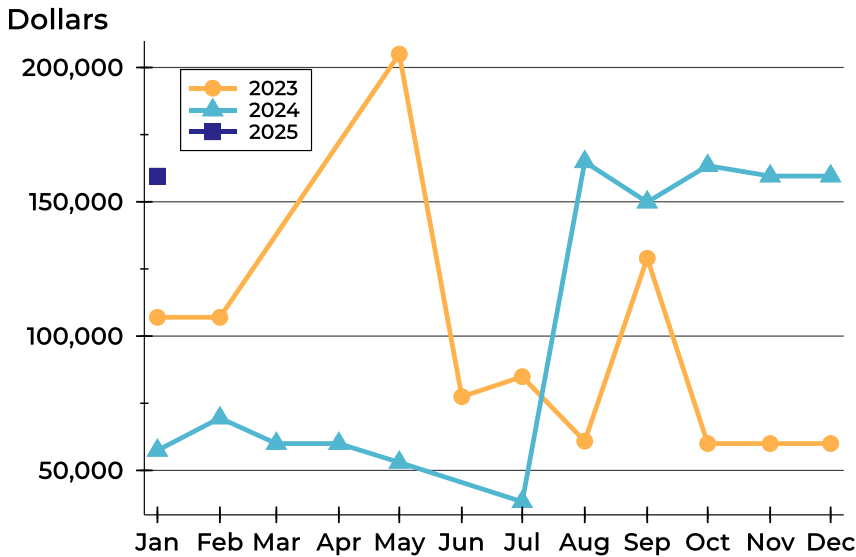
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	60.0%	N/A	39,998	35,000	161	160	94.4%	100.0%
\$50,000-\$99,999	1	20.0%	N/A	97,900	97,900	177	177	98.0%	98.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	20.0%	N/A	580,000	580,000	178	178	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



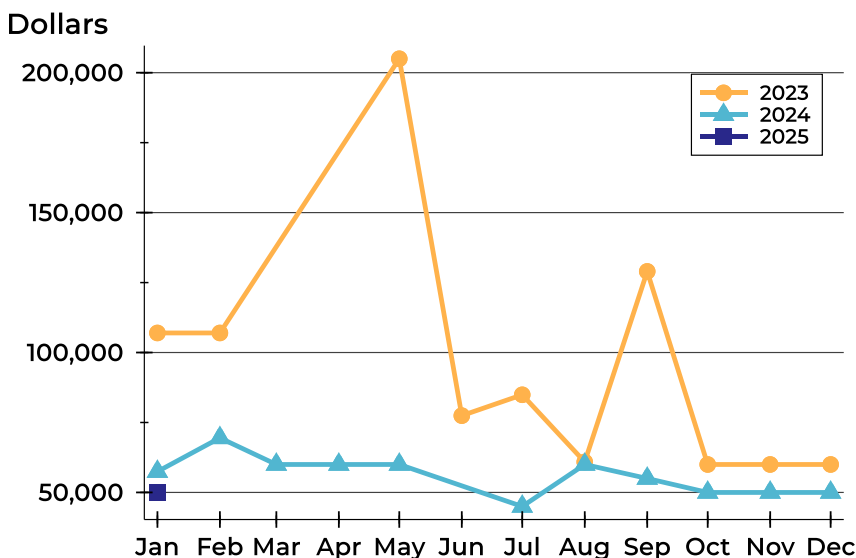
Greenwood County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	107,000	57,450	159,579
February	107,000	69,500	
March	N/A	60,000	
April	N/A	60,000	
May	205,000	53,000	
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	

Median Price

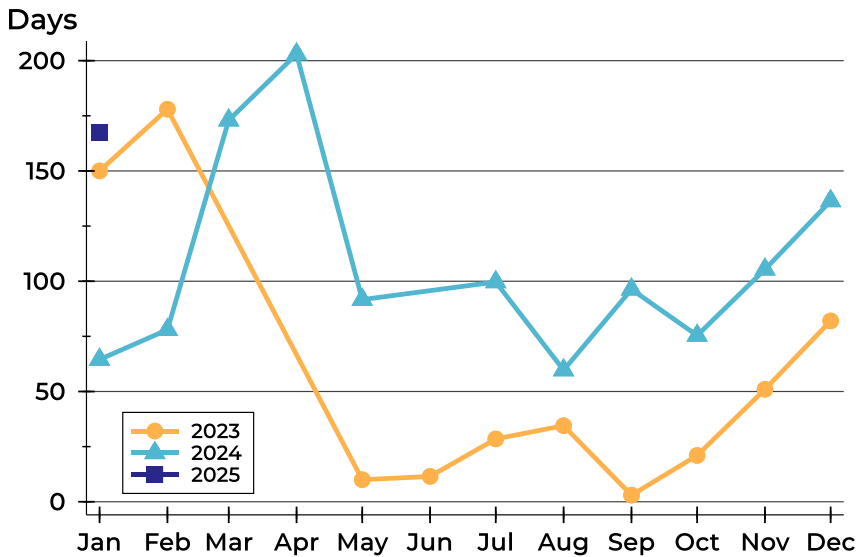


Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	
March	N/A	60,000	
April	N/A	60,000	
May	205,000	60,000	
June	77,450	N/A	
July	84,900	45,000	
August	60,900	60,000	
September	129,000	54,998	
October	60,000	49,995	
November	60,000	49,995	
December	60,000	49,995	



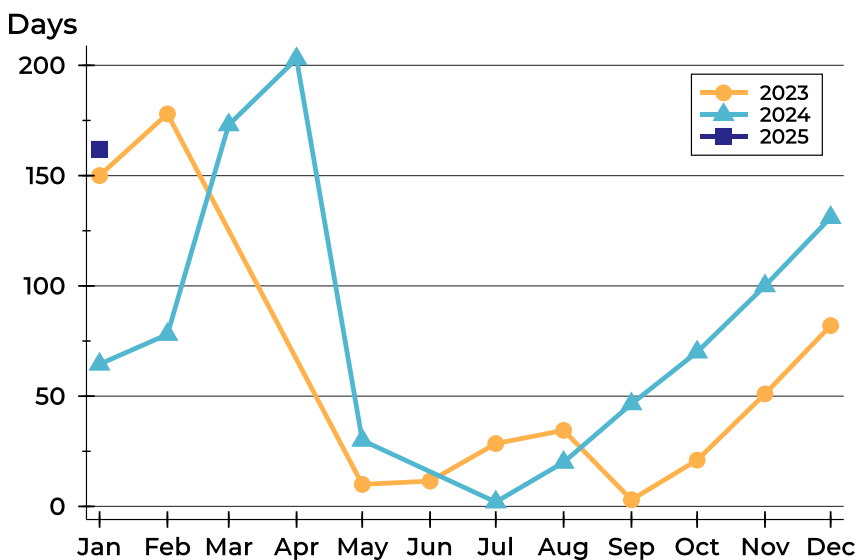
Greenwood County Active Listings Analysis

Average DOM



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

Median DOM

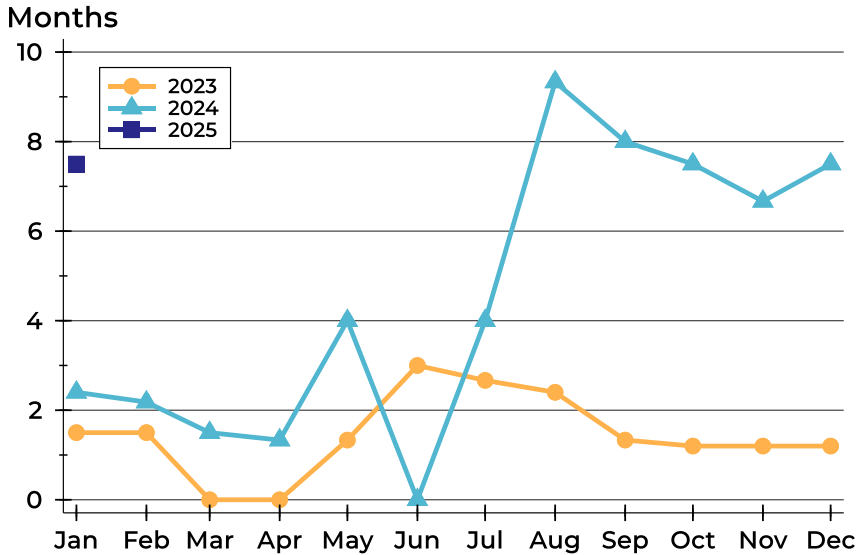


Month	2023	2024	2025
January	150	65	162
February	178	78	
March	N/A	173	
April	N/A	203	
May	10	30	
June	12	N/A	
July	29	2	
August	35	20	
September	3	47	
October	21	70	
November	51	100	
December	82	131	



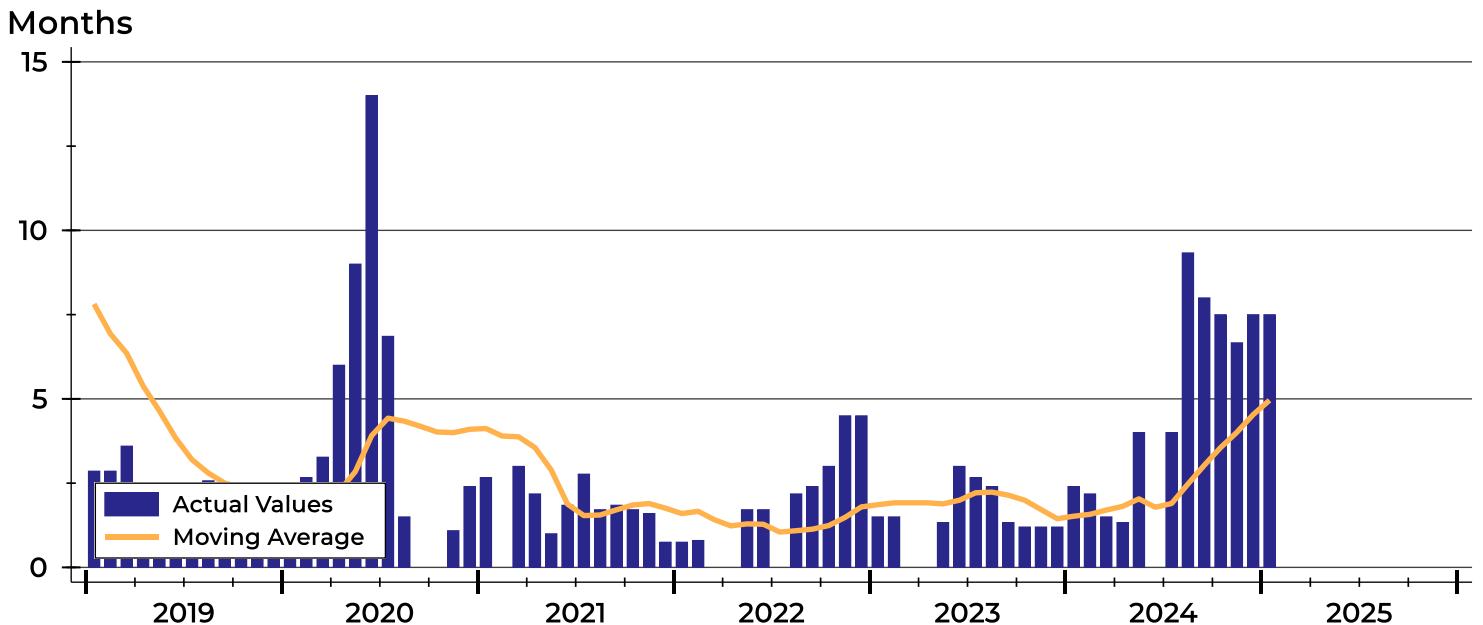
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.5	2.4	7.5
February	1.5	2.2	
March	0.0	1.5	
April	0.0	1.3	
May	1.3	4.0	
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





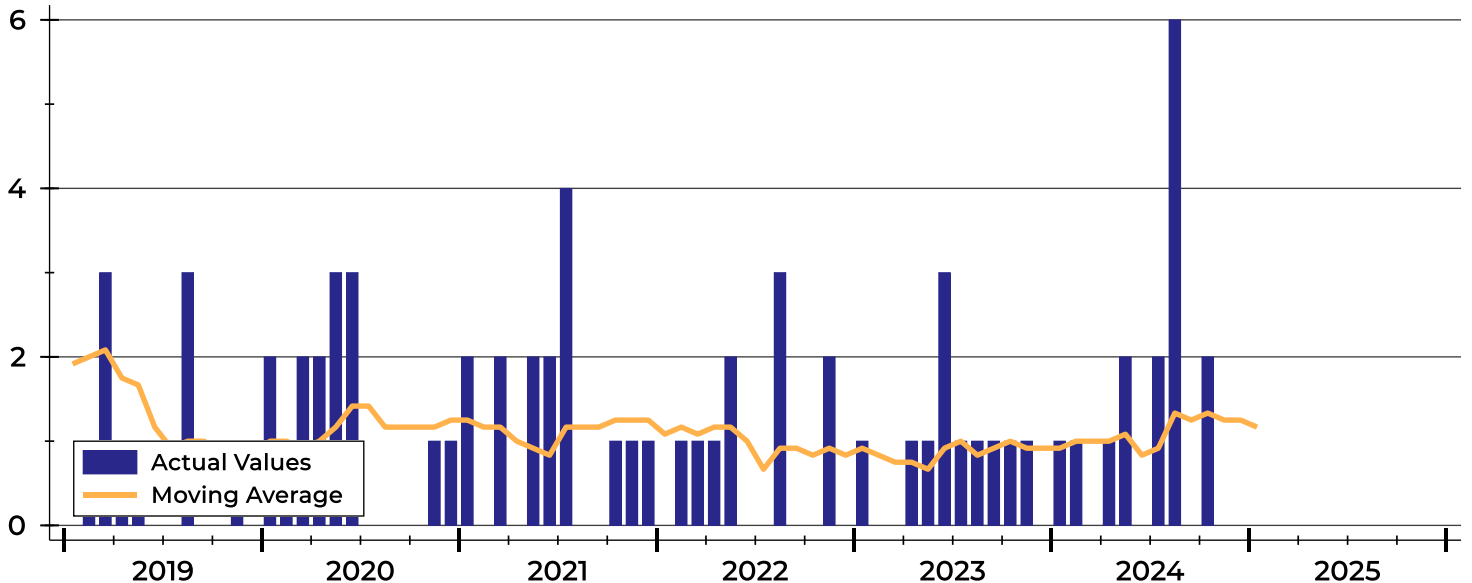
Greenwood County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	0	1	-100.0%
	Volume (1,000s)	0	55	-100.0%
	Average List Price	N/A	54,900	N/A
	Median List Price	N/A	54,900	N/A
Year-to-Date	New Listings	0	1	-100.0%
	Volume (1,000s)	N/A	55	N/A
	Average List Price	N/A	54,900	N/A
	Median List Price	N/A	54,900	N/A

No new listings were added in Greenwood County during January. In comparison, 1 new listings were added in January 2024.

History of New Listings

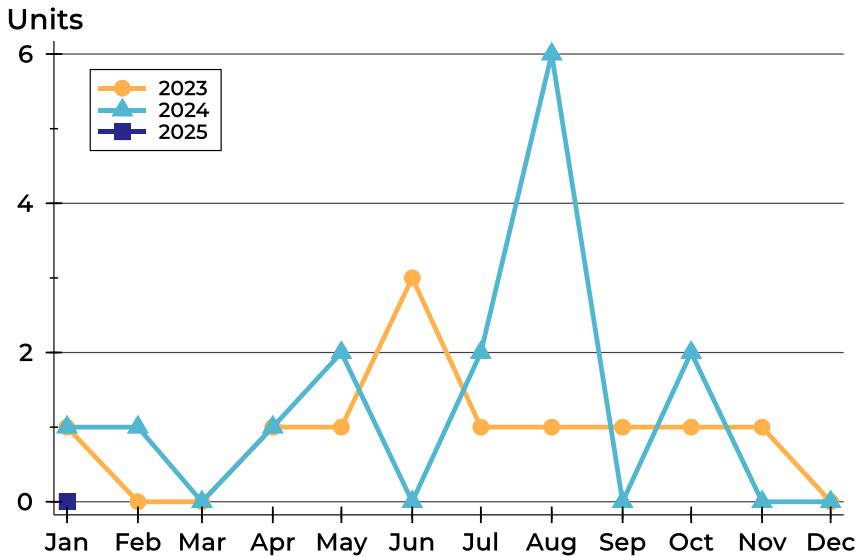
Units





Greenwood County New Listings Analysis

New Listings by Month



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

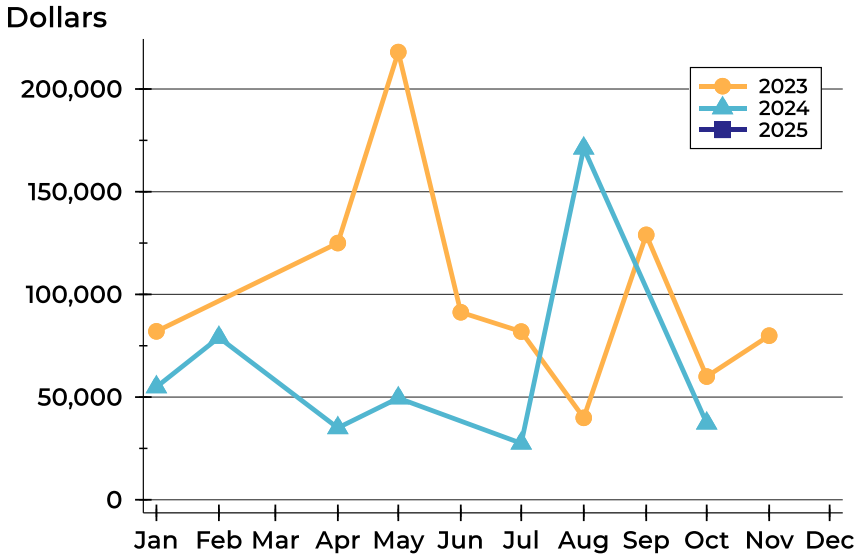
New Listings by Price Range

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



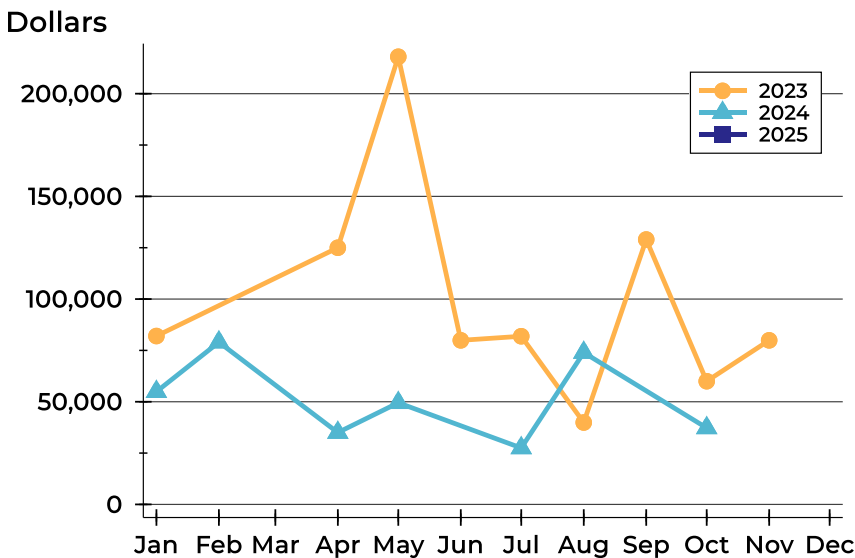
Greenwood County New Listings Analysis

Average Price



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

Median Price



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

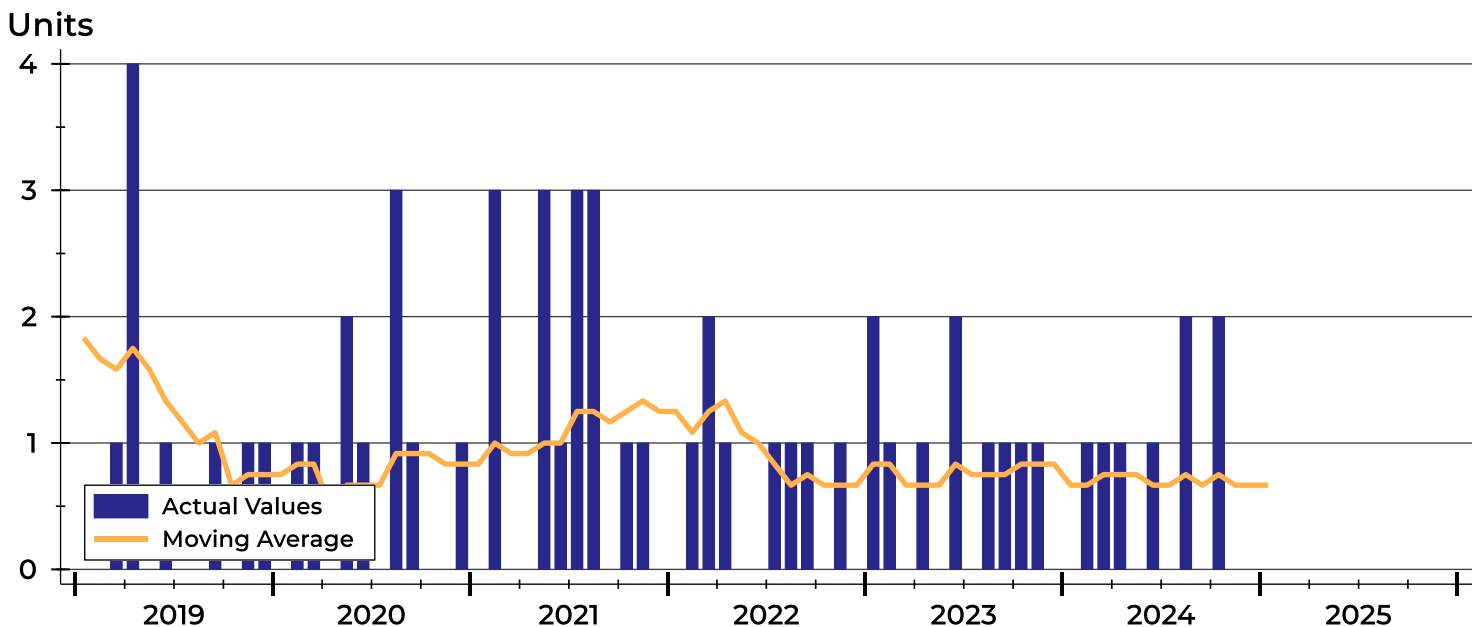


Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		0	0	N/A	0	0	N/A
Volume (1,000s)		0	0	N/A	0	0	N/A
Average	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A
Median	Sale Price	N/A	N/A	N/A	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A	N/A	N/A	N/A

A total of 0 contracts for sale were written in Greenwood County during the month of January, the same as in 2024.

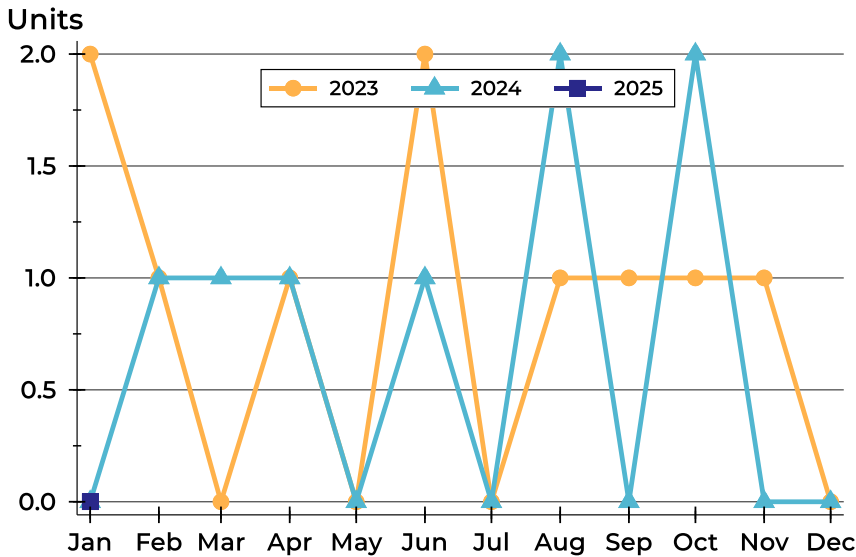
History of Contracts Written





Greenwood County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	2	N/A	N/A
February	1	1	
March	N/A	1	
April	1	1	
May	N/A	N/A	
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	

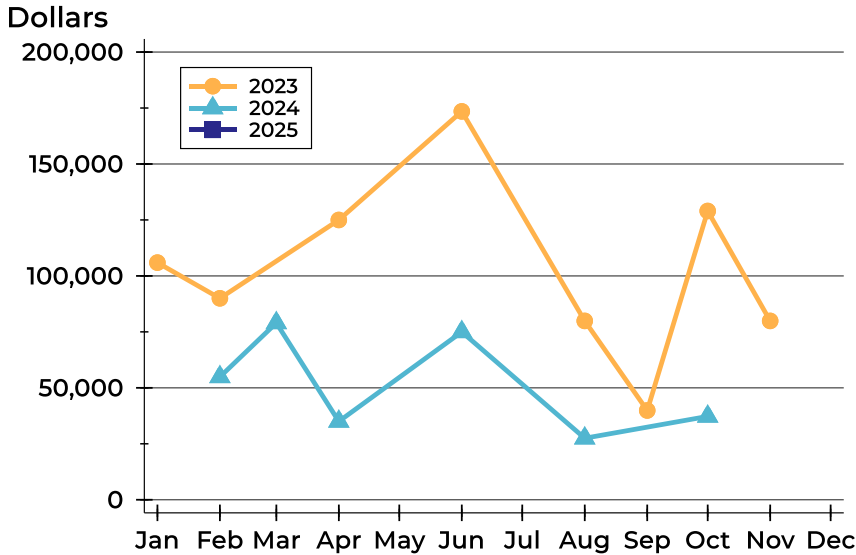
Contracts Written by Price Range

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



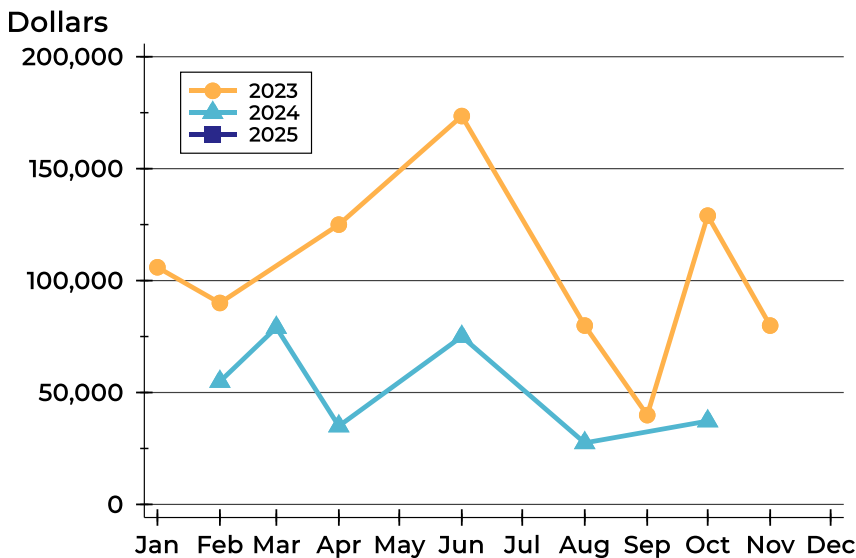
Greenwood County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	
March	N/A	79,000	
April	125,000	35,000	
May	N/A	N/A	
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	

Median Price

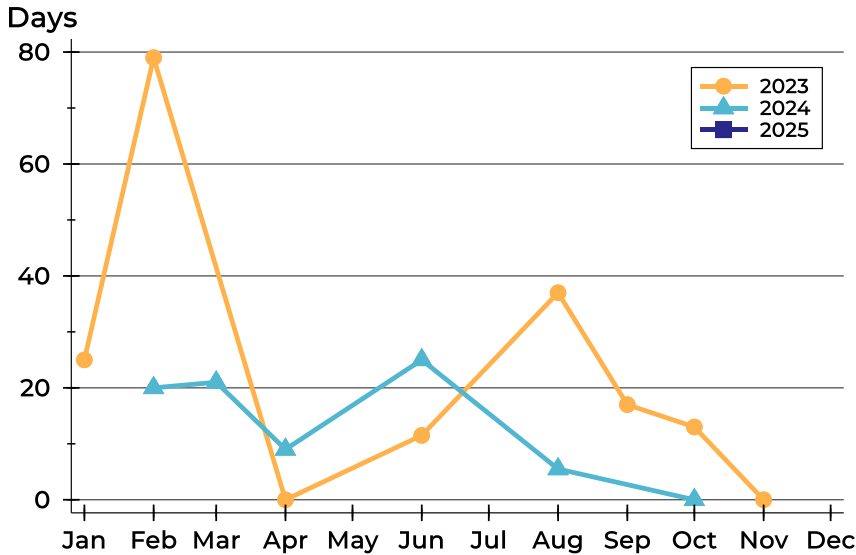


Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	
March	N/A	79,000	
April	125,000	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



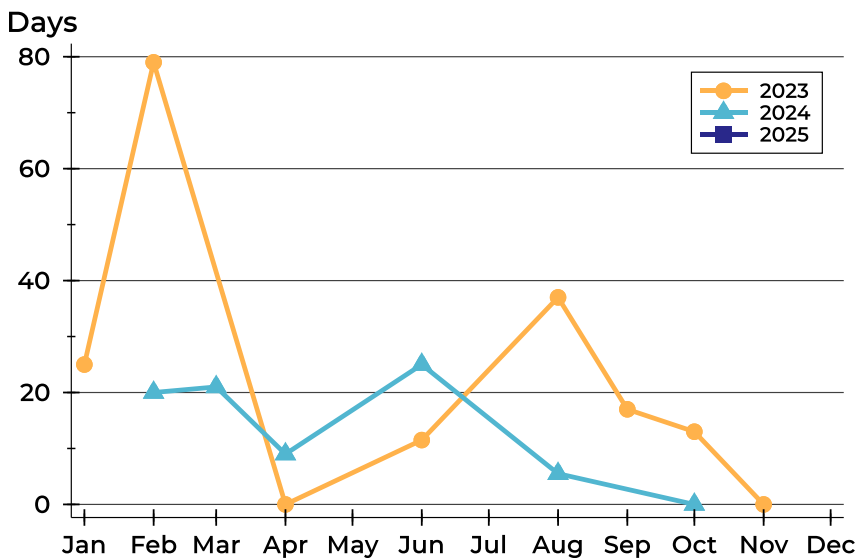
Greenwood County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	
March	N/A	21	
April	N/A	9	
May	N/A	N/A	
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	
March	N/A	21	
April	N/A	9	
May	N/A	N/A	
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	



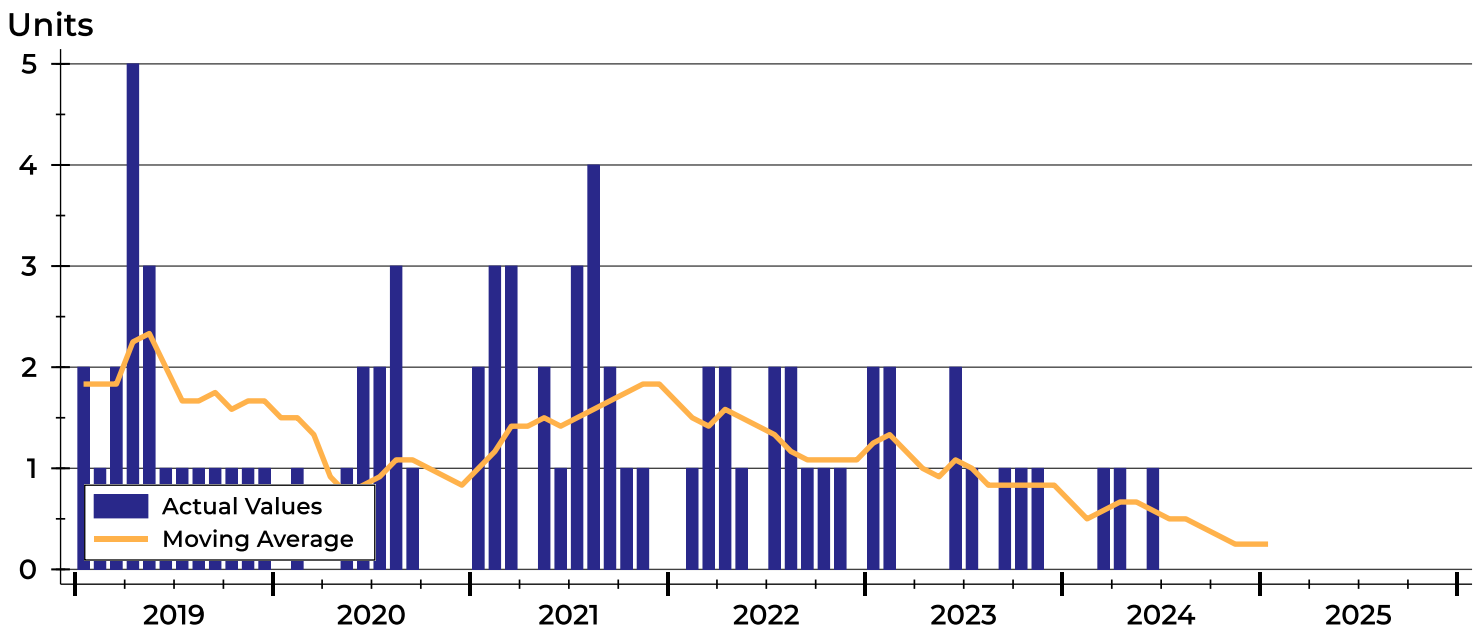
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		0	0	N/A
Volume (1,000s)		0	0	N/A
Average	List Price	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A
Median	List Price	N/A	N/A	N/A
	Days on Market	N/A	N/A	N/A
	Percent of Original	N/A	N/A	N/A

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

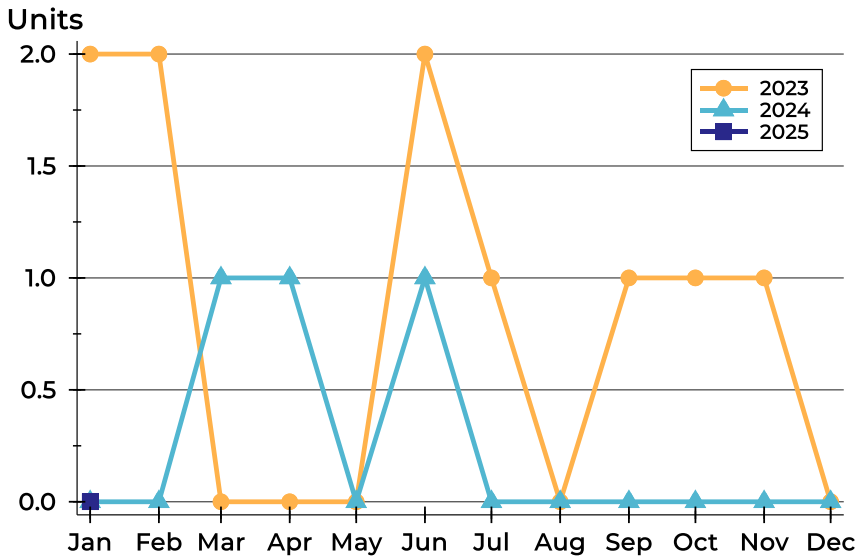
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

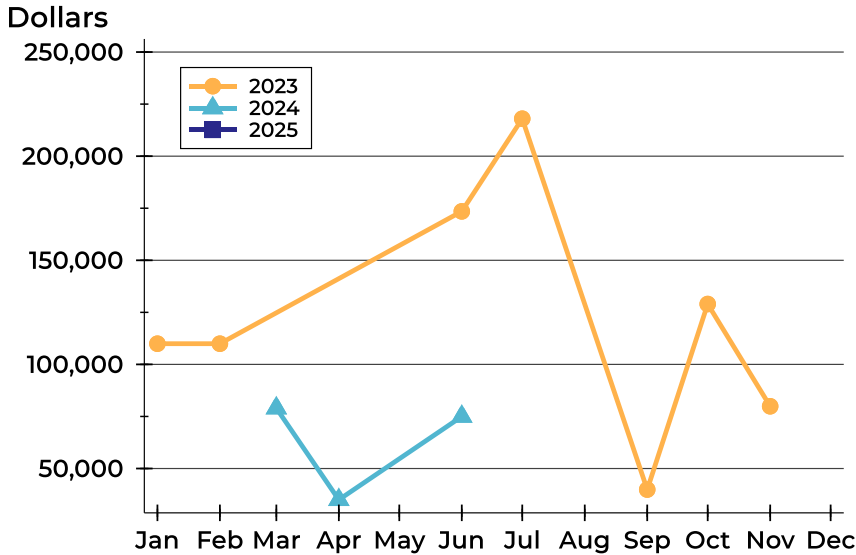
Pending Contracts by Price Range

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



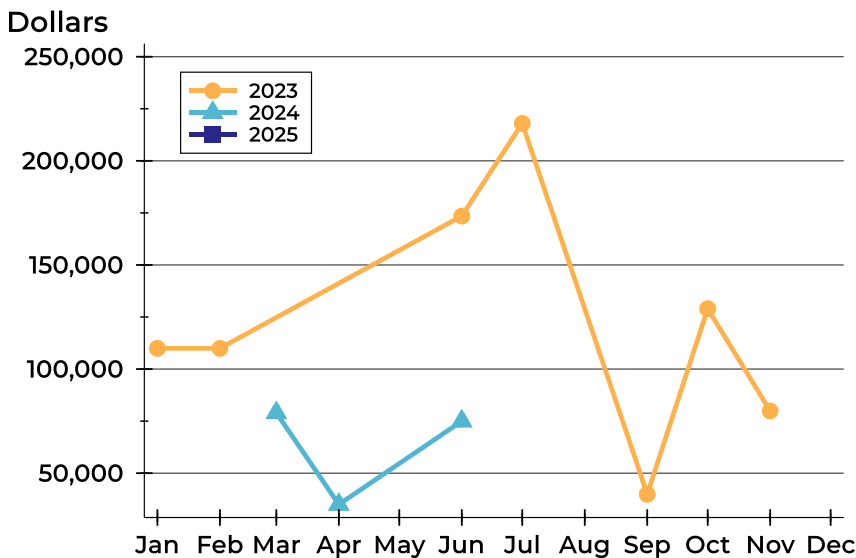
Greenwood County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	
March	N/A	79,000	
April	N/A	35,000	
May	N/A	N/A	
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	

Median Price

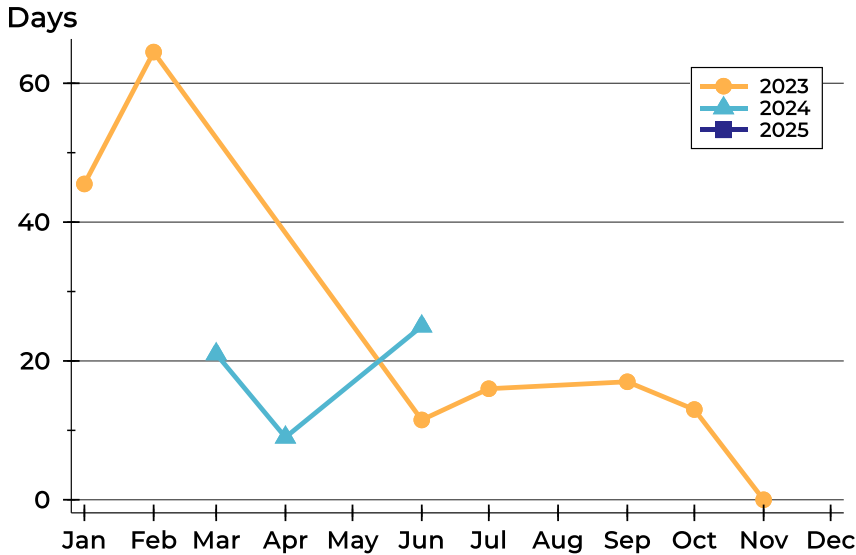


Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	
March	N/A	79,000	
April	N/A	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	



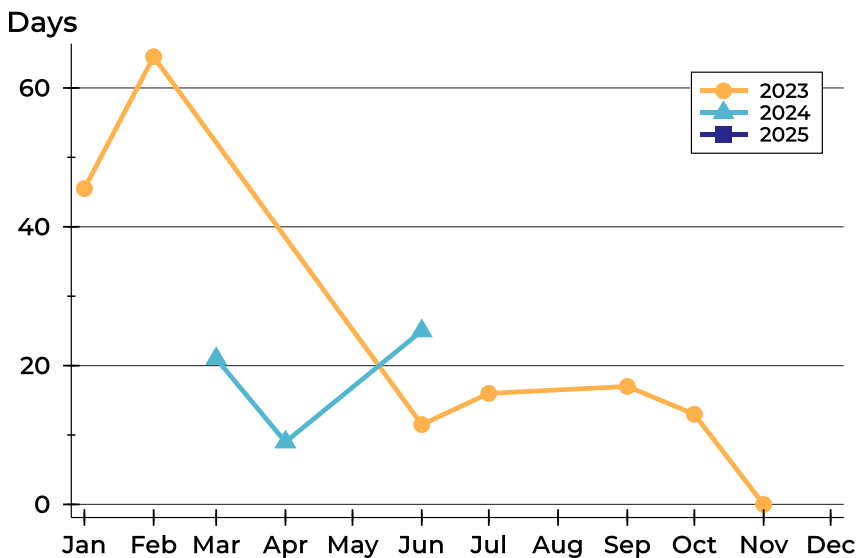
Greenwood County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	
March	N/A	21	
April	N/A	9	
May	N/A	N/A	
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	
March	N/A	21	
April	N/A	9	
May	N/A	N/A	
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 January

Total home sales in Jackson County rose by 200.0% last month to 3 units, compared to 1 unit in January 2024. Total sales volume was \$1.1 million, up 433.5% from a year earlier.

The median sale price in January was \$360,000, up from \$200,000 a year earlier. Homes that sold in January were typically on the market for 9 days and sold for 96.9% of their list prices.

Jackson County Active Listings Down at End of January

The total number of active listings in Jackson County at the end of January was 18 units, down from 20 at the same point in 2024. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$229,500.

During January, a total of 1 contract was written down from 6 in January 2024. At the end of the month, there were 3 contracts still pending.

Report Contents

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

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Jackson County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		3	1	6	3	1	6
Change from prior year		200.0%	-83.3%	-45.5%	200.0%	-83.3%	-45.5%
Active Listings		18	20	10	N/A	N/A	N/A
Change from prior year		-10.0%	100.0%	25.0%			
Months' Supply		2.3	2.8	0.9	N/A	N/A	N/A
Change from prior year		-17.9%	211.1%	28.6%			
New Listings		6	1	6	6	1	6
Change from prior year		500.0%	-83.3%	-50.0%	500.0%	-83.3%	-50.0%
Contracts Written		1	6	2	1	6	2
Change from prior year		-83.3%	200.0%	-87.5%	-83.3%	200.0%	-87.5%
Pending Contracts		3	7	5	N/A	N/A	N/A
Change from prior year		-57.1%	40.0%	-68.8%			
Sales Volume (1,000s)		1,067	200	958	1,067	200	958
Change from prior year		433.5%	-79.1%	-57.8%	433.5%	-79.1%	-57.8%
Average	Sale Price	355,667	200,000	159,650	355,667	200,000	159,650
	Change from prior year	77.8%	25.3%	-22.6%	77.8%	25.3%	-22.6%
	List Price of Actives	268,255	274,408	379,285	N/A	N/A	N/A
	Change from prior year	-2.2%	-27.7%	41.6%			
	Days on Market	34	66	51	34	66	51
Change from prior year	-48.5%	29.4%	54.5%	-48.5%	29.4%	54.5%	
Percent of List	95.9%	100.3%	94.3%	95.9%	100.3%	94.3%	
Change from prior year	-4.4%	6.4%	-3.1%	-4.4%	6.4%	-3.1%	
Percent of Original	95.9%	95.7%	85.1%	95.9%	95.7%	85.1%	
Change from prior year	0.2%	12.5%	-11.5%	0.2%	12.5%	-11.5%	
Median	Sale Price	360,000	200,000	174,950	360,000	200,000	174,950
	Change from prior year	80.0%	14.3%	-2.8%	80.0%	14.3%	-2.8%
	List Price of Actives	229,500	217,450	312,475	N/A	N/A	N/A
	Change from prior year	5.5%	-30.4%	49.4%			
	Days on Market	9	66	37	9	66	37
Change from prior year	-86.4%	78.4%	131.3%	-86.4%	78.4%	131.3%	
Percent of List	96.9%	100.3%	95.0%	96.9%	100.3%	95.0%	
Change from prior year	-3.4%	5.6%	-5.0%	-3.4%	5.6%	-5.0%	
Percent of Original	96.9%	95.7%	91.5%	96.9%	95.7%	91.5%	
Change from prior year	1.3%	4.6%	-8.5%	1.3%	4.6%	-8.5%	

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



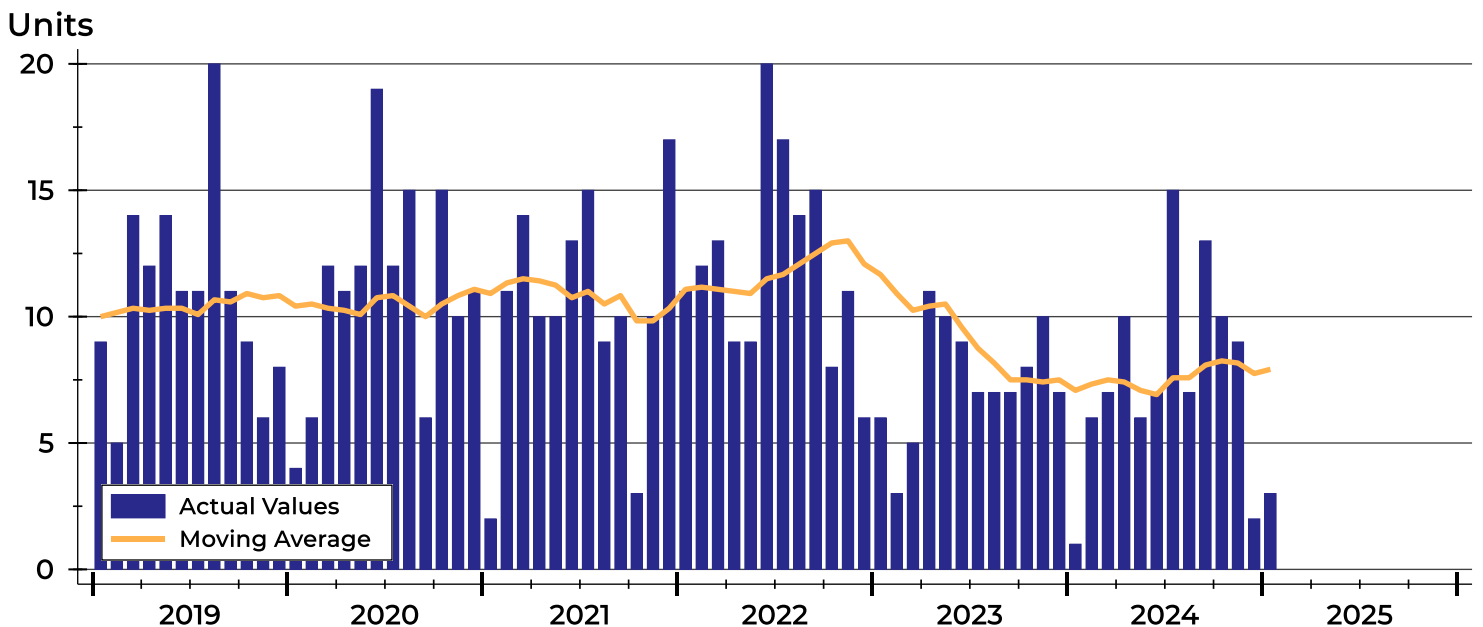
Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		3	1	200.0%	3	1	200.0%
Volume (1,000s)		1,067	200	433.5%	1,067	200	433.5%
Months' Supply		2.3	2.8	-17.9%	N/A	N/A	N/A
Average	Sale Price	355,667	200,000	77.8%	355,667	200,000	77.8%
	Days on Market	34	66	-48.5%	34	66	-48.5%
	Percent of List	95.9%	100.3%	-4.4%	95.9%	100.3%	-4.4%
	Percent of Original	95.9%	95.7%	0.2%	95.9%	95.7%	0.2%
Median	Sale Price	360,000	200,000	80.0%	360,000	200,000	80.0%
	Days on Market	9	66	-86.4%	9	66	-86.4%
	Percent of List	96.9%	100.3%	-3.4%	96.9%	100.3%	-3.4%
	Percent of Original	96.9%	95.7%	1.3%	96.9%	95.7%	1.3%

A total of 3 homes sold in Jackson County in January, up from 1 unit in January 2024. Total sales volume rose to \$1.1 million compared to \$0.2 million in the previous year.

The median sales price in January was \$360,000, up 80.0% compared to the prior year. Median days on market was 9 days, down from 73 days in December, and down from 66 in January 2024.

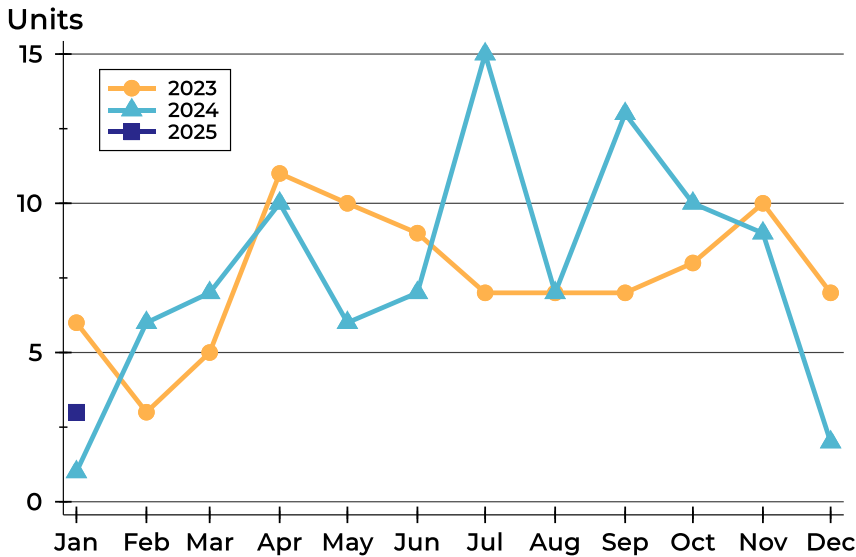
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



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

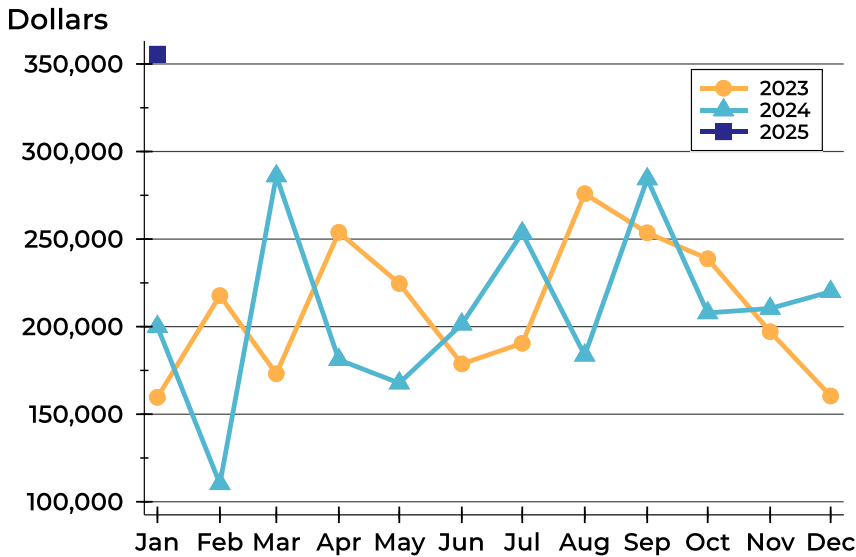
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	4.4	77,000	77,000	93	93	90.7%	90.7%	90.7%	90.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	1.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	2.4	360,000	360,000	1	1	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	1	33.3%	12.0	630,000	630,000	9	9	96.9%	96.9%	96.9%	96.9%
\$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



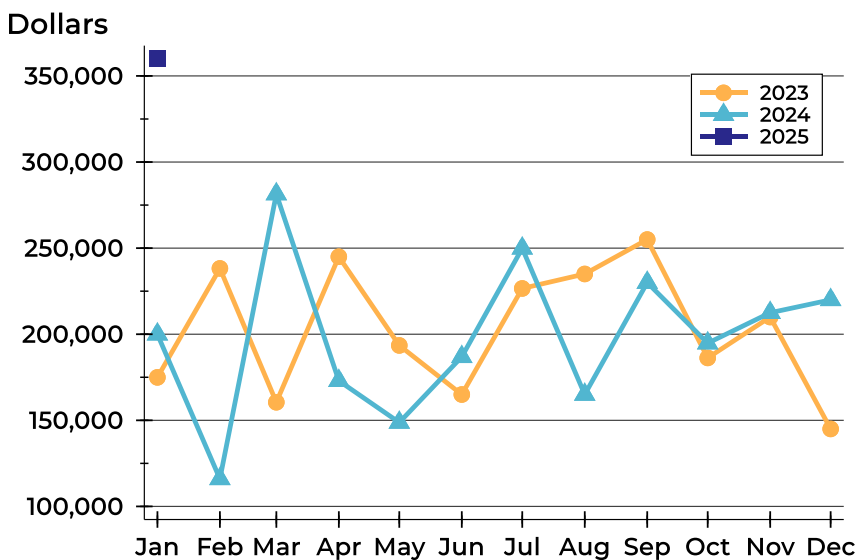
Jackson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	159,650	200,000	355,667
February	217,742	110,250	
March	173,090	286,057	
April	253,864	181,100	
May	224,630	167,750	
June	178,722	201,386	
July	190,514	253,460	
August	275,929	183,637	
September	253,600	284,342	
October	238,768	207,848	
November	197,100	210,378	
December	160,414	219,975	

Median Price

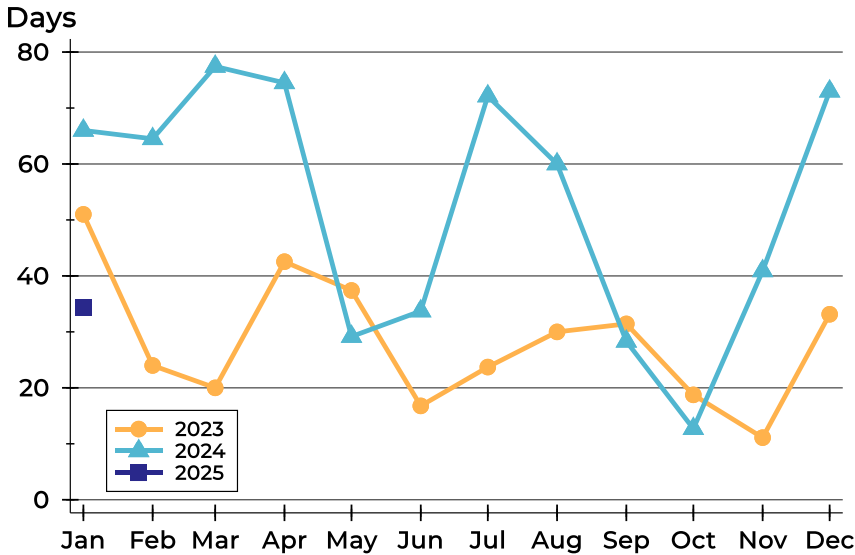


Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	
March	160,500	281,400	
April	245,000	173,000	
May	193,500	148,750	
June	165,000	186,900	
July	226,600	249,900	
August	235,000	165,000	
September	255,000	230,000	
October	186,250	194,817	
November	210,000	212,500	
December	145,000	219,975	



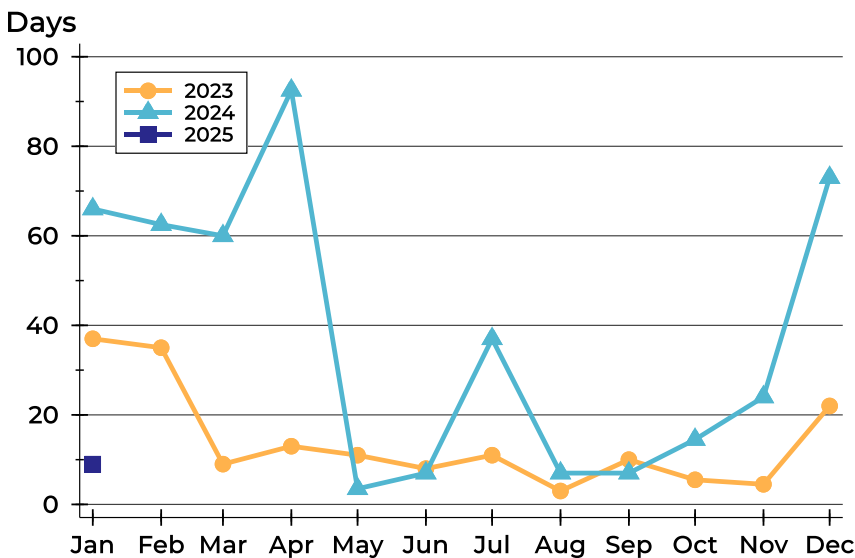
Jackson County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	51	66	34
February	24	65	
March	20	77	
April	43	75	
May	37	29	
June	17	34	
July	24	72	
August	30	60	
September	31	28	
October	19	13	
November	11	41	
December	33	73	

Median DOM



Month	2023	2024	2025
January	37	66	9
February	35	63	
March	9	60	
April	13	93	
May	11	4	
June	8	7	
July	11	37	
August	3	7	
September	10	7	
October	6	15	
November	5	24	
December	22	73	



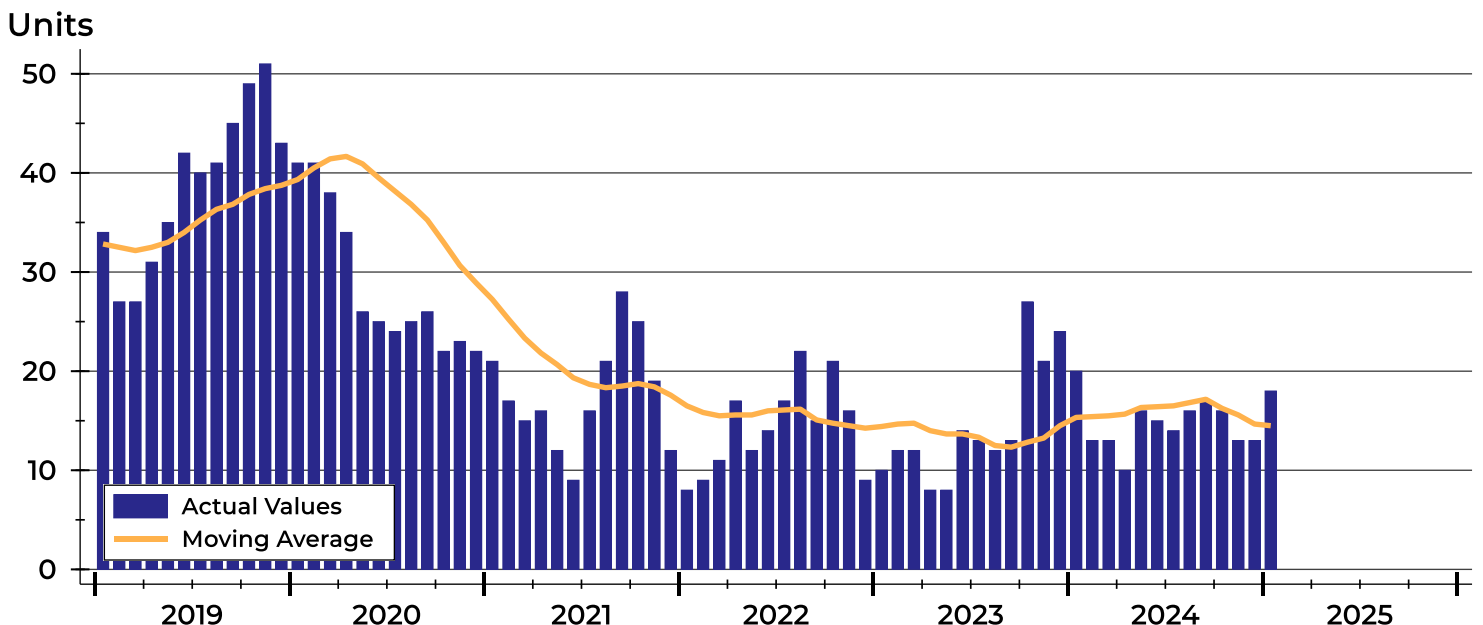
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		18	20	-10.0%
Volume (1,000s)		4,829	5,488	-12.0%
Months' Supply		2.3	2.8	-17.9%
Average	List Price	268,255	274,408	-2.2%
	Days on Market	91	109	-16.5%
	Percent of Original	96.1%	97.1%	-1.0%
Median	List Price	229,500	217,450	5.5%
	Days on Market	100	101	-1.0%
	Percent of Original	97.6%	100.0%	-2.4%

A total of 18 homes were available for sale in Jackson County at the end of January. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of January was \$229,500, up 5.5% from 2024. The typical time on market for active listings was 100 days, down from 101 days a year earlier.

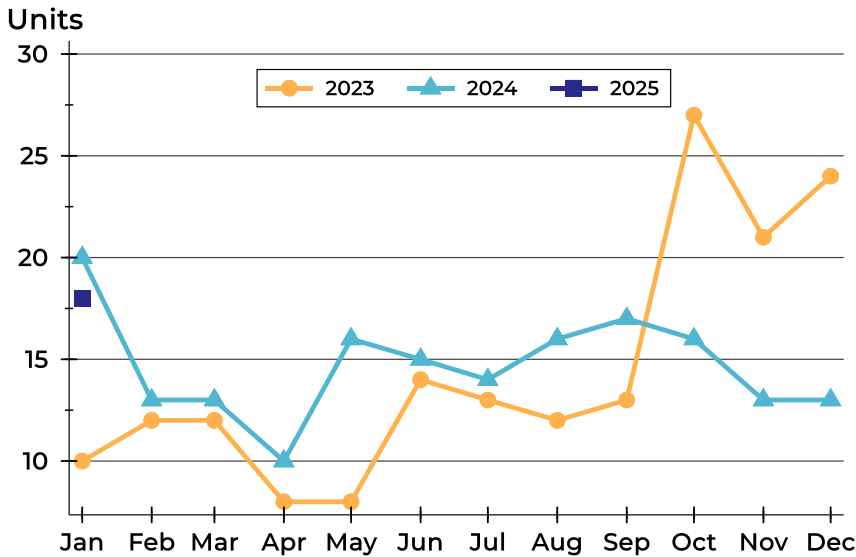
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



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

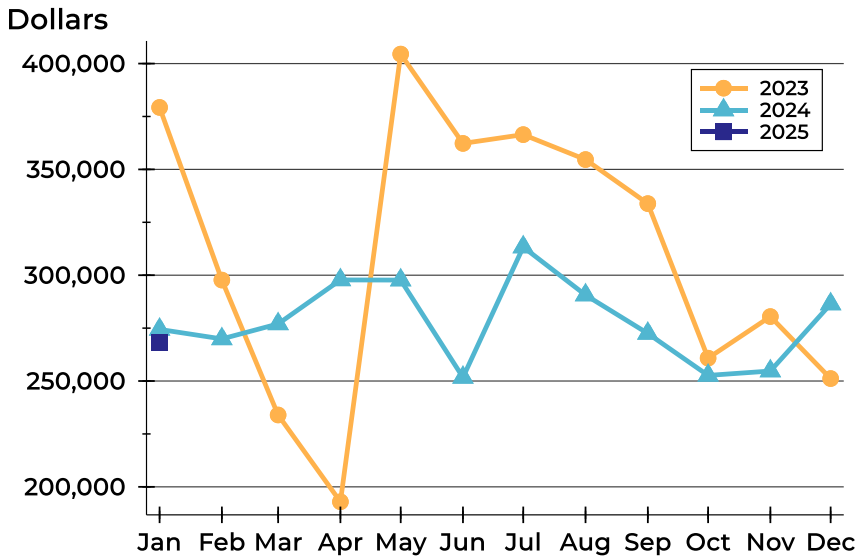
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	22.2%	4.4	81,750	82,000	38	14	97.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	5.6%	N/A	135,000	135,000	17	17	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	5.6%	1.3	184,950	184,950	113	113	93.0%	93.0%
\$200,000-\$249,999	5	27.8%	N/A	225,670	219,500	153	142	94.7%	97.6%
\$250,000-\$299,999	1	5.6%	N/A	250,000	250,000	151	151	89.3%	89.3%
\$300,000-\$399,999	2	11.1%	2.4	340,000	340,000	100	100	97.9%	97.9%
\$400,000-\$499,999	2	11.1%	N/A	464,500	464,500	116	116	94.8%	94.8%
\$500,000-\$749,999	2	11.1%	12.0	597,148	597,148	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



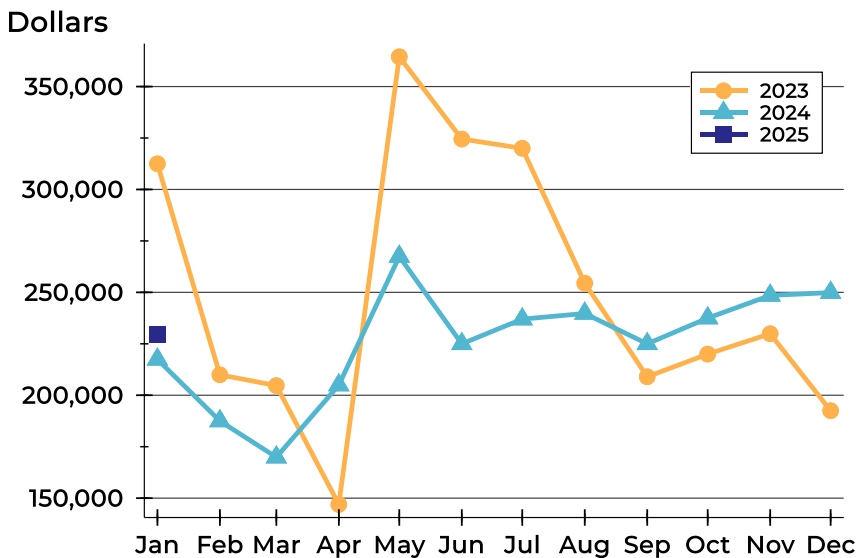
Jackson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	379,285	274,408	268,255
February	297,717	269,900	
March	233,967	277,000	
April	192,950	297,780	
May	404,500	297,694	
June	362,286	251,713	
July	366,446	313,318	
August	354,654	290,628	
September	333,838	272,497	
October	260,818	252,663	
November	280,466	254,735	
December	251,167	286,396	

Median Price

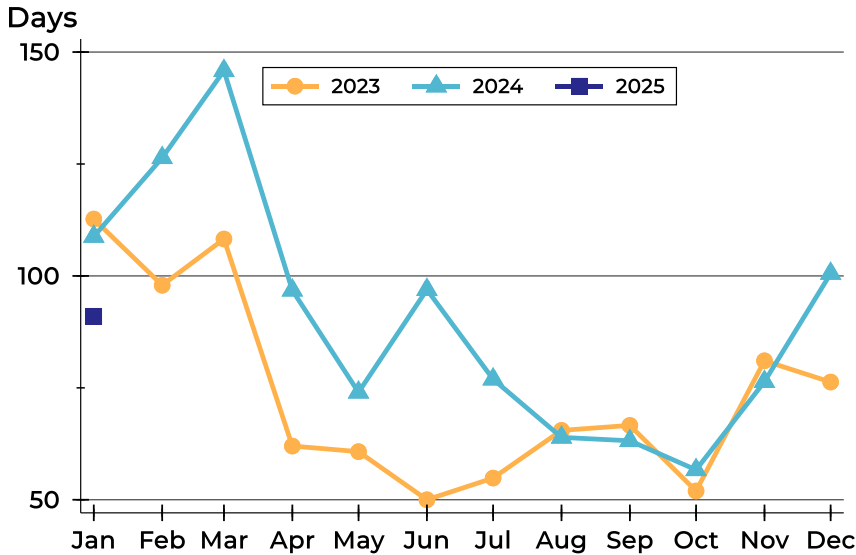


Month	2023	2024	2025
January	312,475	217,450	229,500
February	209,950	187,500	
March	204,700	169,900	
April	146,950	204,950	
May	364,500	267,450	
June	324,500	225,000	
July	320,000	237,000	
August	254,475	239,750	
September	209,000	225,000	
October	220,000	237,500	
November	229,900	248,500	
December	192,500	249,900	



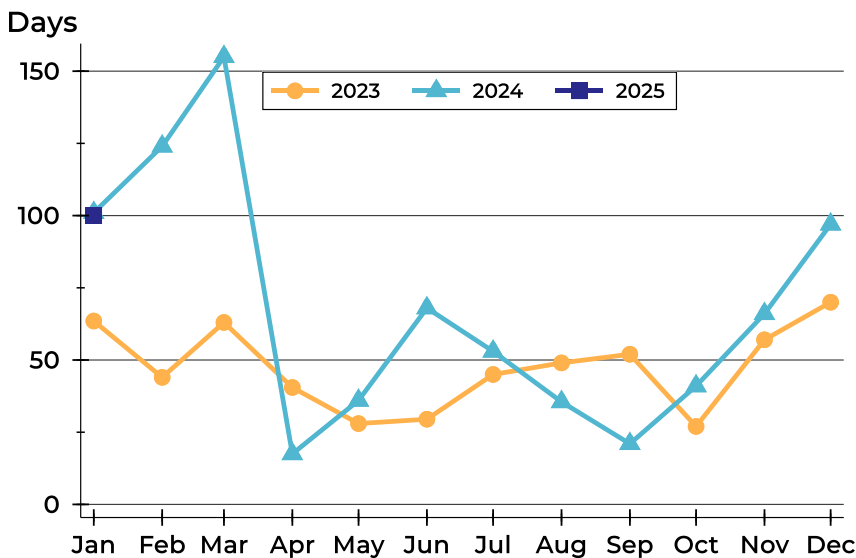
Jackson County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	113	109	91
February	98	126	
March	108	146	
April	62	97	
May	61	74	
June	50	97	
July	55	77	
August	66	64	
September	67	63	
October	52	57	
November	81	76	
December	76	101	

Median DOM

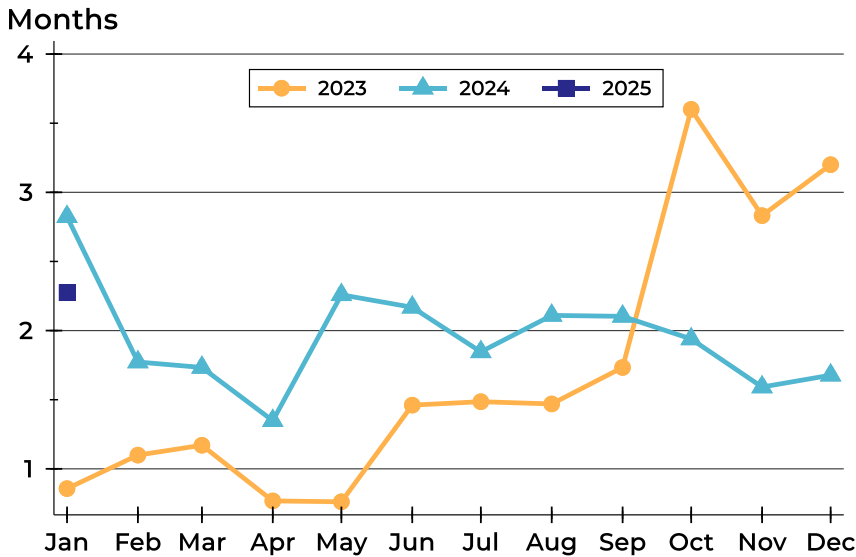


Month	2023	2024	2025
January	64	101	100
February	44	124	
March	63	155	
April	41	18	
May	28	36	
June	30	68	
July	45	53	
August	49	36	
September	52	21	
October	27	41	
November	57	66	
December	70	97	



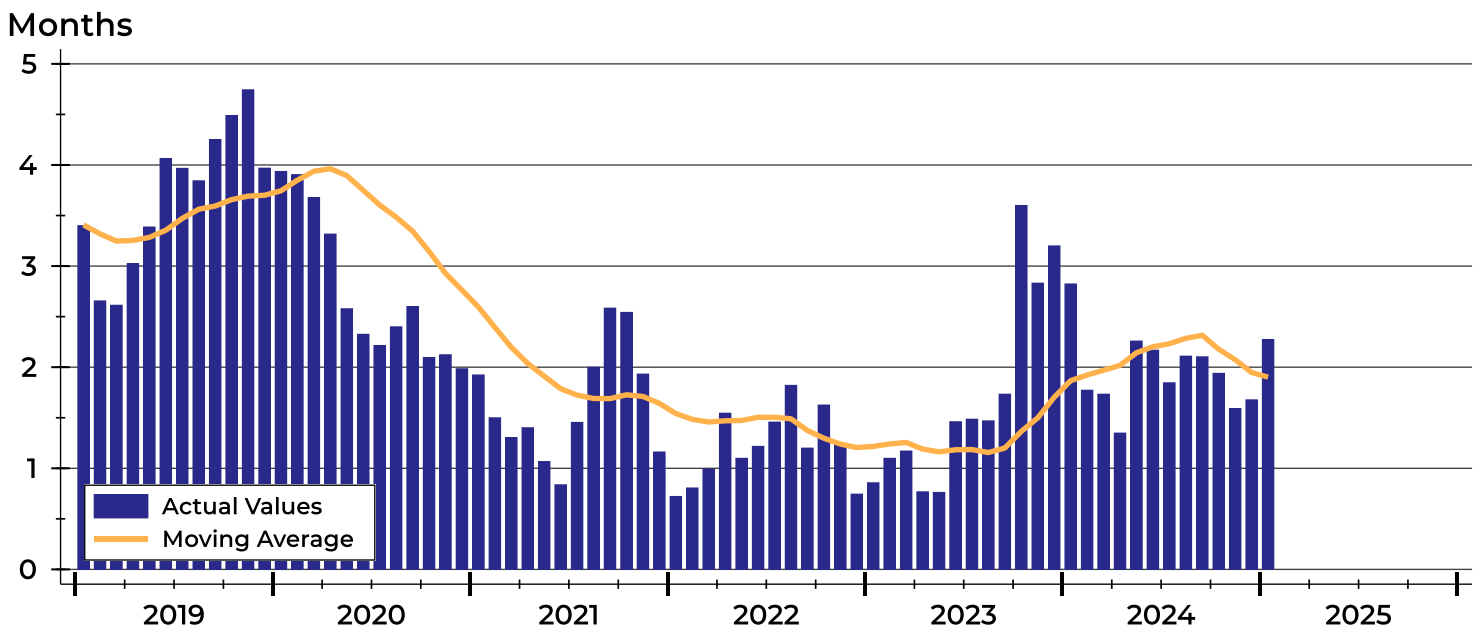
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	2.8	2.3
February	1.1	1.8	
March	1.2	1.7	
April	0.8	1.3	
May	0.8	2.3	
June	1.5	2.2	
July	1.5	1.8	
August	1.5	2.1	
September	1.7	2.1	
October	3.6	1.9	
November	2.8	1.6	
December	3.2	1.7	

History of Month's Supply





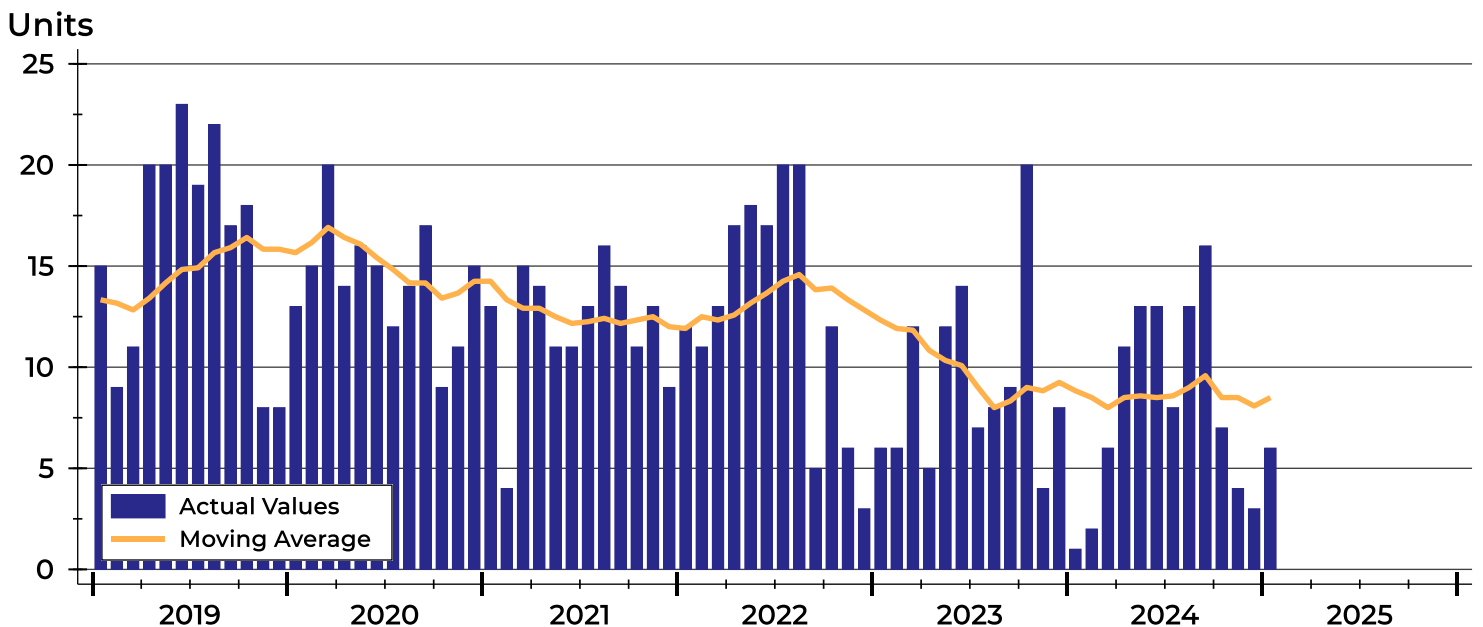
Jackson County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	6	1	500.0%
	Volume (1,000s)	1,575	165	854.5%
	Average List Price	262,549	165,000	59.1%
	Median List Price	110,000	165,000	-33.3%
Year-to-Date	New Listings	6	1	500.0%
	Volume (1,000s)	1,575	165	854.5%
	Average List Price	262,549	165,000	59.1%
	Median List Price	110,000	165,000	-33.3%

A total of 6 new listings were added in Jackson County during January, up 500.0% from the same month in 2024.

The median list price of these homes was \$110,000 down from \$165,000 in 2024.

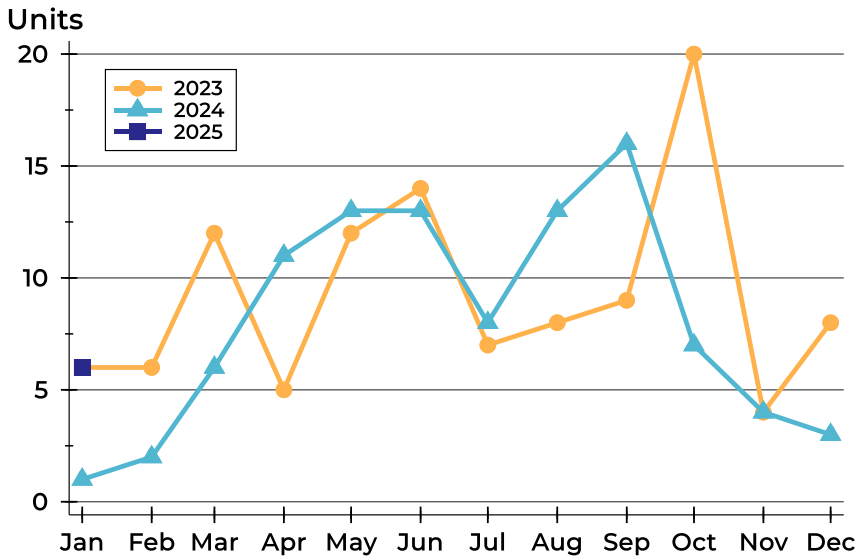
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



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

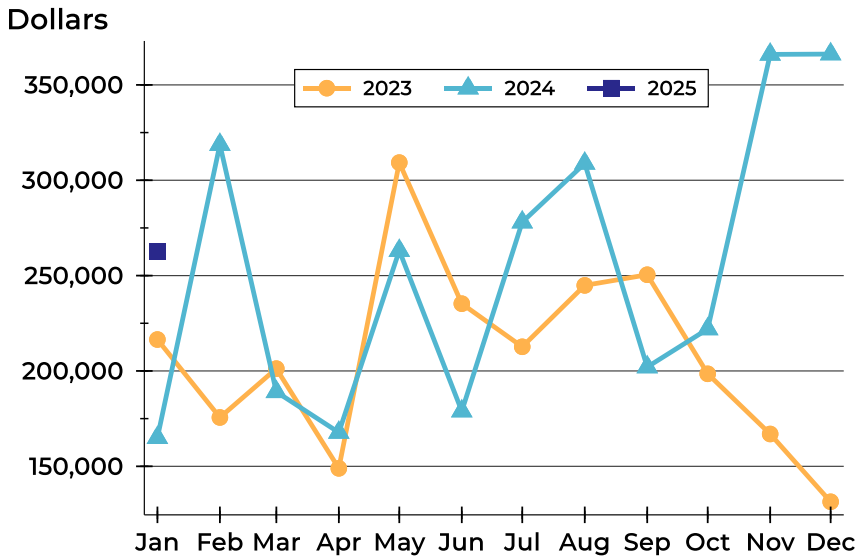
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	50.0%	82,000	83,000	15	8	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	135,000	135,000	24	24	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	2	33.3%	597,148	597,148	12	12	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



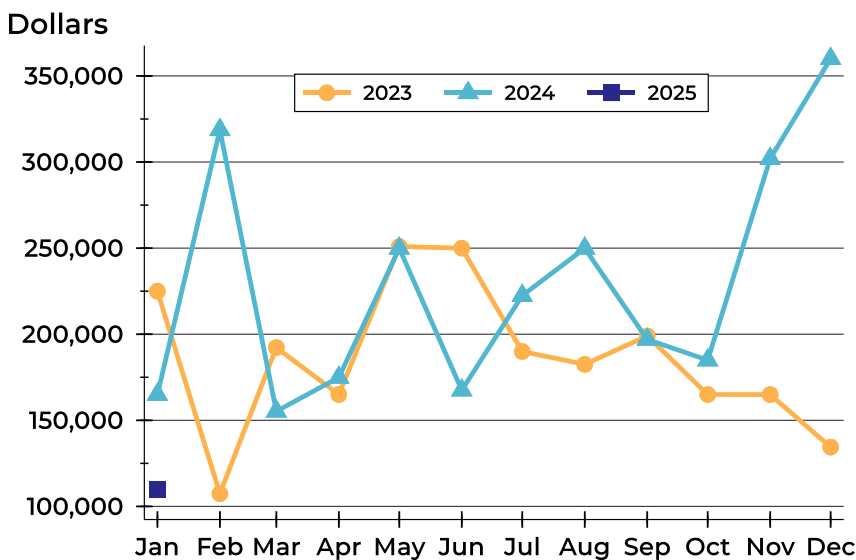
Jackson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	216,492	165,000	262,549
February	175,617	318,700	
March	201,233	189,067	
April	148,940	167,745	
May	309,267	263,108	
June	235,275	178,954	
July	212,686	278,031	
August	244,875	308,852	
September	250,460	202,050	
October	198,515	221,996	
November	166,950	365,988	
December	131,413	366,167	

Median Price



Month	2023	2024	2025
January	225,000	165,000	110,000
February	107,400	318,700	
March	192,250	155,250	
April	165,000	174,900	
May	250,950	249,900	
June	249,975	167,500	
July	190,000	222,450	
August	182,500	249,900	
September	199,000	197,000	
October	165,000	184,950	
November	164,950	302,000	
December	134,450	360,000	



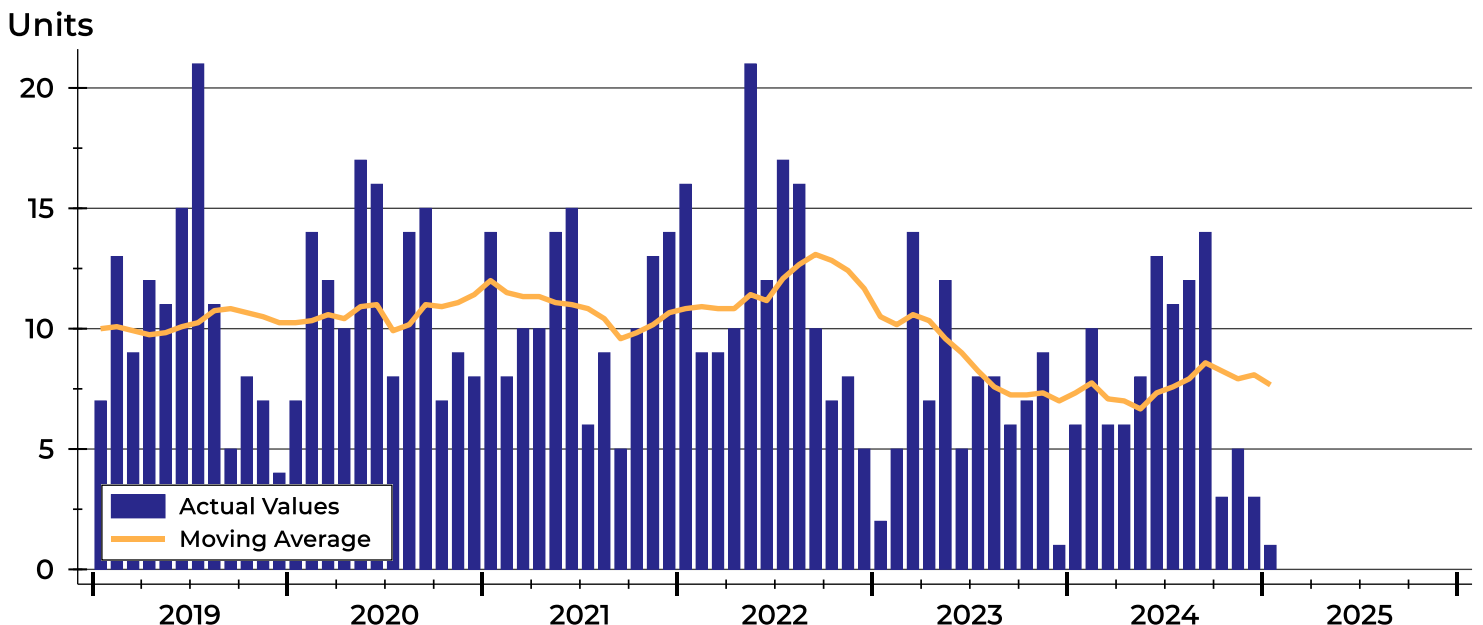
Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		January			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Contracts Written		1	6	-83.3%	1	6	-83.3%
Volume (1,000s)		440	767	-42.6%	440	767	-42.6%
Average	Sale Price	439,500	127,800	243.9%	439,500	127,800	243.9%
	Days on Market	191	55	247.3%	191	55	247.3%
	Percent of Original	95.6%	85.5%	11.8%	95.6%	85.5%	11.8%
Median	Sale Price	439,500	133,900	228.2%	439,500	133,900	228.2%
	Days on Market	191	40	377.5%	191	40	377.5%
	Percent of Original	95.6%	96.8%	-1.2%	95.6%	96.8%	-1.2%

A total of 1 contract for sale was written in Jackson County during the month of January, down from 6 in 2024. The median list price of this home was \$439,500, up from \$133,900 the prior year.

Half of the homes that went under contract in January were on the market less than 191 days, compared to 40 days in January 2024.

