

### **August 2025 Sunflower MLS Statistics**

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

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# **Entire MLS System Housing Report**



### Market Overview

#### **Sunflower MLS Home Sales Rose in August**

Total home sales in the Sunflower multiple listing service rose by 3.3% last month to 377 units, compared to 365 units in August 2024. Total sales volume was \$93.0 million, up 11.3% from a year earlier.

The median sale price in August was \$215,000, up from \$206,000 a year earlier. Homes that sold in August were typically on the market for 7 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Sunflower multiple listing service at the end of August was 565 units, up from 464 at the same point in 2024. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$244,900.

During August, a total of 292 contracts were written down from 346 in August 2024. At the end of the month, there were 330 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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# **Entire MLS System Summary Statistics**

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	<b>377</b> 3.3%	<b>365</b> 7.7%	<b>339</b> -13.3%	<b>2,549</b> 1.6%	<b>2,508</b> 1.8%	<b>2,464</b> -11.2%
	<b>tive Listings</b> ange from prior year	<b>565</b> 21.8%	<b>464</b> 21.1%	<b>383</b> 33.9%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.8</b> 20.0%	<b>1.5</b> 15.4%	<b>1.3</b> 62.5%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>405</b> -8.8%	<b>444</b> 16.2%	<b>382</b> -4.5%	<b>3,088</b> 0.0%	<b>3,087</b> 5.5%	<b>2,927</b> -8.4%
	ntracts Written ange from prior year	<b>292</b> -15.6%	<b>346</b> 6.1%	<b>326</b> -13.8%	<b>2,597</b> -1.1%	<b>2,627</b> 2.1%	<b>2,574</b> -10.8%
	nding Contracts ange from prior year	<b>330</b> 5.4%	<b>313</b> 0.0%	<b>313</b> -20.6%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>93,031</b> 11.3%	<b>83,579</b> 0.3%	<b>83,311</b> 6.3%	<b>606,859</b> 2.3%	<b>593,165</b> 12.6%	<b>526,920</b> -8.4%
	Sale Price Change from prior year	<b>246,767</b> 7.8%	<b>228,985</b> -6.8%	<b>245,756</b> 22.6%	<b>238,077</b> 0.7%	<b>236,509</b> 10.6%	<b>213,847</b> 3.1%
a	<b>List Price of Actives</b> Change from prior year	<b>313,069</b> 4.1%	<b>300,848</b> -3.8%	<b>312,668</b> 6.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>22</b> 0.0%	<b>22</b> 10.0%	<b>20</b> 42.9%	<b>28</b> 7.7%	<b>26</b> 30.0%	<b>20</b> 33.3%
⋖	Percent of List Change from prior year	<b>98.5%</b> 0.4%	<b>98.1%</b> -0.2%	<b>98.3%</b> -0.4%	<b>98.3%</b> 0.0%	<b>98.3%</b> -0.3%	<b>98.6%</b> -1.5%
	Percent of Original Change from prior year	<b>96.7%</b> 0.1%	<b>96.6%</b> -0.3%	<b>96.9%</b> -0.3%	<b>96.5%</b> -0.2%	<b>96.7%</b> -0.5%	<b>97.2%</b> -1.8%
	Sale Price Change from prior year	<b>215,000</b> 4.4%	<b>206,000</b> 3.2%	<b>199,700</b>	<b>210,000</b> 5.0%	<b>200,000</b> 10.5%	<b>181,000</b> 3.4%
	<b>List Price of Actives</b> Change from prior year	<b>244,900</b> -2.0%	<b>250,000</b> 1.1%	<b>247,250</b> 13.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>7</b> 16.7%	<b>6</b> 0.0%	<b>6</b> 20.0%	<b>7</b> 16.7%	<b>6</b> 20.0%	<b>5</b> 25.0%
2	Percent of List Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>98.9%</b> -1.1%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>99.3%</b> -0.7%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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





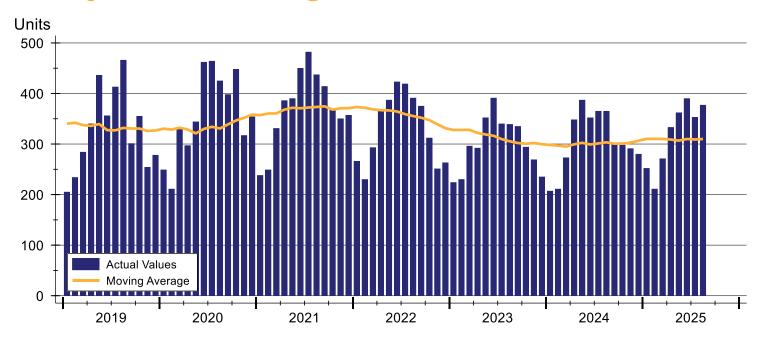
# **Entire MLS System Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Clc	sed Listings	377	365	3.3%	2,549	2,508	1.6%
Vo	lume (1,000s)	93,031	83,579	11.3%	606,859	593,165	2.3%
Мс	onths' Supply	1.8	1.5	20.0%	N/A	N/A	N/A
	Sale Price	246,767	228,985	7.8%	238,077	236,509	0.7%
age	Days on Market	22	22	0.0%	28	26	7.7%
Averag	Percent of List	98.5%	98.1%	0.4%	98.3%	98.3%	0.0%
	Percent of Original	96.7%	96.6%	0.1%	96.5%	96.7%	-0.2%
	Sale Price	215,000	206,000	4.4%	210,000	200,000	5.0%
dian	Days on Market	7	6	16.7%	7	6	16.7%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.9%	100.0%	-1.1%	99.3%	100.0%	-0.7%

A total of 377 homes sold in the Sunflower multiple listing service in August, up from 365 units in August 2024. Total sales volume rose to \$93.0 million compared to \$83.6 million in the previous year.

The median sales price in August was \$215,000, up 4.4% compared to the prior year. Median days on market was 7 days, up from 5 days in July, and up from 6 in August 2024.

#### **History of Closed Listings**

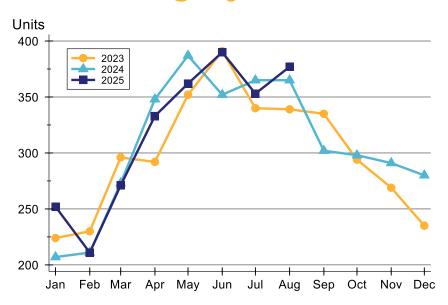






# **Entire MLS System Closed Listings Analysis**

### **Closed Listings by Month**



Month	2023	2024	2025
January	224	207	252
February	230	211	211
March	296	273	271
April	292	348	333
May	352	387	362
June	391	352	390
July	340	365	353
August	339	365	377
September	335	302	
October	294	298	
November	269	291	
December	235	280	

### **Closed Listings by Price Range**

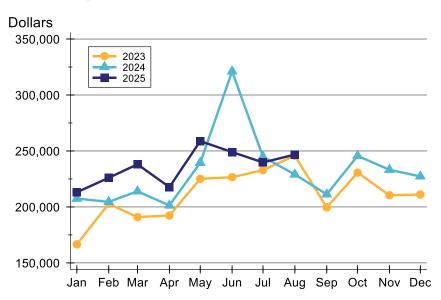
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	1.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	10	2.7%	1.1	37,290	35,750	9	3	99.4%	90.9%	97.6%	90.9%
\$50,000-\$99,999	30	8.0%	1.4	76,215	77,125	12	3	97.2%	100.0%	95.5%	98.8%
\$100,000-\$124,999	25	6.6%	2.3	112,968	114,399	23	9	93.6%	97.2%	91.0%	92.3%
\$125,000-\$149,999	29	7.7%	1.6	137,109	137,500	31	7	99.2%	99.5%	97.0%	98.2%
\$150,000-\$174,999	34	9.0%	1.6	161,255	160,400	26	8	99.8%	100.0%	96.5%	100.0%
\$175,000-\$199,999	43	11.4%	1.8	186,074	185,000	29	5	99.5%	100.0%	97.7%	99.9%
\$200,000-\$249,999	54	14.3%	1.2	224,224	225,500	30	10	98.3%	98.4%	96.3%	97.7%
\$250,000-\$299,999	51	13.5%	1.5	274,260	275,000	11	5	100.1%	100.0%	99.2%	100.0%
\$300,000-\$399,999	61	16.2%	2.2	342,540	339,800	19	7	99.1%	100.0%	97.5%	100.0%
\$400,000-\$499,999	19	5.0%	2.7	452,053	450,000	37	23	97.2%	98.2%	95.2%	96.2%
\$500,000-\$749,999	14	3.7%	3.3	609,813	612,500	10	4	96.6%	97.3%	96.5%	97.3%
\$750,000-\$999,999	6	1.6%	5.3	815,983	800,000	33	5	98.2%	99.1%	95.7%	98.1%
\$1,000,000 and up	1	0.3%	15.4	1,075,000	1,075,000	7	7	93.5%	93.5%	93.5%	93.5%





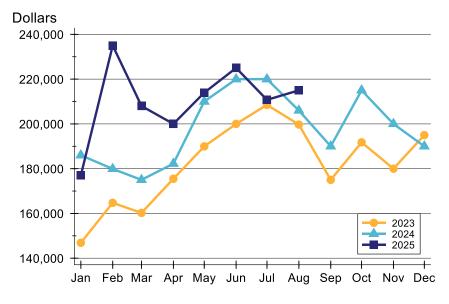
# **Entire MLS System Closed Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	166,530	207,464	213,074
February	202,820	204,512	226,038
March	190,888	213,945	238,071
April	192,340	201,336	217,700
May	225,106	239,407	258,797
June	226,539	321,065	249,011
July	232,873	244,799	239,744
August	245,756	228,985	246,767
September	199,570	211,235	
October	230,659	245,591	
November	210,419	233,207	
December	211,099	227,262	

#### **Median Price**



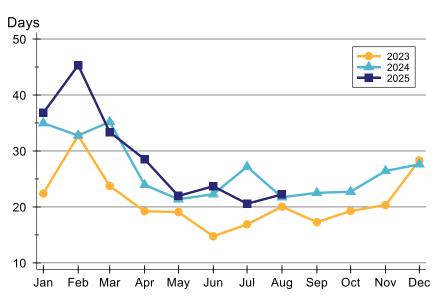
Month	2023	2024	2025
January	146,900	186,000	177,000
February	164,750	179,900	235,000
March	160,250	175,000	208,000
April	175,500	182,250	200,000
May	189,950	210,000	213,950
June	200,000	220,000	225,000
July	208,500	220,000	210,750
August	199,700	206,000	215,000
September	175,000	190,000	
October	191,750	215,000	
November	180,000	200,000	
December	195,000	190,000	





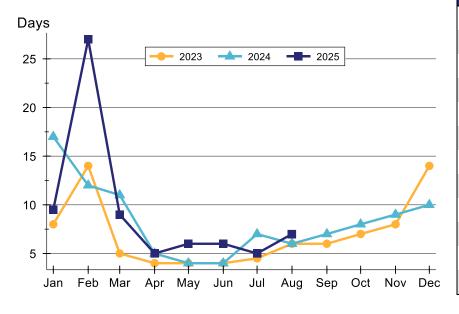
# **Entire MLS System Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	22	35	37
February	33	33	45
March	24	35	33
April	19	24	29
May	19	21	22
June	15	22	24
July	17	27	21
August	20	22	22
September	17	23	
October	19	23	
November	20	26	
December	28	28	

#### **Median DOM**



Month	2023	2024	2025
January	8	17	10
February	14	12	27
March	5	11	9
April	4	5	5
May	4	4	6
June	4	4	6
July	5	7	5
August	6	6	7
September	6	7	
October	7	8	
November	8	9	
December	14	10	



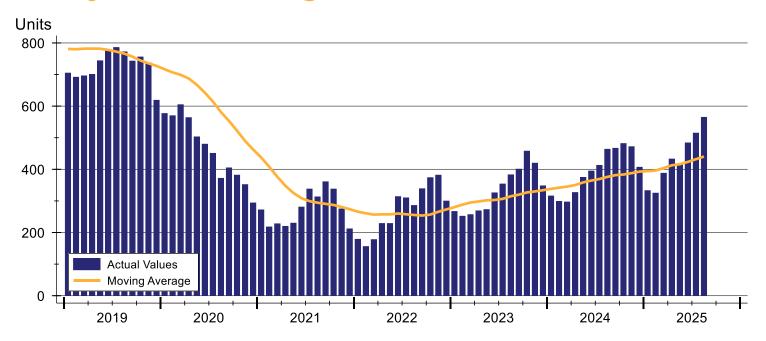
# **Entire MLS System Active Listings Analysis**

	mmary Statistics Active Listings	2025	End of August 2024	Change
Act	tive Listings	565	464	21.8%
Vo	lume (1,000s)	176,884	139,593	26.7%
Мс	onths' Supply	1.8	1.5	20.0%
ge	List Price	313,069	300,848	4.1%
Avera	Days on Market	45	56	-19.6%
¥	Percent of Original	96.4%	96.7%	-0.3%
<u>_</u>	List Price	244,900	250,000	-2.0%
Median	Days on Market	20	33	-39.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 565 homes were available for sale in the Sunflower multiple listing service at the end of August. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$244,900, down 2.0% from 2024. The typical time on market for active listings was 20 days, down from 32 days a year earlier.

### **History of Active Listings**

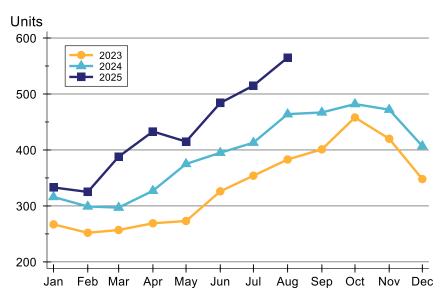






## **Entire MLS System Active Listings Analysis**

### **Active Listings by Month**



Month	2023	2024	2025
January	267	316	333
February	252	299	325
March	257	297	388
April	269	327	433
May	273	375	415
June	326	395	484
July	354	413	515
August	383	464	565
September	401	467	
October	458	482	
November	420	472	
December	348	407	

### **Active Listings by Price Range**

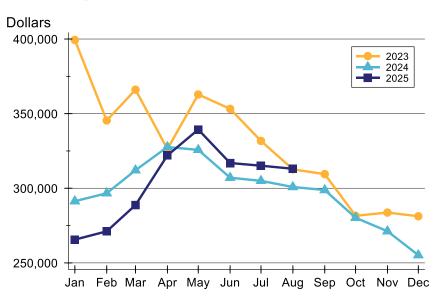
Price Range	Active I Number	Listings Percent	Months' Supply	List   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	3	0.5%	1.2	13,950	17,900	25	33	88.0%	82.1%
\$25,000-\$49,999	14	2.5%	1.1	34,561	35,000	77	21	93.3%	100.0%
\$50,000-\$99,999	48	8.5%	1.4	82,552	82,825	39	14	92.2%	100.0%
\$100,000-\$124,999	40	7.1%	2.3	112,704	114,900	58	47	88.8%	95.3%
\$125,000-\$149,999	41	7.3%	1.6	138,966	139,900	40	18	96.5%	100.0%
\$150,000-\$174,999	43	7.6%	1.6	160,931	160,000	48	11	103.8%	100.0%
\$175,000-\$199,999	48	8.5%	1.8	189,600	189,900	47	9	97.0%	100.0%
\$200,000-\$249,999	54	9.6%	1.2	229,696	229,950	42	13	97.3%	100.0%
\$250,000-\$299,999	60	10.6%	1.5	273,337	269,950	43	38	96.4%	99.1%
\$300,000-\$399,999	94	16.6%	2.2	352,087	350,000	46	24	97.0%	100.0%
\$400,000-\$499,999	54	9.6%	2.7	453,344	459,750	32	18	97.7%	100.0%
\$500,000-\$749,999	46	8.1%	3.3	623,320	616,600	47	28	97.1%	98.3%
\$750,000-\$999,999	11	1.9%	5.3	862,541	875,000	33	17	98.0%	100.0%
\$1,000,000 and up	9	1.6%	15.4	2,403,111	1,850,000	73	81	96.2%	100.0%





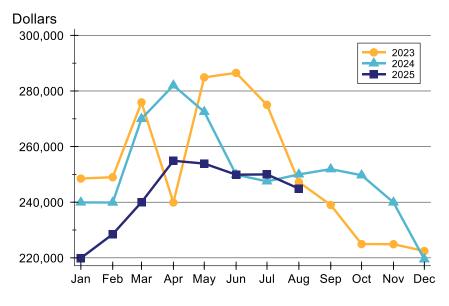
# **Entire MLS System Active Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	399,379	291,332	265,592
February	345,417	296,672	271,138
March	366,058	312,090	288,755
April	326,297	327,637	322,012
Мау	362,831	325,721	339,355
June	353,210	307,088	316,919
July	331,716	304,959	315,131
August	312,668	300,848	313,069
September	309,475	298,819	
October	281,555	280,219	
November	283,725	271,210	
December	281,246	255,190	

#### **Median Price**



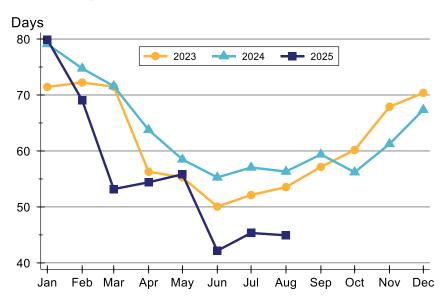
Month	2023	2024	2025
January	248,500	239,925	219,900
February	249,000	239,900	228,500
March	275,900	270,000	240,000
April	239,900	282,000	254,900
May	284,900	272,500	253,900
June	286,500	249,900	249,900
July	275,000	247,500	250,000
August	247,250	250,000	244,900
September	239,000	251,900	
October	224,950	249,700	
November	224,900	239,925	
December	222,450	219,500	





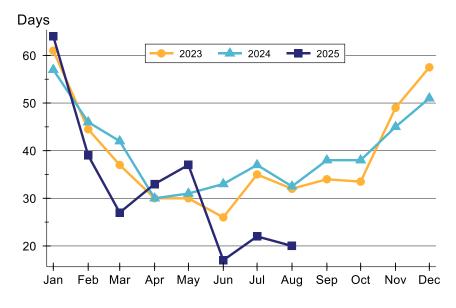
# **Entire MLS System Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	71	79	80
February	72	75	69
March	71	72	53
April	56	64	54
May	55	58	56
June	50	55	42
July	52	57	45
August	54	56	45
September	57	59	
October	60	56	
November	68	61	
December	70	67	

#### **Median DOM**

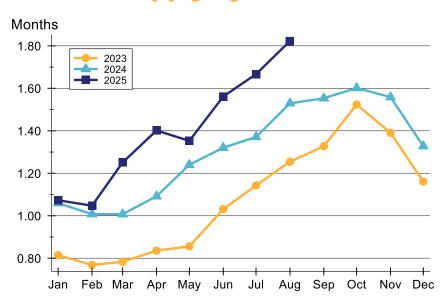


Month	2023	2024	2025
January	61	57	64
February	45	46	39
March	37	42	27
April	30	30	33
May	30	31	37
June	26	33	17
July	35	37	22
August	32	33	20
September	34	38	
October	34	38	
November	49	45	
December	58	51	



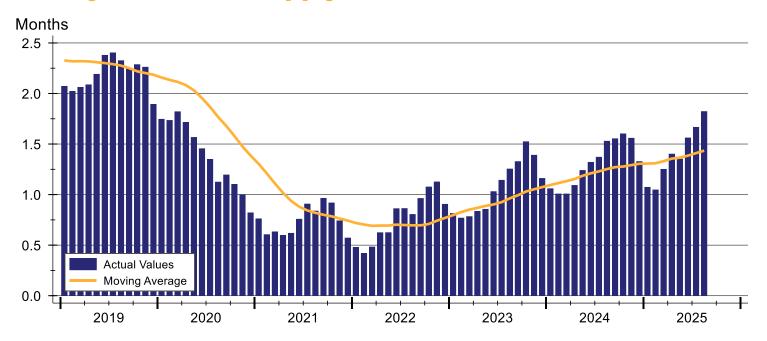
# **Entire MLS System Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	0.8	1.1	1.1
February	0.8	1.0	1.0
March	0.8	1.0	1.3
April	0.8	1.1	1.4
May	0.9	1.2	1.4
June	1.0	1.3	1.6
July	1.1	1.4	1.7
August	1.3	1.5	1.8
September	1.3	1.6	
October	1.5	1.6	
November	1.4	1.6	
December	1.2	1.3	

#### **History of Month's Supply**





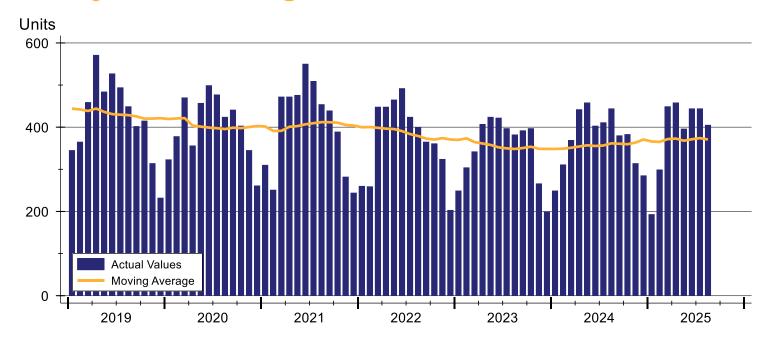
## **Entire MLS System New Listings Analysis**

Summary Statistics for New Listings		2025	August 2024	Change
£	New Listings	405	444	-8.8%
Month	Volume (1,000s)	103,634	109,444	-5.3%
Current	Average List Price	255,887	246,496	3.8%
C	Median List Price	215,000	215,000	0.0%
क	New Listings	3,088	3,087	0.0%
o-Da	Volume (1,000s)	805,356	777,576	3.6%
Year-to-Date	Average List Price	260,802	251,887	3.5%
Ϋ́	Median List Price	220,000	209,000	5.3%

A total of 405 new listings were added in the Sunflower multiple listing service during August, down 8.8% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 3,088 new listings.

The median list price of these homes was \$215,000 showing no change from 2024.

### **History of New Listings**

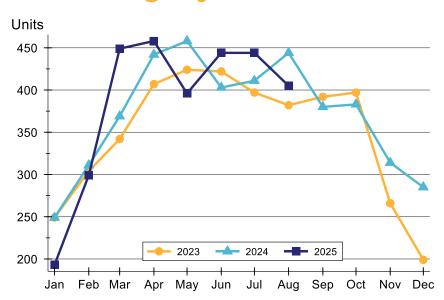






# **Entire MLS System New Listings Analysis**

### **New Listings by Month**



Month	2023	2024	2025
January	249	249	193
February	304	311	299
March	342	369	449
April	407	442	458
May	424	458	396
June	422	403	444
July	397	411	444
August	382	444	405
September	392	380	
October	397	383	
November	266	314	
December	199	285	

### **New Listings by Price Range**

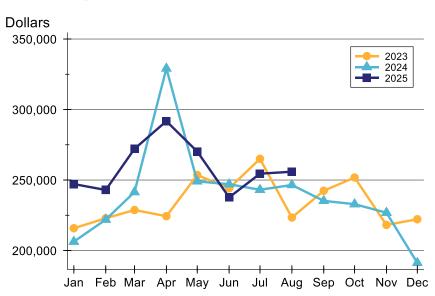
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	13	3.2%	35,950	35,000	10	4	97.7%	100.0%
\$50,000-\$99,999	41	10.1%	78,149	79,950	9	6	101.5%	100.0%
\$100,000-\$124,999	26	6.4%	115,100	115,000	11	9	97.6%	100.0%
\$125,000-\$149,999	32	7.9%	141,489	140,000	9	5	99.2%	100.0%
\$150,000-\$174,999	39	9.6%	161,367	159,900	8	5	106.8%	100.0%
\$175,000-\$199,999	40	9.9%	187,916	184,950	10	7	99.1%	100.0%
\$200,000-\$249,999	51	12.6%	226,894	226,800	12	9	99.1%	100.0%
\$250,000-\$299,999	48	11.9%	275,901	275,000	10	8	99.2%	100.0%
\$300,000-\$399,999	52	12.8%	350,255	342,500	11	7	99.0%	100.0%
\$400,000-\$499,999	37	9.1%	457,778	463,000	11	6	99.2%	100.0%
\$500,000-\$749,999	18	4.4%	608,361	592,450	13	10	99.1%	100.0%
\$750,000-\$999,999	7	1.7%	838,044	800,000	12	9	100.0%	100.0%
\$1,000,000 and up	1	0.2%	1,850,000	1,850,000	5	5	100.0%	100.0%





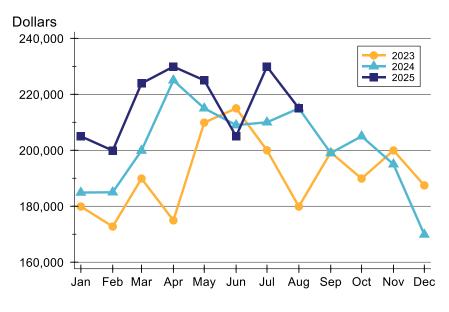
# **Entire MLS System New Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	215,829	206,292	247,141
February	222,874	221,926	242,945
March	228,749	241,475	272,126
April	224,355	329,104	291,755
Мау	253,563	249,033	270,207
June	244,169	247,042	237,707
July	265,005	243,082	254,508
August	223,422	246,496	255,887
September	242,380	235,233	
October	251,788	232,885	
November	218,168	226,827	
December	222,184	191,244	

#### **Median Price**



Month	2023	2024	2025
January	179,900	184,900	205,000
February	172,750	185,000	199,900
March	189,900	199,900	223,900
April	174,950	225,000	229,900
May	209,900	215,000	225,000
June	215,000	209,000	205,000
July	200,000	210,000	229,900
August	179,900	215,000	215,000
September	199,250	199,000	
October	189,900	205,000	
November	199,950	195,000	
December	187,450	169,900	



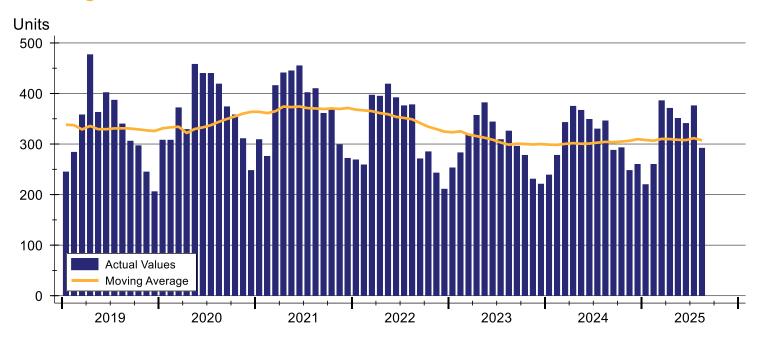
## **Entire MLS System Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August Year-to-D 5 2024 Change 2025 2024			te Change	
Со	ntracts Written	292	346	-15.6%	2,597	2,627	-1.1%
Vo	lume (1,000s)	66,352	76,753	-13.6%	630,476	636,218	-0.9%
ge	Sale Price	227,232	221,829	2.4%	242,771	242,184	0.2%
Avera	Days on Market	25	19	31.6%	27	25	8.0%
¥	Percent of Original	96.8%	96.4%	0.4%	96.6%	96.8%	-0.2%
=	Sale Price	202,450	194,750	4.0%	215,000	199,900	7.6%
Median	Days on Market	10	7	42.9%	7	6	16.7%
Σ	Percent of Original	100.0%	99.3%	0.7%	100.0%	100.0%	0.0%

A total of 292 contracts for sale were written in the Sunflower multiple listing service during the month of August, down from 346 in 2024. The median list price of these homes was \$202,450, up from \$194,750 the prior year.

Half of the homes that went under contract in August were on the market less than 10 days, compared to 7 days in August 2024.

### **History of Contracts Written**

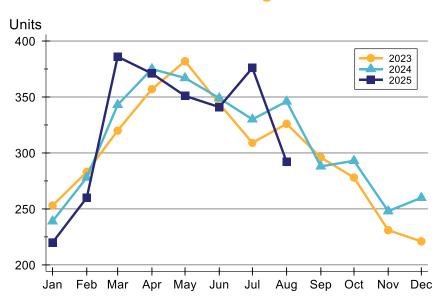






## **Entire MLS System Contracts Written Analysis**

### **Contracts Written by Month**



Month	2023	2024	2025
January	253	239	220
February	283	278	260
March	320	343	386
April	357	375	371
May	382	367	351
June	344	349	341
July	309	330	376
August	326	346	292
September	296	288	
October	278	293	
November	231	248	
December	221	260	

### **Contracts Written by Price Range**

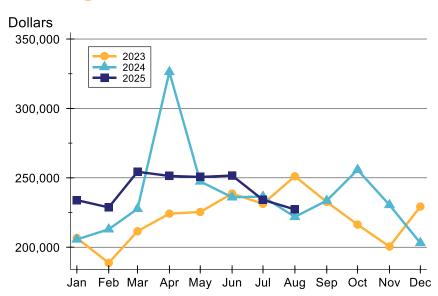
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	5,000	5,000	0	0	100.0%	100.0%
\$25,000-\$49,999	14	4.8%	35,771	36,250	24	5	91.2%	90.9%
\$50,000-\$99,999	29	9.9%	78,497	80,500	34	11	95.4%	100.0%
\$100,000-\$124,999	21	7.2%	114,361	115,000	17	10	95.4%	100.0%
\$125,000-\$149,999	29	9.9%	138,688	135,000	23	7	97.9%	100.0%
\$150,000-\$174,999	24	8.2%	162,808	164,500	22	4	96.2%	100.0%
\$175,000-\$199,999	25	8.6%	188,271	185,000	15	6	98.7%	100.0%
\$200,000-\$249,999	51	17.5%	227,410	227,500	29	18	96.6%	100.0%
\$250,000-\$299,999	38	13.0%	276,352	275,000	18	7	98.4%	100.0%
\$300,000-\$399,999	35	12.0%	352,180	350,000	30	15	97.5%	100.0%
\$400,000-\$499,999	15	5.1%	455,173	450,000	42	13	97.3%	100.0%
\$500,000-\$749,999	7	2.4%	663,065	674,900	29	28	96.9%	100.0%
\$750,000-\$999,999	3	1.0%	879,120	897,360	19	26	99.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





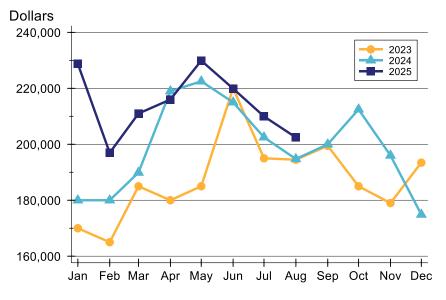
# **Entire MLS System Contracts Written Analysis**

### **Average Price**



Month	2023	2024	2025
January	206,614	205,603	233,929
February	188,713	212,928	228,698
March	211,491	227,655	254,337
April	224,200	326,283	251,356
Мау	225,387	247,370	250,619
June	238,659	235,989	251,638
July	231,305	236,478	234,103
August	251,077	221,829	227,232
September	232,621	233,566	
October	216,282	255,798	
November	200,496	230,469	
December	229,284	203,095	

### **Median Price**



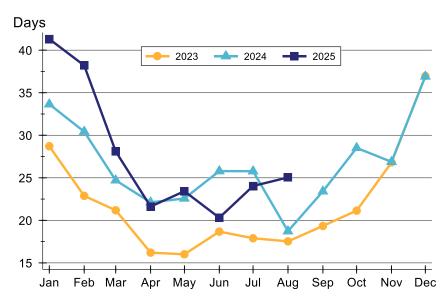
Month	2023	2024	2025
January	170,000	180,000	228,750
February	165,000	180,000	196,950
March	185,000	189,900	211,000
April	180,000	219,000	216,000
Мау	185,000	222,500	229,900
June	220,000	215,000	219,900
July	195,000	202,500	209,975
August	194,500	194,750	202,450
September	199,450	200,000	
October	185,000	212,475	
November	179,000	196,000	
December	193,450	174,900	





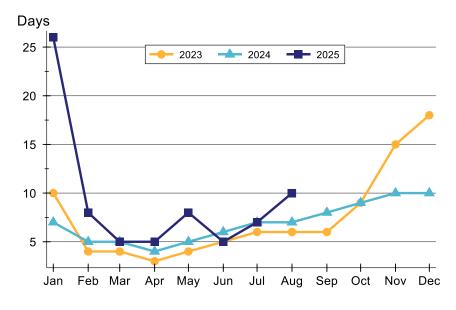
# **Entire MLS System Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	29	34	41
February	23	30	38
March	21	25	28
April	16	22	22
May	16	23	23
June	19	26	20
July	18	26	24
August	18	19	25
September	19	23	
October	21	29	
November	27	27	
December	37	37	

#### **Median DOM**



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



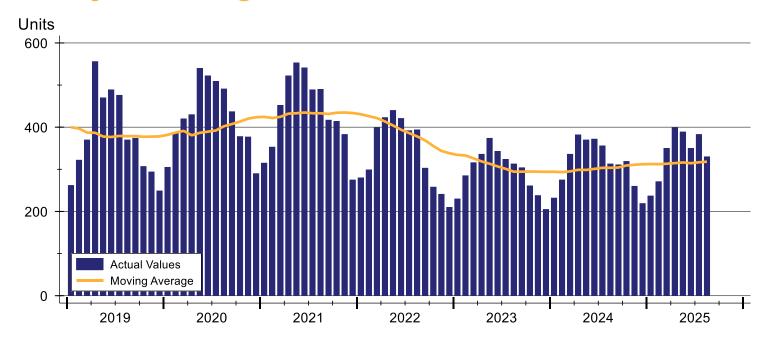
# **Entire MLS System Pending Contracts Analysis**

Summary Statistics for Pending Contracts		2025	Change	
Ре	nding Contracts	330	313	5.4%
Volume (1,000s)		82,655	74,463	11.0%
ge	List Price	250,469	237,901	5.3%
Avera	Days on Market	29	24	20.8%
¥	Percent of Original	97.2%	97.8%	-0.6%
	List Price	224,950	200,000	12.5%
Media	Days on Market	11	9	22.2%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 330 listings in the Sunflower multiple listing service had contracts pending at the end of August, up from 313 contracts pending at the end of August 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**

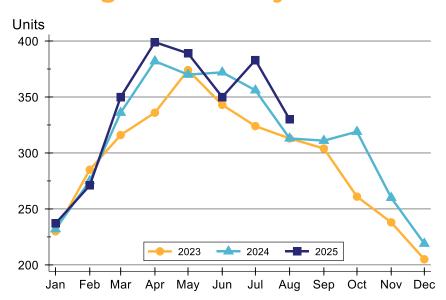






## **Entire MLS System Pending Contracts Analysis**

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	230	232	237
February	285	275	271
March	316	336	350
April	336	382	399
May	374	370	389
June	343	372	350
July	324	356	383
August	313	313	330
September	304	311	
October	261	319	
November	238	260	
December	205	219	

### **Pending Contracts by Price Range**

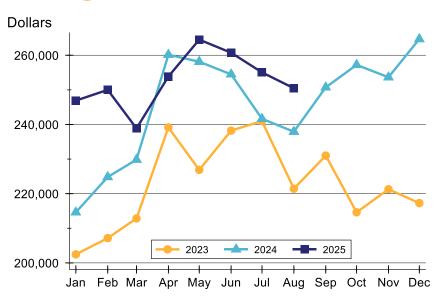
Price Range	Pending ( Number	Contracts Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	9	2.7%	39,267	40,000	17	6	96.5%	100.0%
\$50,000-\$99,999	27	8.2%	80,396	85,000	43	12	94.3%	100.0%
\$100,000-\$124,999	19	5.8%	113,946	114,900	12	6	98.4%	100.0%
\$125,000-\$149,999	32	9.7%	137,433	135,000	33	14	97.3%	100.0%
\$150,000-\$174,999	29	8.8%	163,217	165,000	34	10	94.5%	100.0%
\$175,000-\$199,999	25	7.6%	187,715	185,000	28	10	98.1%	100.0%
\$200,000-\$249,999	57	17.3%	228,418	229,900	29	20	97.2%	100.0%
\$250,000-\$299,999	47	14.2%	275,071	275,000	18	7	98.4%	100.0%
\$300,000-\$399,999	46	13.9%	358,976	361,200	29	15	97.8%	100.0%
\$400,000-\$499,999	22	6.7%	459,391	457,450	37	11	97.5%	100.0%
\$500,000-\$749,999	12	3.6%	618,324	602,500	39	29	98.6%	100.0%
\$750,000-\$999,999	3	0.9%	879,120	897,360	19	26	99.0%	100.0%
\$1,000,000 and up	1	0.3%	1,500,117	1,500,117	123	123	0.0%	0.0%





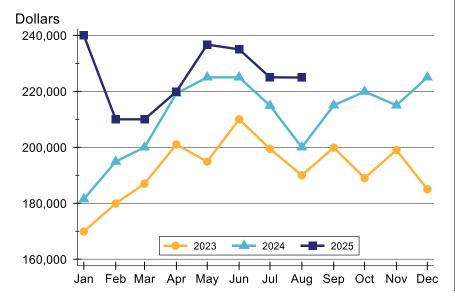
# **Entire MLS System Pending Contracts Analysis**

### **Average Price**



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,150	224,817	250,001
March	212,853	229,833	238,866
April	239,144	260,158	253,859
May	226,876	258,133	264,517
June	238,228	254,478	260,730
July	240,969	241,646	255,052
August	221,444	237,901	250,469
September	231,005	250,722	
October	214,614	257,211	
November	221,280	253,642	
December	217,278	264,687	

### **Median Price**



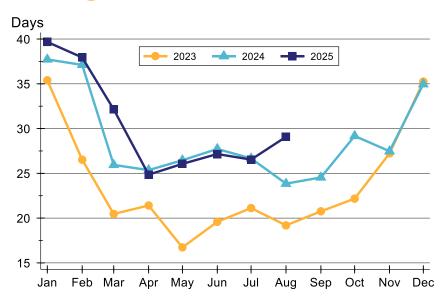
Month	2023	2024	2025
January	169,900	181,490	240,000
February	179,900	194,900	210,000
March	187,000	200,000	210,000
April	201,000	219,250	219,900
May	194,900	225,000	236,700
June	210,000	225,000	235,000
July	199,450	214,900	225,000
August	190,000	200,000	224,950
September	199,900	215,000	
October	189,000	219,900	
November	199,000	215,000	
December	185,000	225,000	





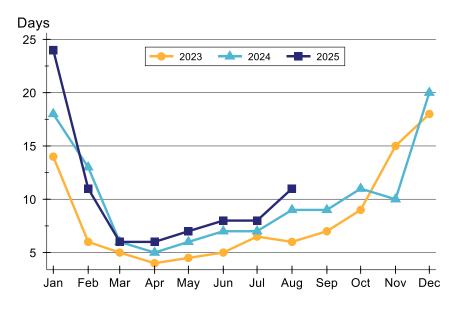
# **Entire MLS System Pending Contracts Analysis**

#### **Average DOM**



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

#### **Median DOM**



Month	2023	2024	2025
January	14	18	24
February	6	13	11
March	5	6	6
April	4	5	6
May	5	6	7
June	5	7	8
July	7	7	8
August	6	9	11
September	7	9	
October	9	11	
November	15	10	
December	18	20	





### **Coffey County Housing Report**



### Market Overview

#### **Coffey County Home Sales Remained Constant** in August

Total home sales in Coffey County remained at 6 units last month, the same as in August 2024. Total sales volume was \$1.0 million, up from a year earlier.

The median sale price in August was \$147,500, up from \$125,000 a year earlier. Homes that sold in August were typically on the market for 41 days and sold for 94.6% of their list prices.

#### **Coffey County Active Listings Down at End of August**

The total number of active listings in Coffey County at the end of August was 15 units, down from 19 at the same point in 2024. This represents a 4.5 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$220,000.

During August, a total of 2 contracts were written down from 6 in August 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

#### **Contact Information**

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## **Coffey County Summary Statistics**

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	ome Sales ange from prior year	<b>6</b> 0.0%	<b>6</b> 20.0%	<b>5</b> 25.0%	<b>25</b> -40.5%	<b>42</b> -6.7%	<b>45</b> 7.1%
	tive Listings ange from prior year	<b>15</b> -21.1%	<b>19</b> 111.1%	<b>9</b> -47.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>4.5</b> 0.0%	<b>4.5</b> 164.7%	<b>1.7</b> -43.3%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>5</b> -44.4%	<b>9</b> 80.0%	<b>5</b> -16.7%	<b>38</b> -37.7%	<b>61</b> 29.8%	<b>47</b> -9.6%
	ntracts Written ange from prior year	<b>2</b> -66.7%	<b>6</b> 100.0%	<b>3</b> 0.0%	<b>26</b> -40.9%	<b>44</b> 0.0%	<b>44</b> 2.3%
	nding Contracts ange from prior year	<b>3</b> -40.0%	<b>5</b> 0.0%	<b>5</b> 0.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>957</b> 14.2%	<b>838</b> -26.9%	<b>1,146</b> 32.3%	<b>5,549</b> -40.2%	<b>9,274</b> 22.5%	<b>7,572</b> 4.8%
	Sale Price Change from prior year	<b>159,500</b> 14.3%	<b>139,583</b> -39.1%	<b>229,100</b> 5.8%	<b>221,960</b> 0.5%	<b>220,801</b> 31.2%	<b>168,277</b> -2.2%
4	List Price of Actives Change from prior year	<b>241,437</b> -1.7%	<b>245,511</b> 67.4%	<b>146,644</b> -34.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>79</b> 49.1%	<b>53</b> 488.9%	<b>9</b> -47.1%	<b>68</b> 30.8%	<b>52</b> 36.8%	<b>38</b> -33.3%
•	Percent of List Change from prior year	<b>94.1%</b> 0.5%	<b>93.6%</b> -2.9%	<b>96.4%</b> -1.1%	<b>93.3%</b> -0.6%	<b>93.9%</b> -0.4%	<b>94.3%</b> -1.6%
	Percent of Original Change from prior year	<b>90.4%</b> -3.4%	<b>93.6%</b> -2.9%	<b>96.4%</b> 0.1%	<b>89.1%</b> -3.6%	<b>92.4%</b> 0.5%	<b>91.9%</b> -1.9%
	Sale Price Change from prior year	<b>147,500</b> 18.0%	<b>125,000</b> -35.9%	<b>195,000</b> -13.3%	<b>240,000</b> 12.3%	<b>213,750</b> 55.5%	<b>137,500</b> -17.9%
	List Price of Actives Change from prior year	<b>220,000</b> -8.3%	<b>239,900</b> 84.5%	<b>130,000</b> -42.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>41</b> 412.5%	<b>8</b> 60.0%	<b>5</b> -68.8%	<b>24</b> 26.3%	<b>19</b> 90.0%	<b>10</b> -61.5%
2	Percent of List Change from prior year	<b>94.6%</b> 1.2%	<b>93.5%</b> -4.0%	<b>97.4%</b> -1.4%	<b>94.1%</b> -2.1%	<b>96.1%</b> 0.2%	<b>95.9%</b> -1.5%
	Percent of Original Change from prior year	<b>93.4%</b> -0.1%	<b>93.5%</b> -4.0%	<b>97.4%</b> 0.9%	<b>91.4%</b> -3.8%	<b>95.0%</b> 0.2%	<b>94.8%</b> -1.9%

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



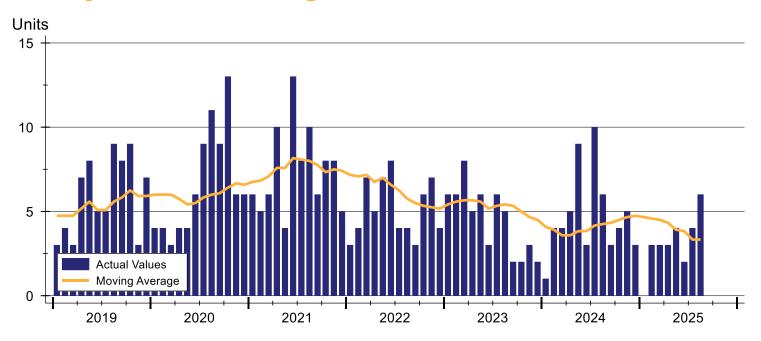
## **Coffey County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clo	sed Listings	6	6	0.0%	25	42	-40.5%
Vo	lume (1,000s)	957	838	14.2%	5,549	9,274	-40.2%
Мс	onths' Supply	4.5	4.5	0.0%	N/A	N/A	N/A
	Sale Price	159,500	139,583	14.3%	221,960	220,801	0.5%
age	Days on Market	79	53	49.1%	68	52	30.8%
Averag	Percent of List	94.1%	93.6%	0.5%	93.3%	93.9%	-0.6%
	Percent of Original	90.4%	93.6%	-3.4%	89.1%	92.4%	-3.6%
	Sale Price	147,500	125,000	18.0%	240,000	213,750	12.3%
dian	Days on Market	41	8	412.5%	24	19	26.3%
Med	Percent of List	94.6%	93.5%	1.2%	94.1%	96.1%	-2.1%
	Percent of Original	93.4%	93.5%	-0.1%	91.4%	95.0%	-3.8%

A total of 6 homes sold in Coffey County in August, showing no change from August 2024. Total sales volume rose to \$1.0 million compared to \$0.8 million in the previous year.

The median sales price in August was \$147,500, up 18.0% compared to the prior year. Median days on market was 41 days, up from 5 days in July, and up from 8 in August 2024.

### **History of Closed Listings**

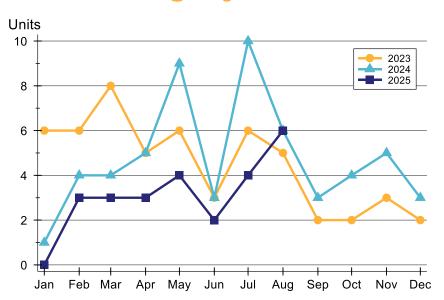






## **Coffey County Closed Listings Analysis**

### **Closed Listings by Month**



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

### **Closed Listings by Price Range**

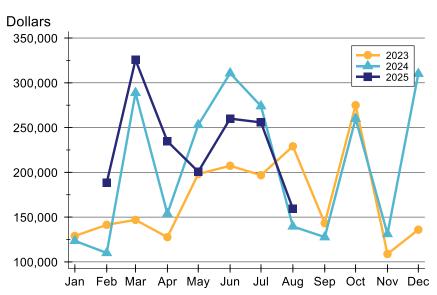
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as <sup>9</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	16.7%	3.0	109,000	109,000	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	2	33.3%	0.0	140,500	140,500	170	170	89.6%	89.6%	82.9%	82.9%
\$150,000-\$174,999	2	33.3%	4.0	156,000	156,000	63	63	93.7%	93.7%	89.3%	89.3%
\$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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	6.0	255,000	255,000	6	6	98.1%	98.1%	98.1%	98.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





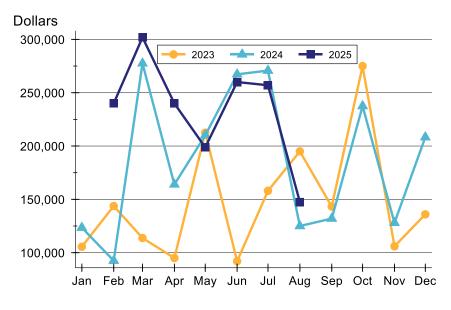
## **Coffey County Closed Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	188,333
March	146,881	288,750	325,633
April	127,600	153,800	234,696
May	198,150	252,944	200,750
June	207,333	310,750	260,000
July	196,833	273,990	255,750
August	229,100	139,583	159,500
September	143,250	127,667	
October	275,000	260,000	
November	108,833	131,160	
December	135,950	310,100	

#### **Median Price**



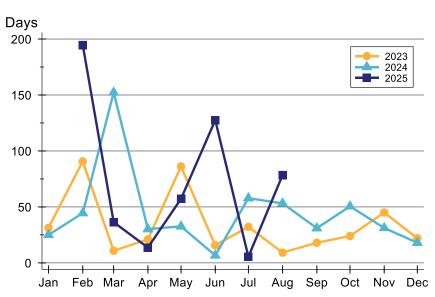
Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	240,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
May	212,500	210,000	198,750
June	92,000	267,250	260,000
July	158,000	270,750	257,000
August	195,000	125,000	147,500
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950	208,300	





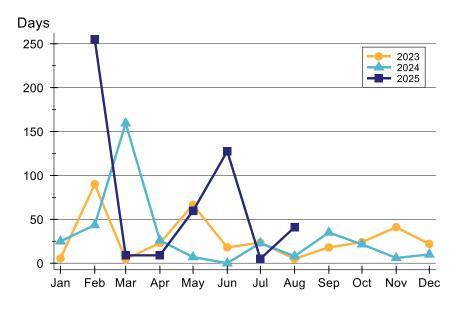
## **Coffey County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	31	25	N/A
February	91	45	195
March	11	152	36
April	21	30	14
May	86	33	57
June	16	7	128
July	32	58	6
August	9	53	79
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	255
March	5	160	9
April	23	26	9
May	67	7	60
June	18	N/A	128
July	24	23	5
August	5	8	41
September	18	35	
October	24	22	
November	41	6	
December	22	10	



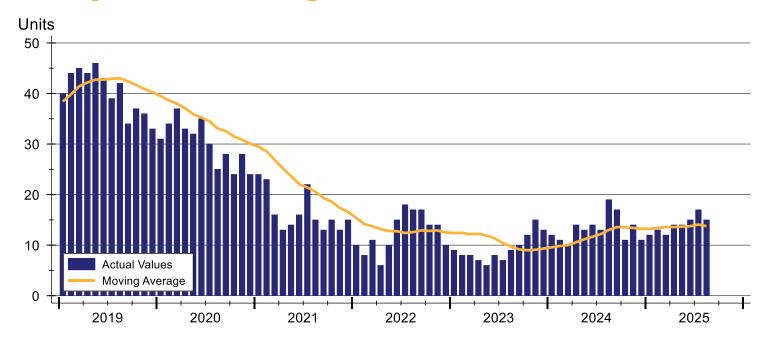
## **Coffey County Active Listings Analysis**

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	15	19	-21.1%
Volume (1,000s)		3,622	4,665	-22.4%
Мс	nths' Supply	4.5	4.5	0.0%
ge	List Price	241,437	245,511	-1.7%
Avera	Days on Market	58	53	9.4%
¥	Percent of Original	96.2%	97.5%	-1.3%
_	List Price	220,000	239,900	-8.3%
Median	Days on Market	19	37	-48.6%
Σ	Percent of Original	98.5%	100.0%	-1.5%

A total of 15 homes were available for sale in Coffey County at the end of August. This represents a 4.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$220,000, down 8.3% from 2024. The typical time on market for active listings was 19 days, down from 37 days a year earlier.