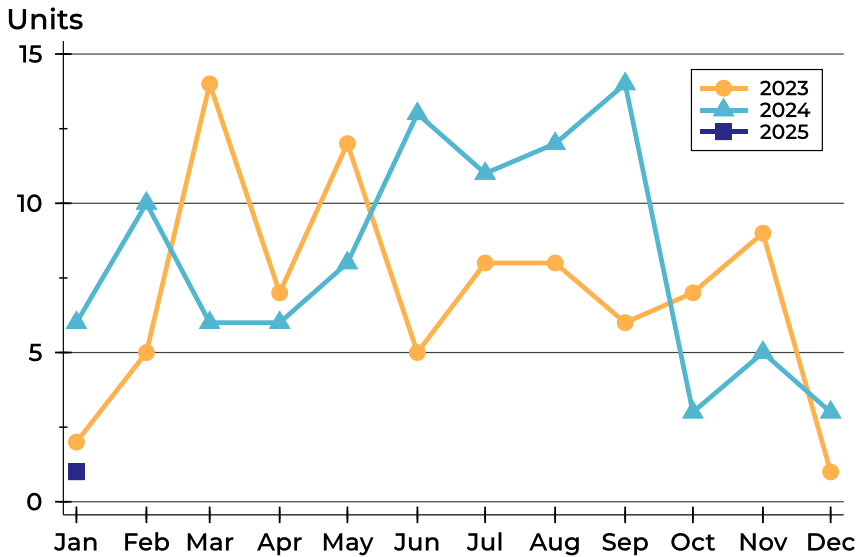
History of Contracts Written





Jackson County Contracts Written Analysis

Contracts Written by Month



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

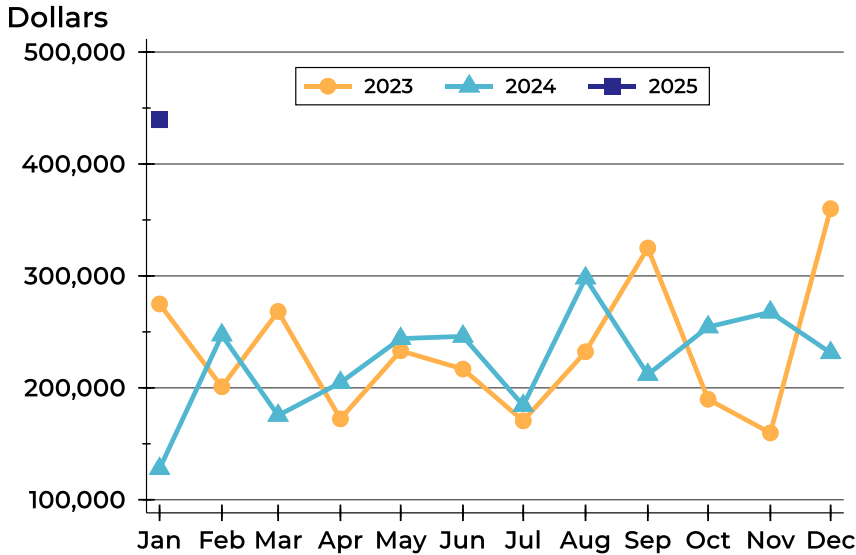
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	100.0%	439,500	439,500	191	191	95.6%	95.6%
\$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



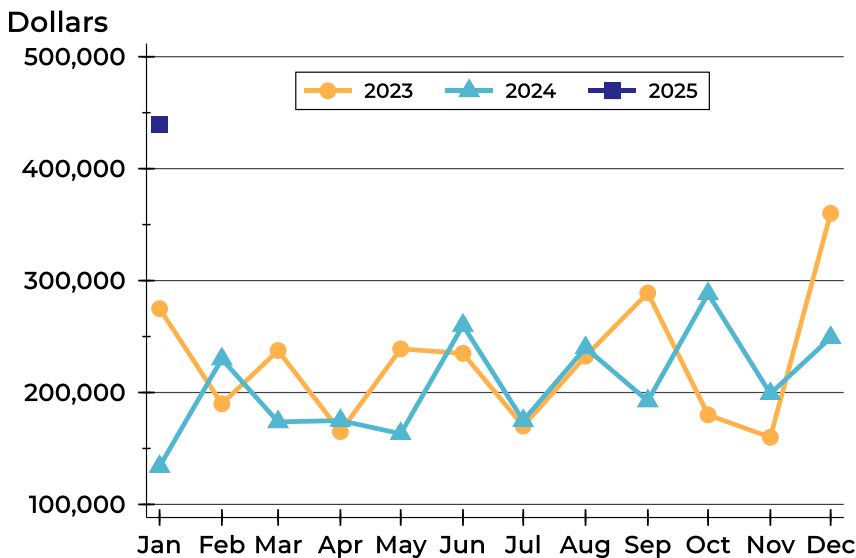
Jackson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	274,950	127,800	439,500
February	200,930	247,160	
March	268,271	175,333	
April	172,257	204,625	
May	233,117	244,013	
June	216,780	246,008	
July	170,500	184,200	
August	232,225	298,073	
September	324,948	211,850	
October	189,829	254,375	
November	159,688	267,590	
December	360,000	231,300	

Median Price

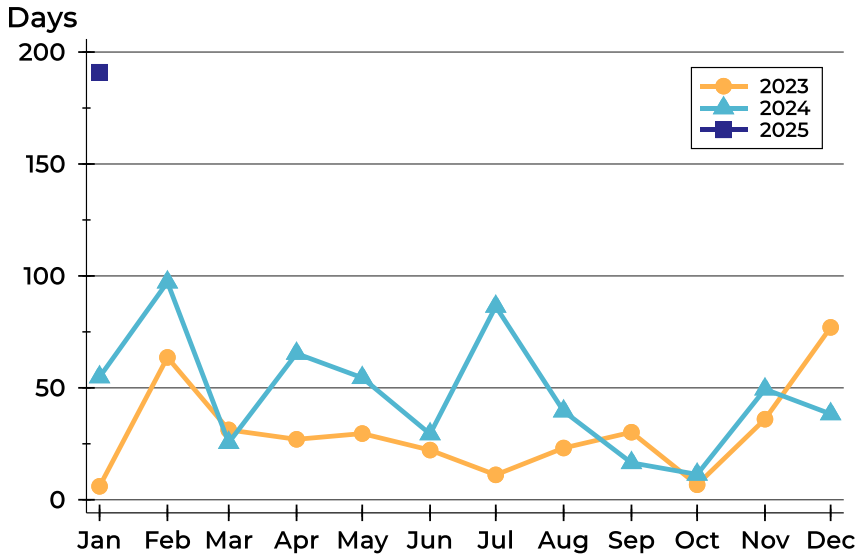


Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	
March	237,500	173,750	
April	165,000	174,925	
May	238,950	163,200	
June	235,000	260,000	
July	170,000	174,900	
August	232,450	239,950	
September	288,975	192,450	
October	180,000	288,225	
November	160,000	199,000	
December	360,000	249,000	



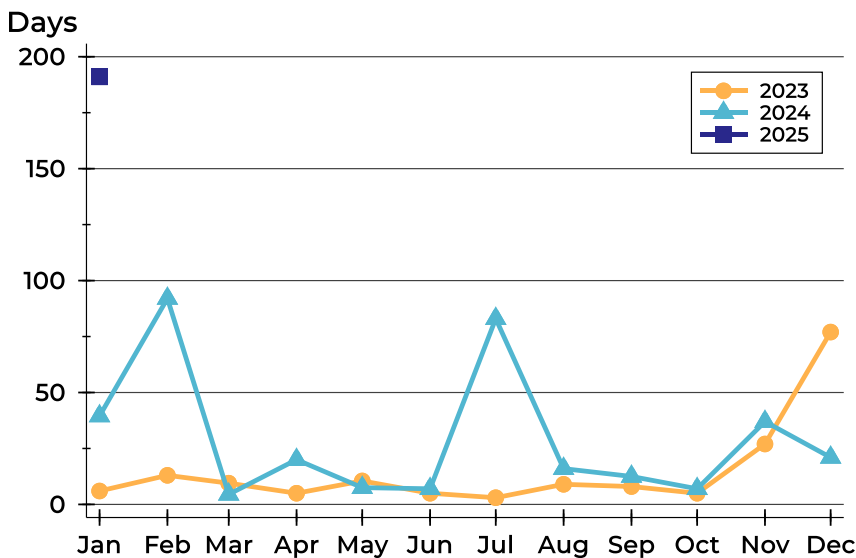
Jackson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	6	55	191
February	64	97	
March	31	26	
April	27	65	
May	30	55	
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	191
February	13	92	
March	10	5	
April	5	20	
May	11	8	
June	5	7	
July	3	83	
August	9	16	
September	8	13	
October	5	7	
November	27	37	
December	77	21	



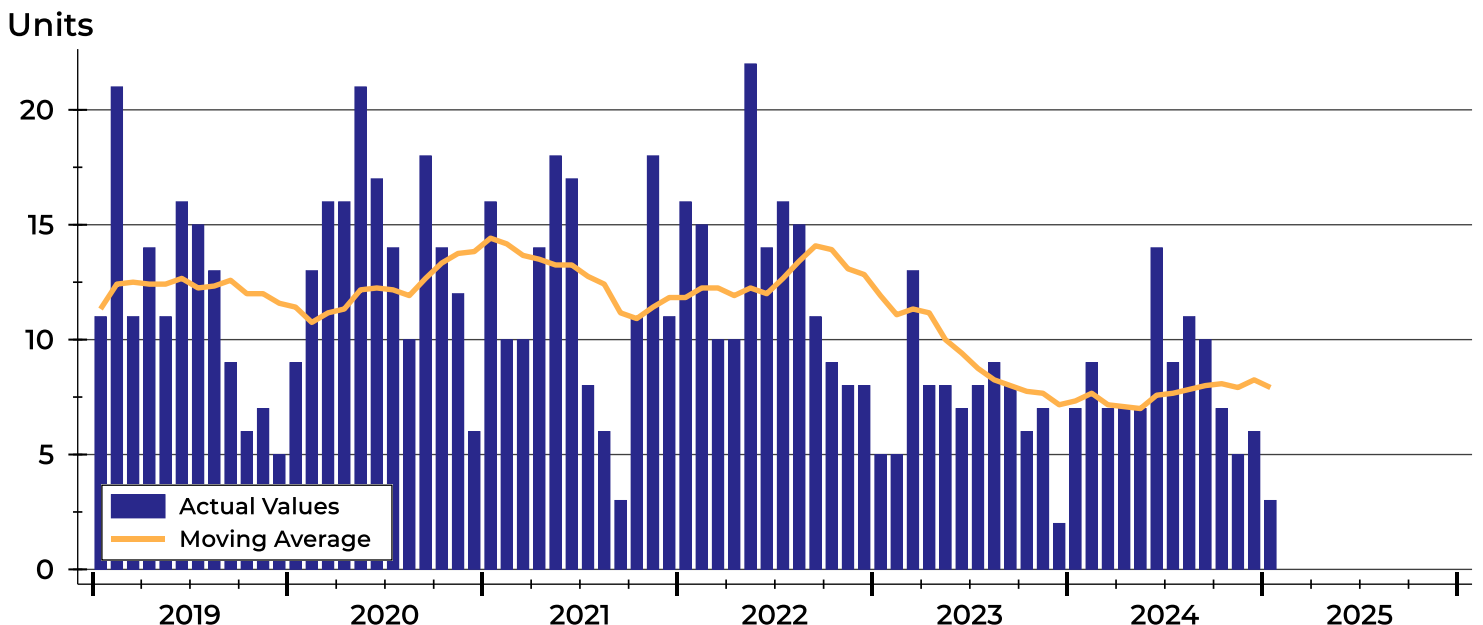
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		3	7	-57.1%
Volume (1,000s)		623	1,127	-44.7%
Average	List Price	207,667	160,971	29.0%
	Days on Market	31	58	-46.6%
	Percent of Original	100.0%	92.7%	7.9%
Median	List Price	199,000	137,900	44.3%
	Days on Market	21	52	-59.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Jackson County had contracts pending at the end of January, down from 7 contracts pending at the end of January 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.

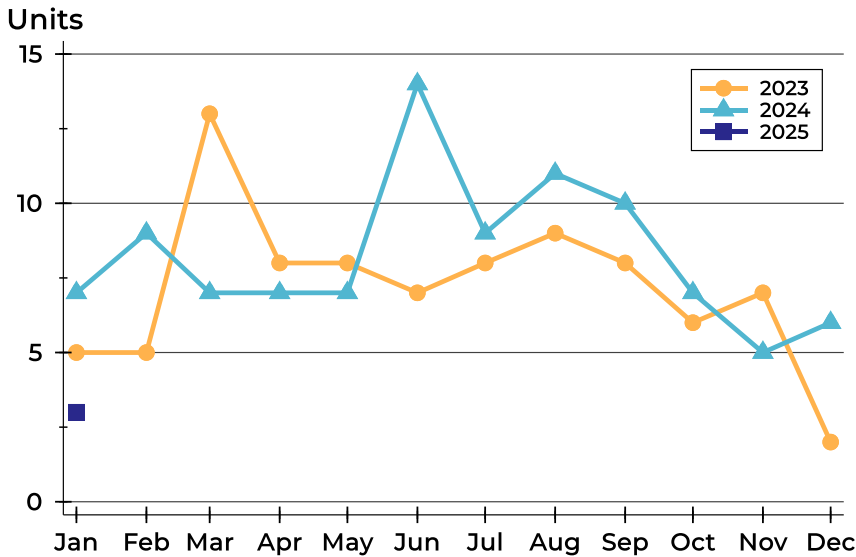
History of Pending Contracts





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

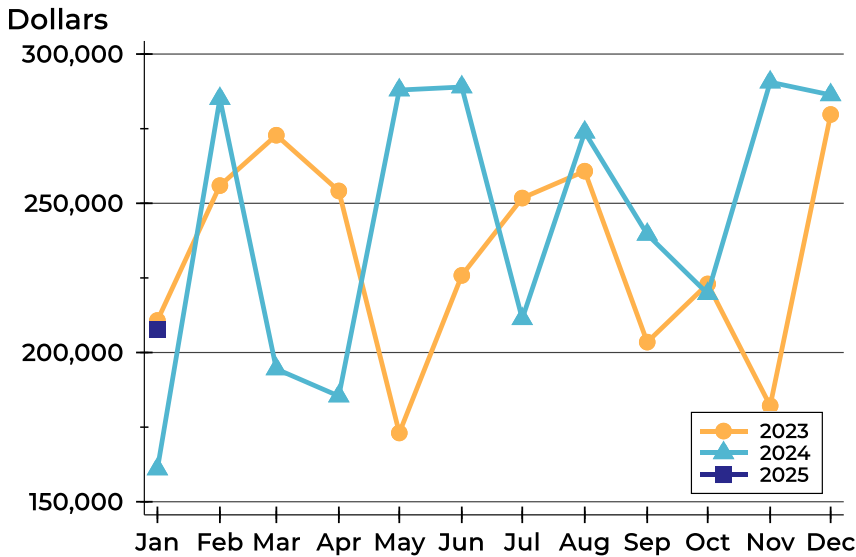
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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	66.7%	187,000	187,000	37	37	100.0%	100.0%
\$200,000-\$249,999	1	33.3%	249,000	249,000	21	21	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



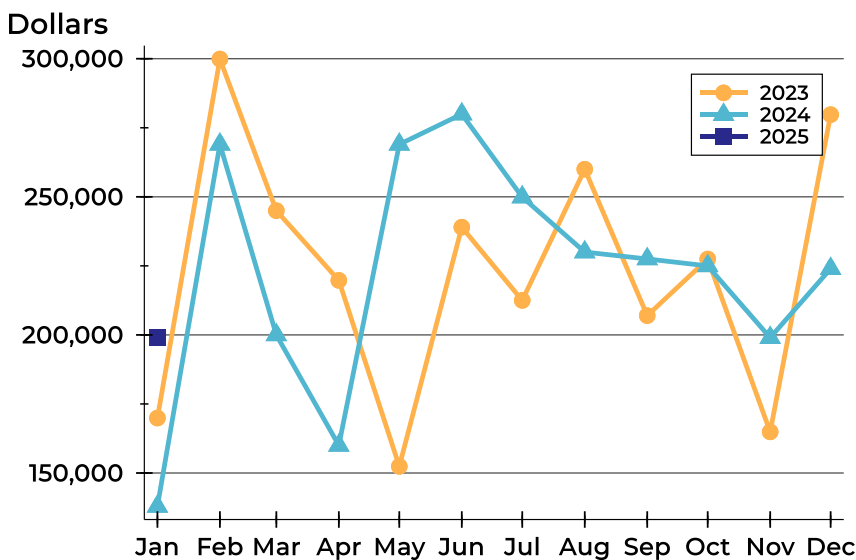
Jackson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	210,740	160,971	207,667
February	255,930	285,078	
March	272,815	194,486	
April	254,138	185,407	
May	173,050	287,943	
June	225,843	288,964	
July	251,750	211,300	
August	260,767	273,807	
September	203,494	239,580	
October	222,992	219,704	
November	182,171	290,590	
December	279,750	286,317	

Median Price

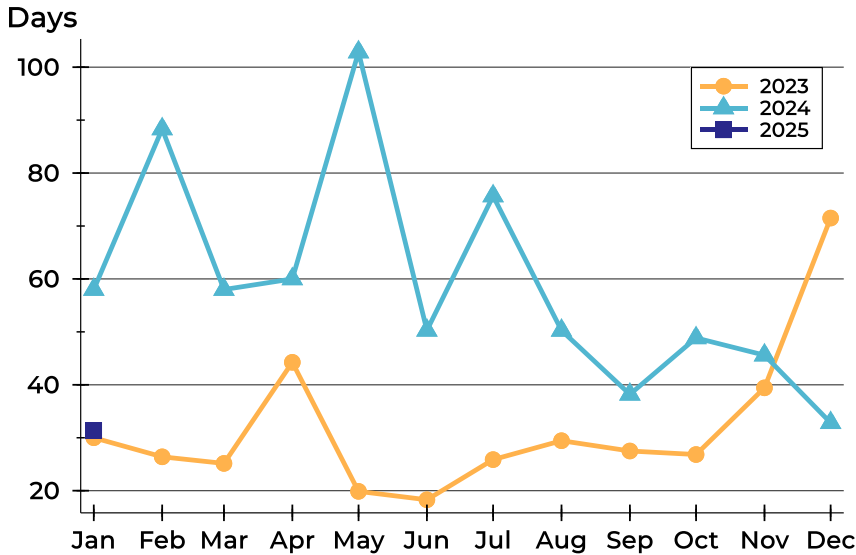


Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	
March	245,000	200,000	
April	219,750	160,000	
May	152,400	269,000	
June	239,000	279,950	
July	212,500	249,900	
August	260,000	230,000	
September	207,000	227,500	
October	227,475	225,000	
November	164,900	199,000	
December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



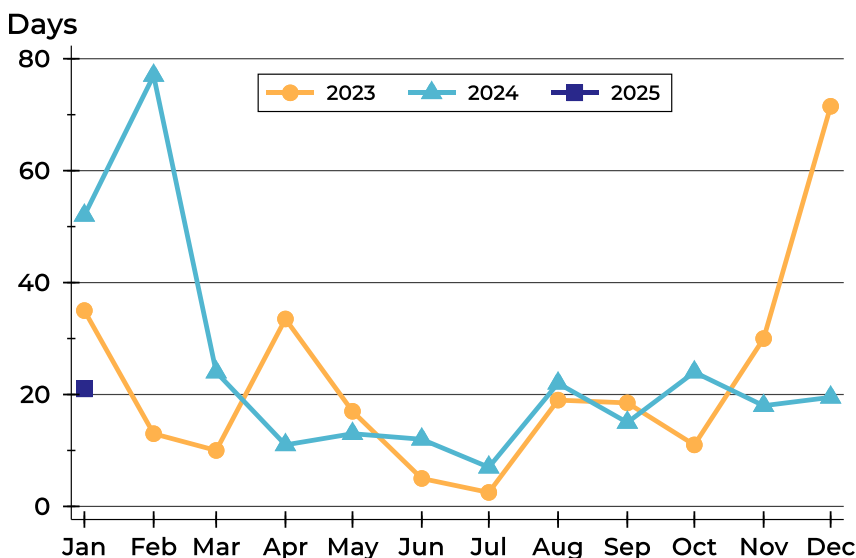
Jackson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	30	58	31
February	26	88	
March	25	58	
April	44	60	
May	20	103	
June	18	50	
July	26	76	
August	29	50	
September	28	38	
October	27	49	
November	39	46	
December	72	33	

Median DOM



Month	2023	2024	2025
January	35	52	21
February	13	77	
March	10	24	
April	34	11	
May	17	13	
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 Rose in January

Total home sales in Jefferson County rose by 27.3% last month to 14 units, compared to 11 units in January 2024. Total sales volume was \$4.3 million, up 74.4% from a year earlier.

The median sale price in January was \$300,500, up from \$240,000 a year earlier. Homes that sold in January were typically on the market for 12 days and sold for 98.7% of their list prices.

Jefferson County Active Listings Up at End of January

The total number of active listings in Jefferson County at the end of January was 22 units, up from 21 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 January was \$287,000.

There were 8 contracts written in January 2025 and 2024, showing no change over the year. At the end of the month, there were 9 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		14	11	10	14	11	10
Change from prior year		27.3%	10.0%	-28.6%	27.3%	10.0%	-28.6%
Active Listings		22	21	16	N/A	N/A	N/A
Change from prior year		4.8%	31.3%	45.5%			
Months' Supply		1.6	1.8	1.1	N/A	N/A	N/A
Change from prior year		-11.1%	63.6%	57.1%			
New Listings		8	14	14	8	14	14
Change from prior year		-42.9%	0.0%	55.6%	-42.9%	0.0%	55.6%
Contracts Written		8	8	10	8	8	10
Change from prior year		0.0%	-20.0%	-9.1%	0.0%	-20.0%	-9.1%
Pending Contracts		9	9	11	N/A	N/A	N/A
Change from prior year		0.0%	-18.2%	22.2%			
Sales Volume (1,000s)		4,342	2,489	1,920	4,342	2,489	1,920
Change from prior year		74.4%	29.6%	-45.4%	74.4%	29.6%	-45.4%
Average	Sale Price	310,169	226,291	191,980	310,169	226,291	191,980
	Change from prior year	37.1%	17.9%	-23.5%	37.1%	17.9%	-23.5%
	List Price of Actives	298,250	276,829	277,778	N/A	N/A	N/A
	Change from prior year	7.7%	-0.3%	-1.6%			
	Days on Market	35	34	26	35	34	26
Change from prior year	2.9%	30.8%	-29.7%	2.9%	30.8%	-29.7%	
Percent of List	98.7%	100.9%	94.2%	98.7%	100.9%	94.2%	
Change from prior year	-2.2%	7.1%	-4.4%	-2.2%	7.1%	-4.4%	
Percent of Original	98.3%	99.8%	92.5%	98.3%	99.8%	92.5%	
Change from prior year	-1.5%	7.9%	-3.4%	-1.5%	7.9%	-3.4%	
Median	Sale Price	300,500	240,000	188,950	300,500	240,000	188,950
	Change from prior year	25.2%	27.0%	-8.4%	25.2%	27.0%	-8.4%
	List Price of Actives	287,000	295,000	264,450	N/A	N/A	N/A
	Change from prior year	-2.7%	11.6%	5.8%			
	Days on Market	12	30	17	12	30	17
Change from prior year	-60.0%	76.5%	70.0%	-60.0%	76.5%	70.0%	
Percent of List	98.7%	100.0%	96.3%	98.7%	100.0%	96.3%	
Change from prior year	-1.3%	3.8%	-3.7%	-1.3%	3.8%	-3.7%	
Percent of Original	98.7%	100.0%	94.3%	98.7%	100.0%	94.3%	
Change from prior year	-1.3%	6.0%	-4.4%	-1.3%	6.0%	-4.4%	

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



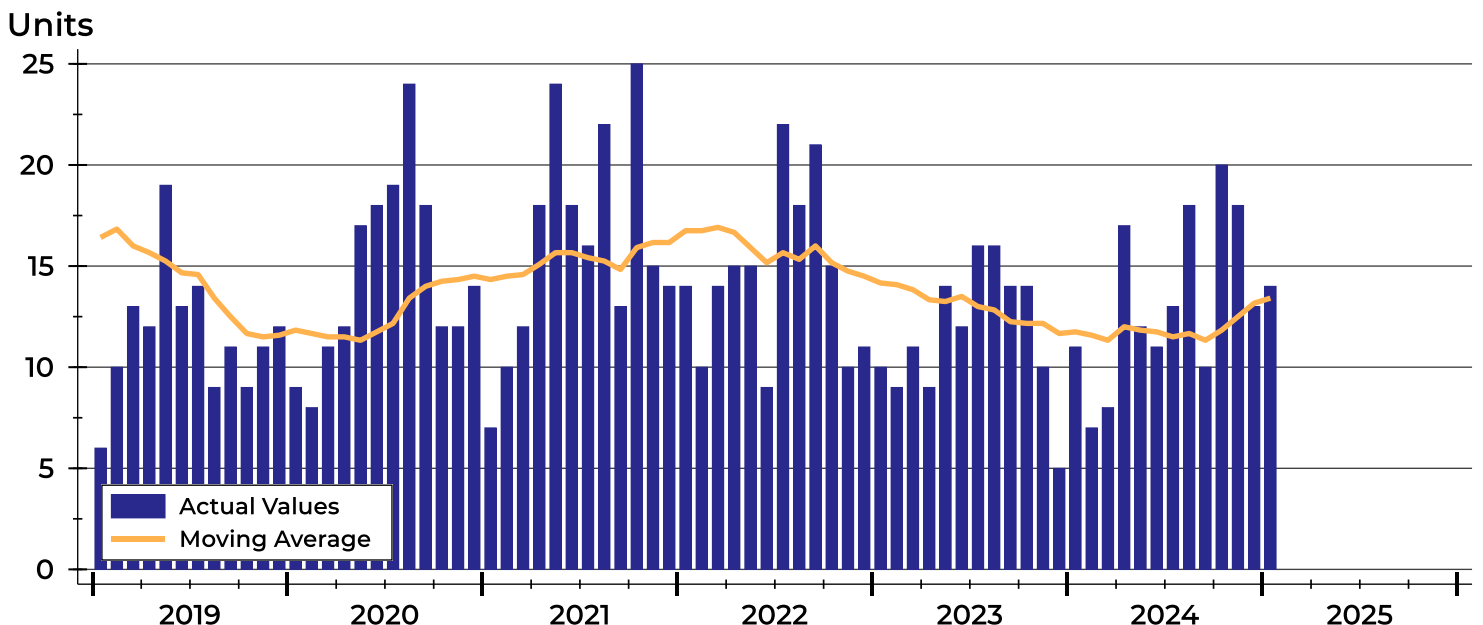
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		14	11	27.3%	14	11	27.3%
Volume (1,000s)		4,342	2,489	74.4%	4,342	2,489	74.4%
Months' Supply		1.6	1.8	-11.1%	N/A	N/A	N/A
Average	Sale Price	310,169	226,291	37.1%	310,169	226,291	37.1%
	Days on Market	35	34	2.9%	35	34	2.9%
	Percent of List	98.7%	100.9%	-2.2%	98.7%	100.9%	-2.2%
	Percent of Original	98.3%	99.8%	-1.5%	98.3%	99.8%	-1.5%
Median	Sale Price	300,500	240,000	25.2%	300,500	240,000	25.2%
	Days on Market	12	30	-60.0%	12	30	-60.0%
	Percent of List	98.7%	100.0%	-1.3%	98.7%	100.0%	-1.3%
	Percent of Original	98.7%	100.0%	-1.3%	98.7%	100.0%	-1.3%

A total of 14 homes sold in Jefferson County in January, up from 11 units in January 2024. Total sales volume rose to \$4.3 million compared to \$2.5 million in the previous year.

The median sales price in January was \$300,500, up 25.2% compared to the prior year. Median days on market was 12 days, up from 5 days in December, but down from 30 in January 2024.

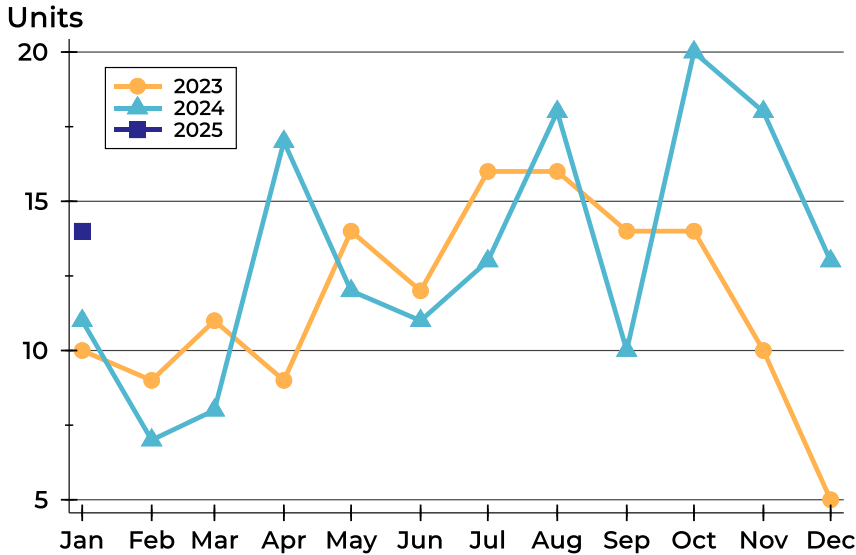
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	10	11	14
February	9	7	
March	11	8	
April	9	17	
May	14	12	
June	12	11	
July	16	13	
August	16	18	
September	14	10	
October	14	20	
November	10	18	
December	5	13	

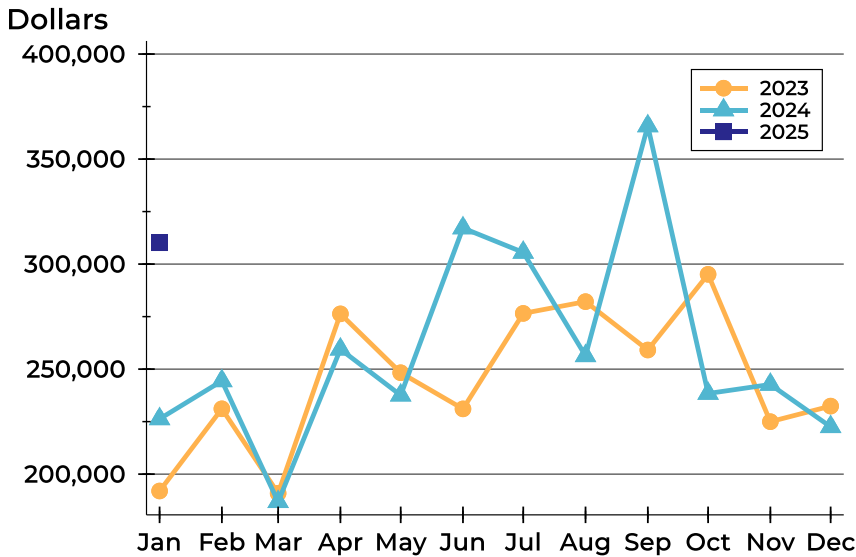
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.1%	0.0	38,000	38,000	4	4	108.6%	108.6%	108.6%	108.6%
\$50,000-\$99,999	1	7.1%	2.0	65,000	65,000	35	35	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	1	7.1%	2.0	117,360	117,360	22	22	98.7%	98.7%	98.7%	98.7%
\$125,000-\$149,999	1	7.1%	8.6	130,000	130,000	83	83	93.5%	93.5%	93.5%	93.5%
\$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	7.1%	0.6	205,000	205,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	2	14.3%	1.6	270,000	270,000	19	19	99.3%	99.3%	99.3%	99.3%
\$300,000-\$399,999	4	28.6%	0.4	364,250	368,000	8	6	97.0%	97.6%	97.0%	97.6%
\$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	3	21.4%	4.4	596,667	600,000	94	12	98.0%	98.7%	96.2%	95.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



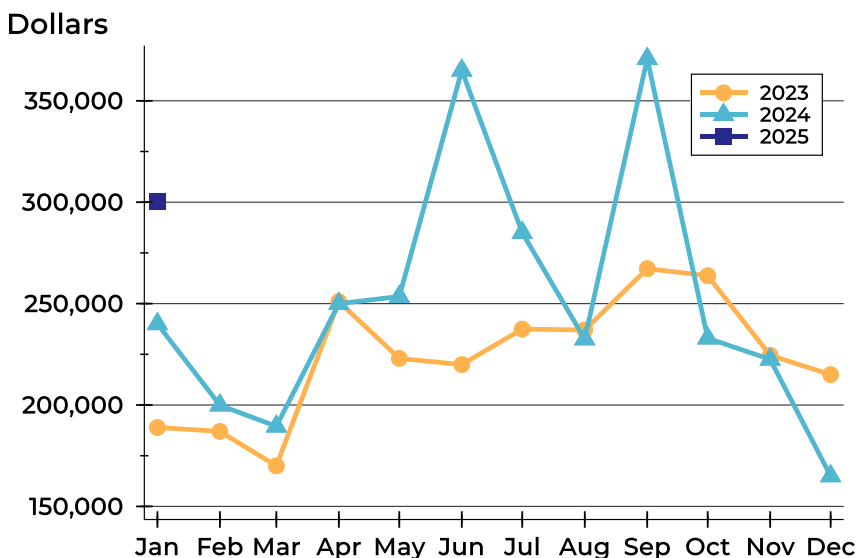
Jefferson County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	191,980	226,291	310,169
February	231,111	244,400	
March	190,909	186,850	
April	276,311	259,462	
May	248,286	237,575	
June	231,075	317,182	
July	276,540	305,565	
August	282,138	256,319	
September	259,107	365,750	
October	295,143	238,400	
November	224,978	242,694	
December	232,400	222,538	

Median Price

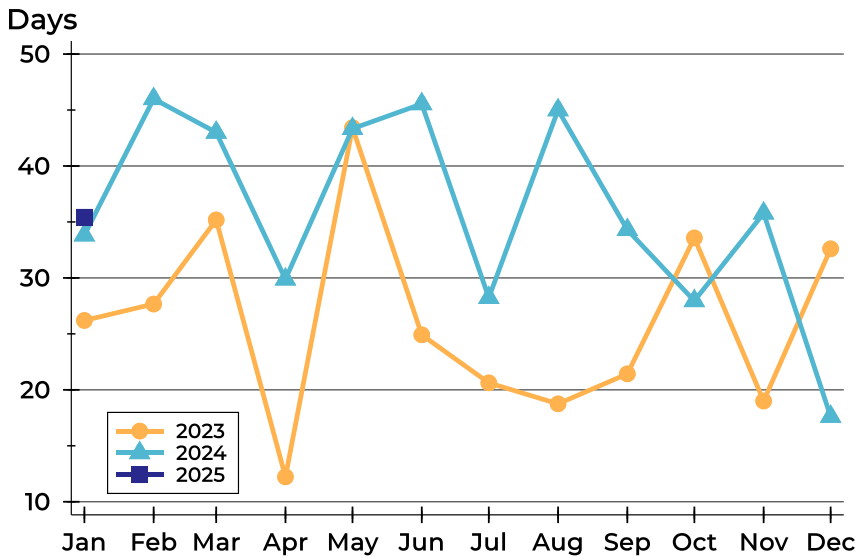


Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	
March	170,000	189,500	
April	251,000	250,000	
May	223,000	253,500	
June	219,950	365,000	
July	237,450	285,000	
August	237,000	232,500	
September	267,250	370,750	
October	263,750	232,950	
November	224,500	222,500	
December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



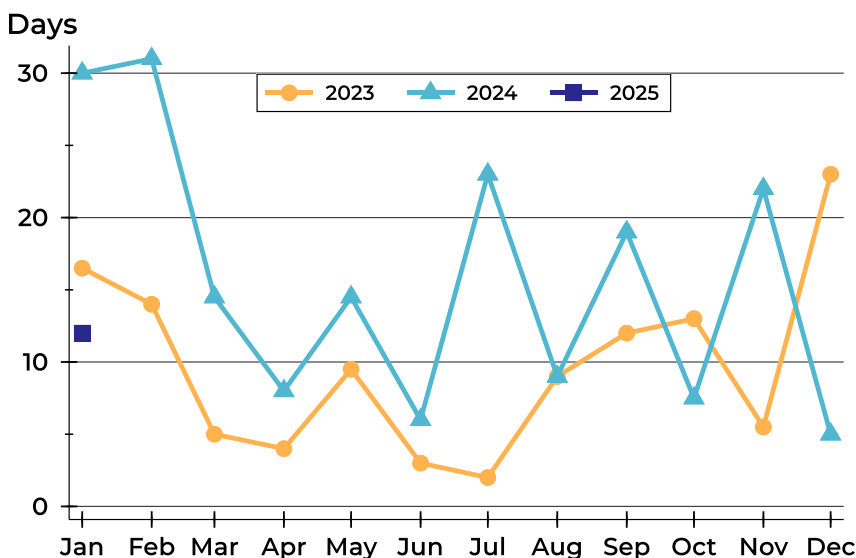
Jefferson County Closed Listings Analysis

Average DOM



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

Median DOM



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



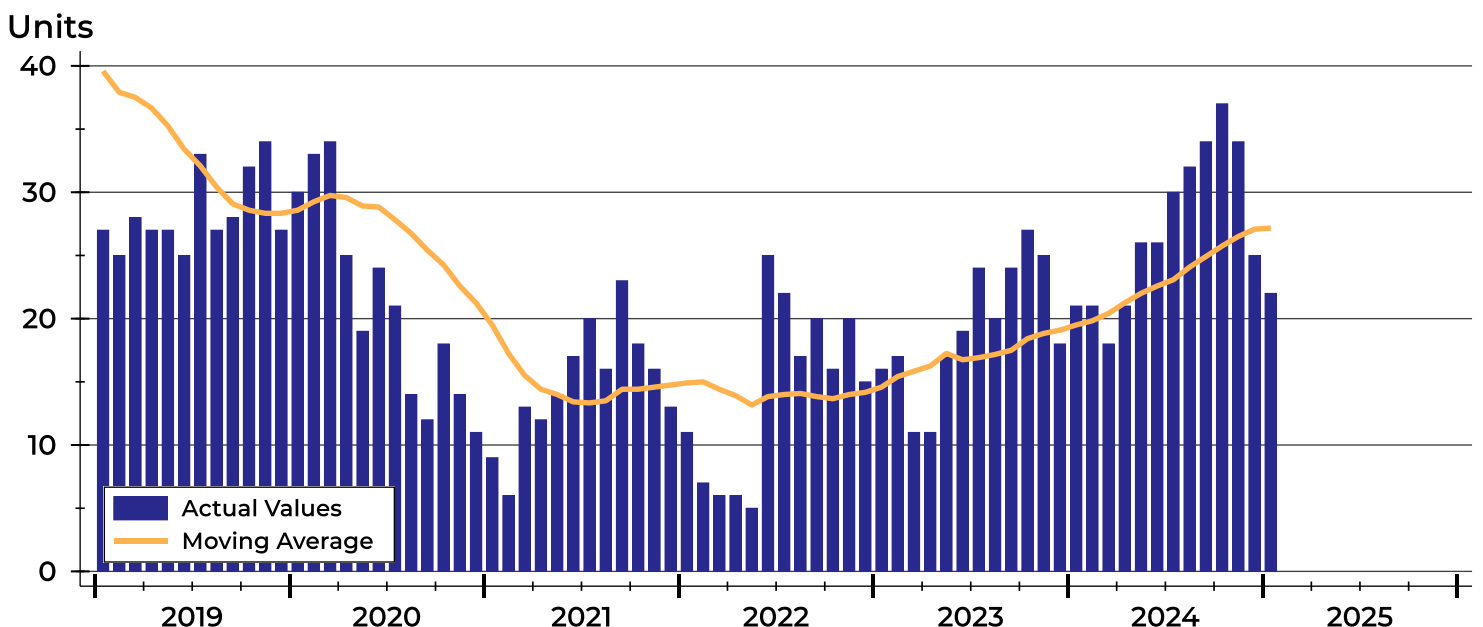
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		22	21	4.8%
Volume (1,000s)		6,562	5,813	12.9%
Months' Supply		1.6	1.8	-11.1%
Average	List Price	298,250	276,829	7.7%
	Days on Market	91	56	62.5%
	Percent of Original	97.0%	98.0%	-1.0%
Median	List Price	287,000	295,000	-2.7%
	Days on Market	73	44	65.9%
	Percent of Original	97.5%	100.0%	-2.5%

A total of 22 homes were available for sale in Jefferson County at the end of January. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$287,000, down 2.7% from 2024. The typical time on market for active listings was 73 days, up from 44 days a year earlier.

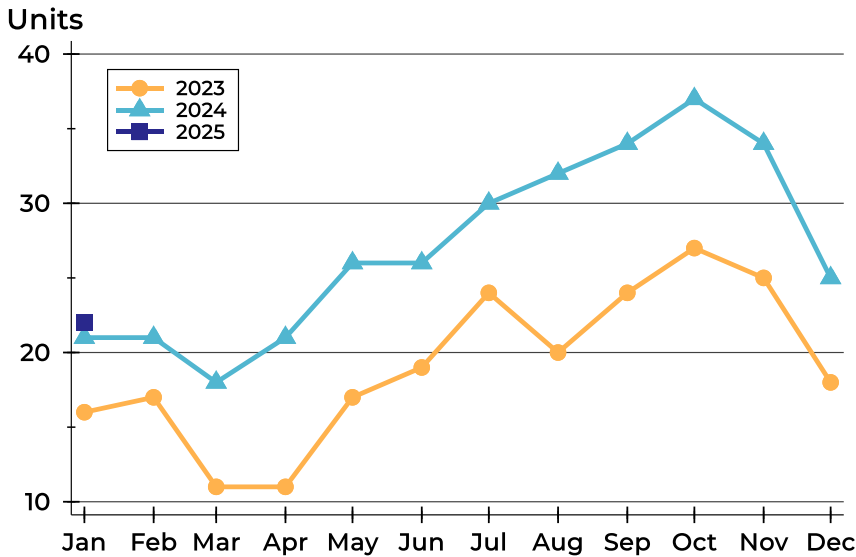
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	16	21	22
February	17	21	
March	11	18	
April	11	21	
May	17	26	
June	19	26	
July	24	30	
August	20	32	
September	24	34	
October	27	37	
November	25	34	
December	18	25	

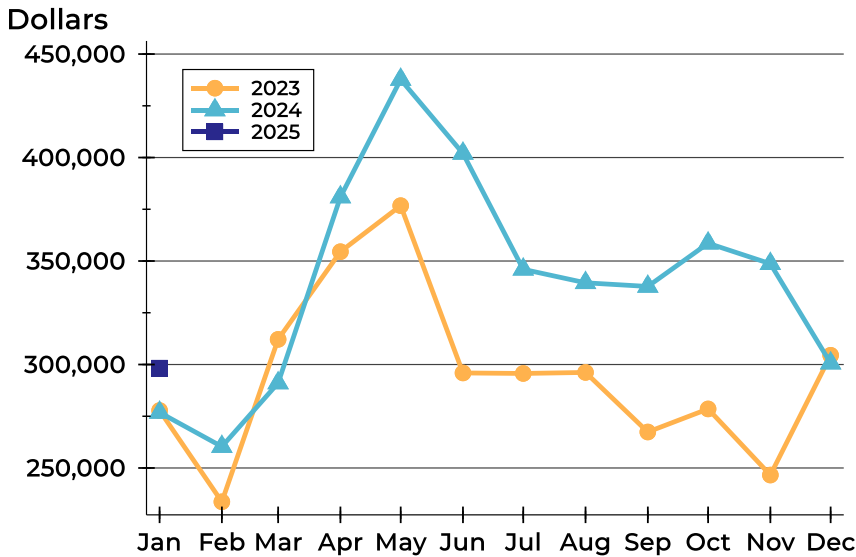
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	2.0	67,250	67,250	54	54	98.5%	98.5%
\$100,000-\$124,999	1	4.5%	2.0	115,000	115,000	57	57	92.0%	92.0%
\$125,000-\$149,999	5	22.7%	8.6	142,360	142,000	109	79	96.4%	97.3%
\$150,000-\$174,999	1	4.5%	N/A	164,900	164,900	22	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	4.5%	0.6	205,000	205,000	120	120	97.6%	97.6%
\$250,000-\$299,999	3	13.6%	1.6	289,333	289,000	31	5	98.9%	100.0%
\$300,000-\$399,999	1	4.5%	0.4	355,000	355,000	99	99	97.3%	97.3%
\$400,000-\$499,999	4	18.2%	N/A	452,100	449,250	77	82	93.7%	96.9%
\$500,000-\$749,999	4	18.2%	4.4	549,725	542,450	165	134	99.1%	98.7%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



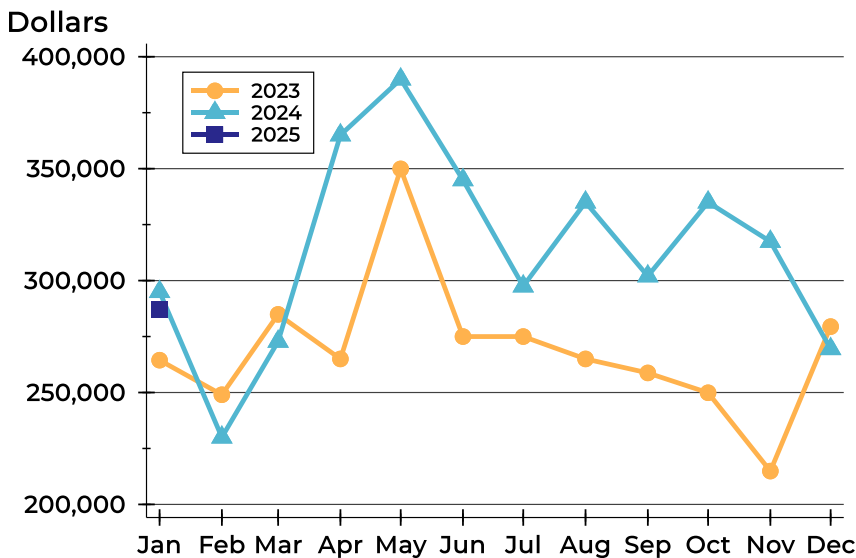
Jefferson County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,778	276,829	298,250
February	233,685	260,340	
March	312,145	291,064	
April	354,509	380,924	
May	376,765	437,700	
June	295,921	401,990	
July	295,677	346,012	
August	296,175	339,489	
September	267,396	337,709	
October	278,540	358,588	
November	246,606	348,703	
December	304,466	300,636	

Median Price

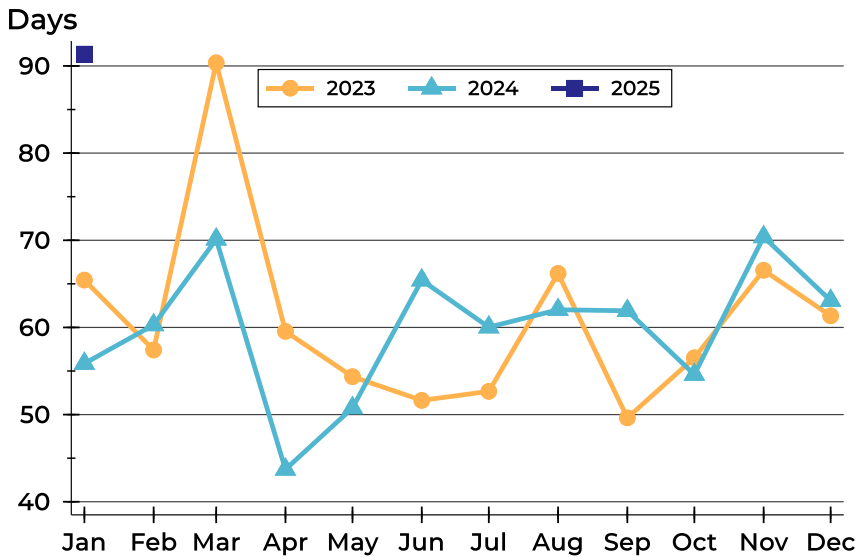


Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	
March	284,900	272,800	
April	265,000	365,000	
May	349,900	389,950	
June	275,000	344,950	
July	275,000	297,500	
August	265,000	335,000	
September	258,750	302,000	
October	249,888	335,000	
November	214,900	317,450	
December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



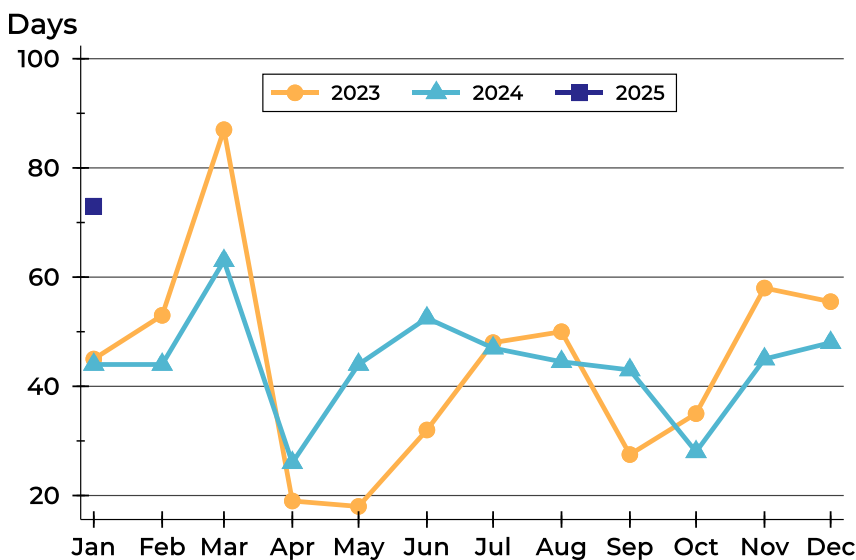
Jefferson County Active Listings Analysis

Average DOM



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

Median DOM

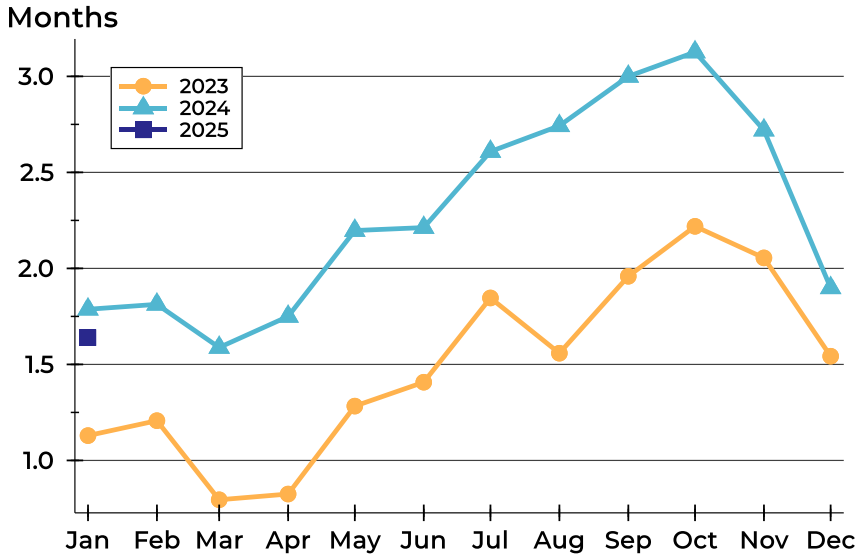


Month	2023	2024	2025
January	45	44	73
February	53	44	
March	87	63	
April	19	26	
May	18	44	
June	32	53	
July	48	47	
August	50	45	
September	28	43	
October	35	28	
November	58	45	
December	56	48	



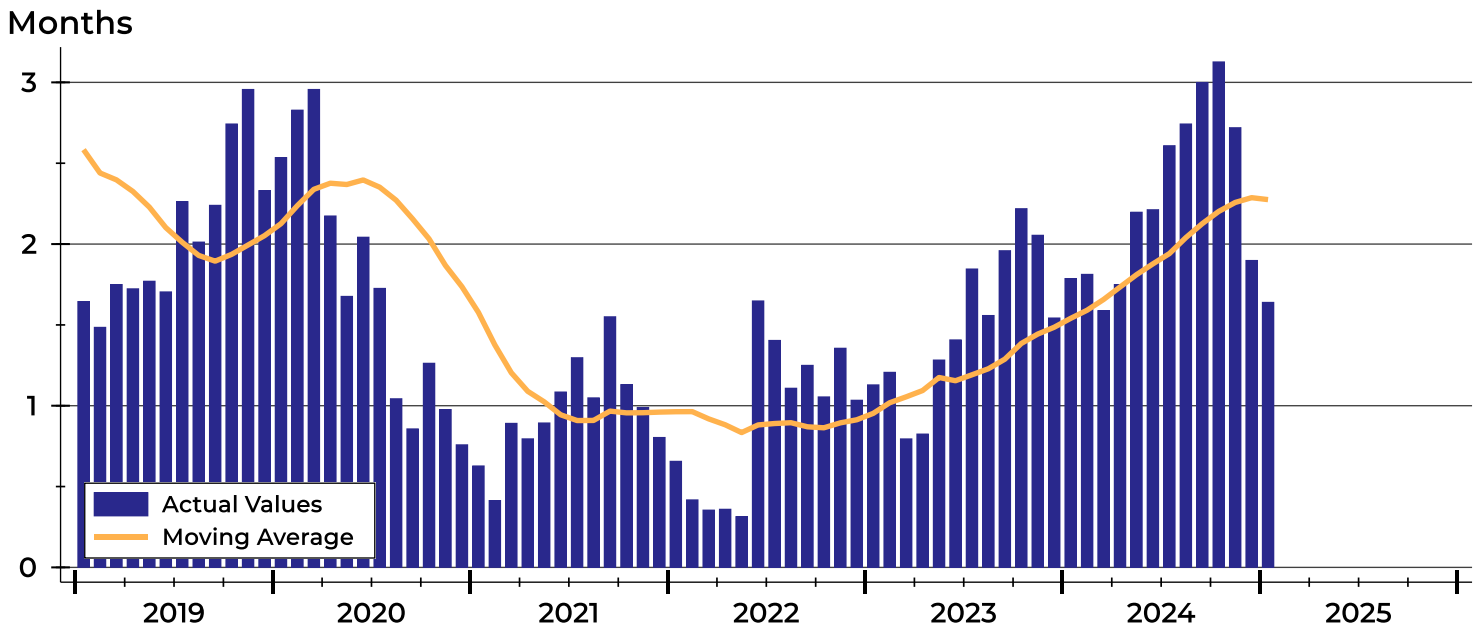
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	
March	0.8	1.6	
April	0.8	1.8	
May	1.3	2.2	
June	1.4	2.2	
July	1.8	2.6	
August	1.6	2.7	
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





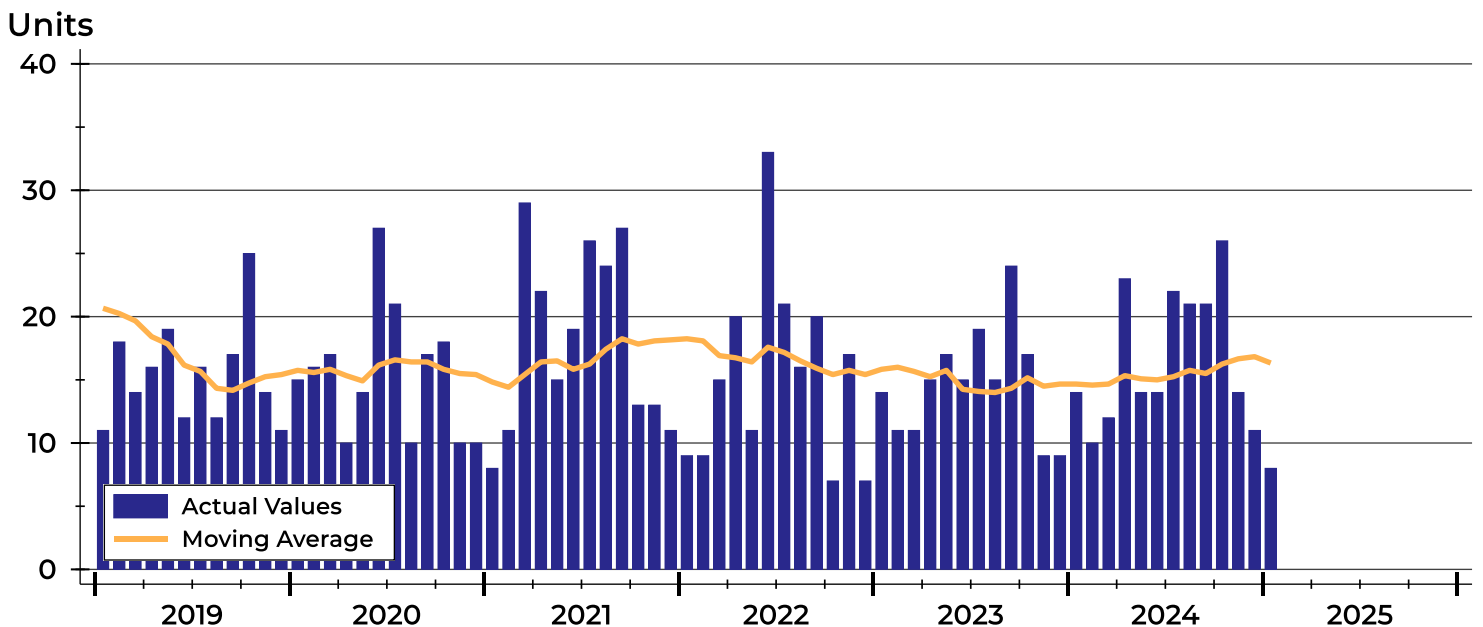
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	8	14	-42.9%
	Volume (1,000s)	1,869	2,839	-34.2%
	Average List Price	233,613	202,818	15.2%
	Median List Price	232,500	199,450	16.6%
Year-to-Date	New Listings	8	14	-42.9%
	Volume (1,000s)	1,869	2,839	-34.2%
	Average List Price	233,613	202,818	15.2%
	Median List Price	232,500	199,450	16.6%

A total of 8 new listings were added in Jefferson County during January, down 42.9% from the same month in 2024.

The median list price of these homes was \$232,500 up from \$199,450 in 2024.

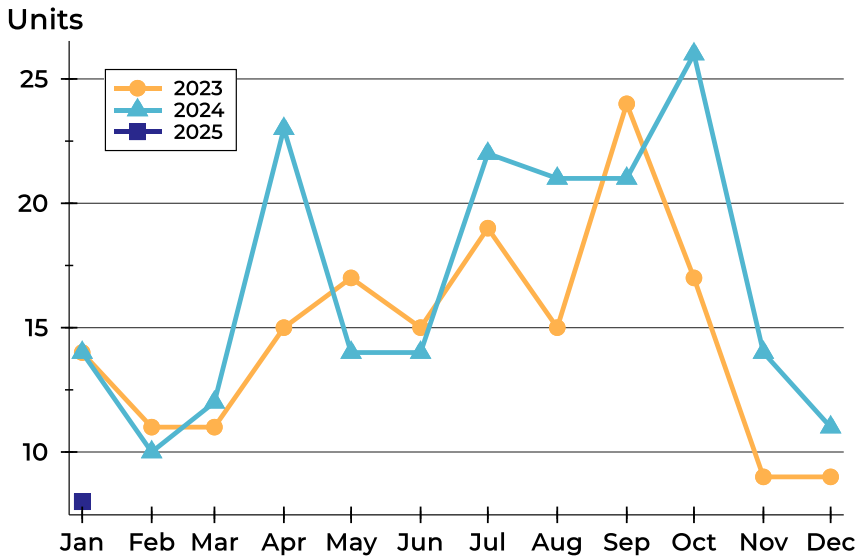
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



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

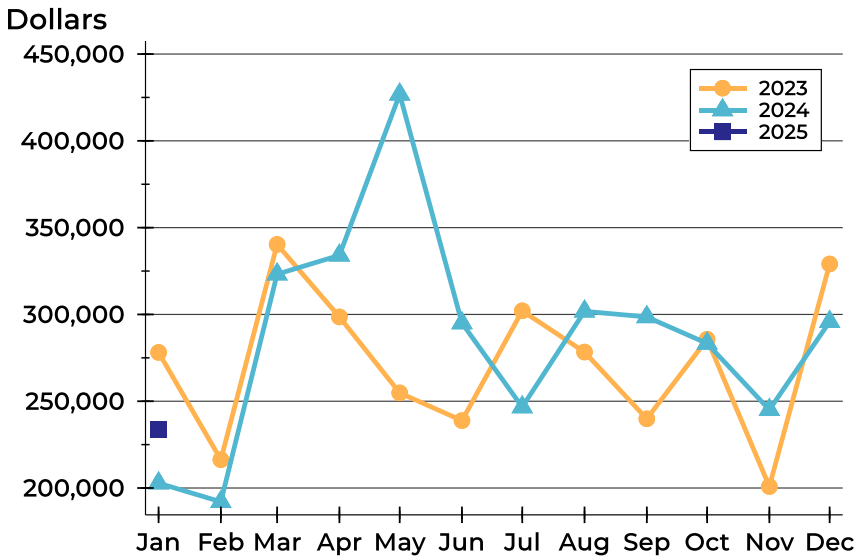
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	12.5%	35,000	35,000	4	4	108.6%	108.6%
\$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	12.5%	164,900	164,900	29	29	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	25.0%	210,000	210,000	10	10	100.0%	100.0%
\$250,000-\$299,999	3	37.5%	274,667	285,000	8	8	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	1	12.5%	425,000	425,000	21	21	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



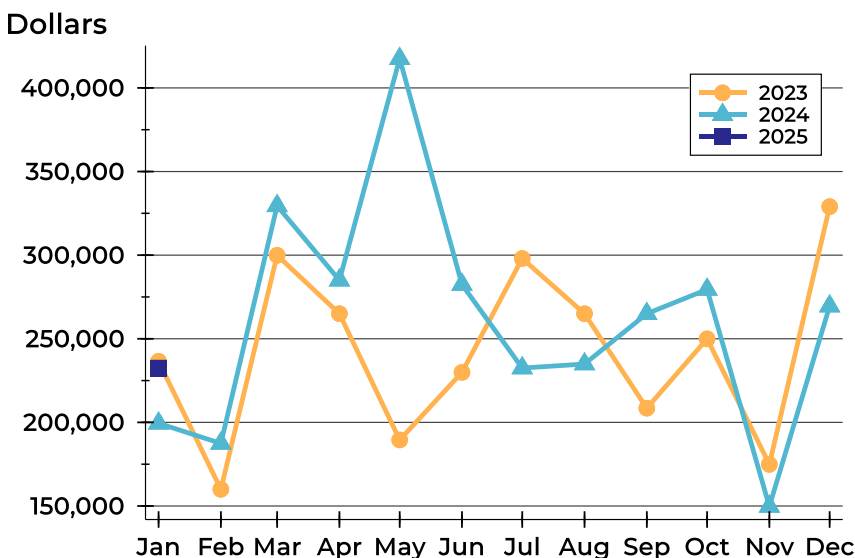
Jefferson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	278,136	202,818	233,613
February	216,336	192,085	
March	340,336	323,200	
April	298,580	334,061	
May	254,818	426,807	
June	238,847	295,021	
July	302,084	246,648	
August	278,340	301,814	
September	239,873	298,567	
October	285,685	283,296	
November	200,878	245,086	
December	329,078	295,805	

Median Price



Month	2023	2024	2025
January	236,500	199,450	232,500
February	160,000	187,450	
March	299,900	329,500	
April	265,000	285,000	
May	189,500	417,450	
June	229,900	282,450	
July	298,000	232,500	
August	265,000	234,900	
September	208,500	265,000	
October	249,950	279,500	
November	174,900	149,750	
December	329,000	269,500	



Jefferson County Contracts Written Analysis

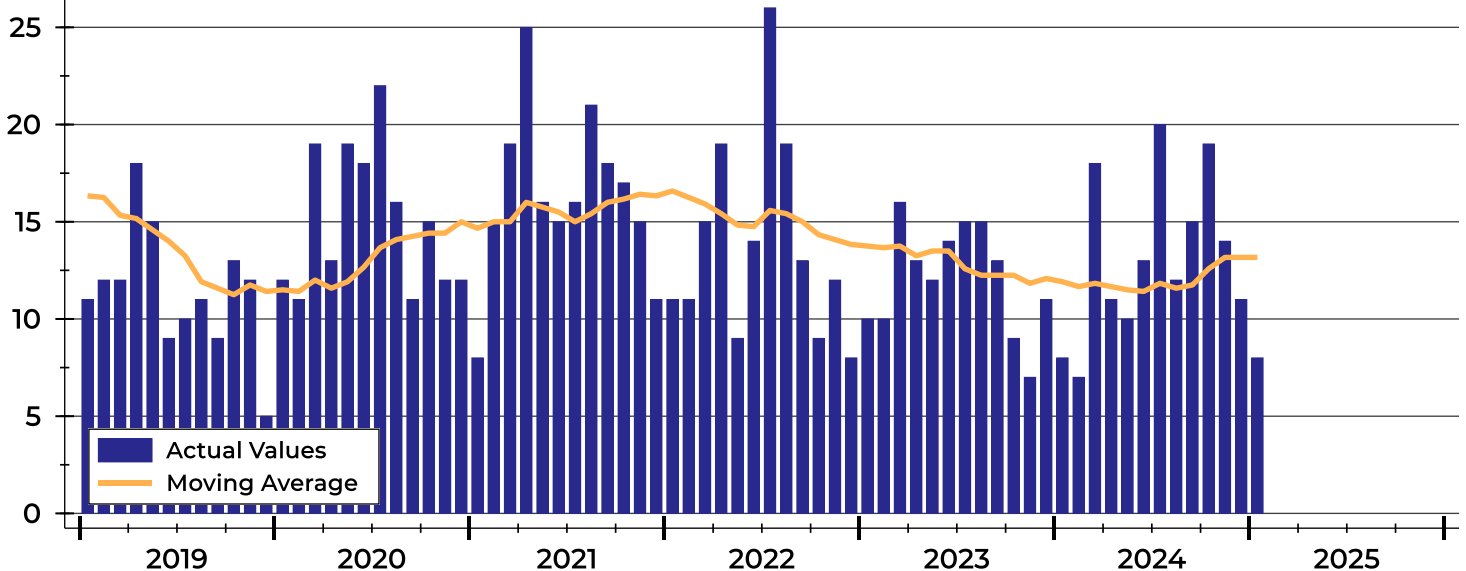
Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		8	8	0.0%	8	8	0.0%
Volume (1,000s)		1,488	1,365	9.0%	1,488	1,365	9.0%
Average	Sale Price	186,050	170,675	9.0%	186,050	170,675	9.0%
	Days on Market	28	44	-36.4%	28	44	-36.4%
	Percent of Original	99.7%	94.3%	5.7%	99.7%	94.3%	5.7%
Median	Sale Price	210,000	156,250	34.4%	210,000	156,250	34.4%
	Days on Market	14	24	-41.7%	14	24	-41.7%
	Percent of Original	100.0%	95.7%	4.5%	100.0%	95.7%	4.5%

A total of 8 contracts for sale were written in Jefferson County during the month of January, the same as in 2024. The median list price of these homes was \$210,000, up from \$156,250 the prior year.

Half of the homes that went under contract in January were on the market less than 14 days, compared to 24 days in January 2024.

History of Contracts Written

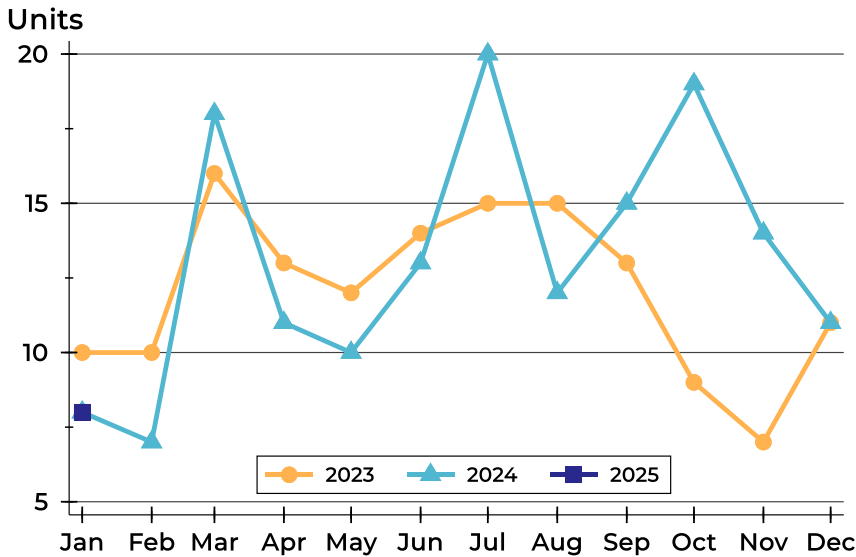
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



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

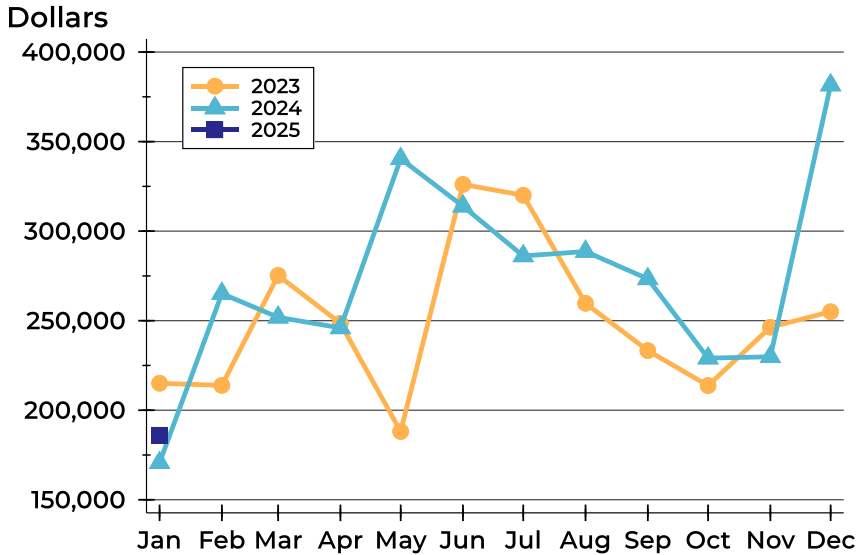
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	12.5%	35,000	35,000	4	4	108.6%	108.6%
\$50,000-\$99,999	1	12.5%	65,000	65,000	35	35	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	139,000	139,000	65	65	90.8%	90.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	210,000	210,000	10	10	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	259,750	259,750	6	6	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	309,900	309,900	86	86	98.4%	98.4%
\$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



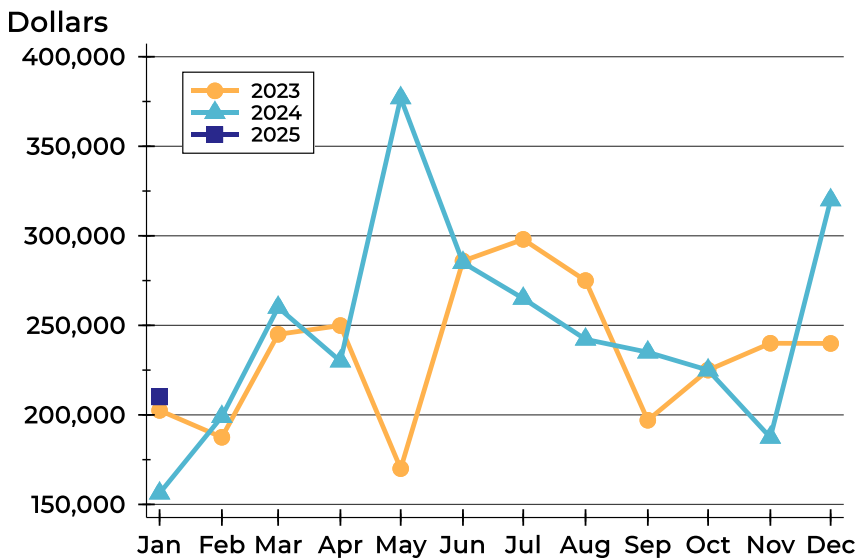
Jefferson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	215,040	170,675	186,050
February	213,880	265,129	
March	275,290	251,914	
April	248,569	245,977	
May	188,117	340,440	
June	326,114	313,935	
July	320,020	286,168	
August	259,717	288,625	
September	233,300	273,360	
October	213,767	229,089	
November	246,363	229,850	
December	255,014	381,577	

Median Price

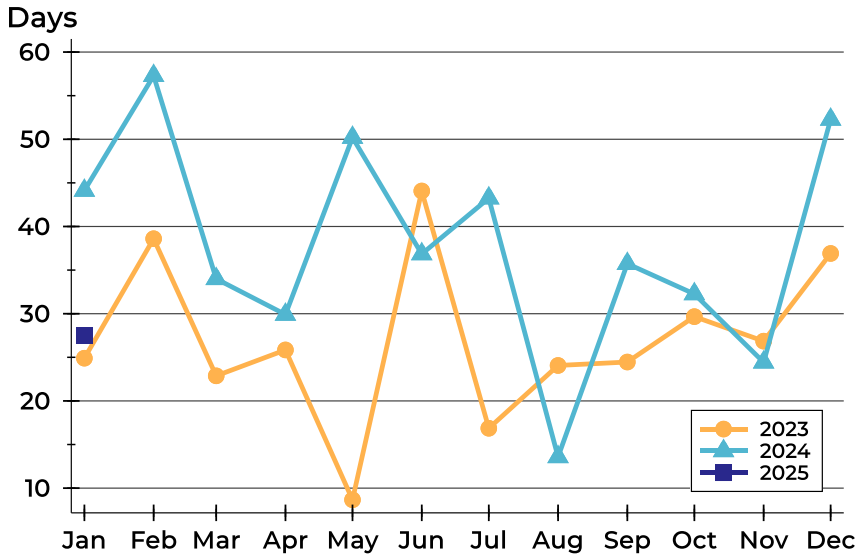


Month	2023	2024	2025
January	202,500	156,250	210,000
February	187,500	199,000	
March	245,000	260,000	
April	249,900	230,000	
May	170,000	377,000	
June	285,950	285,000	
July	298,000	265,000	
August	275,000	242,200	
September	197,000	235,000	
October	225,000	225,000	
November	240,000	187,400	
December	239,900	320,000	



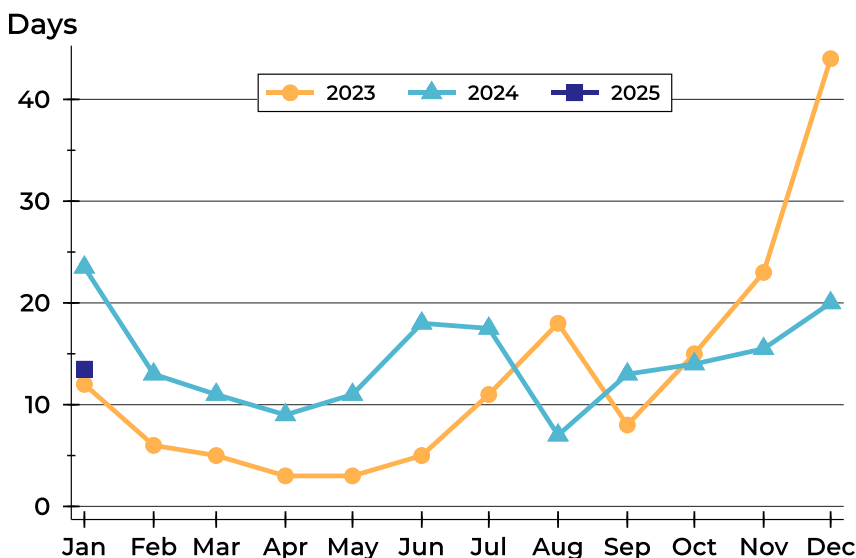
Jefferson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	44	28
February	39	57	
March	23	34	
April	26	30	
May	9	50	
June	44	37	
July	17	43	
August	24	14	
September	24	36	
October	30	32	
November	27	24	
December	37	52	

Median DOM



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



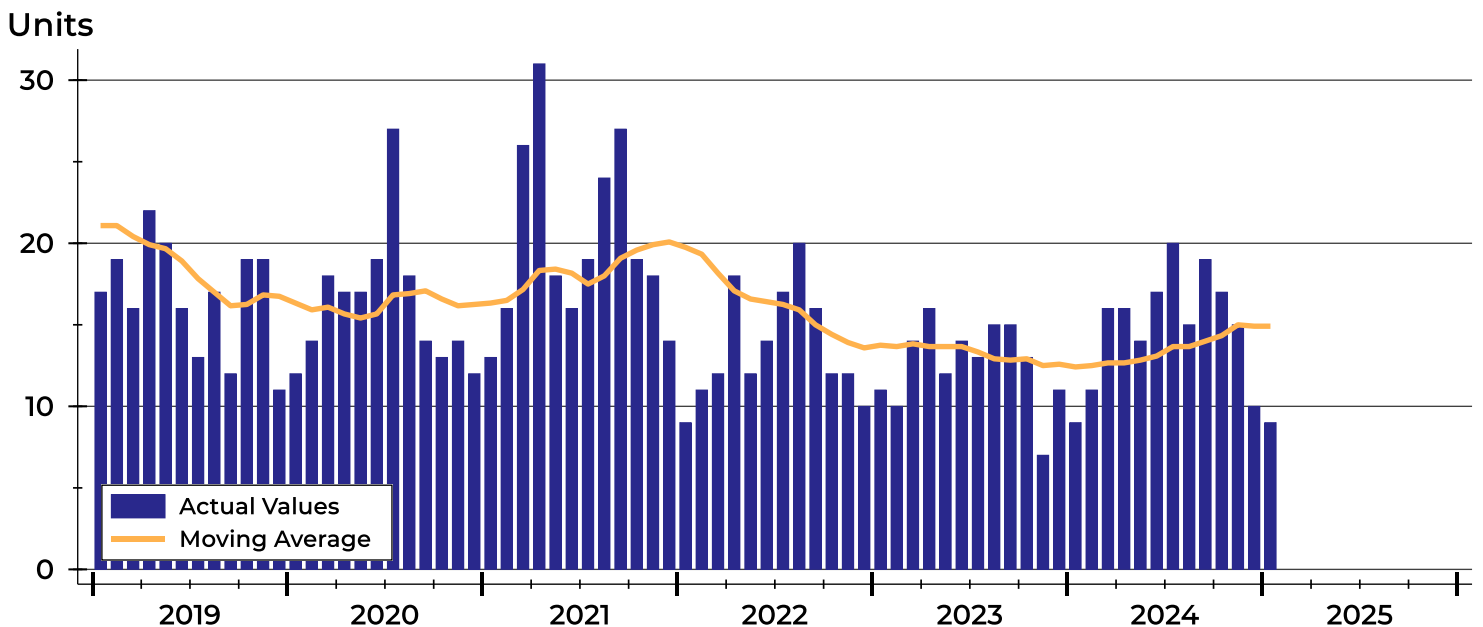
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		9	9	0.0%
Volume (1,000s)		2,156	2,432	-11.3%
Average	List Price	239,544	270,255	-11.4%
	Days on Market	46	36	27.8%
	Percent of Original	97.8%	98.5%	-0.7%
Median	List Price	250,000	189,900	31.6%
	Days on Market	27	15	80.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Jefferson County had contracts pending at the end of January, the same number of contracts pending at the end of January 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.

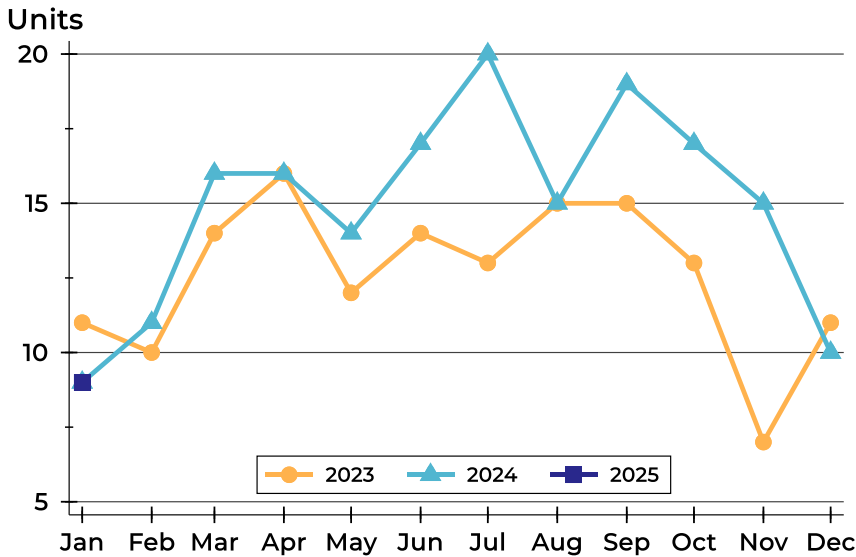
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



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

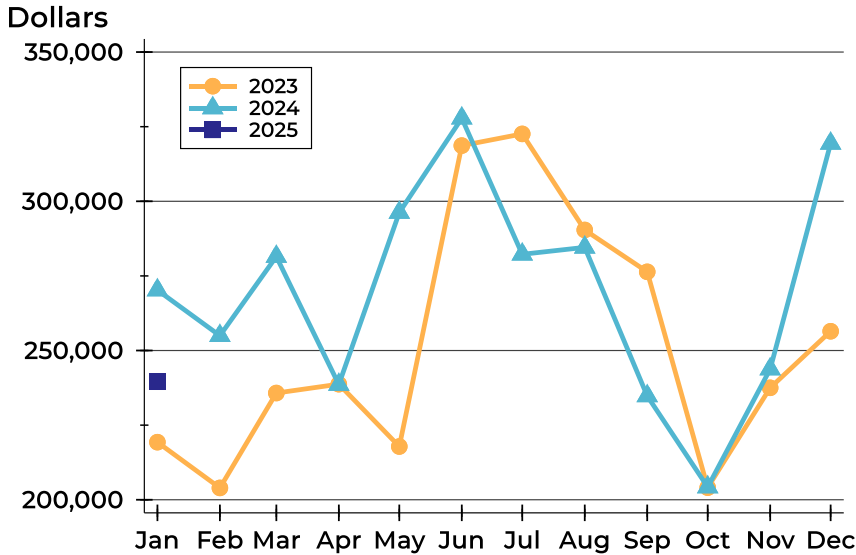
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	139,000	139,000	65	65	90.8%	90.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	232,250	232,250	23	23	98.2%	98.2%
\$250,000-\$299,999	3	33.3%	266,500	269,500	50	8	100.0%	100.0%
\$300,000-\$399,999	2	22.2%	314,950	314,950	79	79	96.4%	96.4%
\$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



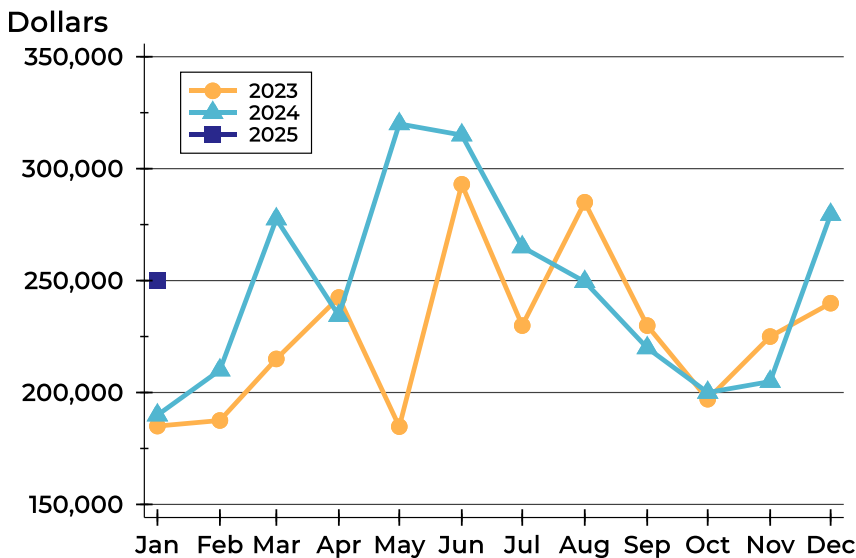
Jefferson County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	219,300	270,255	239,544
February	203,970	254,982	
March	235,767	281,484	
April	238,727	238,597	
May	217,850	296,236	
June	318,657	327,832	
July	322,577	282,240	
August	290,397	284,573	
September	276,373	234,784	
October	204,062	204,247	
November	237,507	243,780	
December	256,459	319,390	

Median Price

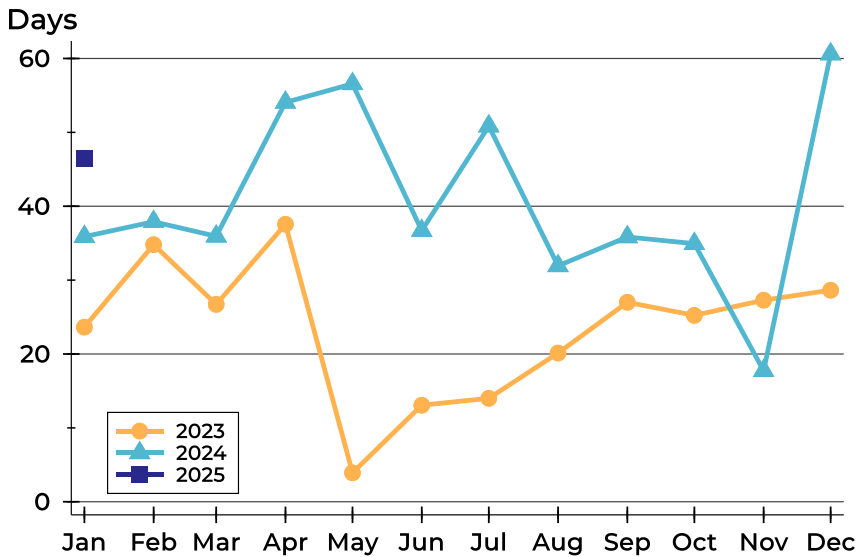


Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	
March	215,000	277,500	
April	242,450	234,350	
May	184,750	320,000	
June	293,000	315,000	
July	229,900	265,000	
August	285,000	249,500	
September	229,900	219,900	
October	197,000	200,000	
November	225,000	204,900	
December	239,900	279,500	



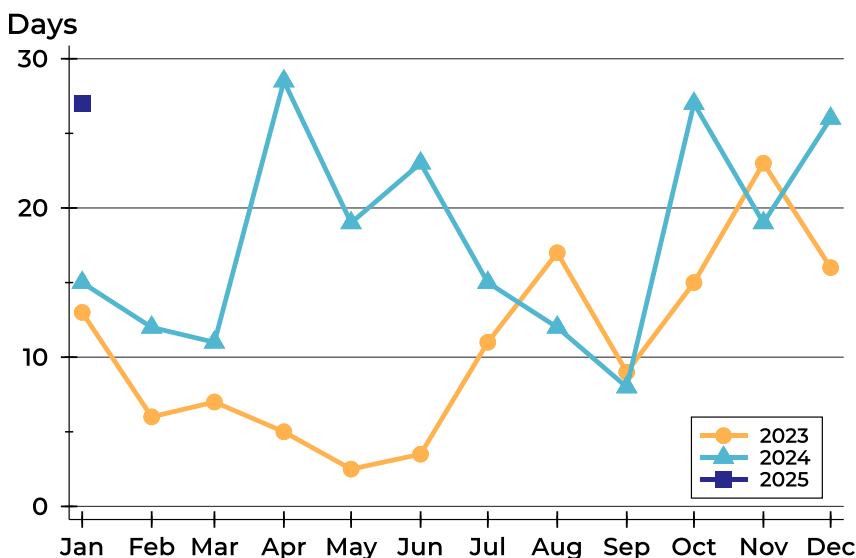
Jefferson County Pending Contracts Analysis

Average DOM



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

Median DOM



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



Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in January

Total home sales in Lyon County rose by 30.0% last month to 13 units, compared to 10 units in January 2024. Total sales volume was \$2.5 million, up 25.1% from a year earlier.

The median sale price in January was \$173,958, down from \$186,100 a year earlier. Homes that sold in January were typically on the market for 26 days and sold for 97.5% of their list prices.

Lyon County Active Listings Up at End of January

The total number of active listings in Lyon County at the end of January was 35 units, up from 26 at the same point in 2024. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$159,900.

There were 13 contracts written in January 2025 and 2024, showing no change over the year. 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

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Lyon County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		13	10	9	13	10	9
Change from prior year		30.0%	11.1%	-35.7%	30.0%	11.1%	-35.7%
Active Listings		35	26	32	N/A	N/A	N/A
Change from prior year		34.6%	-18.8%	45.5%			
Months' Supply		1.3	0.9	0.9	N/A	N/A	N/A
Change from prior year		44.4%	0.0%	50.0%			
New Listings		15	21	28	15	21	28
Change from prior year		-28.6%	-25.0%	12.0%	-28.6%	-25.0%	12.0%
Contracts Written		13	13	19	13	13	19
Change from prior year		0.0%	-31.6%	-32.1%	0.0%	-31.6%	-32.1%
Pending Contracts		19	22	24	N/A	N/A	N/A
Change from prior year		-13.6%	-8.3%	-45.5%			
Sales Volume (1,000s)		2,521	2,015	1,531	2,521	2,015	1,531
Change from prior year		25.1%	31.6%	-3.0%	25.1%	31.6%	-3.0%
Average	Sale Price	193,901	201,460	170,056	193,901	201,460	170,056
	Change from prior year	-3.8%	18.5%	50.8%	-3.8%	18.5%	50.8%
	List Price of Actives	212,703	222,492	277,080	N/A	N/A	N/A
	Change from prior year	-4.4%	-19.7%	44.8%			
	Days on Market	182	50	39	182	50	39
Change from prior year	264.0%	28.2%	85.7%	264.0%	28.2%	85.7%	
Percent of List	96.8%	95.2%	92.7%	96.8%	95.2%	92.7%	
Change from prior year	1.7%	2.7%	-2.8%	1.7%	2.7%	-2.8%	
Percent of Original	92.5%	92.6%	89.1%	92.5%	92.6%	89.1%	
Change from prior year	-0.1%	3.9%	-4.5%	-0.1%	3.9%	-4.5%	
Median	Sale Price	173,958	186,100	140,000	173,958	186,100	140,000
	Change from prior year	-6.5%	32.9%	24.3%	-6.5%	32.9%	24.3%
	List Price of Actives	159,900	186,750	202,450	N/A	N/A	N/A
	Change from prior year	-14.4%	-7.8%	54.3%			
	Days on Market	26	34	10	26	34	10
Change from prior year	-23.5%	240.0%	-33.3%	-23.5%	240.0%	-33.3%	
Percent of List	97.5%	97.3%	95.3%	97.5%	97.3%	95.3%	
Change from prior year	0.2%	2.1%	-2.0%	0.2%	2.1%	-2.0%	
Percent of Original	92.9%	96.1%	90.0%	92.9%	96.1%	90.0%	
Change from prior year	-3.3%	6.8%	-6.1%	-3.3%	6.8%	-6.1%	

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



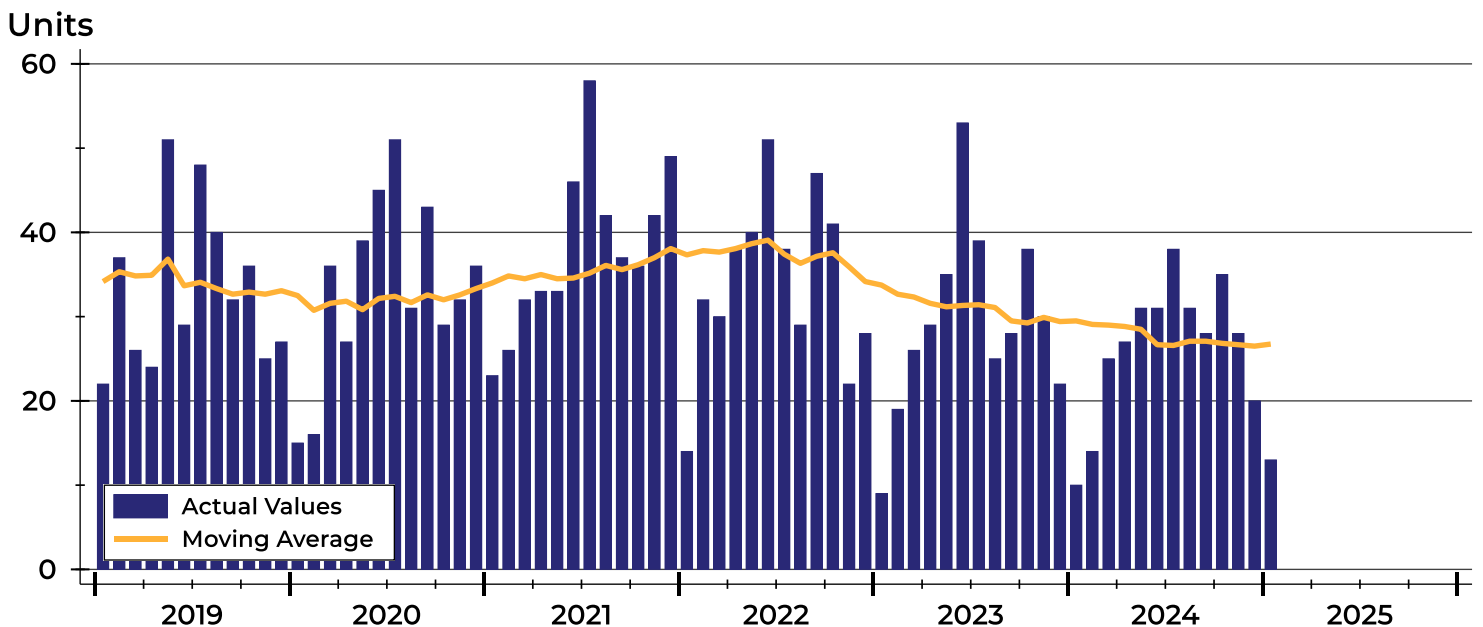
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		13	10	30.0%	13	10	30.0%
Volume (1,000s)		2,521	2,015	25.1%	2,521	2,015	25.1%
Months' Supply		1.3	0.9	44.4%	N/A	N/A	N/A
Average	Sale Price	193,901	201,460	-3.8%	193,901	201,460	-3.8%
	Days on Market	182	50	264.0%	182	50	264.0%
	Percent of List	96.8%	95.2%	1.7%	96.8%	95.2%	1.7%
	Percent of Original	92.5%	92.6%	-0.1%	92.5%	92.6%	-0.1%
Median	Sale Price	173,958	186,100	-6.5%	173,958	186,100	-6.5%
	Days on Market	26	34	-23.5%	26	34	-23.5%
	Percent of List	97.5%	97.3%	0.2%	97.5%	97.3%	0.2%
	Percent of Original	92.9%	96.1%	-3.3%	92.9%	96.1%	-3.3%

A total of 13 homes sold in Lyon County in January, up from 10 units in January 2024. Total sales volume rose to \$2.5 million compared to \$2.0 million in the previous year.

The median sales price in January was \$173,958, down 6.5% compared to the prior year. Median days on market was 26 days, down from 34 days in December, and down from 34 in January 2024.

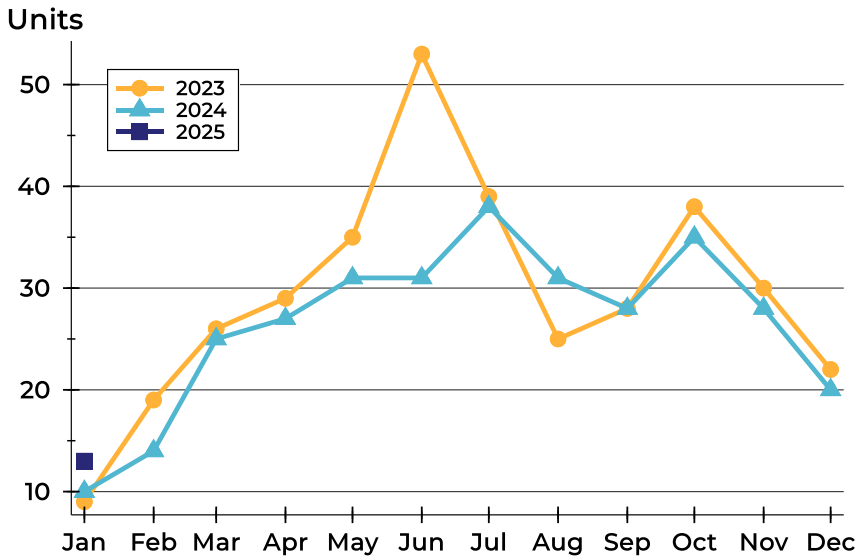
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



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

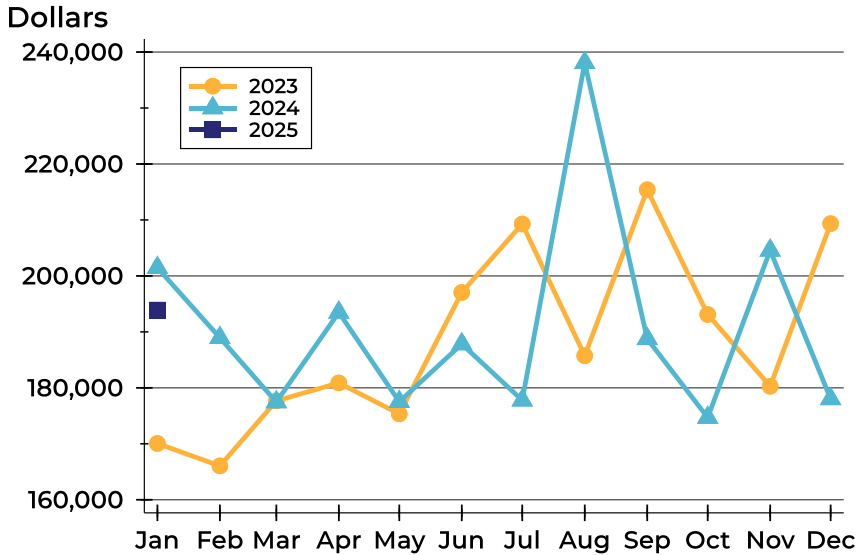
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	2.9	81,175	81,175	1,009	1,009	99.3%	99.3%	90.1%	90.1%
\$100,000-\$124,999	1	7.7%	0.5	120,000	120,000	53	53	96.1%	96.1%	89.0%	89.0%
\$125,000-\$149,999	2	15.4%	1.6	132,450	132,450	34	34	89.7%	89.7%	80.2%	80.2%
\$150,000-\$174,999	2	15.4%	0.5	162,979	162,979	2	2	99.0%	99.0%	99.0%	99.0%
\$175,000-\$199,999	1	7.7%	1.4	185,000	185,000	53	53	97.4%	97.4%	92.5%	92.5%
\$200,000-\$249,999	2	15.4%	0.7	217,500	217,500	35	35	95.7%	95.7%	94.4%	94.4%
\$250,000-\$299,999	1	7.7%	0.5	251,500	251,500	5	5	96.8%	96.8%	96.8%	96.8%
\$300,000-\$399,999	2	15.4%	1.5	388,000	388,000	50	50	100.4%	100.4%	98.5%	98.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



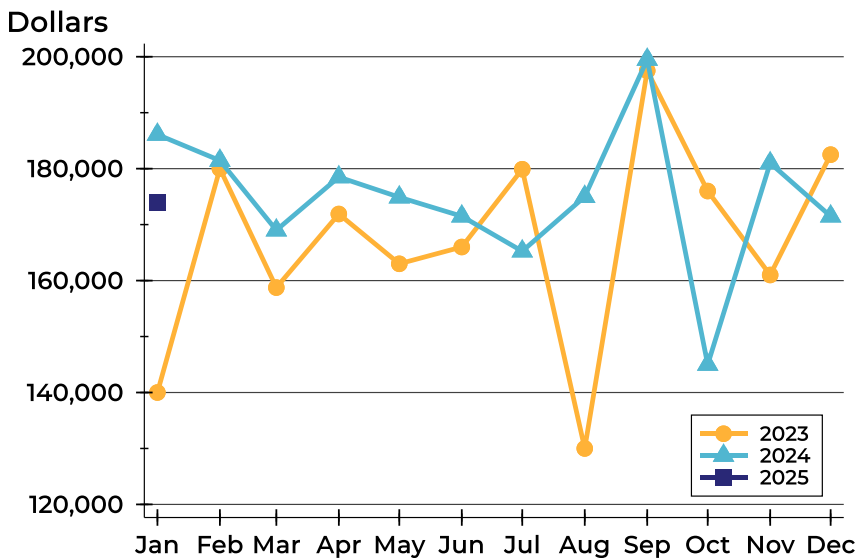
Lyon County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	170,056	201,460	193,901
February	166,053	188,947	
March	177,669	177,468	
April	180,879	193,485	
May	175,341	177,519	
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	

Median Price

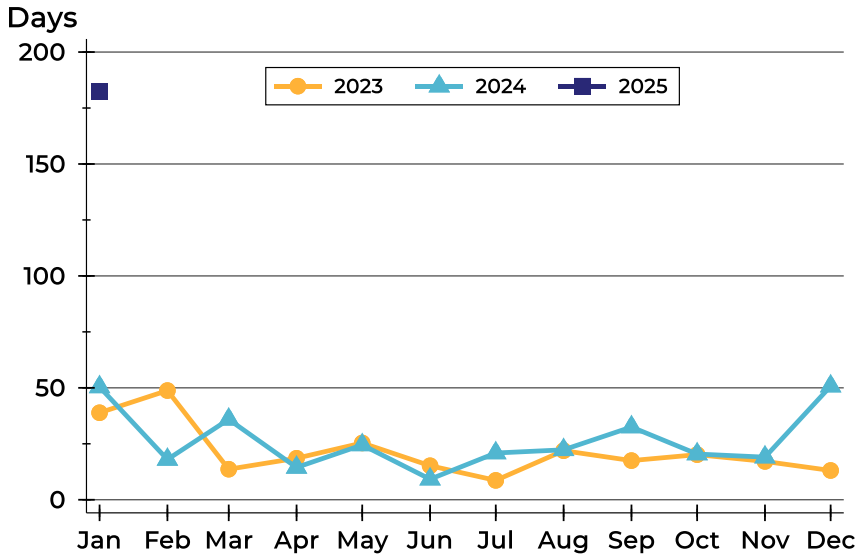


Month	2023	2024	2025
January	140,000	186,100	173,958
February	180,000	181,450	
March	158,750	169,000	
April	171,900	178,500	
May	163,000	174,900	
June	166,000	171,500	
July	179,900	165,250	
August	130,000	175,000	
September	197,500	199,500	
October	176,000	145,000	
November	161,000	181,000	
December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



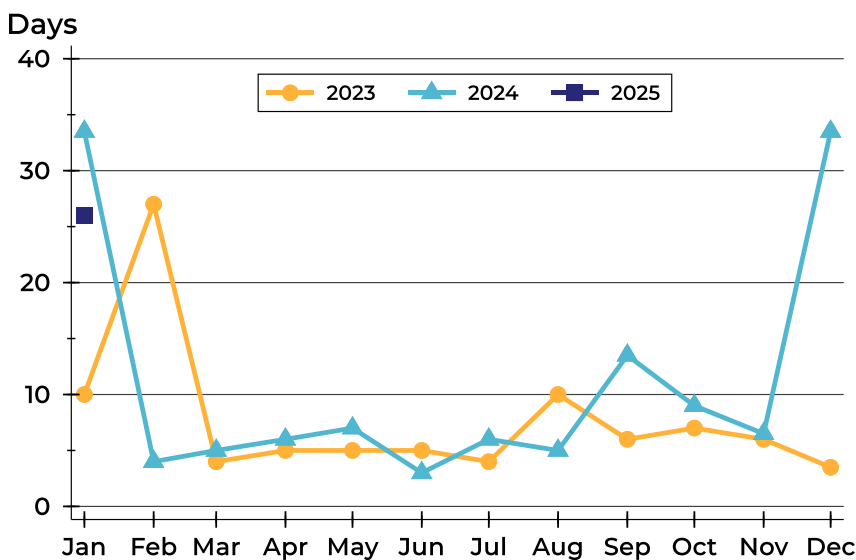
Lyon County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	39	50	182
February	49	18	
March	14	36	
April	19	14	
May	25	24	
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	
March	4	5	
April	5	6	
May	5	7	
June	5	3	
July	4	6	
August	10	5	
September	6	14	
October	7	9	
November	6	7	
December	4	34	



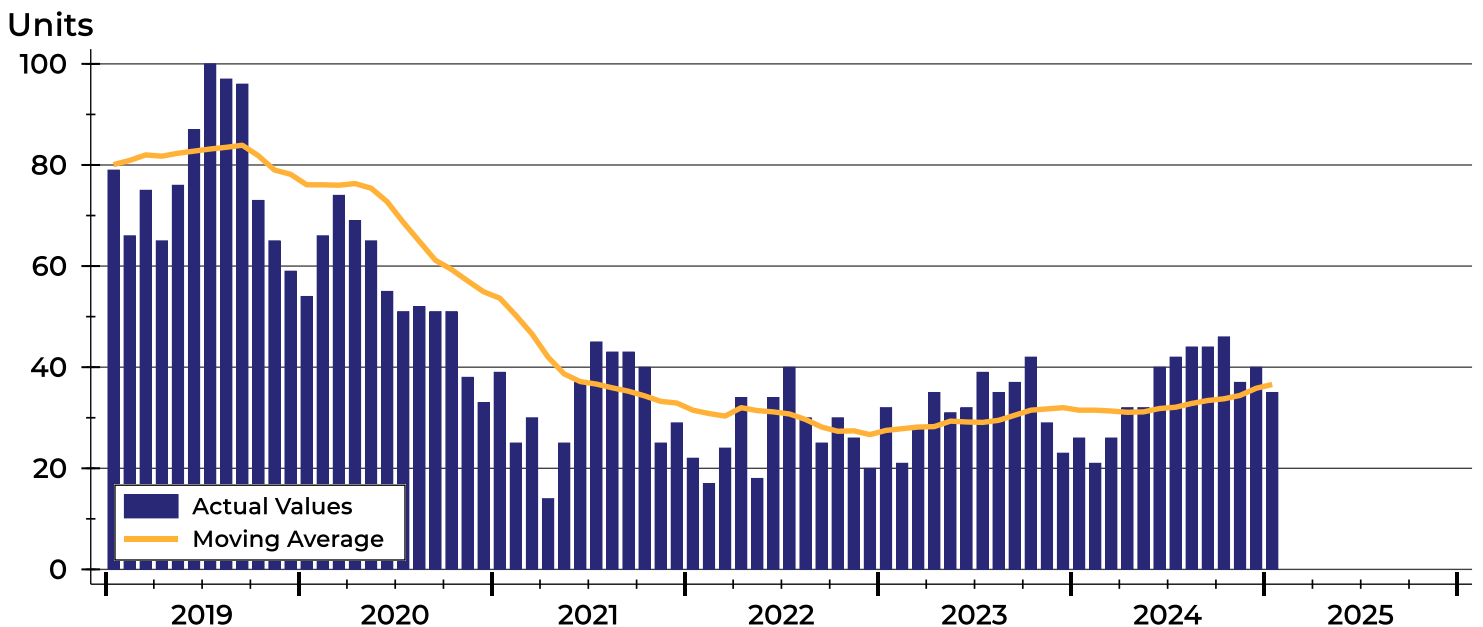
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		End of January		
		2025	2024	Change
Active Listings		35	26	34.6%
Volume (1,000s)		7,445	5,785	28.7%
Months' Supply		1.3	0.9	44.4%
Average	List Price	212,703	222,492	-4.4%
	Days on Market	76	76	0.0%
	Percent of Original	95.8%	96.7%	-0.9%
Median	List Price	159,900	186,750	-14.4%
	Days on Market	79	50	58.0%
	Percent of Original	99.5%	100.0%	-0.5%

A total of 35 homes were available for sale in Lyon County at the end of January. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of January was \$159,900, down 14.4% from 2024. The typical time on market for active listings was 79 days, up from 50 days a year earlier.

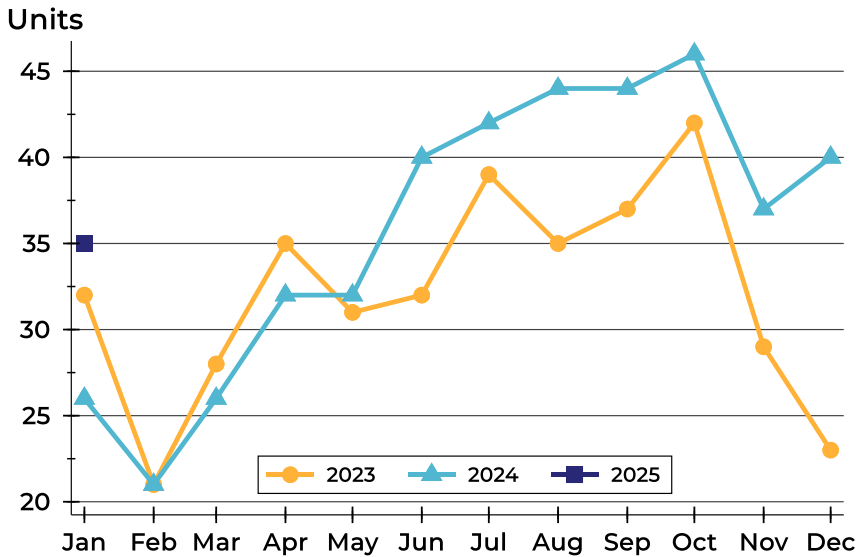
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



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

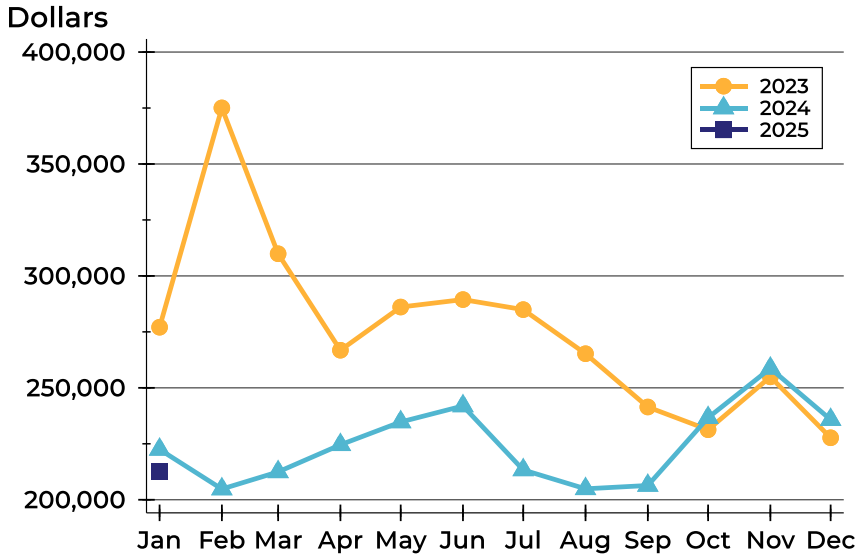
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	2.9%	N/A	1,300	1,300	4	4	100.0%	100.0%
\$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	9	25.7%	2.9	85,956	86,000	77	51	93.8%	100.0%
\$100,000-\$124,999	1	2.9%	0.5	109,900	109,900	109	109	91.7%	91.7%
\$125,000-\$149,999	6	17.1%	1.6	138,733	136,900	53	44	98.3%	99.6%
\$150,000-\$174,999	2	5.7%	0.5	163,700	163,700	133	133	95.9%	95.9%
\$175,000-\$199,999	4	11.4%	1.4	190,625	193,500	80	73	96.1%	97.6%
\$200,000-\$249,999	3	8.6%	0.7	239,300	244,900	75	79	95.2%	94.2%
\$250,000-\$299,999	1	2.9%	0.5	279,900	279,900	1	1	100.0%	100.0%
\$300,000-\$399,999	4	11.4%	1.5	346,475	334,500	85	102	92.4%	93.3%
\$400,000-\$499,999	2	5.7%	N/A	452,450	452,450	113	113	97.9%	97.9%
\$500,000-\$749,999	2	5.7%	N/A	674,450	674,450	79	79	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



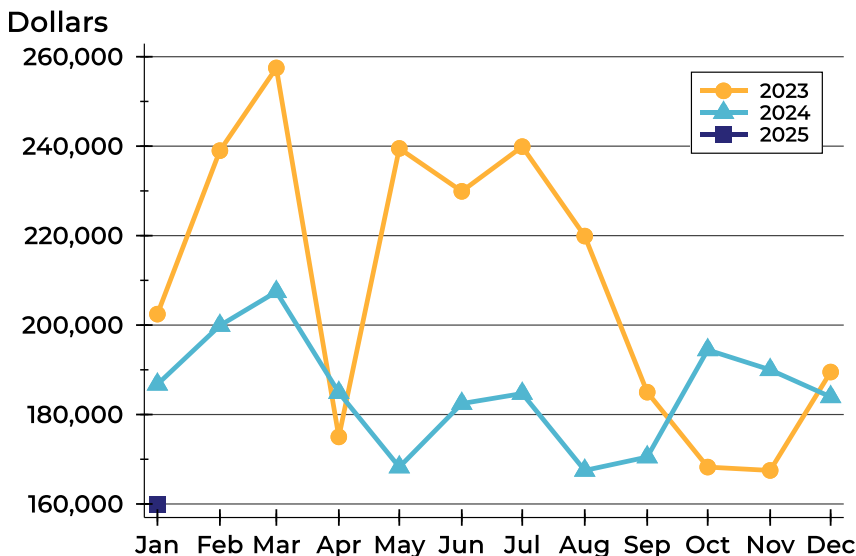
Lyon County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	277,080	222,492	212,703
February	375,062	204,793	
March	309,907	212,454	
April	266,806	224,564	
May	286,097	234,755	
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	

Median Price

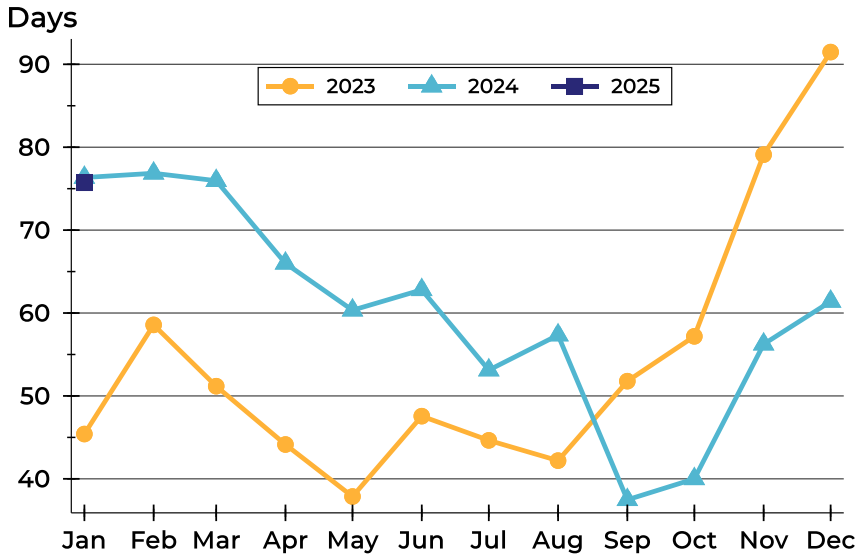


Month	2023	2024	2025
January	202,450	186,750	159,900
February	239,000	199,900	
March	257,500	207,450	
April	175,000	184,900	
May	239,500	168,250	
June	229,900	182,450	
July	239,900	184,700	
August	219,900	167,500	
September	185,000	170,500	
October	168,250	194,450	
November	167,500	190,000	
December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



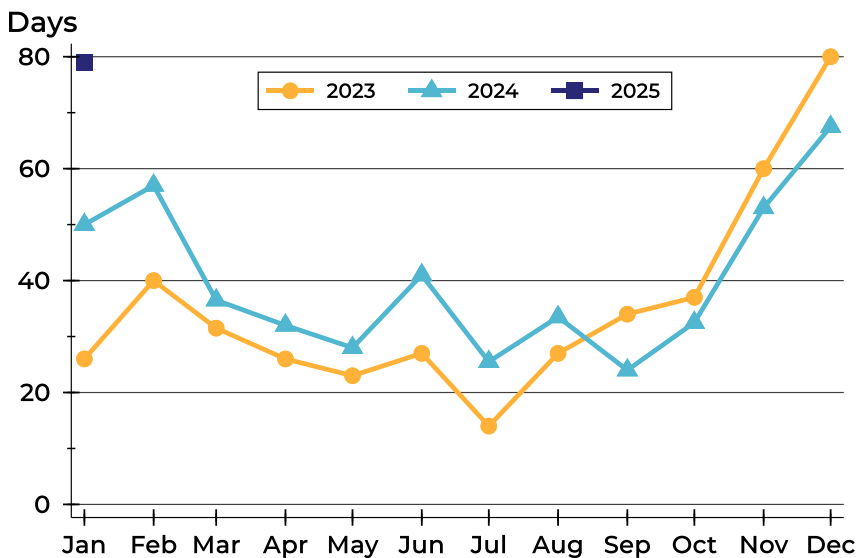
Lyon County Active Listings Analysis

Average DOM



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

Median DOM

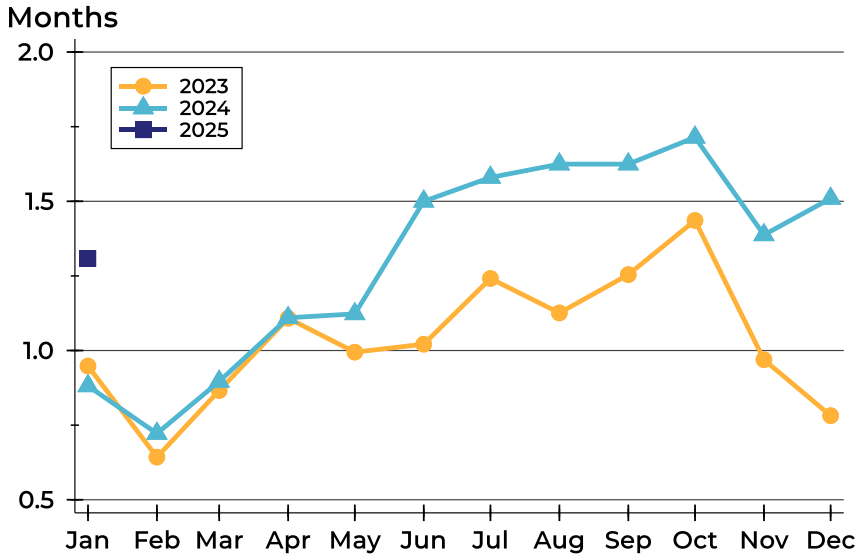


Month	2023	2024	2025
January	26	50	79
February	40	57	
March	32	37	
April	26	32	
May	23	28	
June	27	41	
July	14	26	
August	27	34	
September	34	24	
October	37	33	
November	60	53	
December	80	68	



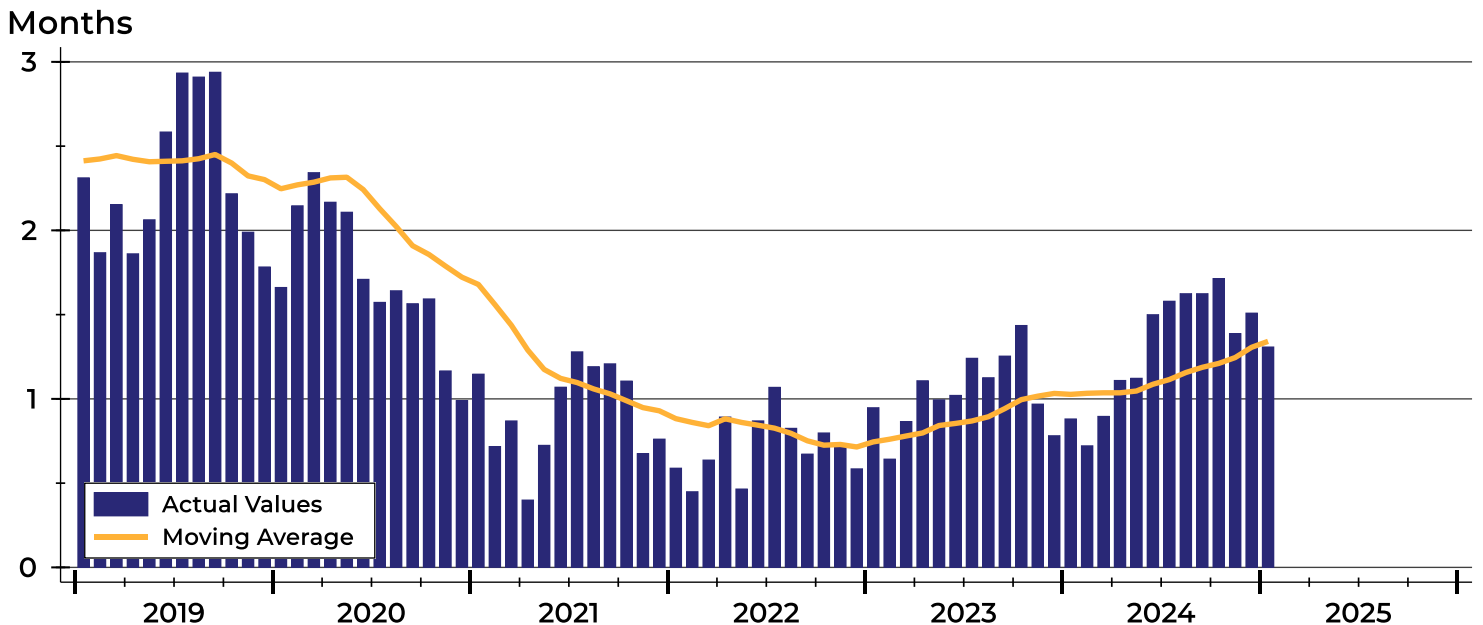
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.3
February	0.6	0.7	
March	0.9	0.9	
April	1.1	1.1	
May	1.0	1.1	
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





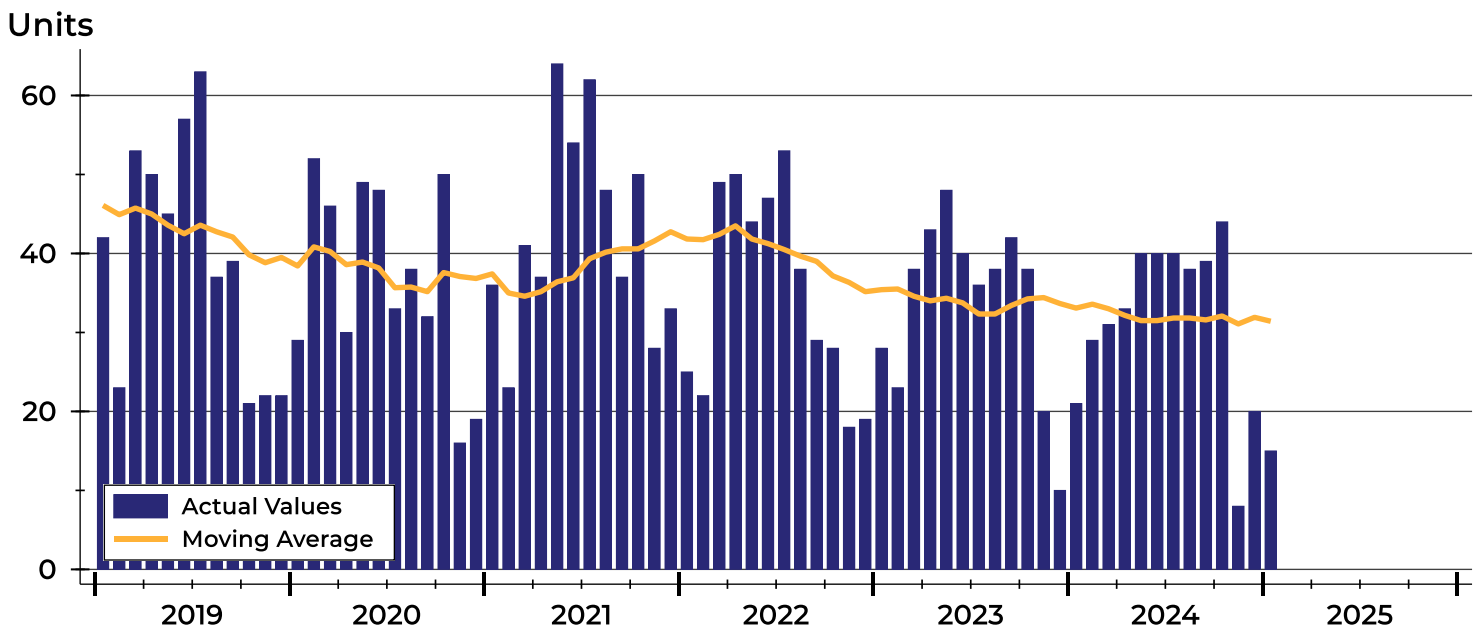
Lyon County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	15	21	-28.6%
	Volume (1,000s)	3,104	4,919	-36.9%
	Average List Price	206,913	234,233	-11.7%
	Median List Price	197,500	204,900	-3.6%
Year-to-Date	New Listings	15	21	-28.6%
	Volume (1,000s)	3,104	4,919	-36.9%
	Average List Price	206,913	234,233	-11.7%
	Median List Price	197,500	204,900	-3.6%

A total of 15 new listings were added in Lyon County during January, down 28.6% from the same month in 2024.

The median list price of these homes was \$197,500 down from \$204,900 in 2024.

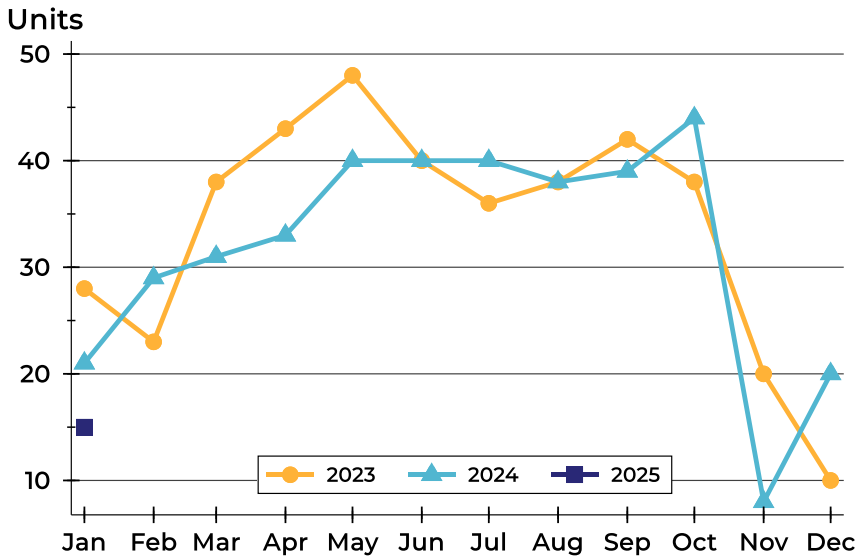
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	28	21	15
February	23	29	
March	38	31	
April	43	33	
May	48	40	
June	40	40	
July	36	40	
August	38	38	
September	42	39	
October	38	44	
November	20	8	
December	10	20	

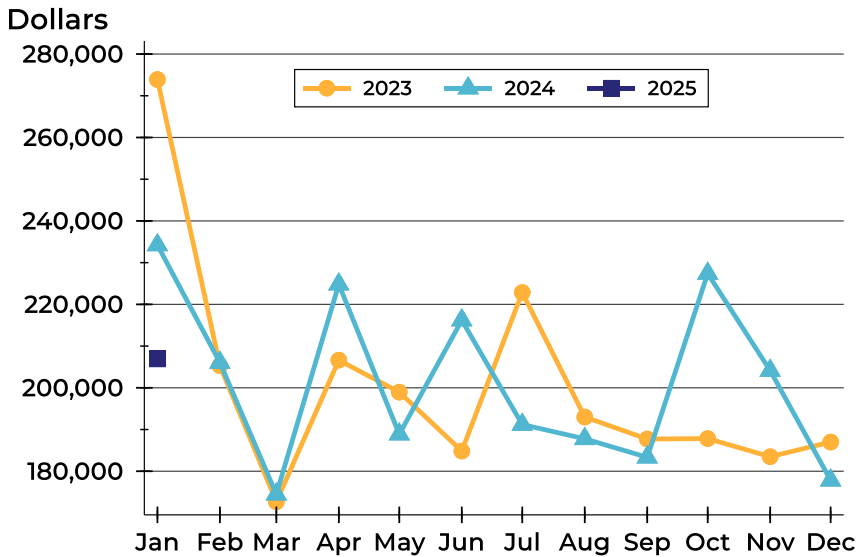
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	6.7%	1,300	1,300	7	7	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	79,300	76,000	21	22	98.7%	100.0%
\$100,000-\$124,999	1	6.7%	118,000	118,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	13.3%	149,400	149,400	18	18	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.7%	197,500	197,500	29	29	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	247,450	247,450	20	20	100.0%	100.0%
\$250,000-\$299,999	3	20.0%	276,800	279,900	6	7	100.0%	100.0%
\$300,000-\$399,999	1	6.7%	325,000	325,000	24	24	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.7%	599,900	599,900	22	22	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



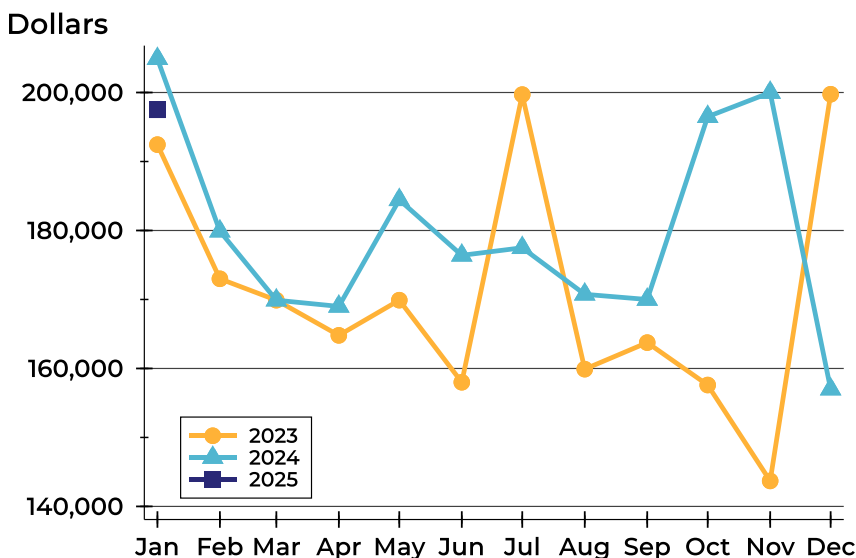
Lyon County New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,898	234,233	206,913
February	205,309	206,059	
March	172,682	174,489	
April	206,633	224,826	
May	198,958	188,880	
June	184,843	216,213	
July	222,842	191,200	
August	193,003	187,771	
September	187,725	183,351	
October	187,833	227,393	
November	183,490	204,138	
December	187,000	177,825	

Median Price



Month	2023	2024	2025
January	192,450	204,900	197,500
February	173,000	179,900	
March	169,900	169,900	
April	164,800	169,000	
May	169,900	184,450	
June	158,000	176,400	
July	199,700	177,500	
August	159,900	170,750	
September	163,750	170,000	
October	157,600	196,500	
November	143,700	200,000	
December	199,750	157,000	

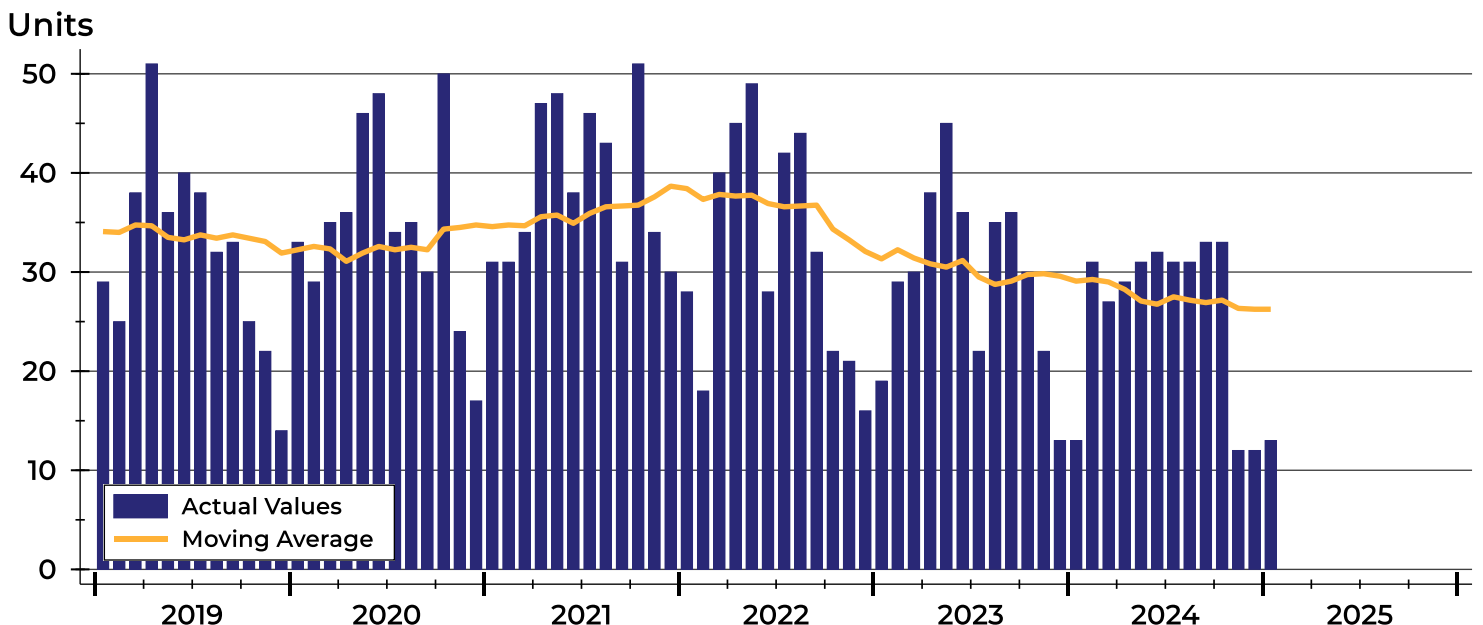


Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			January 2024			Year-to-Date Change		
		2025	2024	Change	2025	2024	Change	2025	2024	Change
Contracts Written		13	13	0.0%	13	13	0.0%	13	13	0.0%
Volume (1,000s)		3,810	3,202	19.0%	3,810	3,202	19.0%	3,810	3,202	19.0%
Average	Sale Price	293,077	246,292	19.0%	293,077	246,292	19.0%	293,077	246,292	19.0%
	Days on Market	27	20	35.0%	27	20	35.0%	27	20	35.0%
	Percent of Original	98.4%	97.8%	0.6%	98.4%	97.8%	0.6%	98.4%	97.8%	0.6%
Median	Sale Price	251,500	214,900	17.0%	251,500	214,900	17.0%	251,500	214,900	17.0%
	Days on Market	13	4	225.0%	13	4	225.0%	13	4	225.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 13 contracts for sale were written in Lyon County during the month of January, the same as in 2024. The median list price of these homes was \$251,500, up from \$214,900 the prior year. Half of the homes that went under contract in January were on the market less than 13 days, compared to 4 days in January 2024.

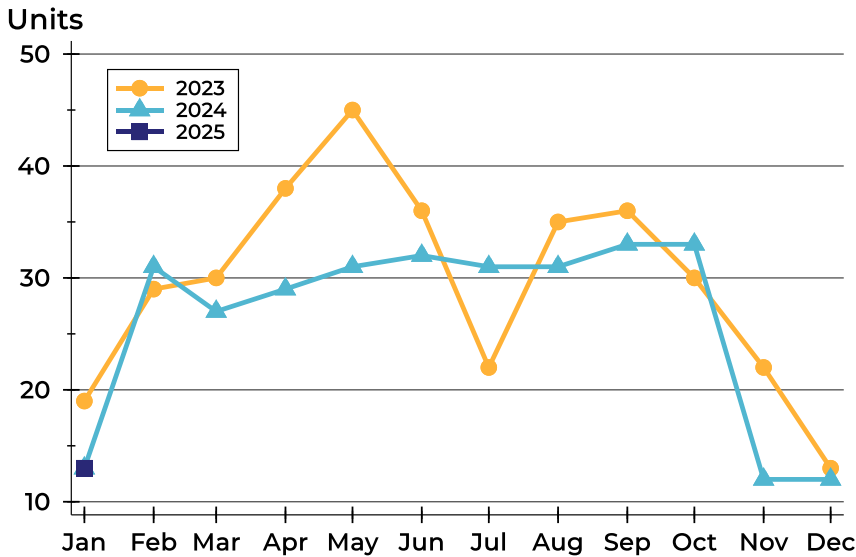
History of Contracts Written





Lyon County Contracts Written Analysis

Contracts Written by Month



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

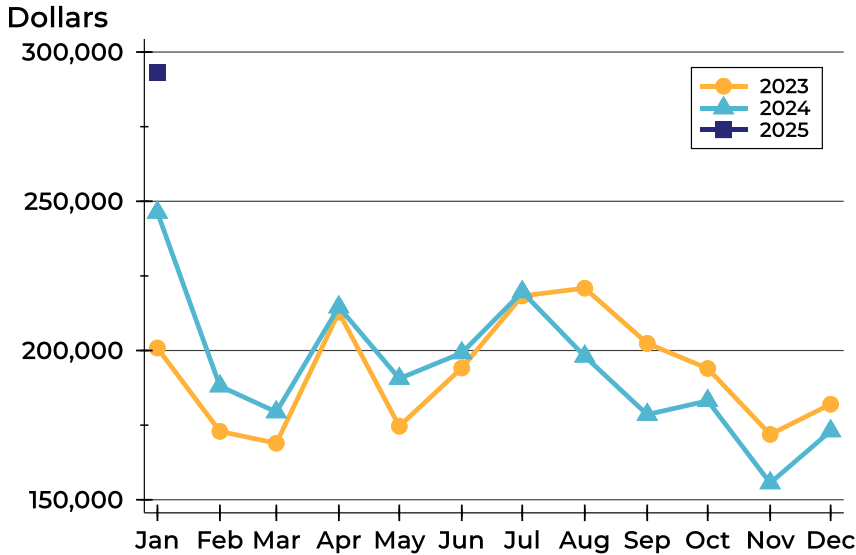
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	37,900	37,900	36	36	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	15.4%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	7.7%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	15.4%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	3	23.1%	273,467	269,900	13	7	100.0%	100.0%
\$300,000-\$399,999	3	23.1%	369,333	379,500	36	6	97.9%	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	1	7.7%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



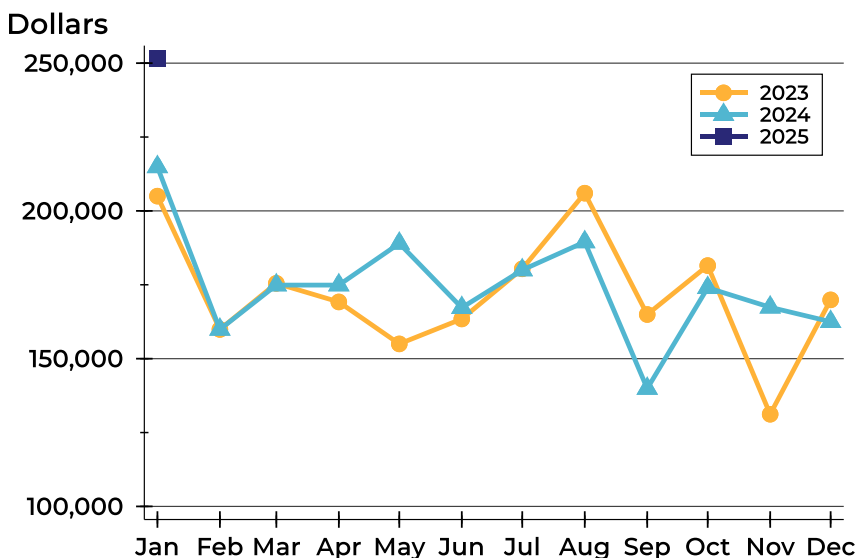
Lyon County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	200,847	246,292	293,077
February	172,902	188,087	
March	168,947	179,404	
April	212,858	214,588	
May	174,631	190,606	
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	173,033	

Median Price

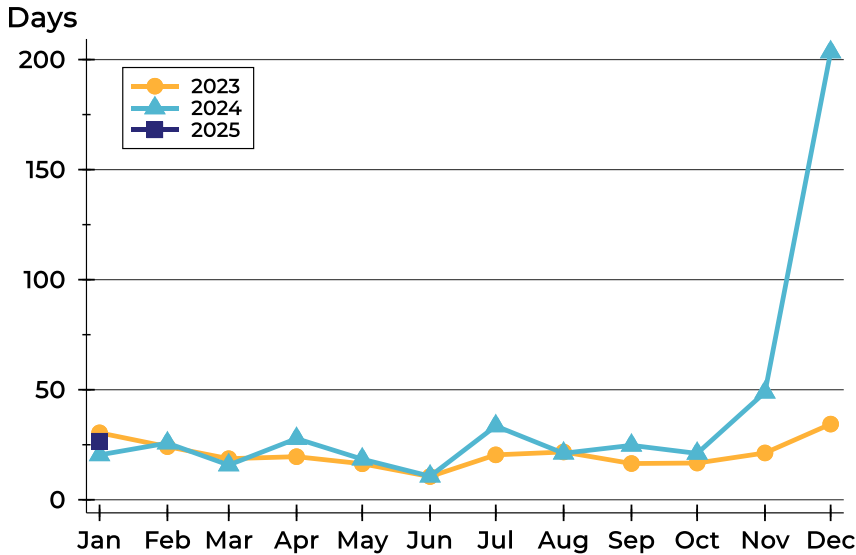


Month	2023	2024	2025
January	205,000	214,900	251,500
February	159,900	159,900	
March	175,500	174,900	
April	169,200	174,900	
May	155,000	189,000	
June	163,450	167,250	
July	180,400	180,000	
August	206,000	189,500	
September	164,950	139,900	
October	181,500	174,000	
November	131,200	167,400	
December	169,900	162,500	



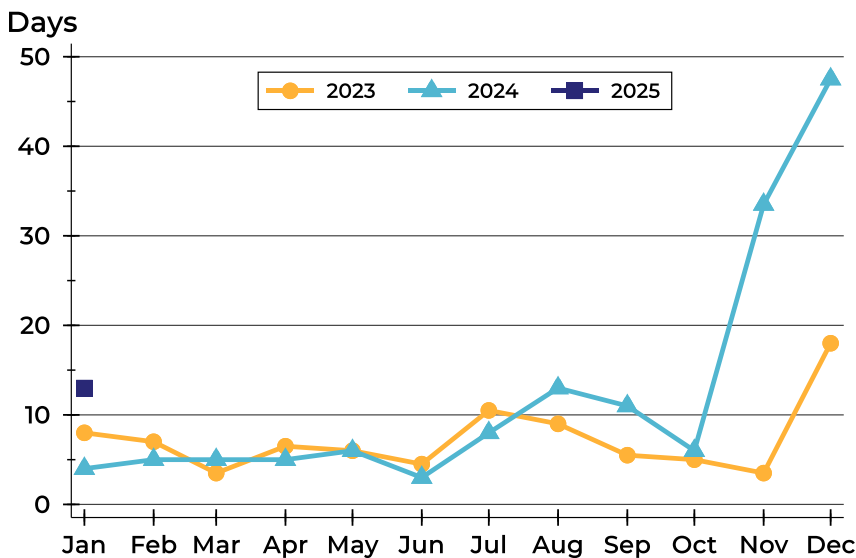
Lyon County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	30	20	27
February	24	26	
March	19	16	
April	20	28	
May	16	18	
June	11	11	
July	20	34	
August	22	21	
September	16	25	
October	17	21	
November	21	49	
December	34	203	

Median DOM



Month	2023	2024	2025
January	8	4	13
February	7	5	
March	4	5	
April	7	5	
May	6	6	
June	5	3	
July	11	8	
August	9	13	
September	6	11	
October	5	6	
November	4	34	
December	18	48	



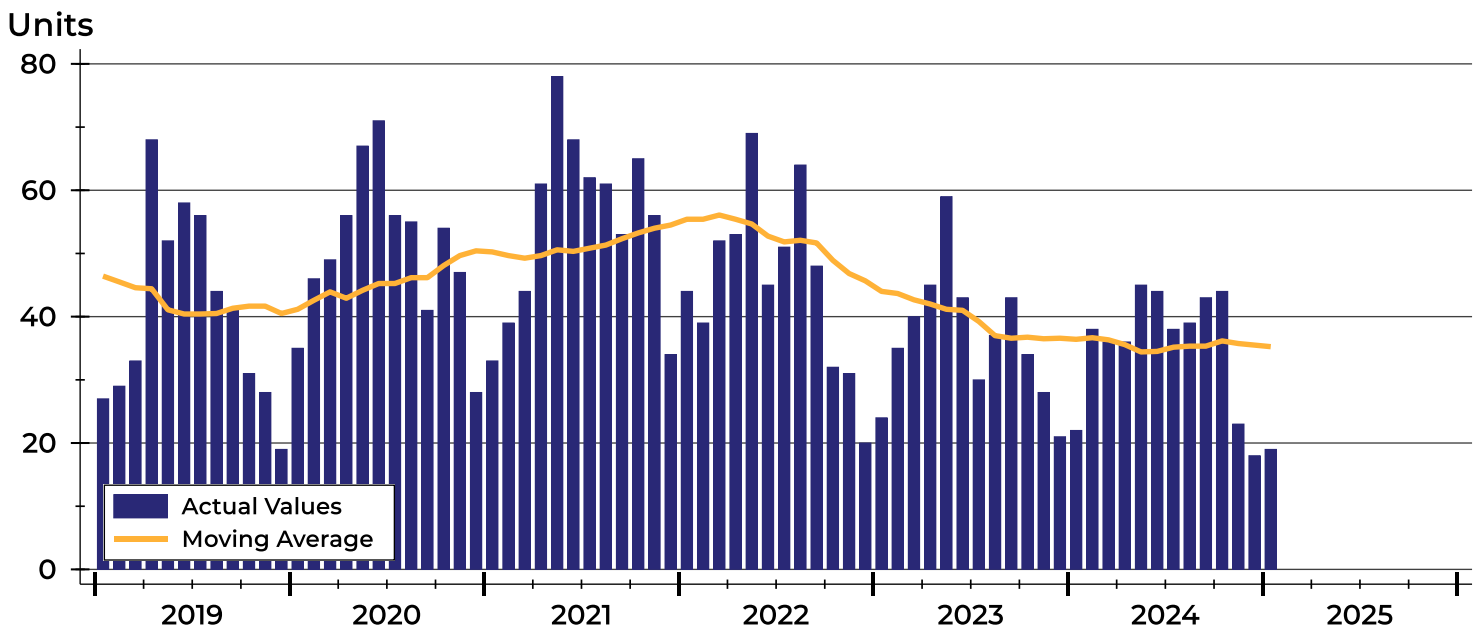
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		19	22	-13.6%
Volume (1,000s)		4,623	4,029	14.7%
Average	List Price	243,305	183,114	32.9%
	Days on Market	24	29	-17.2%
	Percent of Original	98.6%	99.3%	-0.7%
Median	List Price	179,900	167,200	7.6%
	Days on Market	11	8	37.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in Lyon County had contracts pending at the end of January, down from 22 contracts pending at the end of January 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.

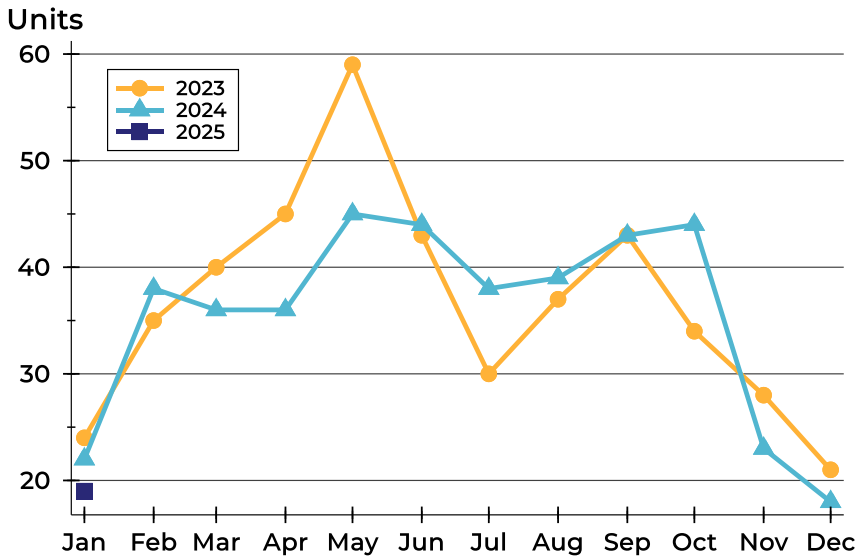
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



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

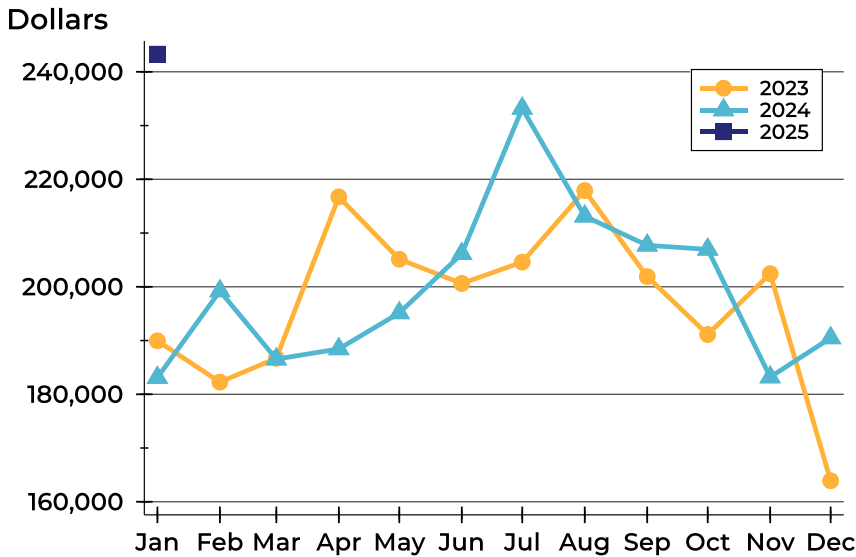
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	10.5%	43,450	43,450	24	24	100.0%	100.0%
\$50,000-\$99,999	3	15.8%	71,433	69,400	60	74	96.1%	99.3%
\$100,000-\$124,999	1	5.3%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	145,000	145,000	0	0	100.0%	100.0%
\$150,000-\$174,999	2	10.5%	164,450	164,450	9	9	98.0%	98.0%
\$175,000-\$199,999	1	5.3%	179,900	179,900	32	32	94.7%	94.7%
\$200,000-\$249,999	2	10.5%	242,950	242,950	12	12	100.0%	100.0%
\$250,000-\$299,999	3	15.8%	273,467	269,900	13	7	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	354,500	354,500	5	5	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.3%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	1	5.3%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



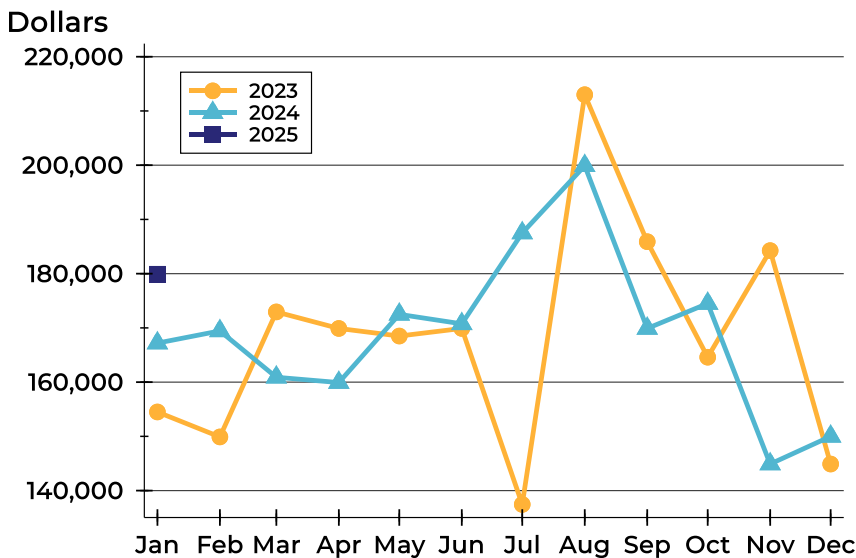
Lyon County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	189,938	183,114	243,305
February	182,271	199,218	
March	186,702	186,539	
April	216,731	188,440	
May	205,136	195,138	
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	

Median Price

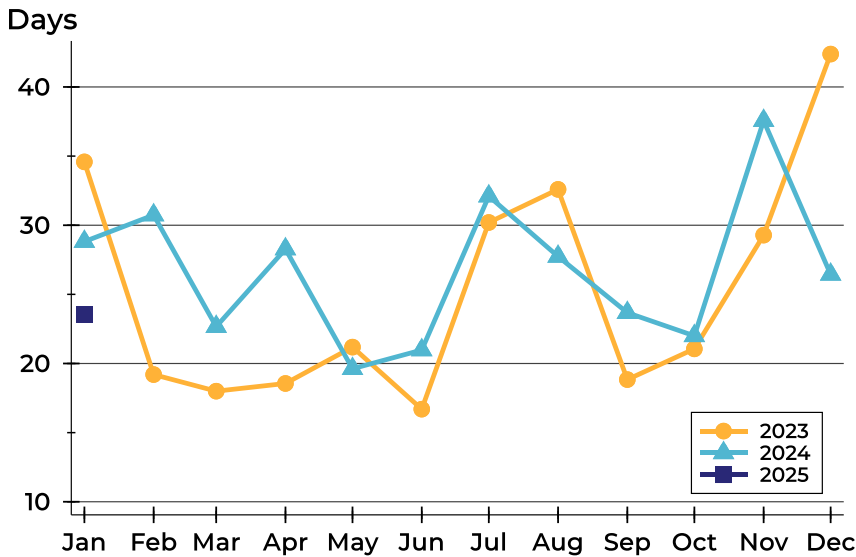


Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	
March	172,950	160,900	
April	169,900	159,925	
May	168,500	172,500	
June	169,900	170,750	
July	137,450	187,500	
August	213,000	199,900	
September	185,900	169,900	
October	164,600	174,500	
November	184,250	144,900	
December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



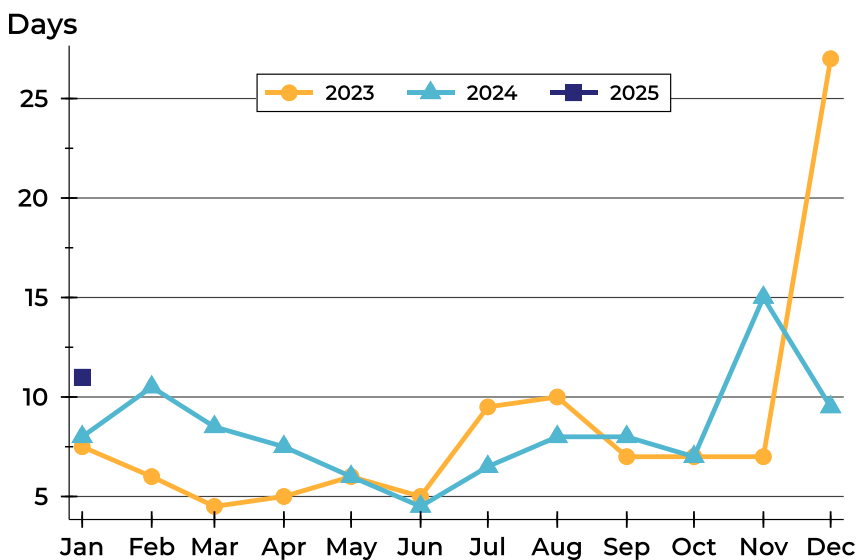
Lyon County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	29	24
February	19	31	
March	18	23	
April	19	28	
May	21	20	
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	
March	5	9	
April	5	8	
May	6	6	
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 Rose in January

Total home sales in Osage County rose by 50.0% last month to 9 units, compared to 6 units in January 2024. Total sales volume was \$1.9 million, up 44.9% from a year earlier.

The median sale price in January was \$172,500, down from \$210,000 a year earlier. Homes that sold in January were typically on the market for 9 days and sold for 97.3% of their list prices.

Osage County Active Listings Up at End of January

The total number of active listings in Osage County at the end of January was 20 units, up from 15 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 January was \$248,750.

During January, a total of 7 contracts were written down from 16 in January 2024. At the end of the month, there were 9 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		9	6	10	9	6	10
Change from prior year		50.0%	-40.0%	-28.6%	50.0%	-40.0%	-28.6%
Active Listings		20	15	26	N/A	N/A	N/A
Change from prior year		33.3%	-42.3%	85.7%			
Months' Supply		1.4	1.1	1.7	N/A	N/A	N/A
Change from prior year		27.3%	-35.3%	88.9%			
New Listings		7	12	14	7	12	14
Change from prior year		-41.7%	-14.3%	40.0%	-41.7%	-14.3%	40.0%
Contracts Written		7	16	9	7	16	9
Change from prior year		-56.3%	77.8%	-18.2%	-56.3%	77.8%	-18.2%
Pending Contracts		9	10	8	N/A	N/A	N/A
Change from prior year		-10.0%	25.0%	-55.6%			
Sales Volume (1,000s)		1,886	1,301	1,366	1,886	1,301	1,366
Change from prior year		45.0%	-4.8%	-53.6%	45.0%	-4.8%	-53.6%
Average	Sale Price	209,500	216,833	136,595	209,500	216,833	136,595
	Change from prior year	-3.4%	58.7%	-35.0%	-3.4%	58.7%	-35.0%
	List Price of Actives	337,716	259,840	597,438	N/A	N/A	N/A
	Change from prior year	30.0%	-56.5%	181.4%			
	Days on Market	44	26	31	44	26	31
Change from prior year	69.2%	-16.1%	-6.1%	69.2%	-16.1%	-6.1%	
Percent of List	97.0%	97.7%	97.2%	97.0%	97.7%	97.2%	
Change from prior year	-0.7%	0.5%	0.3%	-0.7%	0.5%	0.3%	
Percent of Original	92.9%	97.2%	93.2%	92.9%	97.2%	93.2%	
Change from prior year	-4.4%	4.3%	-2.0%	-4.4%	4.3%	-2.0%	
Median	Sale Price	172,500	210,000	111,750	172,500	210,000	111,750
	Change from prior year	-17.9%	87.9%	-13.4%	-17.9%	87.9%	-13.4%
	List Price of Actives	248,750	198,500	247,450	N/A	N/A	N/A
	Change from prior year	25.3%	-19.8%	183.8%			
	Days on Market	9	17	16	9	17	16
Change from prior year	-47.1%	6.3%	0.0%	-47.1%	6.3%	0.0%	
Percent of List	97.3%	98.4%	100.0%	97.3%	98.4%	100.0%	
Change from prior year	-1.1%	-1.6%	0.0%	-1.1%	-1.6%	0.0%	
Percent of Original	97.3%	98.4%	94.1%	97.3%	98.4%	94.1%	
Change from prior year	-1.1%	4.6%	-5.9%	-1.1%	4.6%	-5.9%	

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



Osage County Closed Listings Analysis

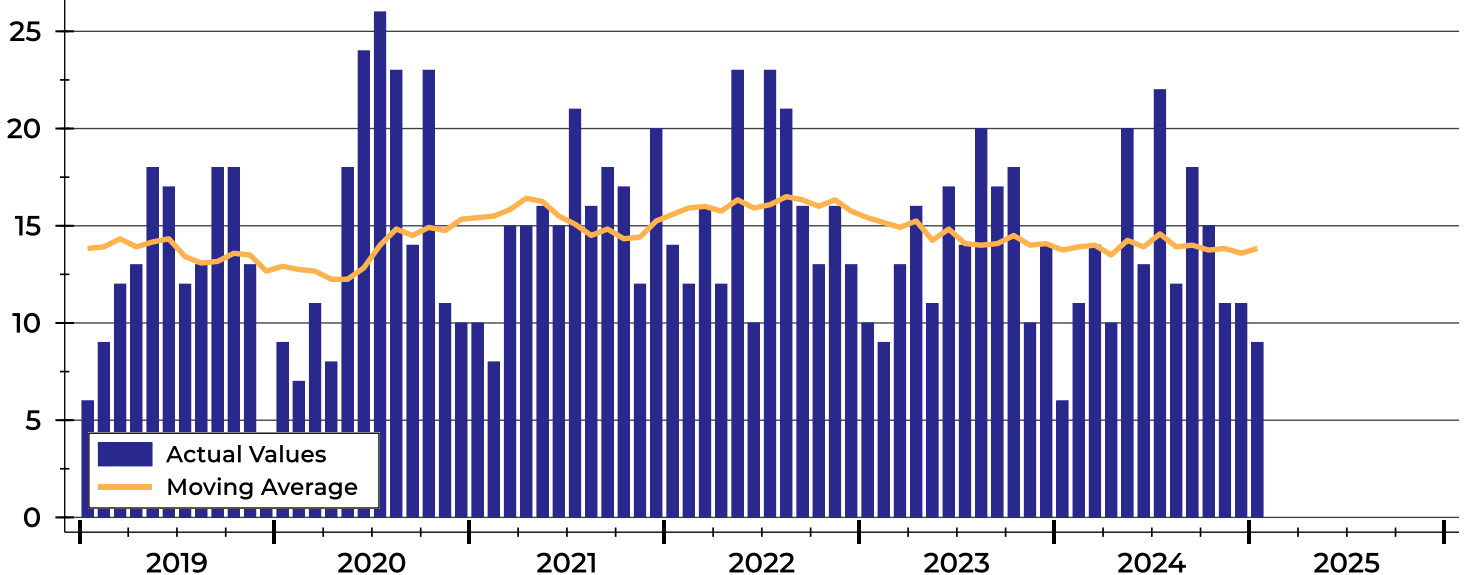
Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		9	6	50.0%	9	6	50.0%
Volume (1,000s)		1,886	1,301	45.0%	1,886	1,301	45.0%
Months' Supply		1.4	1.1	27.3%	N/A	N/A	N/A
Average	Sale Price	209,500	216,833	-3.4%	209,500	216,833	-3.4%
	Days on Market	44	26	69.2%	44	26	69.2%
	Percent of List	97.0%	97.7%	-0.7%	97.0%	97.7%	-0.7%
	Percent of Original	92.9%	97.2%	-4.4%	92.9%	97.2%	-4.4%
Median	Sale Price	172,500	210,000	-17.9%	172,500	210,000	-17.9%
	Days on Market	9	17	-47.1%	9	17	-47.1%
	Percent of List	97.3%	98.4%	-1.1%	97.3%	98.4%	-1.1%
	Percent of Original	97.3%	98.4%	-1.1%	97.3%	98.4%	-1.1%

A total of 9 homes sold in Osage County in January, up from 6 units in January 2024. Total sales volume rose to \$1.9 million compared to \$1.3 million in the previous year.

The median sales price in January was \$172,500, down 17.9% compared to the prior year. Median days on market was 9 days, down from 10 days in December, and down from 17 in January 2024.

History of Closed Listings

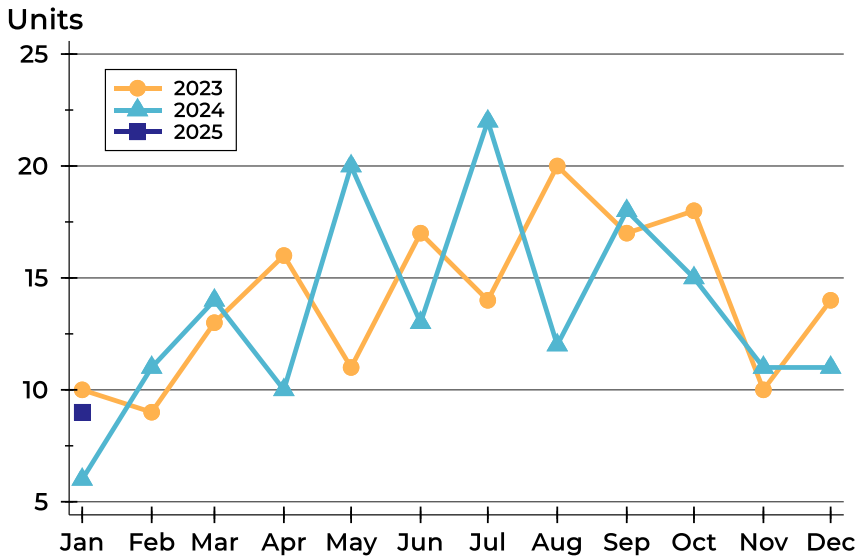
Units





Osage County Closed Listings Analysis

Closed Listings by Month



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

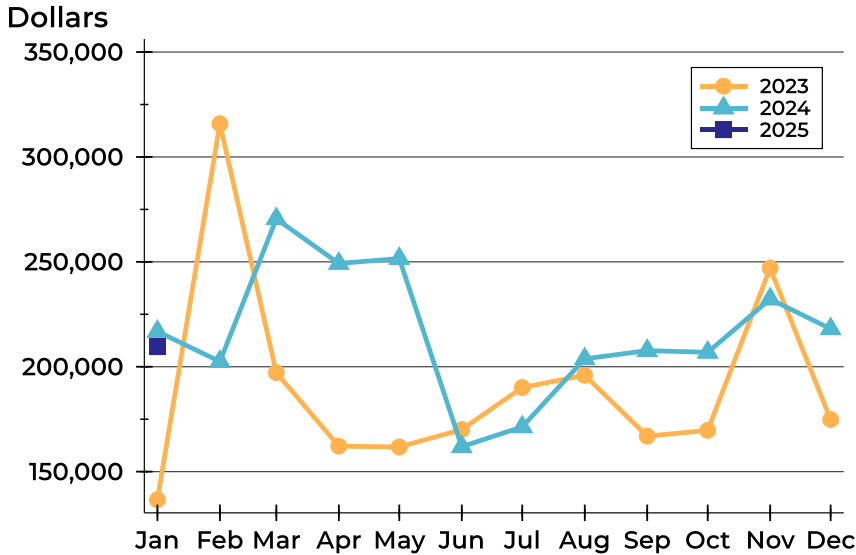
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	1.4	57,000	57,000	312	312	82.6%	82.6%	45.6%	45.6%
\$100,000-\$124,999	2	22.2%	1.4	119,000	119,000	8	8	97.2%	97.2%	97.2%	97.2%
\$125,000-\$149,999	1	11.1%	0.7	145,500	145,500	15	15	97.3%	97.3%	97.3%	97.3%
\$150,000-\$174,999	1	11.1%	0.0	172,500	172,500	33	33	92.5%	92.5%	92.5%	92.5%
\$175,000-\$199,999	1	11.1%	0.9	186,000	186,000	4	4	106.9%	106.9%	106.9%	106.9%
\$200,000-\$249,999	1	11.1%	1.4	236,500	236,500	9	9	94.6%	94.6%	94.6%	94.6%
\$250,000-\$299,999	1	11.1%	3.0	295,000	295,000	0	0	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	16.0	555,000	555,000	5	5	104.7%	104.7%	104.7%	104.7%
\$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



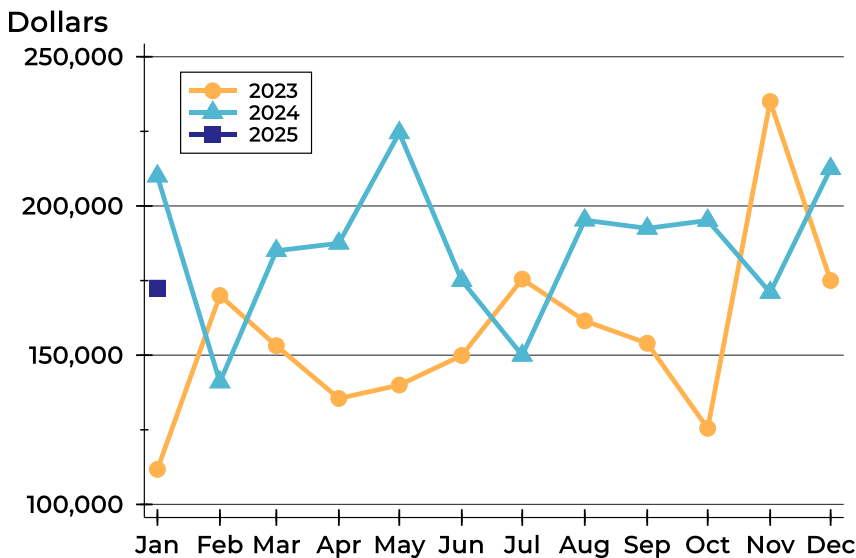
Osage County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	136,595	216,833	209,500
February	315,833	202,482	
March	197,213	270,536	
April	162,156	249,250	
May	161,773	251,590	
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	

Median Price

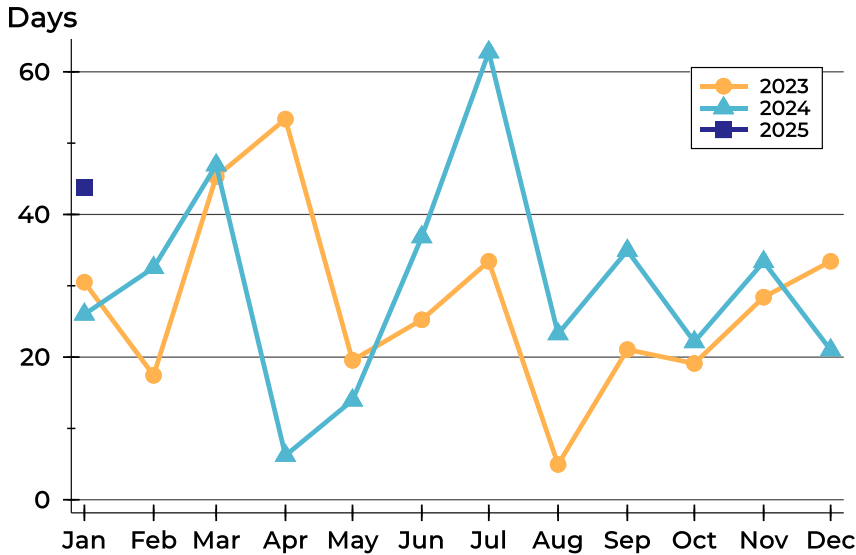


Month	2023	2024	2025
January	111,750	210,000	172,500
February	170,000	141,000	
March	153,175	185,000	
April	135,500	187,500	
May	140,000	224,500	
June	149,900	175,000	
July	175,500	149,950	
August	161,500	195,250	
September	154,000	192,500	
October	125,500	195,151	
November	235,000	171,000	
December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



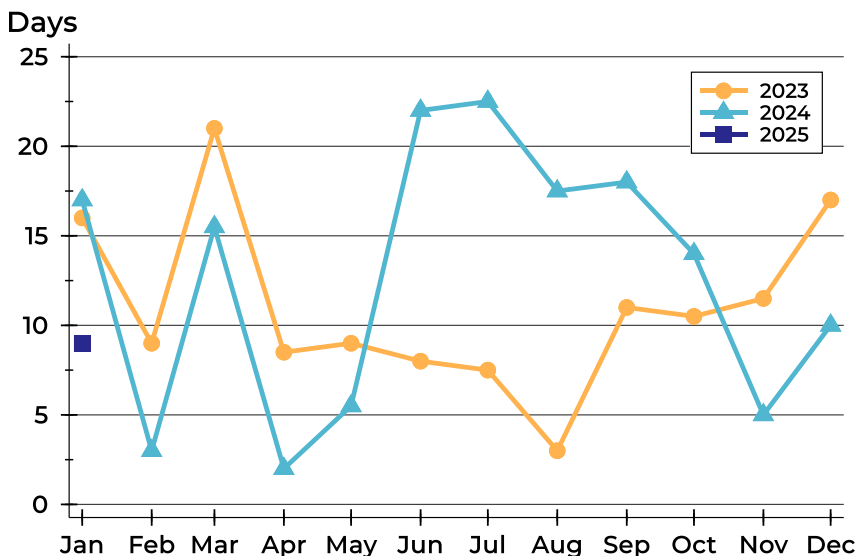
Osage County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	26	44
February	17	33	
March	45	47	
April	53	6	
May	20	14	
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	
March	21	16	
April	9	2	
May	9	6	
June	8	22	
July	8	23	
August	3	18	
September	11	18	
October	11	14	
November	12	5	
December	17	10	



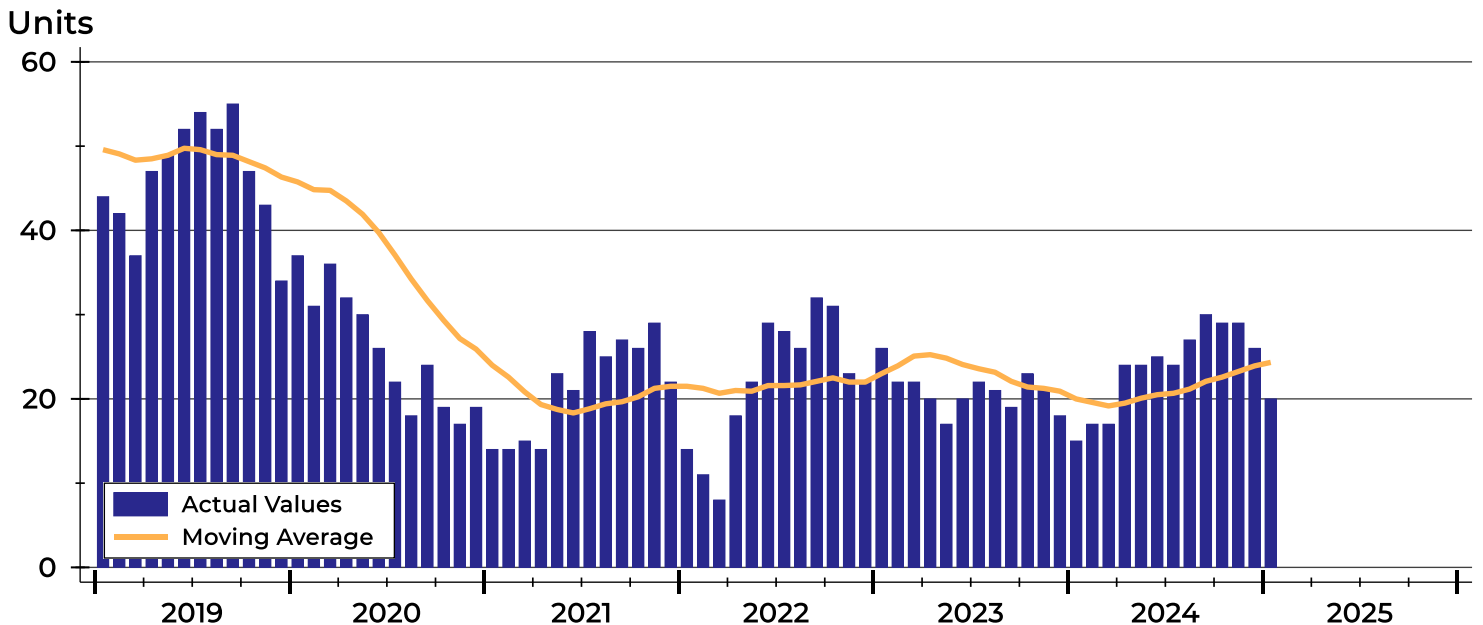
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		20	15	33.3%
Volume (1,000s)		6,754	3,898	73.3%
Months' Supply		1.4	1.1	27.3%
Average	List Price	337,716	259,840	30.0%
	Days on Market	89	89	0.0%
	Percent of Original	96.6%	95.7%	0.9%
Median	List Price	248,750	198,500	25.3%
	Days on Market	82	74	10.8%
	Percent of Original	100.0%	99.7%	0.3%

A total of 20 homes were available for sale in Osage County at the end of January. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of January was \$248,750, up 25.3% from 2024. The typical time on market for active listings was 82 days, up from 74 days a year earlier.

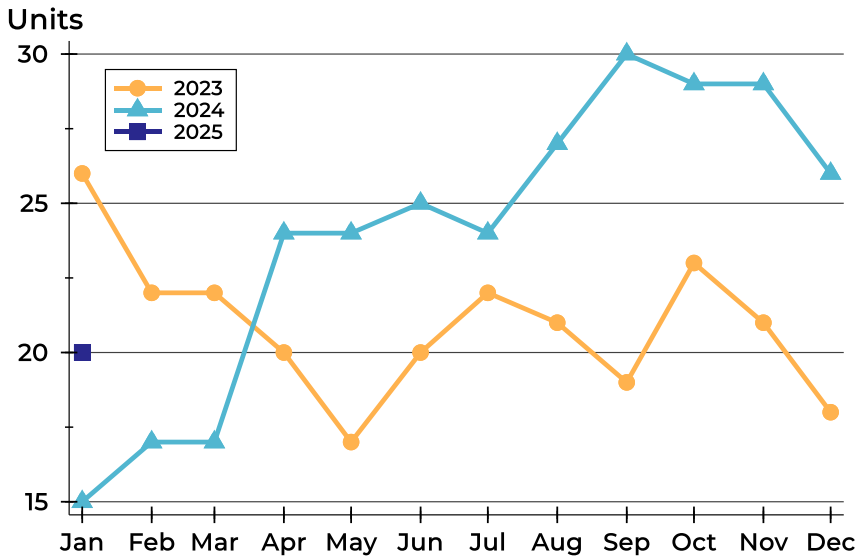
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



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

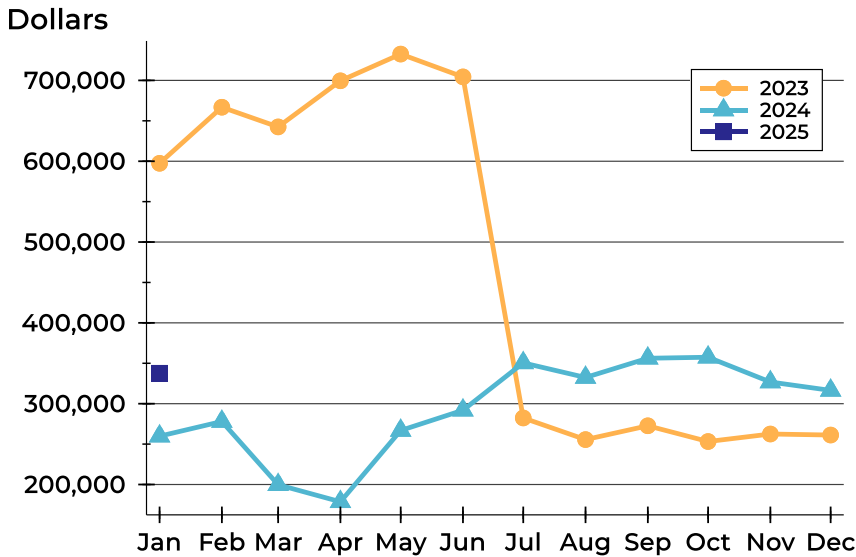
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	10.0%	1.4	64,700	64,700	3	3	100.0%	100.0%
\$100,000-\$124,999	2	10.0%	1.4	117,450	117,450	110	110	94.1%	94.1%
\$125,000-\$149,999	1	5.0%	0.7	149,950	149,950	151	151	85.7%	85.7%
\$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	2	10.0%	0.9	196,339	196,339	144	144	92.8%	92.8%
\$200,000-\$249,999	3	15.0%	1.4	230,800	230,000	107	77	99.0%	100.0%
\$250,000-\$299,999	3	15.0%	3.0	260,000	260,000	74	86	94.8%	96.4%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	10.0%	N/A	435,000	435,000	175	175	95.4%	95.4%
\$500,000-\$749,999	4	20.0%	16.0	577,500	557,500	49	46	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	5.0%	N/A	1,195,000	1,195,000	18	18	100.0%	100.0%



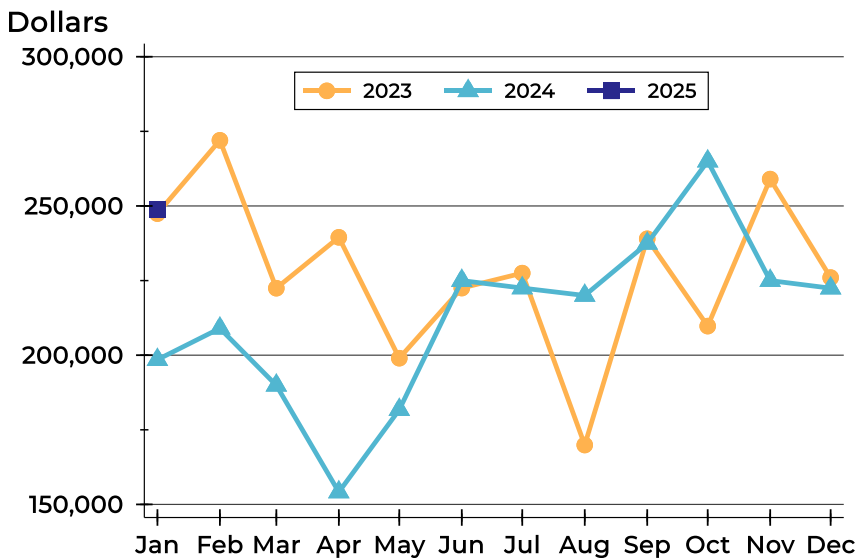
Osage County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	597,438	259,840	337,716
February	666,846	277,982	
March	642,477	199,709	
April	699,530	178,654	
May	732,603	266,875	
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	

Median Price

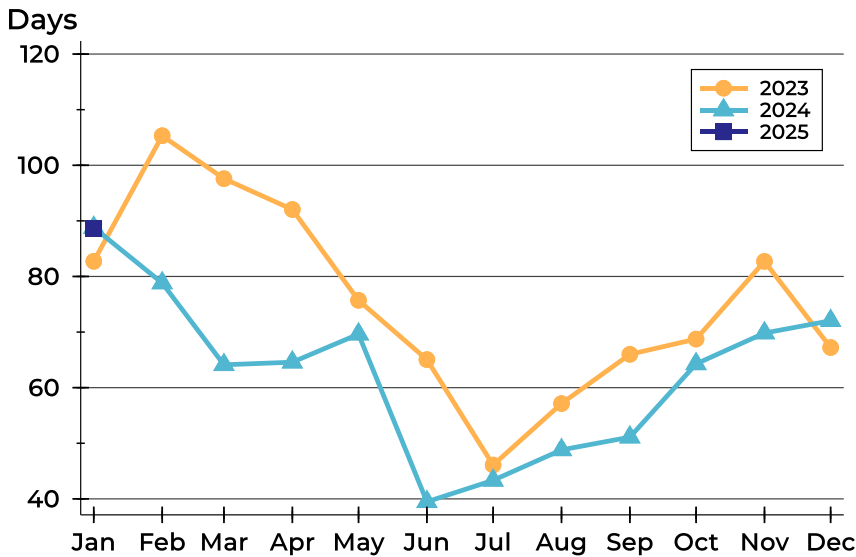


Month	2023	2024	2025
January	247,450	198,500	248,750
February	272,000	209,000	
March	222,450	189,900	
April	239,495	154,150	
May	199,000	181,750	
June	222,500	225,000	
July	227,500	222,500	
August	169,910	220,000	
September	239,000	237,450	
October	209,750	265,000	
November	259,000	225,000	
December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



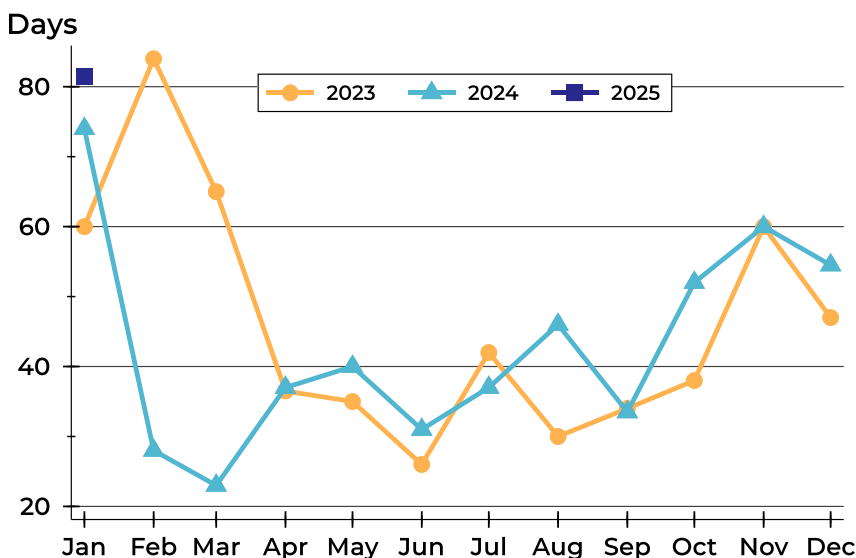
Osage County Active Listings Analysis

Average DOM



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

Median DOM

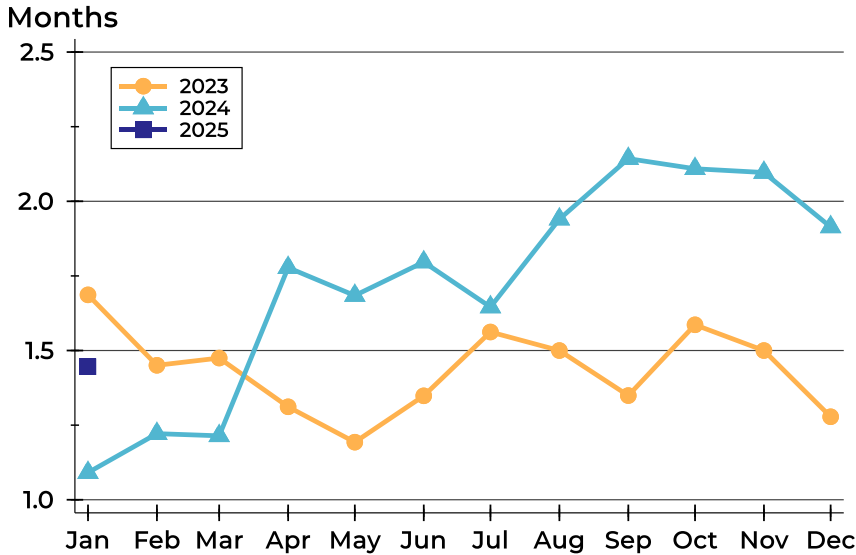


Month	2023	2024	2025
January	60	74	82
February	84	28	
March	65	23	
April	37	37	
May	35	40	
June	26	31	
July	42	37	
August	30	46	
September	34	34	
October	38	52	
November	60	60	
December	47	55	



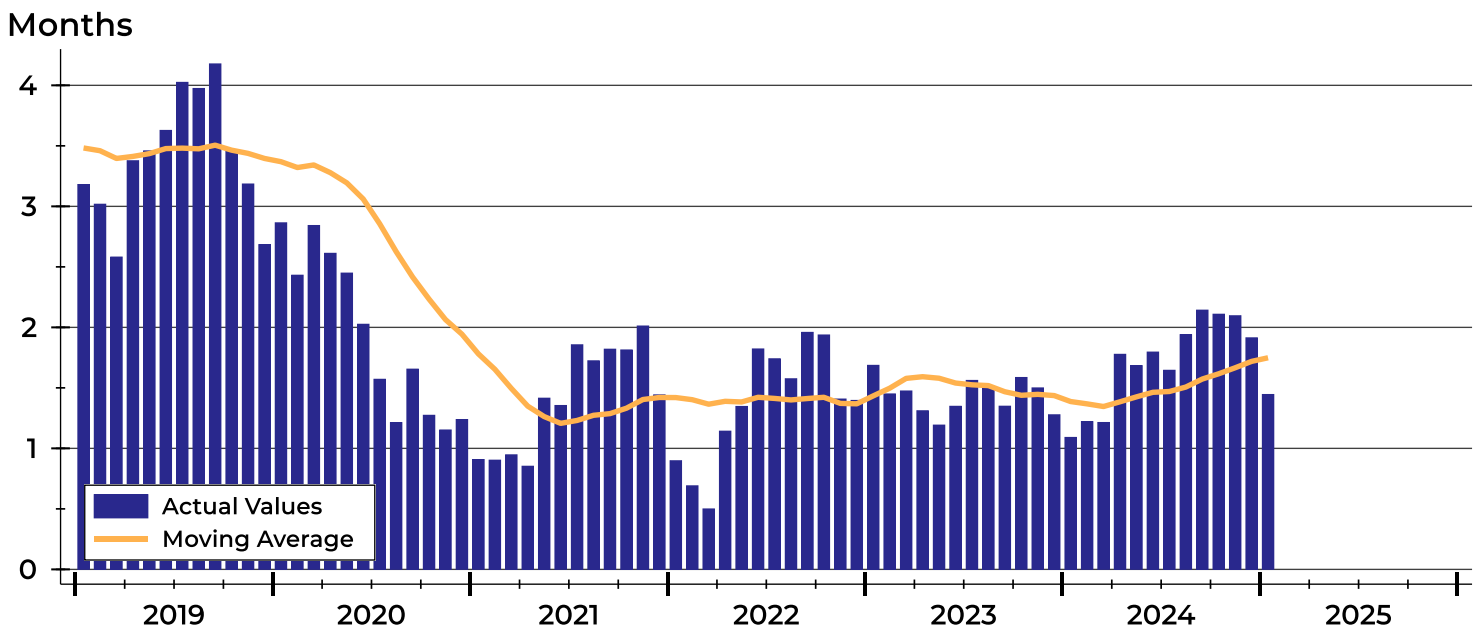
Osage County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	1.1	1.4
February	1.5	1.2	
March	1.5	1.2	
April	1.3	1.8	
May	1.2	1.7	
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





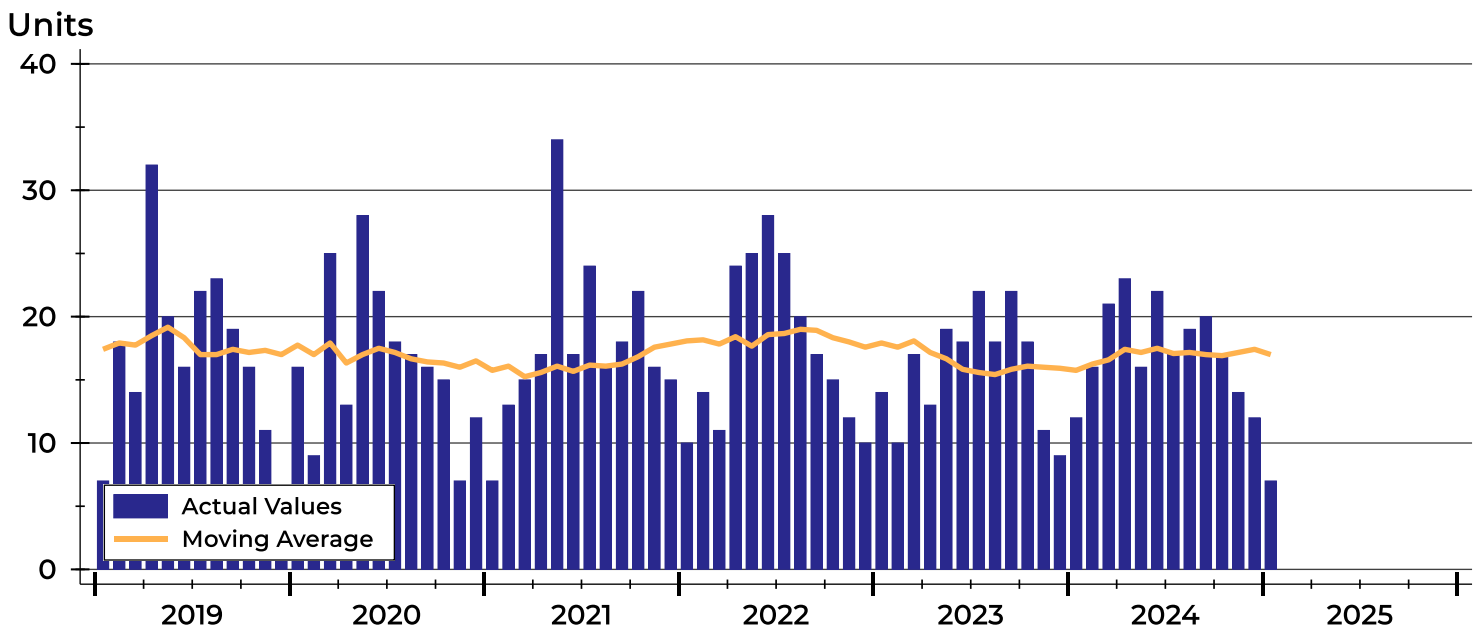
Osage County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	7	12	-41.7%
	Volume (1,000s)	2,470	1,280	93.0%
	Average List Price	352,900	106,679	230.8%
	Median List Price	200,000	96,375	107.5%
Year-to-Date	New Listings	7	12	-41.7%
	Volume (1,000s)	2,470	1,280	93.0%
	Average List Price	352,900	106,679	230.8%
	Median List Price	200,000	96,375	107.5%

A total of 7 new listings were added in Osage County during January, down 41.7% from the same month in 2024.