### **History of Active Listings**

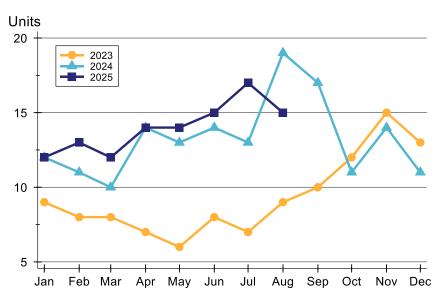






## **Coffey County Active Listings Analysis**

### **Active Listings by Month**



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

### **Active Listings by Price Range**

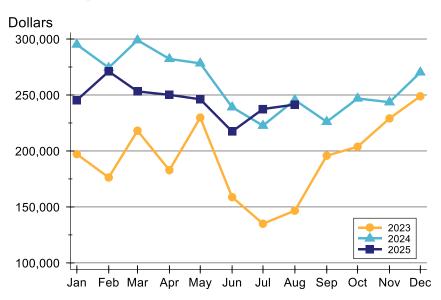
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.7%	3.0	108,000	108,000	16	16	91.5%	91.5%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	13.3%	4.0	154,950	154,950	63	63	91.5%	91.5%
\$175,000-\$199,999	4	26.7%	N/A	189,125	187,500	37	11	94.9%	100.0%
\$200,000-\$249,999	2	13.3%	N/A	229,950	229,950	200	200	96.9%	96.9%
\$250,000-\$299,999	3	20.0%	6.0	281,667	275,000	55	40	98.3%	98.5%
\$300,000-\$399,999	2	13.3%	N/A	358,630	358,630	6	6	100.0%	100.0%
\$400,000-\$499,999	1	6.7%	N/A	425,000	425,000	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





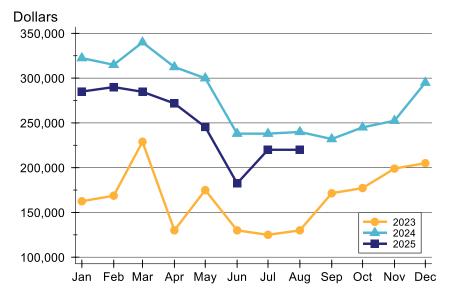
## **Coffey County Active Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	271,061
March	218,113	298,980	253,200
April	182,857	282,236	250,129
May	229,817	278,292	246,179
June	158,738	239,093	217,407
July	134,986	222,631	237,445
August	146,644	245,511	241,437
September	195,780	226,065	
October	203,750	246,918	
November	229,060	243,571	
December	248,846	270,182	

#### **Median Price**



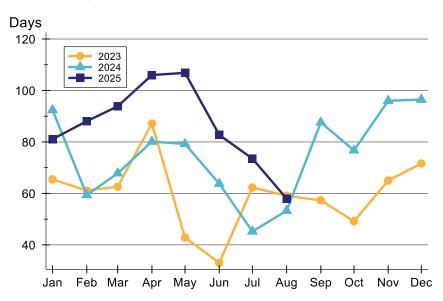
Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	290,000
March	229,000	339,950	284,750
April	130,000	312,450	271,750
Мау	175,000	299,900	245,450
June	130,000	238,000	182,500
July	125,000	238,000	220,000
August	130,000	239,900	220,000
September	171,450	232,000	
October	177,250	245,000	
November	199,000	252,450	
December	205,000	295,000	





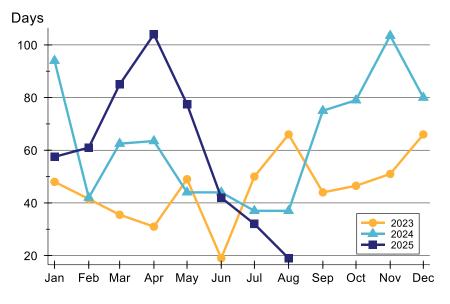
## **Coffey County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	65	92	81
February	61	59	88
March	63	68	94
April	87	80	106
May	43	79	107
June	33	64	83
July	62	45	74
August	59	53	58
September	57	88	
October	49	77	
November	65	96	
December	72	96	

#### **Median DOM**

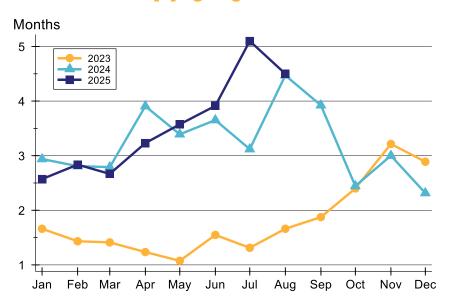


Month	2023	2024	2025
January	48	94	58
February	42	42	61
March	36	63	85
April	31	64	104
May	49	44	78
June	19	44	42
July	50	37	32
August	66	37	19
September	44	75	
October	47	79	
November	51	104	
December	66	80	



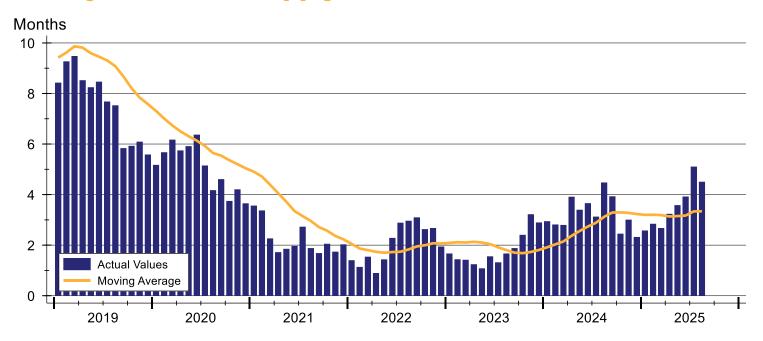
## **Coffey County Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.4	2.8	2.8
March	1.4	2.8	2.7
April	1.2	3.9	3.2
May	1.1	3.4	3.6
June	1.5	3.7	3.9
July	1.3	3.1	5.1
August	1.7	4.5	4.5
September	1.9	3.9	
October	2.4	2.4	
November	3.2	3.0	
December	2.9	2.3	

### **History of Month's Supply**





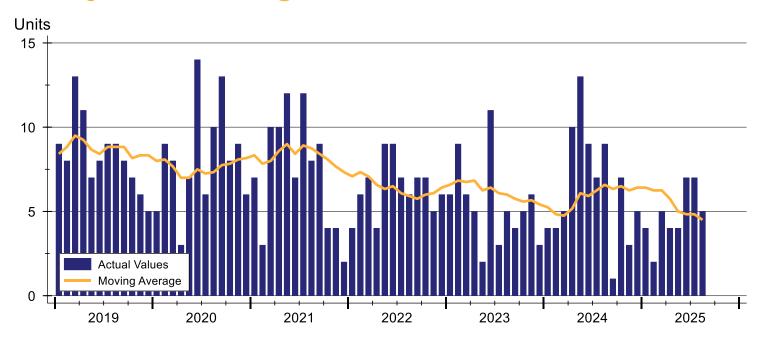
## **Coffey County New Listings Analysis**

	mmary Statistics New Listings	August 2025 2024		Change	
ţ	New Listings	5	9	-44.4%	
Month	Volume (1,000s)	1,666	1,678	-0.7%	
Current	Average List Price	333,100	186,433	78.7%	
Cu	Median List Price	319,000	169,000	88.8%	
te	New Listings	38	61	-37.7%	
Year-to-Dat	Volume (1,000s)	9,460	14,789	-36.0%	
	Average List Price	248,938	242,447	2.7%	
	Median List Price	239,745	220,000	9.0%	

A total of 5 new listings were added in Coffey County during August, down 44.4% from the same month in 2024. Year-to-date Coffey County has seen 38 new listings.

The median list price of these homes was \$319,000 up from \$169,000 in 2024.

### **History of New Listings**

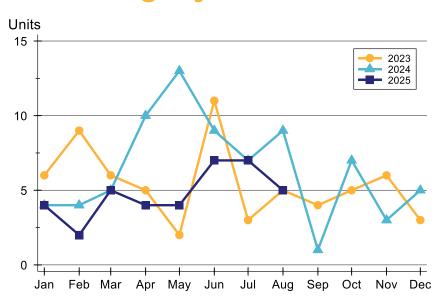






## **Coffey County New Listings Analysis**

### **New Listings by Month**



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

### **New Listings by Price Range**

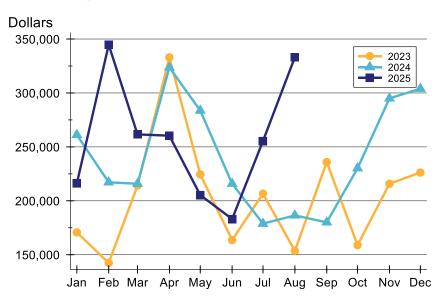
Price Range	New Listings Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	54,500	54,500	22	22	94.0%	94.0%
\$100,000-\$124,999	1	20.0%	108,000	108,000	25	25	91.5%	91.5%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	319,000	319,000	12	12	98.2%	98.2%
\$400,000-\$499,999	1	20.0%	425,000	425,000	6	6	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	20.0%	759,000	759,000	9	9	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



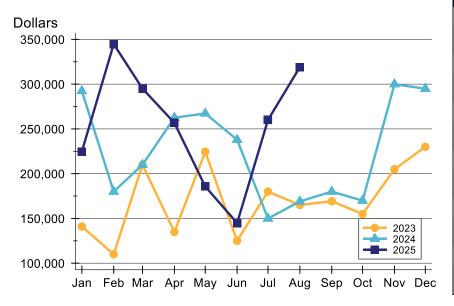


## **Coffey County New Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	170,667	261,175	216,050
February	142,422	217,125	344,745
March	214,083	215,800	261,580
April	332,960	323,670	260,375
Мау	224,500	283,681	205,350
June	163,627	215,867	183,086
July	206,667	178,829	255,437
August	153,580	186,433	333,100
September	235,875	180,000	
October	158,900	230,271	
November	215,817	294,933	
December	226,167	303,960	



Month	2023	2024	2025
January	141,000	292,400	224,700
February	110,000	180,000	344,745
March	210,000	210,000	295,000
April	134,900	262,500	256,750
May	224,500	267,250	185,750
June	125,000	237,900	144,800
July	180,000	149,900	260,000
August	165,000	169,000	319,000
September	169,250	180,000	
October	155,000	169,900	
November	204,950	299,900	
December	230,000	294,900	



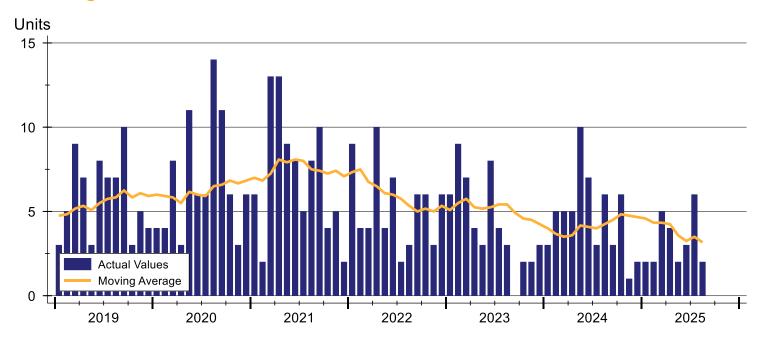
## **Coffey County Contracts Written Analysis**

Summary Statistics for Contracts Written		2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	2	6	-66.7%	26	44	-40.9%
Vo	ume (1,000s)	199	818	-75.7%	6,009	10,135	-40.7%
ge	Sale Price	99,650	136,283	-26.9%	231,127	230,333	0.3%
Avera	Days on Market	40	17	135.3%	69	49	40.8%
A	Percent of Original	92.7%	94.2%	-1.6%	89.2%	93.0%	-4.1%
_	Sale Price	99,650	124,000	-19.6%	242,295	212,500	14.0%
Median	Days on Market	40	14	185.7%	23	19	21.1%
Σ	Percent of Original	92.7%	93.8%	-1.2%	92.2%	95.1%	-3.0%

A total of 2 contracts for sale were written in Coffey County during the month of August, down from 6 in 2024. The median list price of these homes was \$99,650, down from \$124,000 the prior year.

Half of the homes that went under contract in August were on the market less than 40 days, compared to 14 days in August 2024.

#### **History of Contracts Written**

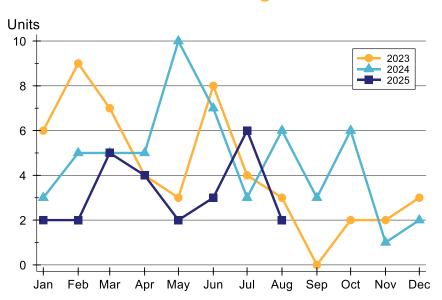






## **Coffey County Contracts Written Analysis**

### **Contracts Written by Month**



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

#### **Contracts Written by Price Range**

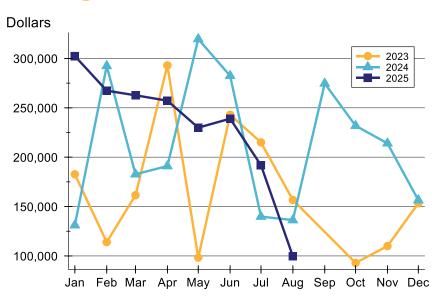
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	54,500	54,500	22	22	94.0%	94.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	144,800	144,800	58	58	91.4%	91.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



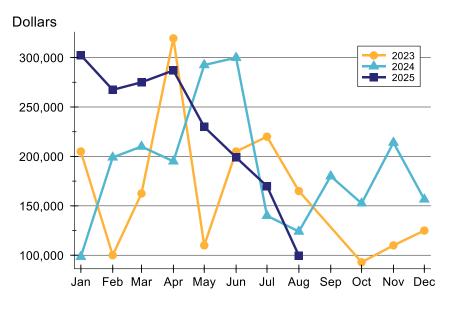


## **Coffey County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	267,350
March	161,486	182,700	262,698
April	292,950	191,000	257,225
May	98,333	319,665	229,900
June	242,975	282,414	239,000
July	215,000	139,833	191,867
August	156,667	136,283	99,650
September	N/A	274,667	
October	92,950	231,833	
November	110,000	214,000	
December	153,300	156,500	



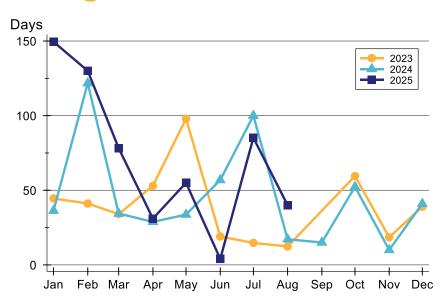
Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	267,350
March	162,500	210,000	275,000
April	319,450	195,000	287,000
Мау	110,000	292,500	229,900
June	204,950	299,900	199,000
July	220,000	140,000	169,900
August	165,000	124,000	99,650
September	N/A	180,000	
October	92,950	152,500	
November	110,000	214,000	
December	125,000	156,500	





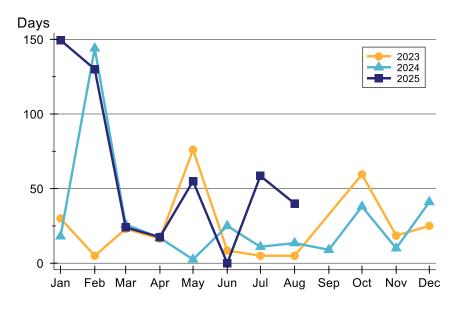
## **Coffey County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	45	36	150
February	41	122	130
March	34	34	78
April	53	29	31
May	98	34	55
June	19	57	4
July	15	100	85
August	12	17	40
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	130
March	23	26	24
April	17	17	18
May	76	3	55
June	9	25	N/A
July	5	11	59
August	5	14	40
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	



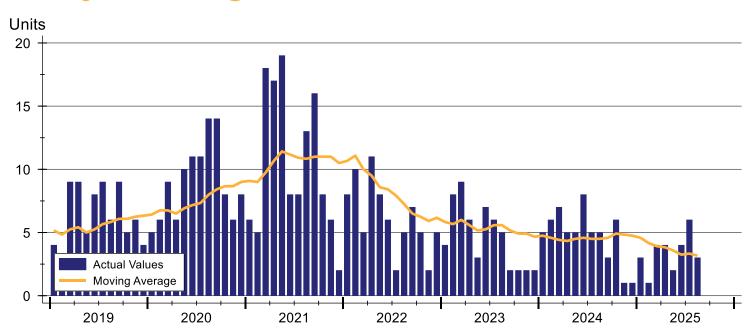
## **Coffey County Pending Contracts Analysis**

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	3	5	-40.0%
Volume (1,000s)		493	575	-14.3%
ge	List Price	164,300	114,960	42.9%
Avera	Days on Market	46	21	119.0%
Ą	Percent of Original	95.7%	93.6%	2.2%
2	List Price	169,900	110,000	54.5%
Media	Days on Market	24	20	20.0%
Σ	Percent of Original	94.0%	100.0%	-6.0%

A total of 3 listings in Coffey County had contracts pending at the end of August, down from 5 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

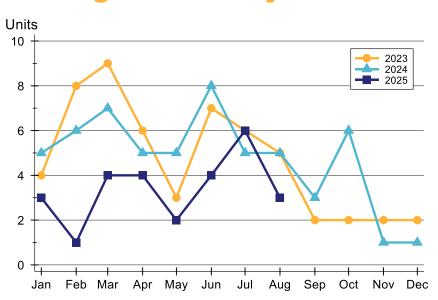






## **Coffey County Pending Contracts Analysis**

#### **Pending Contracts by Month**



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

#### **Pending Contracts by Price Range**

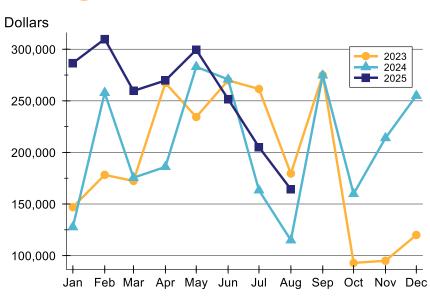
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	54,500	54,500	22	22	94.0%	94.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	33.3%	169,900	169,900	24	24	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	1	33.3%	268,500	268,500	93	93	93.1%	93.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



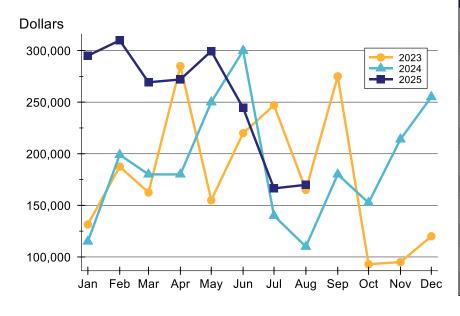


## **Coffey County Pending Contracts Analysis**

#### **Average Price**



Month	2023	2024	2025
January	146,975	127,680	286,633
February	178,238	257,833	309,900
March	172,378	175,500	259,623
April	267,383	186,000	269,750
May	234,333	283,000	299,450
June	269,829	270,738	251,725
July	261,500	163,300	205,133
August	179,500	114,960	164,300
September	275,000	274,667	
October	92,950	159,833	
November	95,000	214,000	
December	120,000	255,000	



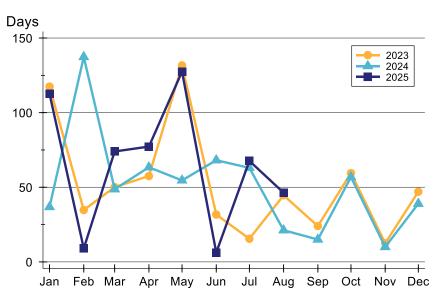
Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	309,900
March	162,500	180,000	269,295
April	284,950	180,000	272,000
May	155,000	250,000	299,450
June	220,000	299,950	244,450
July	247,000	140,000	166,450
August	165,000	110,000	169,900
September	275,000	180,000	
October	92,950	152,500	
November	95,000	214,000	
December	120,000	255,000	





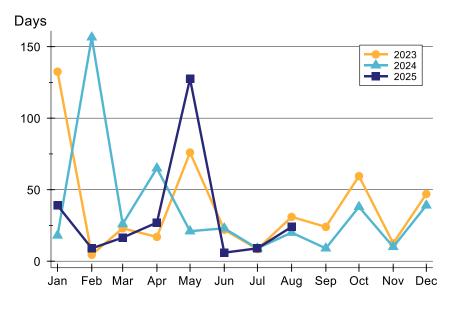
## **Coffey County Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	118	37	113
February	35	137	9
March	50	49	74
April	58	63	77
May	132	55	128
June	32	68	6
July	16	63	68
August	45	21	46
September	24	15	
October	60	57	
November	13	10	
December	47	39	

#### **Median DOM**



Month	2023	2024	2025
January	133	18	39
February	5	157	9
March	23	26	17
April	17	65	27
May	76	21	128
June	22	23	6
July	9	9	9
August	31	20	24
September	24	9	
October	60	38	
November	13	10	
December	47	39	





### **Douglas County Housing Report**



### Market Overview

#### **Douglas County Home Sales Rose in August**

Total home sales in Douglas County rose by 46.2% last month to 19 units, compared to 13 units in August 2024. Total sales volume was \$7.2 million, up 98.5% from a year earlier.

The median sale price in August was \$315,000, up from \$279,900 a year earlier. Homes that sold in August were typically on the market for 3 days and sold for 99.2% of their list prices.

#### **Douglas County Active Listings Down at End of August**

The total number of active listings in Douglas County at the end of August was 21 units, down from 22 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 August was \$299,000.

During August, a total of 7 contracts were written down from 8 in August 2024. At the end of the month, there were 7 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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# **Douglas County Summary Statistics**

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	<b>19</b> 46.2%	<b>13</b> -27.8%	<b>18</b> 20.0%	<b>107</b> -2.7%	<b>110</b> -3.5%	<b>114</b> -7.3%
	tive Listings ange from prior year	<b>21</b> -4.5%	<b>22</b> 15.8%	<b>19</b> -9.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.5</b> -16.7%	<b>1.8</b> 28.6%	<b>1.4</b> 0.0%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>10</b> -23.1%	<b>13</b> 85.7%	<b>7</b> -69.6%	<b>119</b> -13.8%	<b>138</b> 2.2%	<b>135</b> -11.8%
	ntracts Written ange from prior year	<b>7</b> -12.5%	<b>8</b> -20.0%	<b>10</b> -37.5%	<b>97</b> -10.2%	<b>108</b> -4.4%	<b>113</b> -13.1%
	nding Contracts ange from prior year	<b>7</b> 0.0%	<b>7</b> -12.5%	<b>8</b> 0.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>7,207</b> 98.5%	<b>3,631</b> -40.2%	<b>6,070</b> 45.8%	<b>41,100</b>	<b>36,880</b> -5.2%	<b>38,900</b> -3.9%
	Sale Price Change from prior year	<b>379,336</b> 35.8%	<b>279,269</b> -17.2%	<b>337,211</b> 21.5%	<b>384,113</b> 14.6%	<b>335,273</b> -1.7%	<b>341,231</b> 3.7%
d)	List Price of Actives Change from prior year	<b>547,014</b> 53.9%	<b>355,529</b> -12.4%	<b>405,745</b> 5.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>16</b> 6.7%	<b>15</b> -6.3%	<b>16</b> 45.5%	<b>20</b> -28.6%	<b>28</b> 16.7%	<b>24</b> 71.4%
•	Percent of List Change from prior year	<b>98.6%</b> -1.4%	<b>100.0%</b> 2.7%	<b>97.4%</b> 0.5%	<b>99.3%</b> 0.3%	<b>99.0%</b> 0.6%	<b>98.4%</b> -3.6%
	Percent of Original Change from prior year	<b>97.7%</b> -4.4%	<b>102.2%</b> 6.3%	<b>96.1%</b> -0.4%	<b>98.2%</b> -0.3%	<b>98.5%</b> 1.2%	<b>97.3%</b> -3.9%
	Sale Price Change from prior year	<b>315,000</b> 12.5%	<b>279,900</b> -20.5%	<b>352,250</b> 48.1%	<b>302,000</b> 0.7%	<b>299,900</b> -9.7%	<b>332,000</b> 17.7%
	<b>List Price of Actives</b> Change from prior year	<b>299,000</b> -7.3%	<b>322,500</b> -23.2%	<b>420,000</b> 12.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>3</b> -25.0%	<b>4</b> -20.0%	<b>5</b> -37.5%	<b>5</b> -37.5%	<b>8</b> 33.3%	<b>6</b> 20.0%
_	Percent of List Change from prior year	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.1%	<b>99.9%</b> 2.9%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>99.2%</b> -0.8%	<b>100.0%</b> 0.8%	<b>99.2%</b> 2.5%	<b>100.0%</b> 0.5%	<b>99.5%</b> -0.5%	<b>100.0%</b> 0.0%

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



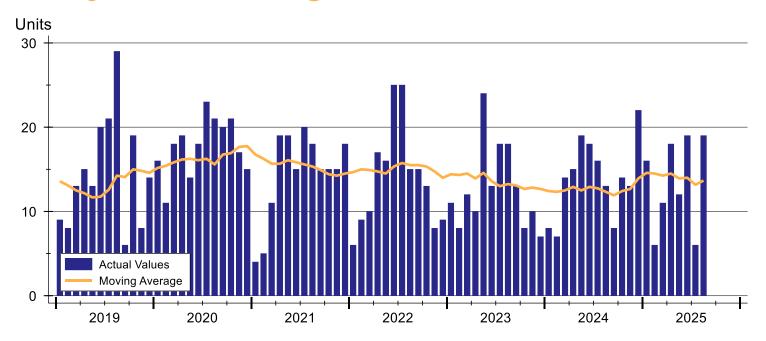
## **Douglas County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clc	sed Listings	19	13	46.2%	107	110	-2.7%
Vo	lume (1,000s)	7,207	3,631	98.5%	41,100	36,880	11.4%
Мс	onths' Supply	1.5	1.8	-16.7%	N/A	N/A	N/A
	Sale Price	379,336	279,269	35.8%	384,113	335,273	14.6%
age	Days on Market	16	15	6.7%	20	28	-28.6%
Averag	Percent of List	98.6%	100.0%	-1.4%	99.3%	99.0%	0.3%
	Percent of Original	97.7%	102.2%	-4.4%	98.2%	98.5%	-0.3%
	Sale Price	315,000	279,900	12.5%	302,000	299,900	0.7%
ian	Days on Market	3	4	-25.0%	5	8	-37.5%
Median	Percent of List	99.2%	100.0%	-0.8%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	100.0%	-0.8%	100.0%	99.5%	0.5%

A total of 19 homes sold in Douglas County in August, up from 13 units in August 2024. Total sales volume rose to \$7.2 million compared to \$3.6 million in the previous year.

The median sales price in August was \$315,000, up 12.5% compared to the prior year. Median days on market was 3 days, down from 18 days in July, and down from 4 in August 2024.

#### **History of Closed Listings**

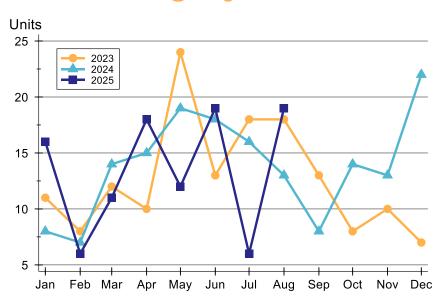






## **Douglas County Closed Listings Analysis**

#### **Closed Listings by Month**



Month	2023	2024	2025
January	11	8	16
February	8	7	6
March	12	14	11
April	10	15	18
May	24	19	12
June	13	18	19
July	18	16	6
August	18	13	19
September	13	8	
October	8	14	
November	10	13	
December	7	22	

#### **Closed Listings by Price Range**

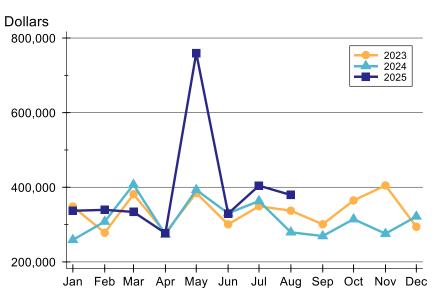
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	15.8%	0.4	221,667	225,000	17	2	99.3%	100.0%	99.3%	100.0%
\$250,000-\$299,999	4	21.1%	3.1	277,625	274,500	4	3	99.0%	99.4%	99.0%	99.4%
\$300,000-\$399,999	8	42.1%	0.5	349,109	355,000	7	3	98.8%	99.0%	98.4%	99.0%
\$400,000-\$499,999	2	10.5%	0.7	479,500	479,500	27	27	99.1%	99.1%	98.1%	98.1%
\$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	2	10.5%	0.0	840,000	840,000	64	64	95.5%	95.5%	89.2%	89.2%
\$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



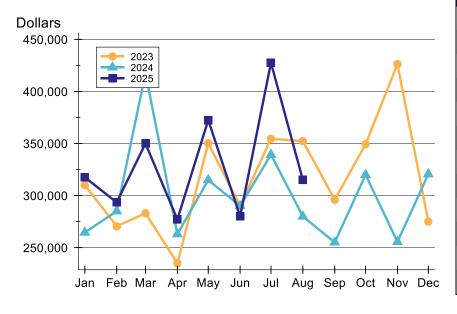


## **Douglas County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	348,309	258,988	337,025
February	278,000	308,036	339,467
March	381,375	407,118	333,845
April	277,700	273,490	277,028
May	384,543	393,011	759,808
June	300,569	330,131	329,553
July	349,181	363,116	404,250
August	337,211	279,269	379,336
September	300,827	269,300	
October	364,631	314,554	
November	404,865	275,562	
December	294,200	321,725	



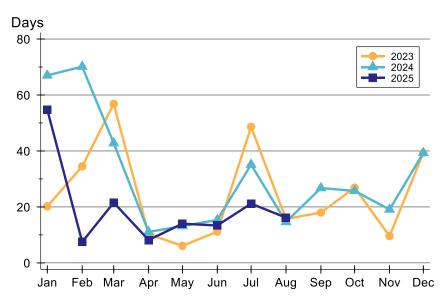
Month	2023	2024	2025
January	310,000	264,500	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
May	350,250	314,900	372,500
June	290,000	289,950	280,000
July	354,500	339,250	427,500
August	352,250	279,900	315,000
September	296,000	255,000	
October	349,325	319,950	
November	426,250	255,500	
December	275,000	320,600	





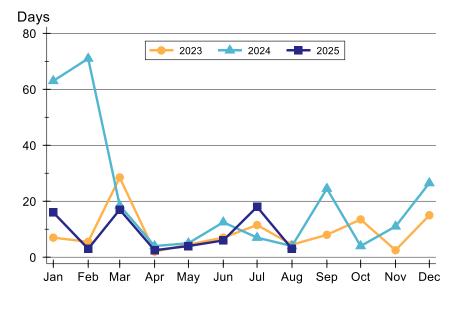
## **Douglas County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	20	67	55
February	35	70	8
March	57	43	22
April	10	11	8
May	6	13	14
June	11	15	13
July	49	35	21
August	16	15	16
September	18	27	
October	27	26	
November	10	19	
December	39	39	

#### **Median DOM**



Month	2023	2024	2025
January	7	63	16
February	6	71	3
March	29	19	17
April	2	4	3
May	5	5	4
June	7	13	6
July	12	7	18
August	5	4	3
September	8	25	
October	14	4	
November	3	11	
December	15	27	



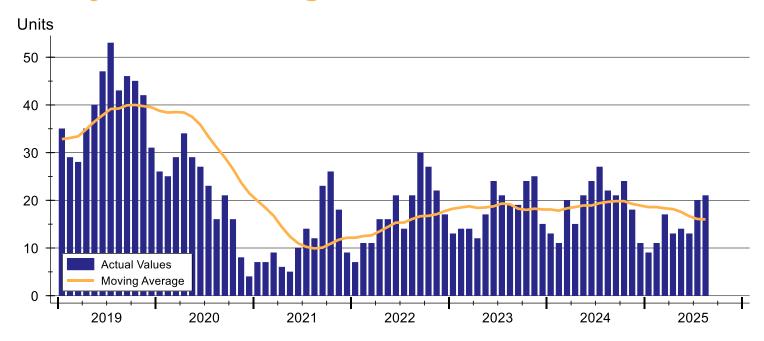
# Douglas County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	21	22	-4.5%
Vo	lume (1,000s)	11,487	7,822	46.9%
Months' Supply		1.5	1.8	-16.7%
ge	List Price	547,014	355,529	53.9%
Avera	Days on Market	51	62	-17.7%
₹	Percent of Original	95.7%	96.5%	-0.8%
_	List Price	299,000	322,500	-7.3%
Median	Days on Market	27	43	-37.2%
Σ	Percent of Original	100.0%	97.4%	2.7%

A total of 21 homes were available for sale in Douglas County at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$299,000, down 7.3% from 2024. The typical time on market for active listings was 27 days, down from 43 days a year earlier.

#### **History of Active Listings**

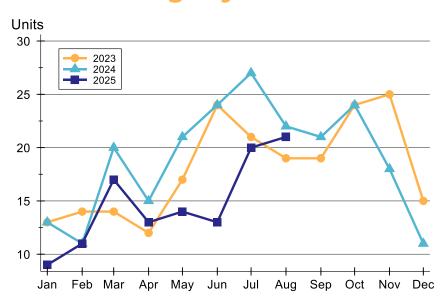






## **Douglas County Active Listings Analysis**

#### **Active Listings by Month**



Month	2023	2024	2025
January	13	13	9
February	14	11	11
March	14	20	17
April	12	15	13
May	17	21	14
June	24	24	13
July	21	27	20
August	19	22	21
September	19	21	
October	24	24	
November	25	18	
December	15	11	

#### **Active Listings by Price Range**

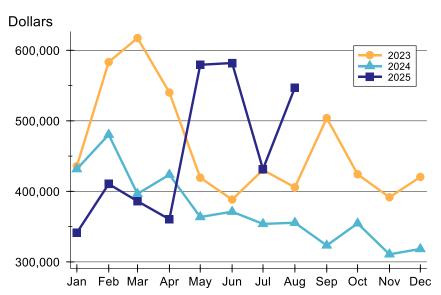
Price Range	Active I Number	Listings Percent	Months' Supply	List   Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	9.5%	N/A	179,950	179,950	235	235	87.5%	87.5%
\$200,000-\$249,999	1	4.8%	0.4	249,000	249,000	4	4	100.0%	100.0%
\$250,000-\$299,999	8	38.1%	3.1	278,025	278,200	26	29	95.0%	98.1%
\$300,000-\$399,999	2	9.5%	0.5	332,500	332,500	7	7	96.6%	96.6%
\$400,000-\$499,999	1	4.8%	0.7	410,000	410,000	70	70	100.0%	100.0%
\$500,000-\$749,999	5	23.8%	N/A	625,840	599,900	26	4	98.5%	100.0%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	9.5%	N/A	2,225,000	2,225,000	92	92	94.6%	94.6%



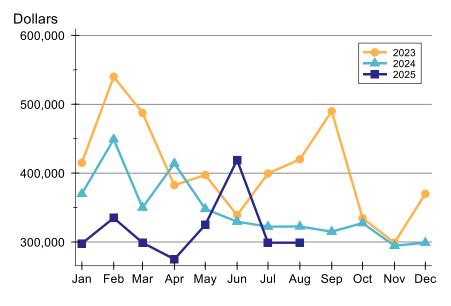


## **Douglas County Active Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	410,477
March	617,400	396,468	386,024
April	540,133	423,697	360,431
May	419,378	363,640	579,468
June	388,364	371,185	581,992
July	430,408	353,846	431,473
August	405,745	355,529	547,014
September	503,907	323,316	
October	424,216	354,547	
November	391,598	310,764	
December	420,437	318,314	



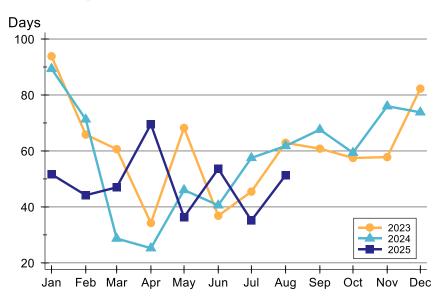
Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	334,900
March	487,450	349,900	299,000
April	382,450	414,000	275,000
Мау	397,300	348,000	324,900
June	339,000	329,500	419,000
July	399,500	322,300	299,000
August	420,000	322,500	299,000
September	489,900	315,000	
October	334,700	327,450	
November	299,000	294,500	
December	369,900	299,000	





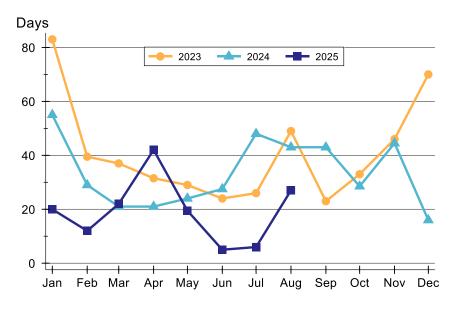
## **Douglas County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	94	89	52
February	66	71	44
March	61	29	47
April	34	25	70
May	68	46	36
June	37	41	54
July	45	58	35
August	63	62	51
September	61	68	
October	58	59	
November	58	76	
December	82	74	

#### **Median DOM**



Month	2023	2024	2025
January	83	55	20
February	40	29	12
March	37	21	22
April	32	21	42
May	29	24	20
June	24	28	5
July	26	48	6
August	49	43	27
September	23	43	
October	33	29	
November	46	45	
December	70	16	



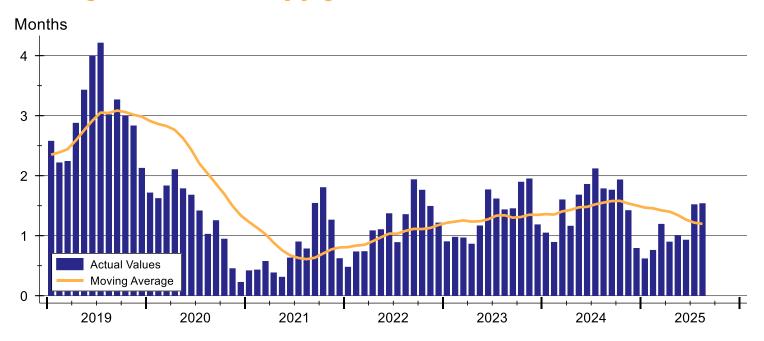
## **Douglas County Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	0.9	1.0	0.6
February	1.0	0.9	0.8
March	1.0	1.6	1.2
April	0.9	1.2	0.9
May	1.2	1.7	1.0
June	1.8	1.9	0.9
July	1.6	2.1	1.5
August	1.4	1.8	1.5
September	1.5	1.8	
October	1.9	1.9	
November	1.9	1.4	
December	1.2	0.8	

#### **History of Month's Supply**





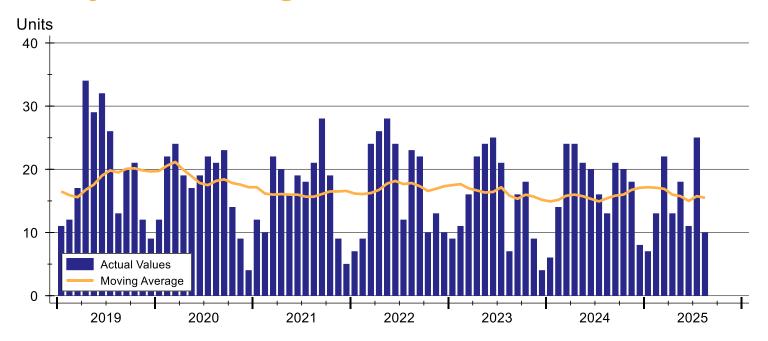
## **Douglas County New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	10	13	-23.1%
Month	Volume (1,000s)	3,818	5,070	-24.7%
Current	Average List Price	381,810	390,025	-2.1%
Cu	Median List Price	311,950	349,000	-10.6%
ā	New Listings	119	138	-13.8%
o-Da	Volume (1,000s)	50,460	48,874	3.2%
Year-to-Date	Average List Price	424,030	354,156	19.7%
λ	Median List Price	309,900	323,600	-4.2%

A total of 10 new listings were added in Douglas County during August, down 23.1% from the same month in 2024. Year-to-date Douglas County has seen 119 new listings.

The median list price of these homes was \$311,950 down from \$349,000 in 2024.

#### **History of New Listings**

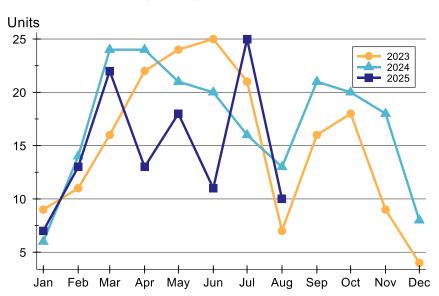






## **Douglas County New Listings Analysis**

### **New Listings by Month**



Month	2023	2024	2025
January	9	6	7
February	11	14	13
March	16	24	22
April	22	24	13
May	24	21	18
June	25	20	11
July	21	16	25
August	7	13	10
September	16	21	
October	18	20	
November	9	18	
December	4	8	

#### **New Listings by Price Range**

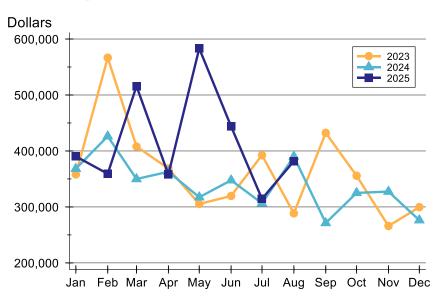
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	20.0%	229,000	229,000	4	4	100.0%	100.0%
\$250,000-\$299,999	3	30.0%	280,100	279,900	17	10	99.4%	100.0%
\$300,000-\$399,999	2	20.0%	357,500	357,500	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	3	30.0%	601,600	599,900	9	4	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



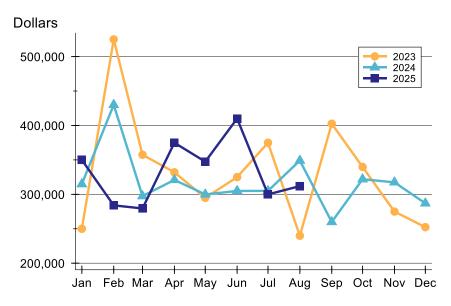


## **Douglas County New Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	426,271	359,169
March	407,981	349,873	515,761
April	368,714	362,858	357,958
May	305,255	317,326	583,228
June	319,638	347,625	443,764
July	392,532	306,500	314,406
August	288,557	390,025	381,810
September	432,319	271,284	
October	355,683	325,080	
November	265,911	327,386	
December	299,663	276,325	



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	430,000	284,000
March	357,450	297,500	279,500
April	332,000	320,900	374,900
May	294,950	299,900	347,450
June	325,000	304,950	410,000
July	374,900	305,000	299,900
August	239,900	349,000	311,950
September	402,500	259,900	
October	339,750	321,950	
November	275,000	317,450	
December	252,400	286,950	



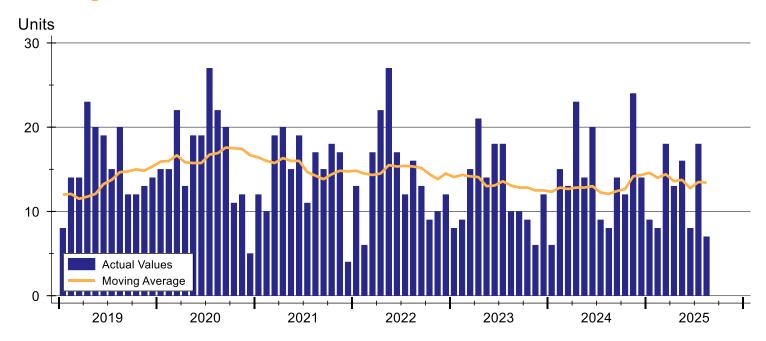
## Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Y0 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	7	8	-12.5%	97	108	-10.2%
Vo	lume (1,000s)	2,196	2,442	-10.1%	38,043	36,760	3.5%
ge	Sale Price	313,693	305,263	2.8%	392,201	340,366	15.2%
Avera	Days on Market	16	57	-71.9%	17	25	-32.0%
¥	Percent of Original	98.7%	93.6%	5.4%	98.5%	98.7%	-0.2%
=	Sale Price	313,950	298,650	5.1%	299,900	310,000	-3.3%
Median	Days on Market	10	52	-80.8%	5	7	-28.6%
Σ	Percent of Original	99.2%	93.7%	5.9%	100.0%	99.7%	0.3%

A total of 7 contracts for sale were written in Douglas County during the month of August, down from 8 in 2024. The median list price of these homes was \$313,950, up from \$298,650 the prior year.

Half of the homes that went under contract in August were on the market less than 10 days, compared to 52 days in August 2024.

#### **History of Contracts Written**

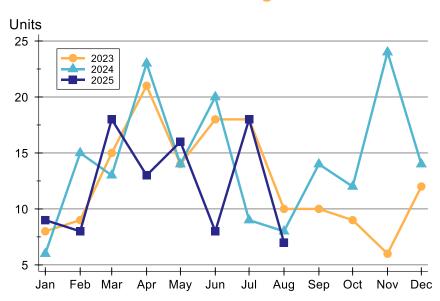






## Douglas County Contracts Written Analysis

#### **Contracts Written by Month**



Month	2023	2024	2025
January	8	6	9
February	9	15	8
March	15	13	18
April	21	23	13
May	14	14	16
June	18	20	8
July	18	9	18
August	10	8	7
September	10	14	
October	9	12	
November	6	24	
December	12	14	

#### **Contracts Written by Price Range**

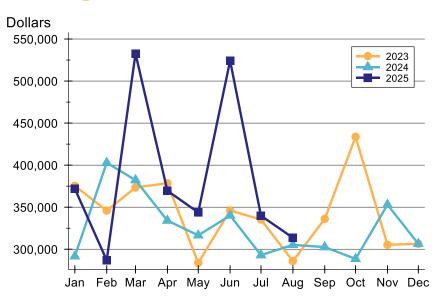
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	209,000	209,000	3	3	100.0%	100.0%
\$250,000-\$299,999	2	28.6%	272,450	272,450	7	7	99.6%	99.6%
\$300,000-\$399,999	3	42.9%	345,650	348,000	13	17	98.7%	98.1%
\$400,000-\$499,999	1	14.3%	405,000	405,000	60	60	95.3%	95.3%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



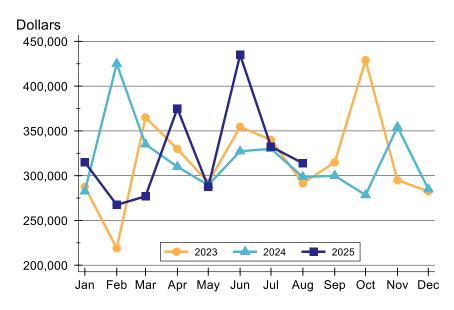


## Douglas County Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	375,375	291,533	372,044
February	345,967	402,837	286,847
March	373,447	382,246	532,694
April	378,505	334,122	369,573
Мау	283,786	316,529	343,769
June	346,106	340,155	524,213
July	335,397	293,022	339,861
August	285,900	305,263	313,693
September	336,080	302,562	
October	433,761	288,521	
November	305,346	352,948	
December	306,475	306,511	



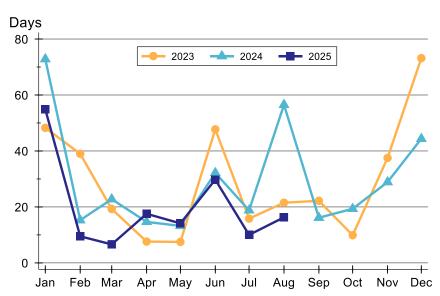
Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	277,000
April	329,900	310,000	375,000
May	292,450	289,500	287,450
June	354,500	327,250	434,950
July	339,950	330,000	332,450
August	291,500	298,650	313,950
September	314,950	299,900	
October	429,000	278,450	
November	294,950	354,375	
December	282,450	285,000	





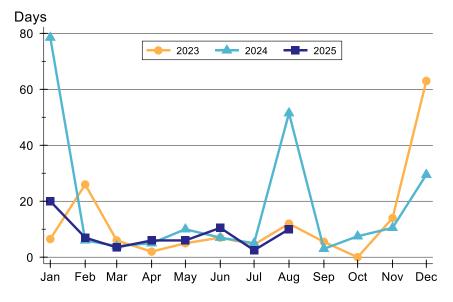
## Douglas County Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	48	73	55
February	39	15	10
March	19	23	7
April	8	15	18
May	8	13	14
June	48	32	30
July	16	19	10
August	22	57	16
September	22	16	
October	10	19	
November	38	29	
December	73	44	

#### **Median DOM**



Month	2023	2024	2025
January	7	79	20
February	26	6	7
March	6	4	4
April	2	5	6
May	5	10	6
June	7	7	11
July	5	5	3
August	12	52	10
September	6	3	
October	N/A	8	
November	14	11	
December	63	30	