The median list price of these homes was \$200,000 up from \$96,375 in 2024.

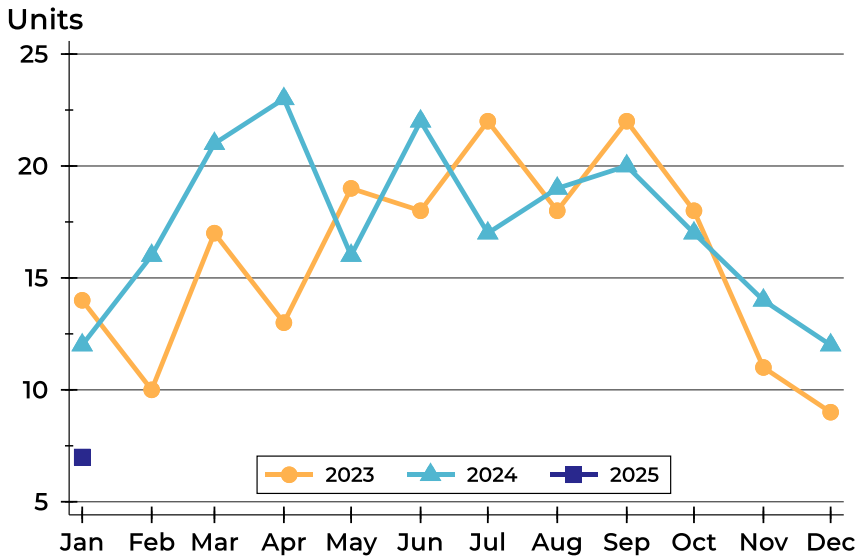
History of New Listings





Osage County New Listings Analysis

New Listings by Month



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

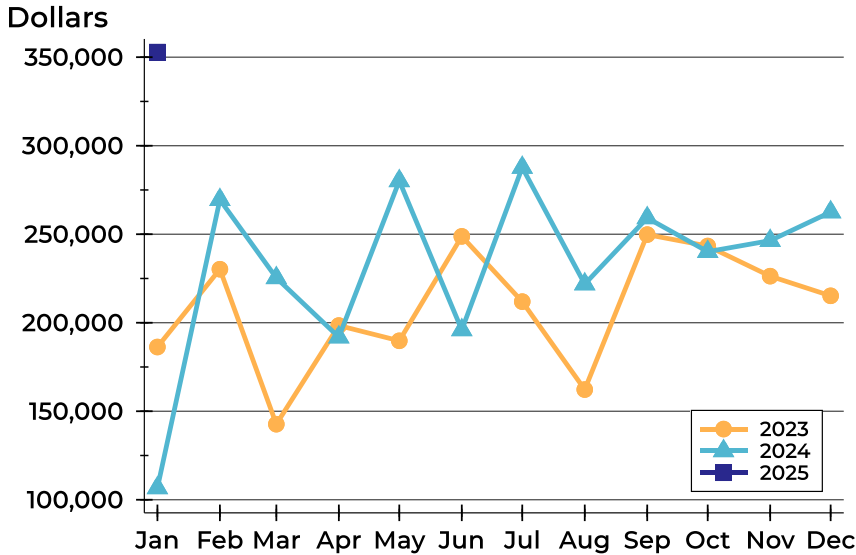
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	64,700	64,700	8	8	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	115,900	115,900	22	22	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	200,000	200,000	0	0	86.4%	86.4%
\$250,000-\$299,999	1	14.3%	255,000	255,000	15	15	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	1	14.3%	575,000	575,000	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	1	14.3%	1,195,000	1,195,000	25	25	100.0%	100.0%



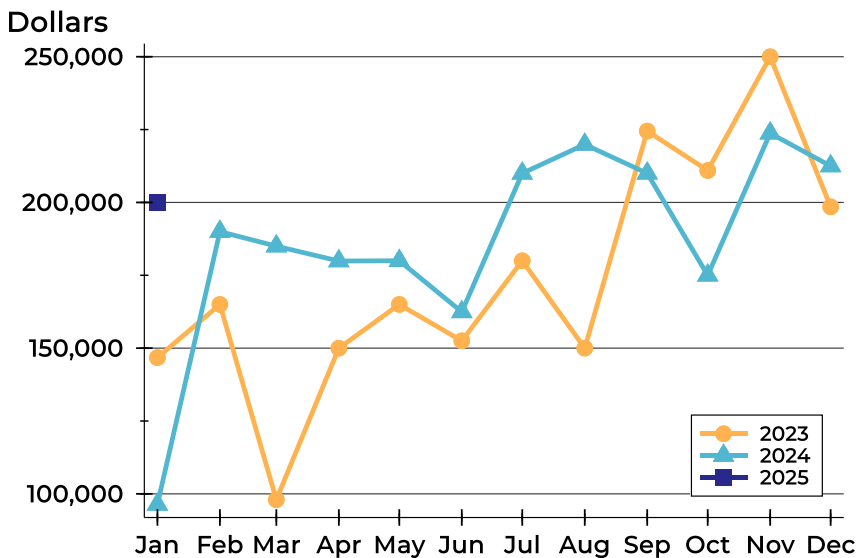
Osage County New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,286	106,679	352,900
February	230,240	269,481	
March	142,694	225,346	
April	198,423	191,870	
May	189,803	280,131	
June	248,789	195,942	
July	211,936	287,688	
August	162,253	221,842	
September	249,786	259,213	
October	243,340	240,159	
November	226,309	246,386	
December	215,211	262,522	

Median Price



Month	2023	2024	2025
January	146,750	96,375	200,000
February	165,000	190,000	
March	98,000	185,000	
April	150,000	179,900	
May	165,000	180,000	
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	223,750	
December	198,500	212,500	



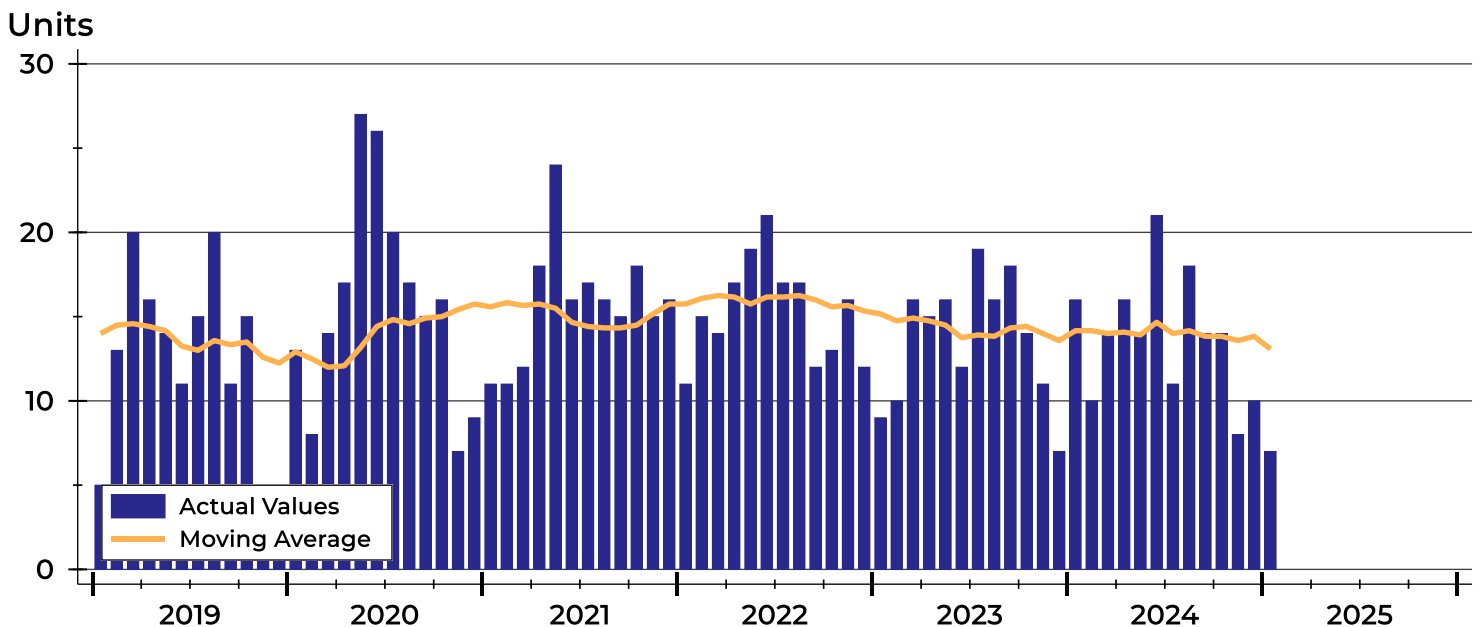
Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		7	16	-56.3%	7	16	-56.3%
Volume (1,000s)		1,149	2,841	-59.6%	1,149	2,841	-59.6%
Average	Sale Price	164,143	177,584	-7.6%	164,143	177,584	-7.6%
	Days on Market	37	34	8.8%	37	34	8.8%
	Percent of Original	96.1%	96.6%	-0.5%	96.1%	96.6%	-0.5%
Median	Sale Price	135,000	150,000	-10.0%	135,000	150,000	-10.0%
	Days on Market	34	4	750.0%	34	4	750.0%
	Percent of Original	96.0%	99.0%	-3.0%	96.0%	99.0%	-3.0%

A total of 7 contracts for sale were written in Osage County during the month of January, down from 16 in 2024. The median list price of these homes was \$135,000, down from \$150,000 the prior year.

Half of the homes that went under contract in January were on the market less than 34 days, compared to 4 days in January 2024.

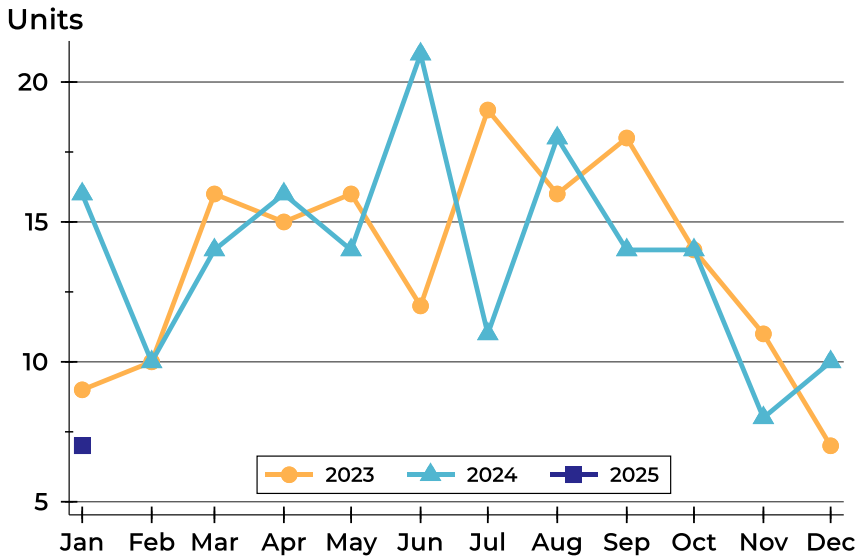
History of Contracts Written





Osage County Contracts Written Analysis

Contracts Written by Month



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

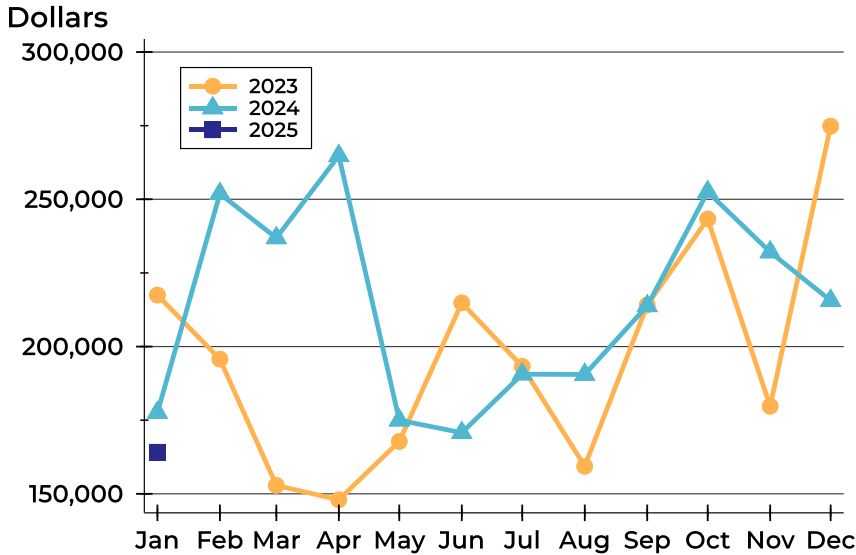
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	28.6%	105,000	105,000	51	51	100.0%	100.0%
\$125,000-\$149,999	2	28.6%	130,000	130,000	41	41	98.0%	98.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	205,000	205,000	17	17	90.9%	90.9%
\$250,000-\$299,999	1	14.3%	269,000	269,000	44	44	94.5%	94.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



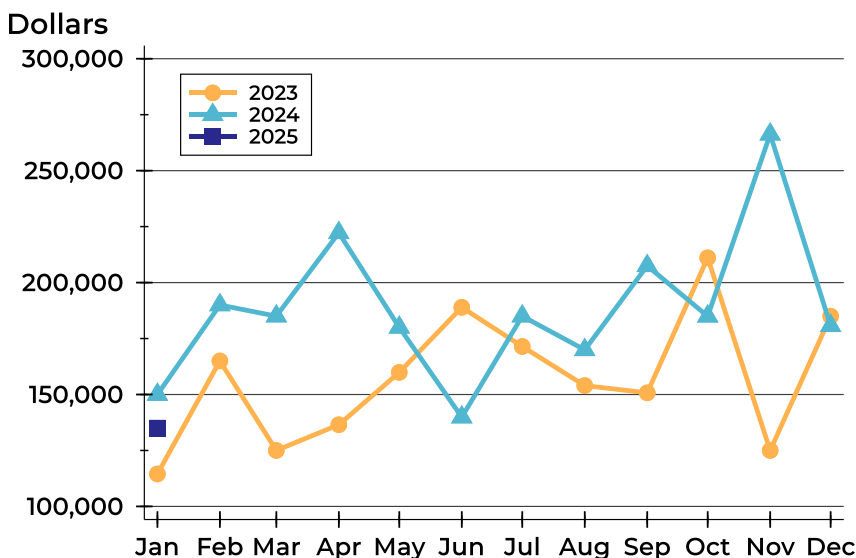
Osage County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	217,489	177,584	164,143
February	195,750	251,890	
March	152,863	236,893	
April	147,980	264,810	
May	167,806	174,986	
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	

Median Price

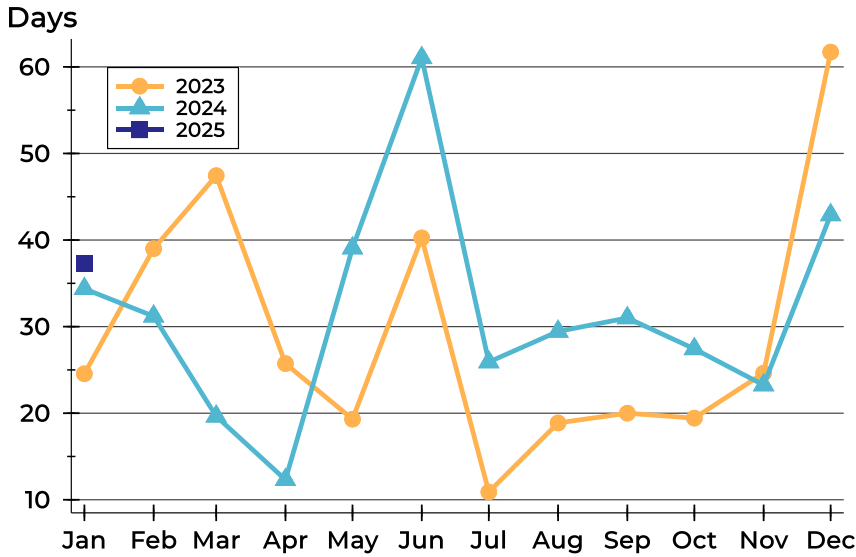


Month	2023	2024	2025
January	114,500	150,000	135,000
February	165,000	190,000	
March	125,000	185,000	
April	136,500	222,230	
May	159,900	180,000	
June	188,950	139,900	
July	171,454	185,000	
August	154,000	169,950	
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	



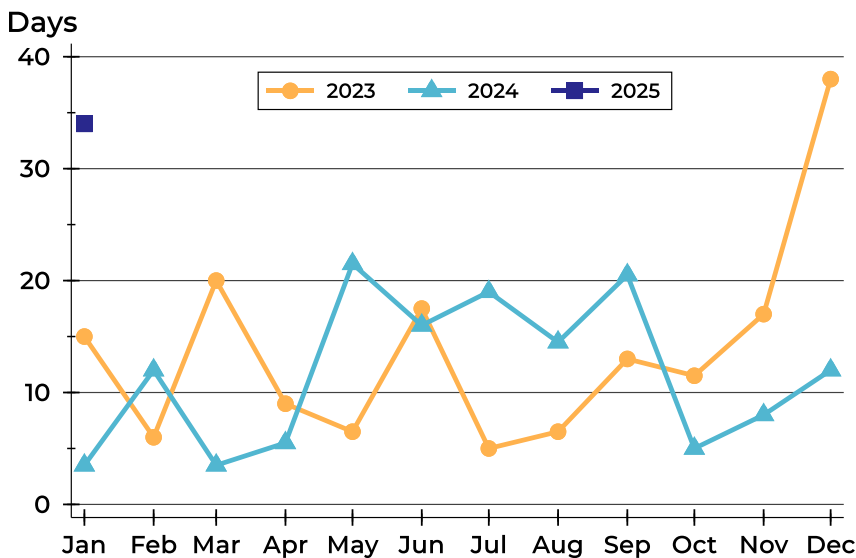
Osage County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	34	37
February	39	31	
March	47	20	
April	26	12	
May	19	39	
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	34
February	6	12	
March	20	4	
April	9	6	
May	7	22	
June	18	16	
July	5	19	
August	7	15	
September	13	21	
October	12	5	
November	17	8	
December	38	12	



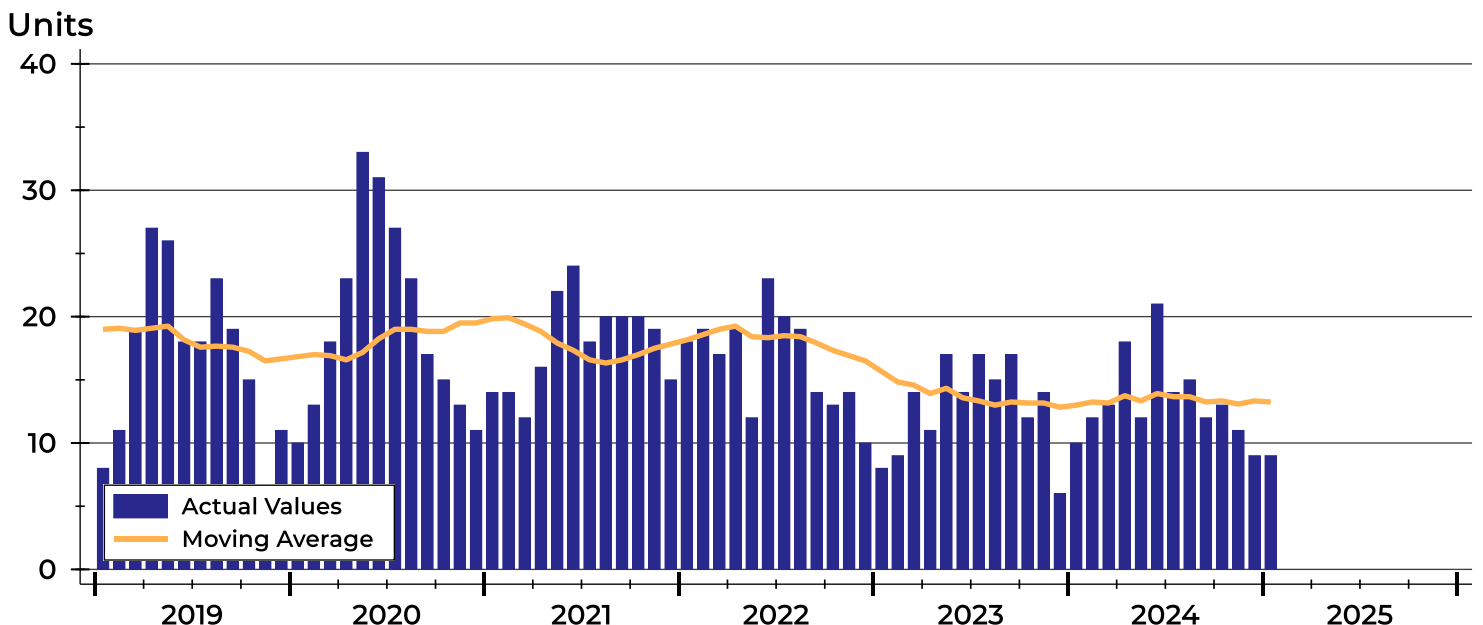
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		9	10	-10.0%
Volume (1,000s)		1,645	1,574	4.5%
Average	List Price	182,818	157,380	16.2%
	Days on Market	34	34	0.0%
	Percent of Original	97.7%	97.5%	0.2%
Median	List Price	200,000	128,500	55.6%
	Days on Market	26	11	136.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Osage County had contracts pending at the end of January, down from 10 contracts pending at the end of January 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.

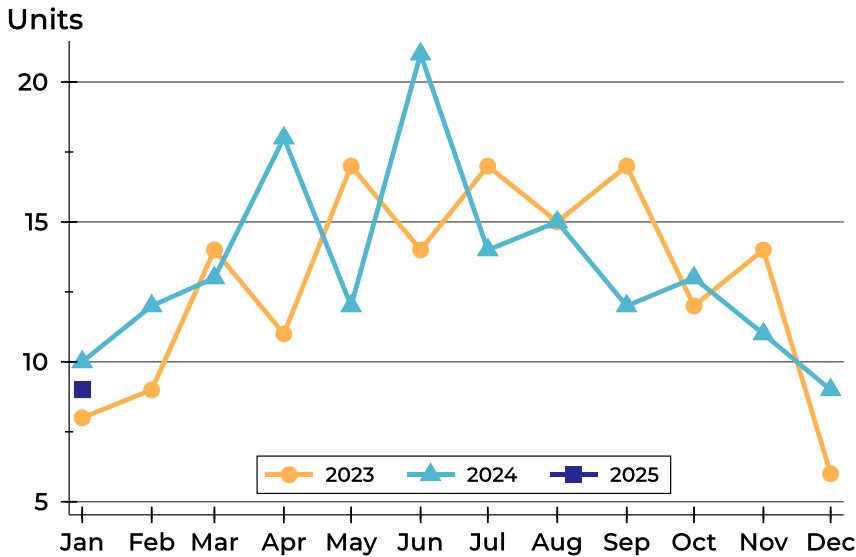
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

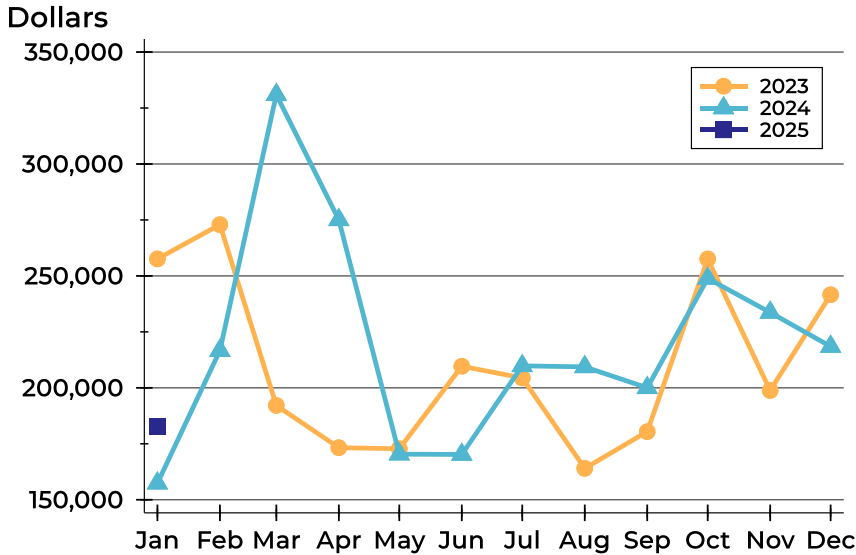
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	3	33.3%	109,667	110,000	41	26	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	135,000	135,000	77	77	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	3	33.3%	208,333	210,000	17	16	93.9%	95.5%
\$250,000-\$299,999	2	22.2%	278,180	278,180	29	29	98.9%	98.9%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



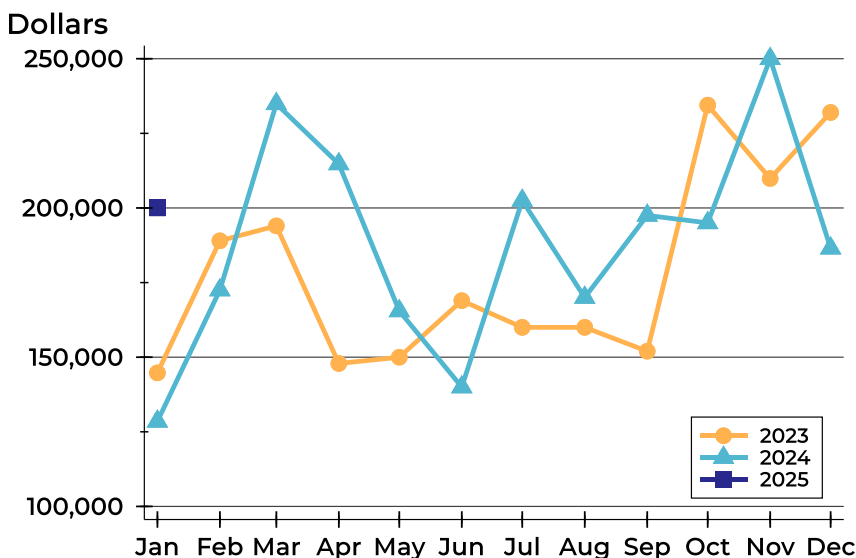
Osage County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	257,600	157,380	182,818
February	272,922	216,650	
March	192,136	330,969	
April	173,264	275,048	
May	172,788	170,367	
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	

Median Price

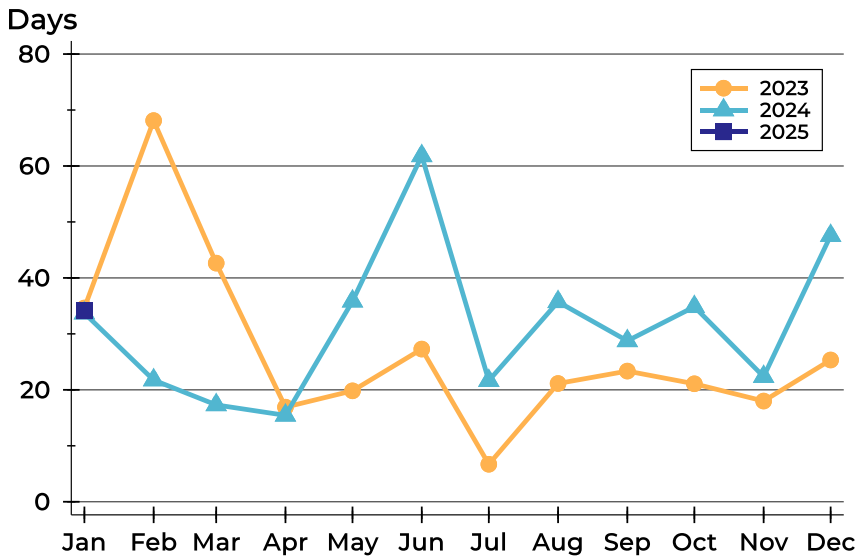


Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	
March	194,003	234,900	
April	147,900	214,750	
May	150,000	165,500	
June	168,950	140,000	
July	160,000	202,500	
August	160,000	170,000	
September	152,000	197,500	
October	234,450	195,000	
November	209,875	250,000	
December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



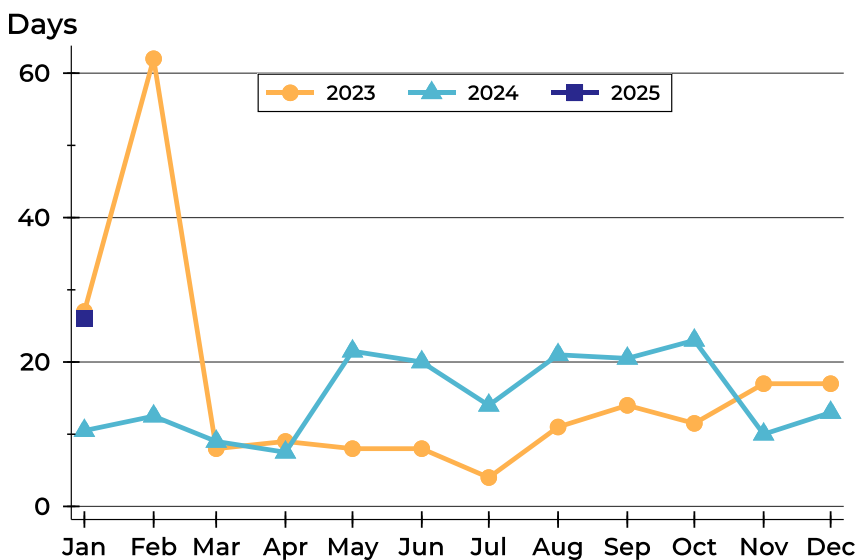
Osage County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	35	34	34
February	68	22	
March	43	17	
April	17	15	
May	20	36	
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	
March	8	9	
April	9	8	
May	8	22	
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 Remained Constant in January

Total home sales in other counties in the Sunflower MLS remained at 11 units last month, the same as in January 2024. Total sales volume was \$2.7 million, up from a year earlier.

The median sale price in January was \$205,000, up from \$154,000 a year earlier. Homes that sold in January were typically on the market for 3 days and sold for 100.0% of their list prices.

Other Sunflower MLS Counties Active Listings Down at End of January

The total number of active listings in other counties in the Sunflower MLS at the end of January was 39 units, down from 41 at the same point in 2024. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$240,000.

During January, a total of 10 contracts were written down from 12 in January 2024. At the end of the month, there were 13 contracts still pending.

Report Contents

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

Contact Information

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Other Sunflower MLS Counties Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		11	11	12	11	11	12
Change from prior year		0.0%	-8.3%	50.0%	0.0%	-8.3%	50.0%
Active Listings		39	41	23	N/A	N/A	N/A
Change from prior year		-4.9%	78.3%	0.0%			
Months' Supply		2.5	2.8	1.6	N/A	N/A	N/A
Change from prior year		-10.7%	75.0%	14.3%			
New Listings		12	13	7	12	13	7
Change from prior year		-7.7%	85.7%	-68.2%	-7.7%	85.7%	-68.2%
Contracts Written		10	12	8	10	12	8
Change from prior year		-16.7%	50.0%	-46.7%	-16.7%	50.0%	-46.7%
Pending Contracts		13	5	9	N/A	N/A	N/A
Change from prior year		160.0%	-44.4%	-47.1%			
Sales Volume (1,000s)		2,681	2,513	2,570	2,681	2,513	2,570
Change from prior year		6.7%	-2.2%	159.9%	6.7%	-2.2%	159.9%
Average	Sale Price	243,686	228,436	214,200	243,686	228,436	214,200
	Change from prior year	6.7%	6.6%	73.3%	6.7%	6.6%	73.3%
	List Price of Actives	341,942	270,194	184,428	N/A	N/A	N/A
	Change from prior year	26.6%	46.5%	-14.2%			
	Days on Market	33	22	26	33	22	26
Change from prior year	50.0%	-15.4%	-21.2%	50.0%	-15.4%	-21.2%	
Percent of List	95.6%	99.4%	99.2%	95.6%	99.4%	99.2%	
Change from prior year	-3.8%	0.2%	10.7%	-3.8%	0.2%	10.7%	
Percent of Original	93.4%	96.2%	98.1%	93.4%	96.2%	98.1%	
Change from prior year	-2.9%	-1.9%	16.5%	-2.9%	-1.9%	16.5%	
Median	Sale Price	205,000	154,000	190,000	205,000	154,000	190,000
	Change from prior year	33.1%	-18.9%	117.1%	33.1%	-18.9%	117.1%
	List Price of Actives	240,000	245,000	125,000	N/A	N/A	N/A
	Change from prior year	-2.0%	96.0%	0.9%			
	Days on Market	3	6	19	3	6	19
Change from prior year	-50.0%	-68.4%	-47.2%	-50.0%	-68.4%	-47.2%	
Percent of List	100.0%	100.0%	98.3%	100.0%	100.0%	98.3%	
Change from prior year	0.0%	1.7%	4.6%	0.0%	1.7%	4.6%	
Percent of Original	97.0%	100.0%	96.4%	97.0%	100.0%	96.4%	
Change from prior year	-3.0%	3.7%	12.7%	-3.0%	3.7%	12.7%	

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



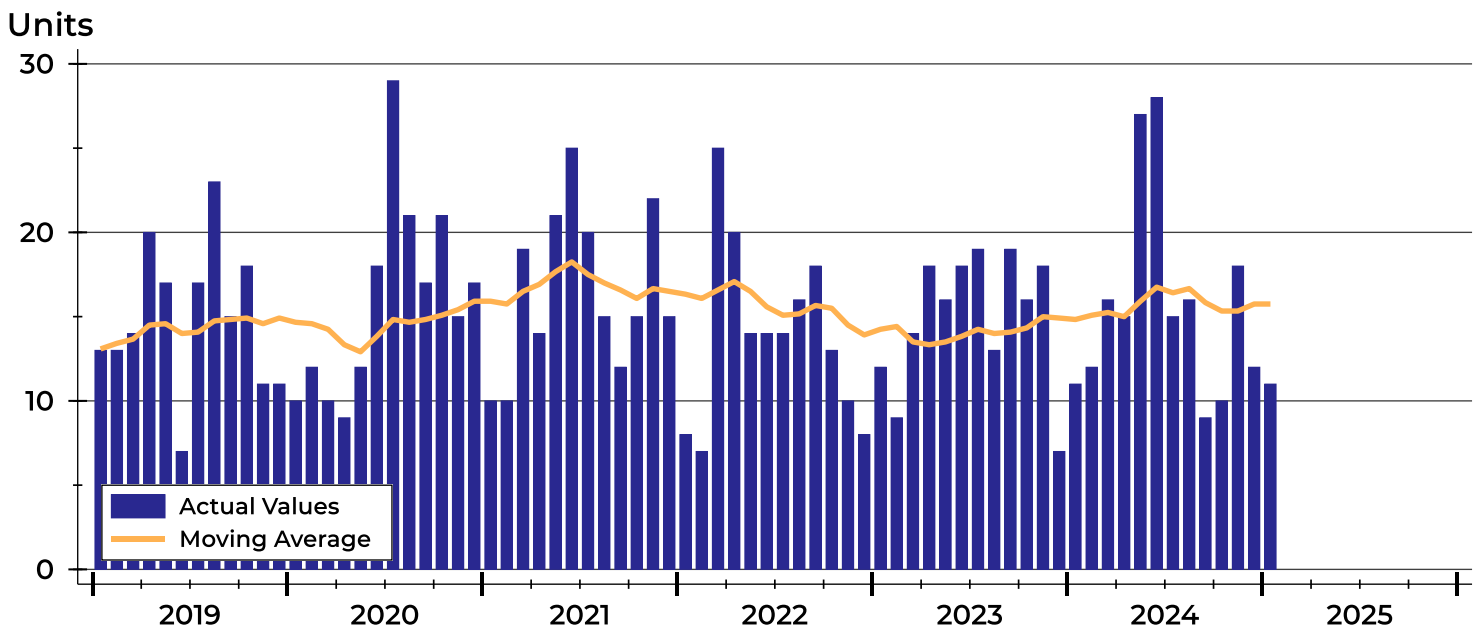
Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		11	11	0.0%	11	11	0.0%
Volume (1,000s)		2,681	2,513	6.7%	2,681	2,513	6.7%
Months' Supply		2.5	2.8	-10.7%	N/A	N/A	N/A
Average	Sale Price	243,686	228,436	6.7%	243,686	228,436	6.7%
	Days on Market	33	22	50.0%	33	22	50.0%
	Percent of List	95.6%	99.4%	-3.8%	95.6%	99.4%	-3.8%
	Percent of Original	93.4%	96.2%	-2.9%	93.4%	96.2%	-2.9%
Median	Sale Price	205,000	154,000	33.1%	205,000	154,000	33.1%
	Days on Market	3	6	-50.0%	3	6	-50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	97.0%	100.0%	-3.0%	97.0%	100.0%	-3.0%

A total of 11 homes sold in other counties in the Sunflower MLS in January, showing no change from January 2024. Total sales volume rose to \$2.7 million compared to \$2.5 million in the previous year.

The median sales price in January was \$205,000, up 33.1% compared to the prior year. Median days on market was 3 days, down from 11 days in December, and down from 6 in January 2024.

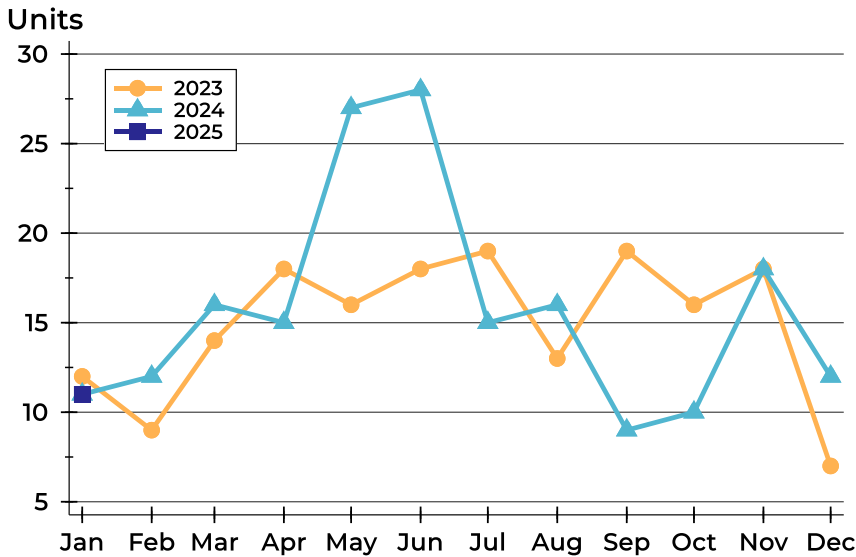
History of Closed Listings





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

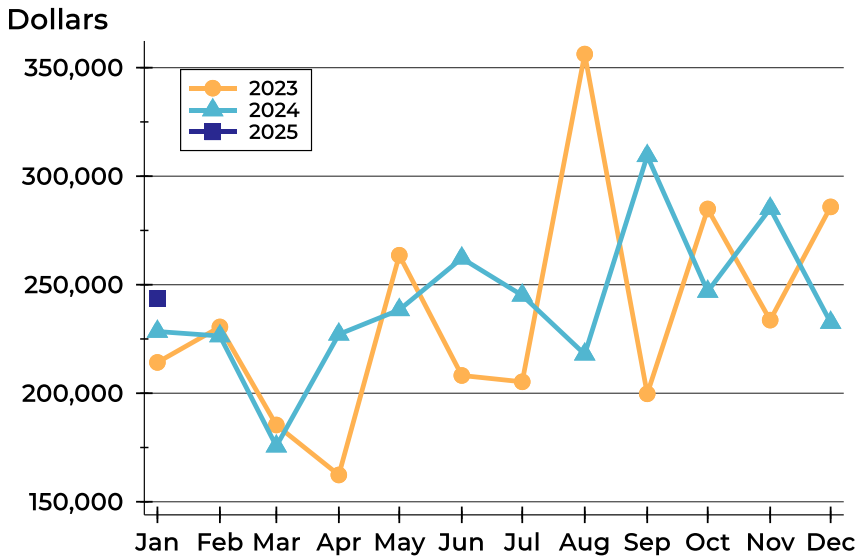
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	18.2%	2.7	52,875	52,875	87	87	83.1%	83.1%	79.0%	79.0%
\$100,000-\$124,999	1	9.1%	3.3	103,000	103,000	131	131	95.4%	95.4%	82.4%	82.4%
\$125,000-\$149,999	0	0.0%	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	18.2%	2.0	159,950	159,950	0	0	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	3.3	205,000	205,000	3	3	101.0%	101.0%	101.0%	101.0%
\$250,000-\$299,999	2	18.2%	3.0	292,450	292,450	28	28	100.0%	100.0%	98.5%	98.5%
\$300,000-\$399,999	1	9.1%	0.8	322,000	322,000	0	0	95.4%	95.4%	95.4%	95.4%
\$400,000-\$499,999	1	9.1%	6.0	430,000	430,000	0	0	93.5%	93.5%	93.5%	93.5%
\$500,000-\$749,999	1	9.1%	2.4	610,000	610,000	0	0	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



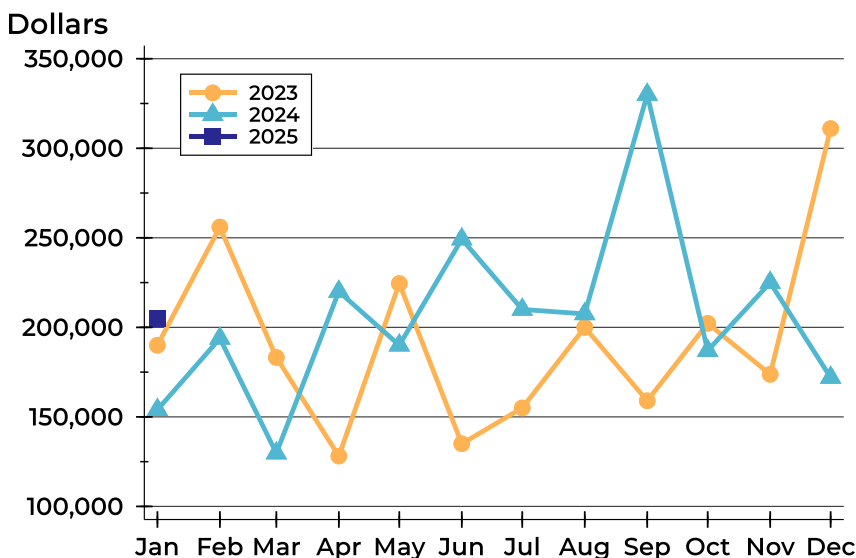
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	214,200	228,436	243,686
February	230,550	226,375	
March	185,379	175,592	
April	162,358	227,156	
May	263,578	238,416	
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	

Median Price

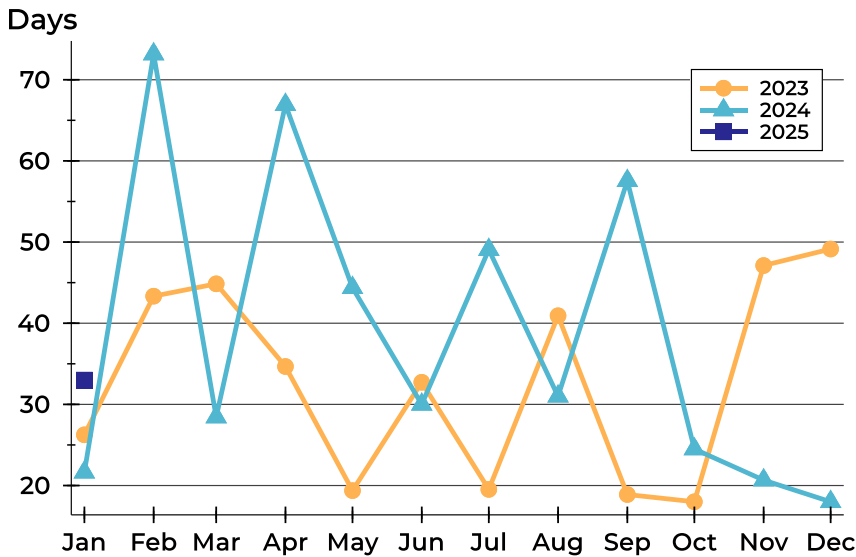


Month	2023	2024	2025
January	190,000	154,000	205,000
February	256,000	193,850	
March	183,200	129,750	
April	128,125	219,999	
May	224,500	190,000	
June	135,000	249,250	
July	155,000	210,000	
August	200,000	207,500	
September	159,000	330,000	
October	202,250	187,000	
November	173,750	225,000	
December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



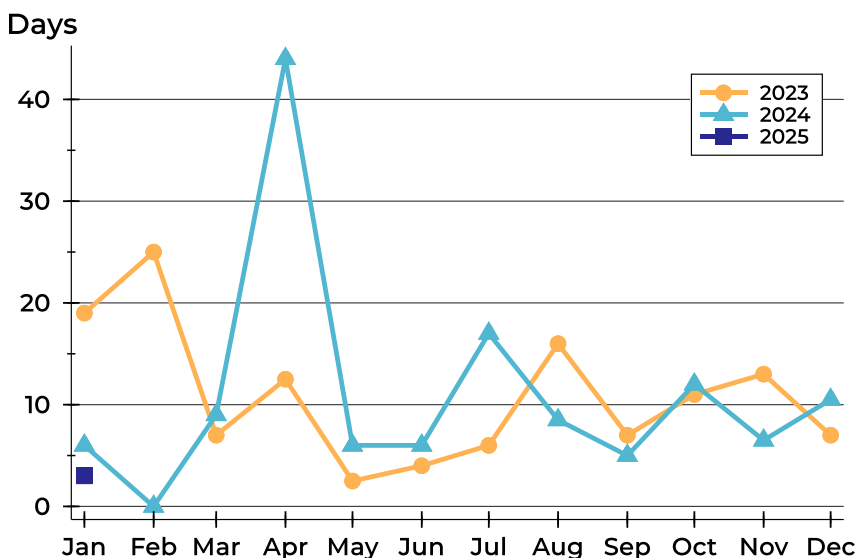
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	26	22	33
February	43	73	
March	45	28	
April	35	67	
May	19	44	
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	
March	7	9	
April	13	44	
May	3	6	
June	4	6	
July	6	17	
August	16	9	
September	7	5	
October	11	12	
November	13	7	
December	7	11	



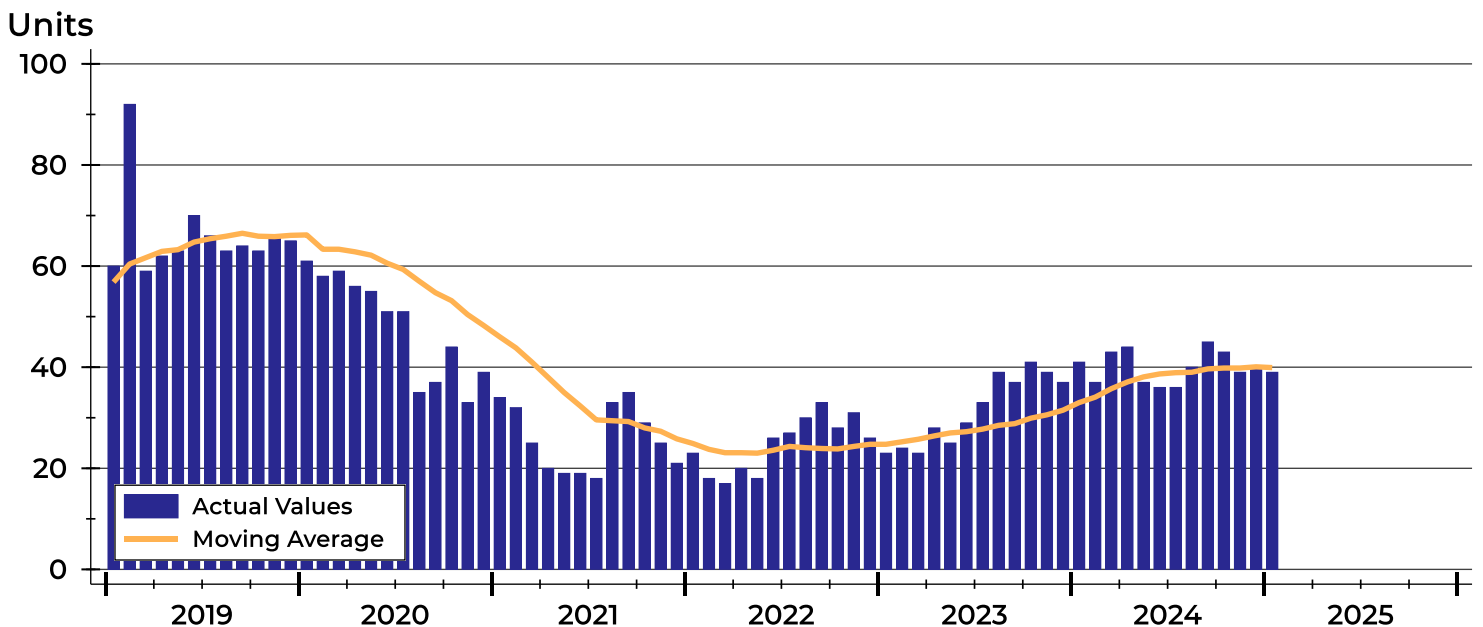
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		39	41	-4.9%
Volume (1,000s)		13,336	11,078	20.4%
Months' Supply		2.5	2.8	-10.7%
Average	List Price	341,942	270,194	26.6%
	Days on Market	116	111	4.5%
	Percent of Original	93.5%	96.1%	-2.7%
Median	List Price	240,000	245,000	-2.0%
	Days on Market	74	111	-33.3%
	Percent of Original	96.5%	100.0%	-3.5%

A total of 39 homes were available for sale in other counties in the Sunflower MLS at the end of January. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of January was \$240,000, down 2.0% from 2024. The typical time on market for active listings was 74 days, down from 111 days a year earlier.

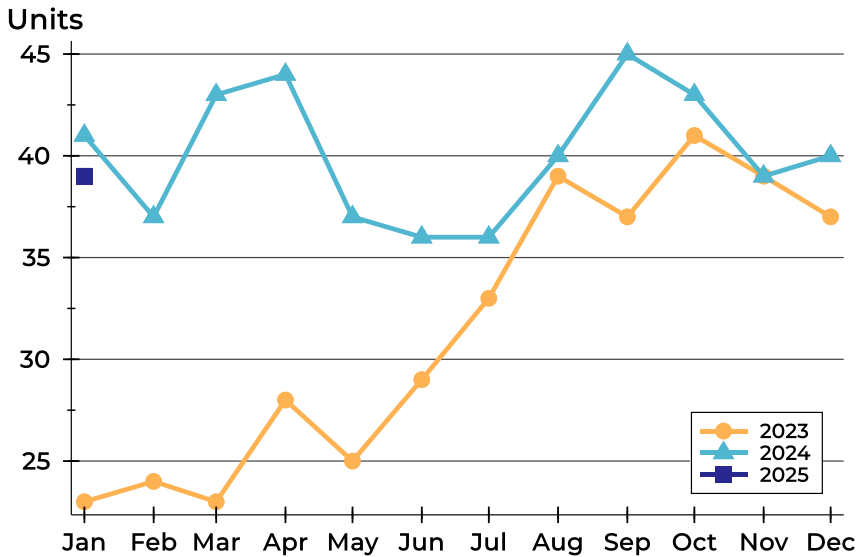
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



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

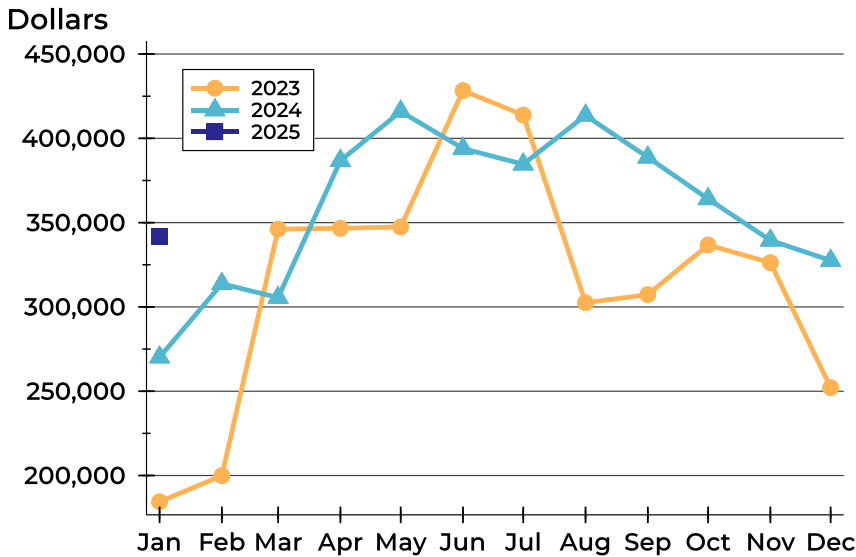
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	10.3%	2.7	72,450	67,450	45	39	93.8%	99.2%
\$100,000-\$124,999	3	7.7%	3.3	111,567	109,900	160	205	79.6%	73.3%
\$125,000-\$149,999	4	10.3%	3.4	134,725	136,950	143	131	93.3%	94.7%
\$150,000-\$174,999	3	7.7%	2.0	167,933	169,900	126	123	90.0%	89.1%
\$175,000-\$199,999	2	5.1%	N/A	177,500	177,500	128	128	95.9%	95.9%
\$200,000-\$249,999	6	15.4%	3.3	235,300	235,000	167	114	94.7%	94.5%
\$250,000-\$299,999	5	12.8%	3.0	273,500	280,000	188	234	90.5%	90.9%
\$300,000-\$399,999	2	5.1%	0.8	362,500	362,500	60	60	97.9%	97.9%
\$400,000-\$499,999	6	15.4%	6.0	418,317	417,500	21	14	99.8%	100.0%
\$500,000-\$749,999	3	7.7%	2.4	599,778	649,335	54	59	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.6%	N/A	3,500,000	3,500,000	304	304	81.4%	81.4%



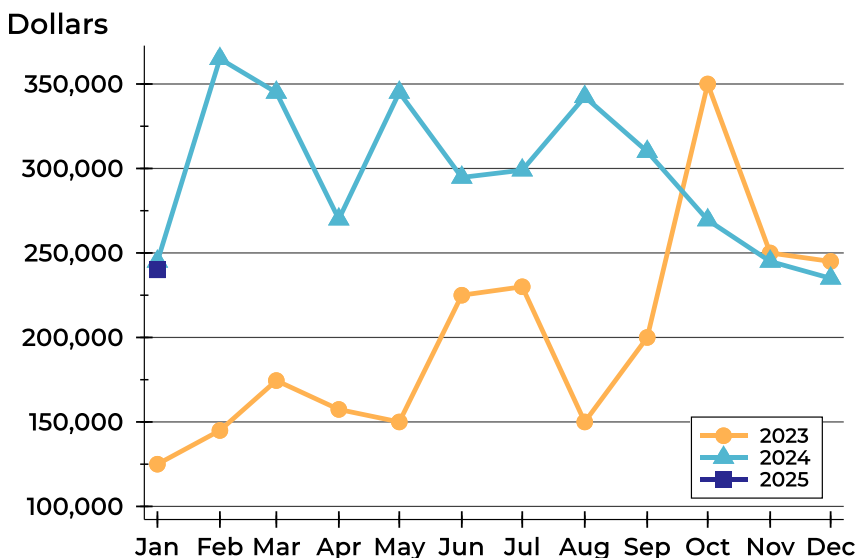
Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	
March	346,191	305,555	
April	346,646	386,806	
May	347,468	415,954	
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	

Median Price

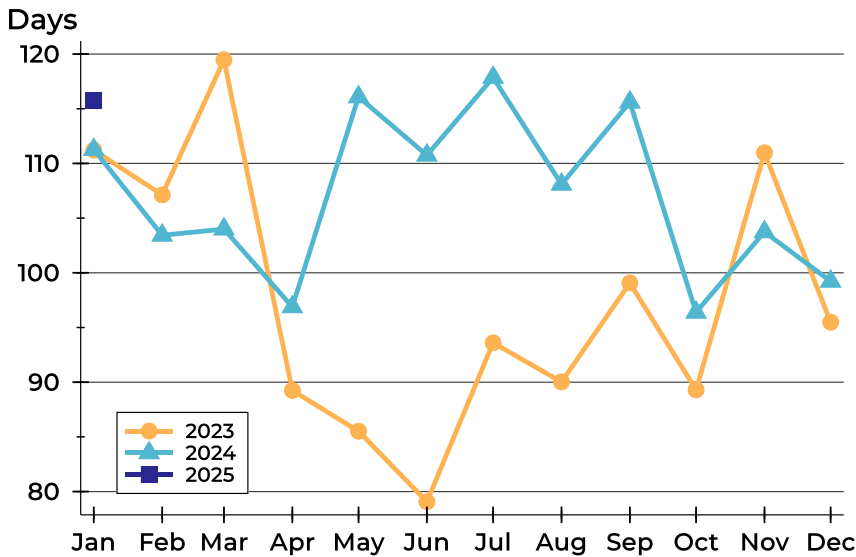


Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	
March	174,500	345,000	
April	157,400	270,000	
May	150,000	345,000	
June	225,000	294,700	
July	230,000	298,995	
August	150,000	342,450	
September	200,000	310,000	
October	350,000	269,500	
November	250,000	245,000	
December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



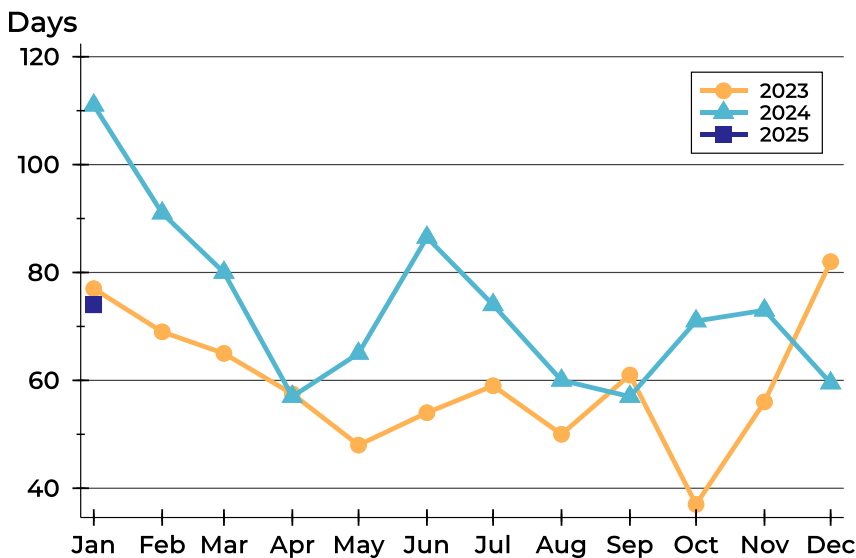
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



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

Median DOM

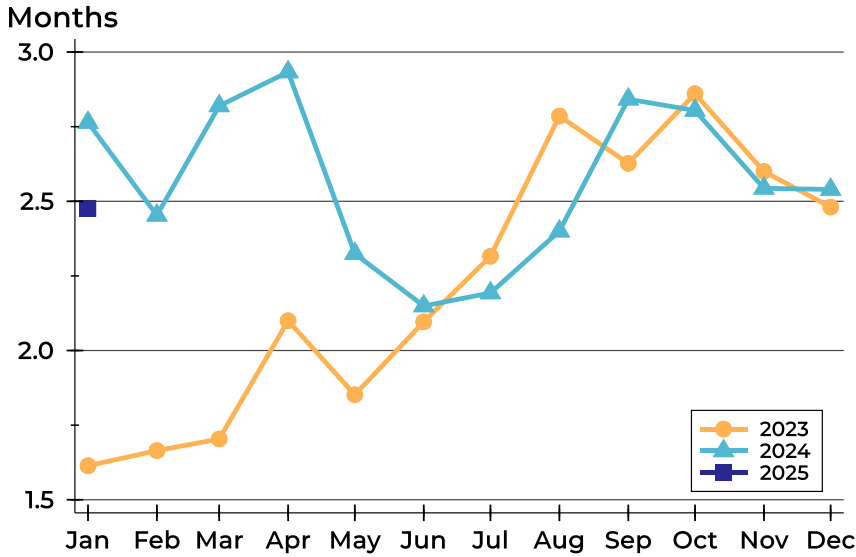


Month	2023	2024	2025
January	77	111	74
February	69	91	
March	65	80	
April	58	57	
May	48	65	
June	54	87	
July	59	74	
August	50	60	
September	61	57	
October	37	71	
November	56	73	
December	82	60	



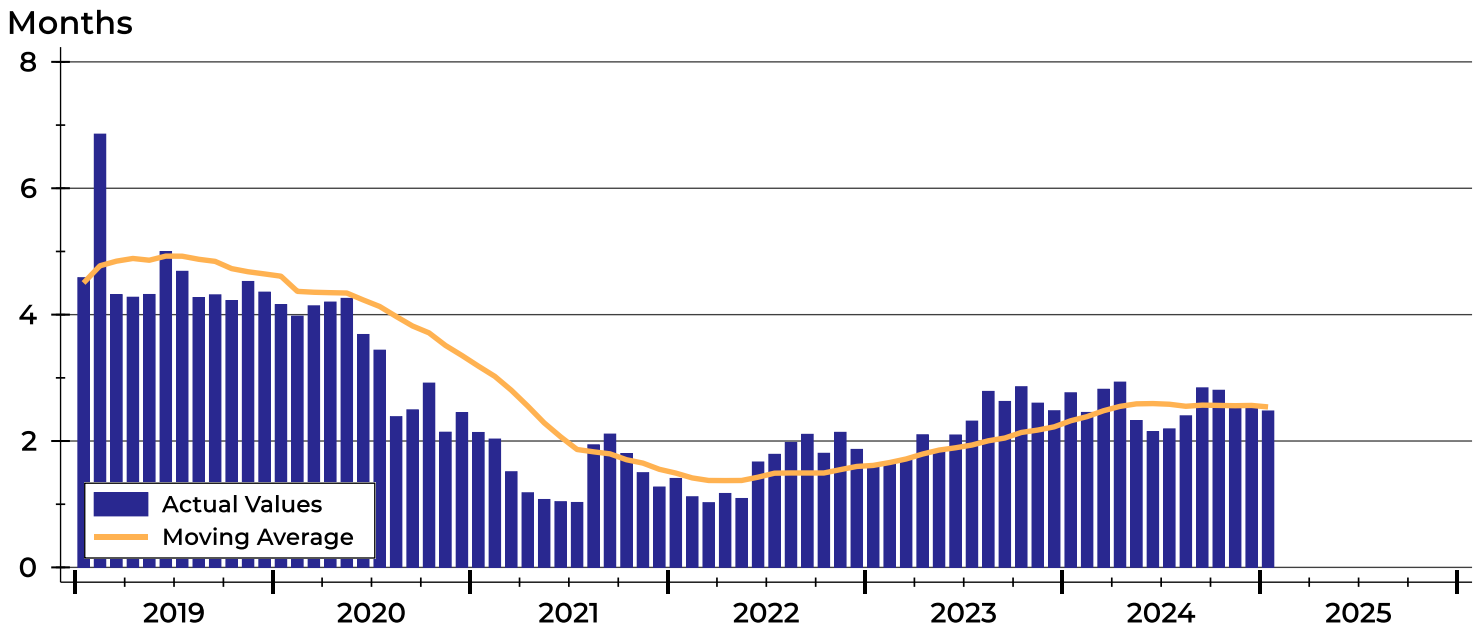
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.6	2.8	2.5
February	1.7	2.5	
March	1.7	2.8	
April	2.1	2.9	
May	1.9	2.3	
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





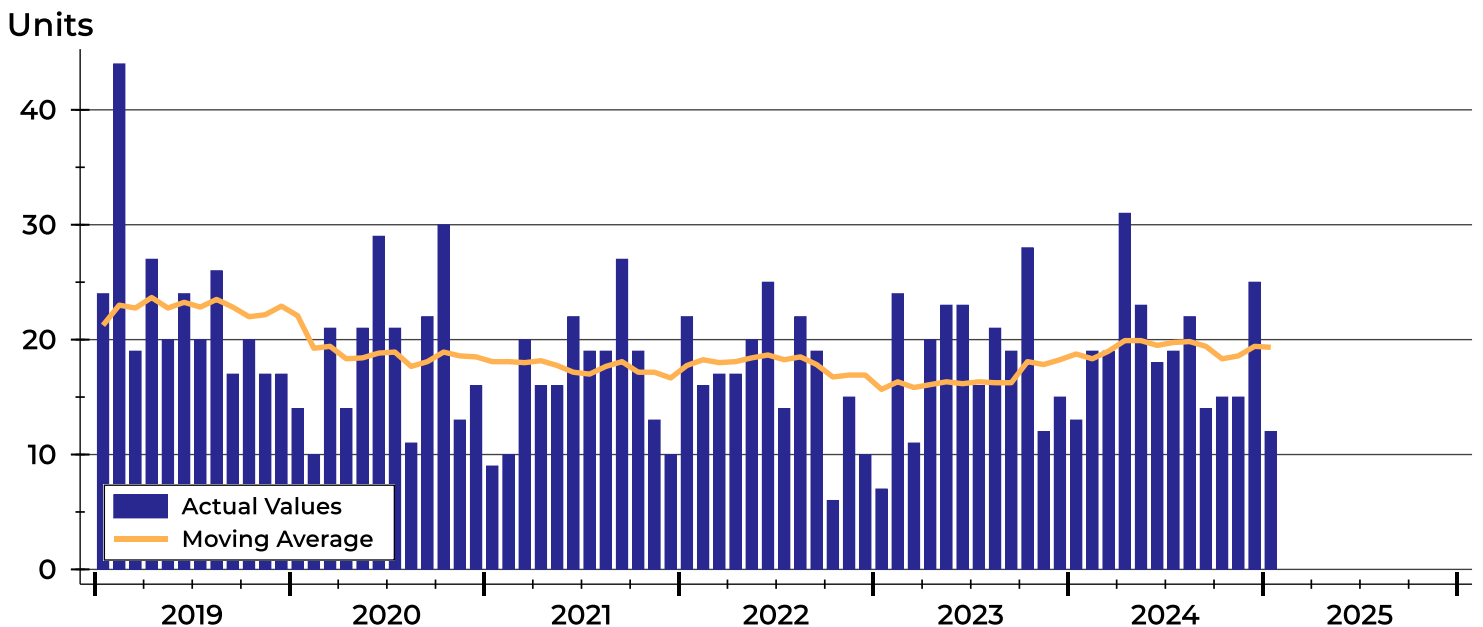
Other Sunflower MLS Counties New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	12	13	-7.7%
	Volume (1,000s)	3,294	2,976	10.7%
	Average List Price	274,508	228,888	19.9%
	Median List Price	368,750	199,000	85.3%
Year-to-Date	New Listings	12	13	-7.7%
	Volume (1,000s)	3,294	2,976	10.7%
	Average List Price	274,508	228,888	19.9%
	Median List Price	368,750	199,000	85.3%

A total of 12 new listings were added in other counties in the Sunflower MLS during January, down 7.7% from the same month in 2024.

The median list price of these homes was \$368,750 up from \$199,000 in 2024.

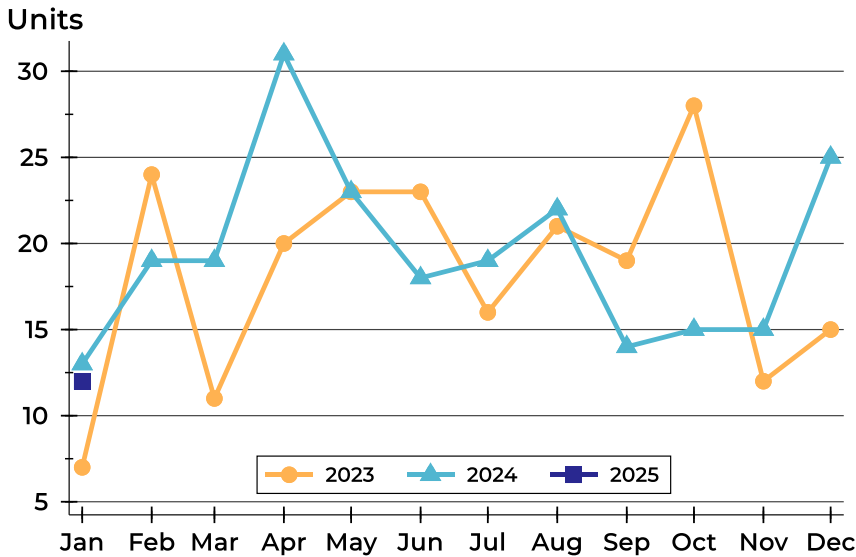
History of New Listings





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	7	13	12
February	24	19	
March	11	19	
April	20	31	
May	23	23	
June	23	18	
July	16	19	
August	21	22	
September	19	14	
October	28	15	
November	12	15	
December	15	25	

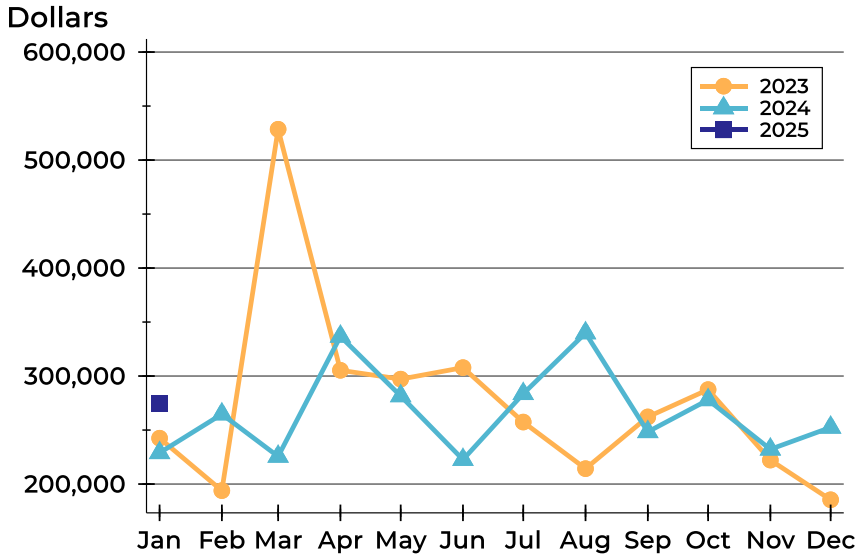
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	16.7%	36,450	36,450	8	8	100.0%	100.0%
\$50,000-\$99,999	1	8.3%	99,900	99,900	17	17	76.9%	76.9%
\$100,000-\$124,999	1	8.3%	119,900	119,900	19	19	100.0%	100.0%
\$125,000-\$149,999	1	8.3%	130,000	130,000	3	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	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	8.3%	337,500	337,500	0	0	95.4%	95.4%
\$400,000-\$499,999	6	50.0%	422,317	422,450	17	18	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



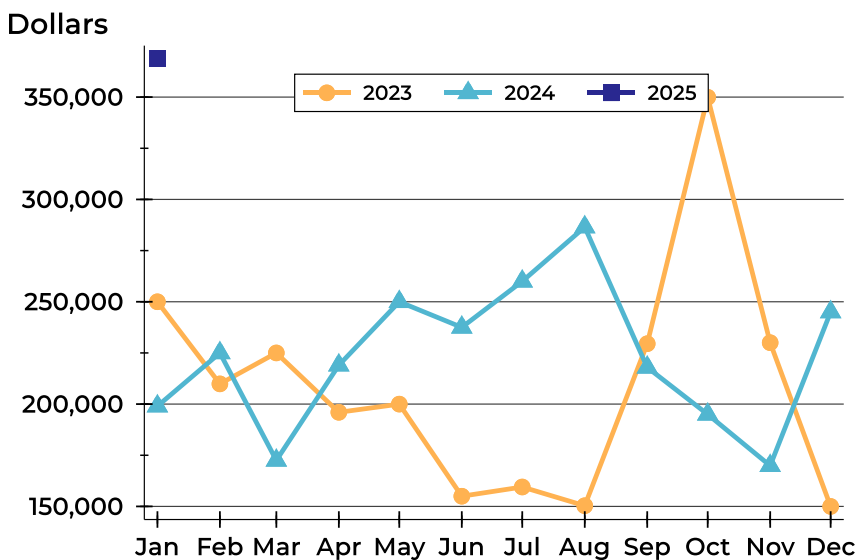
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2023	2024	2025
January	242,479	228,888	274,508
February	193,938	264,737	
March	528,527	225,589	
April	305,345	336,732	
May	297,170	281,578	
June	307,804	222,627	
July	257,413	283,600	
August	214,260	339,845	
September	262,173	248,336	
October	287,455	277,916	
November	222,217	232,193	
December	185,447	252,449	

Median Price



Month	2023	2024	2025
January	250,000	199,000	368,750
February	209,875	225,000	
March	225,000	172,500	
April	196,000	219,000	
May	200,000	250,000	
June	155,000	237,500	
July	159,500	260,000	
August	150,350	286,500	
September	229,500	217,950	
October	349,925	195,000	
November	230,000	169,900	
December	150,000	245,000	



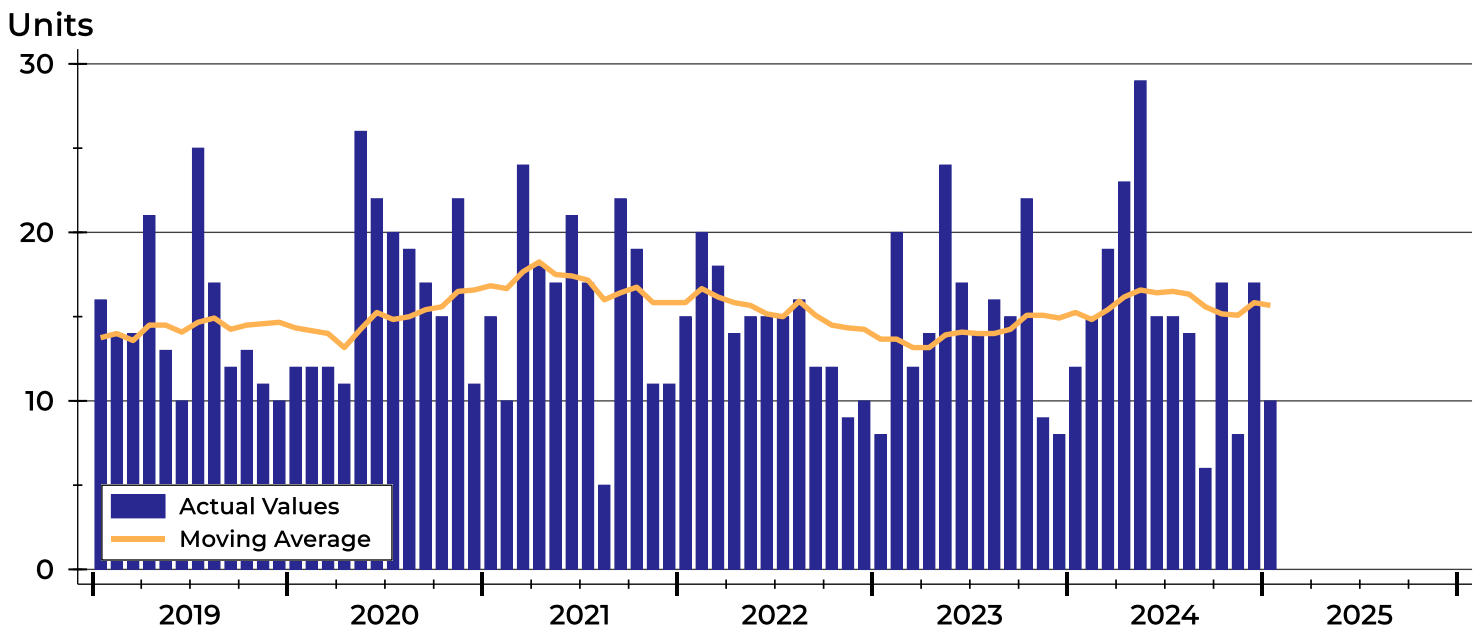
Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		10	12	-16.7%	10	12	-16.7%
Volume (1,000s)		2,299	2,951	-22.1%	2,299	2,951	-22.1%
Average	Sale Price	229,930	245,875	-6.5%	229,930	245,875	-6.5%
	Days on Market	20	61	-67.2%	20	61	-67.2%
	Percent of Original	97.8%	92.4%	5.8%	97.8%	92.4%	5.8%
Median	Sale Price	265,500	196,350	35.2%	265,500	196,350	35.2%
	Days on Market	15	15	0.0%	15	15	0.0%
	Percent of Original	100.0%	97.4%	2.7%	100.0%	97.4%	2.7%

A total of 10 contracts for sale were written in other counties in the Sunflower MLS during the month of January, down from 12 in 2024. The median list price of these homes was \$265,500, up from \$196,350 the prior year.

Half of the homes that went under contract in January were on the market less than 15 days, compared to 15 days in January 2024.

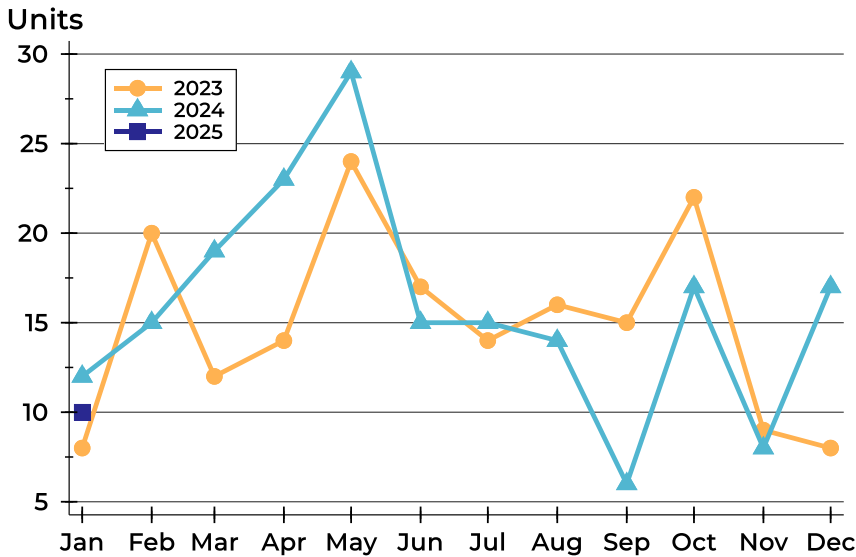
History of Contracts Written





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	8	12	10
February	20	15	
March	12	19	
April	14	23	
May	24	29	
June	17	15	
July	14	15	
August	16	14	
September	15	6	
October	22	17	
November	9	8	
December	8	17	

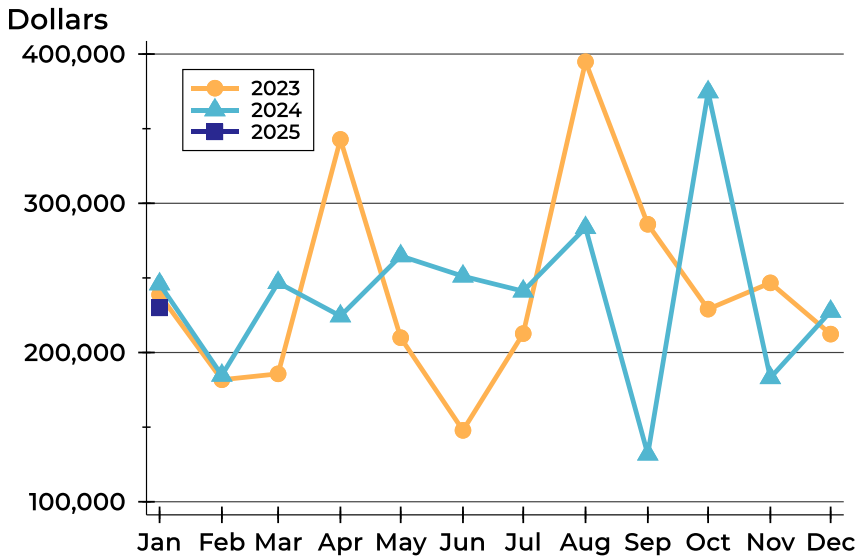
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	10.0%	46,900	46,900	8	8	100.0%	100.0%
\$50,000-\$99,999	1	10.0%	59,900	59,900	22	22	84.7%	84.7%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	20.0%	132,500	132,500	6	6	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	20.0%	265,500	265,500	43	43	98.7%	98.7%
\$300,000-\$399,999	3	30.0%	319,167	320,000	22	25	98.5%	100.0%
\$400,000-\$499,999	1	10.0%	439,000	439,000	1	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



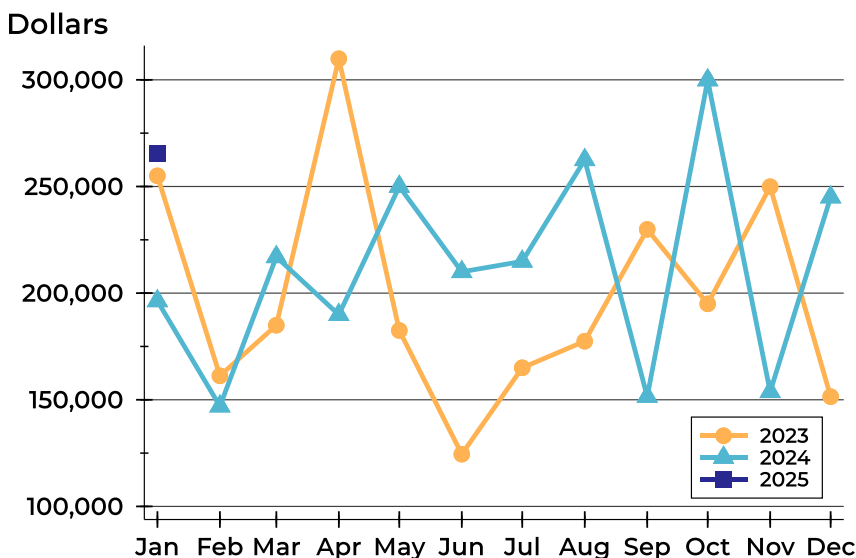
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	238,744	245,875	229,930
February	181,775	184,687	
March	185,725	246,797	
April	342,821	224,452	
May	209,946	264,717	
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	227,547	

Median Price

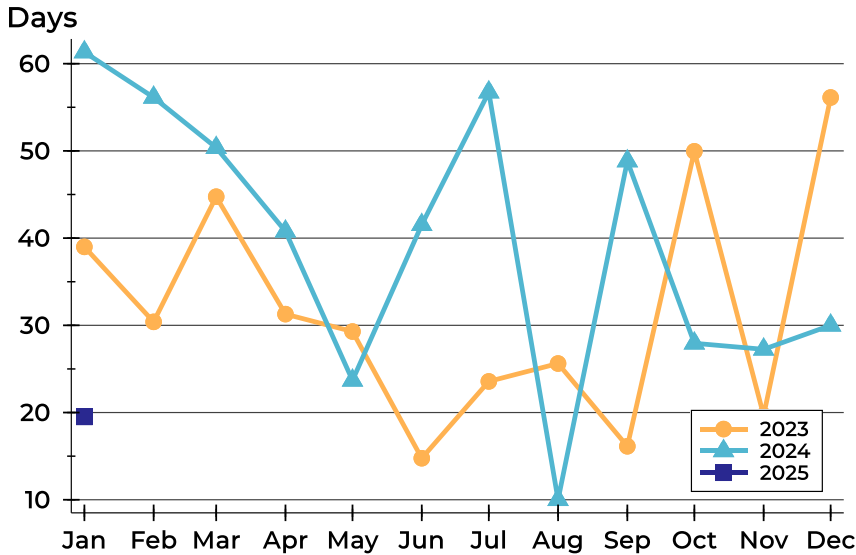


Month	2023	2024	2025
January	255,000	196,350	265,500
February	161,250	147,000	
March	184,950	216,999	
April	309,900	189,900	
May	182,500	250,000	
June	124,500	210,000	
July	165,000	214,900	
August	177,450	262,500	
September	229,900	151,500	
October	194,998	299,900	
November	249,900	153,750	
December	151,450	245,000	



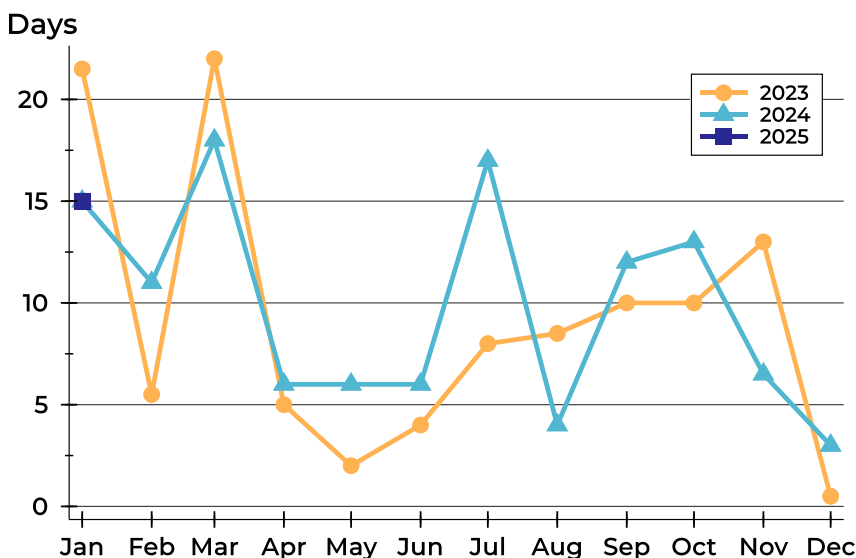
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



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

Median DOM



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



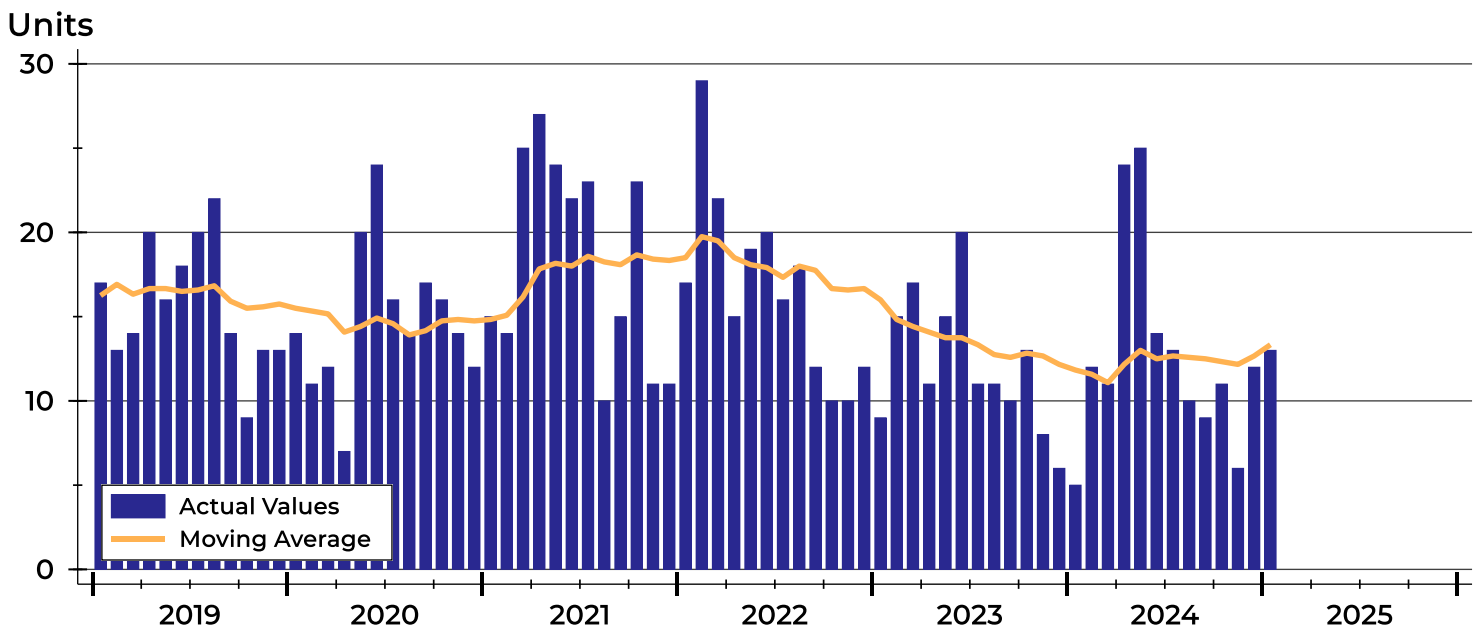
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		Change
		2025	2024	
Pending Contracts		13	5	160.0%
Volume (1,000s)		3,117	989	215.2%
Average	List Price	239,754	197,790	21.2%
	Days on Market	19	178	-89.3%
	Percent of Original	99.3%	95.4%	4.1%
Median	List Price	259,000	189,000	37.0%
	Days on Market	8	111	-92.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in other counties in the Sunflower MLS had contracts pending at the end of January, up from 5 contracts pending at the end of January 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.