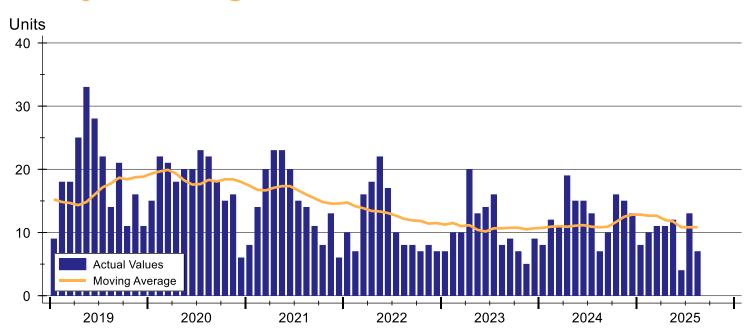
## Douglas County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	7	7	0.0%
Vo	lume (1,000s)	2,282	2,004	13.9%
ge	List Price	325,986	286,243	13.9%
Avera	Days on Market	15	36	-58.3%
Ą	Percent of Original	99.0%	97.9%	1.1%
	List Price	348,000	248,000	40.3%
Media	Days on Market	8	50	-84.0%
Σ	Percent of Original	100.0%	98.7%	1.3%

A total of 7 listings in Douglas County had contracts pending at the end of August, the same number of contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

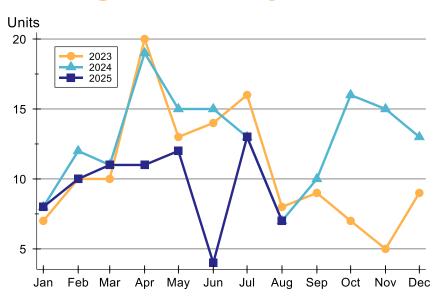






## Douglas County Pending Contracts Analysis

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	7	8	8
February	10	12	10
March	10	11	11
April	20	19	11
May	13	15	12
June	14	15	4
July	16	13	13
August	8	7	7
September	9	10	
October	7	16	
November	5	15	
December	9	13	

#### **Pending Contracts by Price Range**

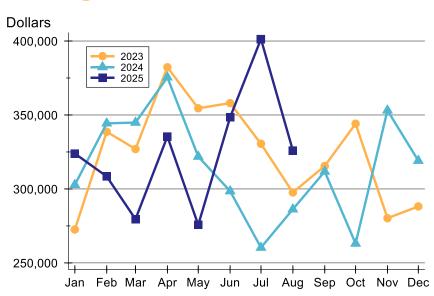
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	212,000	212,000	6	6	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	279,900	279,900	10	10	100.0%	100.0%
\$300,000-\$399,999	2	28.6%	361,500	361,500	9	9	99.0%	99.0%
\$400,000-\$499,999	2	28.6%	427,500	427,500	34	34	97.6%	97.6%
\$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



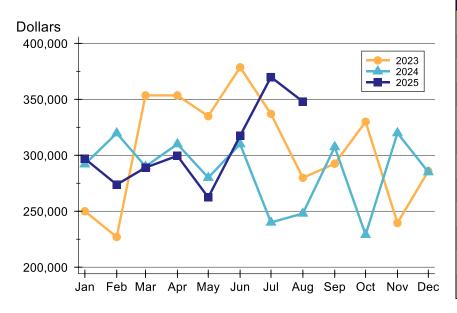


## Douglas County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	272,557	302,775	323,938
February	338,670	344,338	308,438
March	326,980	344,882	279,562
April	382,265	375,463	335,455
May	354,538	321,893	275,708
June	358,050	298,527	348,450
July	330,508	260,338	401,354
August	297,616	286,243	325,986
September	315,522	311,760	
October	344,100	263,097	
November	280,215	353,103	
December	288,172	319,104	



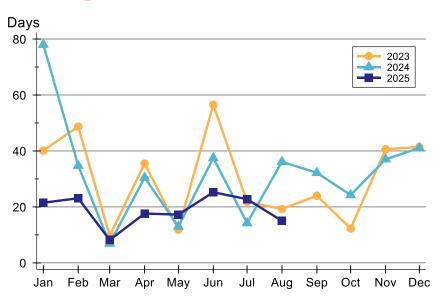
Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	273,839
March	353,500	290,000	289,000
April	353,500	310,000	299,500
May	335,000	280,000	262,400
June	378,600	310,000	317,450
July	336,950	240,000	369,900
August	279,875	248,000	348,000
September	292,500	307,450	
October	330,000	229,000	
November	239,500	319,900	
December	285,900	285,000	





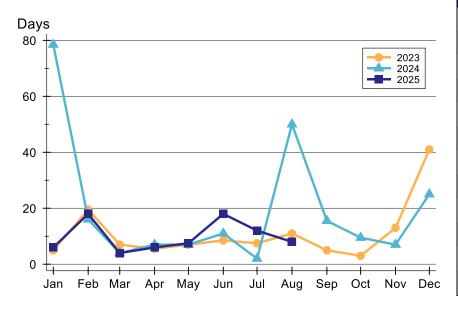
## Douglas County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	40	78	22
February	49	35	23
March	10	7	8
April	36	30	18
May	12	13	17
June	57	37	25
July	22	14	23
August	19	36	15
September	24	32	
October	12	24	
November	41	37	
December	41	41	

#### **Median DOM**



Month	2023	2024	2025
January	5	79	6
February	20	16	18
March	7	4	4
April	6	7	6
May	7	7	8
June	9	11	18
July	8	2	12
August	11	50	8
September	5	16	
October	3	10	
November	13	7	
December	41	25	





### **Emporia Area Housing Report**



### Market Overview

#### **Emporia Area Home Sales Remained Constant** in August

Total home sales in the Emporia area remained at 37 units last month, the same as in August 2024. Total sales volume was \$6.6 million, down from a year earlier.

The median sale price in August was \$160,000, down from \$165,000 a year earlier. Homes that sold in August were typically on the market for 15 days and sold for 97.6% of their list prices.

#### **Emporia Area Active Listings Up at End of August**

The total number of active listings in the Emporia area at the end of August was 107 units, up from 63 at the same point in 2024. This represents a 3.4 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$184,900.

During August, a total of 32 contracts were written down from 38 in August 2024. At the end of the month, there were 39 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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www.SunflowerRealtors.com





# **Emporia Area Summary Statistics**

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	o <b>me Sales</b> ange from prior year	<b>37</b> 0.0%	<b>37</b> 15.6%	<b>32</b> -8.6%	<b>248</b> -2.7%	<b>255</b> -11.5%	<b>288</b> -13.5%
	<b>tive Listings</b> ange from prior year	<b>107</b> 69.8%	<b>63</b> 43.2%	<b>44</b> -6.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>3.4</b> 70.0%	<b>2.0</b> 66.7%	<b>1.2</b> 9.1%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>43</b> -12.2%	<b>49</b> 14.0%	<b>43</b> -2.3%	<b>387</b> 13.5%	<b>341</b> -2.0%	<b>348</b> -12.8%
	ntracts Written ange from prior year	<b>32</b> -15.8%	<b>38</b> 0.0%	<b>38</b> -22.4%	<b>272</b> -1.1%	<b>275</b> -10.1%	<b>306</b> -14.0%
	nding Contracts ange from prior year	<b>39</b> -11.4%	<b>44</b> 4.8%	<b>42</b> -39.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>6,628</b> -19.3%	<b>8,218</b> 20.5%	<b>6,822</b> 7.5%	<b>51,267</b> 2.3%	<b>50,098</b> -10.1%	<b>55,750</b> -3.3%
	Sale Price Change from prior year	<b>179,149</b> -19.3%	<b>222,109</b> 4.2%	<b>213,187</b> 17.6%	<b>206,723</b> 5.2%	<b>196,464</b>	<b>193,576</b> 11.8%
4	List Price of Actives Change from prior year	<b>215,740</b> -0.6%	<b>217,145</b> -9.9%	<b>240,991</b> 8.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>39</b> 44.4%	<b>27</b> 42.1%	<b>19</b> 18.8%	<b>41</b> 46.4%	<b>28</b> 21.7%	<b>23</b> 0.0%
٩	Percent of List Change from prior year	<b>96.3%</b> -0.1%	<b>96.4%</b> 0.5%	<b>95.9%</b> -1.6%	<b>96.4%</b> -0.1%	<b>96.5%</b> -0.6%	<b>97.1%</b> 0.3%
	Percent of Original Change from prior year	<b>93.2%</b> -2.0%	<b>95.1%</b> 0.4%	<b>94.7%</b> -1.8%	<b>93.6%</b> -2.0%	<b>95.5%</b> 0.2%	<b>95.3%</b> -0.2%
	Sale Price Change from prior year	<b>160,000</b> -3.0%	<b>165,000</b> 5.4%	<b>156,500</b> -15.9%	<b>182,000</b> 4.3%	<b>174,500</b> 7.1%	<b>163,000</b> 12.4%
	List Price of Actives Change from prior year	<b>184,900</b> -1.1%	<b>187,000</b> -2.6%	<b>192,000</b> -4.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>15</b> 150.0%	<b>6</b> -40.0%	<b>10</b> 150.0%	<b>10</b> 66.7%	<b>6</b> 0.0%	<b>6</b> -14.3%
2	Percent of List Change from prior year	<b>97.6%</b> 0.4%	<b>97.2%</b> -0.1%	<b>97.3%</b> -2.3%	<b>97.8%</b> -1.8%	<b>99.6%</b> 1.0%	<b>98.6%</b> -0.4%
	Percent of Original Change from prior year	<b>95.7%</b> 0.1%	<b>95.6%</b> 0.4%	<b>95.2%</b> -3.6%	<b>95.8%</b> -2.5%	<b>98.3%</b> 0.5%	<b>97.8%</b> -0.5%

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



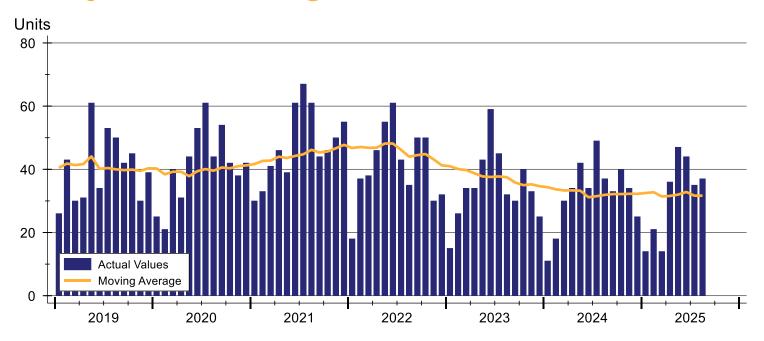
# **Emporia Area Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Clc	sed Listings	37	37	0.0%	<b>248</b> 255		-2.7%
Vo	lume (1,000s)	6,628	8,218	-19.3%	51,267	50,098	2.3%
Мс	onths' Supply	3.4	2.0	70.0%	N/A	N/A	N/A
	Sale Price	179,149	222,109	-19.3%	206,723	196,464	5.2%
age	Days on Market	39	27	44.4%	41	28	46.4%
Averag	Percent of List	96.3%	96.4%	-0.1%	96.4%	96.5%	-0.1%
	Percent of Original	93.2%	95.1%	-2.0%	93.6%	95.5%	-2.0%
	Sale Price	160,000	165,000	-3.0%	182,000	174,500	4.3%
lan	Days on Market	15	6	150.0%	10	6	66.7%
Median	Percent of List	97.6%	97.2%	0.4%	97.8%	99.6%	-1.8%
	Percent of Original	<b>95.7</b> %	95.6%	0.1%	95.8%	98.3%	-2.5%

A total of 37 homes sold in the Emporia area in August, showing no change from August 2024. Total sales volume fell to \$6.6 million compared to \$8.2 million in the previous year.

The median sales price in August was \$160,000, down 3.0% compared to the prior year. Median days on market was 15 days, up from 9 days in July, and up from 6 in August 2024.

#### **History of Closed Listings**

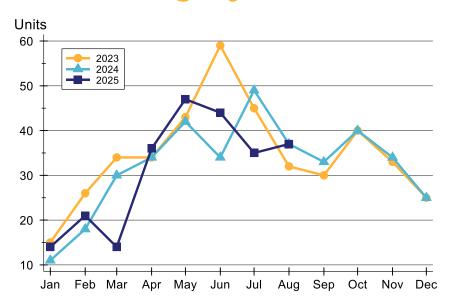






# **Emporia Area Closed Listings Analysis**

#### **Closed Listings by Month**



Month	2023	2024	2025
January	15	11	14
February	26	18	21
March	34	30	14
April	34	34	36
May	43	42	47
June	59	34	44
July	45	49	35
August	32	37	37
September	30	33	
October	40	40	
November	33	34	
December	25	25	

#### **Closed Listings by Price Range**

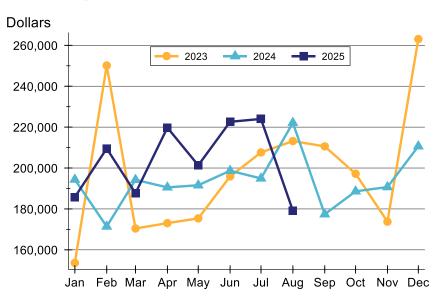
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as <sup>c</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.4%	0.0	34,450	34,450	16	16	103.5%	103.5%	95.4%	95.4%
\$50,000-\$99,999	1	2.7%	2.7	57,000	57,000	47	47	79.7%	79.7%	71.7%	71.7%
\$100,000-\$124,999	5	13.5%	6.2	108,500	109,000	22	8	94.0%	97.5%	91.7%	97.5%
\$125,000-\$149,999	6	16.2%	3.2	136,250	137,000	78	41	92.9%	93.8%	87.7%	89.6%
\$150,000-\$174,999	7	18.9%	2.9	157,690	159,900	49	50	96.7%	95.7%	93.9%	95.4%
\$175,000-\$199,999	5	13.5%	3.5	182,300	183,000	25	5	99.2%	98.9%	96.4%	98.9%
\$200,000-\$249,999	5	13.5%	3.5	210,000	205,000	48	9	96.5%	97.6%	93.6%	95.5%
\$250,000-\$299,999	2	5.4%	2.9	265,000	265,000	7	7	99.0%	99.0%	99.0%	99.0%
\$300,000-\$399,999	3	8.1%	3.6	307,423	307,269	17	8	100.4%	100.0%	100.4%	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	2.7%	8.0	625,000	625,000	2	2	96.2%	96.2%	96.2%	96.2%
\$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



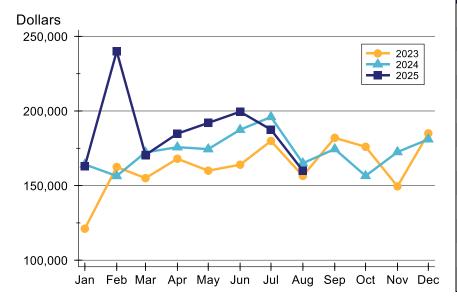


# **Emporia Area Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	153,608	194,373	185,765
February	250,131	171,404	209,538
March	170,425	194,223	187,707
April	173,044	190,532	219,758
May	175,369	191,586	201,343
June	195,905	198,674	222,616
July	207,624	194,912	224,011
August	213,187	222,109	179,149
September	210,587	177,390	
October	197,204	188,603	
November	173,785	190,697	
December	263,088	210,632	



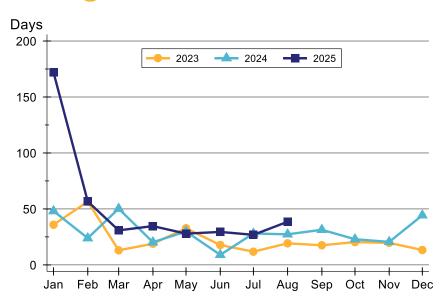
Month	2023	2024	2025
January	121,125	164,200	162,979
February	162,500	156,450	240,000
March	155,000	172,250	170,500
April	168,000	175,750	184,825
May	160,000	174,450	192,000
June	164,000	187,450	199,500
July	179,900	196,000	187,500
August	156,500	165,000	160,000
September	182,000	174,500	
October	176,000	156,500	
November	149,500	172,500	
December	185,000	181,000	





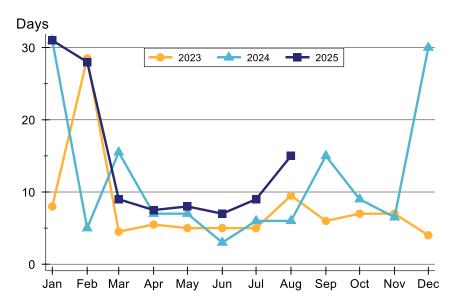
## **Emporia Area Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	36	48	172
February	57	24	57
March	13	50	31
April	19	20	35
May	33	30	28
June	18	9	29
July	12	28	27
August	19	27	39
September	18	31	
October	20	23	
November	20	21	
December	13	44	

### **Median DOM**



Month	2023	2024	2025
January	8	31	31
February	29	5	28
March	5	16	9
April	6	7	8
May	5	7	8
June	5	3	7
July	5	6	9
August	10	6	15
September	6	15	
October	7	9	
November	7	7	
December	4	30	



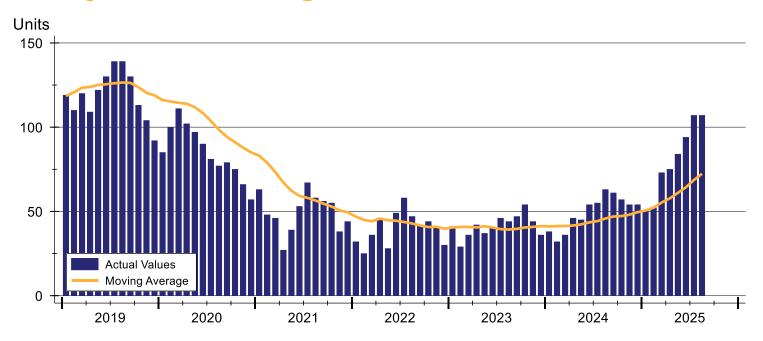
## **Emporia Area Active Listings Analysis**

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	107	63	69.8%
Volume (1,000s)		23,084	13,680	68.7%
Мс	onths' Supply	3.4	2.0	70.0%
ge	List Price	215,740	217,145	-0.6%
Avera	Days on Market	52	56	-7.1%
¥	Percent of Original	95.0%	96.6%	-1.7%
2	List Price	184,900	187,000	-1.1%
Media	Days on Market	31	34	-8.8%
Σ	Percent of Original	97.8%	100.0%	-2.2%

A total of 107 homes were available for sale in the Emporia area at the end of August. This represents a 3.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$184,900, down 1.1% from 2024. The typical time on market for active listings was 31 days, down from 34 days a year earlier.

### **History of Active Listings**

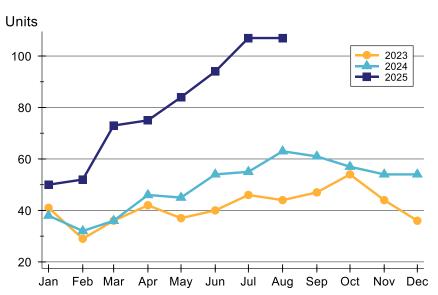






## **Emporia Area Active Listings Analysis**

### **Active Listings by Month**



Month	2023	2024	2025
January	41	38	50
February	29	32	52
March	36	36	73
April	42	46	75
May	37	45	84
June	40	54	94
July	46	55	107
August	44	63	107
September	47	61	
October	54	57	
November	44	54	
December	36	54	

### **Active Listings by Price Range**

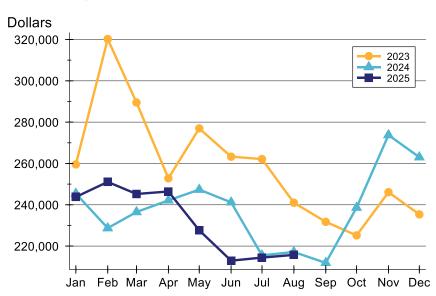
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	2	1.9%	6.0	9,425	9,425	19	19	90.9%	90.9%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	11	10.3%	2.7	82,926	88,900	47	50	90.4%	89.0%
\$100,000-\$124,999	14	13.1%	6.2	111,357	111,200	56	36	93.0%	95.4%
\$125,000-\$149,999	11	10.3%	3.2	140,927	139,900	33	7	97.2%	100.0%
\$150,000-\$174,999	11	10.3%	2.9	160,212	159,900	88	61	94.6%	94.5%
\$175,000-\$199,999	12	11.2%	3.5	188,479	185,450	39	20	97.3%	100.0%
\$200,000-\$249,999	16	15.0%	3.5	232,300	234,200	63	28	95.1%	99.0%
\$250,000-\$299,999	11	10.3%	2.9	270,164	265,000	44	40	97.8%	98.5%
\$300,000-\$399,999	10	9.3%	3.6	359,346	359,700	52	56	95.7%	98.2%
\$400,000-\$499,999	5	4.7%	N/A	454,780	449,900	26	25	94.3%	100.0%
\$500,000-\$749,999	4	3.7%	8.0	615,975	610,000	72	30	96.2%	96.3%
\$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



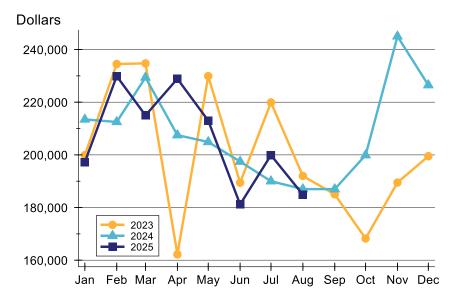


## **Emporia Area Active Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	259,538	245,424	243,778
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
May	276,970	247,332	227,643
June	263,288	241,171	212,933
July	262,126	215,529	214,432
August	240,991	217,145	215,740
September	231,733	211,868	
October	225,176	238,630	
November	246,093	273,748	
December	235,333	263,035	



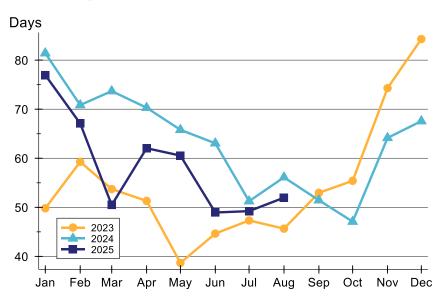
Month	2023	2024	2025
January	199,900	213,450	197,250
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
May	229,900	204,900	213,000
June	189,450	197,450	181,200
July	219,900	189,999	199,900
August	192,000	187,000	184,900
September	185,000	187,000	
October	168,250	199,900	
November	189,500	245,000	
December	199,500	226,500	





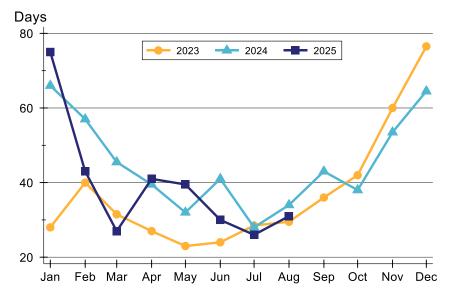
## **Emporia Area Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	50	81	77
February	59	71	67
March	54	74	50
April	51	70	62
May	39	66	61
June	45	63	49
July	47	51	49
August	46	56	52
September	53	51	
October	55	47	
November	74	64	
December	84	68	

#### **Median DOM**

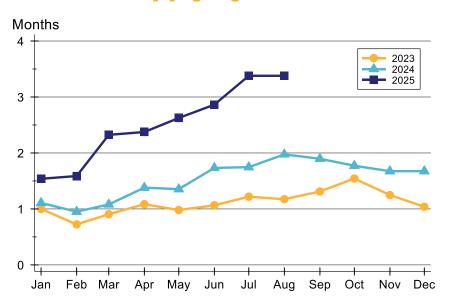


Month	2023	2024	2025
January	28	66	75
February	40	57	43
March	32	46	27
April	27	40	41
May	23	32	40
June	24	41	30
July	29	28	26
August	30	34	31
September	36	43	
October	42	38	
November	60	54	
December	77	65	



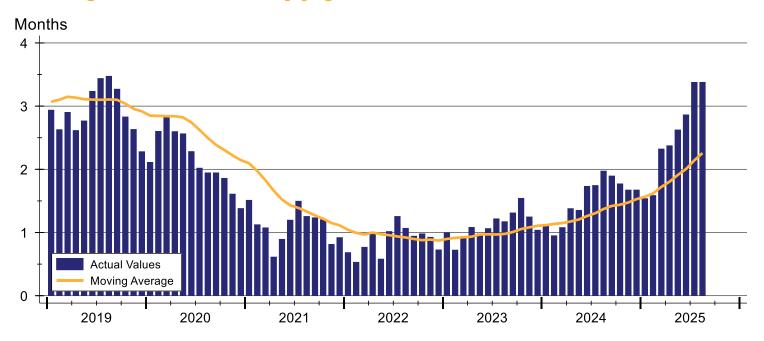
## **Emporia Area Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.0	1.1	1.5
February	0.7	1.0	1.6
March	0.9	1.1	2.3
April	1.1	1.4	2.4
May	1.0	1.4	2.6
June	1.1	1.7	2.9
July	1.2	1.7	3.4
August	1.2	2.0	3.4
September	1.3	1.9	
October	1.5	1.8	
November	1.2	1.7	
December	1.0	1.7	

#### **History of Month's Supply**





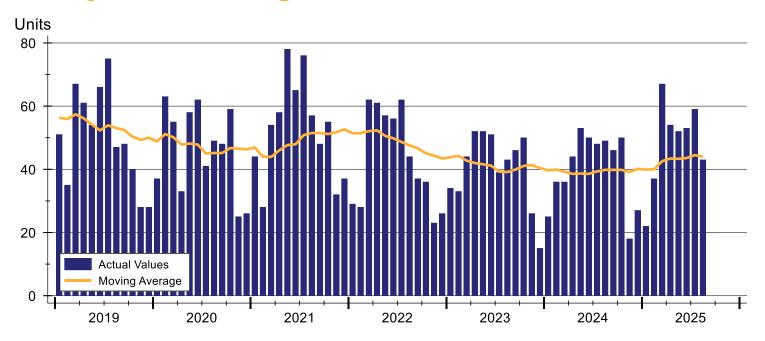
## **Emporia Area New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change
£	New Listings	43	49	-12.2%
Month	Volume (1,000s)	9,694	9,289	4.4%
Current	Average List Price	225,437	189,567	18.9%
C	Median List Price	183,900	169,000	8.8%
न	New Listings	387	341	13.5%
-Da	Volume (1,000s)	81,771	70,685	15.7%
Year-to-Date	Average List Price	211,294	207,288	1.9%
×	Median List Price	188,000	180,000	4.4%

A total of 43 new listings were added in the Emporia area during August, down 12.2% from the same month in 2024. Year-to-date the Emporia area has seen 387 new listings.