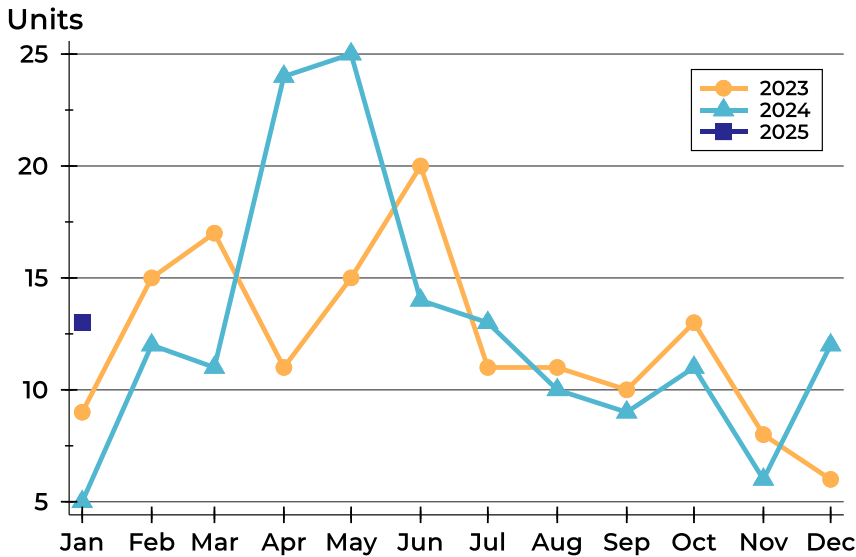
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

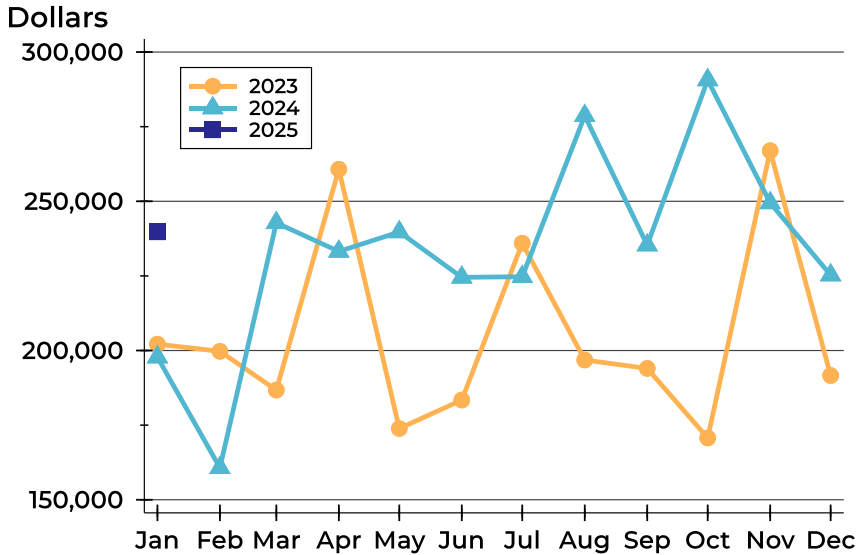
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	46,900	46,900	8	8	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	23.1%	131,633	130,000	19	8	98.7%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	15.4%	242,500	242,500	11	11	100.0%	100.0%
\$250,000-\$299,999	3	23.1%	273,667	272,000	31	27	99.2%	100.0%
\$300,000-\$399,999	3	23.1%	310,000	310,000	22	25	99.0%	100.0%
\$400,000-\$499,999	1	7.7%	439,000	439,000	1	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



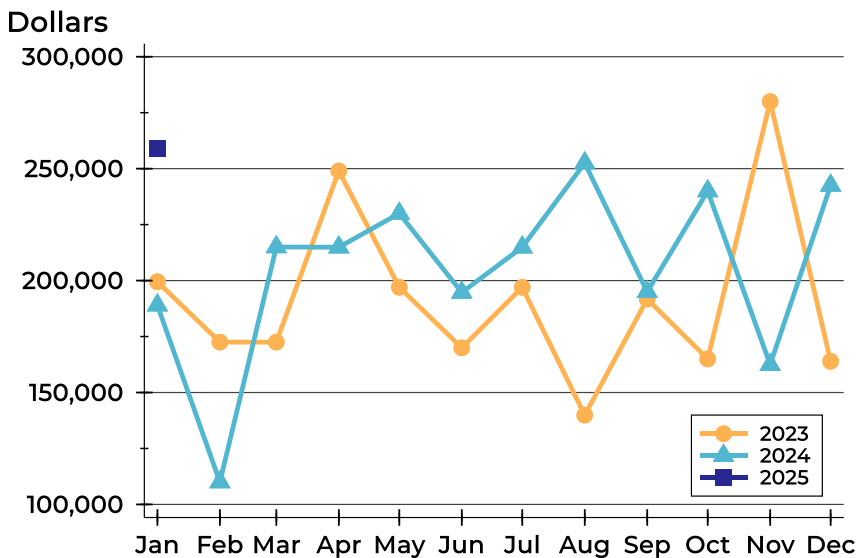
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	202,144	197,790	239,754
February	199,740	160,721	
March	186,759	242,800	
April	260,745	233,200	
May	173,873	239,724	
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	

Median Price

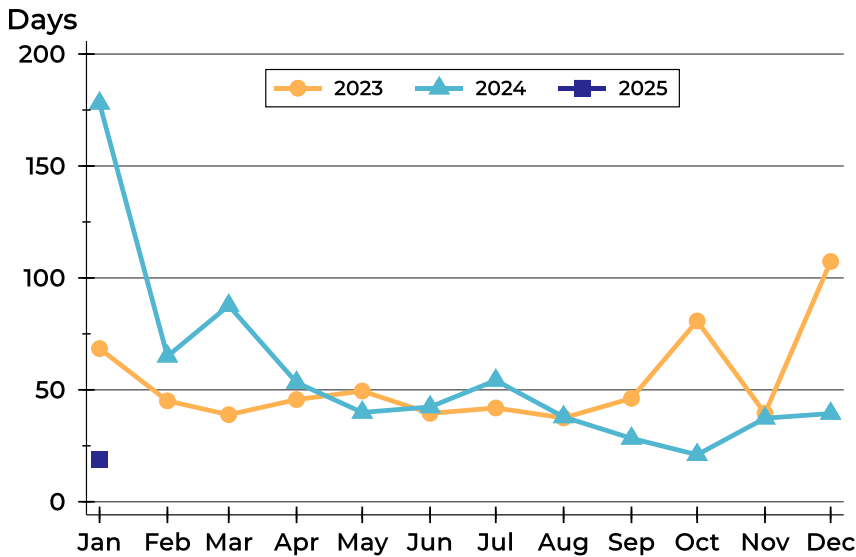


Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	
March	172,500	215,000	
April	249,000	214,900	
May	197,000	230,000	
June	169,950	194,700	
July	197,000	214,900	
August	139,900	252,500	
September	191,750	195,000	
October	165,000	240,000	
November	279,950	162,450	
December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



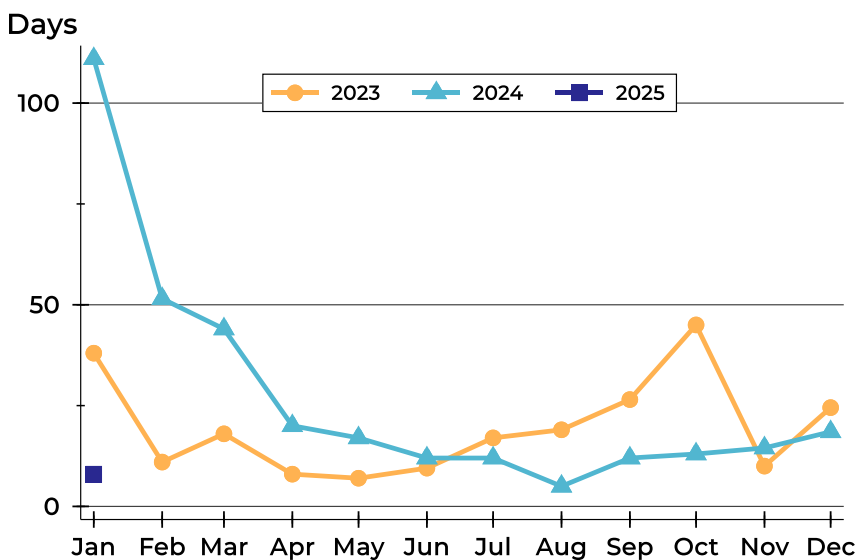
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	68	178	19
February	45	65	
March	39	88	
April	46	53	
May	49	40	
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	
March	18	44	
April	8	20	
May	7	17	
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 Fell in January

Total home sales in Pottawatomie County fell last month to 2 units, compared to 3 units in January 2024. Total sales volume was \$0.5 million, down from a year earlier.

The median sale price in January was \$232,500, down from \$317,000 a year earlier. Homes that sold in January were typically on the market for 41 days and sold for 82.7% of their list prices.

Pottawatomie County Active Listings Up at End of January

The total number of active listings in Pottawatomie County at the end of January was 9 units, up from 7 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 January was \$215,000.

During January, a total of 2 contracts were written up from 1 in January 2024. At the end of the month, there were 3 contracts still pending.

Report Contents

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

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Pottawatomie County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		2	3	3	2	3	3
Change from prior year		-33.3%	0.0%	0.0%	-33.3%	0.0%	0.0%
Active Listings		9	7	8	N/A	N/A	N/A
Change from prior year		28.6%	-12.5%	700.0%			
Months' Supply		2.6	2.2	3.6	N/A	N/A	N/A
Change from prior year		18.2%	-38.9%	1100.0%			
New Listings		3	1	1	3	1	1
Change from prior year		200.0%	0.0%	-66.7%	200.0%	0.0%	-66.7%
Contracts Written		2	1	2	2	1	2
Change from prior year		100.0%	-50.0%	0.0%	100.0%	-50.0%	0.0%
Pending Contracts		3	3	1	N/A	N/A	N/A
Change from prior year		0.0%	200.0%	-66.7%			
Sales Volume (1,000s)		465	857	446	465	857	446
Change from prior year		-45.7%	92.2%	-31.4%	-45.7%	92.2%	-31.4%
Average	Sale Price	232,500	285,667	148,590	232,500	285,667	148,590
	Change from prior year	-18.6%	92.3%	-31.4%	-18.6%	92.3%	-31.4%
	List Price of Actives	268,261	527,700	216,675	N/A	N/A	N/A
	Change from prior year	-49.2%	143.5%	155.2%			
	Days on Market	41	79	15	41	79	15
Change from prior year	-48.1%	426.7%	-75.8%	-48.1%	426.7%	-75.8%	
Percent of List	82.7%	94.3%	96.4%	82.7%	94.3%	96.4%	
Change from prior year	-12.3%	-2.2%	0.0%	-12.3%	-2.2%	0.0%	
Percent of Original	82.7%	92.6%	96.4%	82.7%	92.6%	96.4%	
Change from prior year	-10.7%	-3.9%	1.8%	-10.7%	-3.9%	1.8%	
Median	Sale Price	232,500	317,000	159,000	232,500	317,000	159,000
	Change from prior year	-26.7%	99.4%	-24.3%	-26.7%	99.4%	-24.3%
	List Price of Actives	215,000	220,000	182,500	N/A	N/A	N/A
	Change from prior year	-2.3%	20.5%	115.0%			
	Days on Market	41	52	2	41	52	2
Change from prior year	-21.2%	2500.0%	-97.1%	-21.2%	2500.0%	-97.1%	
Percent of List	82.7%	94.3%	98.6%	82.7%	94.3%	98.6%	
Change from prior year	-12.3%	-4.4%	3.8%	-12.3%	-4.4%	3.8%	
Percent of Original	82.7%	94.0%	98.6%	82.7%	94.0%	98.6%	
Change from prior year	-12.0%	-4.7%	4.7%	-12.0%	-4.7%	4.7%	

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



Pottawatomie County Closed Listings Analysis

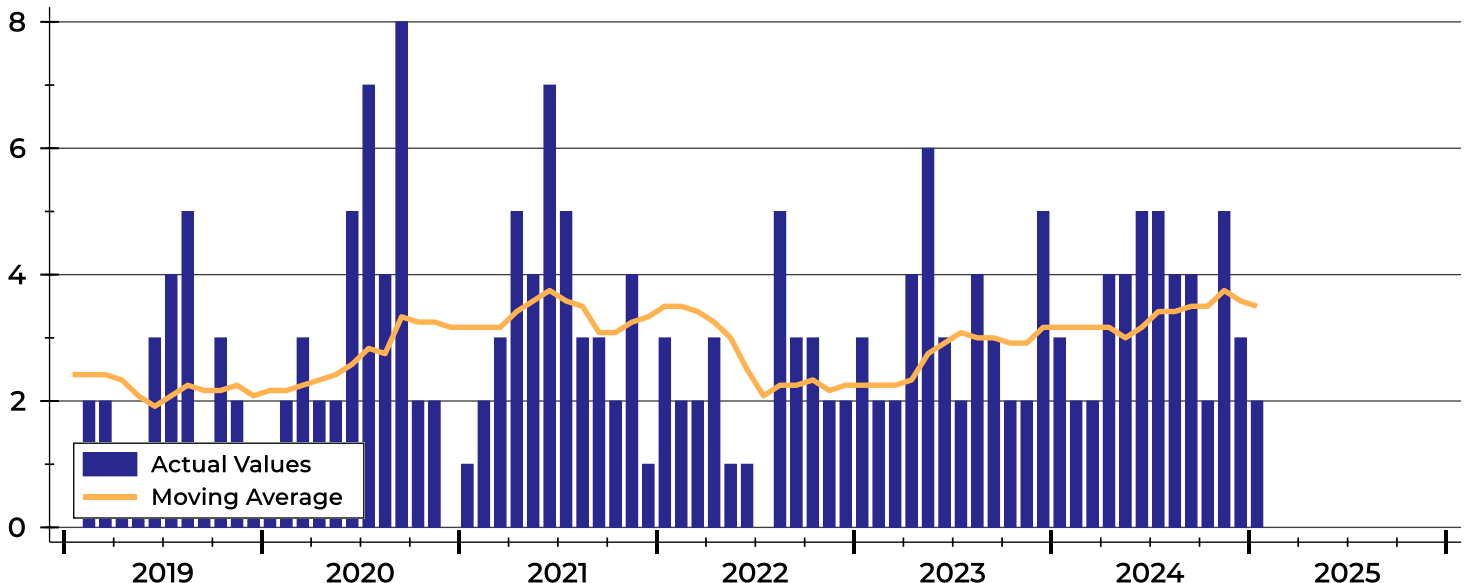
Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		2	3	-33.3%	2	3	-33.3%
Volume (1,000s)		465	857	-45.7%	465	857	-45.7%
Months' Supply		2.6	2.2	18.2%	N/A	N/A	N/A
Average	Sale Price	232,500	285,667	-18.6%	232,500	285,667	-18.6%
	Days on Market	41	79	-48.1%	41	79	-48.1%
	Percent of List	82.7%	94.3%	-12.3%	82.7%	94.3%	-12.3%
	Percent of Original	82.7%	92.6%	-10.7%	82.7%	92.6%	-10.7%
Median	Sale Price	232,500	317,000	-26.7%	232,500	317,000	-26.7%
	Days on Market	41	52	-21.2%	41	52	-21.2%
	Percent of List	82.7%	94.3%	-12.3%	82.7%	94.3%	-12.3%
	Percent of Original	82.7%	94.0%	-12.0%	82.7%	94.0%	-12.0%

A total of 2 homes sold in Pottawatomie County in January, down from 3 units in January 2024. Total sales volume fell to \$0.5 million compared to \$0.9 million in the previous year.

The median sales price in January was \$232,500, down 26.7% compared to the prior year. Median days on market was 41 days, up from 9 days in December, but down from 52 in January 2024.

History of Closed Listings

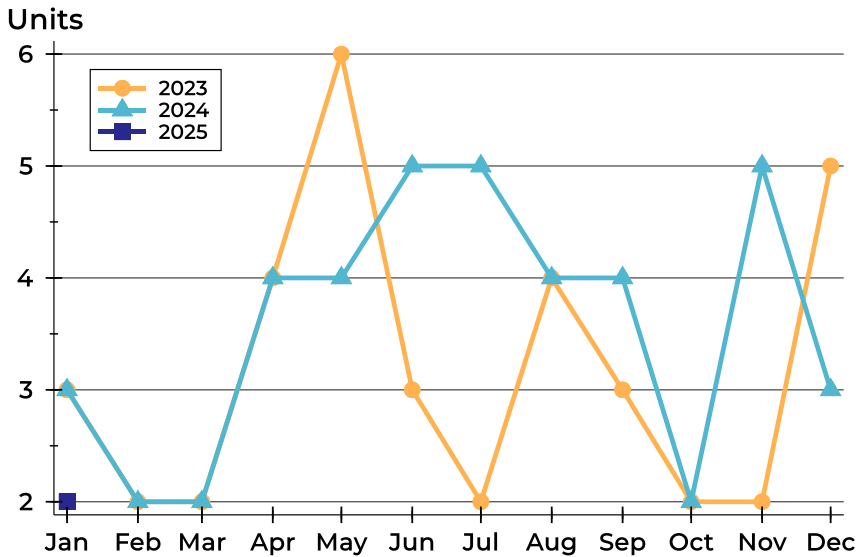
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

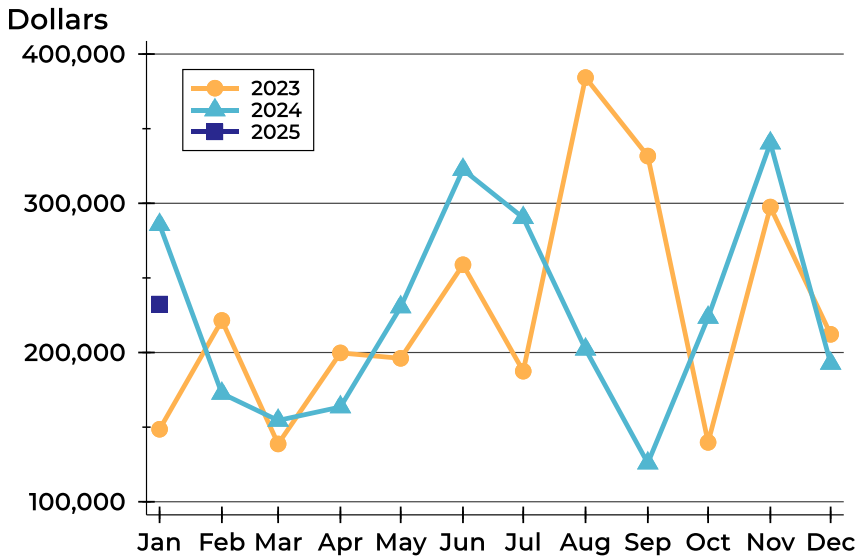
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	0.0	85,000	85,000	1	1	68.0%	68.0%	68.0%	68.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	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	50.0%	4.8	380,000	380,000	80	80	97.4%	97.4%	97.4%	97.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



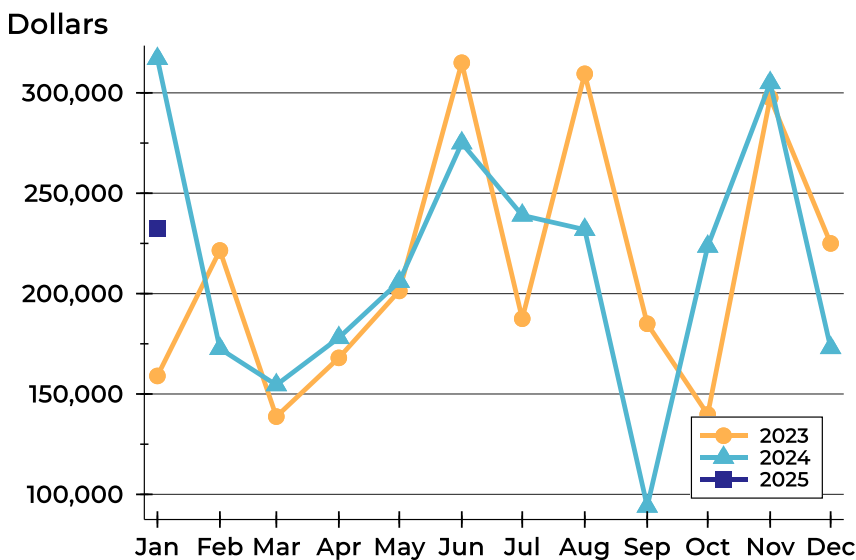
Pottawatomie County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	148,590	285,667	232,500
February	221,500	172,575	
March	138,750	154,500	
April	199,750	163,500	
May	196,117	230,500	
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	

Median Price

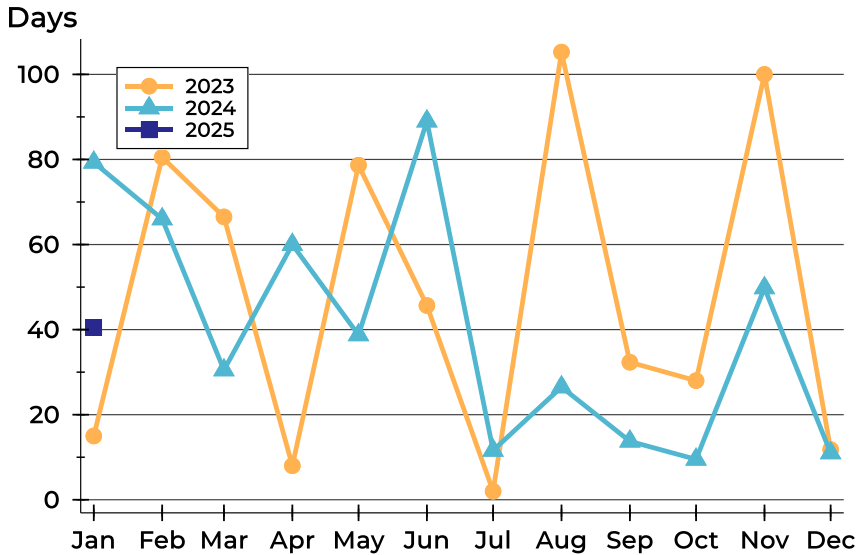


Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	
March	138,750	154,500	
April	168,000	178,000	
May	201,350	206,000	
June	315,000	275,000	
July	187,500	239,000	
August	309,500	231,875	
September	185,000	94,000	
October	139,799	223,500	
November	297,500	305,000	
December	225,000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



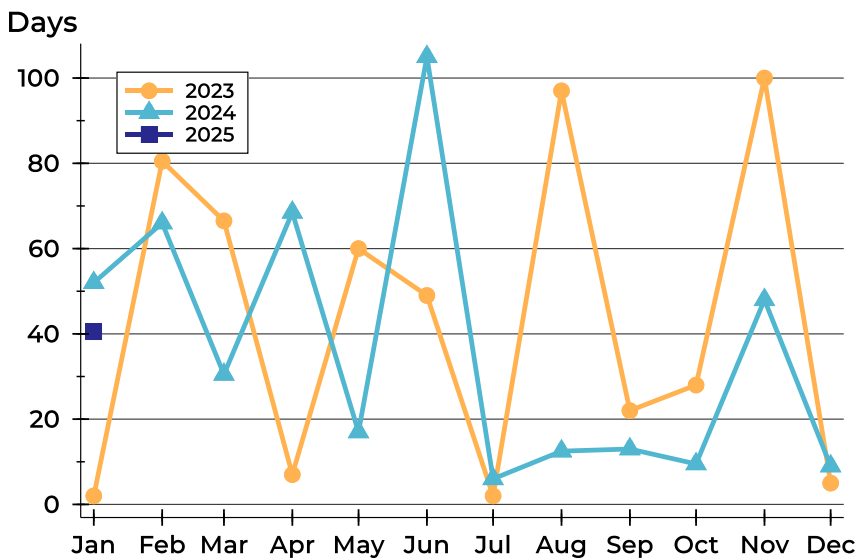
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	15	79	41
February	81	66	
March	67	31	
April	8	60	
May	79	39	
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	
March	67	31	
April	7	69	
May	60	17	
June	49	105	
July	2	6	
August	97	13	
September	22	13	
October	28	10	
November	100	48	
December	5	9	



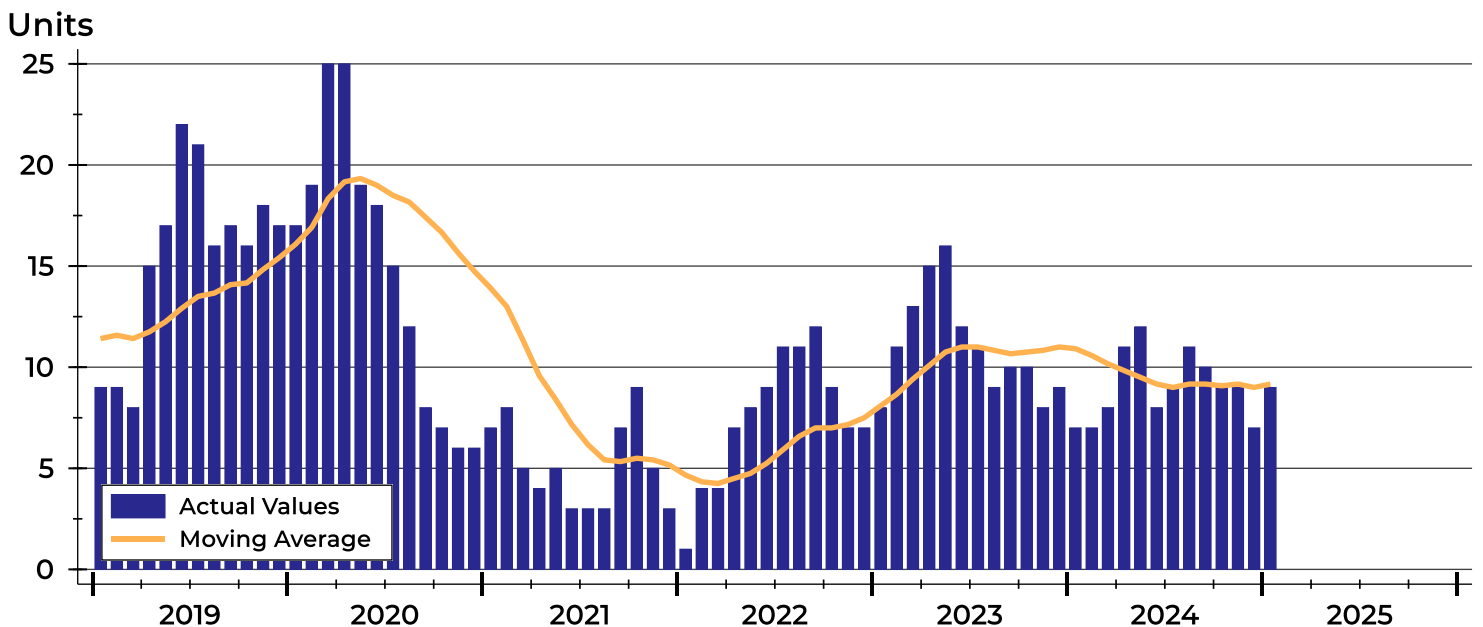
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		9	7	28.6%
Volume (1,000s)		2,414	3,694	-34.7%
Months' Supply		2.6	2.2	18.2%
Average	List Price	268,261	527,700	-49.2%
	Days on Market	91	57	59.6%
	Percent of Original	96.5%	98.4%	-1.9%
Median	List Price	215,000	220,000	-2.3%
	Days on Market	99	57	73.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 9 homes were available for sale in Pottawatomie County at the end of January. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of January was \$215,000, down 2.3% from 2024. The typical time on market for active listings was 99 days, up from 57 days a year earlier.

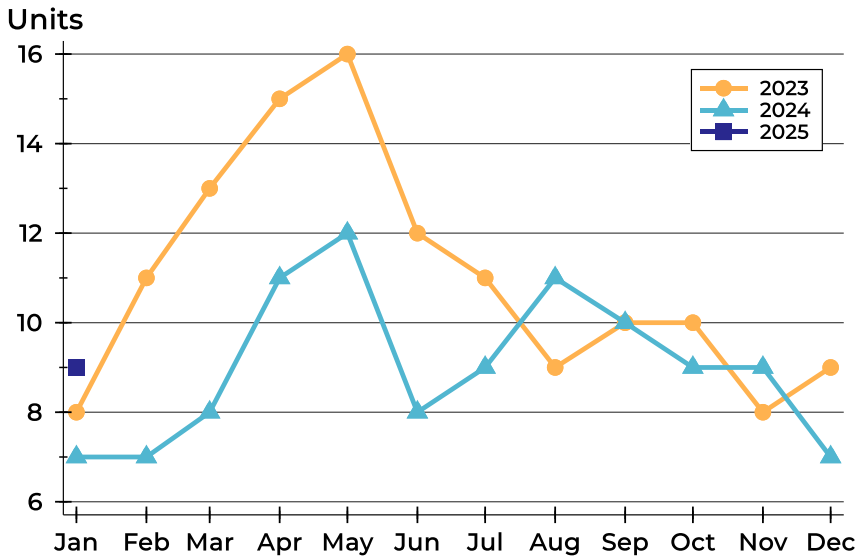
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

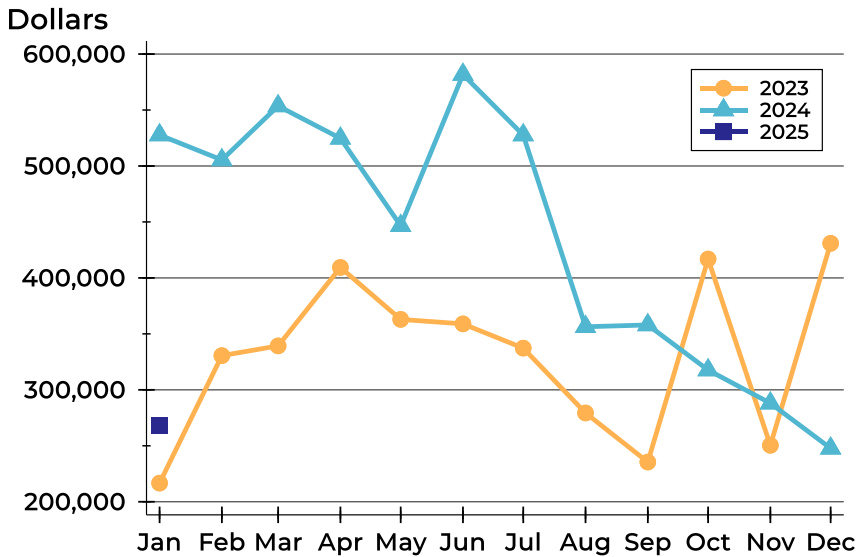
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	N/A	105,000	105,000	66	66	87.5%	87.5%
\$125,000-\$149,999	2	22.2%	N/A	142,200	142,200	118	118	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	1	11.1%	N/A	195,000	195,000	60	60	100.0%	100.0%
\$200,000-\$249,999	1	11.1%	N/A	215,000	215,000	99	99	95.6%	95.6%
\$250,000-\$299,999	1	11.1%	N/A	299,950	299,950	156	156	92.3%	92.3%
\$300,000-\$399,999	2	22.2%	4.8	340,000	340,000	47	47	96.6%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	N/A	635,000	635,000	106	106	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



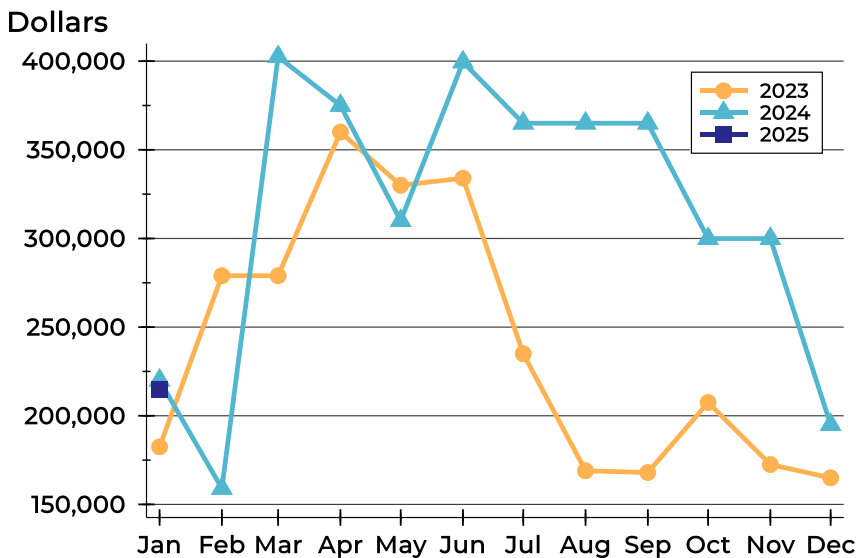
Pottawatomie County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	216,675	527,700	268,261
February	330,602	505,414	
March	339,271	553,624	
April	409,368	524,709	
May	362,933	446,650	
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	

Median Price

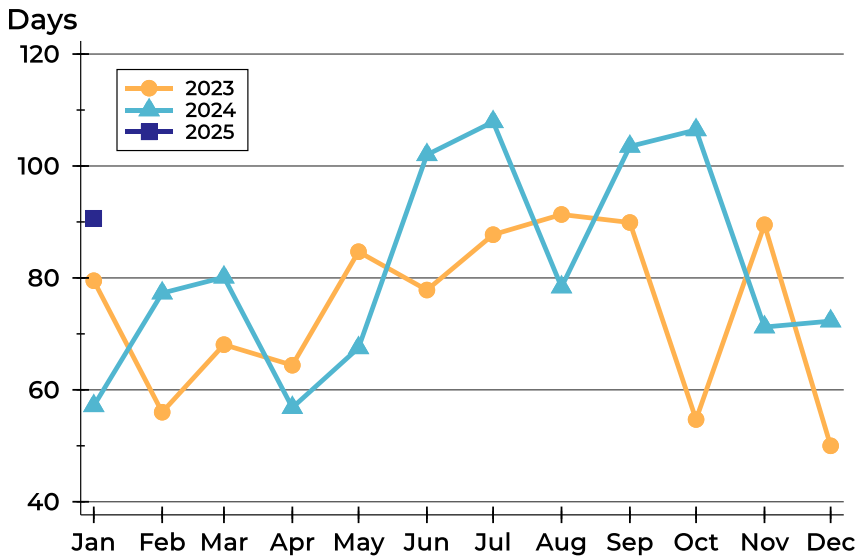


Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	
March	279,000	402,500	
April	360,000	375,000	
May	330,000	310,000	
June	334,000	399,500	
July	235,000	365,000	
August	169,000	365,000	
September	168,000	365,000	
October	207,500	299,950	
November	172,500	299,950	
December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



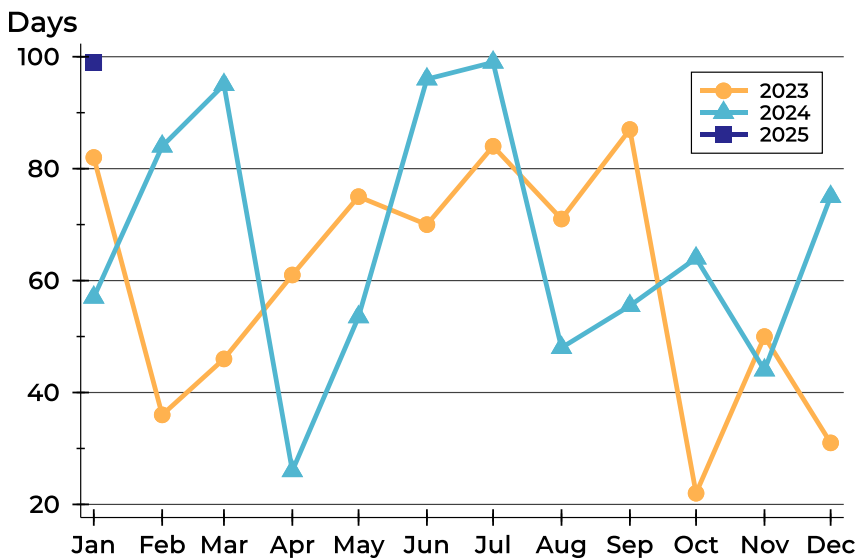
Pottawatomie County Active Listings Analysis

Average DOM



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

Median DOM

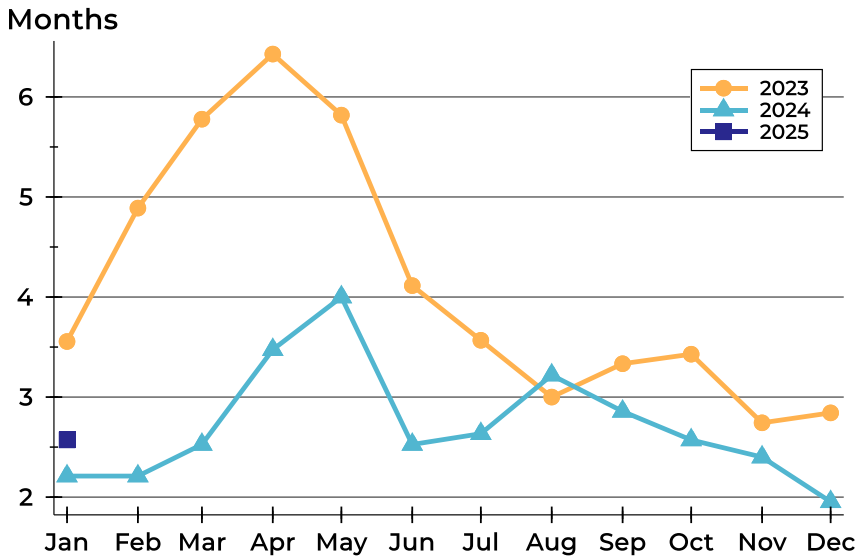


Month	2023	2024	2025
January	82	57	99
February	36	84	
March	46	95	
April	61	26	
May	75	54	
June	70	96	
July	84	99	
August	71	48	
September	87	56	
October	22	64	
November	50	44	
December	31	75	



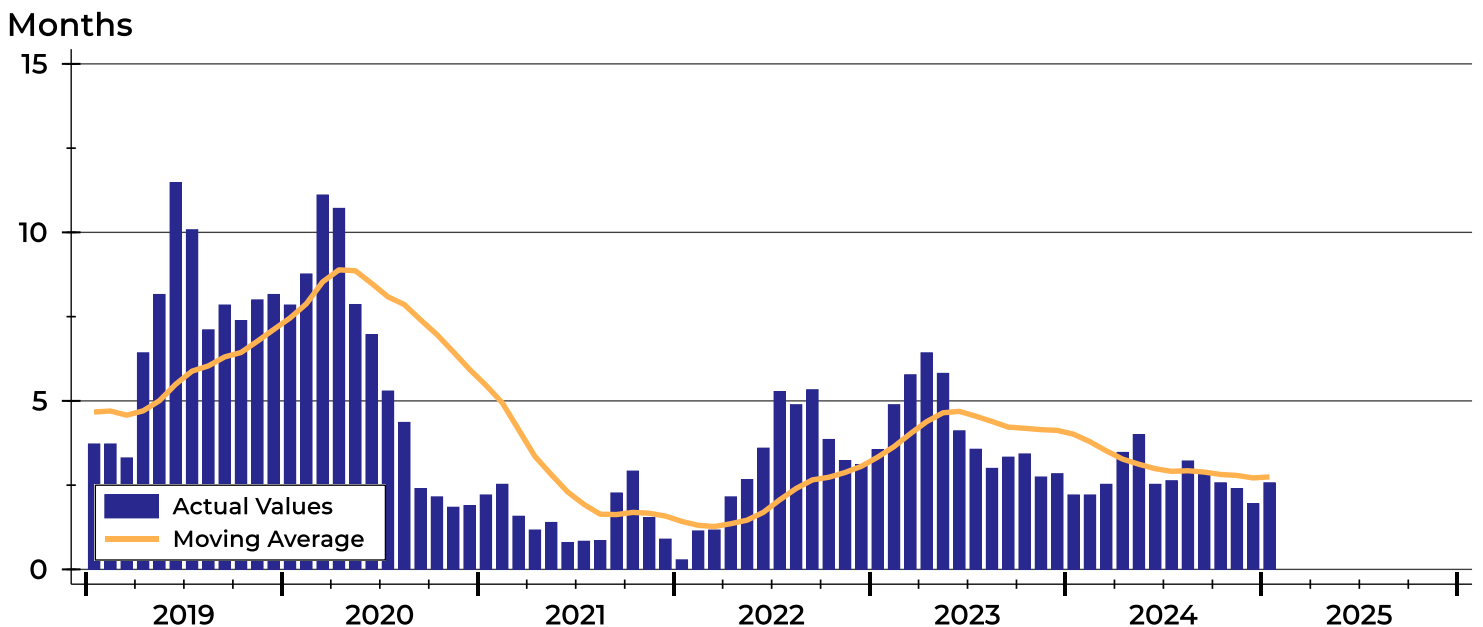
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	3.6	2.2	2.6
February	4.9	2.2	
March	5.8	2.5	
April	6.4	3.5	
May	5.8	4.0	
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





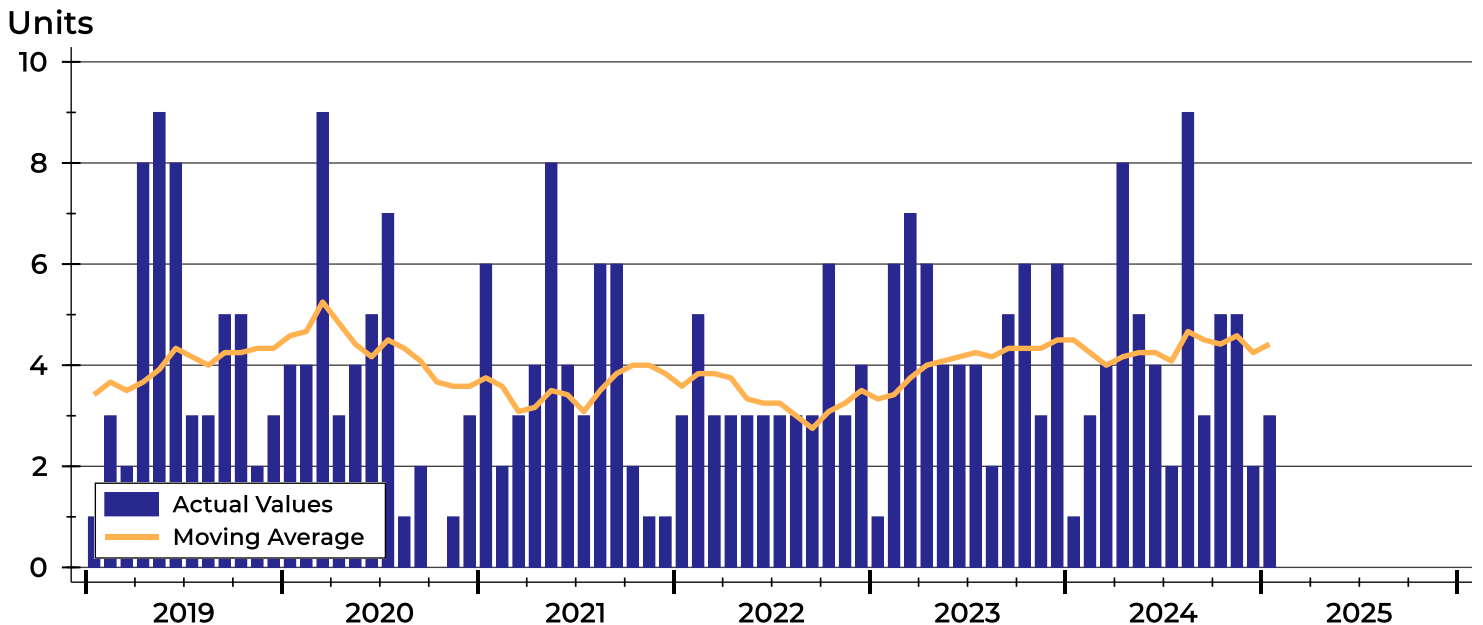
Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	3	1	200.0%
	Volume (1,000s)	1,740	340	411.8%
	Average List Price	580,000	340,000	70.6%
	Median List Price	345,000	340,000	1.5%
Year-to-Date	New Listings	3	1	200.0%
	Volume (1,000s)	1,740	340	411.8%
	Average List Price	580,000	340,000	70.6%
	Median List Price	345,000	340,000	1.5%

A total of 3 new listings were added in Pottawatomie County during January, up 200.0% from the same month in 2024.

The median list price of these homes was \$345,000 up from \$340,000 in 2024.

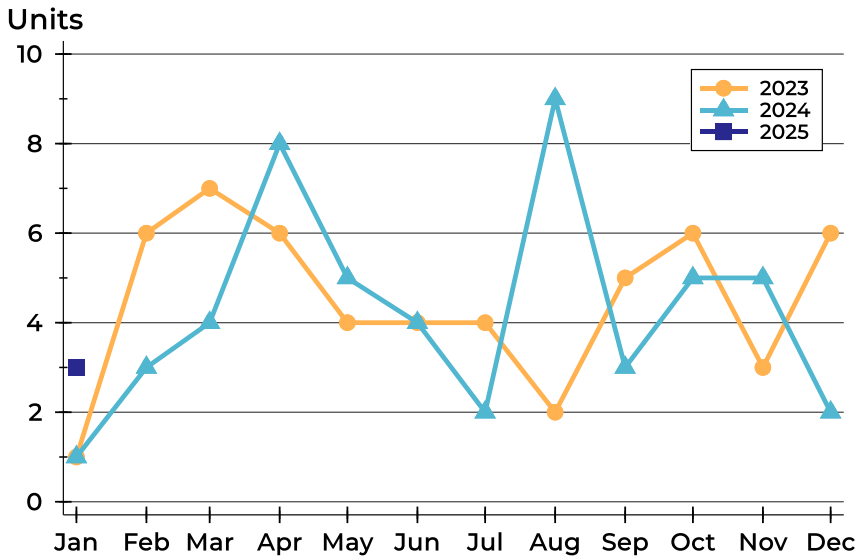
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



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

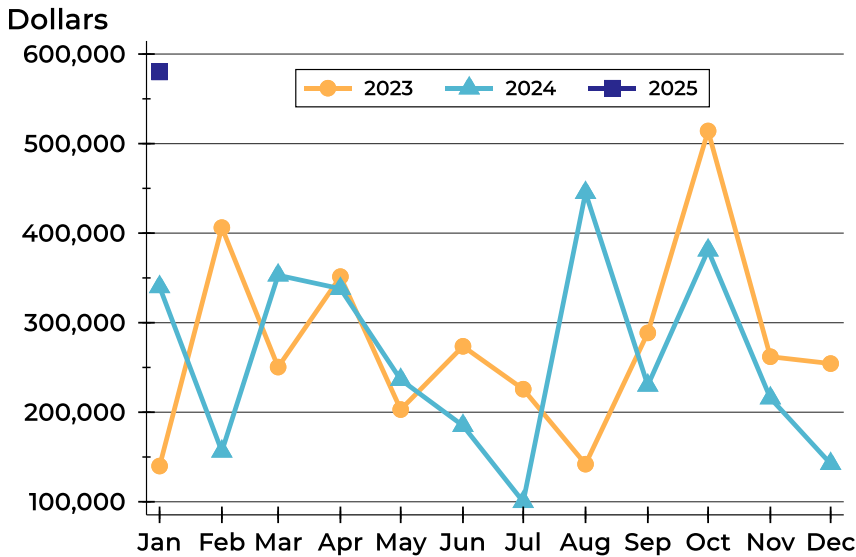
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	295,000	295,000	25	25	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	345,000	345,000	15	15	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	33.3%	1,100,000	1,100,000	8	8	100.0%	100.0%



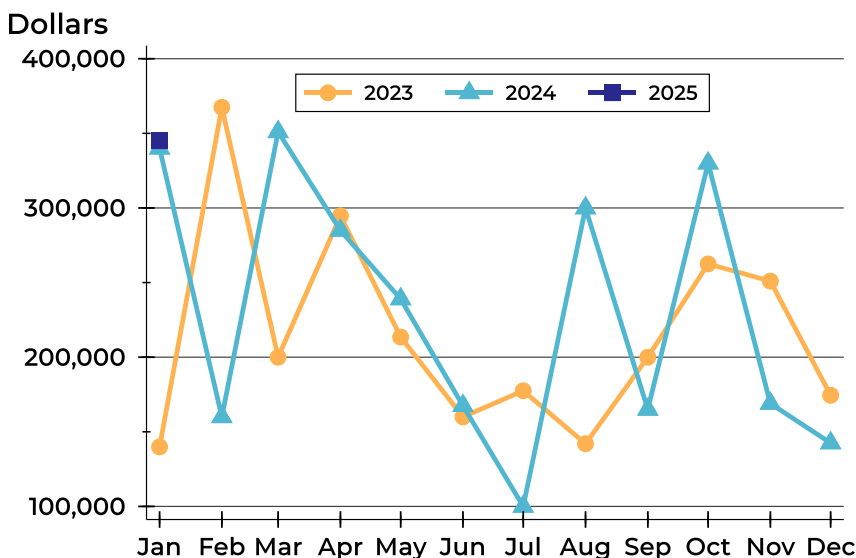
Pottawatomie County New Listings Analysis

Average Price



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	
March	250,429	353,000	
April	351,417	337,963	
May	202,975	236,400	
June	273,619	185,000	
July	225,750	100,000	
August	142,000	445,156	
September	288,600	229,967	
October	514,116	380,900	
November	262,000	215,800	
December	254,333	142,475	

Median Price



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	
March	200,000	351,000	
April	294,750	284,950	
May	213,500	239,000	
June	160,000	167,500	
July	177,500	100,000	
August	142,000	299,950	
September	200,000	165,000	
October	262,500	330,000	
November	251,000	169,000	
December	174,500	142,475	



Pottawatomie County Contracts Written Analysis

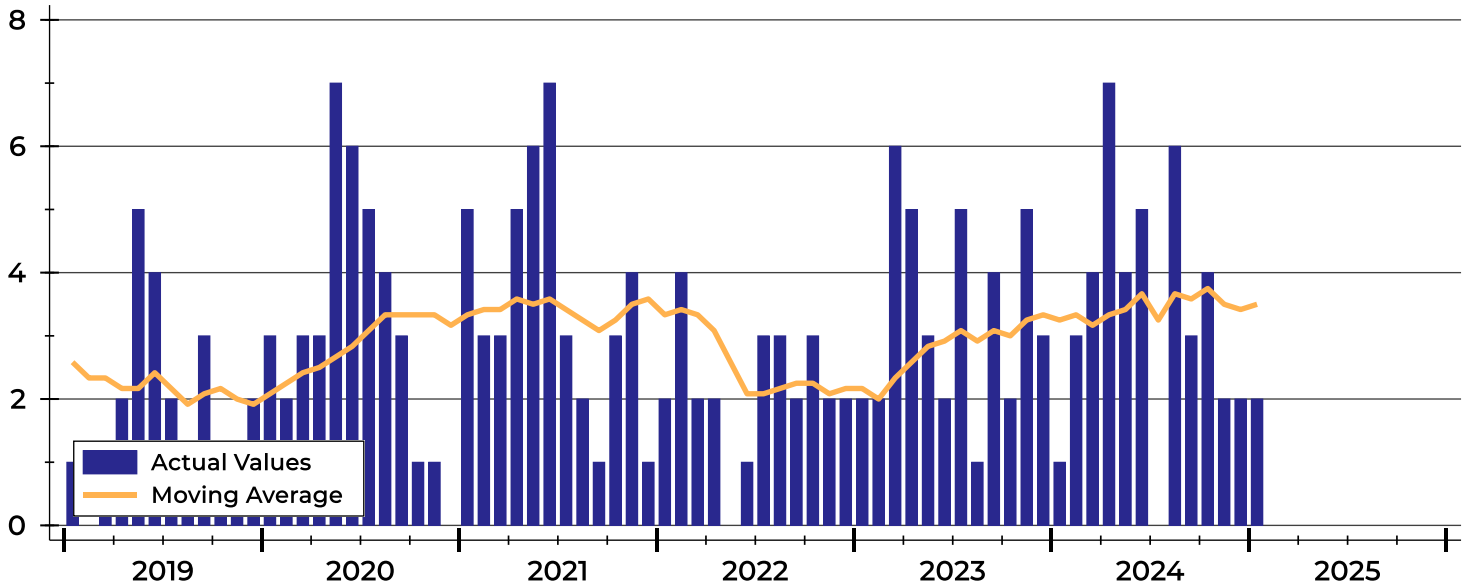
Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		2	1	100.0%	2	1	100.0%
Volume (1,000s)		1,395	160	771.9%	1,395	160	771.9%
Average	Sale Price	697,500	160,000	335.9%	697,500	160,000	335.9%
	Days on Market	17	117	-85.5%	17	117	-85.5%
	Percent of Original	100.0%	92.4%	8.2%	100.0%	92.4%	8.2%
Median	Sale Price	697,500	160,000	335.9%	697,500	160,000	335.9%
	Days on Market	17	117	-85.5%	17	117	-85.5%
	Percent of Original	100.0%	92.4%	8.2%	100.0%	92.4%	8.2%

A total of 2 contracts for sale were written in Pottawatomie County during the month of January, up from 1 in 2024. The median list price of these homes was \$697,500, up from \$160,000 the prior year.

Half of the homes that went under contract in January were on the market less than 17 days, compared to 117 days in January 2024.

History of Contracts Written

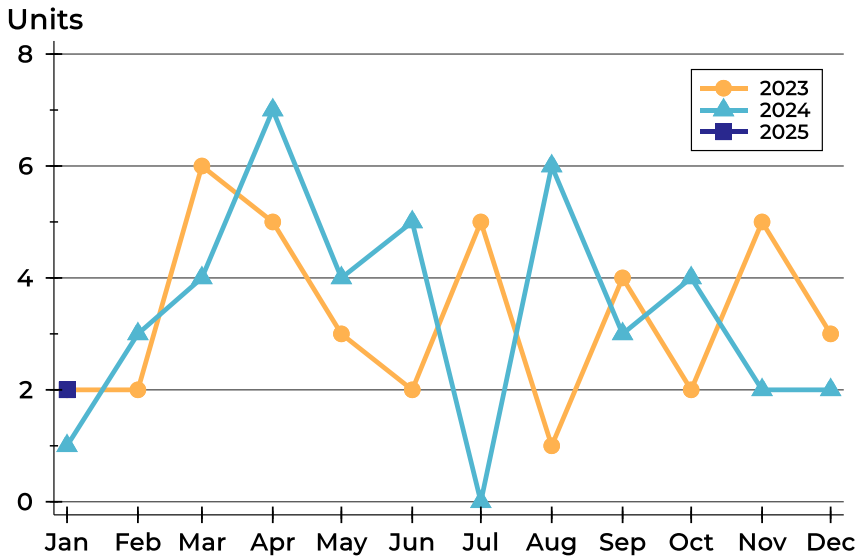
Units





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

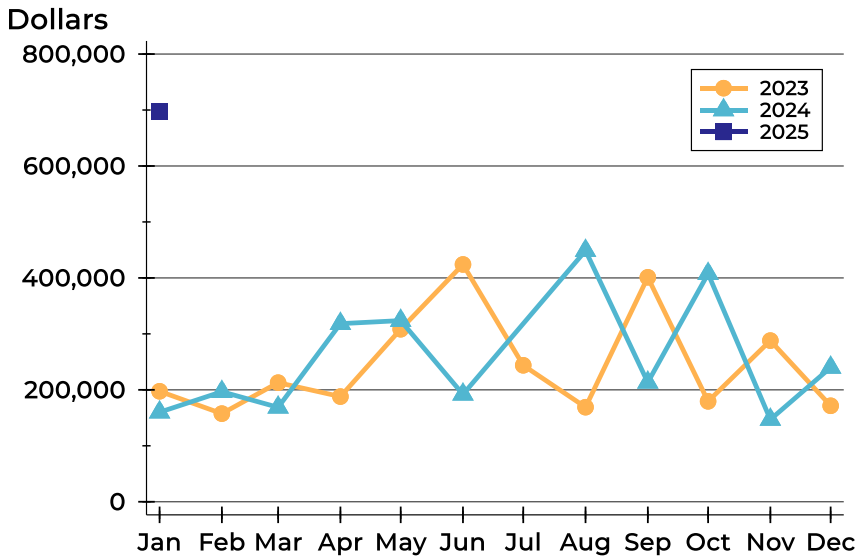
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	50.0%	295,000	295,000	25	25	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	1	50.0%	1,100,000	1,100,000	8	8	100.0%	100.0%



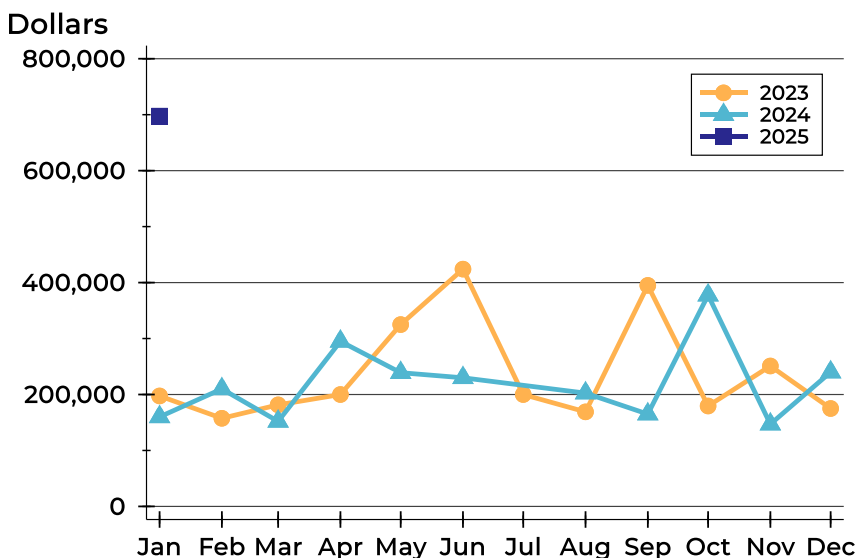
Pottawatomie County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	197,450	160,000	697,500
February	157,500	196,667	
March	212,833	168,750	
April	187,980	318,271	
May	308,333	323,750	
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	239,975	

Median Price

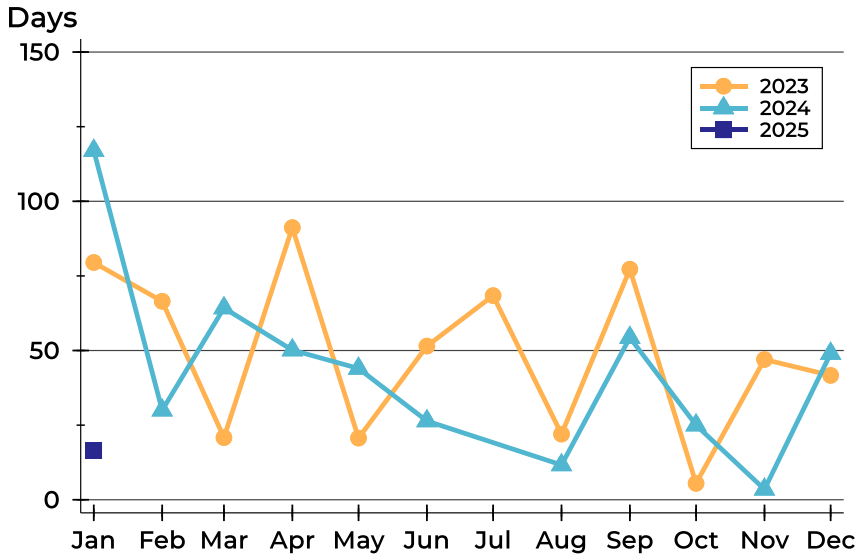


Month	2023	2024	2025
January	197,450	160,000	697,500
February	157,500	210,000	
March	181,500	152,000	
April	200,000	295,000	
May	325,000	239,000	
June	424,063	229,900	
July	200,000	N/A	
August	169,000	202,500	
September	395,000	165,000	
October	179,500	377,500	
November	251,000	147,000	
December	175,000	239,975	



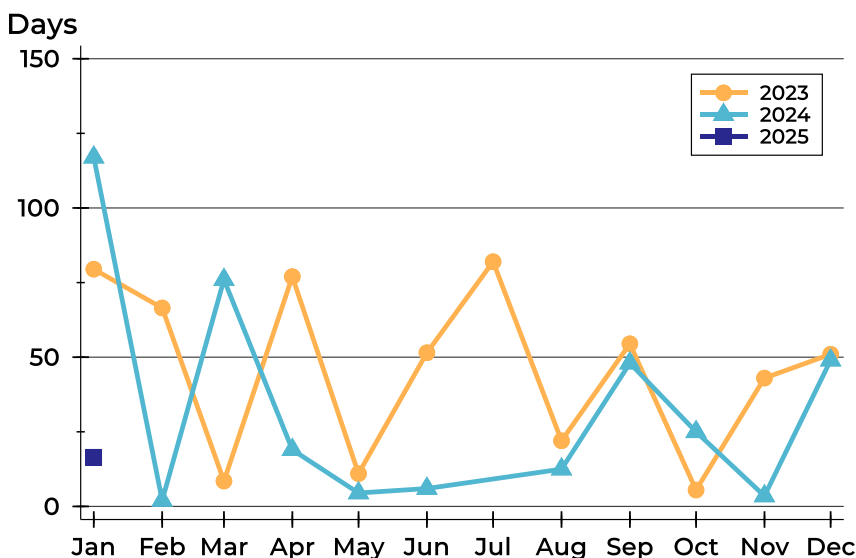
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	117	17
February	67	30	
March	21	64	
April	91	50	
May	21	44	
June	52	26	
July	68	N/A	
August	22	12	
September	77	54	
October	6	25	
November	47	4	
December	42	49	

Median DOM



Month	2023	2024	2025
January	80	117	17
February	67	2	
March	9	76	
April	77	19	
May	11	5	
June	52	6	
July	82	N/A	
August	22	13	
September	55	48	
October	6	25	
November	43	4	
December	51	49	



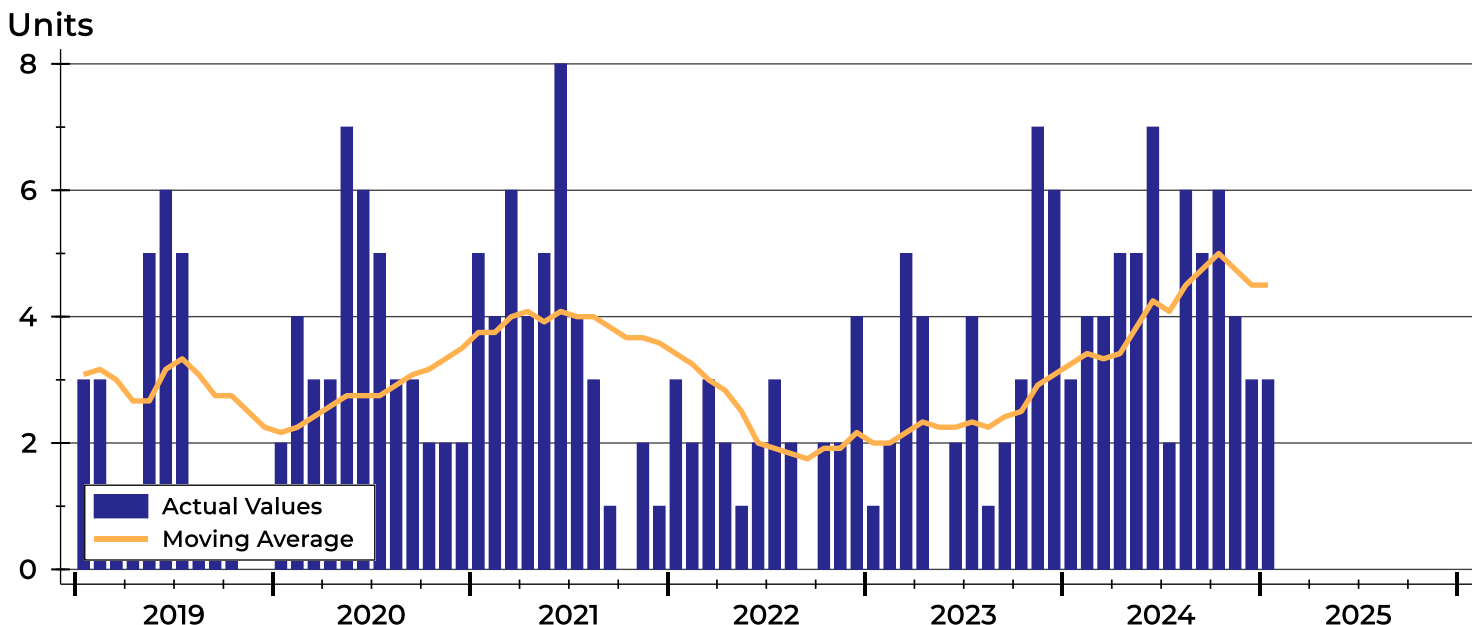
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of January 2024	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		3,295	500	559.0%
Average	List Price	1,098,333	166,566	559.4%
	Days on Market	11	64	-82.8%
	Percent of Original	100.0%	98.0%	2.0%
Median	List Price	1,100,000	160,000	587.5%
	Days on Market	8	59	-86.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Pottawatomie County had contracts pending at the end of January, the same number of contracts pending at the end of January 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.

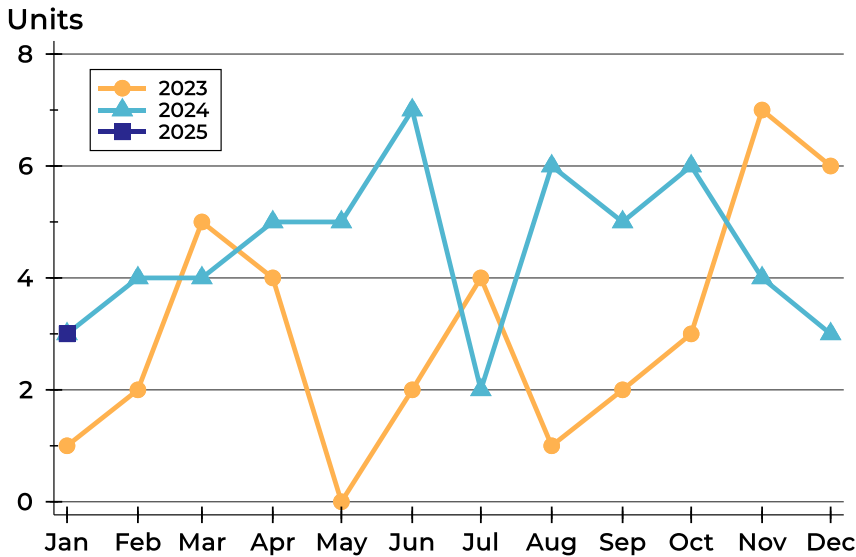
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

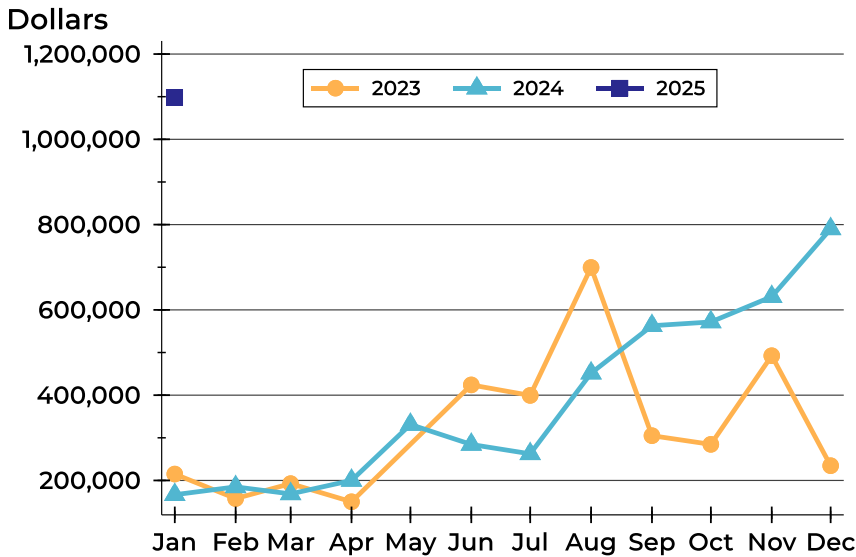
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	1	33.3%	295,000	295,000	25	25	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	2	66.7%	1,500,000	1,500,000	5	5	100.0%	100.0%



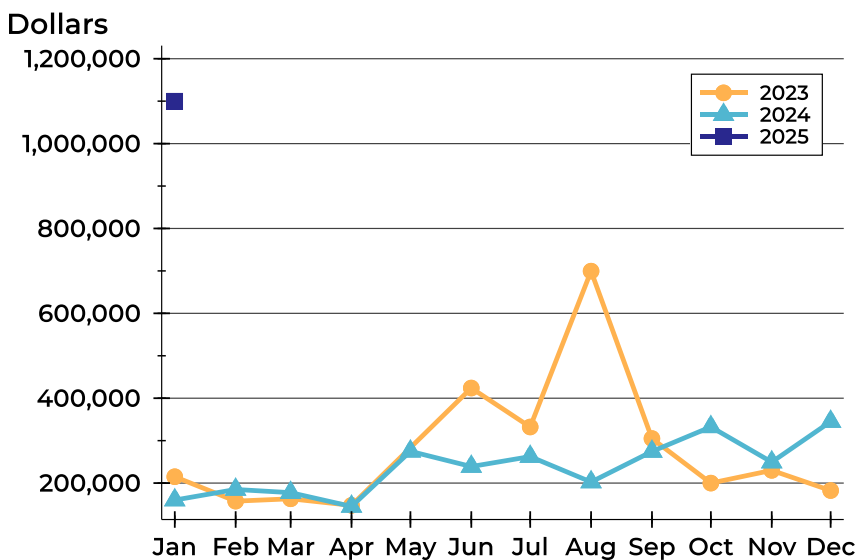
Pottawatomie County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	215,000	166,566	1,098,333
February	157,500	184,925	
March	192,600	168,500	
April	150,000	199,980	
May	N/A	331,180	
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	

Median Price

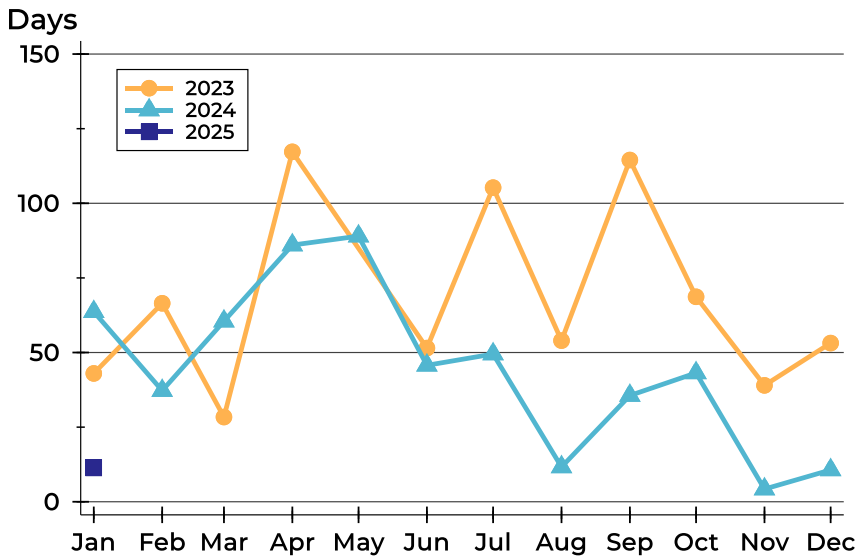


Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	
March	163,000	177,500	
April	147,500	145,000	
May	N/A	274,900	
June	424,063	239,000	
July	332,250	262,450	
August	699,475	202,500	
September	305,000	274,500	
October	200,000	332,500	
November	230,000	249,500	
December	182,500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



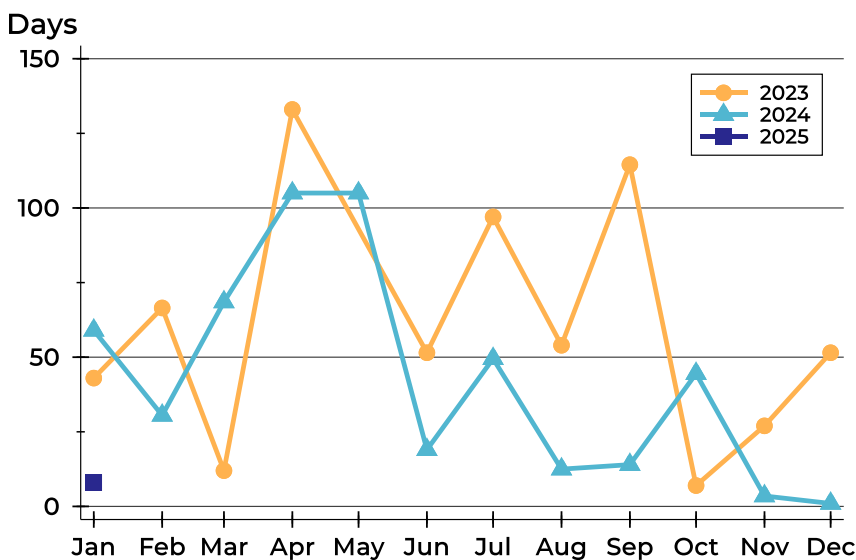
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	43	64	11
February	67	37	
March	28	61	
April	117	86	
May	N/A	89	
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	
March	12	69	
April	133	105	
May	N/A	105	
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 January

Total home sales in Shawnee County fell last month to 140 units, compared to 146 units in January 2024. Total sales volume was \$33.6 million, up from a year earlier.

The median sale price in January was \$194,000, up from \$179,450 a year earlier. Homes that sold in January were typically on the market for 20 days and sold for 98.8% of their list prices.

Shawnee County Active Listings Remain the Same at End of January

The total number of active listings in Shawnee County at the end of January was 157 units, the same as in January 2024. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$204,900.

During January, a total of 156 contracts were written down from 162 in January 2024. At the end of the month, there were 165 contracts still pending.

Report Contents

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

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Shawnee County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	140 -4.1%	146 11.5%	131 -26.8%	140 -4.1%	146 11.5%	131 -26.8%	
Active Listings Change from prior year	157 0.0%	157 48.1%	106 41.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	0.8 0.0%	0.8 60.0%	0.5 66.7%	N/A	N/A	N/A	
New Listings Change from prior year	116 -27.0%	159 16.1%	137 -11.0%	116 -27.0%	159 16.1%	137 -11.0%	
Contracts Written Change from prior year	156 -3.7%	162 -3.0%	167 8.4%	156 -3.7%	162 -3.0%	167 8.4%	
Pending Contracts Change from prior year	165 2.5%	161 3.9%	155 0.6%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	33,553 14.7%	29,247 31.7%	22,203 -27.0%	33,553 14.7%	29,247 31.7%	22,203 -27.0%	
Average	Sale Price Change from prior year	239,661 19.6%	200,325 18.2%	169,487 -0.3%	239,661 19.6%	200,325 18.2%	169,487 -0.3%
	List Price of Actives Change from prior year	239,241 -18.3%	292,789 2.9%	284,543 18.3%	N/A	N/A	N/A
	Days on Market Change from prior year	32 3.2%	31 47.6%	21 5.0%	32 3.2%	31 47.6%	21 5.0%
	Percent of List Change from prior year	97.1% -0.7%	97.8% 0.1%	97.7% -1.3%	97.1% -0.7%	97.8% 0.1%	97.7% -1.3%
	Percent of Original Change from prior year	94.7% -1.0%	95.7% 0.0%	95.7% -1.5%	94.7% -1.0%	95.7% 0.0%	95.7% -1.5%
Median	Sale Price Change from prior year	194,000 8.1%	179,450 22.1%	147,000 -2.0%	194,000 8.1%	179,450 22.1%	147,000 -2.0%
	List Price of Actives Change from prior year	204,900 -17.7%	249,000 -0.9%	251,225 34.0%	N/A	N/A	N/A
	Days on Market Change from prior year	20 42.9%	14 55.6%	9 80.0%	20 42.9%	14 55.6%	9 80.0%
	Percent of List Change from prior year	98.8% -1.2%	100.0% 0.0%	100.0% 0.0%	98.8% -1.2%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	96.0% -1.2%	97.2% -0.7%	97.9% -2.1%	96.0% -1.2%	97.2% -0.7%	97.9% -2.1%

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



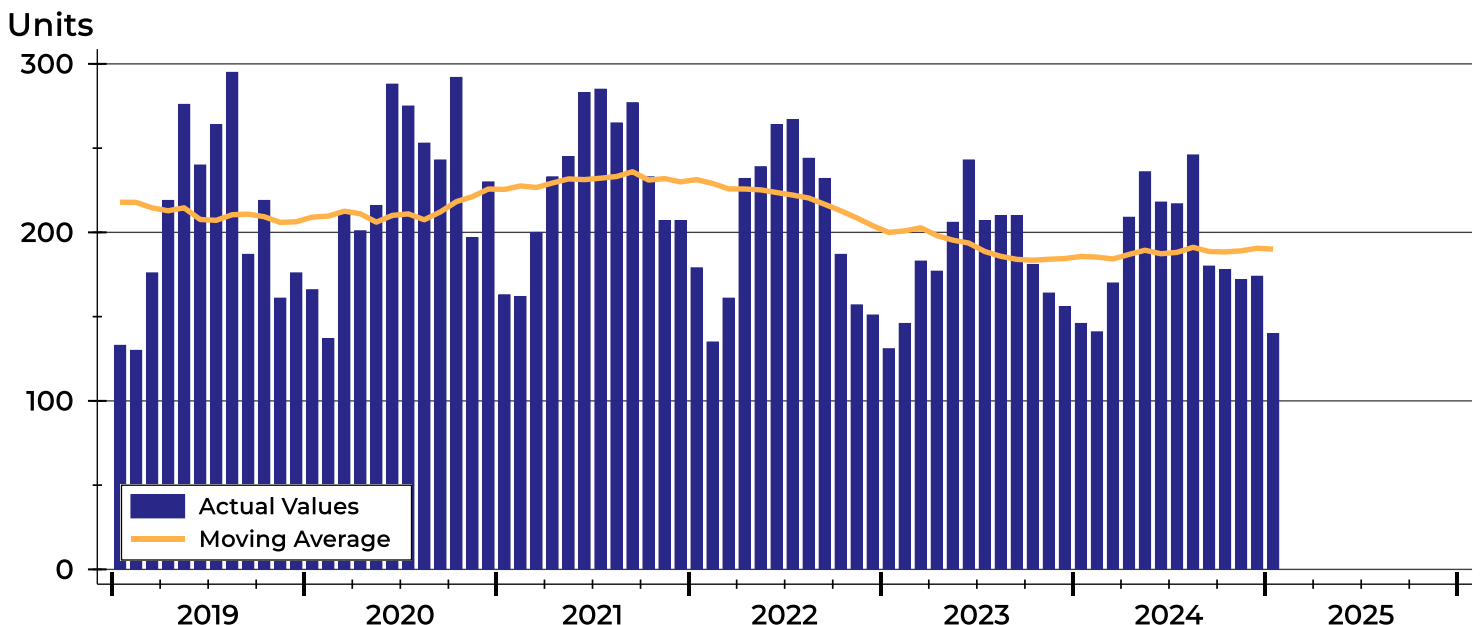
Shawnee County Closed Listings Analysis

Summary Statistics for Closed Listings		January 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		140	146	-4.1%	140	146	-4.1%
Volume (1,000s)		33,553	29,247	14.7%	33,553	29,247	14.7%
Months' Supply		0.8	0.8	0.0%	N/A	N/A	N/A
Average	Sale Price	239,661	200,325	19.6%	239,661	200,325	19.6%
	Days on Market	32	31	3.2%	32	31	3.2%
	Percent of List	97.1%	97.8%	-0.7%	97.1%	97.8%	-0.7%
	Percent of Original	94.7%	95.7%	-1.0%	94.7%	95.7%	-1.0%
Median	Sale Price	194,000	179,450	8.1%	194,000	179,450	8.1%
	Days on Market	20	14	42.9%	20	14	42.9%
	Percent of List	98.8%	100.0%	-1.2%	98.8%	100.0%	-1.2%
	Percent of Original	96.0%	97.2%	-1.2%	96.0%	97.2%	-1.2%

A total of 140 homes sold in Shawnee County in January, down from 146 units in January 2024. Total sales volume rose to \$33.6 million compared to \$29.2 million in the previous year.

The median sales price in January was \$194,000, up 8.1% compared to the prior year. Median days on market was 20 days, up from 9 days in December, and up from 14 in January 2024.

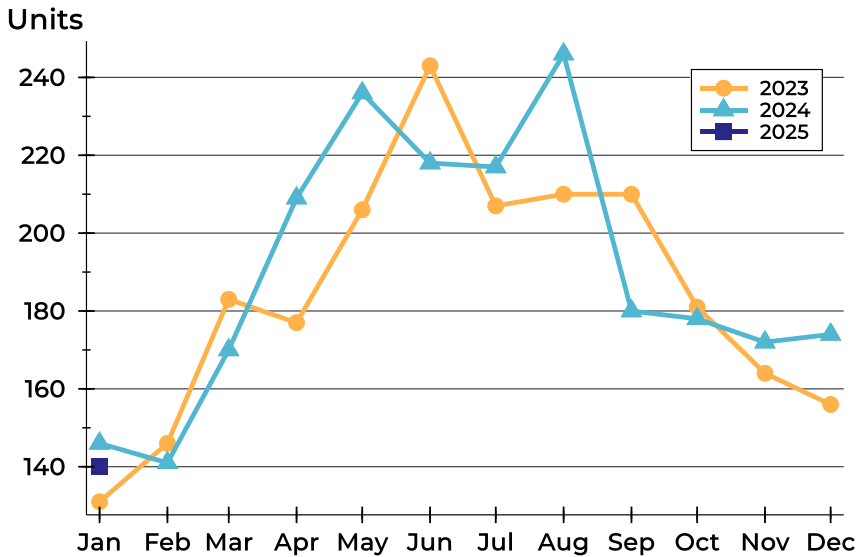
History of Closed Listings





Shawnee County Closed Listings Analysis

Closed Listings by Month



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

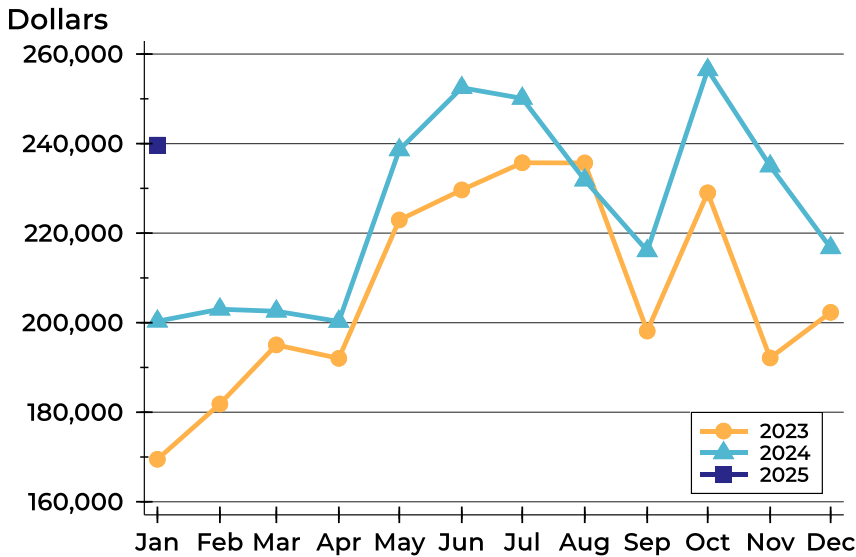
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	0.0	21,000	21,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	6	4.3%	0.3	37,692	37,950	15	3	88.5%	90.1%	88.5%	90.1%
\$50,000-\$99,999	16	11.4%	0.8	74,531	74,500	40	38	95.3%	94.0%	92.1%	92.5%
\$100,000-\$124,999	8	5.7%	0.8	112,994	114,975	16	9	98.0%	99.2%	98.1%	98.3%
\$125,000-\$149,999	13	9.3%	1.1	135,223	137,000	17	11	99.0%	100.0%	97.1%	96.4%
\$150,000-\$174,999	15	10.7%	0.8	159,791	157,900	23	19	98.0%	100.0%	95.8%	98.2%
\$175,000-\$199,999	13	9.3%	0.7	186,204	185,000	30	26	97.6%	99.0%	94.3%	96.1%
\$200,000-\$249,999	19	13.6%	0.7	223,147	223,000	34	28	98.9%	98.9%	96.3%	96.1%
\$250,000-\$299,999	10	7.1%	0.9	273,698	275,000	27	6	97.7%	100.0%	96.5%	98.2%
\$300,000-\$399,999	18	12.9%	0.9	338,427	327,000	29	19	96.8%	98.2%	94.2%	95.0%
\$400,000-\$499,999	13	9.3%	1.2	440,062	440,000	63	24	97.5%	99.8%	95.7%	98.8%
\$500,000-\$749,999	5	3.6%	0.8	570,000	590,000	37	21	97.6%	97.1%	90.9%	95.3%
\$750,000-\$999,999	2	1.4%	0.9	834,639	834,639	94	94	95.8%	95.8%	83.4%	83.4%
\$1,000,000 and up	1	0.7%	0.0	1,325,000	1,325,000	67	67	89.7%	89.7%	89.7%	89.7%



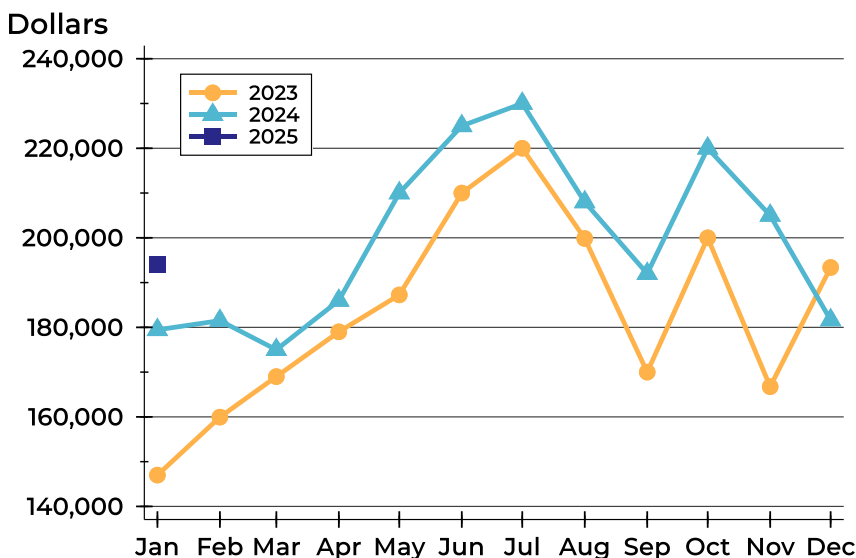
Shawnee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	169,487	200,325	239,661
February	181,847	203,010	
March	195,038	202,556	
April	192,034	200,278	
May	222,943	238,597	
June	229,653	252,473	
July	235,718	250,103	
August	235,685	231,844	
September	198,134	216,047	
October	229,006	256,478	
November	192,126	234,991	
December	202,308	216,719	

Median Price

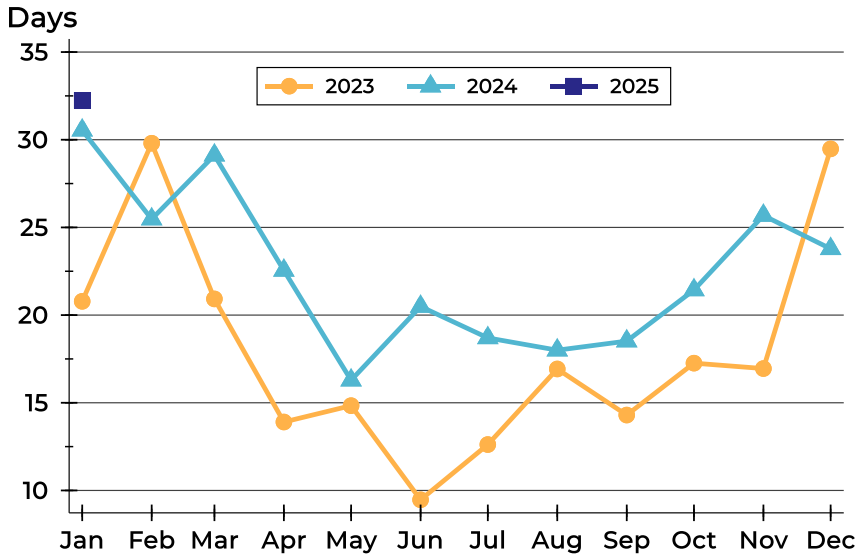


Month	2023	2024	2025
January	147,000	179,450	194,000
February	159,950	181,500	
March	169,000	175,000	
April	179,000	186,000	
May	187,250	210,000	
June	210,000	225,000	
July	220,000	230,000	
August	199,850	208,000	
September	170,000	192,000	
October	200,000	220,000	
November	166,750	205,000	
December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



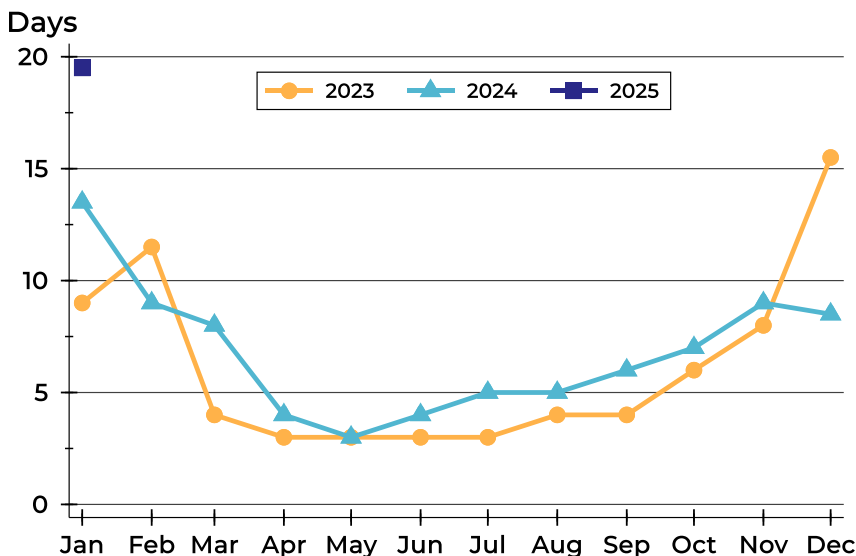
Shawnee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	31	32
February	30	25	
March	21	29	
April	14	23	
May	15	16	
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	
March	4	8	
April	3	4	
May	3	3	
June	3	4	
July	3	5	
August	4	5	
September	4	6	
October	6	7	
November	8	9	
December	16	9	



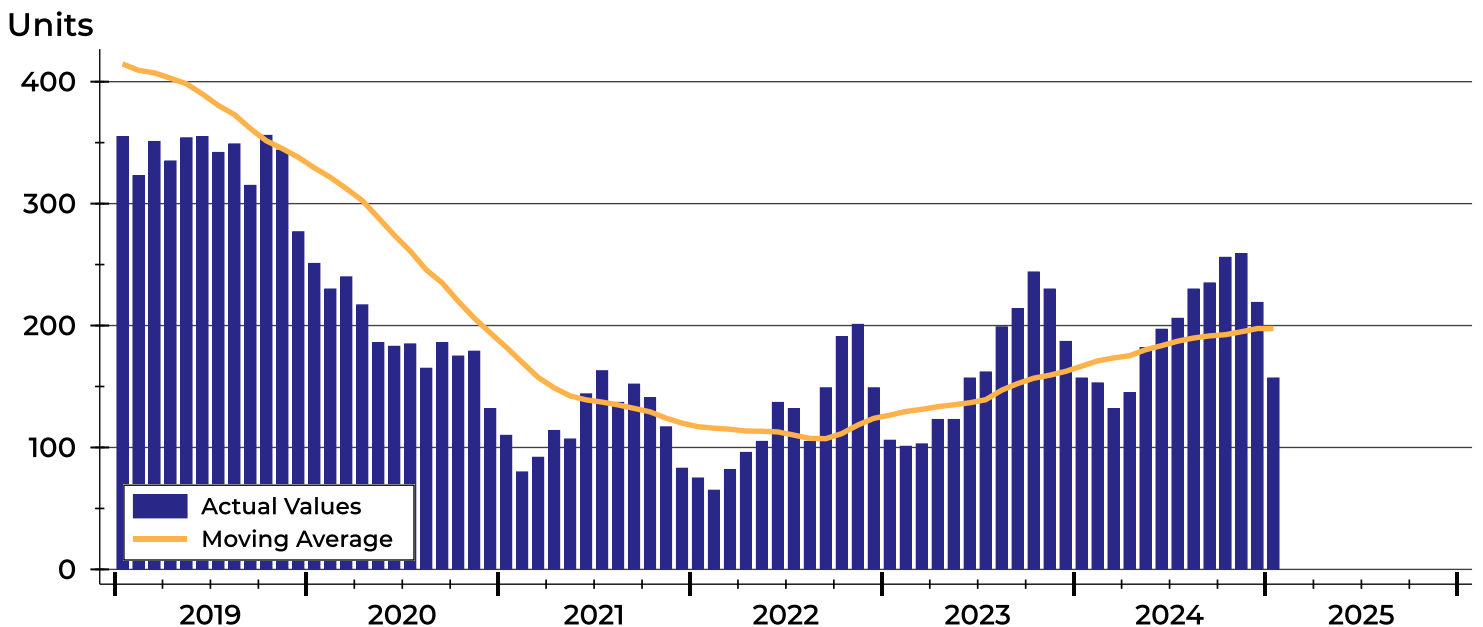
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		157	157	0.0%
Volume (1,000s)		37,561	45,968	-18.3%
Months' Supply		0.8	0.8	0.0%
Average	List Price	239,241	292,789	-18.3%
	Days on Market	66	68	-2.9%
	Percent of Original	96.3%	96.0%	0.3%
Median	List Price	204,900	249,000	-17.7%
	Days on Market	53	44	20.5%
	Percent of Original	100.0%	100.0%	0.0%

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

The median list price of homes on the market at the end of January was \$204,900, down 17.7% from 2024. The typical time on market for active listings was 53 days, up from 44 days a year earlier.