The median list price of these homes was \$183,900 up from \$169,000 in 2024.

### **History of New Listings**

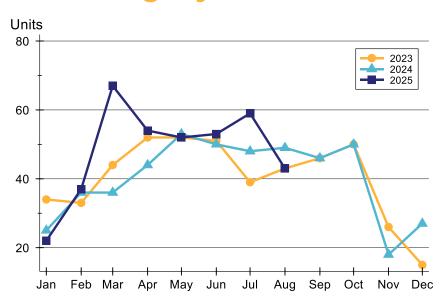






## **Emporia Area New Listings Analysis**

### **New Listings by Month**



Month	2023	2024	2025
January	34	25	22
February	33	36	37
March	44	36	67
April	52	44	54
May	52	53	52
June	51	50	53
July	39	48	59
August	43	49	43
September	46	46	
October	50	50	
November	26	18	
December	15	27	

### **New Listings by Price Range**

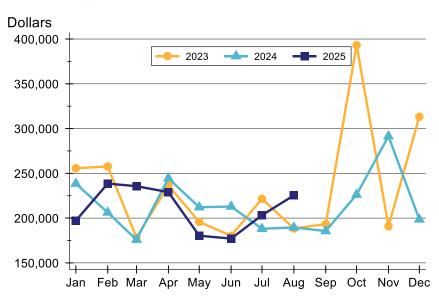
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	4.7%	40,000	40,000	11	11	76.2%	76.2%
\$50,000-\$99,999	4	9.3%	68,575	62,200	10	7	98.5%	100.0%
\$100,000-\$124,999	4	9.3%	118,075	119,700	19	20	90.8%	93.8%
\$125,000-\$149,999	5	11.6%	139,920	139,900	10	7	99.3%	100.0%
\$150,000-\$174,999	5	11.6%	160,780	158,000	12	12	100.0%	100.0%
\$175,000-\$199,999	4	9.3%	185,550	184,400	20	18	99.6%	99.7%
\$200,000-\$249,999	5	11.6%	233,380	239,900	9	5	99.9%	100.0%
\$250,000-\$299,999	6	14.0%	274,117	273,450	5	6	99.7%	100.0%
\$300,000-\$399,999	3	7.0%	332,633	329,900	7	7	99.4%	100.0%
\$400,000-\$499,999	2	4.7%	457,000	457,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	4.7%	569,500	569,500	14	14	99.5%	99.5%
\$750,000-\$999,999	1	2.3%	759,000	759,000	9	9	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



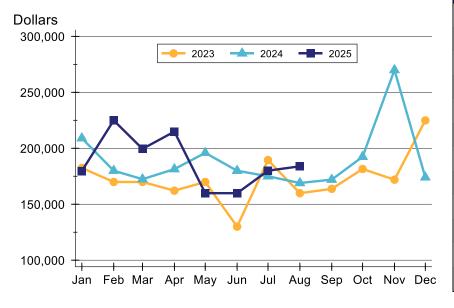


## **Emporia Area New Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	255,681	238,544	197,155
February	257,694	206,228	238,561
March	178,327	175,949	235,678
April	236,440	244,442	229,020
May	195,738	212,133	180,336
June	180,267	212,926	177,145
July	221,597	188,119	203,209
August	188,419	189,567	225,437
September	193,379	185,554	
October	393,143	226,222	
November	190,950	291,433	
December	313,233	198,524	



Month	2023	2024	2025
January	182,450	209,000	179,700
February	169,900	180,000	224,900
March	169,900	172,400	199,500
April	162,150	181,400	214,900
May	169,900	195,900	159,900
June	130,000	179,950	159,900
July	189,500	175,000	180,000
August	159,900	169,000	183,900
September	163,750	172,000	
October	181,500	192,450	
November	171,950	269,950	
December	224,900	174,000	



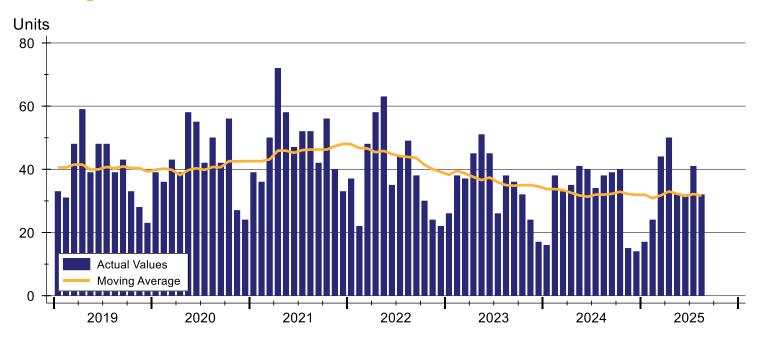
## **Emporia Area Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	32	38	-15.8%	272	275	-1.1%
Vo	lume (1,000s)	5,708	7,088	-19.5%	58,031	58,791	-1.3%
ge	Sale Price	178,359	186,521	-4.4%	213,350	213,785	-0.2%
Avera	Days on Market	43	21	104.8%	36	27	33.3%
¥	Percent of Original	93.1%	93.7%	-0.6%	93.8%	95.4%	-1.7%
=	Sale Price	184,450	179,750	2.6%	189,700	180,000	5.4%
Median	Days on Market	19	14	35.7%	11	6	83.3%
Σ	Percent of Original	96.2%	97.2%	-1.0%	96.2%	98.1%	-1.9%

A total of 32 contracts for sale were written in the Emporia area during the month of August, down from 38 in 2024. The median list price of these homes was \$184,450, up from \$179,750 the prior year.

Half of the homes that went under contract in August were on the market less than 19 days, compared to 14 days in August 2024.

#### **History of Contracts Written**

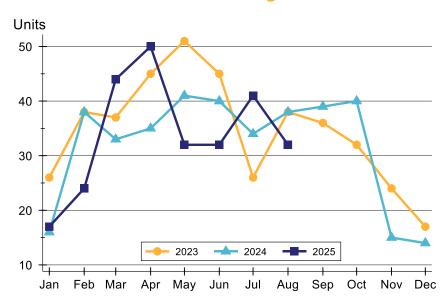






# **Emporia Area Contracts Written Analysis**

### **Contracts Written by Month**



Month	2023	2024	2025
January	26	16	17
February	38	38	24
March	37	33	44
April	45	35	50
May	51	41	32
June	45	40	32
July	26	34	41
August	38	38	32
September	36	39	
October	32	40	
November	24	15	
December	17	14	

### **Contracts Written by Price Range**

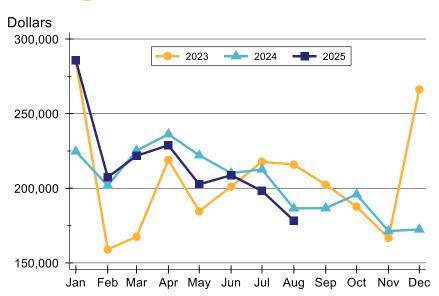
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	15.6%	38,000	40,000	24	19	82.4%	70.9%
\$50,000-\$99,999	2	6.3%	67,500	67,500	173	173	84.3%	84.3%
\$100,000-\$124,999	3	9.4%	119,767	119,500	12	10	90.6%	96.2%
\$125,000-\$149,999	3	9.4%	145,433	144,800	62	58	93.0%	93.7%
\$150,000-\$174,999	2	6.3%	163,000	163,000	3	3	106.3%	106.3%
\$175,000-\$199,999	2	6.3%	184,450	184,450	27	27	93.4%	93.4%
\$200,000-\$249,999	7	21.9%	229,643	227,900	66	37	94.1%	96.2%
\$250,000-\$299,999	6	18.8%	267,683	267,400	12	6	98.9%	100.0%
\$300,000-\$399,999	2	6.3%	339,200	339,200	46	46	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



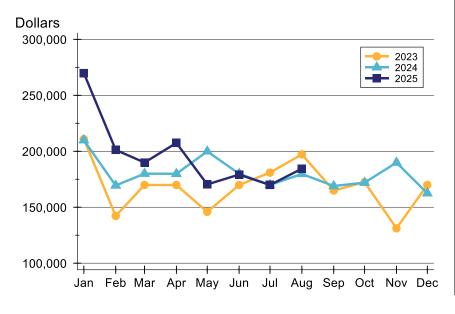


## **Emporia Area Contracts Written Analysis**

### **Average Price**



Month	2023	2024	2025
January	285,077	224,700	285,788
February	158,949	201,782	207,425
March	167,535	225,224	221,717
April	219,007	236,216	228,832
Мау	184,567	222,084	202,606
June	201,069	210,151	208,751
July	217,796	212,612	198,206
August	215,824	186,521	178,359
September	202,414	186,700	
October	187,672	195,883	
November	166,738	171,353	
December	266,229	172,386	



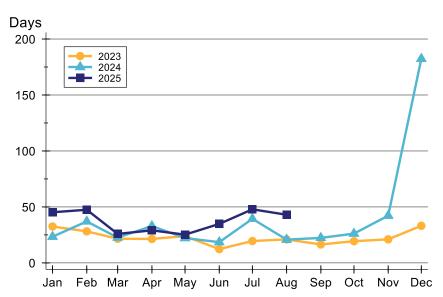
Month	2023	2024	2025
January	210,950	209,900	269,900
February	142,250	169,450	201,250
March	169,900	180,000	189,950
April	169,900	179,900	207,450
May	145,900	199,900	170,400
June	169,900	179,950	179,200
July	180,950	169,900	169,900
August	197,200	179,750	184,450
September	164,950	169,000	
October	172,450	172,000	
November	131,200	189,900	
December	169,900	162,500	





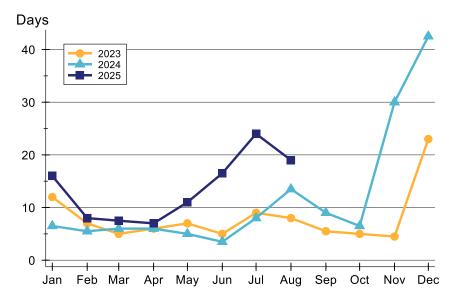
## **Emporia Area Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	33	23	45
February	28	37	47
March	22	23	26
April	21	33	29
May	24	22	25
June	12	19	35
July	20	39	48
August	21	21	43
September	16	22	
October	19	26	
November	21	42	
December	33	182	

### **Median DOM**



Month	2023	2024	2025
January	12	7	16
February	7	6	8
March	5	6	8
April	6	6	7
May	7	5	11
June	5	4	17
July	9	8	24
August	8	14	19
September	6	9	
October	5	7	
November	5	30	
December	23	43	



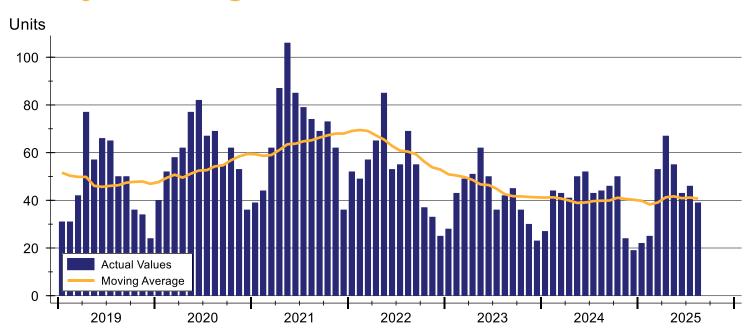
## **Emporia Area Pending Contracts Analysis**

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	39	44	-11.4%
Vo	lume (1,000s)	7,611	8,887	-14.4%
ge	List Price	195,149	201,970	-3.4%
Avera	Days on Market	51	27	88.9%
Ą	Percent of Original	95.1%	96.1%	-1.0%
5	List Price	189,000	179,750	5.1%
Media	Days on Market	24	9	166.7%
Σ	Percent of Original	96.8%	100.0%	-3.2%

A total of 39 listings in the Emporia area had contracts pending at the end of August, down from 44 contracts pending at the end of August 2024.

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

### **History of Pending Contracts**

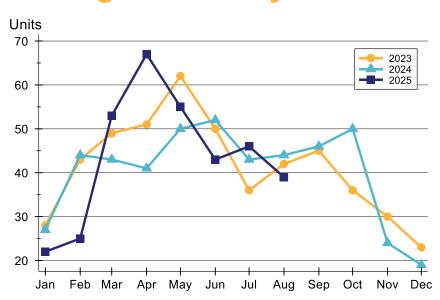






# **Emporia Area Pending Contracts Analysis**

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	28	27	22
February	43	44	25
March	49	43	53
April	51	41	67
May	62	50	55
June	50	52	43
July	36	43	46
August	42	44	39
September	45	46	
October	36	50	
November	30	24	
December	23	19	

### **Pending Contracts by Price Range**

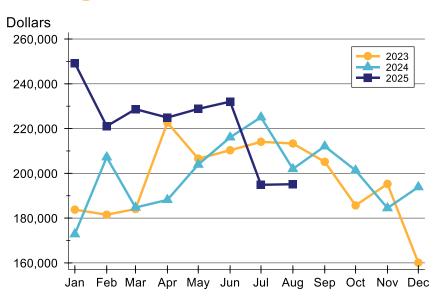
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	10.3%	37,750	40,000	26	15	92.1%	100.0%
\$50,000-\$99,999	3	7.7%	74,667	80,500	117	22	89.5%	94.0%
\$100,000-\$124,999	2	5.1%	119,900	119,900	10	10	98.1%	98.1%
\$125,000-\$149,999	4	10.3%	142,825	145,750	98	107	90.8%	91.2%
\$150,000-\$174,999	5	12.8%	165,380	169,000	66	24	96.8%	100.0%
\$175,000-\$199,999	2	5.1%	184,450	184,450	27	27	95.8%	95.8%
\$200,000-\$249,999	7	17.9%	236,714	239,900	60	37	95.1%	96.2%
\$250,000-\$299,999	8	20.5%	265,575	266,700	23	11	98.3%	100.0%
\$300,000-\$399,999	3	7.7%	332,767	329,900	32	4	98.9%	100.0%
\$400,000-\$499,999	1	2.6%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



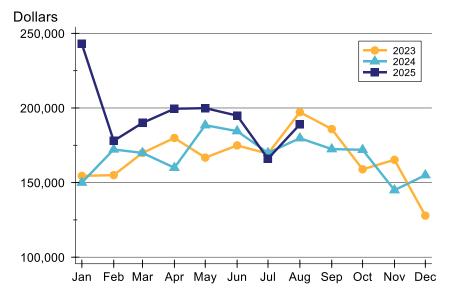


## **Emporia Area Pending Contracts Analysis**

### **Average Price**



Month	2023	2024	2025
January	183,800	172,848	249,214
February	181,521	207,211	221,064
March	184,071	184,742	228,671
April	222,690	188,143	224,919
Мау	206,548	203,924	228,789
June	210,310	216,086	232,019
July	214,081	225,065	194,883
August	213,333	201,970	195,149
September	205,142	212,089	
October	185,671	201,312	
November	195,270	184,488	
December	160,087	193,879	



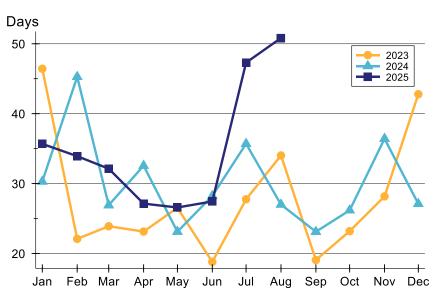
Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	178,000
March	169,900	169,900	190,000
April	179,900	159,950	199,500
May	166,750	188,450	199,900
June	174,900	184,500	194,900
July	169,400	169,900	166,000
August	197,200	179,750	189,000
September	185,900	172,450	
October	158,900	172,000	
November	165,250	144,950	
December	127,900	155,000	





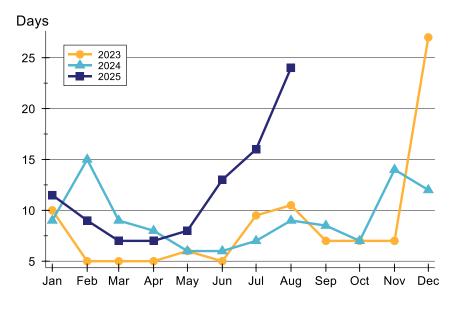
## **Emporia Area Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	46	30	36
February	22	45	34
March	24	27	32
April	23	33	27
May	27	23	27
June	19	28	27
July	28	36	47
August	34	27	51
September	19	23	
October	23	26	
November	28	36	
December	43	27	

#### **Median DOM**



Month	2023	2024	2025
January	10	9	12
February	5	15	9
March	5	9	7
April	5	8	7
May	6	6	8
June	5	6	13
July	10	7	16
August	11	9	24
September	7	9	
October	7	7	
November	7	14	
December	27	12	





## **Greenwood County Housing Report**



### **Market Overview**

#### **Greenwood County Home Sales Fell in August**

Total home sales in Greenwood County fell last month to 1 unit, compared to 2 units in August 2024. Total sales volume was \$0.3 million, up from a year earlier.

The median sale price in August was \$262,000, up from \$24,000 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 114.0% of their list prices.

### **Greenwood County Active Listings Down at End of August**

The total number of active listings in Greenwood County at the end of August was 4 units, down from 7 at the same point in 2024. This represents a 3.7 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$87,450.

During August, a total of 1 contract was written down from 2 in August 2024. At the end of the month, there was 1 contract still pending.

#### **Report Contents**

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

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## **Greenwood County Summary Statistics**

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	:h 2023	2025	Year-to-Date 2024	2023
	r <b>me Sales</b> ange from prior year	<b>1</b> -50.0%	<b>2</b> 0.0%	<b>2</b> 100.0%	<b>11</b> 83.3%	<b>6</b> -14.3%	<b>7</b> 40.0%
	<b>tive Listings</b> ange from prior year	<b>4</b> -42.9%	<b>7</b> 250.0%	<b>2</b> 0.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>3.7</b> -60.2%	<b>9.3</b> 287.5%	<b>2.4</b> 9.1%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>1</b> -83.3%	<b>6</b> 500.0%	<b>1</b> -66.7%	<b>12</b> -7.7%	<b>13</b> 62.5%	<b>8</b> 0.0%
	ntracts Written ange from prior year	<b>1</b> -50.0%	<b>2</b> 100.0%	<b>1</b> 0.0%	<b>12</b> 100.0%	<b>6</b> -14.3%	<b>7</b> 16.7%
	nding Contracts ange from prior year	<b>1</b> N/A	O N/A	<b>0</b> -100.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>262</b> 445.8%	<b>48</b> -83.5%	<b>291</b> 438.9%	<b>3,980</b> 1413.3%	<b>263</b> -69.2%	<b>853</b> 160.9%
	Sale Price Change from prior year	<b>262,000</b> 991.7%	<b>24,000</b> -83.5%	<b>145,500</b> 169.4%	<b>361,774</b> 724.7%	<b>43,867</b> -64.0%	<b>121,843</b> 86.3%
d)	<b>List Price of Actives</b> Change from prior year	<b>89,950</b> -45.4%	<b>164,891</b> 170.8%	<b>60,900</b> -51.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>5</b> -16.7%	<b>6</b> -77.8%	<b>27</b> -55.0%	<b>45</b> 221.4%	<b>14</b> -48.1%	<b>27</b> -12.9%
٩	Percent of List Change from prior year	<b>114.0%</b> 35.1%	<b>84.4%</b> -11.8%	<b>95.7%</b> 15.0%	<b>95.6%</b> 12.7%	<b>84.8%</b> -14.9%	<b>99.7%</b> 22.0%
	Percent of Original Change from prior year	<b>114.0%</b> 35.1%	<b>84.4%</b> -9.1%	<b>92.8%</b> 20.1%	<b>94.2%</b> 12.3%	<b>83.9%</b> -15.2%	<b>98.9%</b> 34.7%
	Sale Price Change from prior year	<b>262,000</b> 991.7%	<b>24,000</b> -83.5%	<b>145,500</b> 169.4%	<b>193,250</b> 395.5%	<b>39,000</b> -68.8%	<b>125,000</b> 131.5%
	List Price of Actives Change from prior year	<b>87,450</b> 45.8%	<b>60,000</b> -1.5%	<b>60,900</b> -51.8%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>5</b> -16.7%	<b>6</b> -77.8%	<b>27</b> -55.0%	<b>18</b> 20.0%	<b>15</b> -6.3%	<b>16</b> -23.8%
2	Percent of List Change from prior year	<b>114.0%</b> 35.1%	<b>84.4%</b> -11.8%	<b>95.7%</b> 15.0%	<b>100.0%</b> 18.5%	<b>84.4%</b> -15.6%	<b>100.0%</b> 15.3%
	Percent of Original Change from prior year	<b>114.0%</b> 35.1%	<b>84.4%</b> -9.1%	<b>92.8%</b> 20.1%	<b>99.8%</b> 18.2%	<b>84.4%</b> -15.6%	<b>100.0%</b> 29.4%

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



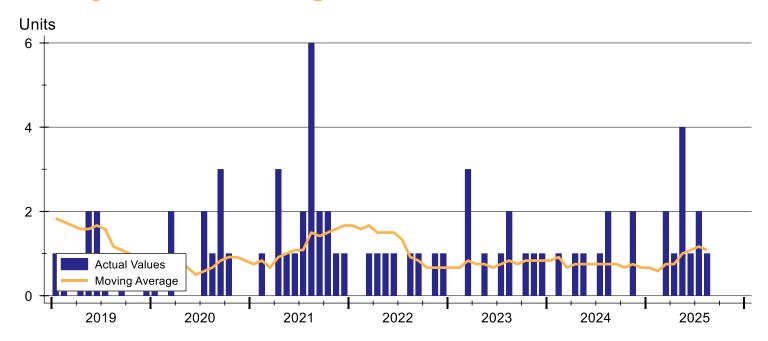
## **Greenwood County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clc	sed Listings	1	2	-50.0%	11	6	83.3%
Vo	lume (1,000s)	262	48	445.8%	3,980	263	1413.3%
Мс	onths' Supply	3.7	9.3	-60.2%	N/A	N/A	N/A
	Sale Price	262,000	24,000	991.7%	361,774	43,867	724.7%
age	Days on Market	5	6	-16.7%	45	14	221.4%
Averag	Percent of List	114.0%	84.4%	35.1%	95.6%	84.8%	12.7%
	Percent of Original	114.0%	84.4%	35.1%	94.2%	83.9%	12.3%
	Sale Price	262,000	24,000	991.7%	193,250	39,000	395.5%
dian	Days on Market	5	6	-16.7%	18	15	20.0%
Med	Percent of List	114.0%	84.4%	35.1%	100.0%	84.4%	18.5%
	Percent of Original	114.0%	84.4%	35.1%	99.8%	84.4%	18.2%

A total of 1 home sold in Greenwood County in August, down from 2 units in August 2024. Total sales volume rose to \$0.3 million compared to \$0.0 million in the previous year.

The median sales price in August was \$262,000, up 991.7% compared to the prior year. Median days on market was 5 days, down from 8 days in July, and down from 6 in August 2024.