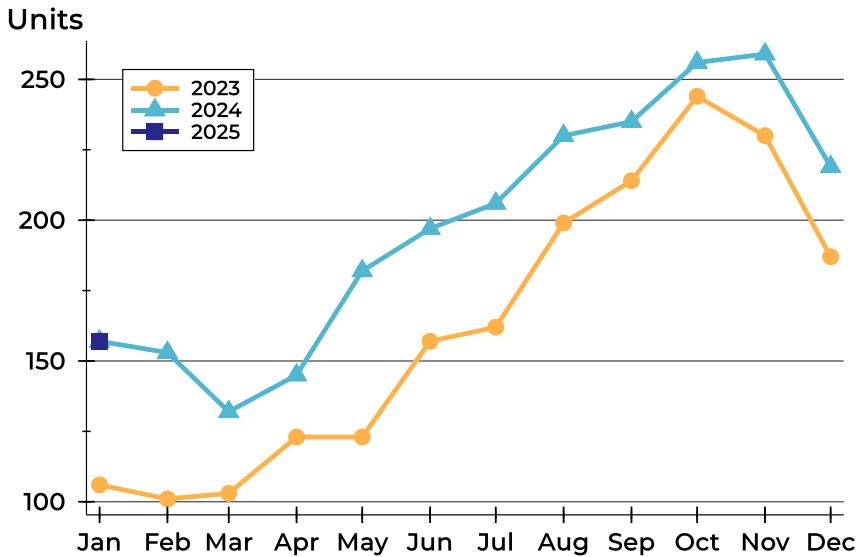
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



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

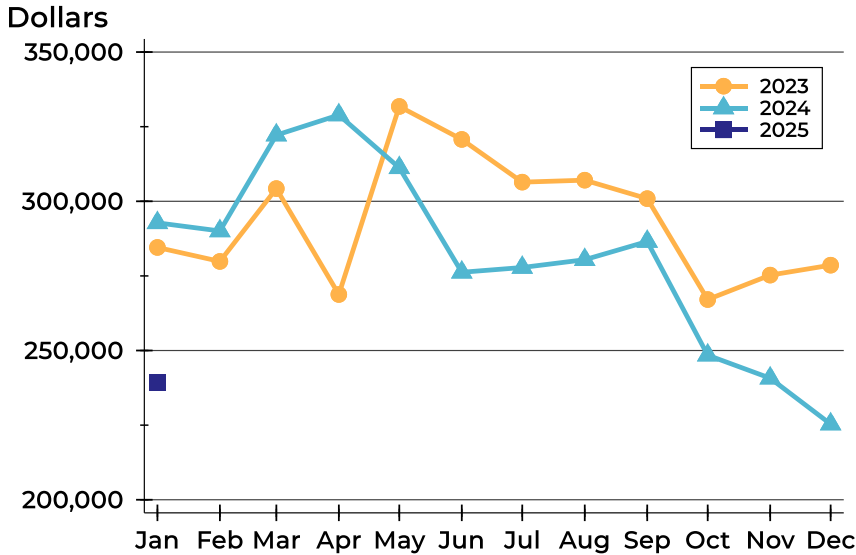
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	1.3%	0.3	42,450	42,450	83	83	97.5%	97.5%
\$50,000-\$99,999	19	12.1%	0.8	78,708	82,500	61	49	94.0%	97.6%
\$100,000-\$124,999	9	5.7%	0.8	116,944	117,000	38	51	96.6%	96.8%
\$125,000-\$149,999	18	11.5%	1.1	137,001	136,500	71	53	96.1%	98.9%
\$150,000-\$174,999	15	9.6%	0.8	162,343	165,650	38	15	98.8%	100.0%
\$175,000-\$199,999	12	7.6%	0.7	189,650	189,750	115	64	89.7%	97.4%
\$200,000-\$249,999	19	12.1%	0.7	223,539	224,500	64	47	96.6%	100.0%
\$250,000-\$299,999	22	14.0%	0.9	279,077	282,450	62	55	96.8%	99.1%
\$300,000-\$399,999	20	12.7%	0.9	349,328	347,225	68	55	98.7%	100.0%
\$400,000-\$499,999	14	8.9%	1.2	445,079	437,450	67	70	97.2%	99.0%
\$500,000-\$749,999	6	3.8%	0.8	564,413	560,389	95	106	97.3%	100.0%
\$750,000-\$999,999	1	0.6%	0.9	760,000	760,000	3	3	100.0%	100.0%
\$1,000,000 and up	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A



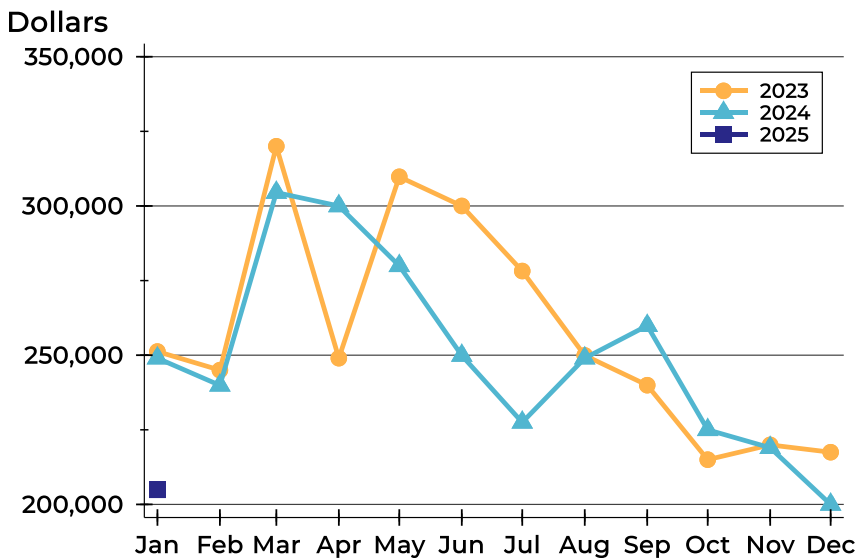
Shawnee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	284,543	292,789	239,241
February	279,856	290,058	
March	304,258	322,171	
April	268,778	328,914	
May	331,778	311,226	
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	

Median Price

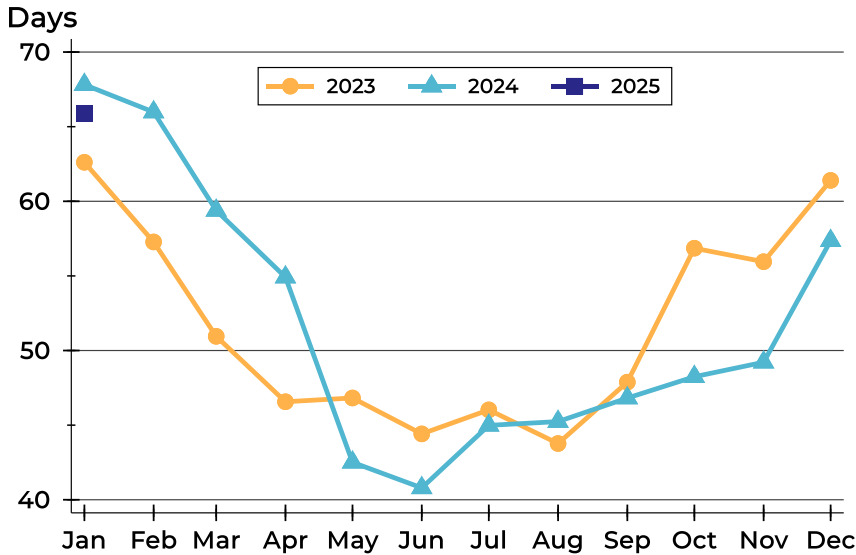


Month	2023	2024	2025
January	251,225	249,000	204,900
February	245,000	239,900	
March	320,000	304,500	
April	249,000	300,000	
May	309,777	279,950	
June	300,000	249,900	
July	278,200	227,500	
August	249,925	249,000	
September	239,950	259,900	
October	215,000	225,000	
November	219,950	219,000	
December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



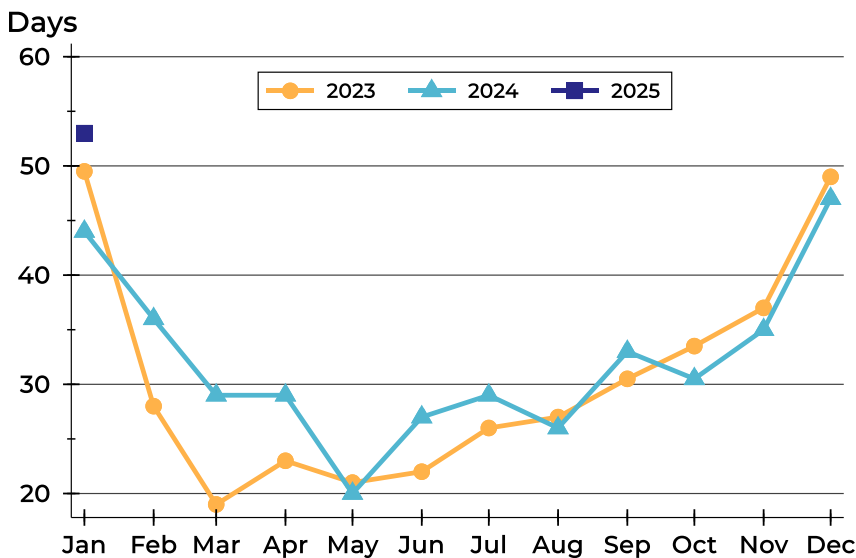
Shawnee County Active Listings Analysis

Average DOM



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

Median DOM

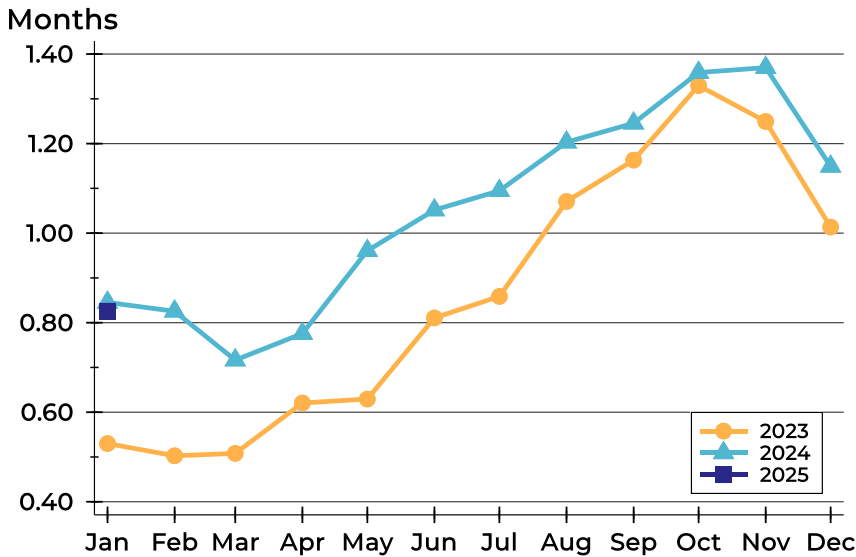


Month	2023	2024	2025
January	50	44	53
February	28	36	
March	19	29	
April	23	29	
May	21	20	
June	22	27	
July	26	29	
August	27	26	
September	31	33	
October	34	31	
November	37	35	
December	49	47	



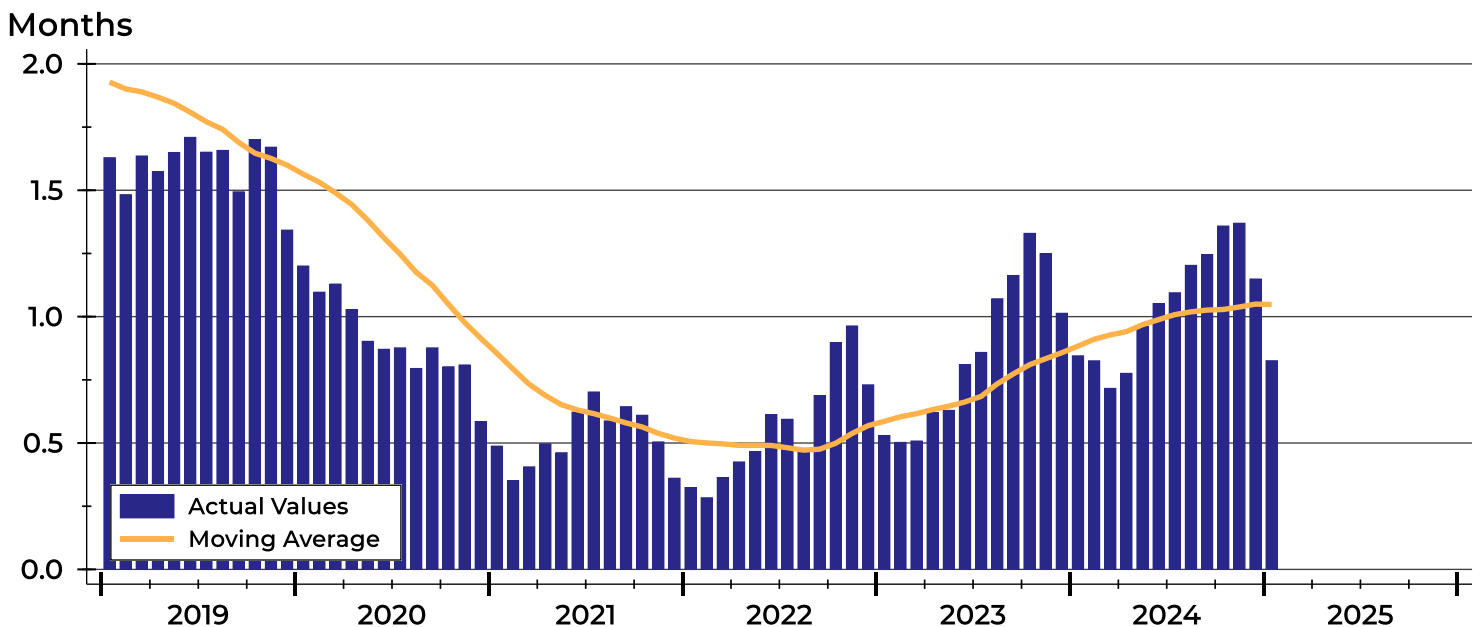
Shawnee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.5	0.8	0.8
February	0.5	0.8	
March	0.5	0.7	
April	0.6	0.8	
May	0.6	1.0	
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





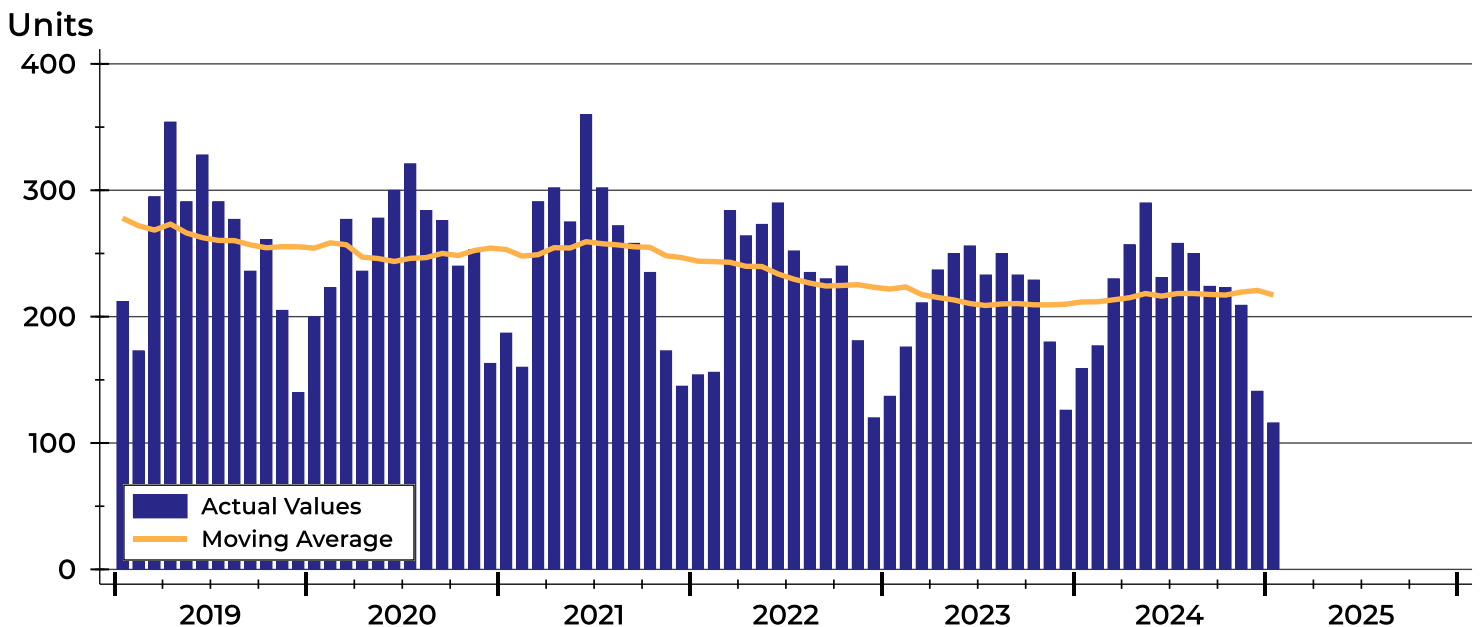
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	116	159	-27.0%
	Volume (1,000s)	27,514	33,278	-17.3%
	Average List Price	237,188	209,293	13.3%
	Median List Price	189,950	193,000	-1.6%
Year-to-Date	New Listings	116	159	-27.0%
	Volume (1,000s)	27,514	33,278	-17.3%
	Average List Price	237,188	209,293	13.3%
	Median List Price	189,950	193,000	-1.6%

A total of 116 new listings were added in Shawnee County during January, down 27.0% from the same month in 2024.

The median list price of these homes was \$189,950 down from \$193,000 in 2024.

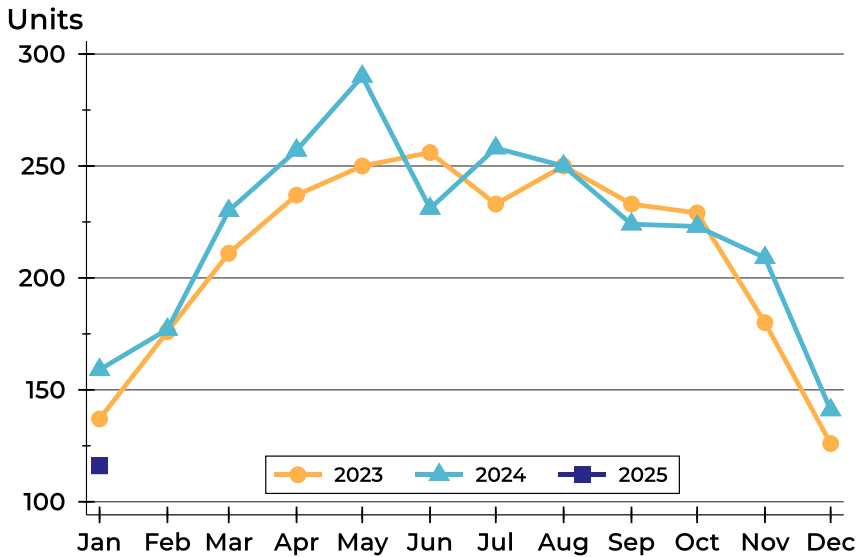
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	137	159	116
February	176	177	
March	211	230	
April	237	257	
May	250	290	
June	256	231	
July	233	258	
August	250	250	
September	233	224	
October	229	223	
November	180	209	
December	126	141	

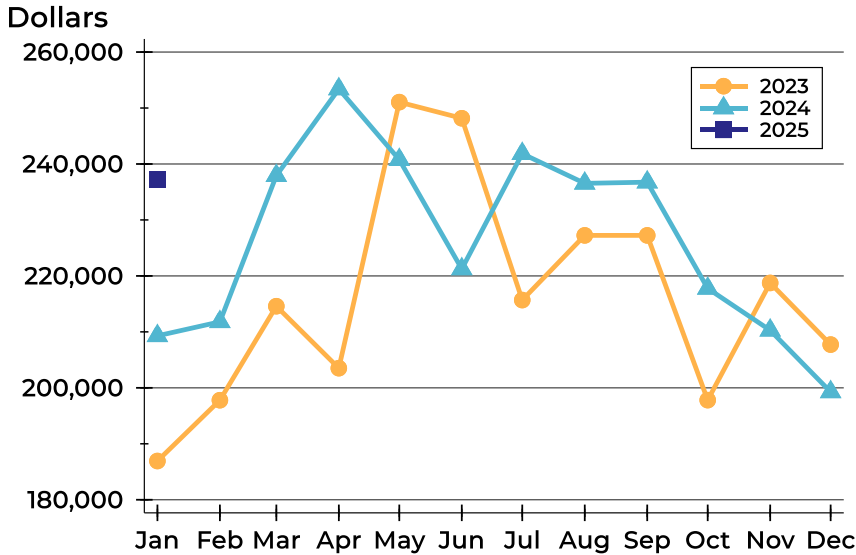
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.7%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	3	2.6%	44,167	45,000	2	2	104.0%	100.0%
\$50,000-\$99,999	13	11.2%	84,777	87,500	10	4	98.3%	100.0%
\$100,000-\$124,999	8	6.9%	114,044	118,250	11	10	96.4%	100.0%
\$125,000-\$149,999	12	10.3%	139,419	135,000	16	12	99.2%	100.0%
\$150,000-\$174,999	12	10.3%	161,299	160,000	13	13	99.8%	100.0%
\$175,000-\$199,999	9	7.8%	184,567	185,000	7	4	98.9%	100.0%
\$200,000-\$249,999	11	9.5%	221,691	219,900	16	15	99.1%	100.0%
\$250,000-\$299,999	15	12.9%	274,307	274,900	8	5	99.8%	100.0%
\$300,000-\$399,999	15	12.9%	342,676	349,763	11	9	99.5%	100.0%
\$400,000-\$499,999	8	6.9%	455,803	463,500	15	15	99.9%	100.0%
\$500,000-\$749,999	7	6.0%	566,414	565,000	10	7	100.0%	100.0%
\$750,000-\$999,999	1	0.9%	760,000	760,000	10	10	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



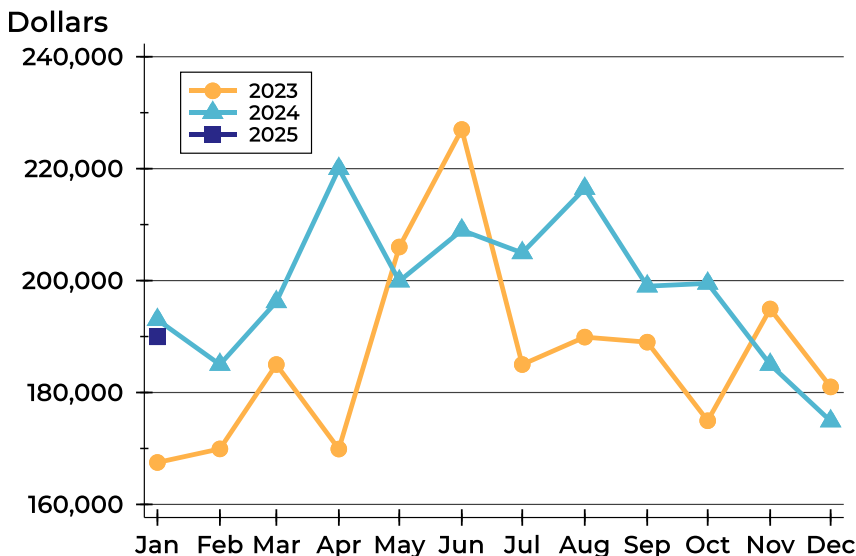
Shawnee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	186,924	209,293	237,188
February	197,792	211,800	
March	214,587	237,912	
April	203,515	253,400	
May	251,055	240,765	
June	248,173	221,246	
July	215,688	241,841	
August	227,246	236,540	
September	227,243	236,752	
October	197,808	217,766	
November	218,743	210,285	
December	207,731	199,272	

Median Price



Month	2023	2024	2025
January	167,500	193,000	189,950
February	169,925	185,000	
March	185,000	196,200	
April	169,900	220,000	
May	206,000	199,900	
June	227,000	209,000	
July	185,000	204,950	
August	189,900	216,450	
September	189,000	199,000	
October	174,950	199,500	
November	194,925	185,000	
December	181,000	174,900	



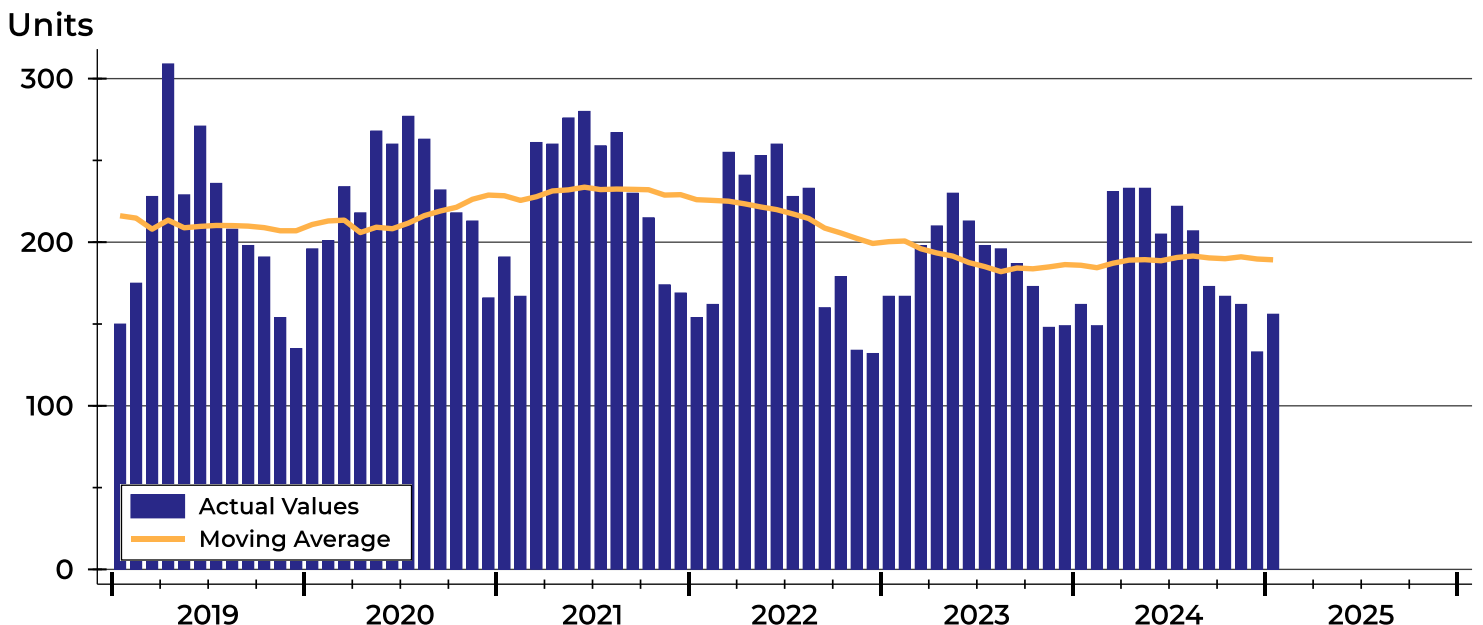
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	January 2024	Change	Year-to-Date		
		2025	2024		2025	2024	Change
Contracts Written		156	162	-3.7%	156	162	-3.7%
Volume (1,000s)		34,270	33,847	1.2%	34,270	33,847	1.2%
Average	Sale Price	219,679	208,932	5.1%	219,679	208,932	5.1%
	Days on Market	41	30	36.7%	41	30	36.7%
	Percent of Original	96.7%	95.9%	0.8%	96.7%	95.9%	0.8%
Median	Sale Price	189,900	184,950	2.7%	189,900	184,950	2.7%
	Days on Market	28	7	300.0%	28	7	300.0%
	Percent of Original	100.0%	99.7%	0.3%	100.0%	99.7%	0.3%

A total of 156 contracts for sale were written in Shawnee County during the month of January, down from 162 in 2024. The median list price of these homes was \$189,900, up from \$184,950 the prior year.

Half of the homes that went under contract in January were on the market less than 28 days, compared to 7 days in January 2024.

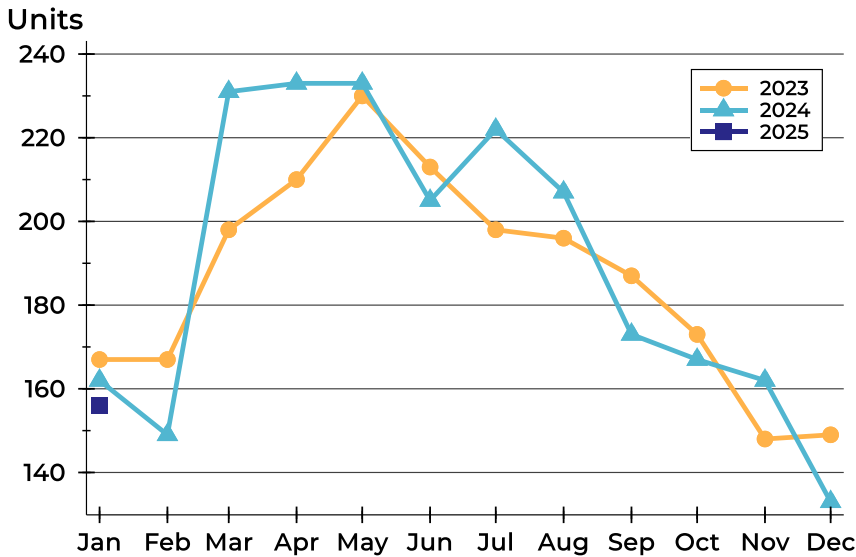
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	167	162	156
February	167	149	
March	198	231	
April	210	233	
May	230	233	
June	213	205	
July	198	222	
August	196	207	
September	187	173	
October	173	167	
November	148	162	
December	149	133	

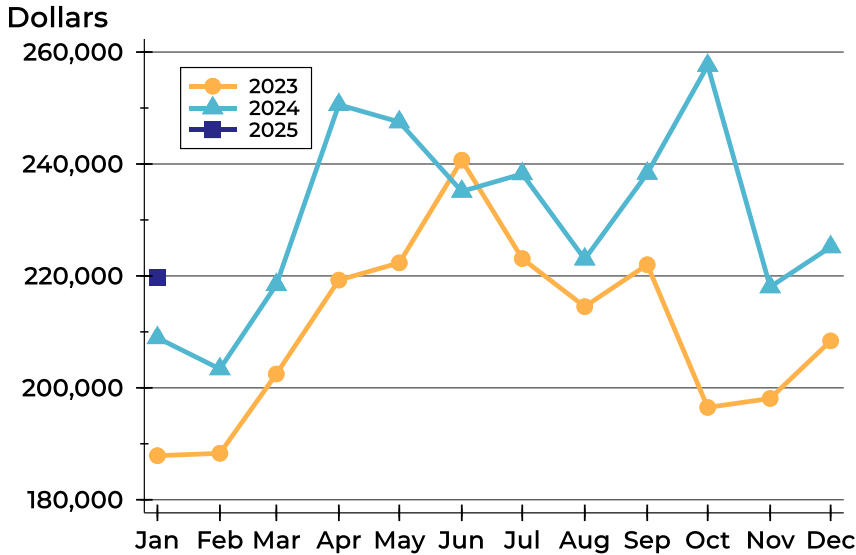
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.3%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	5	3.2%	43,300	45,000	14	4	95.9%	100.0%
\$50,000-\$99,999	29	18.6%	81,007	80,000	48	51	94.4%	100.0%
\$100,000-\$124,999	10	6.4%	115,535	118,250	31	20	95.6%	99.1%
\$125,000-\$149,999	14	9.0%	139,182	135,000	40	35	96.2%	98.3%
\$150,000-\$174,999	7	4.5%	157,999	158,000	28	17	98.9%	100.0%
\$175,000-\$199,999	15	9.6%	186,247	187,000	19	12	96.7%	100.0%
\$200,000-\$249,999	13	8.3%	227,792	220,000	63	47	94.8%	95.7%
\$250,000-\$299,999	26	16.7%	275,817	277,000	41	34	98.3%	100.0%
\$300,000-\$399,999	21	13.5%	348,804	349,900	43	24	97.5%	98.8%
\$400,000-\$499,999	8	5.1%	462,094	454,000	68	71	95.9%	98.3%
\$500,000-\$749,999	6	3.8%	585,667	592,500	53	10	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



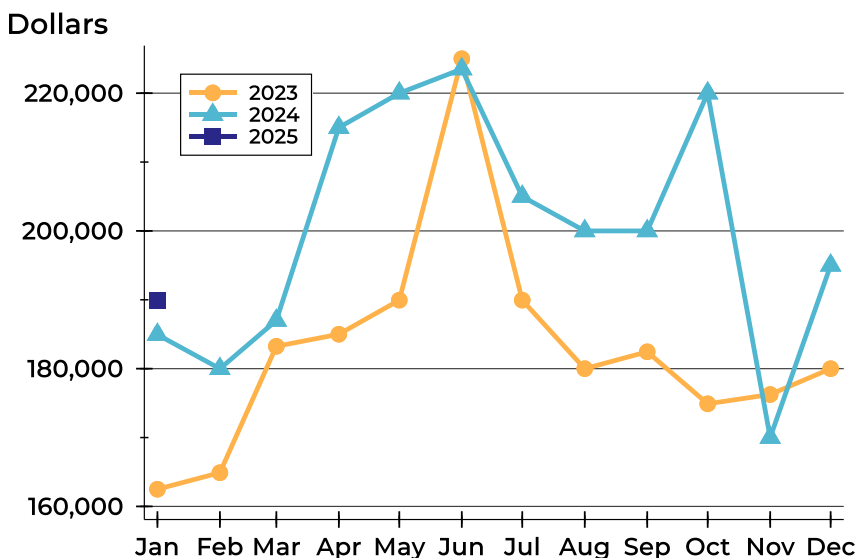
Shawnee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	187,876	208,932	219,679
February	188,300	203,377	
March	202,470	218,412	
April	219,252	250,596	
May	222,332	247,508	
June	240,681	235,098	
July	223,098	238,234	
August	214,510	222,994	
September	222,004	238,306	
October	196,498	257,592	
November	198,100	218,032	
December	208,391	225,177	

Median Price

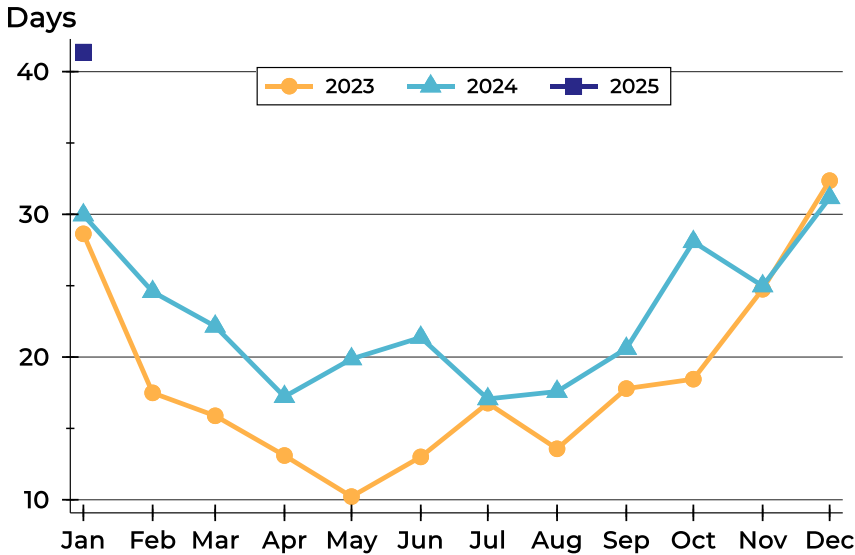


Month	2023	2024	2025
January	162,500	184,950	189,900
February	164,900	180,000	
March	183,250	187,000	
April	185,000	215,000	
May	189,950	220,000	
June	225,000	223,500	
July	189,950	205,000	
August	180,000	200,000	
September	182,450	200,000	
October	174,900	220,000	
November	176,250	170,000	
December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



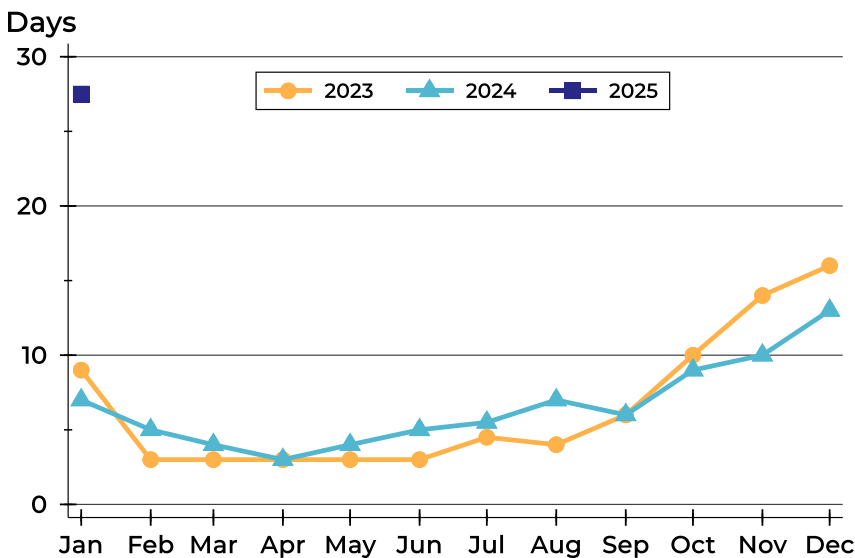
Shawnee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	30	41
February	17	25	
March	16	22	
April	13	17	
May	10	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	28
February	3	5	
March	3	4	
April	3	3	
May	3	4	
June	3	5	
July	5	6	
August	4	7	
September	6	6	
October	10	9	
November	14	10	
December	16	13	



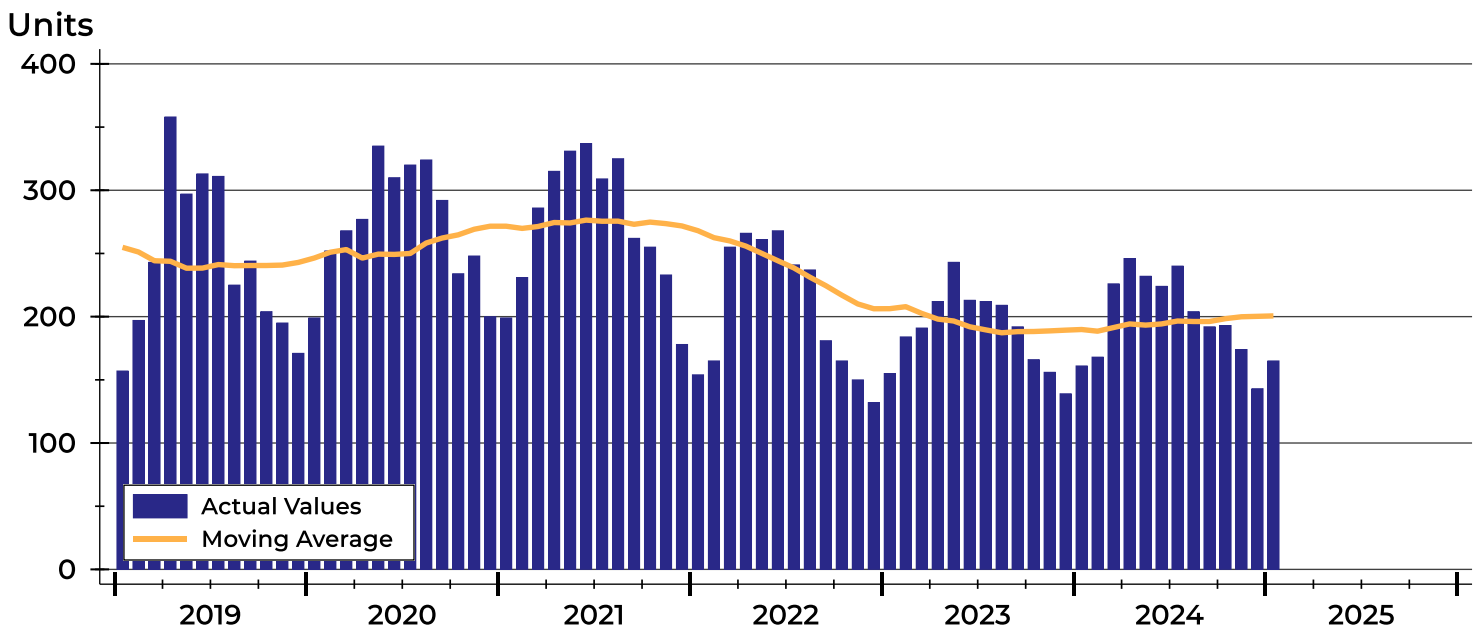
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		165	161	2.5%
Volume (1,000s)		38,135	35,245	8.2%
Average	List Price	231,124	218,913	5.6%
	Days on Market	43	30	43.3%
	Percent of Original	97.0%	97.9%	-0.9%
Median	List Price	216,900	189,500	14.5%
	Days on Market	28	12	133.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 165 listings in Shawnee County had contracts pending at the end of January, up from 161 contracts pending at the end of January 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.

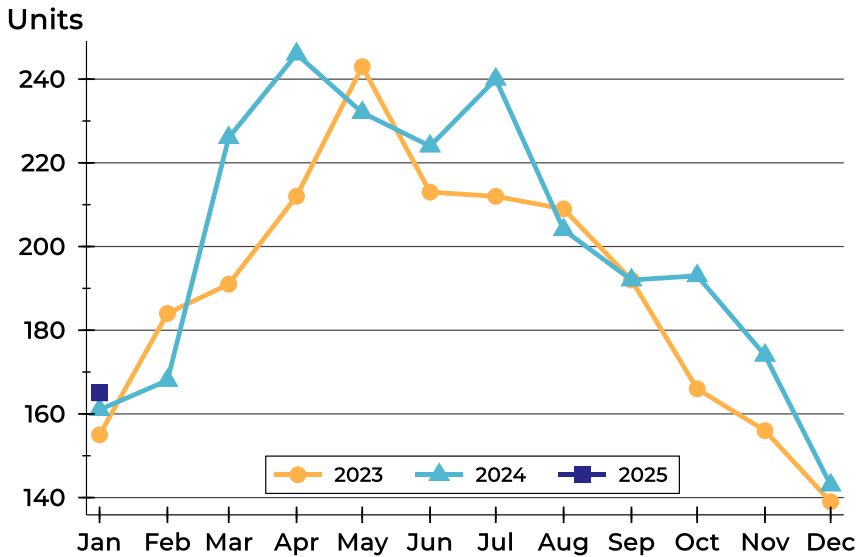
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



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

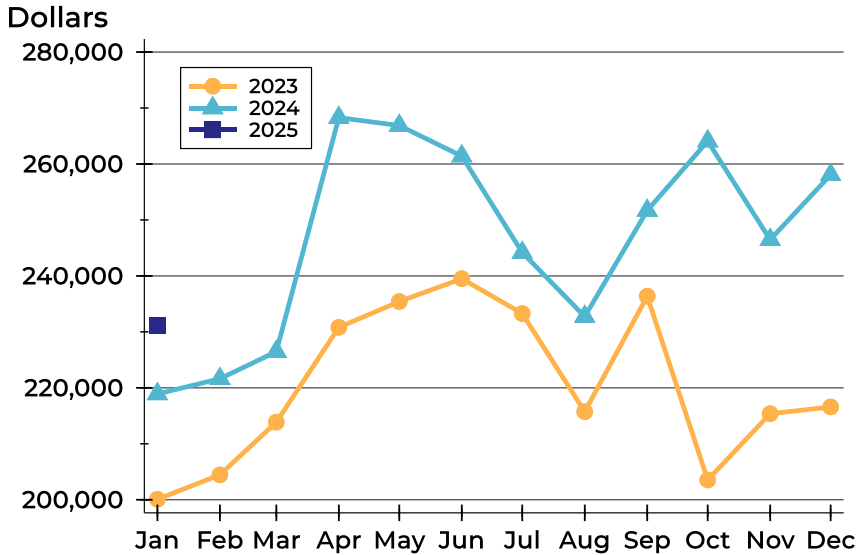
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	14,000	14,000	1	1	100.0%	100.0%
\$25,000-\$49,999	2	1.2%	43,500	43,500	15	15	90.9%	90.9%
\$50,000-\$99,999	27	16.4%	81,870	84,950	44	37	96.1%	100.0%
\$100,000-\$124,999	11	6.7%	116,395	119,950	46	17	95.3%	100.0%
\$125,000-\$149,999	14	8.5%	138,475	135,000	37	22	97.4%	100.0%
\$150,000-\$174,999	10	6.1%	160,489	159,500	13	10	99.3%	100.0%
\$175,000-\$199,999	12	7.3%	186,567	186,000	19	9	97.9%	100.0%
\$200,000-\$249,999	16	9.7%	228,444	222,500	61	44	95.7%	96.5%
\$250,000-\$299,999	29	17.6%	275,901	275,000	43	36	97.9%	100.0%
\$300,000-\$399,999	25	15.2%	344,351	345,000	49	35	97.1%	98.1%
\$400,000-\$499,999	11	6.7%	451,659	449,950	65	65	95.6%	100.0%
\$500,000-\$749,999	6	3.6%	585,667	592,500	53	10	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



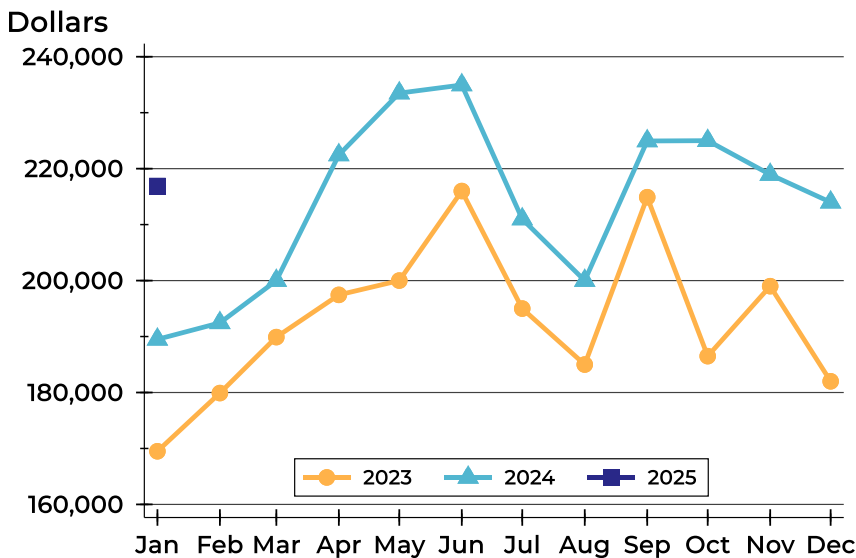
Shawnee County Pending Contracts Analysis

Average Price



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

Median Price

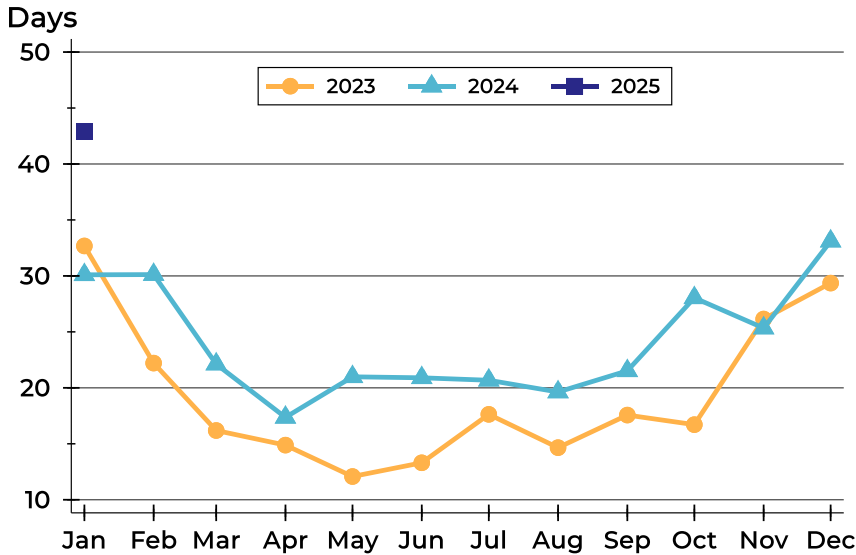


Month	2023	2024	2025
January	169,500	189,500	216,900
February	179,900	192,450	
March	189,900	200,000	
April	197,450	222,450	
May	200,000	233,500	
June	216,000	234,950	
July	195,000	210,994	
August	185,000	200,000	
September	214,900	224,950	
October	186,500	225,000	
November	199,000	218,950	
December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



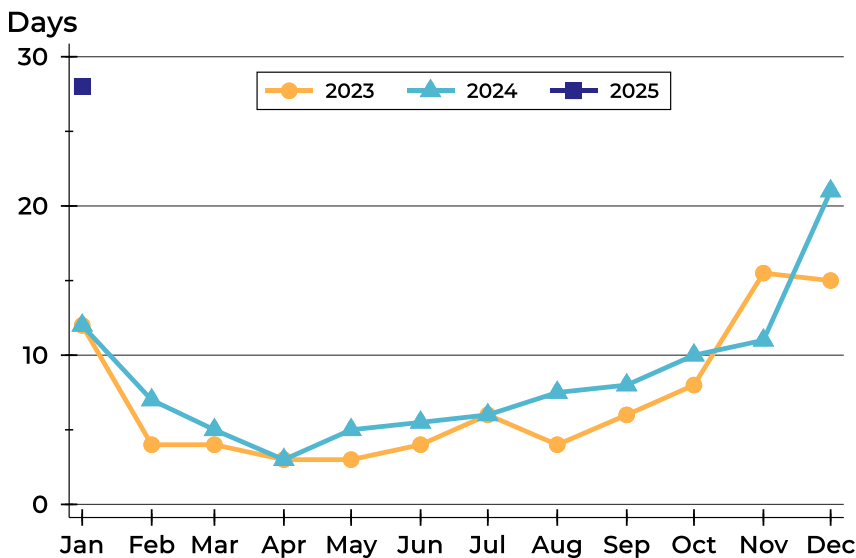
Shawnee County Pending Contracts Analysis

Average DOM



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

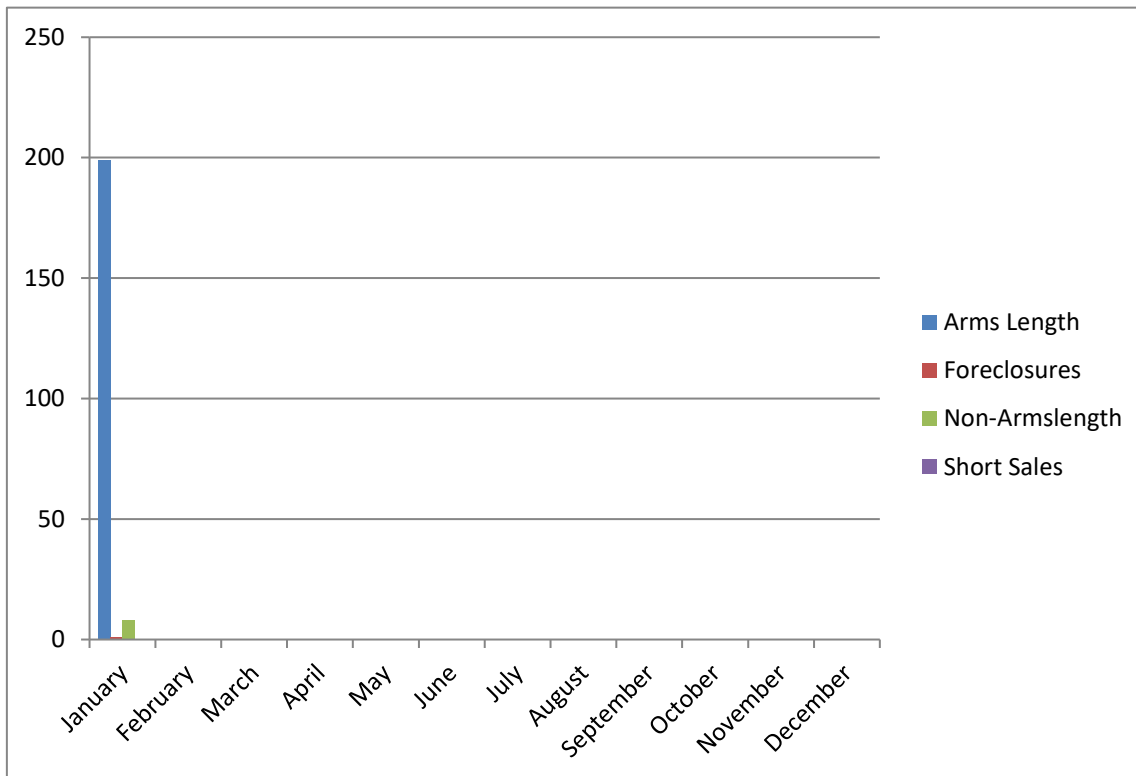
Median DOM



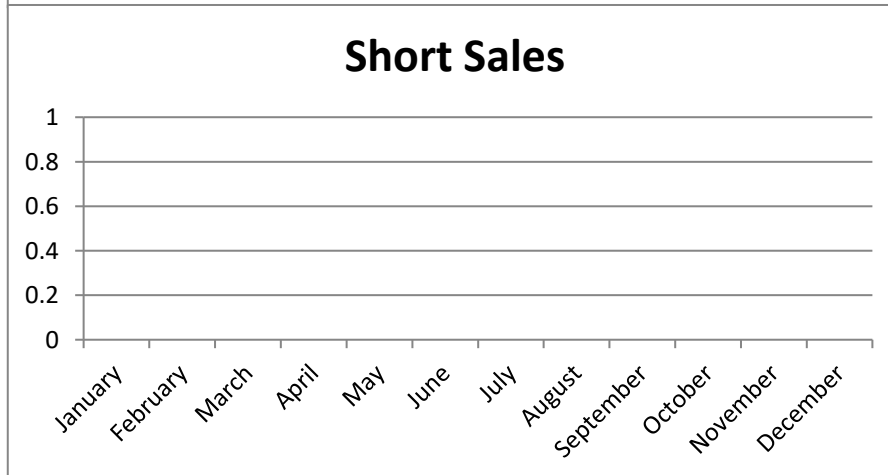
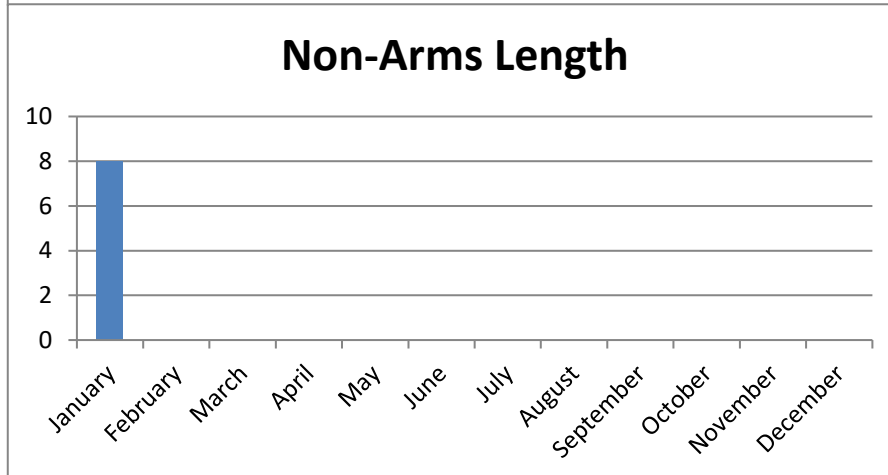
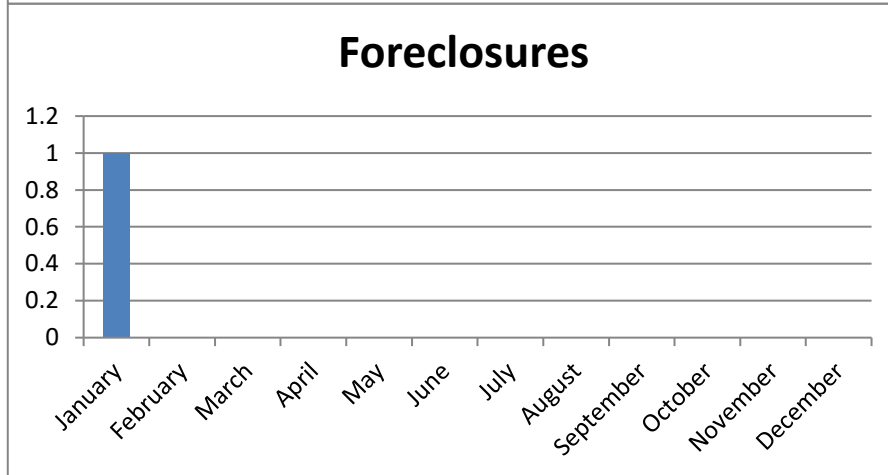
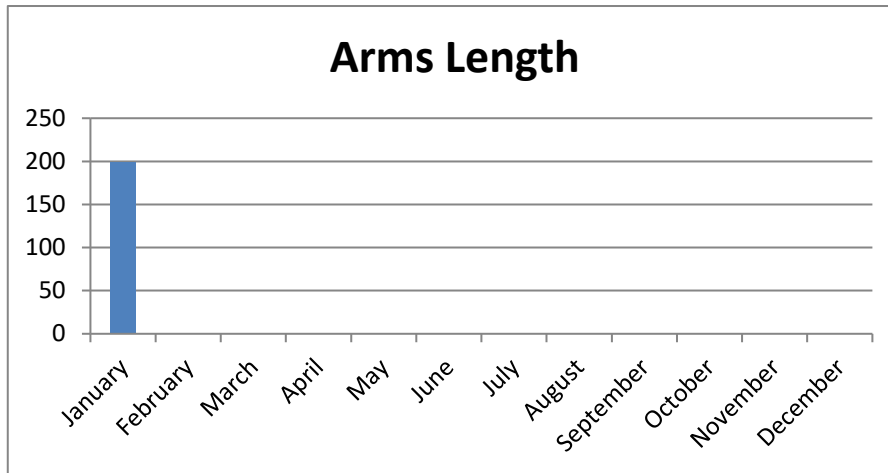
Month	2023	2024	2025
January	12	12	28
February	4	7	
March	4	5	
April	3	3	
May	3	5	
June	4	6	
July	6	6	
August	4	8	
September	6	8	
October	8	10	
November	16	11	
December	15	21	

Sunflower Multiple Listing Service January 2025 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	208	199	1	8	0	1	0%
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
YTD Totals	208	199	1	8	0	1	0%



**Sunflower Multiple Listing Service
January 2025 Distressed Sales Report**



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

January 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39												39	1	10	10	
\$30,000-\$39,999	4												4	3	7	3	
\$40,000-\$49,999	3												3	7	12	4	
\$50,000-\$59,999	6												6	2	8	13	
\$60,000-\$69,999	3												3	5	6	11	
\$70,000-\$79,999	8												8	6	6	11	
\$80,000-\$89,999	5												5	6	5	17	
\$90,000-\$99,999	2												2	8	14	5	
\$100,000-\$119,999	10												10	10	9	21	
\$120,000-\$139,999	15												15	10	21	28	
\$140,000-\$159,999	18												18	19	16	19	
\$160,000-\$179,999	13												13	17	15	15	
\$180,000-\$199,999	12												12	15	16	18	
\$200,000-\$249,999	26												26	26	27	26	
\$250,000-\$299,999	21												21	27	14	25	
\$300,000-\$399,999	34												34	22	20	19	
\$400,000-\$499,999	15												15	10	6	4	
\$500,000 or more	16												16	4	3	7	
TOTALS	250	0	0	0	0	0	0	0	0	0	0	0	250	198	215	256	



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in January

Total home sales in the Topeka MSA & Douglas County rose by 7.5% last month to 186 units, compared to 173 units in January 2024. Total sales volume was \$47.2 million, up 32.7% from a year earlier.

The median sale price in January was \$217,500, up from \$186,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 98.7% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of January was 229 units, up from 228 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 January was \$219,900.

During January, a total of 181 contracts were written down from 198 in January 2024. At the end of the month, there were 199 contracts still pending.

Report Contents

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

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Topeka MSA & Douglas County Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		186	173	171	186	173	171
Change from prior year		7.5%	1.2%	-24.0%	7.5%	1.2%	-24.0%
Active Listings		229	228	171	N/A	N/A	N/A
Change from prior year		0.4%	33.3%	42.5%			
Months' Supply		0.9	1.0	0.7	N/A	N/A	N/A
Change from prior year		-10.0%	42.9%	75.0%			
New Listings		145	192	184	145	192	184
Change from prior year		-24.5%	4.3%	-5.2%	-24.5%	4.3%	-5.2%
Contracts Written		181	198	201	181	198	201
Change from prior year		-8.6%	-1.5%	-2.4%	-8.6%	-1.5%	-2.4%
Pending Contracts		199	197	190	N/A	N/A	N/A
Change from prior year		1.0%	3.7%	-8.7%			
Sales Volume (1,000s)		47,243	35,590	30,426	47,243	35,590	30,426
Change from prior year		32.7%	17.0%	-26.1%	32.7%	17.0%	-26.1%
Average	Sale Price	253,997	205,720	177,930	253,997	205,720	177,930
	Change from prior year	23.5%	15.6%	-2.7%	23.5%	15.6%	-2.7%
	List Price of Actives	259,673	297,579	348,519	N/A	N/A	N/A
	Change from prior year	-12.7%	-14.6%	30.4%			
	Days on Market	34	32	23	34	32	23
Change from prior year	6.3%	39.1%	0.0%	6.3%	39.1%	0.0%	
Percent of List	97.4%	98.0%	97.2%	97.4%	98.0%	97.2%	
Change from prior year	-0.6%	0.8%	-1.5%	-0.6%	0.8%	-1.5%	
Percent of Original	95.1%	95.8%	94.9%	95.1%	95.8%	94.9%	
Change from prior year	-0.7%	0.9%	-2.1%	-0.7%	0.9%	-2.1%	
Median	Sale Price	217,500	186,000	160,000	217,500	186,000	160,000
	Change from prior year	16.9%	16.3%	3.2%	16.9%	16.3%	3.2%
	List Price of Actives	219,900	249,839	265,000	N/A	N/A	N/A
	Change from prior year	-12.0%	-5.7%	28.2%			
	Days on Market	16	15	10	16	15	10
Change from prior year	6.7%	50.0%	66.7%	6.7%	50.0%	66.7%	
Percent of List	98.7%	100.0%	100.0%	98.7%	100.0%	100.0%	
Change from prior year	-1.3%	0.0%	0.0%	-1.3%	0.0%	0.0%	
Percent of Original	96.8%	97.3%	97.1%	96.8%	97.3%	97.1%	
Change from prior year	-0.5%	0.2%	-2.9%	-0.5%	0.2%	-2.9%	

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



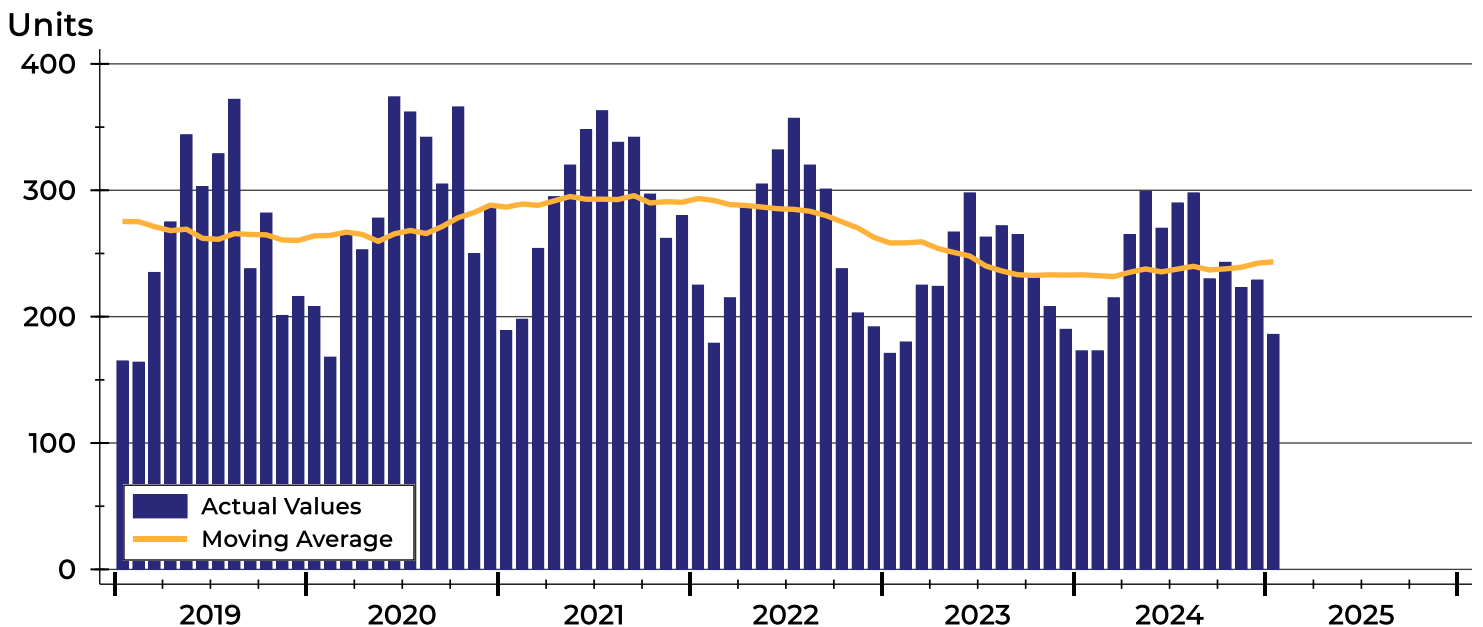
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		186	173	7.5%	186	173	7.5%
Volume (1,000s)		47,243	35,590	32.7%	47,243	35,590	32.7%
Months' Supply		0.9	1.0	-10.0%	N/A	N/A	N/A
Average	Sale Price	253,997	205,720	23.5%	253,997	205,720	23.5%
	Days on Market	34	32	6.3%	34	32	6.3%
	Percent of List	97.4%	98.0%	-0.6%	97.4%	98.0%	-0.6%
	Percent of Original	95.1%	95.8%	-0.7%	95.1%	95.8%	-0.7%
Median	Sale Price	217,500	186,000	16.9%	217,500	186,000	16.9%
	Days on Market	16	15	6.7%	16	15	6.7%
	Percent of List	98.7%	100.0%	-1.3%	98.7%	100.0%	-1.3%
	Percent of Original	96.8%	97.3%	-0.5%	96.8%	97.3%	-0.5%

A total of 186 homes sold in the Topeka MSA & Douglas County in January, up from 173 units in January 2024. Total sales volume rose to \$47.2 million compared to \$35.6 million in the previous year.

The median sales price in January was \$217,500, up 16.9% compared to the prior year. Median days on market was 16 days, up from 9 days in December, and up from 15 in January 2024.

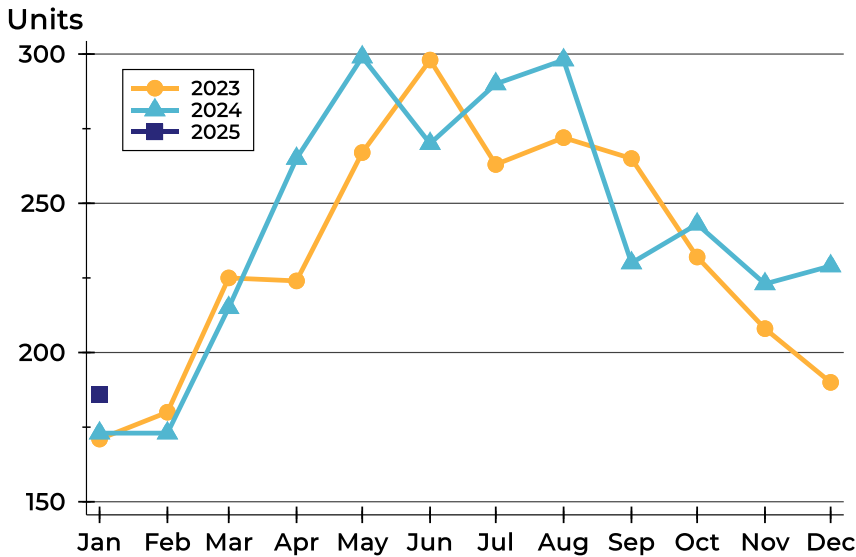
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



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

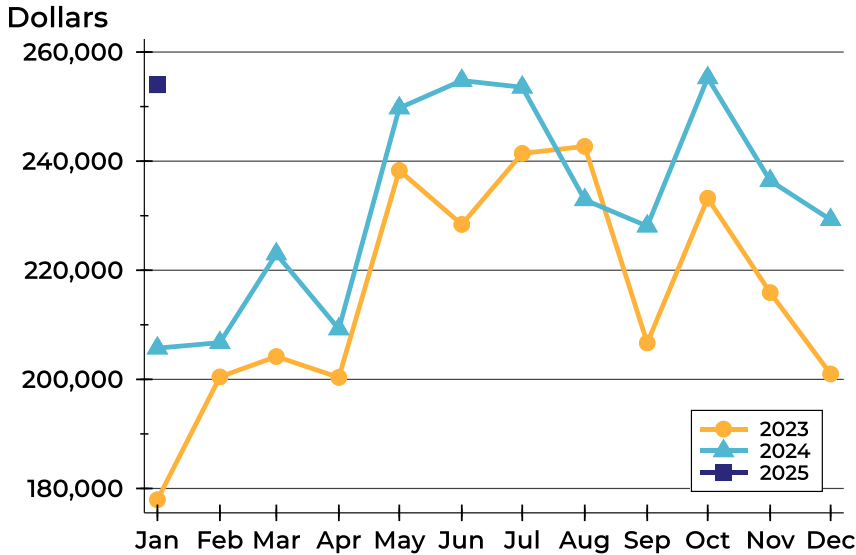
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	0.0	21,000	21,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	7	3.8%	0.3	37,736	38,000	13	3	91.4%	93.7%	91.4%	93.7%
\$50,000-\$99,999	19	10.2%	1.0	73,237	74,000	57	42	94.6%	93.8%	90.0%	92.3%
\$100,000-\$124,999	12	6.5%	0.9	115,234	117,180	14	9	98.1%	98.6%	98.1%	98.4%
\$125,000-\$149,999	15	8.1%	1.3	135,560	137,000	22	15	98.5%	100.0%	96.8%	96.4%
\$150,000-\$174,999	18	9.7%	0.7	160,665	157,950	21	13	97.8%	100.0%	96.0%	97.8%
\$175,000-\$199,999	14	7.5%	0.8	186,189	185,500	28	25	98.2%	99.2%	95.2%	96.3%
\$200,000-\$249,999	23	12.4%	0.9	222,665	222,500	31	16	98.6%	97.8%	96.3%	96.1%
\$250,000-\$299,999	18	9.7%	1.0	275,166	275,000	52	24	97.6%	100.0%	95.2%	98.9%
\$300,000-\$399,999	30	16.1%	0.8	345,920	347,000	22	12	97.5%	98.4%	95.9%	97.3%
\$400,000-\$499,999	14	7.5%	1.5	439,700	439,500	59	18	97.7%	99.9%	96.0%	98.8%
\$500,000-\$749,999	12	6.5%	1.5	587,500	595,000	49	12	98.4%	98.5%	95.2%	97.0%
\$750,000-\$999,999	2	1.1%	0.6	834,639	834,639	94	94	95.8%	95.8%	83.4%	83.4%
\$1,000,000 and up	1	0.5%	1.7	1,325,000	1,325,000	67	67	89.7%	89.7%	89.7%	89.7%



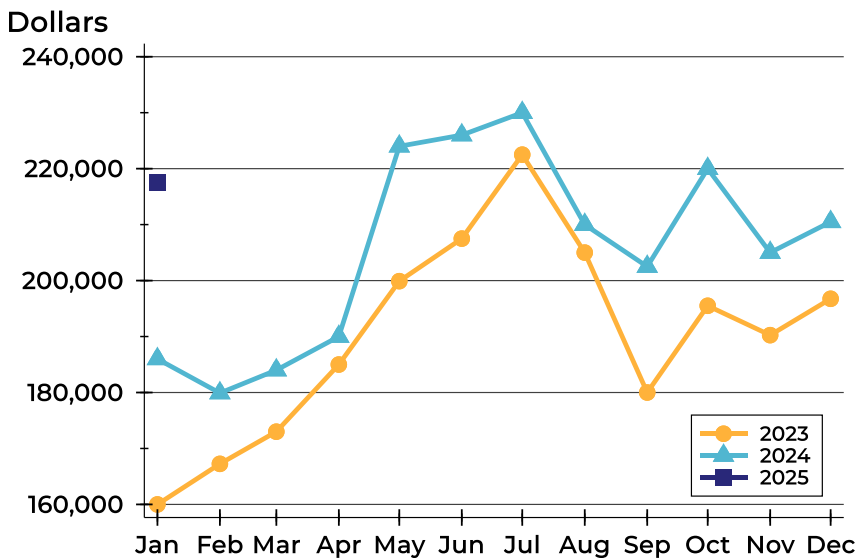
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	177,930	205,720	253,997
February	200,452	206,735	
March	204,189	222,990	
April	200,361	209,235	
May	238,294	249,741	
June	228,399	254,778	
July	241,421	253,549	
August	242,709	232,909	
September	206,671	228,092	
October	233,209	255,266	
November	215,906	236,424	
December	200,985	229,262	

Median Price

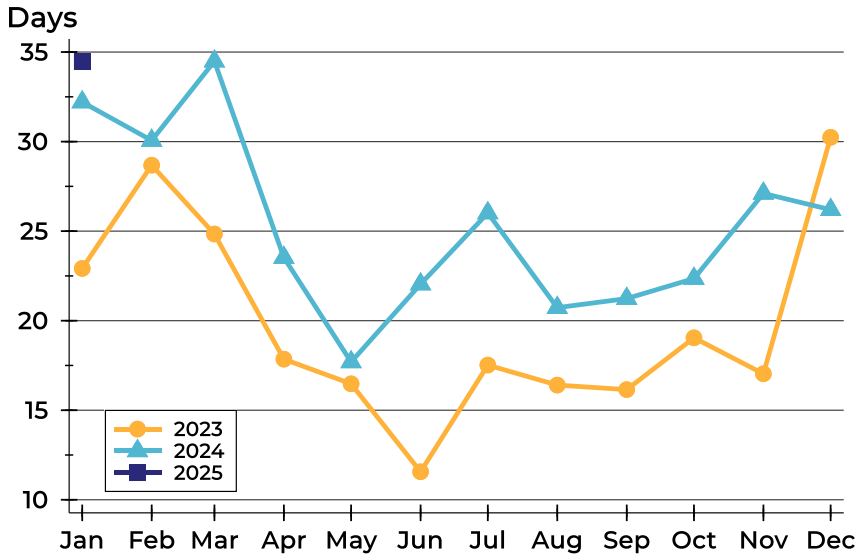


Month	2023	2024	2025
January	160,000	186,000	217,500
February	167,250	179,900	
March	173,000	184,000	
April	185,000	190,000	
May	199,900	224,000	
June	207,500	226,000	
July	222,500	230,000	
August	205,000	210,000	
September	180,000	202,500	
October	195,500	220,000	
November	190,250	205,000	
December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



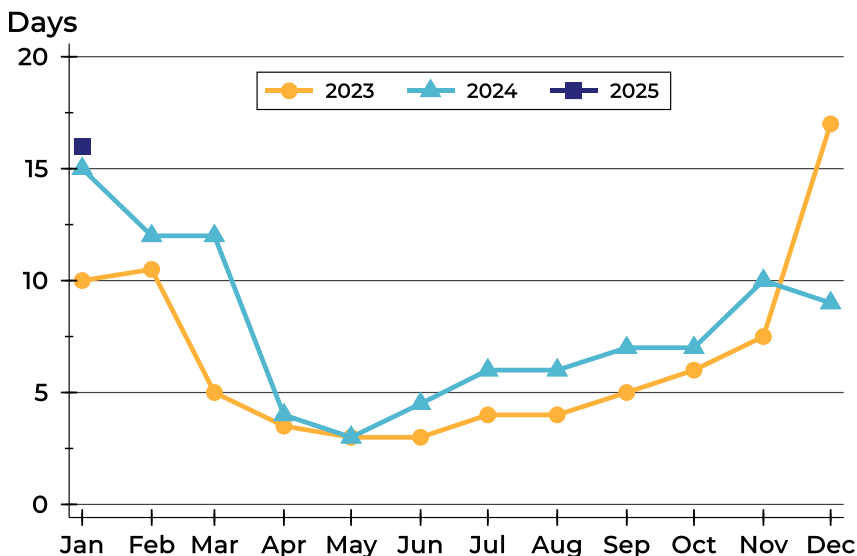
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	23	32	34
February	29	30	
March	25	34	
April	18	24	
May	16	18	
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	
March	5	12	
April	4	4	
May	3	3	
June	3	5	
July	4	6	
August	4	6	
September	5	7	
October	6	7	
November	8	10	
December	17	9	



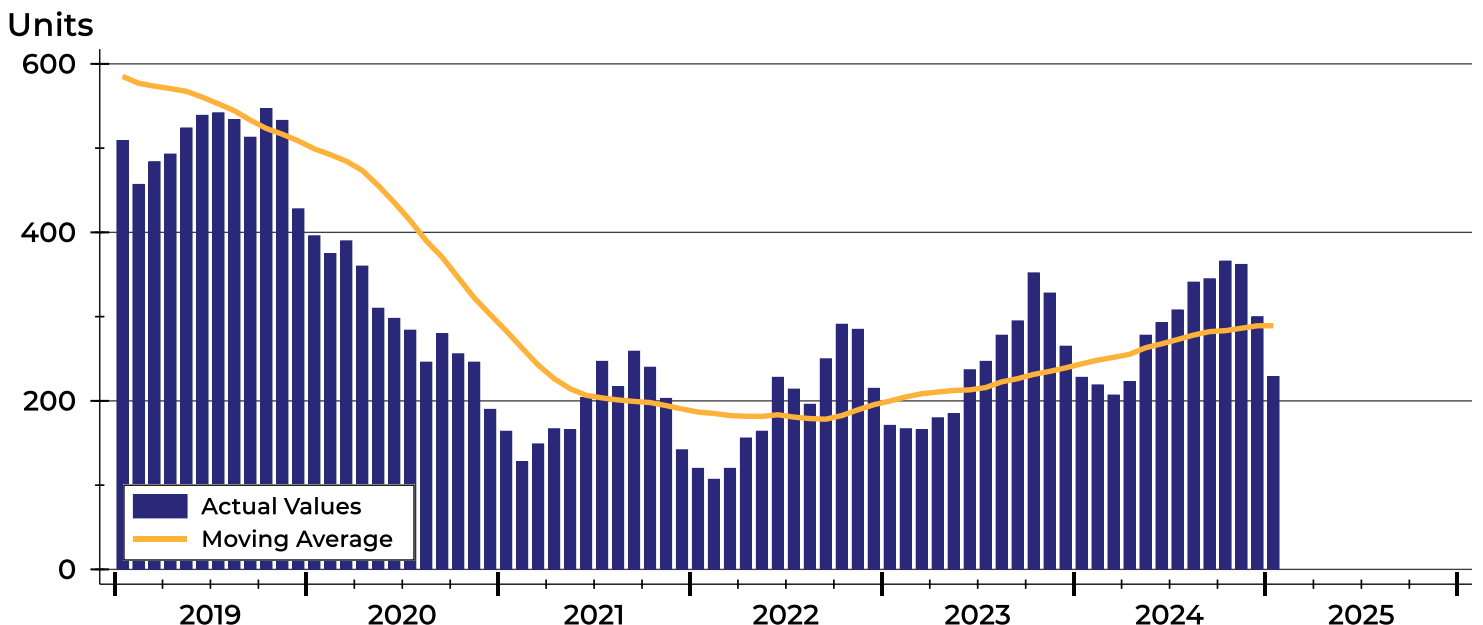
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		229	228	0.4%
Volume (1,000s)		59,465	67,848	-12.4%
Months' Supply		0.9	1.0	-10.0%
Average	List Price	259,673	297,579	-12.7%
	Days on Market	72	74	-2.7%
	Percent of Original	96.4%	96.4%	0.0%
Median	List Price	219,900	249,839	-12.0%
	Days on Market	58	50	16.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 229 homes were available for sale in the Topeka MSA & Douglas County at the end of January. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of January was \$219,900, down 12.0% from 2024. The typical time on market for active listings was 58 days, up from 50 days a year earlier.

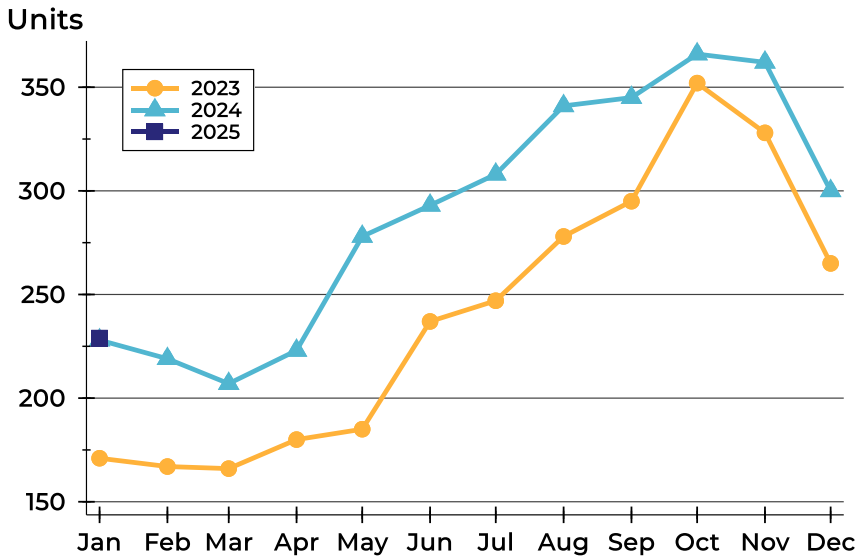
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



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

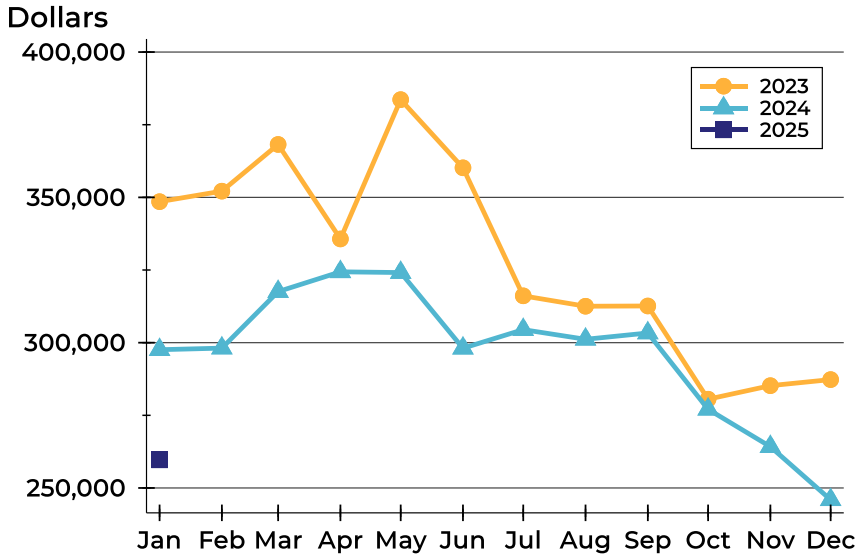
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.9%	0.3	42,450	42,450	83	83	97.5%	97.5%
\$50,000-\$99,999	27	11.8%	1.0	77,272	79,500	53	43	95.2%	100.0%
\$100,000-\$124,999	12	5.2%	0.9	116,867	116,450	52	52	95.8%	96.3%
\$125,000-\$149,999	25	10.9%	1.3	138,511	138,000	79	67	95.9%	97.8%
\$150,000-\$174,999	16	7.0%	0.7	162,503	165,275	37	17	98.9%	100.0%
\$175,000-\$199,999	17	7.4%	0.8	189,519	189,900	113	71	90.6%	96.9%
\$200,000-\$249,999	31	13.5%	0.9	223,802	219,900	90	77	96.3%	97.7%
\$250,000-\$299,999	31	13.5%	1.0	277,435	280,000	59	52	96.7%	100.0%
\$300,000-\$399,999	25	10.9%	0.8	347,663	345,000	73	70	98.3%	100.0%
\$400,000-\$499,999	24	10.5%	1.5	449,683	449,000	79	70	96.5%	97.8%
\$500,000-\$749,999	17	7.4%	1.5	566,445	545,900	85	57	98.8%	100.0%
\$750,000-\$999,999	1	0.4%	0.6	760,000	760,000	3	3	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1.7	1,195,000	1,195,000	18	18	100.0%	100.0%



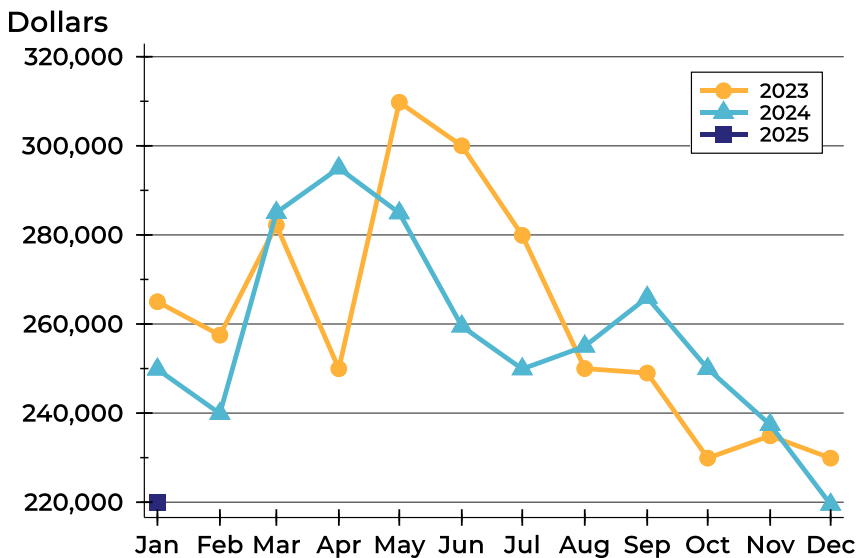
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	348,519	297,579	259,673
February	352,143	298,129	
March	368,210	317,576	
April	335,695	324,383	
May	383,634	324,123	
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

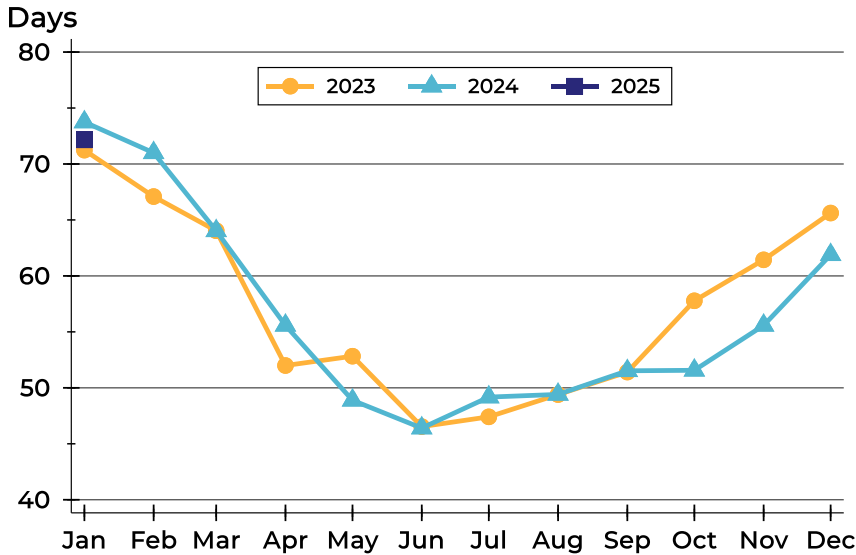


Month	2023	2024	2025
January	265,000	249,839	219,900
February	257,500	239,900	
March	282,200	285,000	
April	249,950	295,000	
May	309,777	284,925	
June	300,000	259,500	
July	279,900	249,900	
August	250,000	255,000	
September	249,000	265,950	
October	229,900	249,975	
November	234,900	237,400	
December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



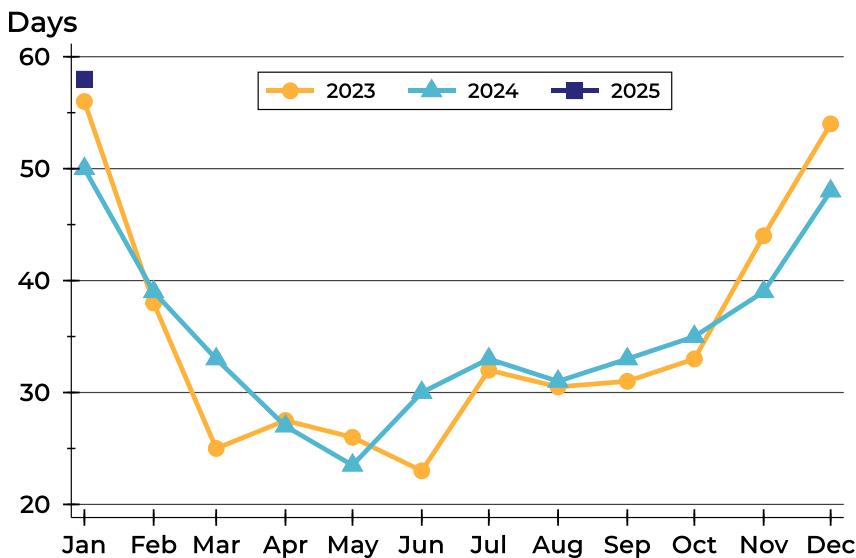
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



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

Median DOM

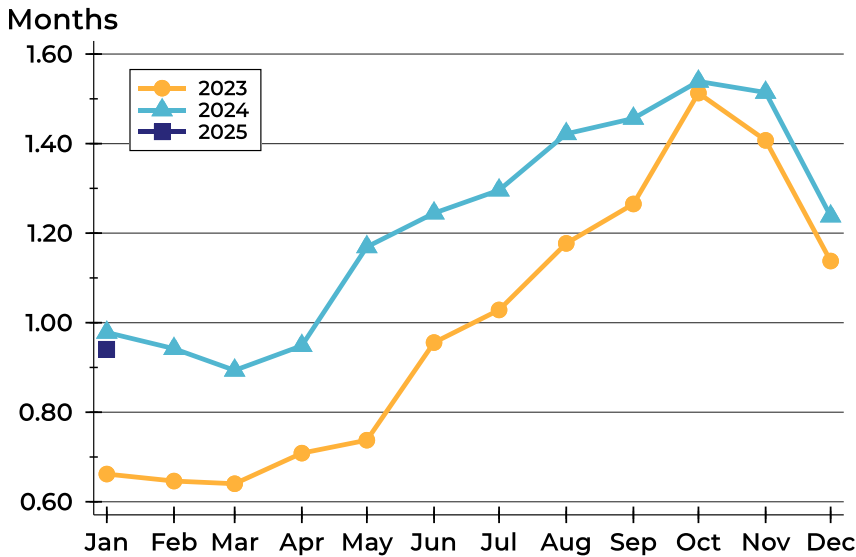


Month	2023	2024	2025
January	56	50	58
February	38	39	
March	25	33	
April	28	27	
May	26	24	
June	23	30	
July	32	33	
August	31	31	
September	31	33	
October	33	35	
November	44	39	
December	54	48	



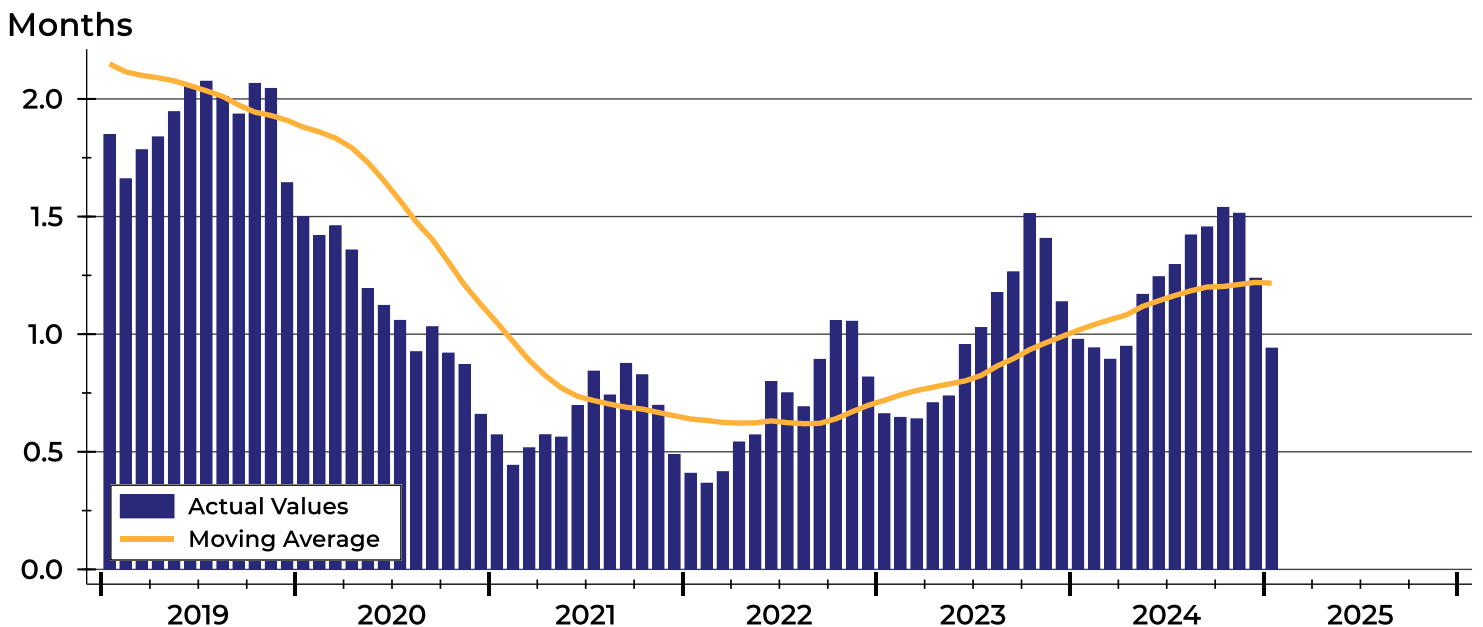
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.7	1.0	0.9
February	0.6	0.9	
March	0.6	0.9	
April	0.7	0.9	
May	0.7	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





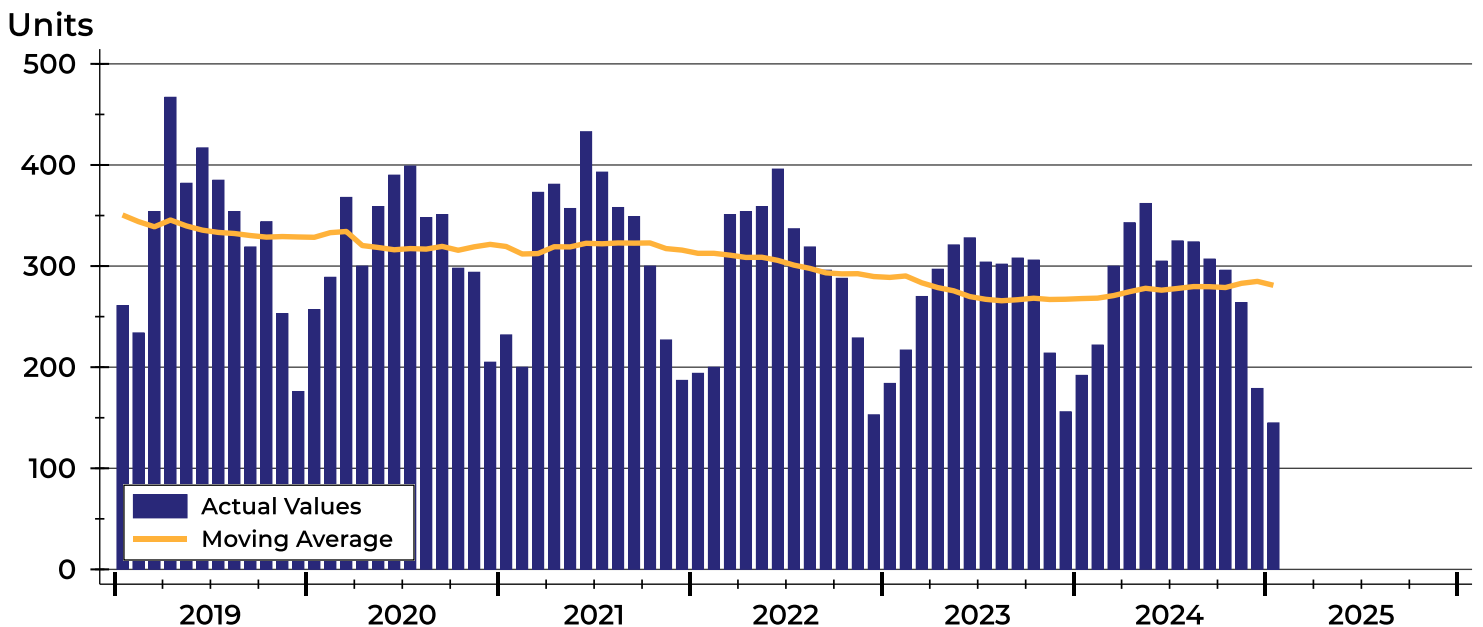
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	145	192	-24.5%
	Volume (1,000s)	36,421	39,772	-8.4%
	Average List Price	251,178	207,144	21.3%
	Median List Price	205,000	189,700	8.1%
Year-to-Date	New Listings	145	192	-24.5%
	Volume (1,000s)	36,421	39,772	-8.4%
	Average List Price	251,178	207,144	21.3%
	Median List Price	205,000	189,700	8.1%

A total of 145 new listings were added in the Topeka MSA & Douglas County during January, down 24.5% from the same month in 2024.

The median list price of these homes was \$205,000 up from \$189,700 in 2024.

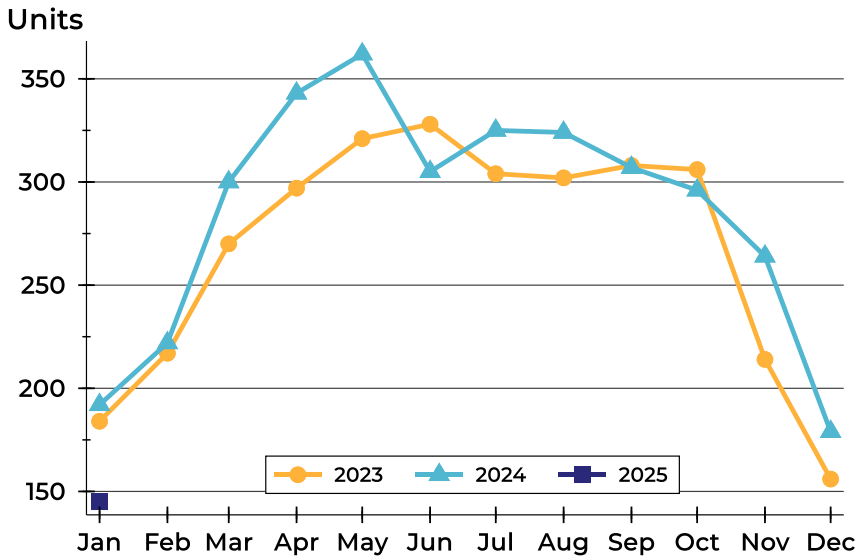
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	184	192	145
February	217	222	
March	270	300	
April	297	343	
May	321	362	
June	328	305	
July	304	325	
August	302	324	
September	308	307	
October	306	296	
November	214	264	
December	156	179	

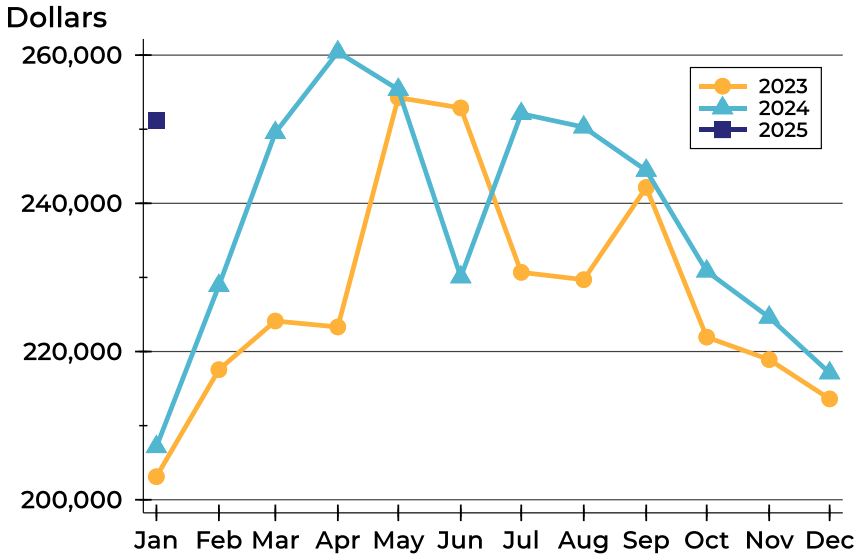
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.4%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	4	2.8%	41,875	41,500	3	3	105.2%	104.3%
\$50,000-\$99,999	18	12.4%	82,083	84,950	10	6	98.8%	100.0%
\$100,000-\$124,999	9	6.2%	114,250	117,500	12	14	96.8%	100.0%
\$125,000-\$149,999	13	9.0%	139,079	135,000	16	14	99.2%	100.0%
\$150,000-\$174,999	13	9.0%	161,576	160,000	14	15	99.8%	100.0%
\$175,000-\$199,999	9	6.2%	184,567	185,000	7	4	98.9%	100.0%
\$200,000-\$249,999	15	10.3%	217,573	215,000	14	13	98.5%	100.0%
\$250,000-\$299,999	22	15.2%	273,244	272,450	8	6	99.9%	100.0%
\$300,000-\$399,999	16	11.0%	343,134	349,832	11	9	99.5%	100.0%
\$400,000-\$499,999	10	6.9%	454,632	463,500	17	15	99.9%	100.0%
\$500,000-\$749,999	12	8.3%	573,250	570,000	13	11	100.0%	100.0%
\$750,000-\$999,999	1	0.7%	760,000	760,000	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.7%	1,195,000	1,195,000	25	25	100.0%	100.0%



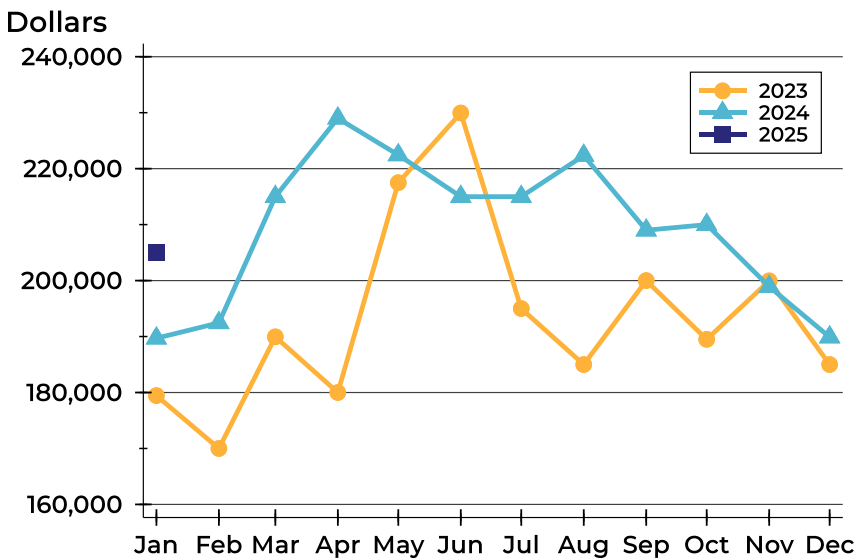
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	203,115	207,144	251,178
February	217,557	228,902	
March	224,120	249,526	
April	223,315	260,413	
May	254,269	255,358	
June	252,875	230,055	
July	230,689	252,090	
August	229,697	250,282	
September	242,146	244,436	
October	221,952	230,844	
November	218,916	224,617	
December	213,607	217,103	

Median Price



Month	2023	2024	2025
January	179,450	189,700	205,000
February	170,000	192,450	
March	189,950	215,000	
April	180,000	229,000	
May	217,500	222,450	
June	229,950	215,000	
July	195,000	215,000	
August	185,000	222,350	
September	200,000	209,000	
October	189,500	210,000	
November	199,950	198,925	
December	185,000	189,900	



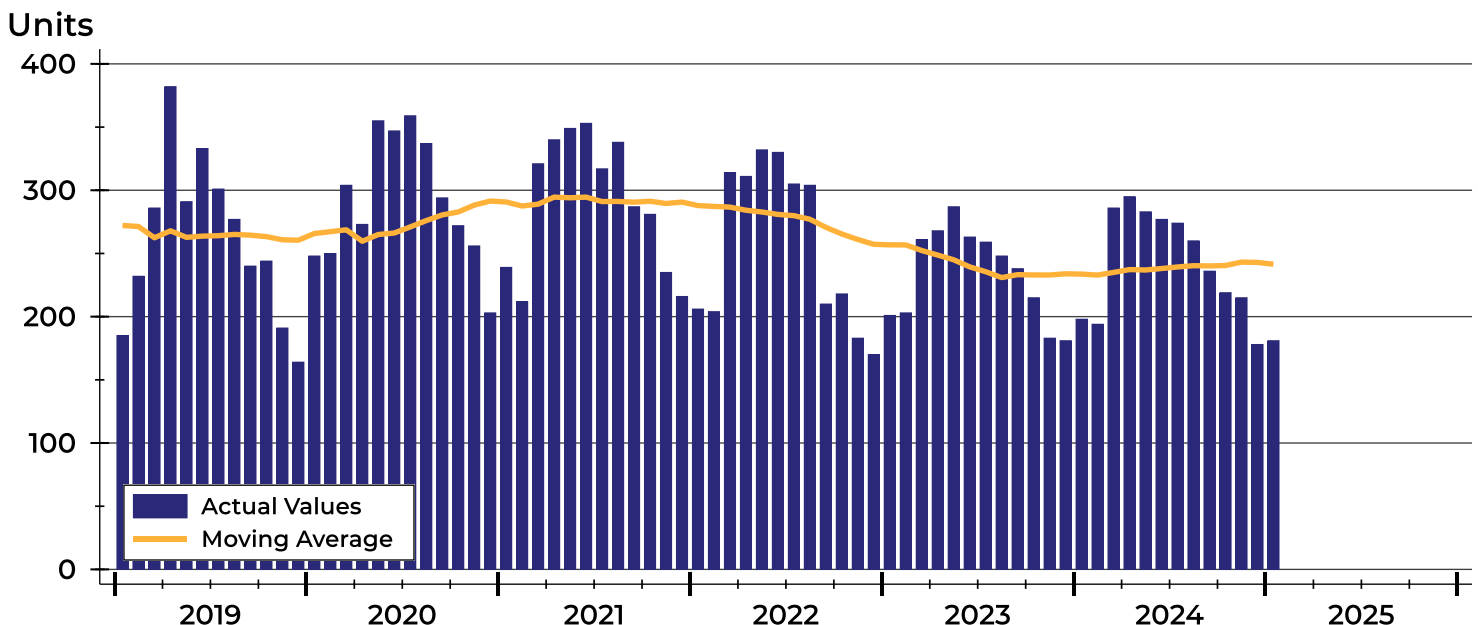
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		181	198	-8.6%	181	198	-8.6%
Volume (1,000s)		40,415	40,570	-0.4%	40,415	40,570	-0.4%
Average	Sale Price	223,289	204,897	9.0%	223,289	204,897	9.0%
	Days on Market	42	33	27.3%	42	33	27.3%
	Percent of Original	96.8%	95.6%	1.3%	96.8%	95.6%	1.3%
Median	Sale Price	200,000	181,490	10.2%	200,000	181,490	10.2%
	Days on Market	27	9	200.0%	27	9	200.0%
	Percent of Original	100.0%	98.6%	1.4%	100.0%	98.6%	1.4%

A total of 181 contracts for sale were written in the Topeka MSA & Douglas County during the month of January, down from 198 in 2024. The median list price of these homes was \$200,000, up from \$181,490 the prior year.

Half of the homes that went under contract in January were on the market less than 27 days, compared to 9 days in January 2024.

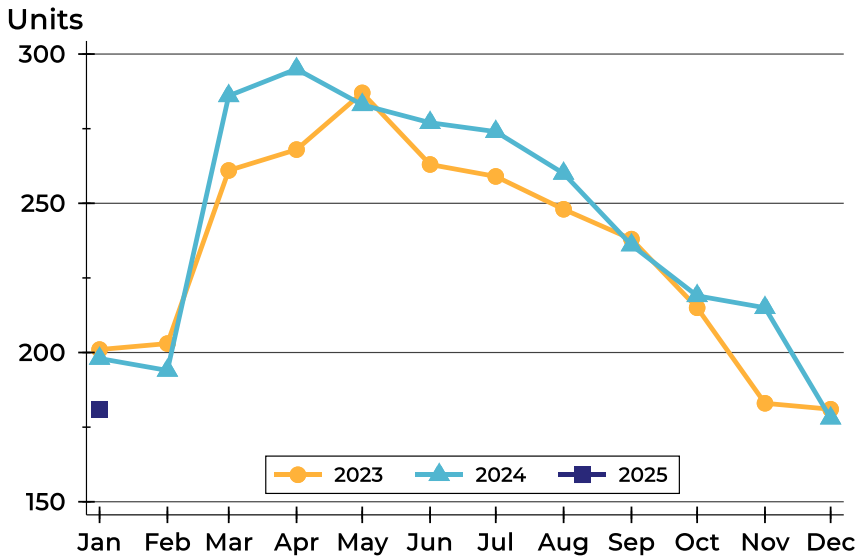
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	201	198	181
February	203	194	
March	261	286	
April	268	295	
May	287	283	
June	263	277	
July	259	274	
August	248	260	
September	238	236	
October	215	219	
November	183	215	
December	181	178	

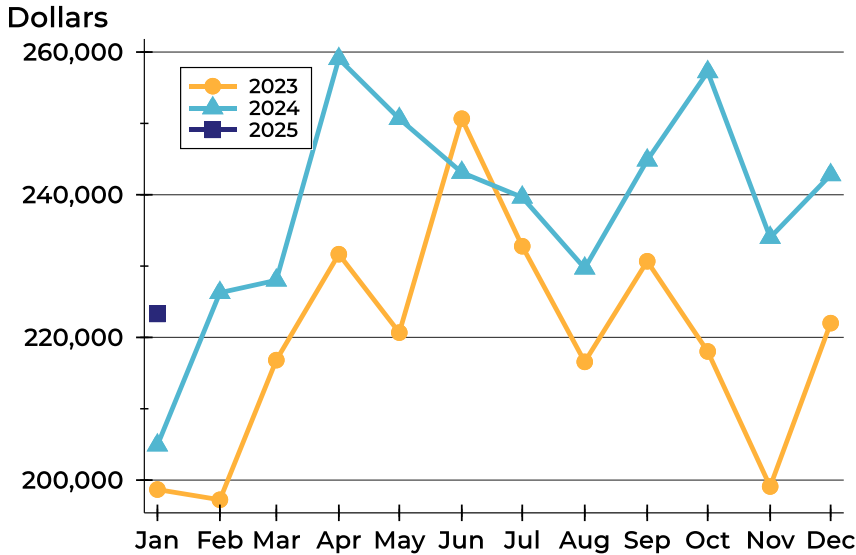
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	6	3.3%	41,917	41,500	12	4	98.0%	100.0%
\$50,000-\$99,999	30	16.6%	80,473	80,000	47	48	94.6%	100.0%
\$100,000-\$124,999	12	6.6%	113,779	116,250	34	24	96.4%	100.0%
\$125,000-\$149,999	17	9.4%	138,091	135,000	42	43	96.1%	96.7%
\$150,000-\$174,999	7	3.9%	157,999	158,000	28	17	98.9%	100.0%
\$175,000-\$199,999	15	8.3%	186,247	187,000	19	12	96.7%	100.0%
\$200,000-\$249,999	18	9.9%	224,511	218,900	50	33	95.0%	95.8%
\$250,000-\$299,999	32	17.7%	274,335	274,700	39	31	98.3%	100.0%
\$300,000-\$399,999	26	14.4%	347,288	349,900	51	24	96.6%	98.3%
\$400,000-\$499,999	9	5.0%	459,583	450,000	82	76	95.8%	96.6%
\$500,000-\$749,999	7	3.9%	588,414	600,000	47	7	98.8%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



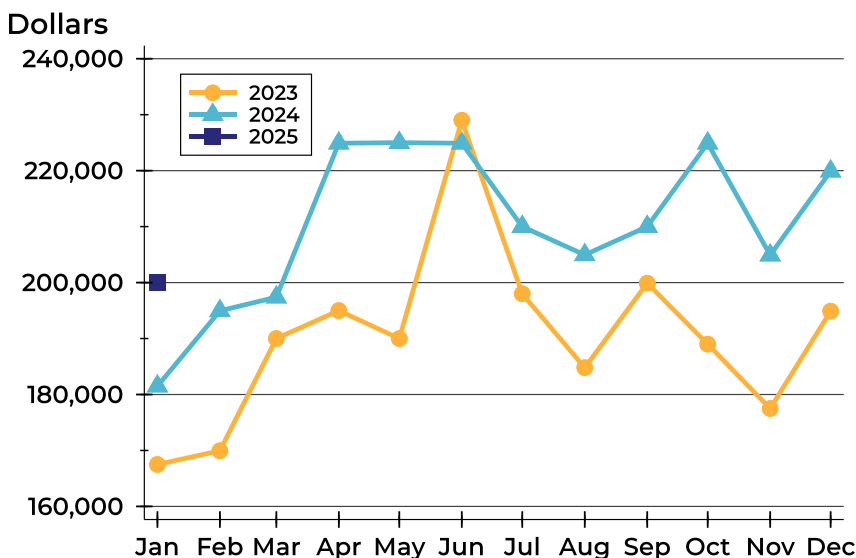
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	198,679	204,897	223,289
February	197,245	226,269	
March	216,818	228,008	
April	231,666	259,058	
May	220,676	250,658	
June	250,657	243,113	
July	232,784	239,641	
August	216,578	229,693	
September	230,675	244,835	
October	218,033	257,221	
November	199,103	233,995	
December	222,001	242,783	

Median Price

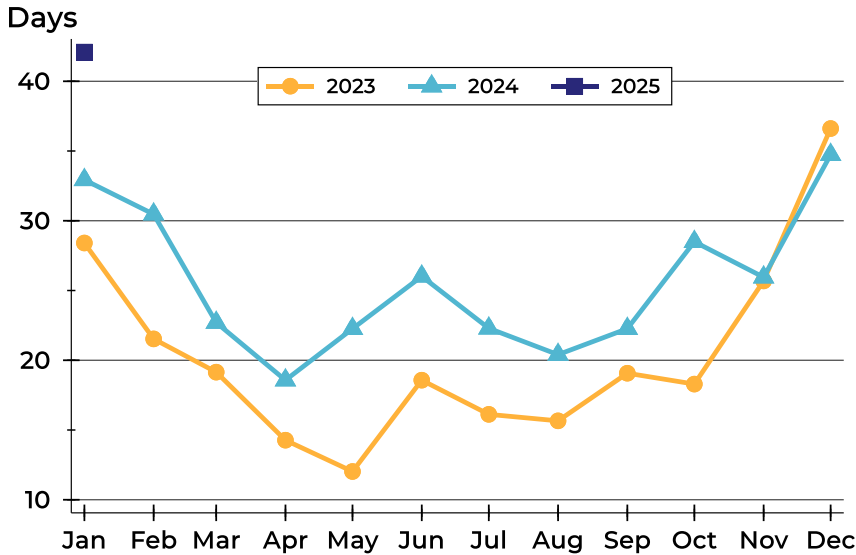


Month	2023	2024	2025
January	167,500	181,490	200,000
February	169,950	194,950	
March	190,000	197,400	
April	195,000	224,900	
May	190,000	225,000	
June	229,000	224,900	
July	198,000	210,000	
August	184,800	204,950	
September	199,900	210,000	
October	189,000	224,900	
November	177,500	204,900	
December	194,900	219,900	



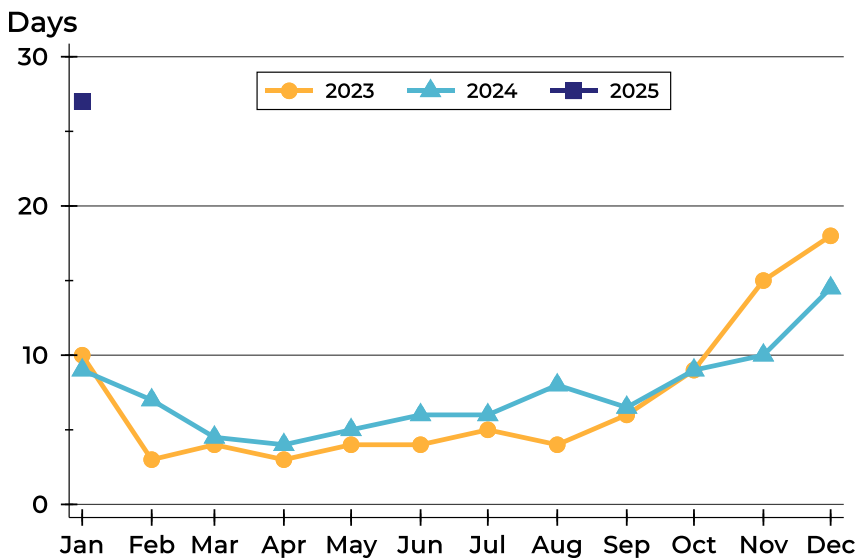
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



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

Median DOM



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



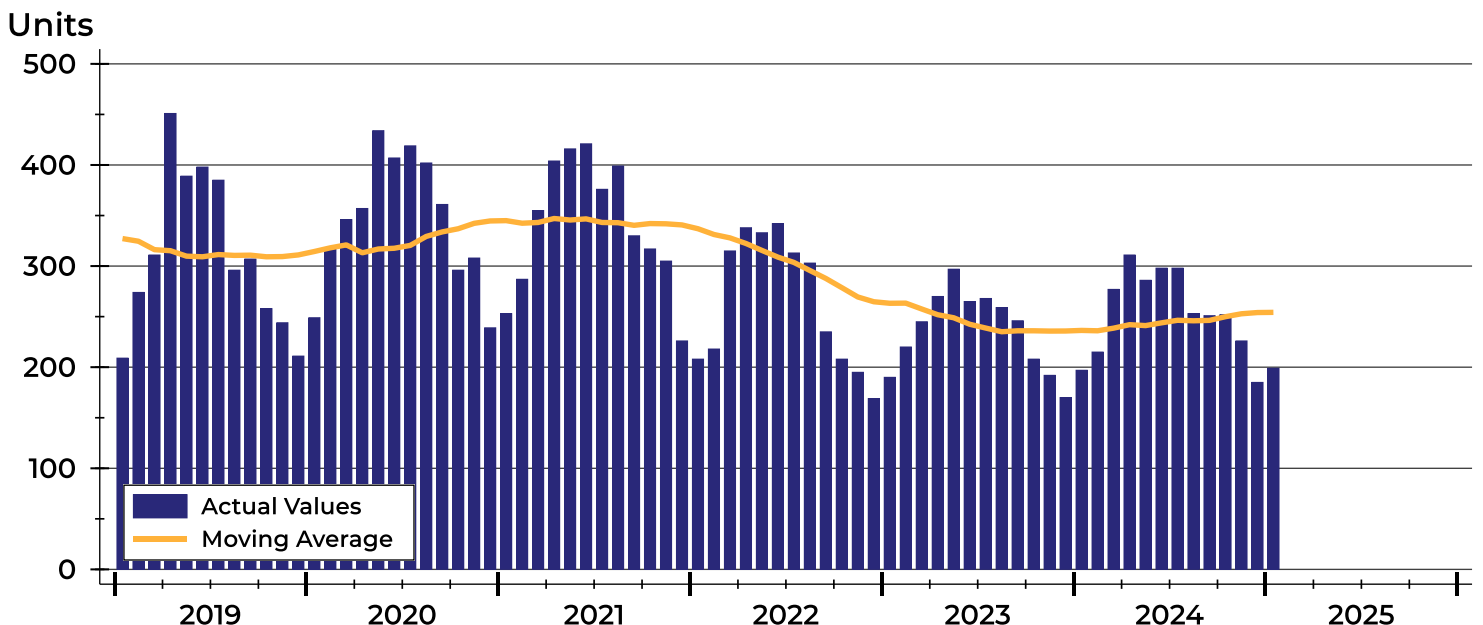
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		Change
		2025	2024	
Pending Contracts		199	197	1.0%
Volume (1,000s)		46,620	43,634	6.8%
Average	List Price	234,270	221,493	5.8%
	Days on Market	42	35	20.0%
	Percent of Original	97.2%	97.6%	-0.4%
Median	List Price	220,000	186,500	18.0%
	Days on Market	27	16	68.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 199 listings in the Topeka MSA & Douglas County had contracts pending at the end of January, up from 197 contracts pending at the end of January 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.

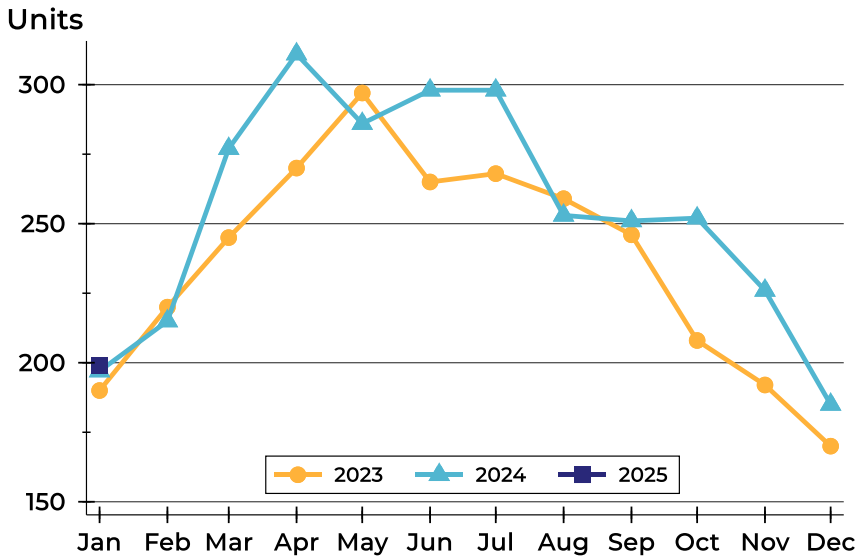
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

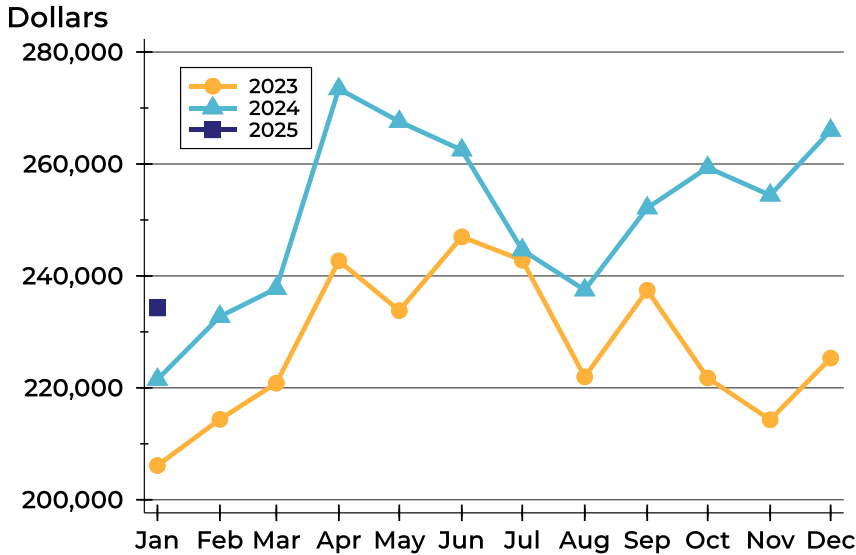
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	14,000	14,000	1	1	100.0%	100.0%
\$25,000-\$49,999	2	1.0%	43,500	43,500	15	15	90.9%	90.9%
\$50,000-\$99,999	27	13.6%	81,870	84,950	44	37	96.1%	100.0%
\$100,000-\$124,999	15	7.5%	115,490	119,000	42	22	96.6%	100.0%
\$125,000-\$149,999	16	8.0%	138,291	135,000	41	35	97.2%	100.0%
\$150,000-\$174,999	12	6.0%	160,899	159,500	11	3	99.4%	100.0%
\$175,000-\$199,999	14	7.0%	186,629	186,000	21	15	98.2%	100.0%
\$200,000-\$249,999	23	11.6%	227,548	220,000	54	33	95.7%	96.3%
\$250,000-\$299,999	39	19.6%	275,638	275,000	40	31	98.3%	100.0%
\$300,000-\$399,999	30	15.1%	343,516	342,450	49	34	97.4%	98.6%
\$400,000-\$499,999	12	6.0%	449,813	449,925	69	71	95.8%	98.9%
\$500,000-\$749,999	7	3.5%	588,414	600,000	47	7	98.8%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



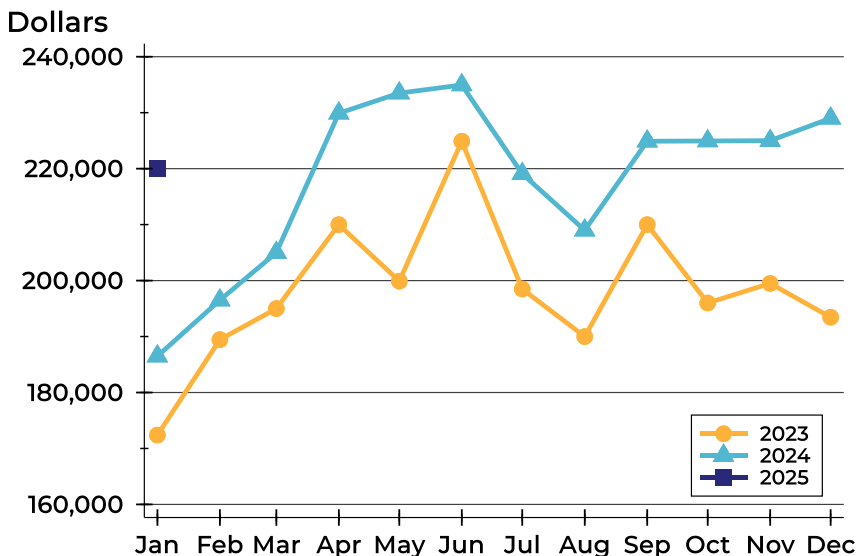
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,120	221,493	234,270
February	214,370	232,740	
March	220,833	237,747	
April	242,693	273,424	
May	233,797	267,580	
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	

Median Price

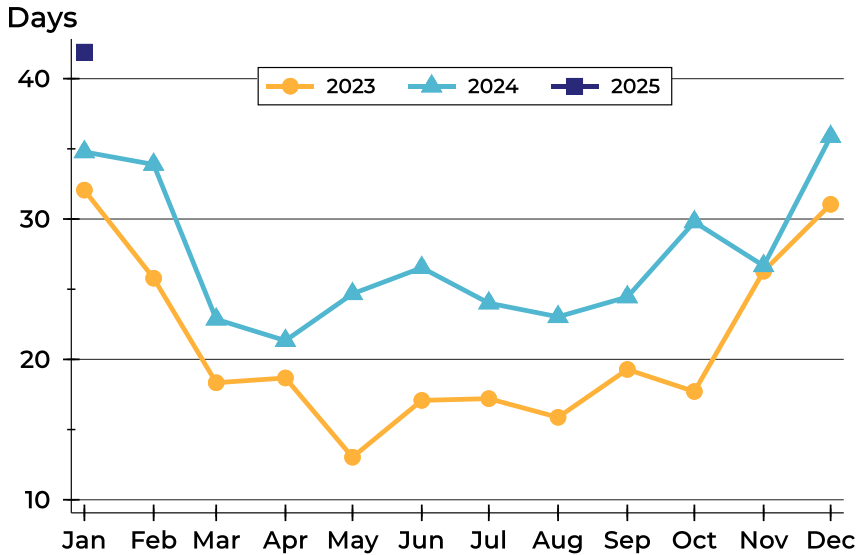


Month	2023	2024	2025
January	172,400	186,500	220,000
February	189,450	196,500	
March	195,000	205,000	
April	210,000	229,900	
May	199,900	233,500	
June	224,900	234,950	
July	198,500	219,089	
August	190,000	209,000	
September	210,000	224,900	
October	196,000	224,950	
November	199,500	225,000	
December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



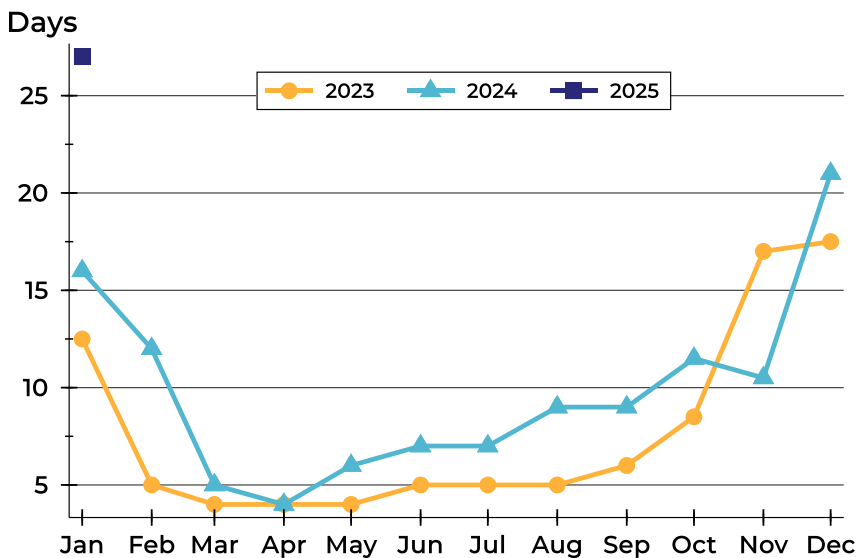
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	35	42
February	26	34	
March	18	23	
April	19	21	
May	13	25	
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	
March	4	5	
April	4	4	
May	4	6	
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 Rose in January

Total home sales in the Topeka MSA rose by 2.4% last month to 170 units, compared to 166 units in January 2024. Total sales volume was \$41.9 million, up 24.5% from a year earlier.

The median sale price in January was \$201,000, up from \$185,000 a year earlier. Homes that sold in January were typically on the market for 16 days and sold for 98.7% of their list prices.

Topeka MSA Active Listings Up at End of January

The total number of active listings in the Topeka MSA at the end of January was 220 units, up from 215 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 January was \$219,700.

During January, a total of 173 contracts were written down from 192 in January 2024. At the end of the month, there were 191 contracts still pending.

Report Contents

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

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Topeka Metropolitan Area Summary Statistics

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales		170	166	161	170	166	161
Change from prior year		2.4%	3.1%	-26.8%	2.4%	3.1%	-26.8%
Active Listings		220	215	158	N/A	N/A	N/A
Change from prior year		2.3%	36.1%	39.8%			
Months' Supply		1.0	1.0	0.6	N/A	N/A	N/A
Change from prior year		0.0%	66.7%	50.0%			
New Listings		138	186	175	138	186	175
Change from prior year		-25.8%	6.3%	-6.4%	-25.8%	6.3%	-6.4%
Contracts Written		173	192	193	173	192	193
Change from prior year		-9.9%	-0.5%	0.0%	-9.9%	-0.5%	0.0%
Pending Contracts		191	189	183	N/A	N/A	N/A
Change from prior year		1.1%	3.3%	-7.6%			
Sales Volume (1,000s)		41,851	33,613	27,054	41,851	33,613	27,054
Change from prior year		24.5%	24.2%	-31.6%	24.5%	24.2%	-31.6%
Average	Sale Price	246,182	202,486	168,040	246,182	202,486	168,040
	Change from prior year	21.6%	20.5%	-6.6%	21.6%	20.5%	-6.6%
	List Price of Actives	256,335	289,475	341,343	N/A	N/A	N/A
	Change from prior year	-11.4%	-15.2%	37.2%			
	Days on Market	33	31	23	33	31	23
Change from prior year	6.5%	34.8%	0.0%	6.5%	34.8%	0.0%	
Percent of List	97.3%	98.0%	97.3%	97.3%	98.0%	97.3%	
Change from prior year	-0.7%	0.7%	-1.5%	-0.7%	0.7%	-1.5%	
Percent of Original	95.1%	95.8%	95.0%	95.1%	95.8%	95.0%	
Change from prior year	-0.7%	0.8%	-2.0%	-0.7%	0.8%	-2.0%	
Median	Sale Price	201,000	185,000	150,927	201,000	185,000	150,927
	Change from prior year	8.6%	22.6%	-2.6%	8.6%	22.6%	-2.6%
	List Price of Actives	219,700	239,950	257,700	N/A	N/A	N/A
	Change from prior year	-8.4%	-6.9%	35.7%			
	Days on Market	16	15	11	16	15	11
Change from prior year	6.7%	36.4%	83.3%	6.7%	36.4%	83.3%	
Percent of List	98.7%	100.0%	100.0%	98.7%	100.0%	100.0%	
Change from prior year	-1.3%	0.0%	0.0%	-1.3%	0.0%	0.0%	
Percent of Original	96.5%	97.3%	97.3%	96.5%	97.3%	97.3%	
Change from prior year	-0.8%	0.0%	-2.7%	-0.8%	0.0%	-2.7%	

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



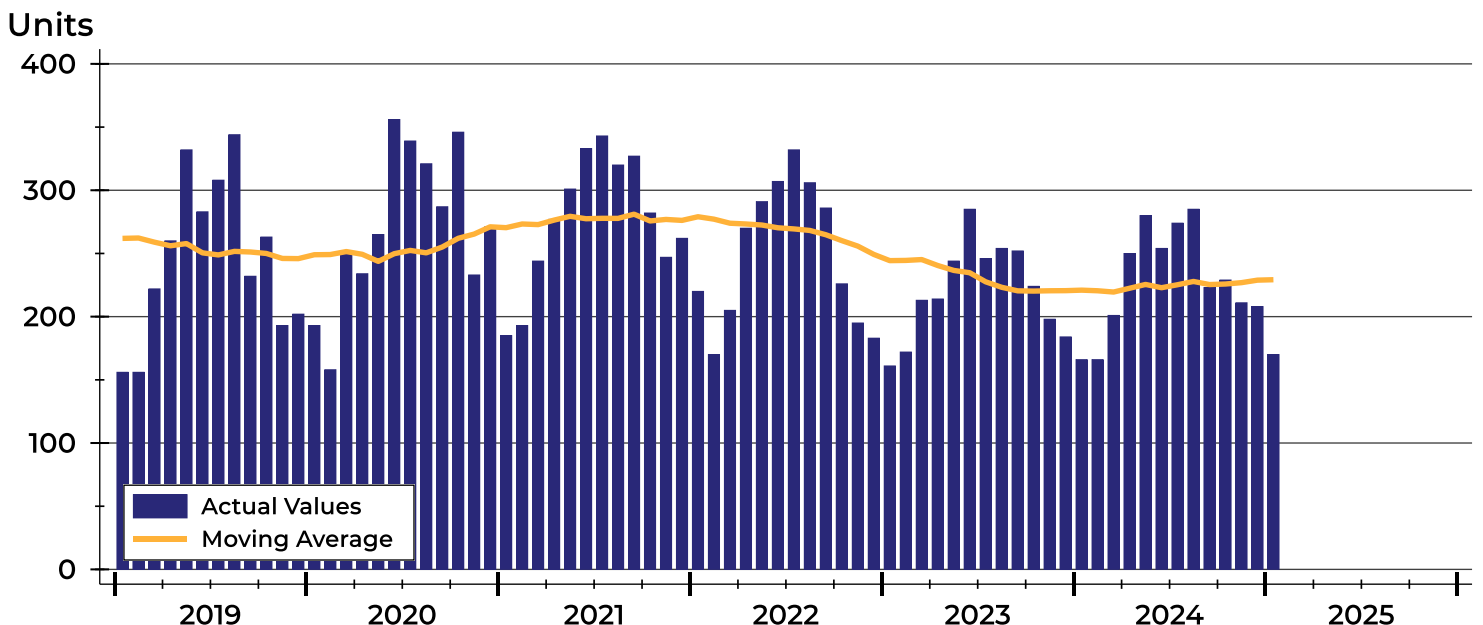
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		170	166	2.4%	170	166	2.4%
Volume (1,000s)		41,851	33,613	24.5%	41,851	33,613	24.5%
Months' Supply		1.0	1.0	0.0%	N/A	N/A	N/A
Average	Sale Price	246,182	202,486	21.6%	246,182	202,486	21.6%
	Days on Market	33	31	6.5%	33	31	6.5%
	Percent of List	97.3%	98.0%	-0.7%	97.3%	98.0%	-0.7%
	Percent of Original	95.1%	95.8%	-0.7%	95.1%	95.8%	-0.7%
Median	Sale Price	201,000	185,000	8.6%	201,000	185,000	8.6%
	Days on Market	16	15	6.7%	16	15	6.7%
	Percent of List	98.7%	100.0%	-1.3%	98.7%	100.0%	-1.3%
	Percent of Original	96.5%	97.3%	-0.8%	96.5%	97.3%	-0.8%

A total of 170 homes sold in the Topeka MSA in January, up from 166 units in January 2024. Total sales volume rose to \$41.9 million compared to \$33.6 million in the previous year.

The median sales price in January was \$201,000, up 8.6% compared to the prior year. Median days on market was 16 days, up from 9 days in December, and up from 15 in January 2024.

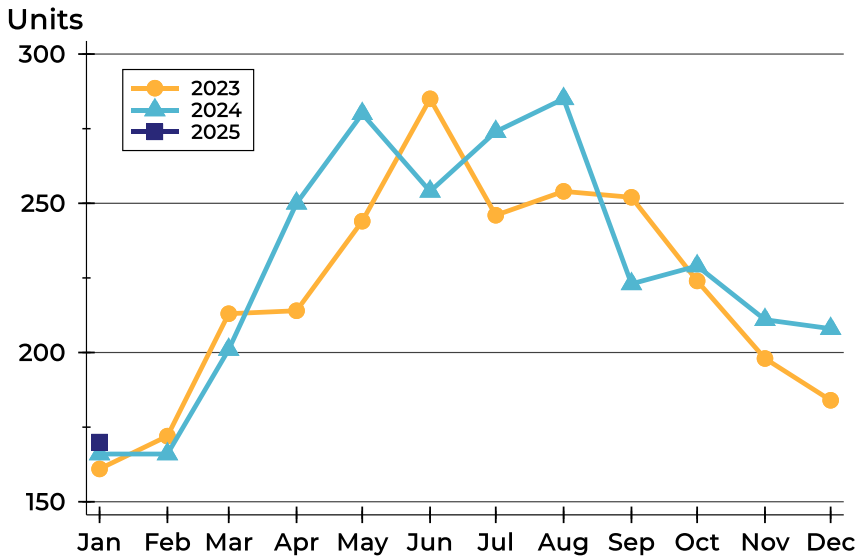
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



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

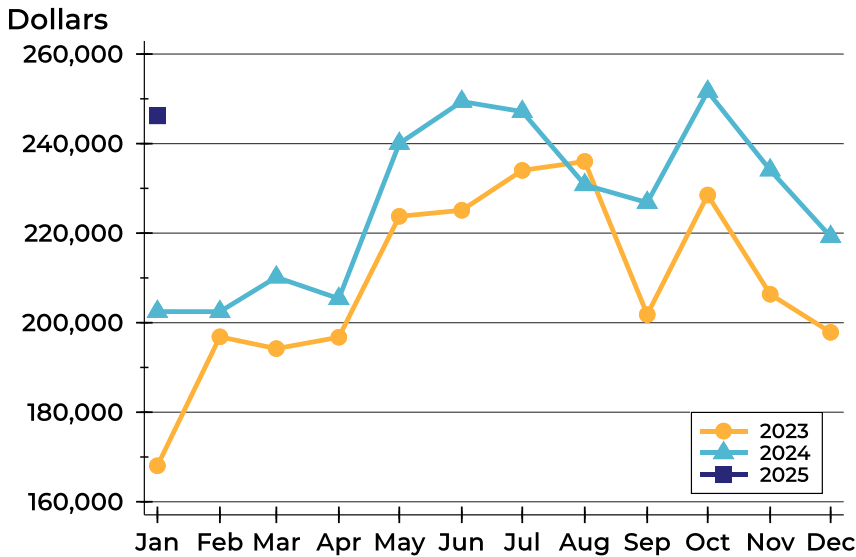
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	0.0	21,000	21,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	7	4.1%	0.3	37,736	38,000	13	3	91.4%	93.7%	91.4%	93.7%
\$50,000-\$99,999	19	11.2%	1.0	73,237	74,000	57	42	94.6%	93.8%	90.0%	92.3%
\$100,000-\$124,999	11	6.5%	0.9	114,483	117,000	15	9	97.9%	98.4%	98.0%	98.4%
\$125,000-\$149,999	15	8.8%	1.3	135,560	137,000	22	15	98.5%	100.0%	96.8%	96.4%
\$150,000-\$174,999	17	10.0%	0.7	161,086	158,000	22	19	97.8%	100.0%	95.9%	98.2%
\$175,000-\$199,999	14	8.2%	0.8	186,189	185,500	28	25	98.2%	99.2%	95.2%	96.3%
\$200,000-\$249,999	22	12.9%	0.8	222,786	222,750	30	14	98.7%	98.4%	96.5%	96.5%
\$250,000-\$299,999	13	7.6%	1.0	274,768	275,000	24	2	98.1%	100.0%	97.2%	100.0%
\$300,000-\$399,999	25	14.7%	0.8	340,927	329,000	23	12	97.5%	98.4%	95.6%	96.6%
\$400,000-\$499,999	13	7.6%	1.6	440,062	440,000	63	24	97.5%	99.8%	95.7%	98.8%
\$500,000-\$749,999	10	5.9%	1.6	582,500	595,000	48	12	98.3%	97.7%	94.5%	96.1%
\$750,000-\$999,999	2	1.2%	0.6	834,639	834,639	94	94	95.8%	95.8%	83.4%	83.4%
\$1,000,000 and up	1	0.6%	1.7	1,325,000	1,325,000	67	67	89.7%	89.7%	89.7%	89.7%



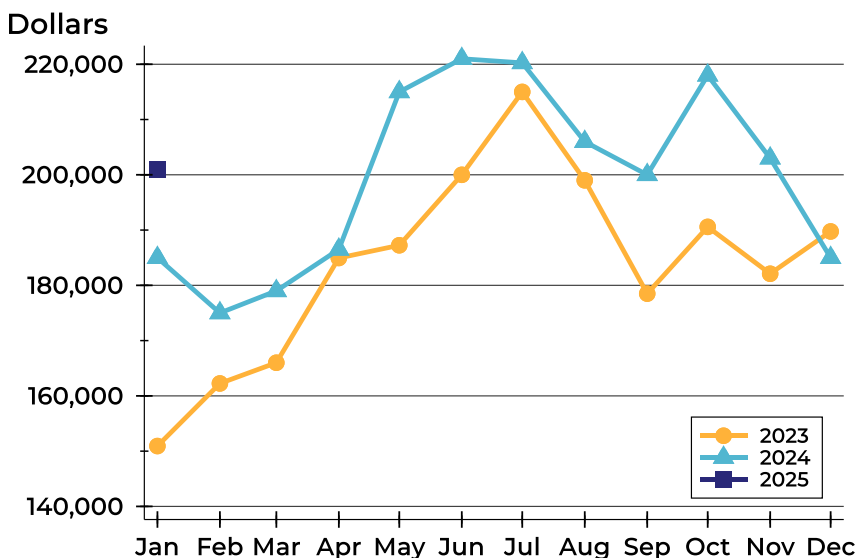
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	168,040	202,486	246,182
February	196,845	202,464	
March	194,207	210,165	
April	196,747	205,380	
May	223,752	240,020	
June	225,107	249,400	
July	234,017	247,151	
August	236,013	230,794	
September	201,814	226,824	
October	228,515	251,641	
November	206,363	234,077	
December	197,841	219,222	

Median Price

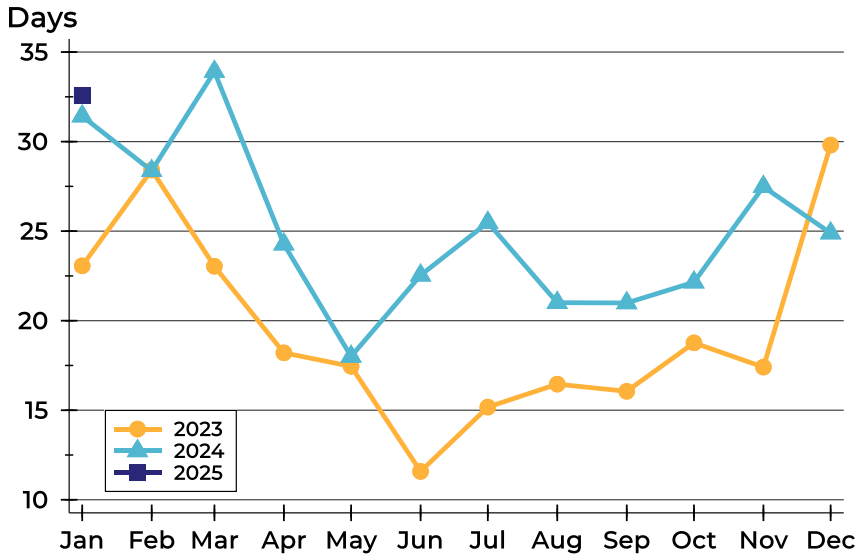


Month	2023	2024	2025
January	150,927	185,000	201,000
February	162,250	175,000	
March	166,000	179,000	
April	184,950	186,500	
May	187,250	215,000	
June	200,000	221,000	
July	215,000	220,250	
August	199,000	206,000	
September	178,500	200,000	
October	190,578	218,000	
November	182,100	203,000	
December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



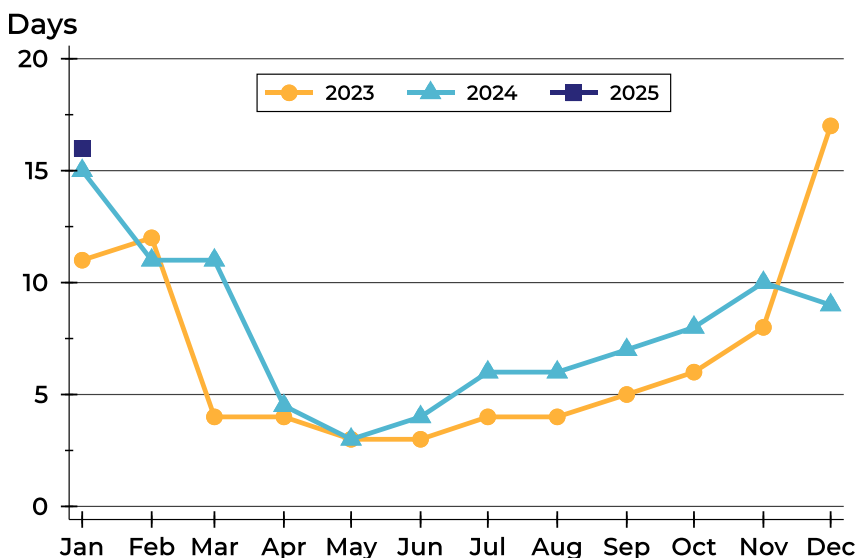
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	23	31	33
February	28	28	
March	23	34	
April	18	24	
May	17	18	
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	
March	4	11	
April	4	5	
May	3	3	
June	3	4	
July	4	6	
August	4	6	
September	5	7	
October	6	8	
November	8	10	
December	17	9	



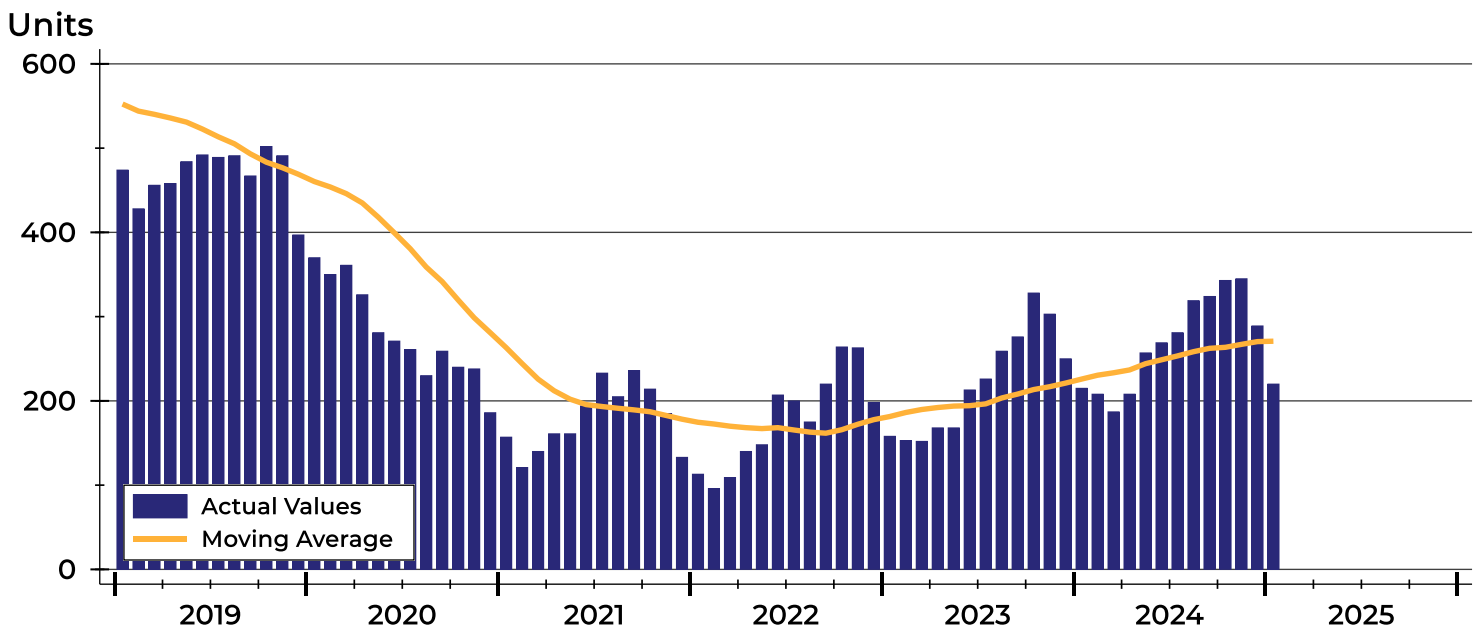
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		220	215	2.3%
Volume (1,000s)		56,394	62,237	-9.4%
Months' Supply		1.0	1.0	0.0%
Average	List Price	256,335	289,475	-11.4%
	Days on Market	73	73	0.0%
	Percent of Original	96.3%	96.3%	0.0%
Median	List Price	219,700	239,950	-8.4%
	Days on Market	60	50	20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 220 homes were available for sale in the Topeka MSA at the end of January. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of January was \$219,700, down 8.4% from 2024. The typical time on market for active listings was 60 days, up from 50 days a year earlier.

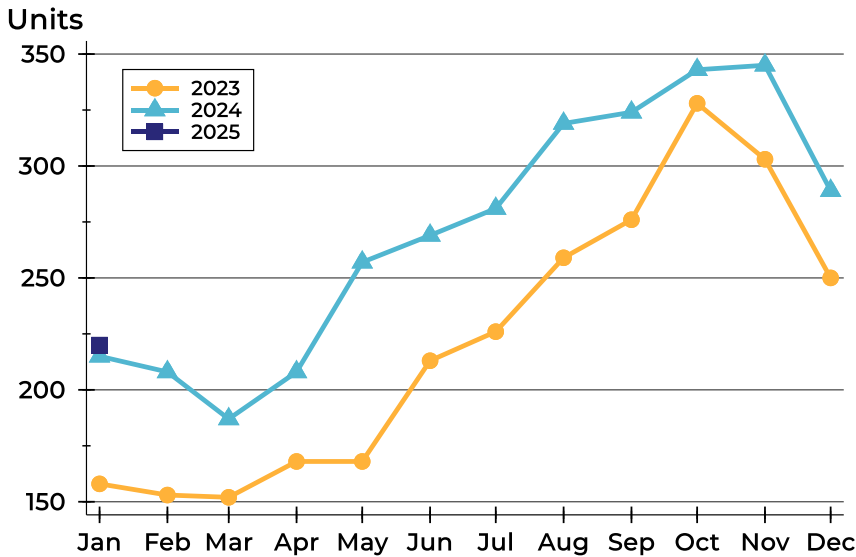
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



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

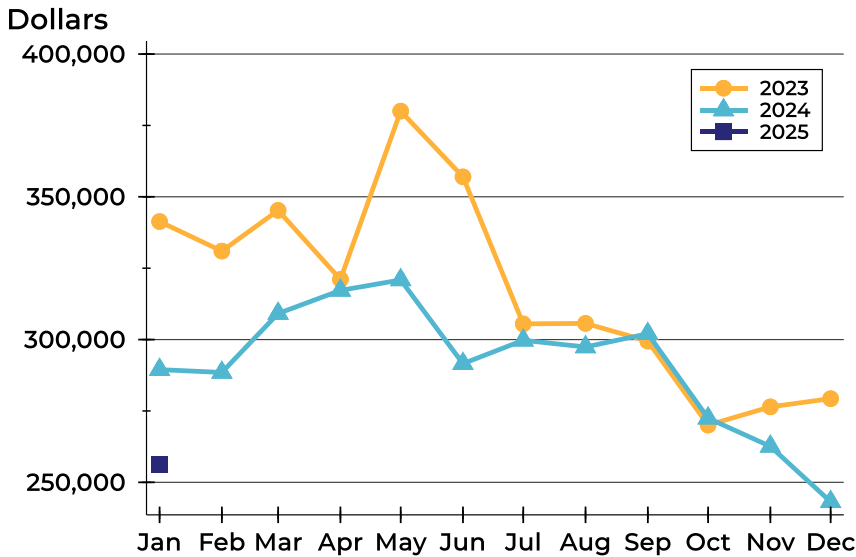
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	0.9%	0.3	42,450	42,450	83	83	97.5%	97.5%
\$50,000-\$99,999	27	12.3%	1.0	77,272	79,500	53	43	95.2%	100.0%
\$100,000-\$124,999	12	5.5%	0.9	116,867	116,450	52	52	95.8%	96.3%
\$125,000-\$149,999	25	11.4%	1.3	138,511	138,000	79	67	95.9%	97.8%
\$150,000-\$174,999	16	7.3%	0.7	162,503	165,275	37	17	98.9%	100.0%
\$175,000-\$199,999	17	7.7%	0.8	189,519	189,900	113	71	90.6%	96.9%
\$200,000-\$249,999	28	12.7%	0.8	224,036	222,200	86	78	96.5%	97.7%
\$250,000-\$299,999	29	13.2%	1.0	277,162	280,000	63	57	96.5%	98.3%
\$300,000-\$399,999	24	10.9%	0.8	347,565	344,975	76	76	98.2%	100.0%
\$400,000-\$499,999	22	10.0%	1.6	447,205	444,450	83	79	96.2%	97.2%
\$500,000-\$749,999	16	7.3%	1.6	568,105	550,450	90	73	98.8%	100.0%
\$750,000-\$999,999	1	0.5%	0.6	760,000	760,000	3	3	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1.7	1,195,000	1,195,000	18	18	100.0%	100.0%



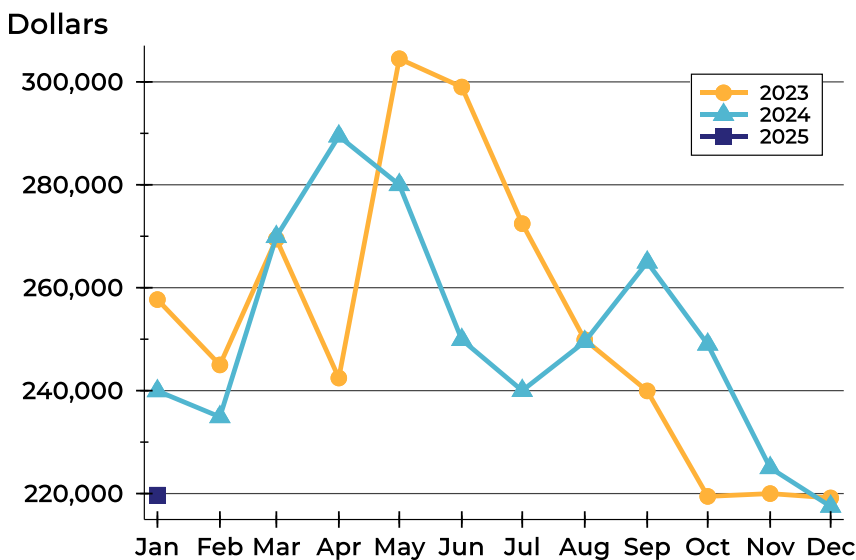
Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	341,343	289,475	256,335
February	330,989	288,488	
March	345,258	309,138	
April	321,092	317,221	
May	380,017	320,894	
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	

Median Price

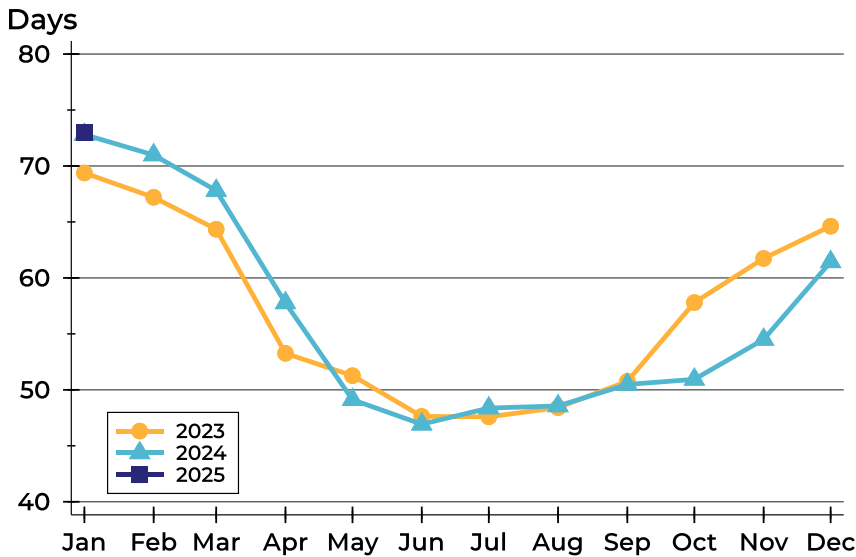


Month	2023	2024	2025
January	257,700	239,950	219,700
February	245,000	234,900	
March	269,450	269,900	
April	242,450	289,450	
May	304,500	280,000	
June	299,000	249,900	
July	272,450	240,000	
August	249,900	249,500	
September	239,950	264,950	
October	219,450	249,000	
November	220,000	225,000	
December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



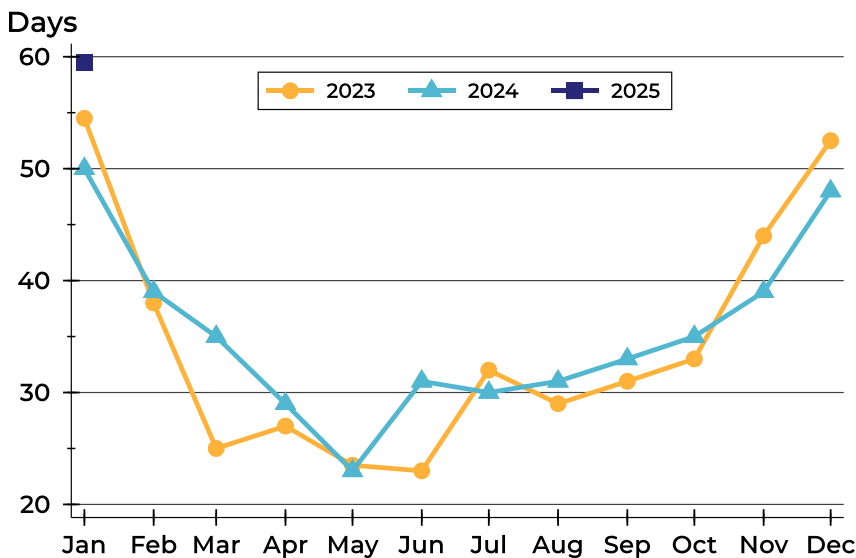
Topeka Metropolitan Area Active Listings Analysis

Average DOM



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

Median DOM

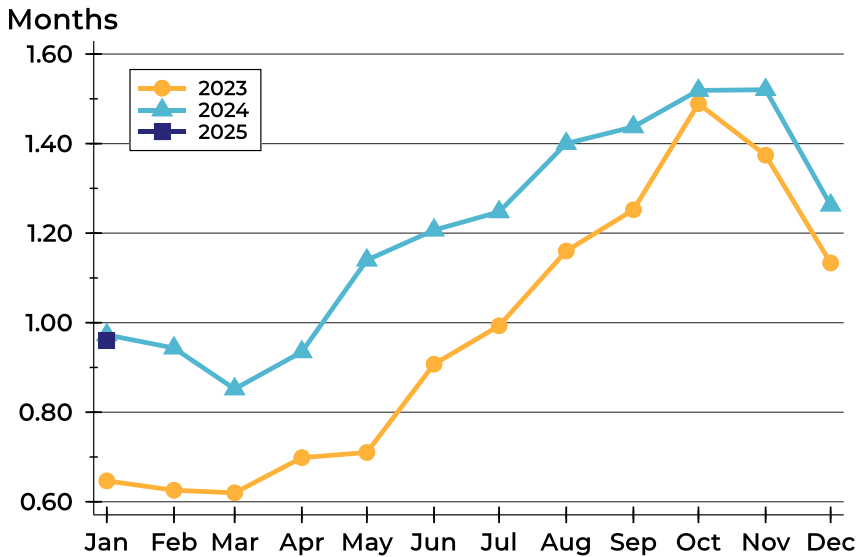


Month	2023	2024	2025
January	55	50	60
February	38	39	
March	25	35	
April	27	29	
May	24	23	
June	23	31	
July	32	30	
August	29	31	
September	31	33	
October	33	35	
November	44	39	
December	53	48	



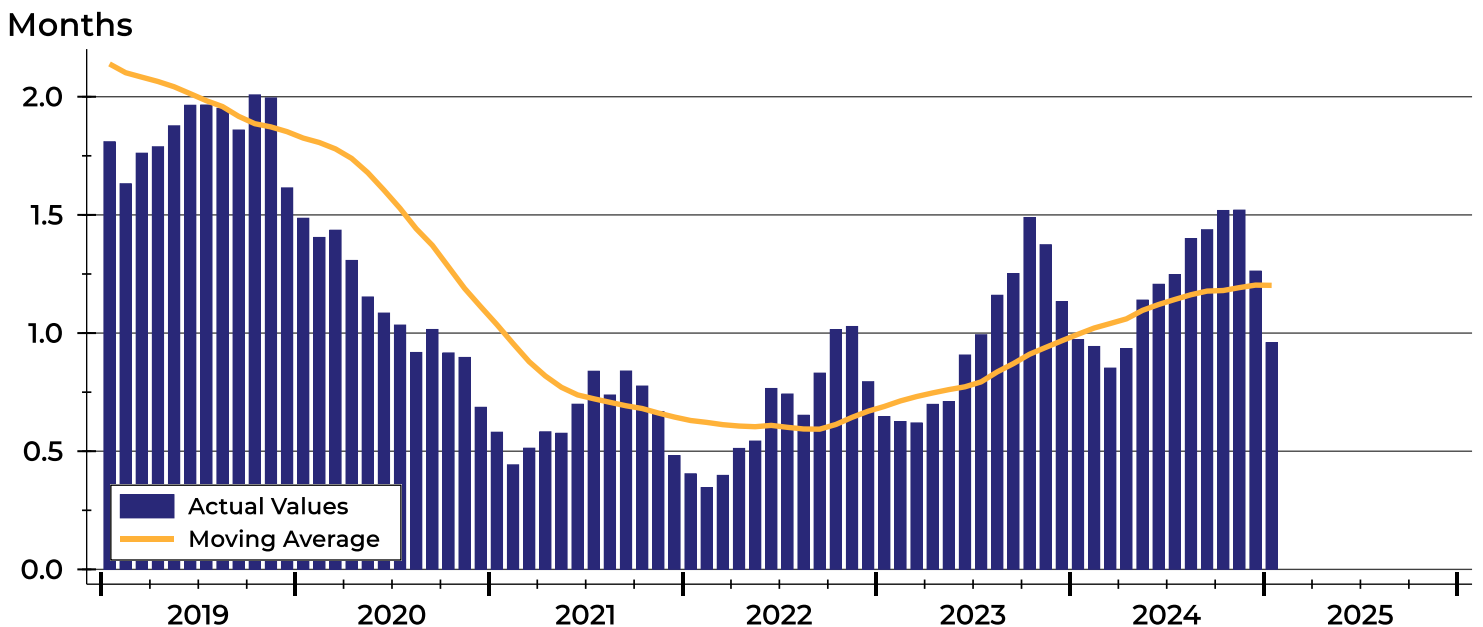
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.6	1.0	1.0
February	0.6	0.9	
March	0.6	0.9	
April	0.7	0.9	
May	0.7	1.1	
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





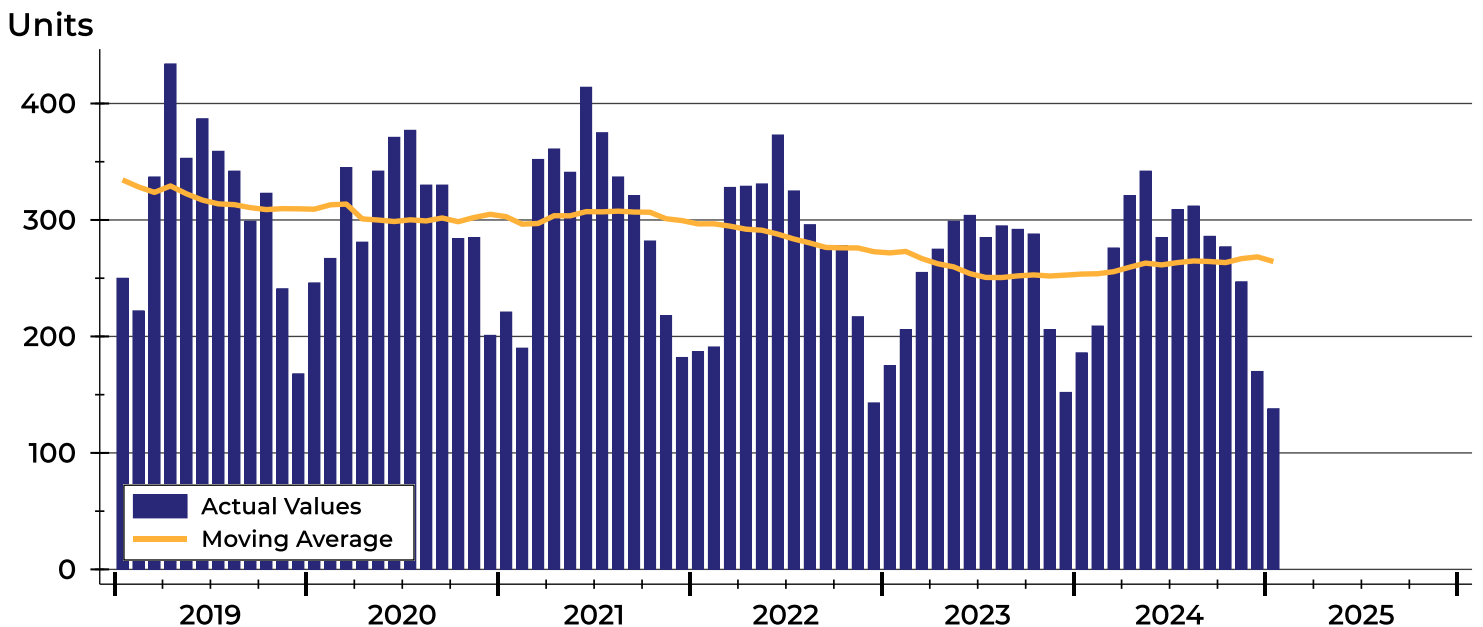
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	138	186	-25.8%
	Volume (1,000s)	33,688	37,562	-10.3%
	Average List Price	244,118	201,947	20.9%
	Median List Price	200,000	184,900	8.2%
Year-to-Date	New Listings	138	186	-25.8%
	Volume (1,000s)	33,688	37,562	-10.3%
	Average List Price	244,118	201,947	20.9%
	Median List Price	200,000	184,900	8.2%

A total of 138 new listings were added in the Topeka MSA during January, down 25.8% from the same month in 2024.

The median list price of these homes was \$200,000 up from \$184,900 in 2024.

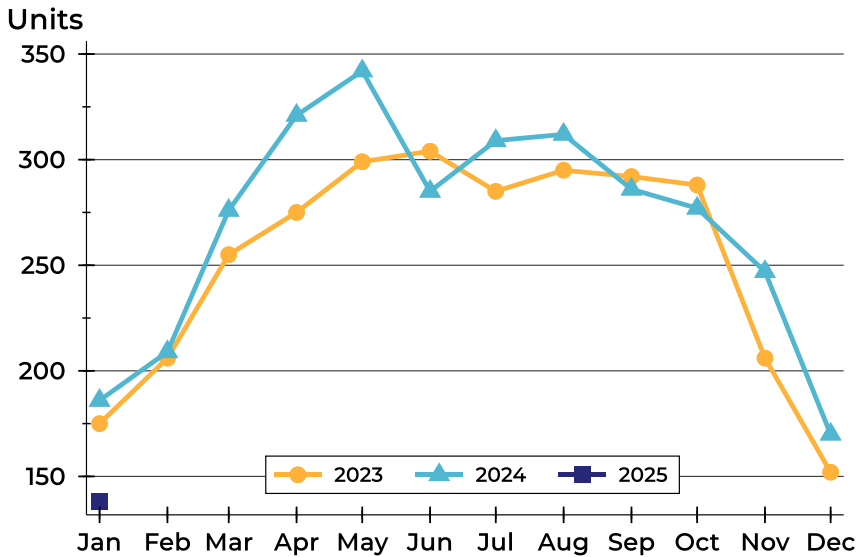
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	175	186	138
February	206	209	
March	255	276	
April	275	321	
May	299	342	
June	304	285	
July	285	309	
August	295	312	
September	292	286	
October	288	277	
November	206	247	
December	152	170	

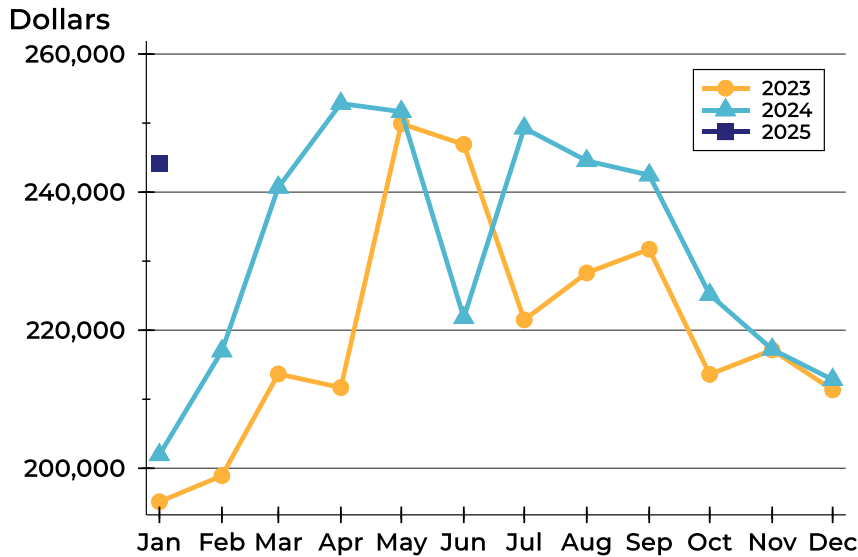
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.4%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	4	2.9%	41,875	41,500	3	3	105.2%	104.3%
\$50,000-\$99,999	18	13.0%	82,083	84,950	10	6	98.8%	100.0%
\$100,000-\$124,999	9	6.5%	114,250	117,500	12	14	96.8%	100.0%
\$125,000-\$149,999	13	9.4%	139,079	135,000	16	14	99.2%	100.0%
\$150,000-\$174,999	13	9.4%	161,576	160,000	14	15	99.8%	100.0%
\$175,000-\$199,999	9	6.5%	184,567	185,000	7	4	98.9%	100.0%
\$200,000-\$249,999	14	10.1%	218,471	217,450	14	14	98.3%	100.0%
\$250,000-\$299,999	20	14.5%	272,680	272,450	8	6	99.8%	100.0%
\$300,000-\$399,999	15	10.9%	342,676	349,763	11	9	99.5%	100.0%
\$400,000-\$499,999	9	6.5%	452,380	458,000	16	15	99.9%	100.0%
\$500,000-\$749,999	10	7.2%	573,420	570,000	12	11	100.0%	100.0%
\$750,000-\$999,999	1	0.7%	760,000	760,000	10	10	100.0%	100.0%
\$1,000,000 and up	1	0.7%	1,195,000	1,195,000	25	25	100.0%	100.0%



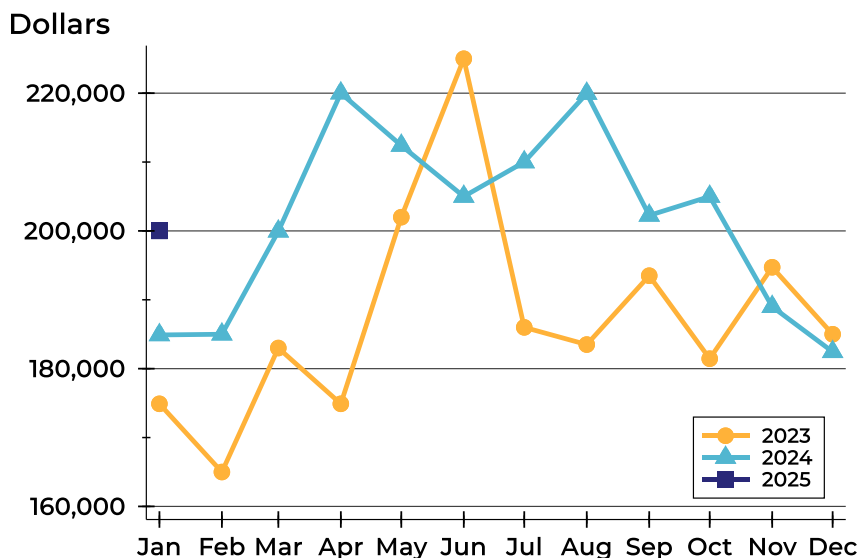
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	195,145	201,947	244,118
February	198,918	216,979	
March	213,666	240,691	
April	211,683	252,841	
May	249,910	251,651	
June	246,915	221,804	
July	221,496	249,272	
August	228,295	244,538	
September	231,725	242,465	
October	213,593	225,154	
November	217,135	217,230	
December	211,342	212,834	

Median Price



Month	2023	2024	2025
January	174,900	184,900	200,000
February	165,000	185,000	
March	183,000	199,950	
April	174,900	220,000	
May	202,000	212,400	
June	225,000	205,000	
July	186,000	210,000	
August	183,500	219,950	
September	193,500	202,250	
October	181,450	205,000	
November	194,725	189,000	
December	185,000	182,450	



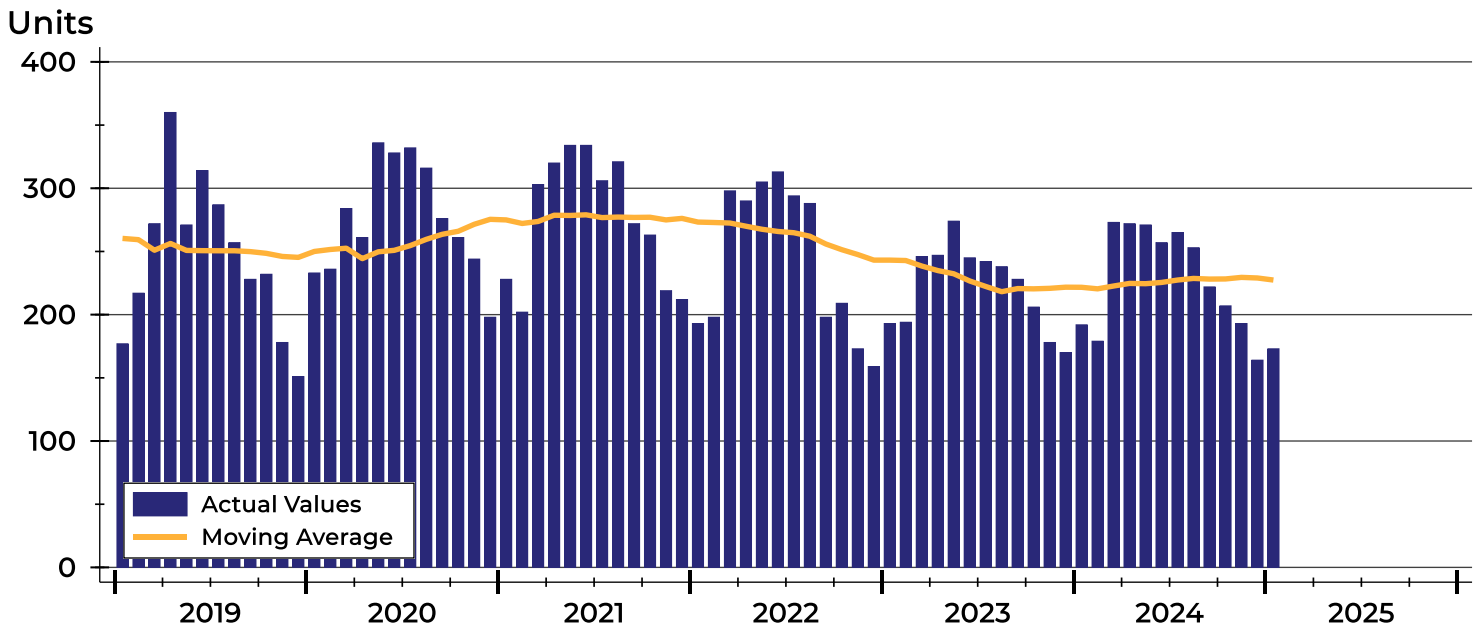
Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		173	192	-9.9%	173	192	-9.9%
Volume (1,000s)		37,607	38,820	-3.1%	37,607	38,820	-3.1%
Average	Sale Price	217,381	202,190	7.5%	217,381	202,190	7.5%
	Days on Market	41	32	28.1%	41	32	28.1%
	Percent of Original	96.8%	95.6%	1.3%	96.8%	95.6%	1.3%
Median	Sale Price	189,900	179,950	5.5%	189,900	179,950	5.5%
	Days on Market	27	8	237.5%	27	8	237.5%
	Percent of Original	100.0%	98.6%	1.4%	100.0%	98.6%	1.4%

A total of 173 contracts for sale were written in the Topeka MSA during the month of January, down from 192 in 2024. The median list price of these homes was \$189,900, up from \$179,950 the prior year.