### **History of Closed Listings**

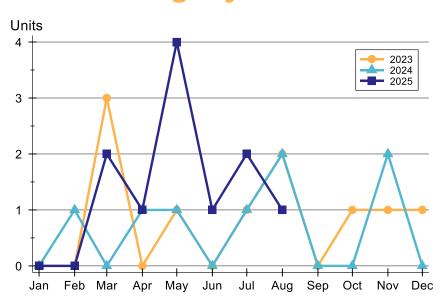






## **Greenwood County Closed Listings Analysis**

### **Closed Listings by Month**



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

### **Closed Listings by Price Range**

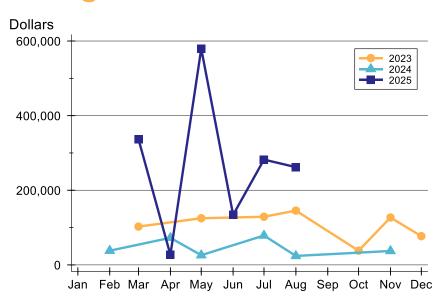
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as <sup>9</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	12.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	100.0%	0.0	262,000	262,000	5	5	114.0%	114.0%	114.0%	114.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



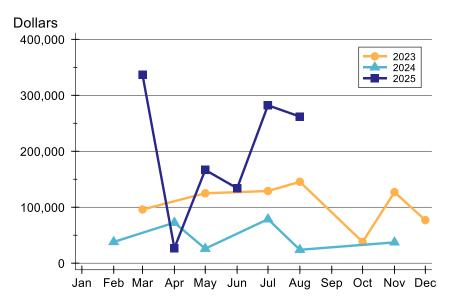


## **Greenwood County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	102,633	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	579,563
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	
October	38,000	N/A	
November	127,000	37,250	
December	77,000	N/A	



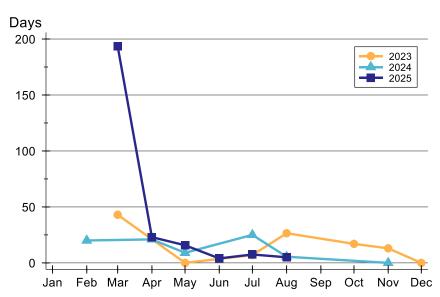
Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
Мау	125,000	26,000	166,625
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	262,000
September	N/A	N/A	
October	38,000	N/A	
November	127,000	37,250	
December	77,000	N/A	





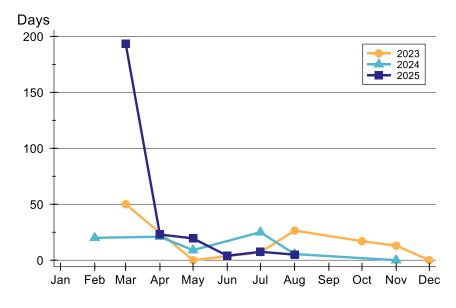
## **Greenwood County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	43	N/A	194
April	N/A	21	23
May	N/A	9	16
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	
October	17	N/A	
November	13	N/A	
December	N/A	N/A	

### **Median DOM**



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	20	N/A
March	50	N/A	194
April	N/A	21	23
May	N/A	9	20
June	N/A	N/A	4
July	7	25	8
August	27	6	5
September	N/A	N/A	
October	17	N/A	
November	13	N/A	
December	N/A	N/A	



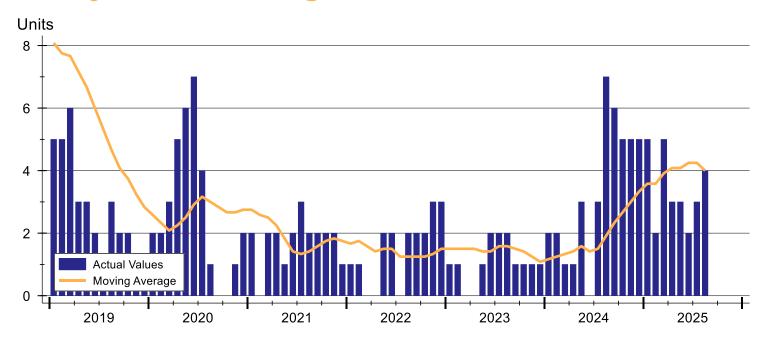
## **Greenwood County Active Listings Analysis**

Summary Statistics for Active Listings		2025	End of August 2024	Change	
Ac	tive Listings	4	7	-42.9%	
Vo	lume (1,000s)	360	1,154	-68.8%	
Months' Supply		3.7	9.3	-60.2%	
ge	List Price	89,950	164,891	-45.4%	
Avera	Days on Market	165	60	175.0%	
₹	Percent of Original	100.0%	99.4%	0.6%	
	List Price	87,450	60,000	45.8%	
Median	Days on Market	173	20	765.0%	
Σ	Percent of Original	100.0%	100.0%	0.0%	

A total of 4 homes were available for sale in Greenwood County at the end of August. This represents a 3.7 months' supply of active listings.

The median list price of homes on the market at the end of August was \$87,450, up 45.8% from 2024. The typical time on market for active listings was 173 days, up from 20 days a year earlier.

### **History of Active Listings**

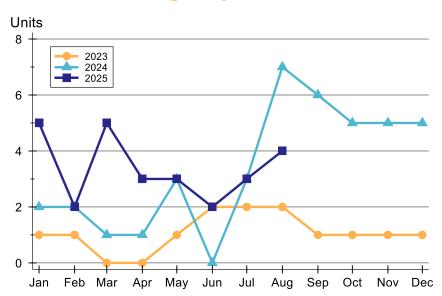






## **Greenwood County Active Listings Analysis**

### **Active Listings by Month**



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

### **Active Listings by Price Range**

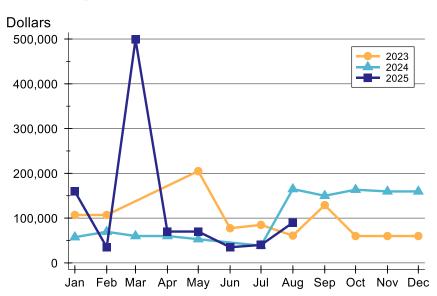
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	50.0%	12.0	35,000	35,000	295	295	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	50.0%	N/A	144,900	144,900	36	36	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	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



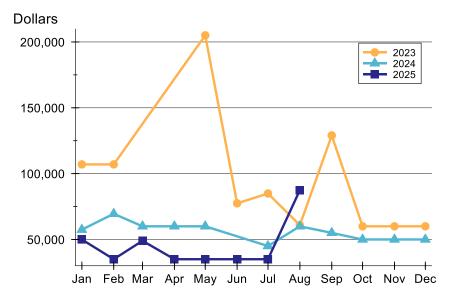


## **Greenwood County Active Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	107,000	57,450	159,579
February	107,000	69,500	35,000
March	N/A	60,000	499,000
April	N/A	60,000	69,967
May	205,000	53,000	69,967
June	77,450	N/A	35,000
July	84,900	38,333	39,967
August	60,900	164,891	89,950
September	129,000	149,872	
October	60,000	163,446	
November	60,000	159,579	
December	60,000	159,579	



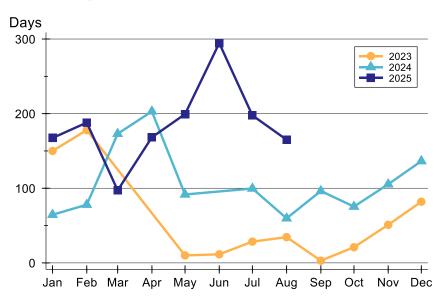
Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	35,000
March	N/A	60,000	49,000
April	N/A	60,000	35,000
May	205,000	60,000	35,000
June	77,450	N/A	35,000
July	84,900	45,000	35,000
August	60,900	60,000	87,450
September	129,000	54,998	
October	60,000	49,995	
November	60,000	49,995	
December	60,000	49,995	





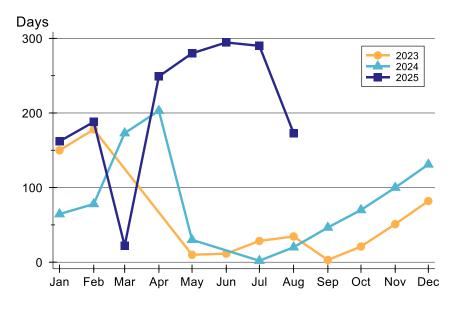
## **Greenwood County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	150	65	167
February	178	78	188
March	N/A	173	97
April	N/A	203	168
May	10	92	199
June	12	N/A	295
July	29	100	198
August	35	60	165
September	3	96	
October	21	75	
November	51	105	
December	82	136	

#### **Median DOM**

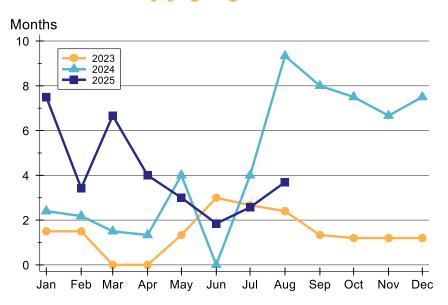


Month	2023	2024	2025
January	150	65	162
February	178	78	188
March	N/A	173	22
April	N/A	203	249
May	10	30	280
June	12	N/A	295
July	29	2	290
August	35	20	173
September	3	47	
October	21	70	
November	51	100	
December	82	131	



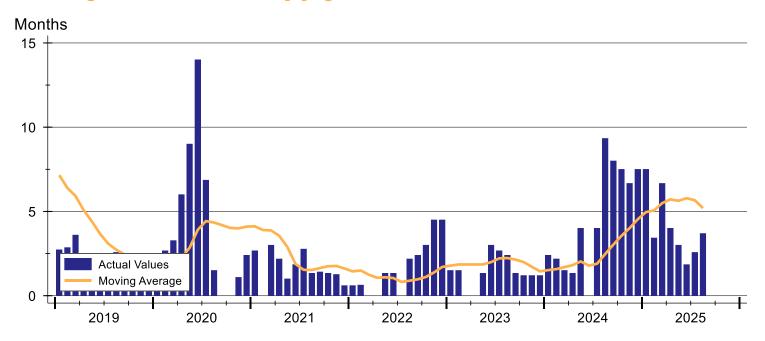
## **Greenwood County Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.5	2.4	7.5
February	1.5	2.2	3.4
March	0.0	1.5	6.7
April	0.0	1.3	4.0
May	1.3	4.0	3.0
June	3.0	0.0	1.8
July	2.7	4.0	2.6
August	2.4	9.3	3.7
September	1.3	8.0	
October	1.2	7.5	
November	1.2	6.7	
December	1.2	7.5	

### **History of Month's Supply**





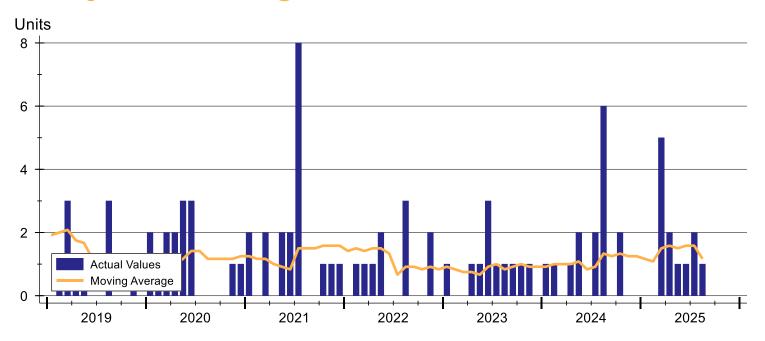
## **Greenwood County New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change	
ıţ	New Listings	1	6	-83.3%	
Month	Volume (1,000s)	150	1,027	-85.4%	
Current	Average List Price	149,900	171,149	-12.4%	
Ü	Median List Price	149,900	73,948	102.7%	
ē	New Listings	12	13	-7.7%	
o-Daí	Volume (1,000s)	3,884	1,350	187.7%	
Year-to-Date	Average List Price	323,685	103,830	211.7%	
χ	Median List Price	154,900	49,995	209.8%	

A total of 1 new listing was added in Greenwood County during August, down 83.3% from the same month in 2024. Year-to-date Greenwood County has seen 12 new listings.

The median list price of these homes was \$149,900 up from \$73,948 in 2024.

### **History of New Listings**

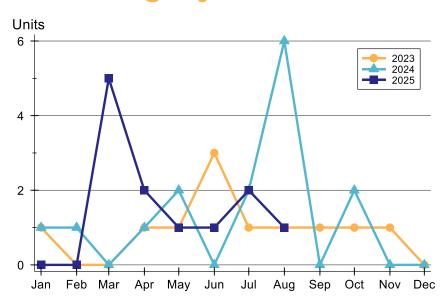






## **Greenwood County New Listings Analysis**

### **New Listings by Month**



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

### **New Listings by Price Range**

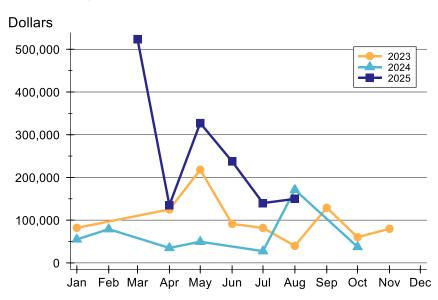
Price Range	New Listings Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	100.0%	149,900	149,900	22	22	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



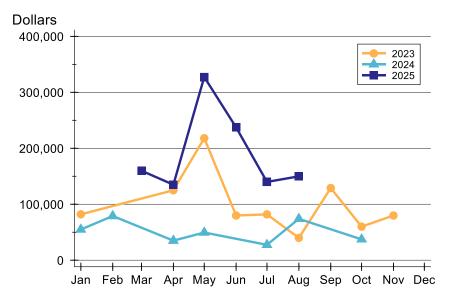


## **Greenwood County New Listings Analysis**

### **Average Price**



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	523,980
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	91,300	N/A	237,360
July	81,900	27,500	139,900
August	39,900	171,149	149,900
September	129,000	N/A	
October	60,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	159,900
April	125,000	35,000	134,950
May	218,000	49,500	327,360
June	79,900	N/A	237,360
July	81,900	27,500	139,900
August	39,900	73,948	149,900
September	129,000	N/A	
October	60,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



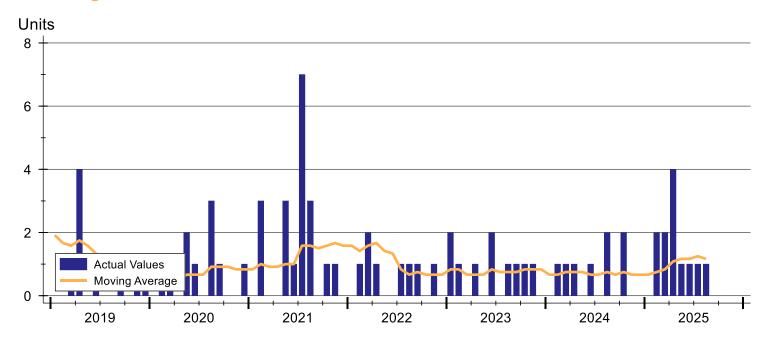
## **Greenwood County Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	Ye 2025	ear-to-Da 2024	te Change
Со	ntracts Written	1	2	-50.0%	12	6	100.0%
Vo	ume (1,000s)	50	55	-9.1%	4,272	299	1328.8%
ge	Sale Price	49,900	27,500	81.5%	356,027	49,817	614.7%
Avera	Days on Market	37	6	516.7%	45	14	221.4%
A	Percent of Original	84.2%	84.4%	-0.2%	93.4%	83.9%	11.3%
_	Sale Price	49,900	27,500	81.5%	174,450	49,950	249.2%
Median	Days on Market	37	6	516.7%	20	15	33.3%
Σ	Percent of Original	84.2%	84.4%	-0.2%	99.4%	84.4%	17.8%

A total of 1 contract for sale was written in Greenwood County during the month of August, down from 2 in 2024. The median list price of this home was \$49,900, up from \$27,500 the prior year.

Half of the homes that went under contract in August were on the market less than 37 days, compared to 6 days in August 2024.

#### **History of Contracts Written**

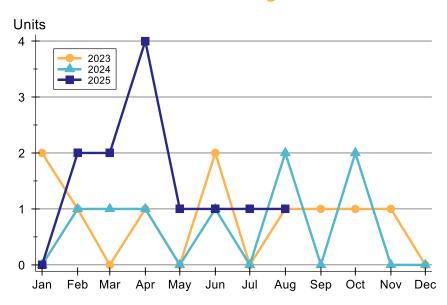






## **Greenwood County Contracts Written Analysis**

#### **Contracts Written by Month**



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

#### **Contracts Written by Price Range**

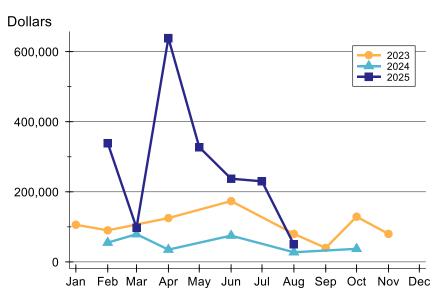
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	100.0%	49,900	49,900	37	37	84.2%	84.2%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



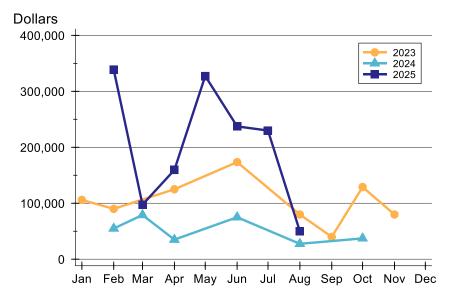


## **Greenwood County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	638,750
Мау	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



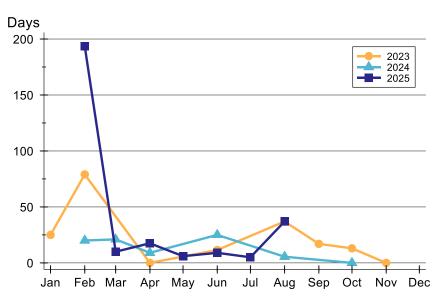
Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	159,500
May	N/A	N/A	327,360
June	173,500	75,000	237,360
July	N/A	N/A	229,900
August	79,900	27,500	49,900
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	





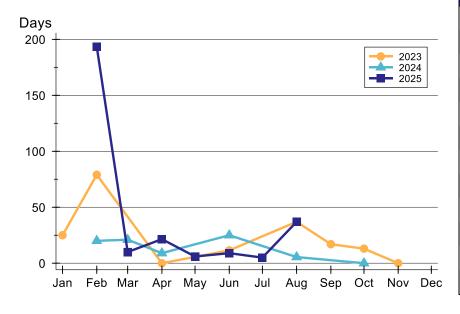
## **Greenwood County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	

#### **Median DOM**



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	22
May	N/A	N/A	6
June	12	25	9
July	N/A	N/A	5
August	37	6	37
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	



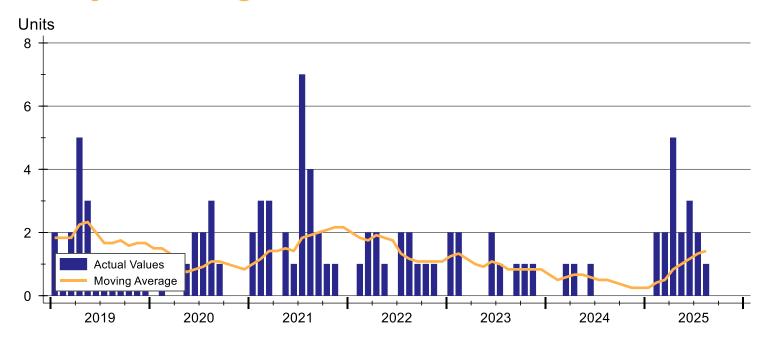
## **Greenwood County Pending Contracts Analysis**

Summary Statistics for Pending Contracts		2025	End of August 2024	Change
Pe	nding Contracts	1	0	N/A
Vo	lume (1,000s)	50	0	N/A
ge	List Price	49,900	N/A	N/A
Avera	Days on Market	37	N/A	N/A
Ą	Percent of Original	100.0%	N/A	N/A
2	List Price	49,900	N/A	N/A
Media	Days on Market	37	N/A	N/A
Σ	Percent of Original	100.0%	N/A	N/A

A total of 1 listing in Greenwood County had a contract pending at the end of August, up from 0 contracts pending at the end of August 2024.

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

### **History of Pending Contracts**

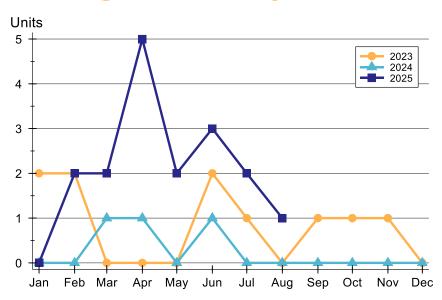






# **Greenwood County Pending Contracts Analysis**

#### **Pending Contracts by Month**



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

#### **Pending Contracts by Price Range**

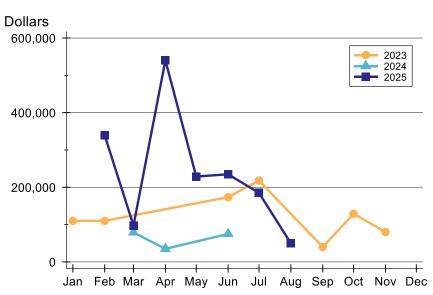
Price Range	Pending Contracts Number Percent				Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	100.0%	49,900	49,900	37	37	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



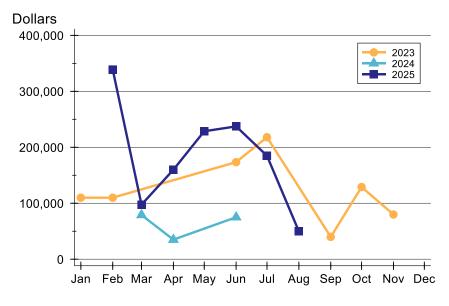


# **Greenwood County Pending Contracts Analysis**

#### **Average Price**



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	540,180
Мау	N/A	N/A	228,680
June	173,500	75,000	234,873
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	



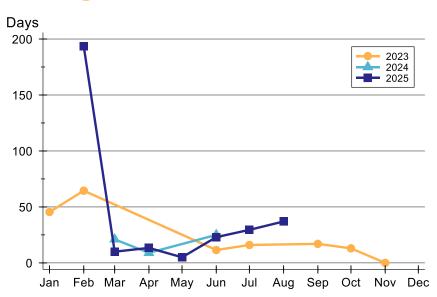
Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	159,900
Мау	N/A	N/A	228,680
June	173,500	75,000	237,360
July	218,000	N/A	184,900
August	N/A	N/A	49,900
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	





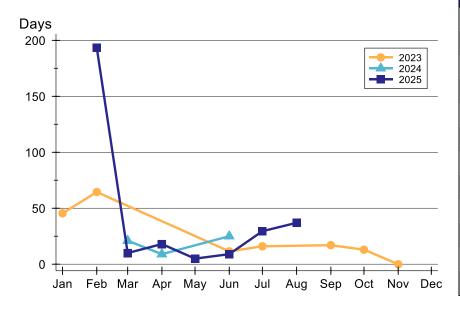
# **Greenwood County Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	13
May	N/A	N/A	5
June	12	25	23
July	16	N/A	30
August	N/A	N/A	37
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	

#### **Median DOM**



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	5
June	12	25	9
July	16	N/A	30
August	N/A	N/A	37
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 August**

Total home sales in Jackson County rose by 128.6% last month to 16 units, compared to 7 units in August 2024. Total sales volume was \$4.1 million, up 222.4% from a year earlier.

The median sale price in August was \$224,500, up from \$165,000 a year earlier. Homes that sold in August were typically on the market for 14 days and sold for 99.8% of their list prices.

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

The total number of active listings in Jackson County at the end of August was 20 units, up from 15 at the same point in 2024. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$175,000.