Half of the homes that went under contract in January were on the market less than 27 days, compared to 8 days in January 2024.

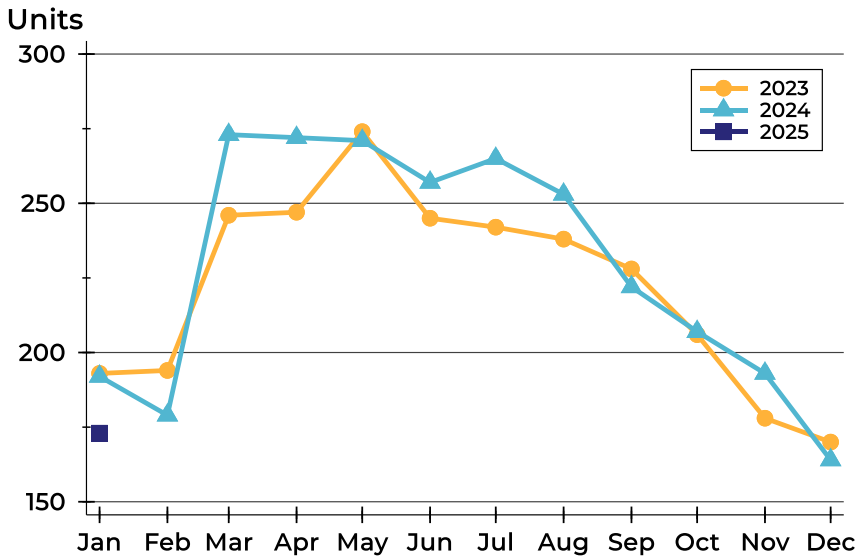
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	193	192	173
February	194	179	
March	246	273	
April	247	272	
May	274	271	
June	245	257	
July	242	265	
August	238	253	
September	228	222	
October	206	207	
November	178	193	
December	170	164	

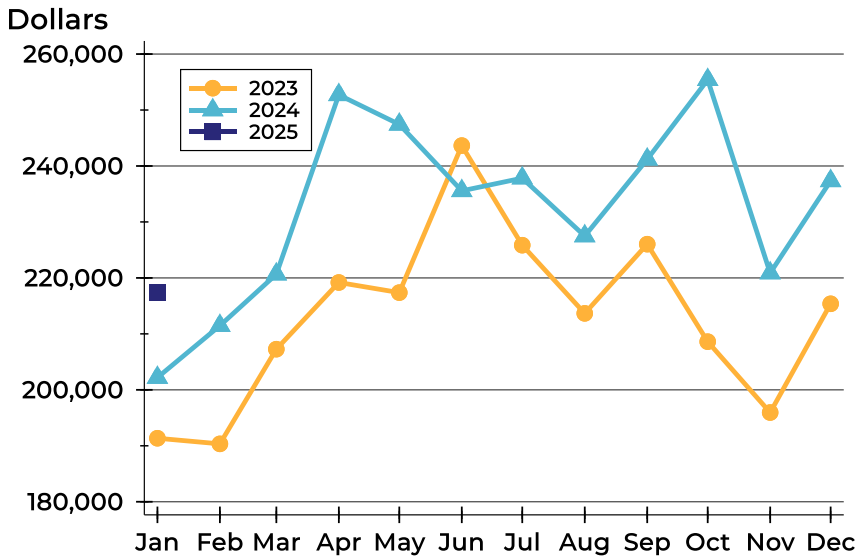
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	16,250	16,250	1	1	115.2%	115.2%
\$25,000-\$49,999	6	3.5%	41,917	41,500	12	4	98.0%	100.0%
\$50,000-\$99,999	30	17.3%	80,473	80,000	47	48	94.6%	100.0%
\$100,000-\$124,999	12	6.9%	113,779	116,250	34	24	96.4%	100.0%
\$125,000-\$149,999	17	9.8%	138,091	135,000	42	43	96.1%	96.7%
\$150,000-\$174,999	7	4.0%	157,999	158,000	28	17	98.9%	100.0%
\$175,000-\$199,999	15	8.7%	186,247	187,000	19	12	96.7%	100.0%
\$200,000-\$249,999	17	9.8%	223,018	217,900	51	33	94.9%	95.7%
\$250,000-\$299,999	30	17.3%	273,991	274,700	38	31	98.3%	100.0%
\$300,000-\$399,999	22	12.7%	347,035	349,900	45	24	97.5%	98.6%
\$400,000-\$499,999	9	5.2%	459,583	450,000	82	76	95.8%	96.6%
\$500,000-\$749,999	6	3.5%	585,667	592,500	53	10	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



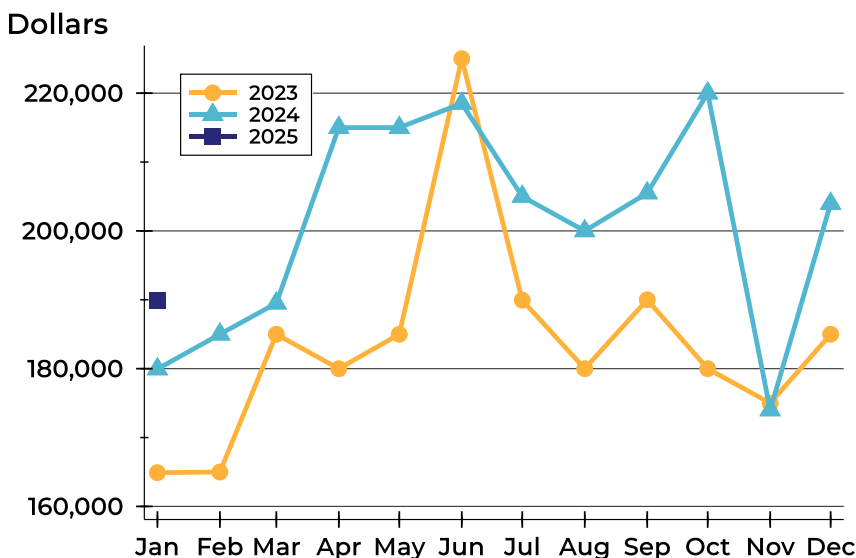
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	191,355	202,190	217,381
February	190,345	211,473	
March	207,268	220,663	
April	219,182	252,711	
May	217,376	247,430	
June	243,644	235,562	
July	225,847	237,828	
August	213,666	227,483	
September	226,032	241,195	
October	208,608	255,407	
November	195,948	220,869	
December	215,379	237,343	

Median Price

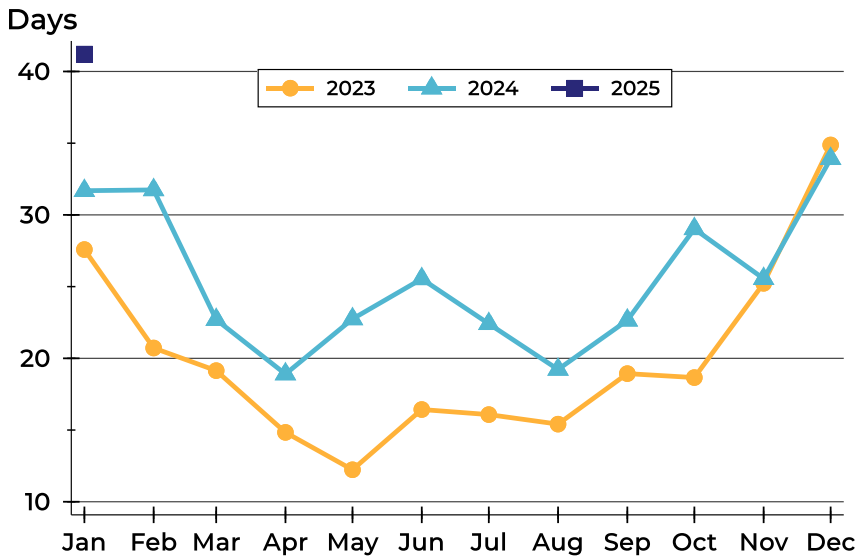


Month	2023	2024	2025
January	164,900	179,950	189,900
February	165,000	185,000	
March	185,000	189,500	
April	180,000	215,000	
May	185,000	215,000	
June	225,000	218,500	
July	189,950	205,000	
August	180,000	200,000	
September	190,000	205,500	
October	180,000	220,000	
November	175,000	174,000	
December	185,000	203,975	



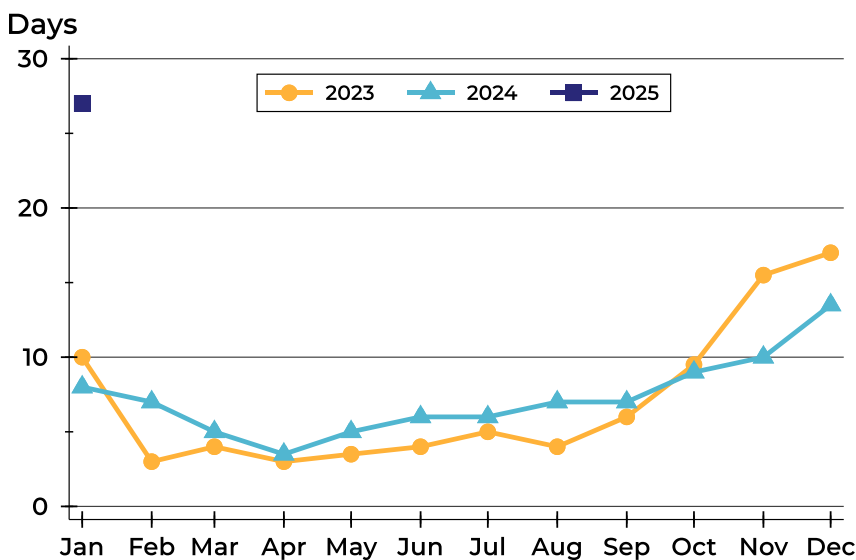
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	32	41
February	21	32	
March	19	23	
April	15	19	
May	12	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	27
February	3	7	
March	4	5	
April	3	4	
May	4	5	
June	4	6	
July	5	6	
August	4	7	
September	6	7	
October	10	9	
November	16	10	
December	17	14	



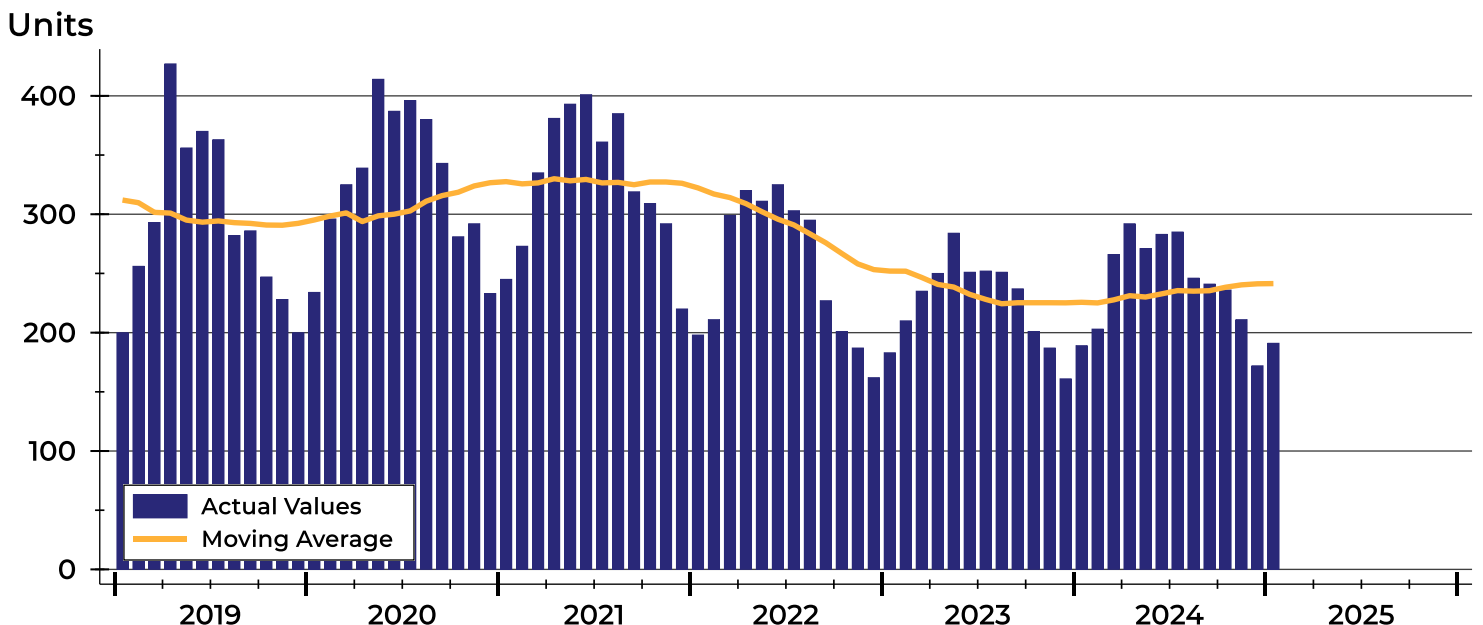
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		
		2025	2024	Change
Pending Contracts		191	189	1.1%
Volume (1,000s)		44,028	41,212	6.8%
Average	List Price	230,514	218,052	5.7%
	Days on Market	43	33	30.3%
	Percent of Original	97.1%	97.6%	-0.5%
Median	List Price	216,900	182,980	18.5%
	Days on Market	27	15	80.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 191 listings in the Topeka MSA had contracts pending at the end of January, up from 189 contracts pending at the end of January 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.

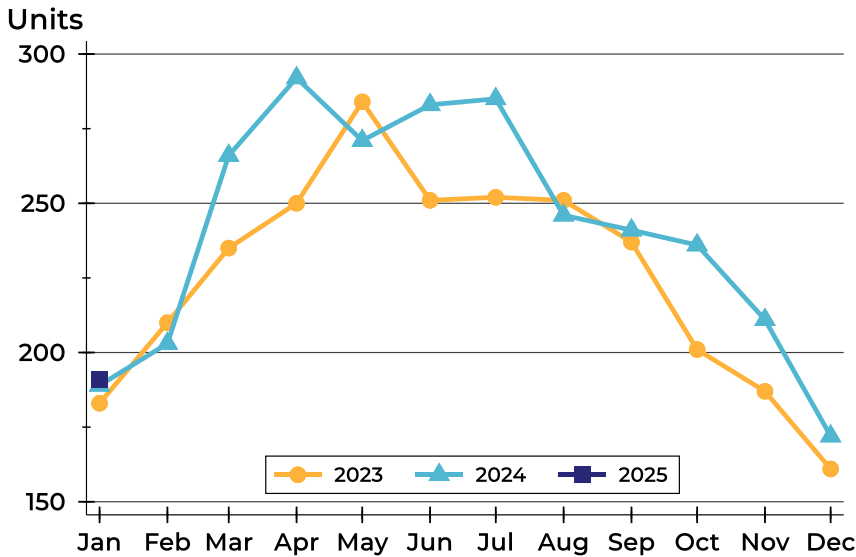
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



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

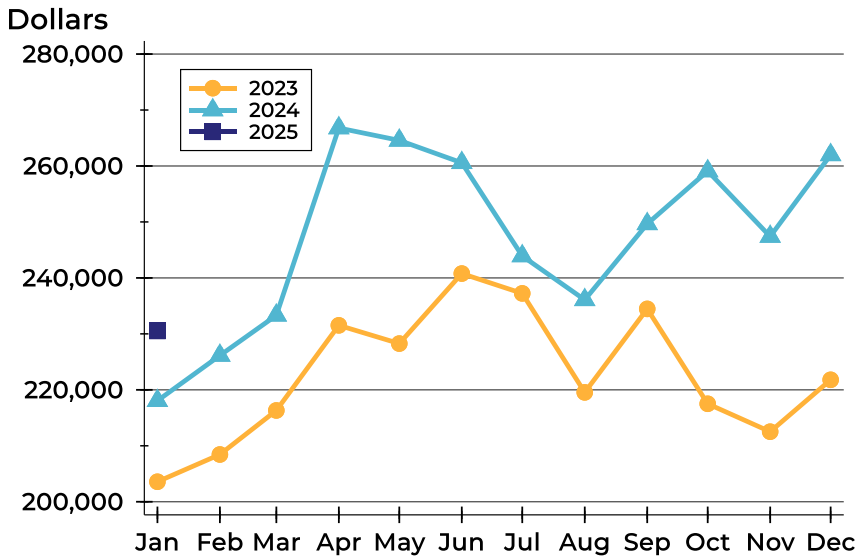
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	14,000	14,000	1	1	100.0%	100.0%
\$25,000-\$49,999	2	1.0%	43,500	43,500	15	15	90.9%	90.9%
\$50,000-\$99,999	27	14.1%	81,870	84,950	44	37	96.1%	100.0%
\$100,000-\$124,999	15	7.9%	115,490	119,000	42	22	96.6%	100.0%
\$125,000-\$149,999	16	8.4%	138,291	135,000	41	35	97.2%	100.0%
\$150,000-\$174,999	11	5.8%	161,081	160,000	11	3	99.3%	100.0%
\$175,000-\$199,999	14	7.3%	186,629	186,000	21	15	98.2%	100.0%
\$200,000-\$249,999	23	12.0%	227,548	220,000	54	33	95.7%	96.3%
\$250,000-\$299,999	35	18.3%	274,771	274,900	41	31	98.2%	100.0%
\$300,000-\$399,999	28	14.7%	343,238	342,450	50	42	97.2%	98.3%
\$400,000-\$499,999	12	6.3%	449,813	449,925	69	71	95.8%	98.9%
\$500,000-\$749,999	6	3.1%	585,667	592,500	53	10	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



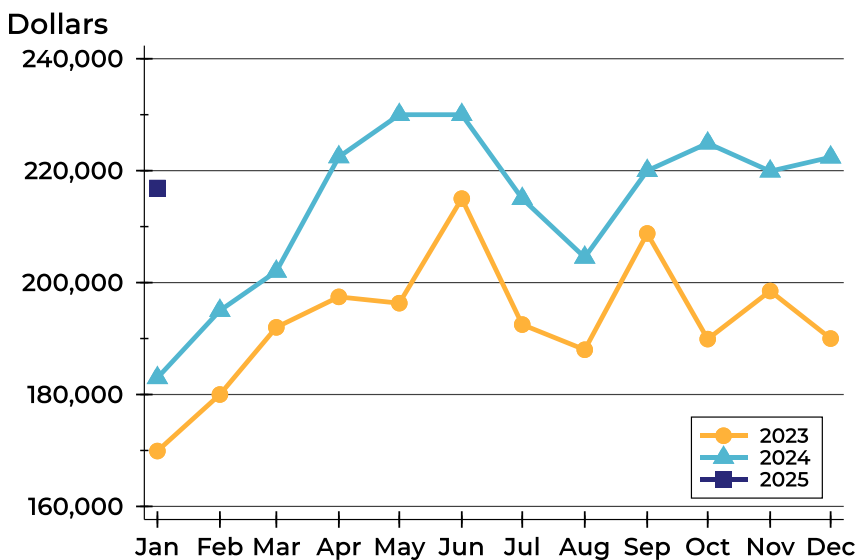
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,451	226,143	
March	216,317	233,317	
April	231,527	266,784	
May	228,270	264,574	
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	

Median Price

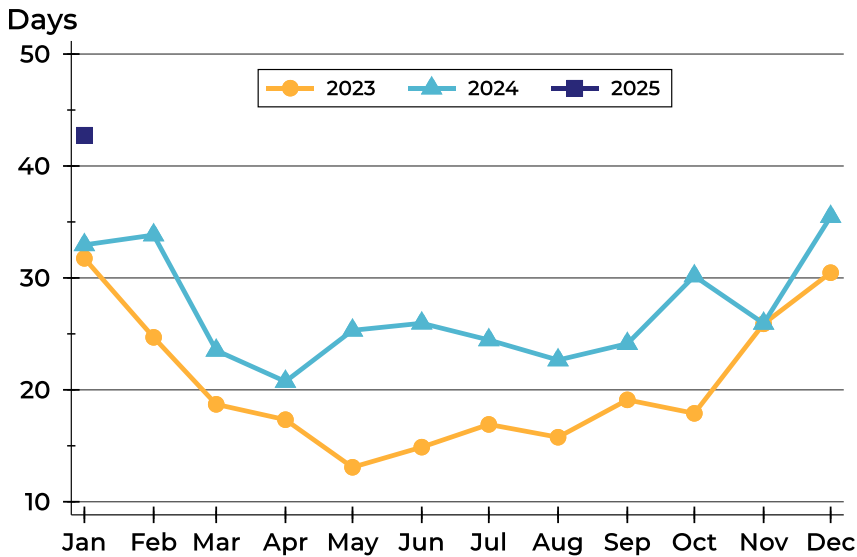


Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	
March	192,000	202,000	
April	197,450	222,450	
May	196,320	230,000	
June	215,000	230,000	
July	192,500	215,000	
August	188,000	204,500	
September	208,777	220,000	
October	189,900	224,900	
November	198,500	219,900	
December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



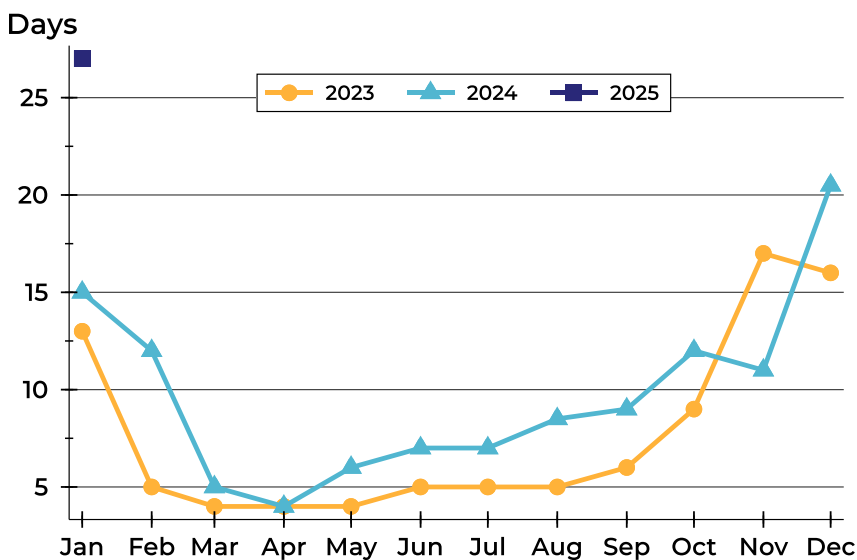
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	33	43
February	25	34	
March	19	24	
April	17	21	
May	13	25	
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	
March	4	5	
April	4	4	
May	4	6	
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

January 2025																	
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022	
\$1-\$29,999	39												39	1	8	9	
\$30,000-\$39,999	4												4	3	7	2	
\$40,000-\$49,999	3												3	7	12	3	
\$50,000-\$59,999	4												4	1	8	13	
\$60,000-\$69,999	3												3	5	6	10	
\$70,000-\$79,999	7												7	6	6	8	
\$80,000-\$89,999	3												3	5	5	14	
\$90,000-\$99,999	2												2	7	11	4	
\$100,000-\$119,999	9												9	10	4	17	
\$120,000-\$139,999	12												12	7	19	24	
\$140,000-\$159,999	16												16	14	13	19	
\$160,000-\$179,999	11												11	15	13	14	
\$180,000-\$199,999	11												11	15	13	15	
\$200,000-\$249,999	23												23	24	23	24	
\$250,000-\$299,999	18												18	26	11	23	
\$300,000-\$399,999	30												30	14	18	19	
\$400,000-\$499,999	14												14	9	6	4	
\$500,000 or more	15												15	4	2	7	
TOTALS	224	0	0	0	0	0	0	0	0	0	0	0	224	173	185	229	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in January

Total home sales in Wabaunsee County rose by 100.0% last month to 4 units, compared to 2 units in January 2024. Total sales volume was \$1.0 million, up 167.6% from a year earlier.

The median sale price in January was \$263,250, up from \$187,500 a year earlier. Homes that sold in January were typically on the market for 6 days and sold for 100.1% of their list prices.

Wabaunsee County Active Listings Up at End of January

The total number of active listings in Wabaunsee County at the end of January was 3 units, up from 2 at the same point in 2024. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of January was \$189,900.

During January, a total of 1 contract was written up from 0 in January 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

January MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
Home Sales Change from prior year	4 100.0%	2 -50.0%	4 100.0%	4 100.0%	2 -50.0%	4 100.0%	
Active Listings Change from prior year	3 50.0%	2 N/A	0 -100.0%	N/A	N/A	N/A	
Months' Supply Change from prior year	0.8 0.0%	0.8 N/A	N/A -100.0%	N/A	N/A	N/A	
New Listings Change from prior year	1 N/A	0 -100.0%	4 100.0%	1 N/A	0 -100.0%	4 100.0%	
Contracts Written Change from prior year	1 N/A	0 -100.0%	5 400.0%	1 N/A	0 -100.0%	5 400.0%	
Pending Contracts Change from prior year	5 150.0%	2 -50.0%	4 300.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	1,004 167.7%	375 -38.3%	608 42.7%	1,004 167.7%	375 -38.3%	608 42.7%	
Average	Sale Price Change from prior year	250,900 33.8%	187,500 23.4%	152,000 -28.6%	250,900 33.8%	187,500 23.4%	152,000 -28.6%
	List Price of Actives Change from prior year	229,467 -57.1%	535,000 N/A	N/A N/A	N/A	N/A	N/A
	Days on Market Change from prior year	7 -91.5%	82 182.8%	29 16.0%	7 -91.5%	82 182.8%	29 16.0%
	Percent of List Change from prior year	101.5% 3.9%	97.7% 1.0%	96.7% -3.3%	101.5% 3.9%	97.7% 1.0%	96.7% -3.3%
	Percent of Original Change from prior year	101.5% 33.4%	76.1% -21.3%	96.7% 2.3%	101.5% 33.4%	76.1% -21.3%	96.7% 2.3%
Median	Sale Price Change from prior year	263,250 40.4%	187,500 24.6%	150,500 -29.3%	263,250 40.4%	187,500 24.6%	150,500 -29.3%
	List Price of Actives Change from prior year	189,900 -64.5%	535,000 N/A	N/A N/A	N/A	N/A	N/A
	Days on Market Change from prior year	6 -92.7%	82 241.7%	24 -4.0%	6 -92.7%	82 241.7%	24 -4.0%
	Percent of List Change from prior year	100.1% 2.5%	97.7% 1.6%	96.2% -3.8%	100.1% 2.5%	97.7% 1.6%	96.2% -3.8%
	Percent of Original Change from prior year	100.1% 31.5%	76.1% -20.9%	96.2% 1.8%	100.1% 31.5%	76.1% -20.9%	96.2% 1.8%

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



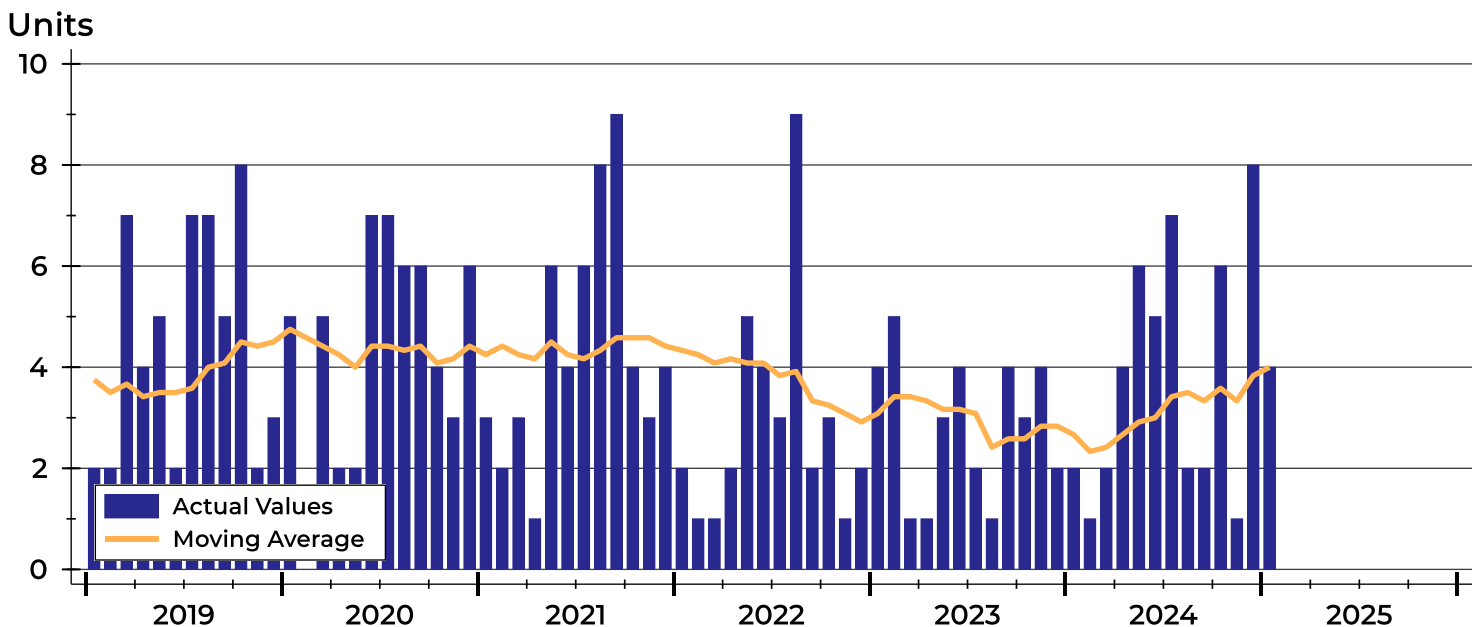
Wabaunsee County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	January 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		4	2	100.0%	4	2	100.0%
Volume (1,000s)		1,004	375	167.7%	1,004	375	167.7%
Months' Supply		0.8	0.8	0.0%	N/A	N/A	N/A
Average	Sale Price	250,900	187,500	33.8%	250,900	187,500	33.8%
	Days on Market	7	82	-91.5%	7	82	-91.5%
	Percent of List	101.5%	97.7%	3.9%	101.5%	97.7%	3.9%
	Percent of Original	101.5%	76.1%	33.4%	101.5%	76.1%	33.4%
Median	Sale Price	263,250	187,500	40.4%	263,250	187,500	40.4%
	Days on Market	6	82	-92.7%	6	82	-92.7%
	Percent of List	100.1%	97.7%	2.5%	100.1%	97.7%	2.5%
	Percent of Original	100.1%	76.1%	31.5%	100.1%	76.1%	31.5%

A total of 4 homes sold in Wabaunsee County in January, up from 2 units in January 2024. Total sales volume rose to \$1.0 million compared to \$0.4 million in the previous year.

The median sales price in January was \$263,250, up 40.4% compared to the prior year. Median days on market was 6 days, down from 12 days in December, and down from 82 in January 2024.

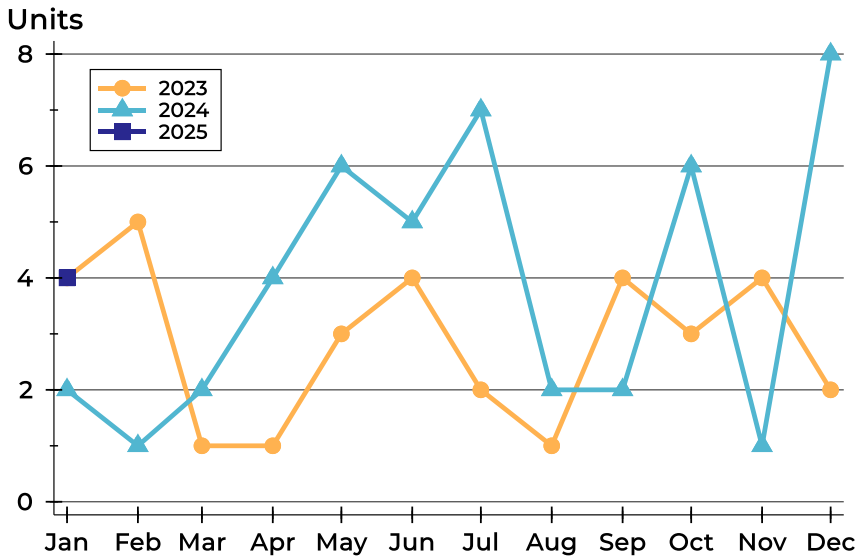
History of Closed Listings





Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

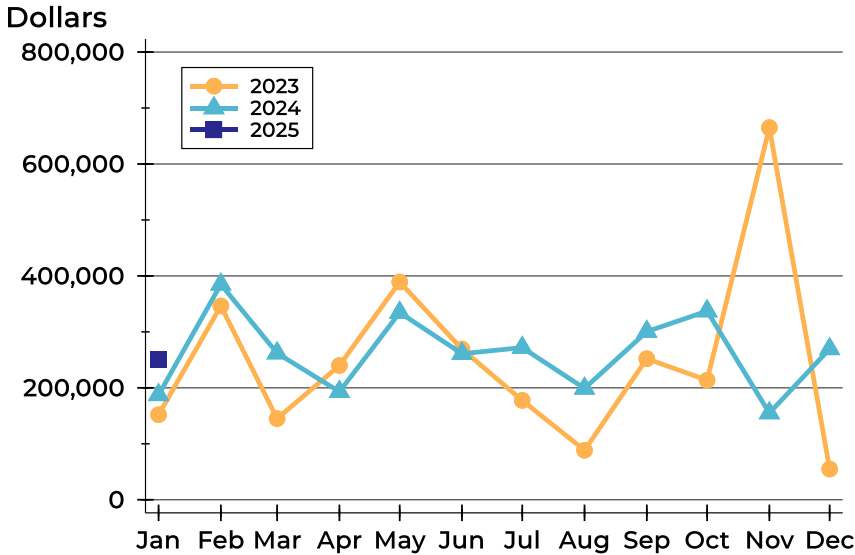
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	25.0%	0.0	169,100	169,100	0	0	101.3%	101.3%	101.3%	101.3%
\$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%	0.0	220,000	220,000	7	7	97.8%	97.8%	97.8%	97.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	50.0%	0.9	307,250	307,250	11	11	103.5%	103.5%	103.5%	103.5%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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



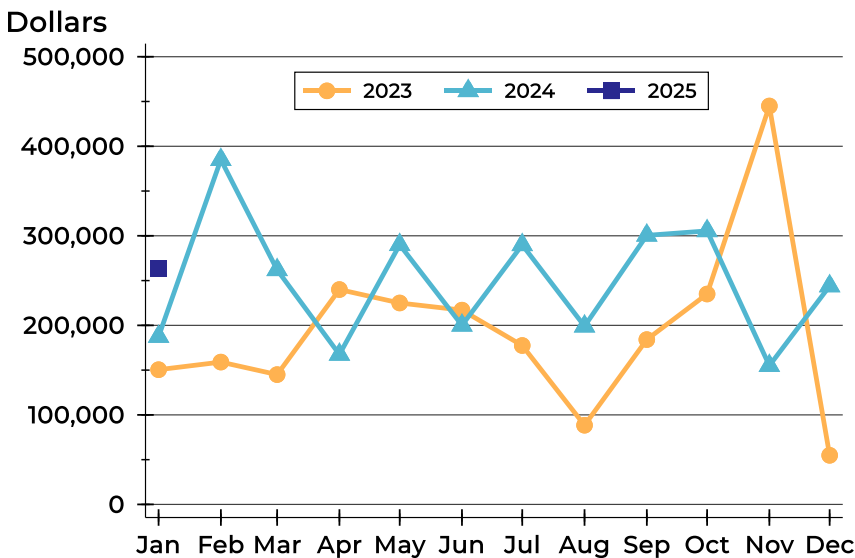
Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	
March	145,000	262,000	
April	240,000	193,125	
May	389,167	334,558	
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	

Median Price

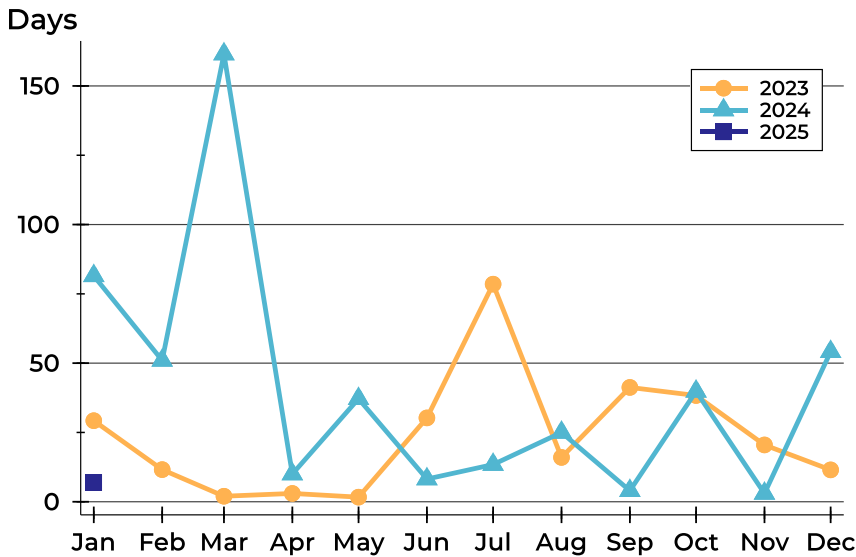


Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	
March	145,000	262,000	
April	240,000	167,500	
May	225,000	290,000	
June	217,000	200,000	
July	177,500	289,900	
August	88,450	199,000	
September	184,095	300,500	
October	235,000	305,500	
November	445,000	155,000	
December	54,875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



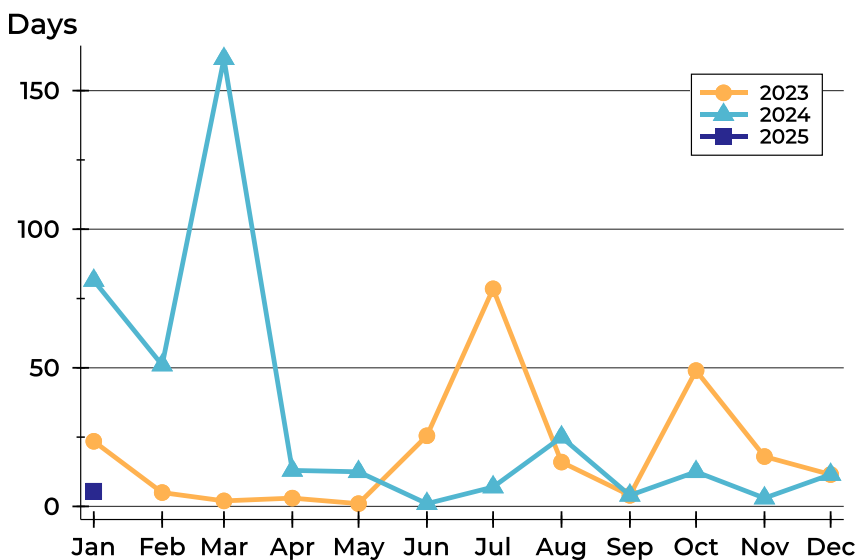
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	29	82	7
February	12	51	
March	2	162	
April	3	10	
May	2	37	
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	
March	2	162	
April	3	13	
May	1	13	
June	26	1	
July	79	7	
August	16	25	
September	4	4	
October	49	13	
November	18	3	
December	12	12	



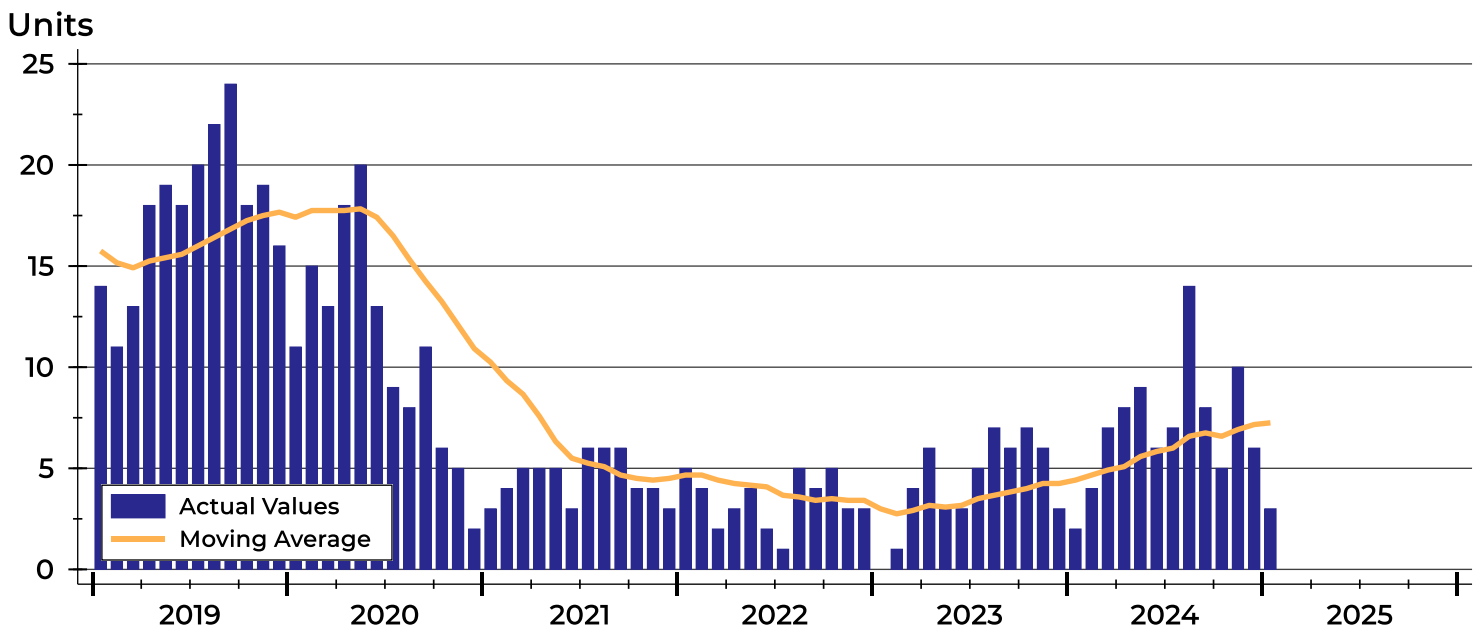
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of January 2024	Change
Active Listings		3	2	50.0%
Volume (1,000s)		688	1,070	-35.7%
Months' Supply		0.8	0.8	0.0%
Average	List Price	229,467	535,000	-57.1%
	Days on Market	98	163	-39.9%
	Percent of Original	91.3%	95.2%	-4.1%
Median	List Price	189,900	535,000	-64.5%
	Days on Market	100	163	-38.7%
	Percent of Original	90.4%	95.2%	-5.0%

A total of 3 homes were available for sale in Wabaunsee County at the end of January. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of January was \$189,900, down 64.5% from 2024. The typical time on market for active listings was 100 days, down from 163 days a year earlier.

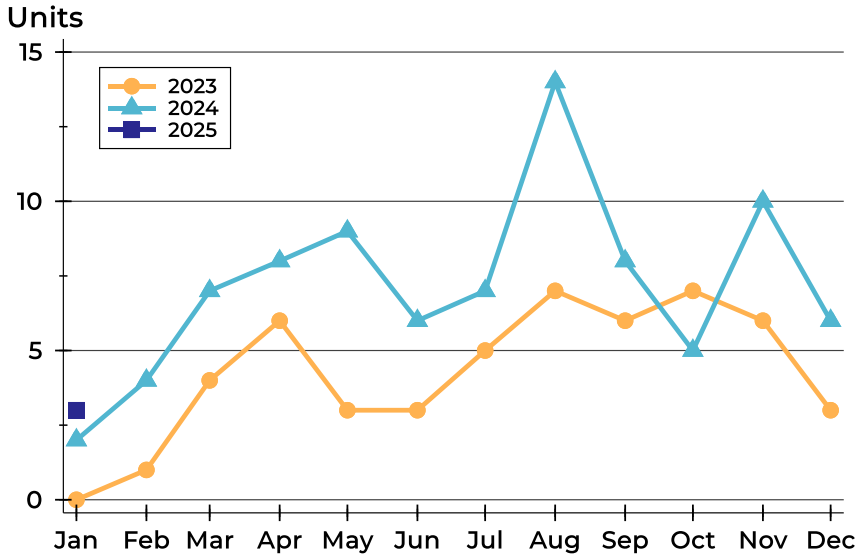
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



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

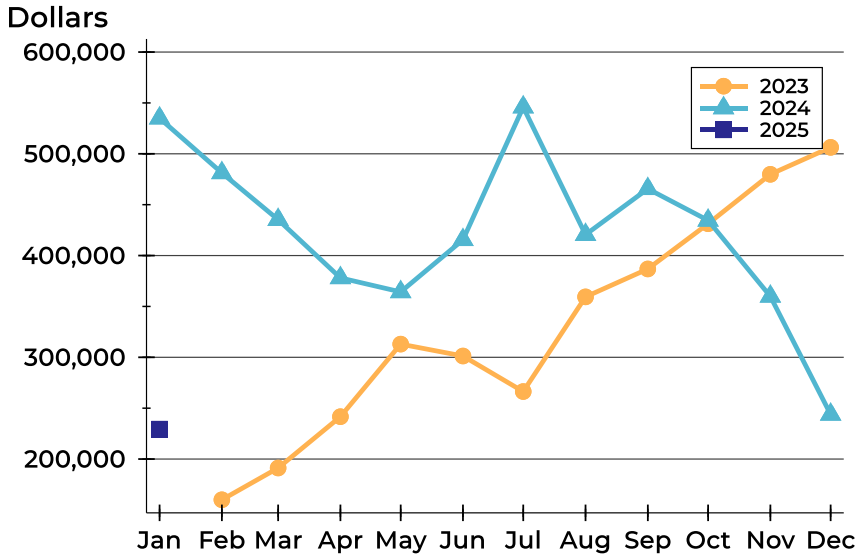
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	66.7%	N/A	184,200	184,200	70	70	92.6%	92.6%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	0.9	320,000	320,000	155	155	88.9%	88.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	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



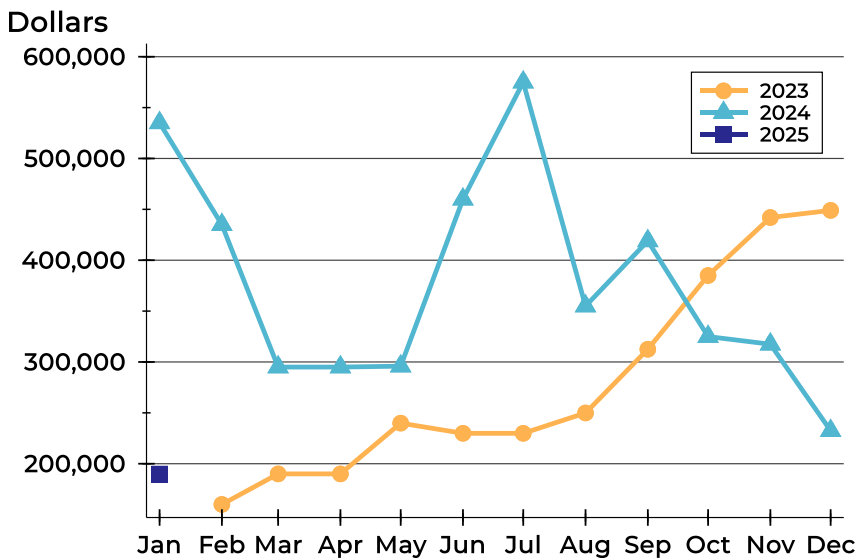
Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	
March	191,225	435,286	
April	241,667	378,063	
May	312,967	364,272	
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	

Median Price

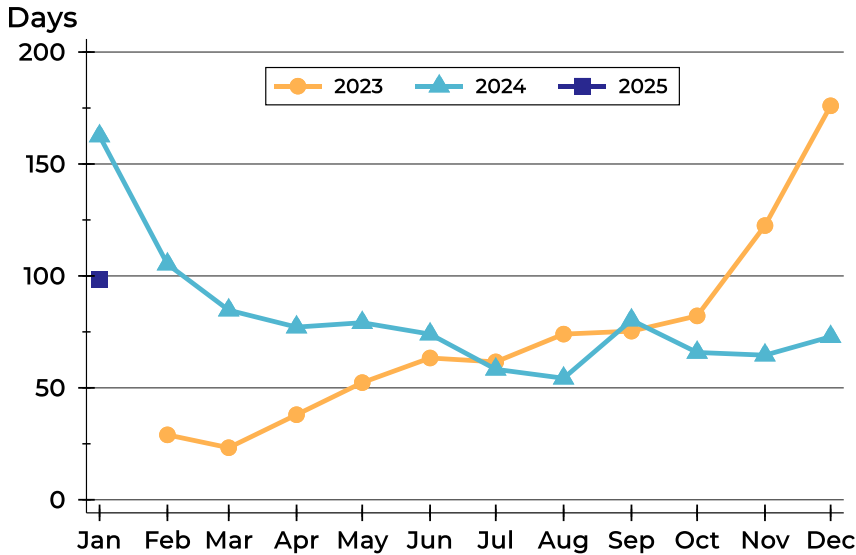


Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	
March	190,000	295,000	
April	190,000	295,000	
May	239,900	295,900	
June	229,900	459,950	
July	229,900	575,000	
August	249,900	354,950	
September	312,500	419,000	
October	385,000	325,000	
November	442,000	317,450	
December	449,000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



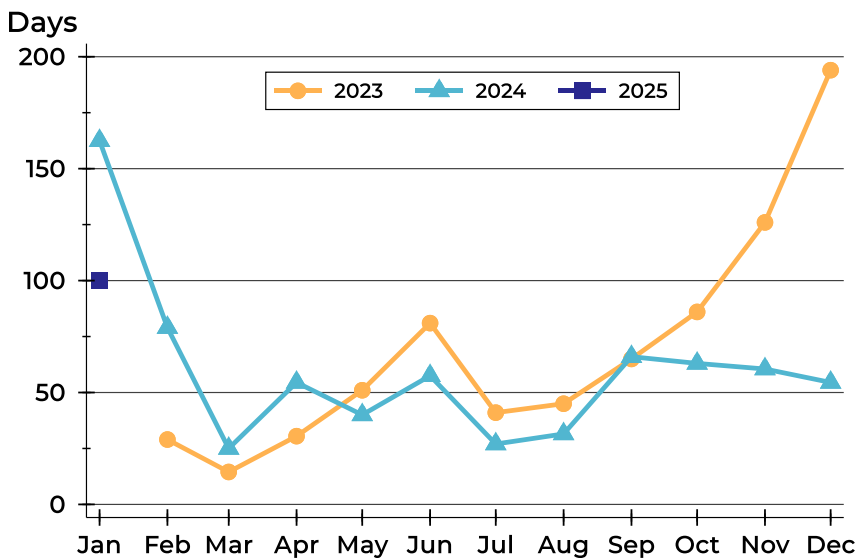
Wabaunsee County Active Listings Analysis

Average DOM



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

Median DOM

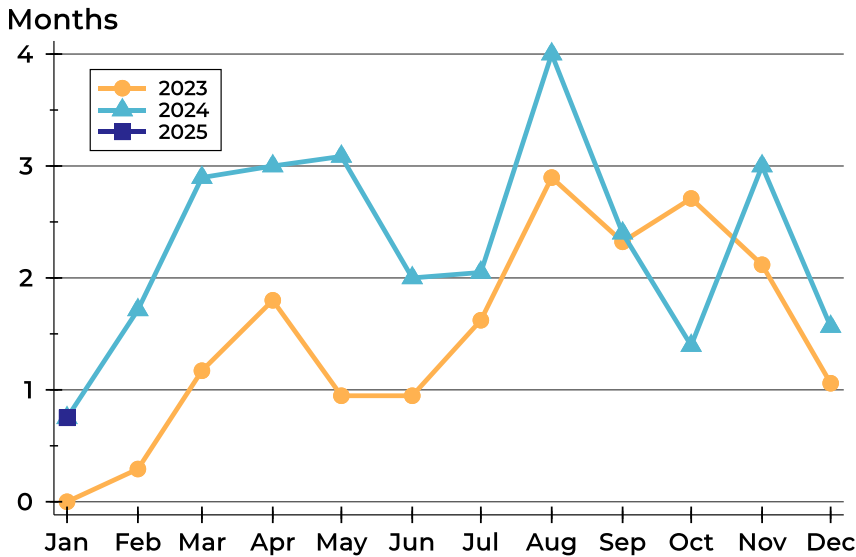


Month	2023	2024	2025
January	N/A	163	100
February	29	79	
March	15	25	
April	31	55	
May	51	40	
June	81	58	
July	41	27	
August	45	32	
September	65	66	
October	86	63	
November	126	61	
December	194	55	



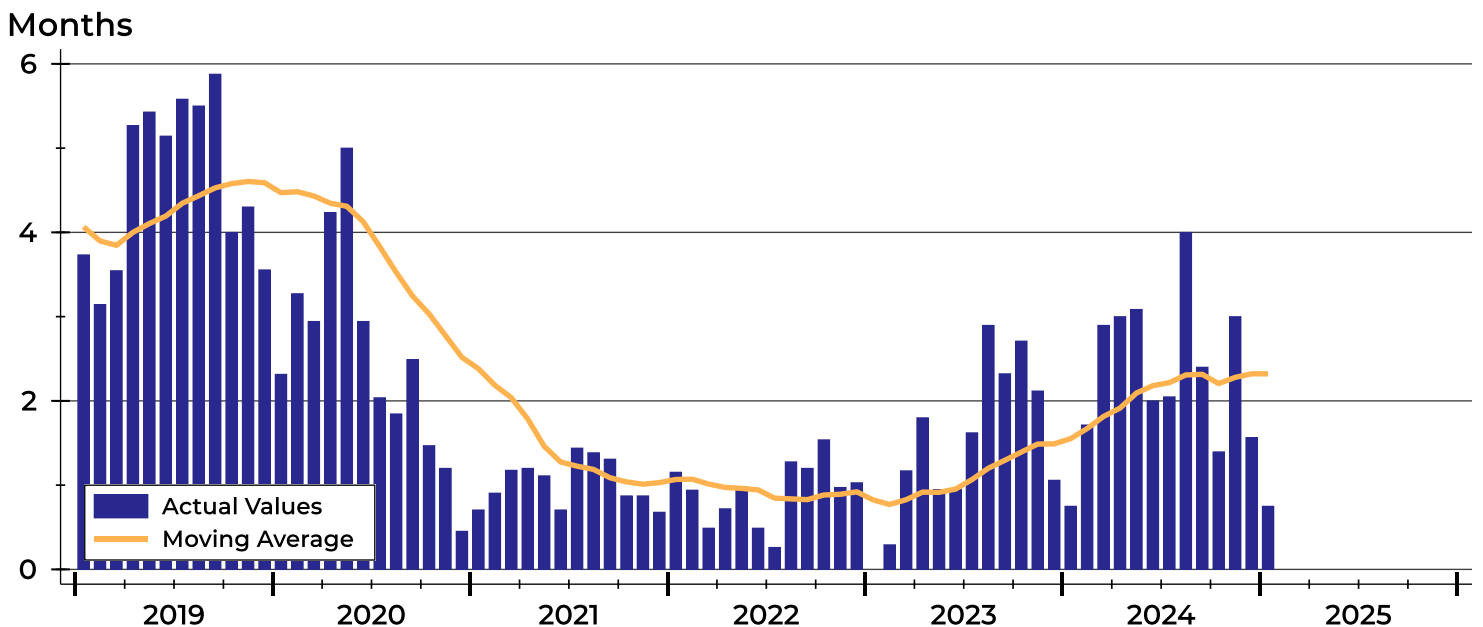
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply



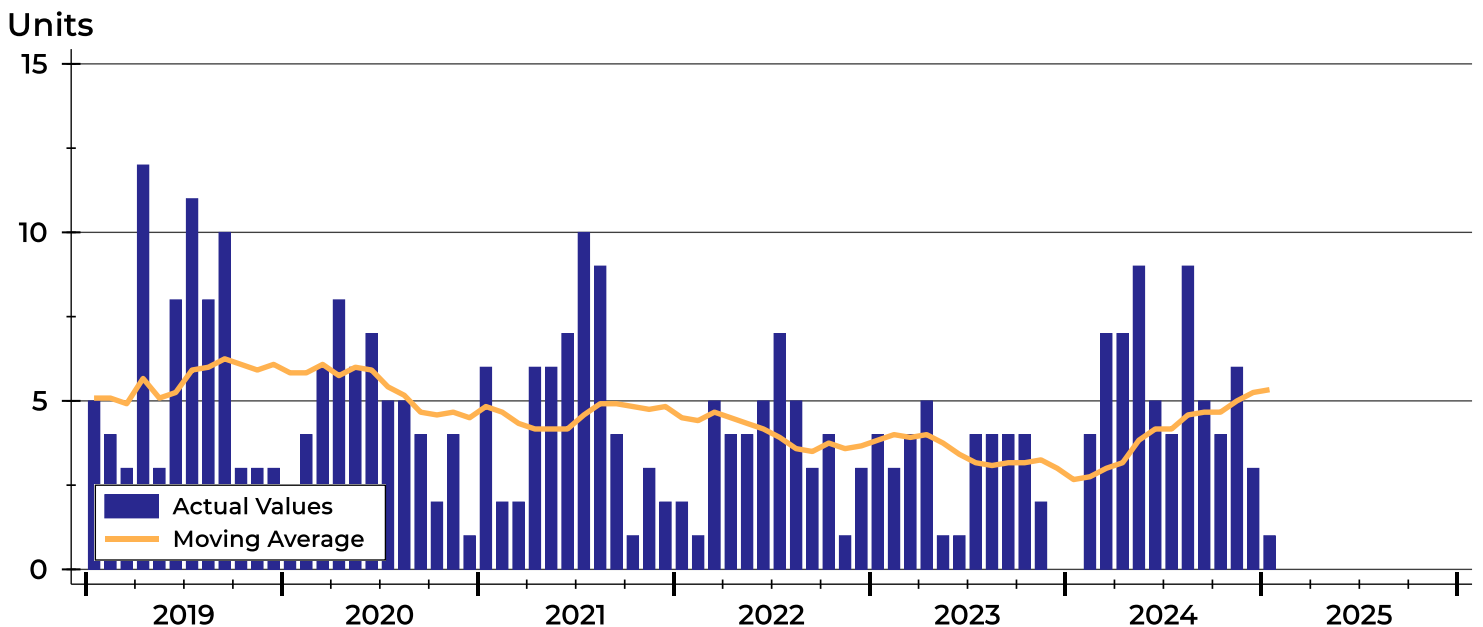


Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2025	January 2024	Change
Current Month	New Listings	1	0	N/A
	Volume (1,000s)	260	0	N/A
	Average List Price	260,000	N/A	N/A
	Median List Price	260,000	N/A	N/A
Year-to-Date	New Listings	1	0	N/A
	Volume (1,000s)	260	N/A	N/A
	Average List Price	260,000	N/A	N/A
	Median List Price	260,000	N/A	N/A

A total of 1 new listings were added in Wabaunsee County during January.

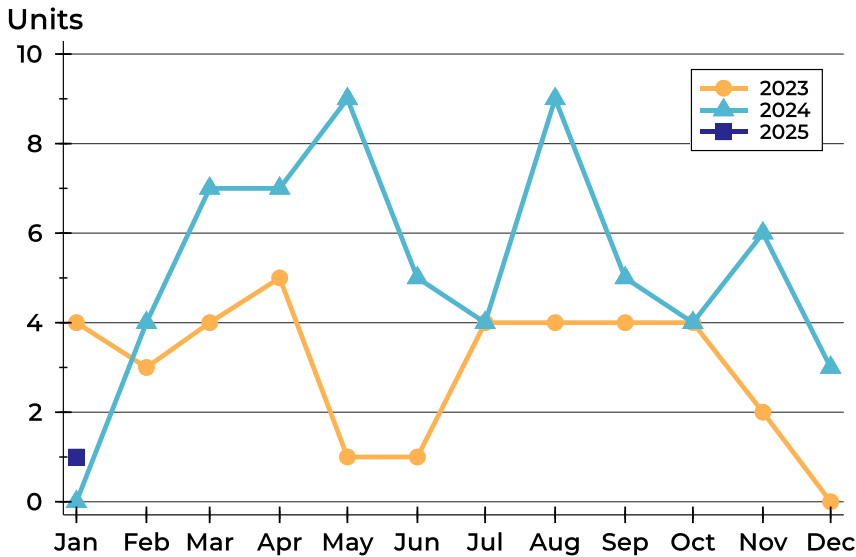
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



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

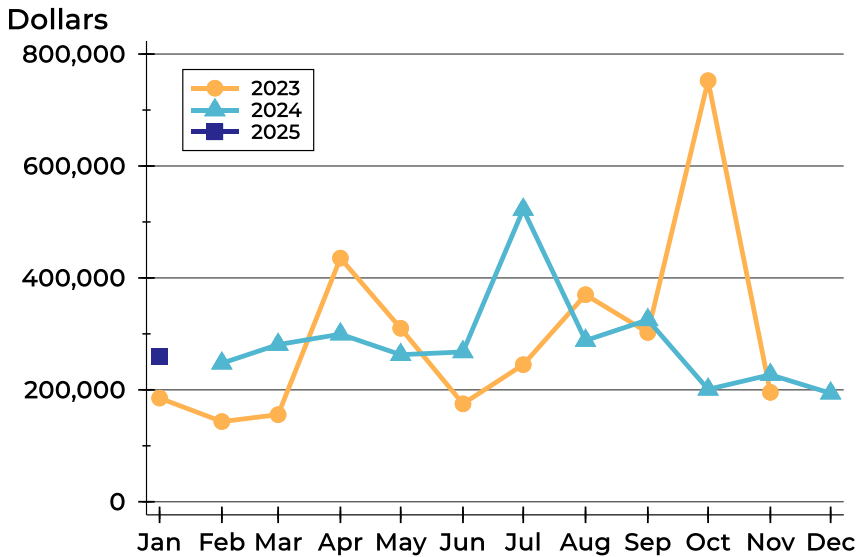
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	1	100.0%	260,000	260,000	4	4	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



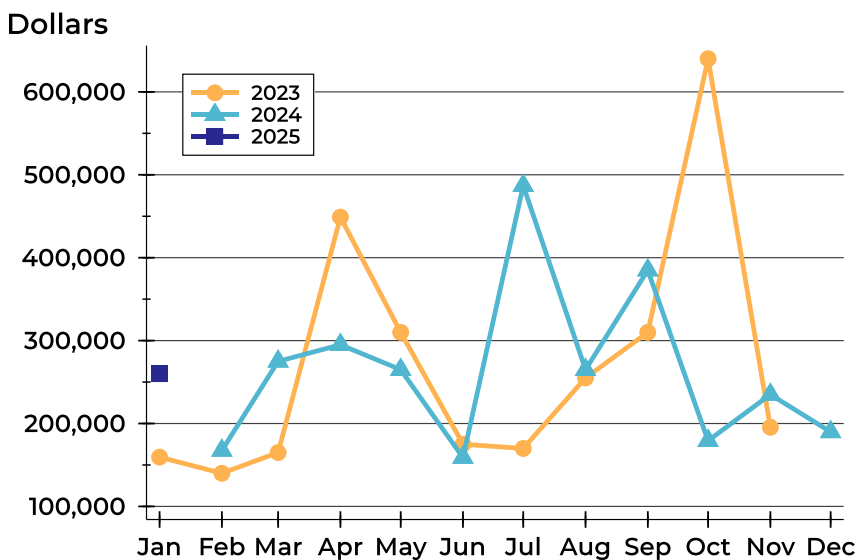
Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	
March	155,625	280,843	
April	435,380	299,500	
May	310,000	262,783	
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	193,933	

Median Price



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	
March	165,000	275,000	
April	449,000	295,000	
May	310,000	265,000	
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	189,900	



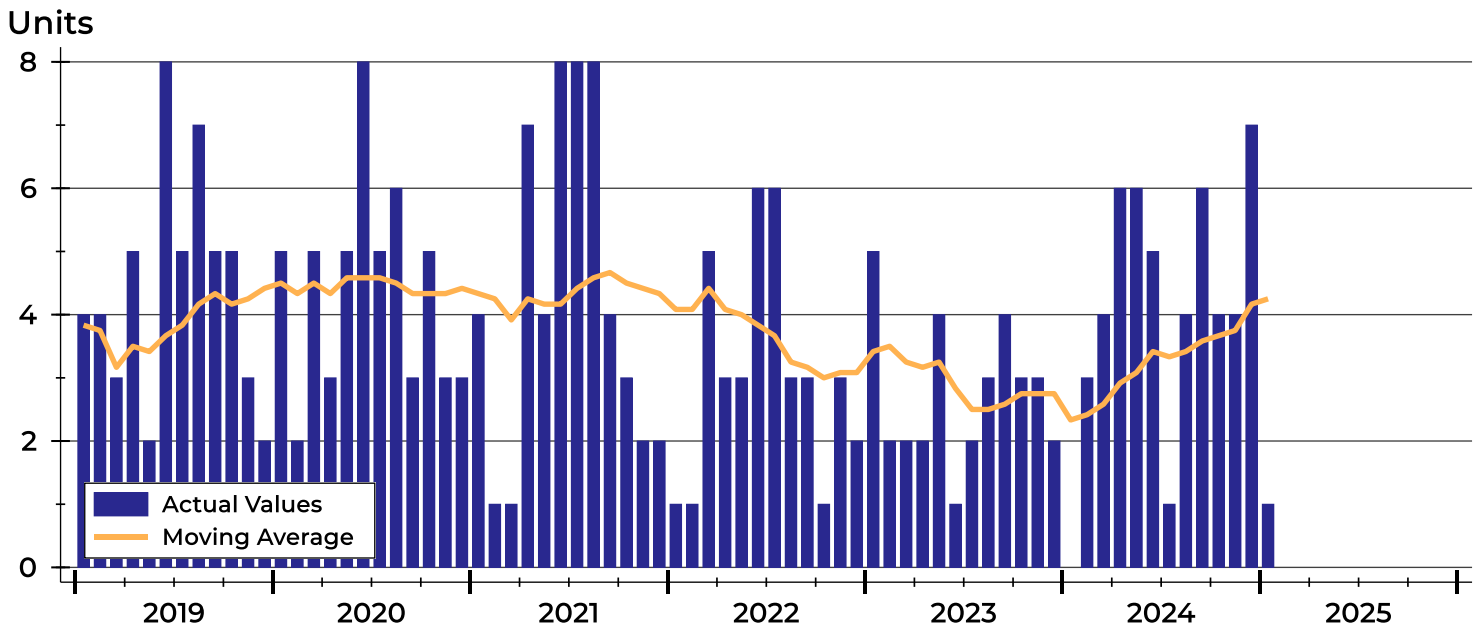
Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		January 2025			Year-to-Date 2025		
		2025	2024	Change	2025	2024	Change
Contracts Written		1	0	N/A	1	0	N/A
Volume (1,000s)		260	0	N/A	260	0	N/A
Average	Sale Price	260,000	N/A	N/A	260,000	N/A	N/A
	Days on Market	4	N/A	N/A	4	N/A	N/A
	Percent of Original	100.0%	N/A	N/A	100.0%	N/A	N/A
Median	Sale Price	260,000	N/A	N/A	260,000	N/A	N/A
	Days on Market	4	N/A	N/A	4	N/A	N/A
	Percent of Original	100.0%	N/A	N/A	100.0%	N/A	N/A

A total of 1 contract for sale was written in Wabaunsee County during the month of January, up from 0 in 2024. The list price of this home was \$260,000.

Half of the homes that went under contract in January were on the market less than 4 days.

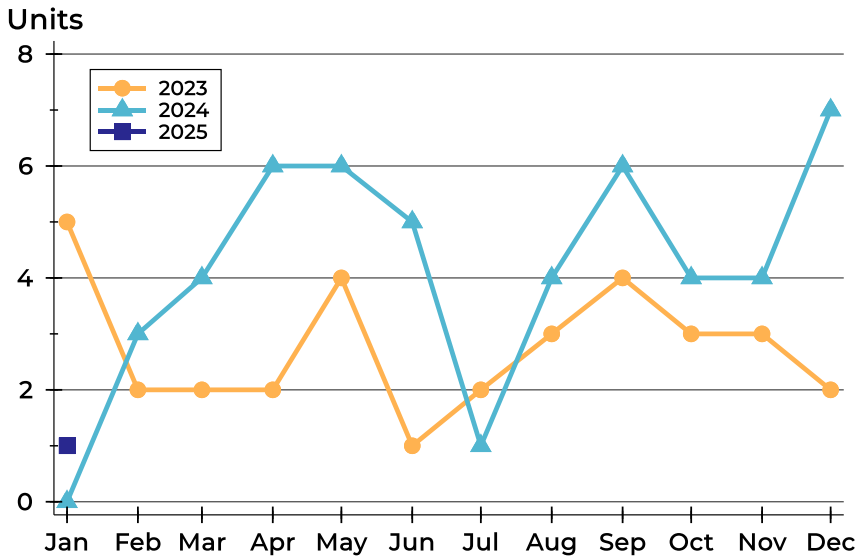
History of Contracts Written





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

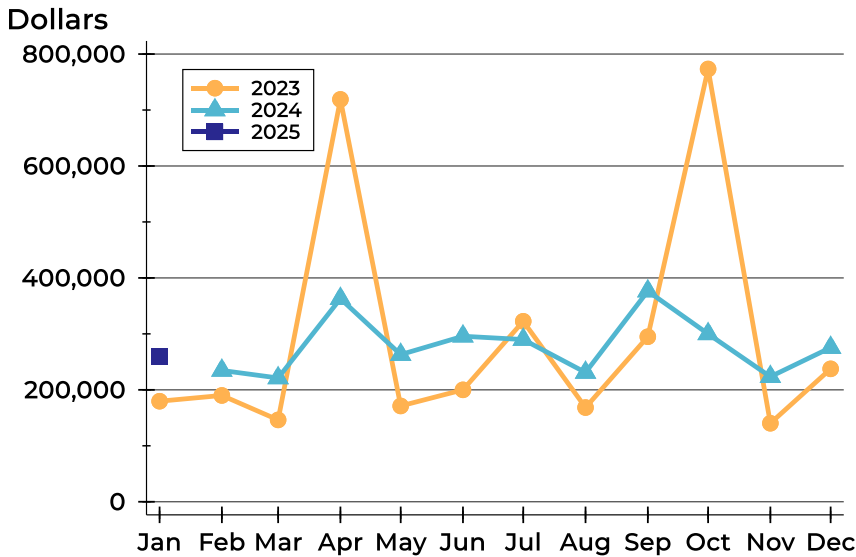
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	100.0%	260,000	260,000	4	4	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



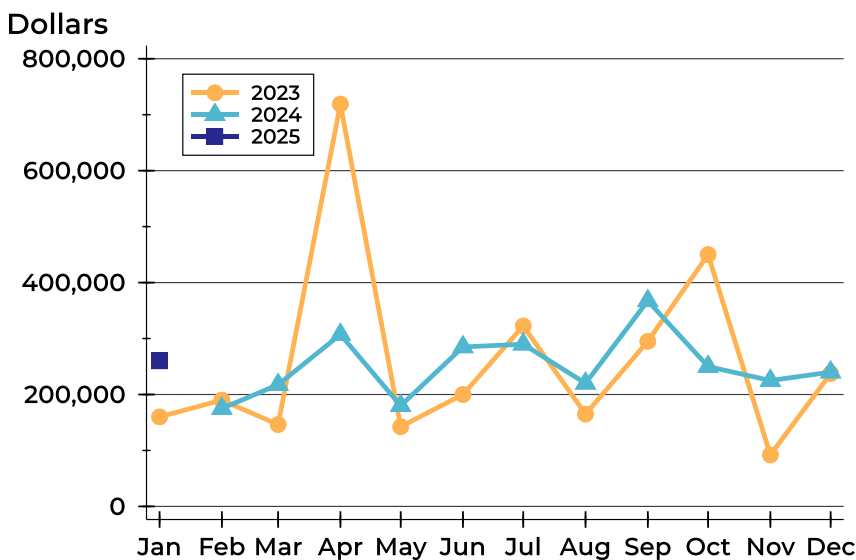
Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	179,700	N/A	260,000
February	190,000	234,667	
March	146,250	221,225	
April	719,000	363,000	
May	171,225	263,000	
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	223,463	
December	237,500	275,471	

Median Price

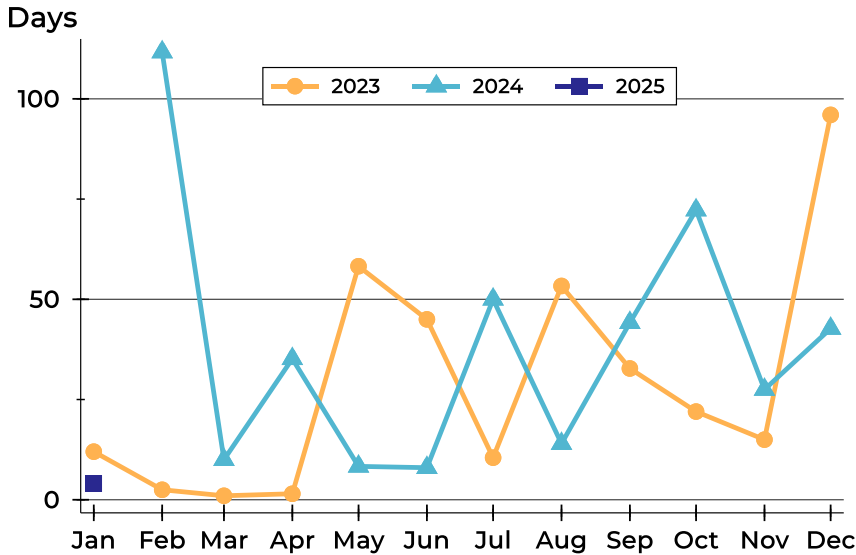


Month	2023	2024	2025
January	160,000	N/A	260,000
February	190,000	175,000	
March	146,250	217,500	
April	719,000	307,250	
May	142,500	180,000	
June	200,000	285,000	
July	322,500	289,900	
August	165,000	220,000	
September	294,950	367,450	
October	450,000	250,000	
November	92,000	225,000	
December	237,500	240,000	



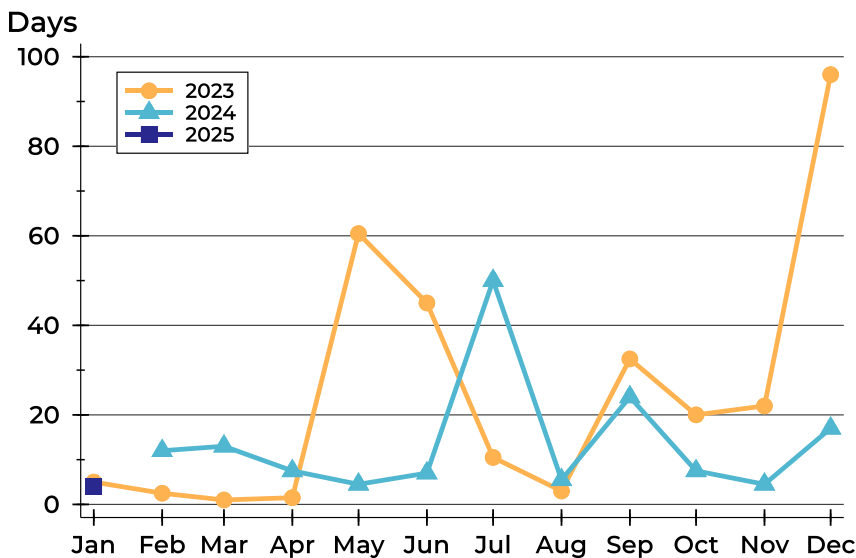
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	12	N/A	4
February	3	112	
March	1	10	
April	2	35	
May	58	8	
June	45	8	
July	11	50	
August	53	14	
September	33	44	
October	22	72	
November	15	28	
December	96	43	

Median DOM



Month	2023	2024	2025
January	5	N/A	4
February	3	12	
March	1	13	
April	2	8	
May	61	5	
June	45	7	
July	11	50	
August	3	6	
September	33	24	
October	20	8	
November	22	5	
December	96	17	



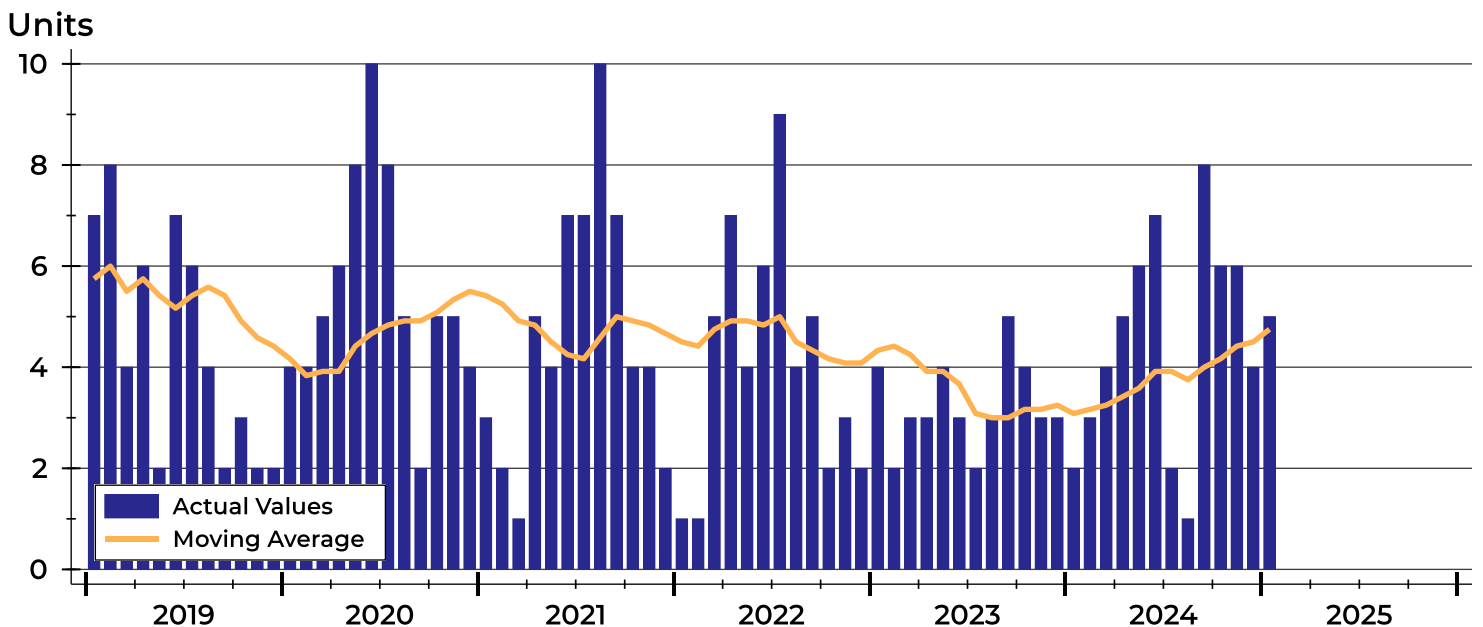
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of January		Change
		2025	2024	
Pending Contracts		5	2	150.0%
Volume (1,000s)		1,469	834	76.1%
Average	List Price	293,700	417,000	-29.6%
	Days on Market	53	158	-66.5%
	Percent of Original	97.7%	86.5%	12.9%
Median	List Price	260,000	417,000	-37.6%
	Days on Market	18	158	-88.6%
	Percent of Original	100.0%	86.5%	15.6%

A total of 5 listings in Wabaunsee County had contracts pending at the end of January, up from 2 contracts pending at the end of January 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.

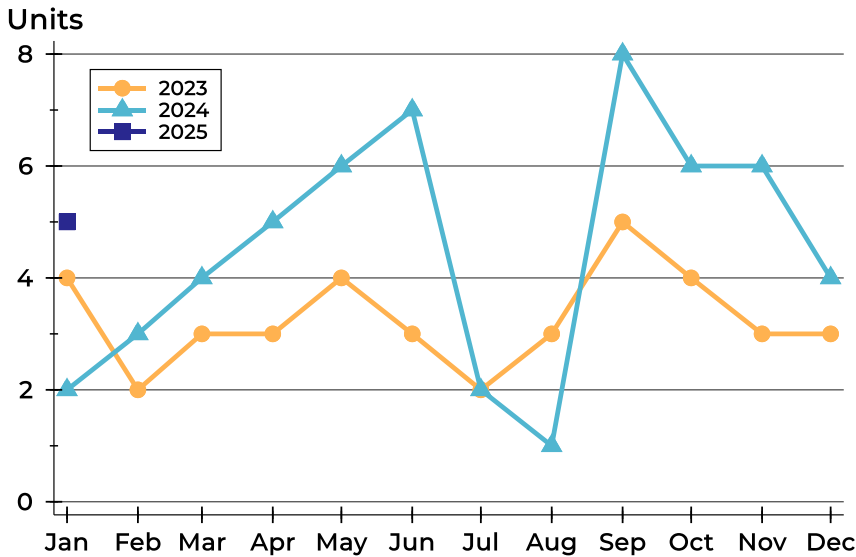
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

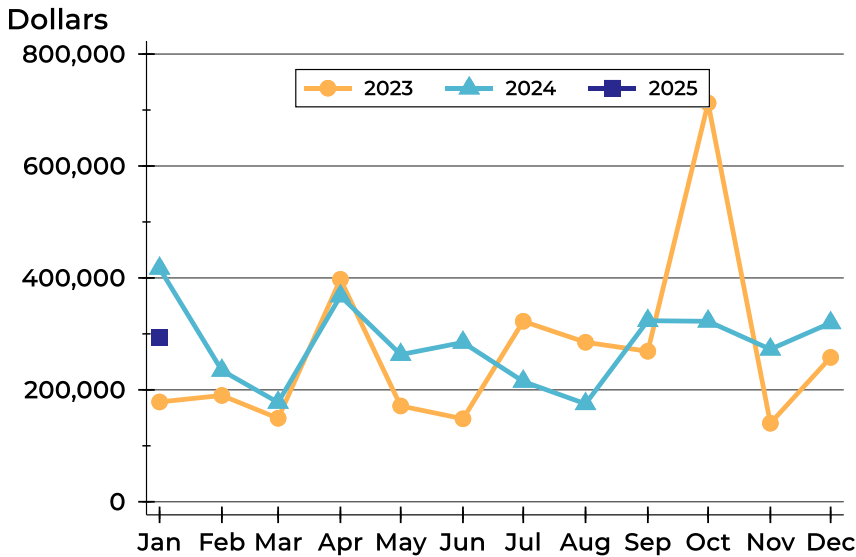
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	20.0%	167,000	167,000	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	1	20.0%	240,000	240,000	143	143	90.6%	90.6%
\$250,000-\$299,999	1	20.0%	260,000	260,000	4	4	100.0%	100.0%
\$300,000-\$399,999	1	20.0%	372,000	372,000	18	18	100.0%	100.0%
\$400,000-\$499,999	1	20.0%	429,500	429,500	102	102	97.8%	97.8%
\$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



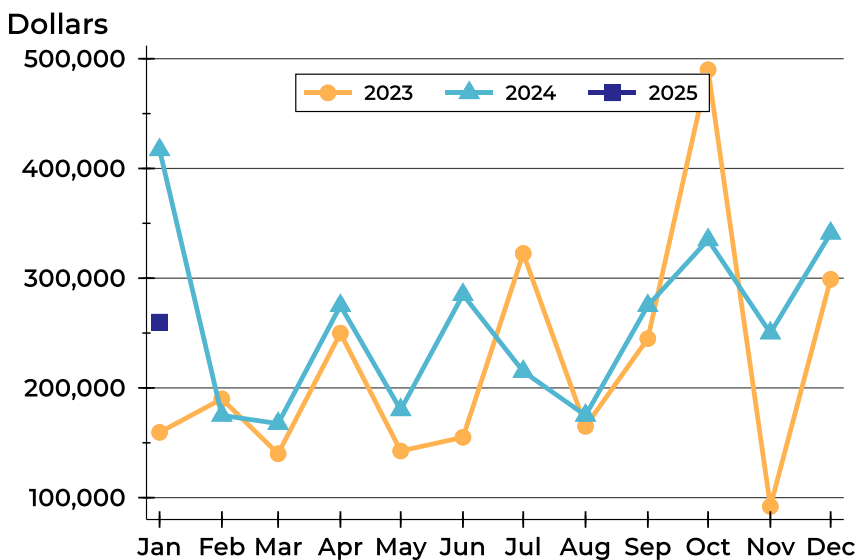
Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	
March	149,167	177,475	
April	397,467	367,600	
May	171,225	263,000	
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	

Median Price

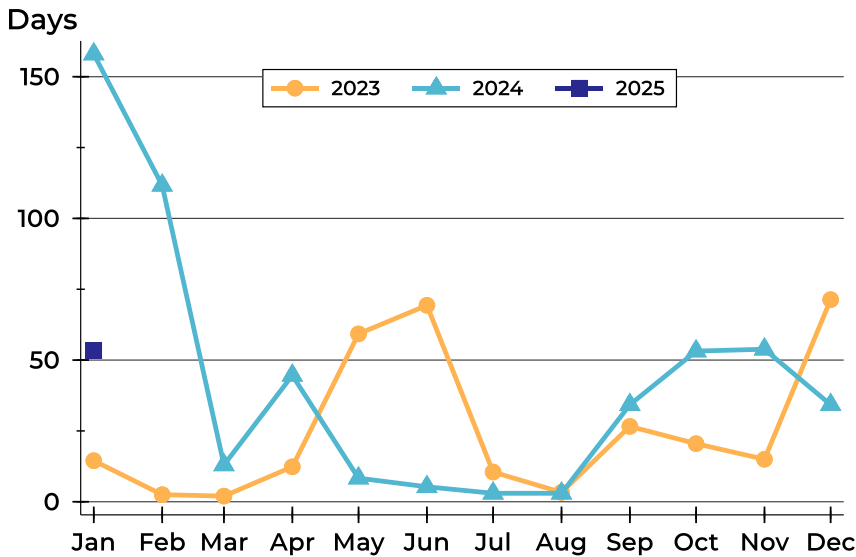


Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	
March	140,000	167,500	
April	249,900	275,000	
May	142,500	180,000	
June	155,000	285,000	
July	322,500	215,000	
August	165,000	175,000	
September	244,900	274,950	
October	489,950	334,950	
November	92,000	250,000	
December	299,000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



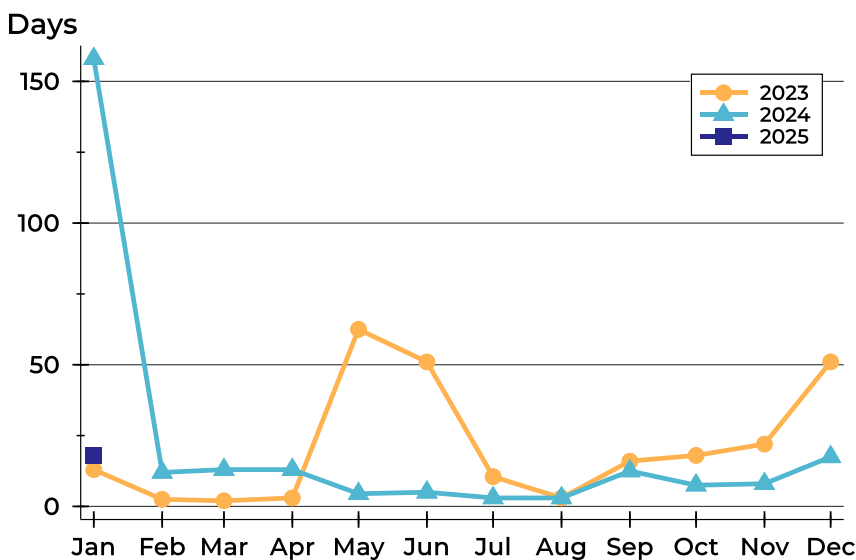
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	15	158	53
February	3	112	
March	2	13	
April	12	45	
May	59	8	
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	
March	2	13	
April	3	13	
May	63	5	
June	51	5	
July	11	3	
August	3	3	
September	16	13	
October	18	8	
November	22	8	
December	51	18	