During August, a total of 15 contracts were written up from 12 in August 2024. At the end of the month, there were 15 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

	gust MLS Statistics ree-year History	2025	Current Mont 2024	:h 2023	Year-to-Da 2025 2024		2023
_	o <b>me Sales</b> ange from prior year	<b>16</b> 128.6%	<b>7</b> 0.0%	<b>7</b> -50.0%	<b>75</b> 27.1%	<b>59</b> 0.0%	<b>59</b> -46.4%
	<b>tive Listings</b> ange from prior year	<b>20</b> 33.3%	<b>15</b> 25.0%	<b>12</b> -45.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.2</b> 10.0%	<b>2.0</b> 33.3%	<b>1.5</b> -11.8%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>13</b> 8.3%	<b>12</b> 50.0%	<b>8</b> -60.0%	<b>97</b> 42.6%	<b>68</b> -6.8%	<b>73</b> -45.1%
	ntracts Written ange from prior year	<b>15</b> 25.0%	<b>12</b> 50.0%	<b>8</b> -50.0%	<b>85</b> 18.1%	<b>72</b> 16.1%	<b>62</b> -46.1%
	nding Contracts ange from prior year	<b>15</b> 36.4%	<b>11</b> 22.2%	<b>9</b> -40.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>4,145</b> 222.6%	<b>1,285</b> -33.5%	<b>1,932</b> -27.3%	<b>18,683</b> 53.4%	<b>12,178</b> -2.5%	<b>12,489</b> -45.1%
	Sale Price Change from prior year	<b>259,044</b> 41.1%	<b>183,637</b> -33.4%	<b>275,929</b> 45.4%	<b>249,105</b> 20.7%	<b>206,415</b> -2.5%	<b>211,678</b> 2.3%
d	<b>List Price of Actives</b> Change from prior year	<b>198,135</b> -29.7%	<b>281,670</b> -20.6%	<b>354,654</b> 40.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>63</b> 5.0%	<b>60</b> 100.0%	<b>30</b> 400.0%	<b>50</b> -19.4%	<b>62</b> 100.0%	<b>31</b> 63.2%
•	Percent of List Change from prior year	<b>97.6%</b> -1.2%	<b>98.8%</b> -0.4%	<b>99.2%</b> -2.1%	<b>97.3%</b> -0.3%	<b>97.6%</b> -0.8%	<b>98.4%</b> 0.4%
	Percent of Original Change from prior year	<b>94.4%</b> 1.4%	<b>93.1%</b> 1.5%	<b>91.7%</b> -8.7%	<b>94.8%</b> 0.3%	<b>94.5%</b> -0.2%	<b>94.7%</b> -2.4%
	Sale Price Change from prior year	<b>224,500</b> 36.1%	<b>165,000</b> -29.8%	<b>235,000</b> 43.5%	<b>213,000</b> 29.1%	<b>165,000</b> -17.5%	<b>200,000</b> 9.3%
	<b>List Price of Actives</b> Change from prior year	<b>175,000</b> -23.9%	<b>230,000</b> -9.6%	<b>254,475</b> 24.7%	N/A	N/A	N/A
Median	<b>Days on Market</b> Change from prior year	<b>15</b> 114.3%	<b>7</b> 133.3%	<b>3</b> -25.0%	<b>21</b> -38.2%	<b>34</b> 240.0%	<b>10</b> 100.0%
2	Percent of List Change from prior year	<b>99.8%</b> -0.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>99.6%</b> -0.4%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>98.3%</b> -1.7%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>97.6%</b> -0.6%	<b>98.2%</b> -1.5%	<b>99.7%</b> -0.3%

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



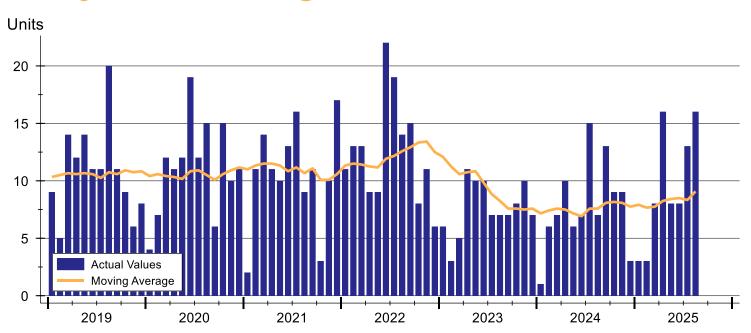
### Jackson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	August 2024	Change	Year-to-Date 2025 2024		te Change
Clc	sed Listings	16	7	128.6%	75	59	27.1%
Vo	lume (1,000s)	4,145	1,285	222.6%	18,683	12,178	53.4%
Мс	onths' Supply	2.2	2.0	10.0%	N/A	N/A	N/A
	Sale Price	259,044	183,637	41.1%	249,105	206,415	20.7%
age	Days on Market	63	60	5.0%	50	62	-19.4%
Averag	Percent of List	97.6%	98.8%	-1.2%	97.3%	97.6%	-0.3%
	Percent of Original	94.4%	93.1%	1.4%	94.8%	94.5%	0.3%
	Sale Price	224,500	165,000	36.1%	213,000	165,000	29.1%
dian	Days on Market	15	7	114.3%	21	34	-38.2%
Med	Percent of List	99.8%	100.0%	-0.2%	99.6%	100.0%	-0.4%
	Percent of Original	98.3%	100.0%	-1.7%	97.6%	98.2%	-0.6%

A total of 16 homes sold in Jackson County in August, up from 7 units in August 2024. Total sales volume rose to \$4.1 million compared to \$1.3 million in the previous year.

The median sales price in August was \$224,500, up 36.1% compared to the prior year. Median days on market was 14 days, up from 4 days in July, and up from 7 in August 2024.

#### **History of Closed Listings**

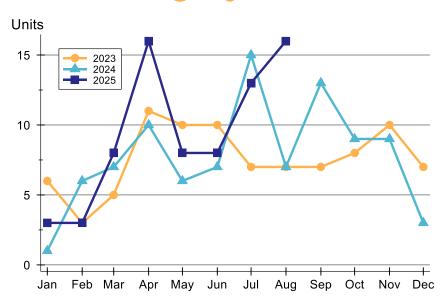






### Jackson County Closed Listings Analysis

#### **Closed Listings by Month**



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

#### **Closed Listings by Price Range**

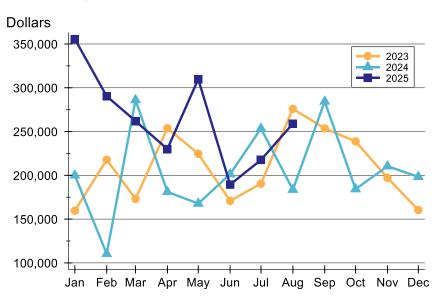
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.3%	24.0	102,000	102,000	2	2	102.3%	102.3%	102.3%	102.3%
\$125,000-\$149,999	1	6.3%	2.7	146,400	146,400	9	9	104.6%	104.6%	104.6%	104.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	18.8%	2.1	188,167	190,000	222	227	96.0%	100.0%	86.0%	92.8%
\$200,000-\$249,999	5	31.3%	1.3	220,580	220,000	35	27	93.4%	97.7%	91.0%	91.6%
\$250,000-\$299,999	3	18.8%	0.0	280,667	279,000	2	0	101.2%	100.0%	101.2%	100.0%
\$300,000-\$399,999	1	6.3%	6.9	368,000	368,000	120	120	98.1%	98.1%	89.8%	89.8%
\$400,000-\$499,999	1	6.3%	1.0	439,000	439,000	18	18	97.8%	97.8%	97.8%	97.8%
\$500,000-\$749,999	1	6.3%	0.0	579,900	579,900	6	6	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



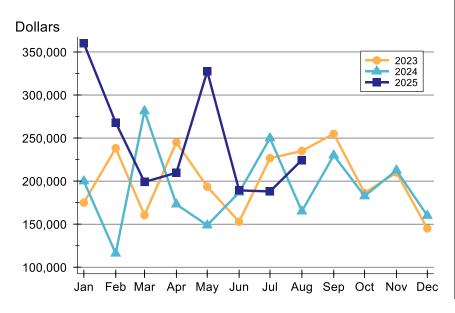


# Jackson County Closed Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	159,650	200,000	355,667
February	217,742	110,250	290,333
March	173,090	286,057	262,050
April	253,864	181,100	230,024
May	224,630	167,750	309,938
June	170,850	201,386	189,438
July	190,514	253,460	217,569
August	275,929	183,637	259,044
September	253,600	284,342	
October	238,768	184,276	
November	197,100	210,378	
December	160,414	198,317	



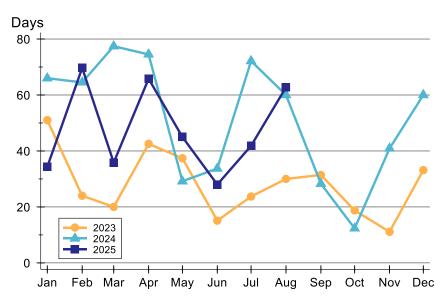
Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	268,000
March	160,500	281,400	199,000
April	245,000	173,000	209,700
May	193,500	148,750	327,500
June	152,750	186,900	189,250
July	226,600	249,900	188,000
August	235,000	165,000	224,500
September	255,000	230,000	
October	186,250	182,634	
November	210,000	212,500	
December	145,000	159,950	





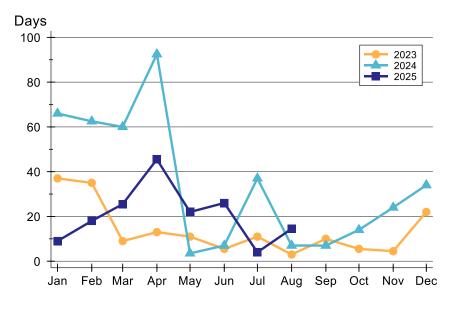
### Jackson County Closed Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	51	66	34
February	24	65	70
March	20	77	36
April	43	75	66
May	37	29	45
June	15	34	28
July	24	72	42
August	30	60	63
September	31	28	
October	19	12	
November	11	41	
December	33	60	

#### **Median DOM**



Month	2023	2024	2025
January	37	66	9
February	35	63	18
March	9	60	26
April	13	93	46
May	11	4	22
June	6	7	26
July	11	37	4
August	3	7	15
September	10	7	
October	6	14	
November	5	24	
December	22	34	



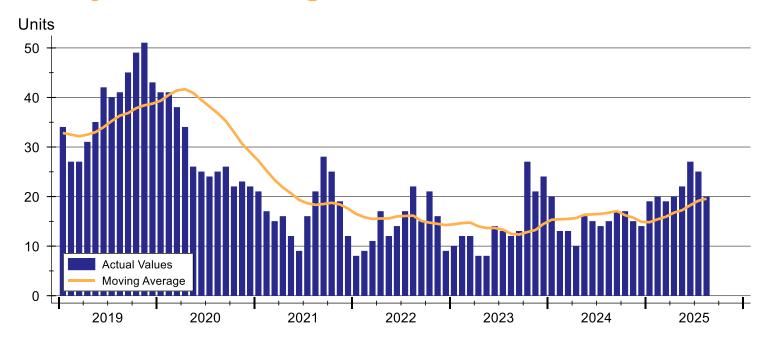
# Jackson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	20	15	33.3%
Vo	lume (1,000s)	3,963	4,225	-6.2%
Мс	onths' Supply	2.2	2.0	10.0%
ge	List Price	198,135	281,670	-29.7%
Avera	Days on Market	62	67	-7.5%
₹	Percent of Original	93.5%	97.6%	-4.2%
_	List Price	175,000	230,000	-23.9%
Median	Days on Market	28	39	-28.2%
Σ	Percent of Original	96.9%	100.0%	-3.1%

A total of 20 homes were available for sale in Jackson County at the end of August. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$175,000, down 23.9% from 2024. The typical time on market for active listings was 28 days, down from 39 days a year earlier.

#### **History of Active Listings**

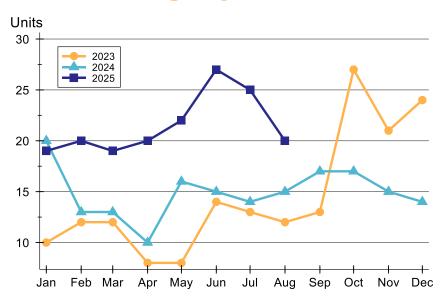






# Jackson County Active Listings Analysis

#### **Active Listings by Month**



Month	2023	2024	2025
January	10	20	19
February	12	13	20
March	12	13	19
April	8	10	20
May	8	16	22
June	14	15	27
July	13	14	25
August	12	15	20
September	13	17	
October	27	17	
November	21	15	
December	24	14	

#### **Active Listings by Price Range**

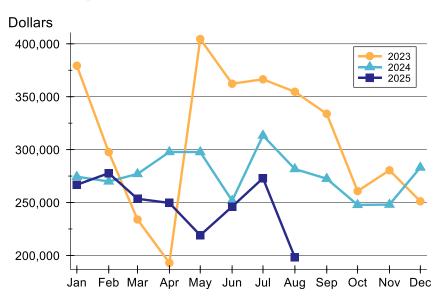
Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	N/A	39,900	39,900	69	69	80.0%	80.0%
\$50,000-\$99,999	4	20.0%	N/A	72,425	69,950	78	62	91.9%	94.9%
\$100,000-\$124,999	2	10.0%	24.0	117,700	117,700	133	133	85.6%	85.6%
\$125,000-\$149,999	2	10.0%	2.7	140,000	140,000	78	78	88.3%	88.3%
\$150,000-\$174,999	1	5.0%	N/A	165,000	165,000	192	192	97.1%	97.1%
\$175,000-\$199,999	3	15.0%	2.1	191,300	189,900	50	5	96.1%	100.0%
\$200,000-\$249,999	2	10.0%	1.3	247,400	247,400	11	11	99.0%	99.0%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	20.0%	6.9	364,750	377,500	19	19	98.0%	98.4%
\$400,000-\$499,999	1	5.0%	1.0	425,000	425,000	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	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



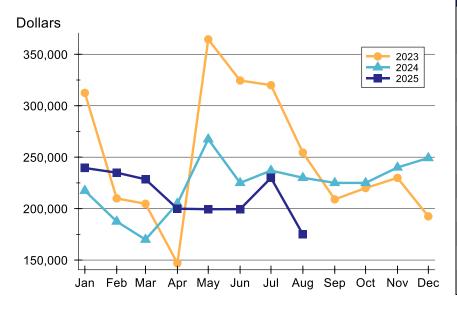


# Jackson County Active Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	379,285	274,408	266,768
February	297,717	269,900	277,715
March	233,967	277,000	253,518
April	192,950	297,780	249,623
May	404,500	297,694	219,075
June	362,286	251,713	246,107
July	366,446	313,318	272,972
August	354,654	281,670	198,135
September	333,838	272,497	
October	260,818	247,741	
November	280,466	248,037	
December	251,167	283,082	



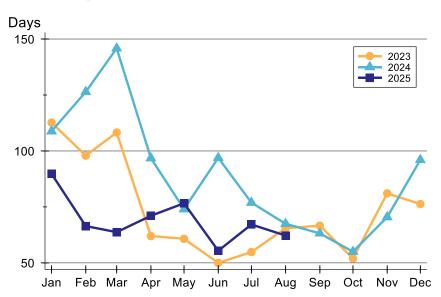
Month	2023	2024	2025
January	312,475	217,450	239,500
February	209,950	187,500	234,950
March	204,700	169,900	228,500
April	146,950	204,950	199,925
May	364,500	267,450	199,450
June	324,500	225,000	199,500
July	320,000	237,000	229,900
August	254,475	230,000	175,000
September	209,000	225,000	
October	220,000	225,000	
November	229,900	240,000	
December	192,500	249,200	





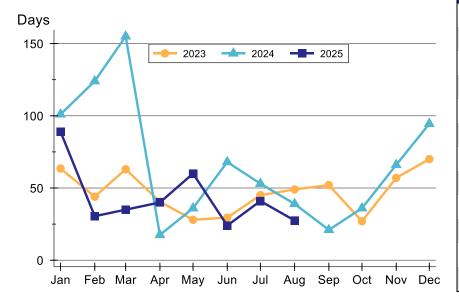
# Jackson County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	113	109	90
February	98	126	66
March	108	146	64
April	62	97	71
May	61	74	77
June	50	97	55
July	55	77	67
August	66	67	62
September	67	63	
October	52	55	
November	81	70	
December	76	96	

#### **Median DOM**

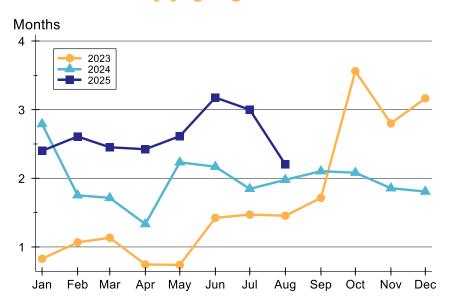


Month	2023	2024	2025
January	64	101	89
February	44	124	31
March	63	155	35
April	41	18	40
May	28	36	60
June	30	68	24
July	45	53	41
August	49	39	28
September	52	21	
October	27	36	
November	57	66	
December	70	95	



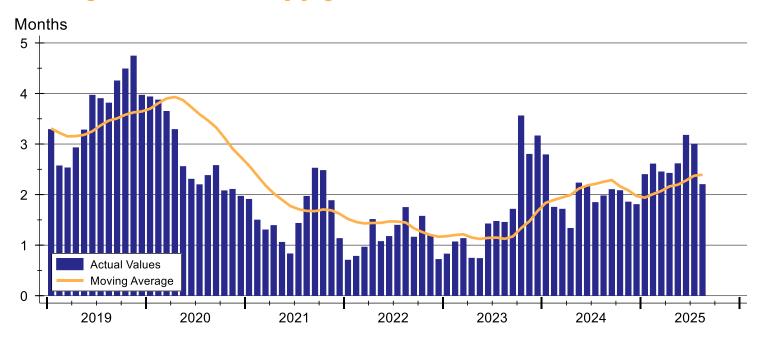
### Jackson County Months' Supply Analysis

#### **Months' Supply by Month**



Month	2023	2024	2025
January	0.8	2.8	2.4
February	1.1	1.8	2.6
March	1.1	1.7	2.5
April	0.7	1.3	2.4
May	0.7	2.2	2.6
June	1.4	2.2	3.2
July	1.5	1.8	3.0
August	1.5	2.0	2.2
September	1.7	2.1	
October	3.6	2.1	
November	2.8	1.9	
December	3.2	1.8	

#### **History of Month's Supply**





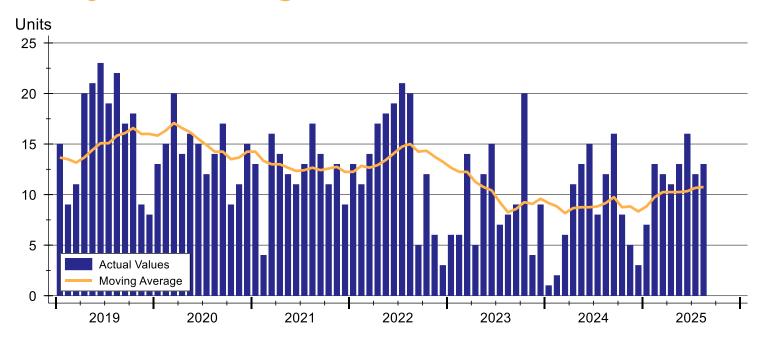
### Jackson County New Listings Analysis

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	13	12	8.3%
Month	Volume (1,000s)	3,410	3,590	-5.0%
Current	Average List Price	262,269	299,173	-12.3%
Cu	Median List Price	239,900	244,700	-2.0%
ā	New Listings	97	68	42.6%
o-Da	Volume (1,000s)	24,546	15,592	57.4%
Year-to-Date	Average List Price	253,049	229,297	10.4%
Ϋ́ε	Median List Price	217,500	197,000	10.4%

A total of 13 new listings were added in Jackson County during August, up 8.3% from the same month in 2024. Yearto-date Jackson County has seen 97 new listings.

The median list price of these homes was \$239,900 down from \$244,700 in 2024.

#### **History of New Listings**

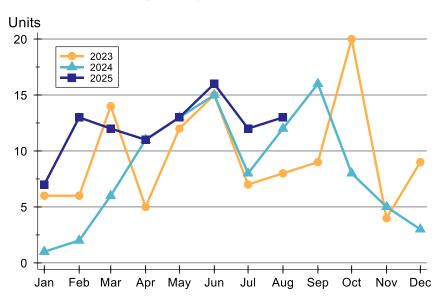






### Jackson County New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	6	1	7
February	6	2	13
March	14	6	12
April	5	11	11
May	12	13	13
June	15	15	16
July	7	8	12
August	8	12	13
September	9	16	
October	20	8	
November	4	5	
December	9	3	

#### **New Listings by Price Range**

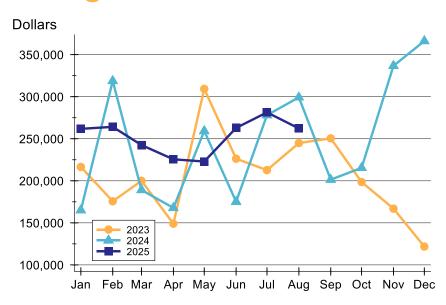
Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	23.1%	72,433	69,900	7	6	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	7.7%	154,500	154,500	7	7	100.0%	100.0%
\$175,000-\$199,999	2	15.4%	192,000	192,000	14	14	100.0%	100.0%
\$200,000-\$249,999	2	15.4%	244,900	244,900	26	26	98.0%	98.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	15.4%	389,500	389,500	12	12	97.5%	97.5%
\$400,000-\$499,999	3	23.1%	461,633	464,900	9	5	99.3%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



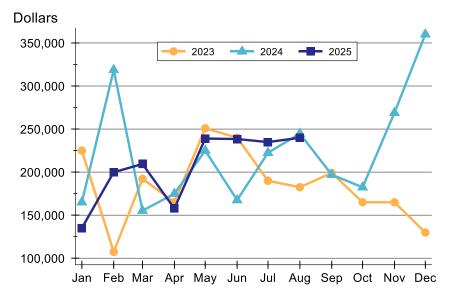


### Jackson County New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	216,492	165,000	261,755
February	175,617	318,700	264,123
March	199,986	189,067	242,483
April	148,940	167,745	225,552
Мау	309,267	259,192	222,892
June	226,257	175,093	262,881
July	212,686	278,031	281,317
August	244,875	299,173	262,269
September	250,460	201,363	
October	198,515	215,372	
November	166,950	336,700	
December	121,811	366,167	



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	209,450
April	165,000	174,900	157,777
May	250,950	225,000	239,000
June	239,950	167,500	238,450
July	190,000	222,450	234,900
August	182,500	244,700	239,900
September	199,000	197,000	
October	165,000	182,425	
November	164,950	269,000	
December	129,900	360,000	



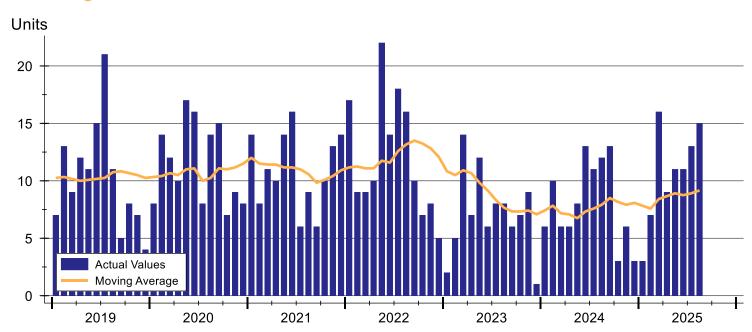
# Jackson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	15	12	25.0%	85	72	18.1%
Vo	lume (1,000s)	4,950	3,577	38.4%	22,745	16,271	39.8%
ge	Sale Price	330,013	298,073	10.7%	267,592	225,992	18.4%
Avera	Days on Market	31	40	-22.5%	48	57	-15.8%
¥	Percent of Original	95.8%	93.6%	2.4%	94.8%	94.4%	0.4%
=	Sale Price	329,900	239,950	37.5%	228,500	187,200	22.1%
Median	Days on Market	27	16	68.8%	22	20	10.0%
Σ	Percent of Original	98.0%	95.7%	2.4%	97.7%	98.0%	-0.3%

A total of 15 contracts for sale were written in Jackson County during the month of August, up from 12 in 2024. The median list price of these homes was \$329,900, up from \$239,950 the prior year.

Half of the homes that went under contract in August were on the market less than 27 days, compared to 16 days in August 2024.

#### **History of Contracts Written**

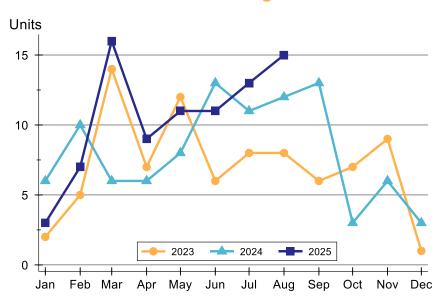






# Jackson County Contracts Written Analysis

### **Contracts Written by Month**



Month	2023	2024	2025
January	2	6	3
February	5	10	7
March	14	6	16
April	7	6	9
May	12	8	11
June	6	13	11
July	8	11	13
August	8	12	15
September	6	13	
October	7	3	
November	9	6	
December	1	3	

#### **Contracts Written by Price Range**

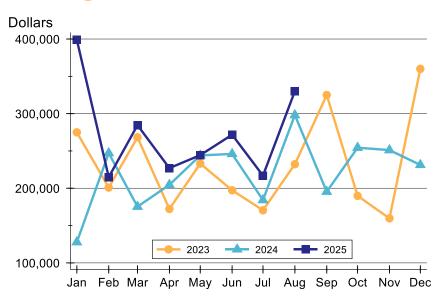
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	67,500	67,500	6	6	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	6.7%	154,500	154,500	7	7	100.0%	100.0%
\$175,000-\$199,999	1	6.7%	199,000	199,000	2	2	100.0%	100.0%
\$200,000-\$249,999	4	26.7%	216,850	218,750	34	28	92.1%	94.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	26.7%	365,475	366,500	46	41	95.6%	96.9%
\$400,000-\$499,999	3	20.0%	469,967	464,900	33	20	96.6%	98.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.7%	790,000	790,000	30	30	96.9%	96.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



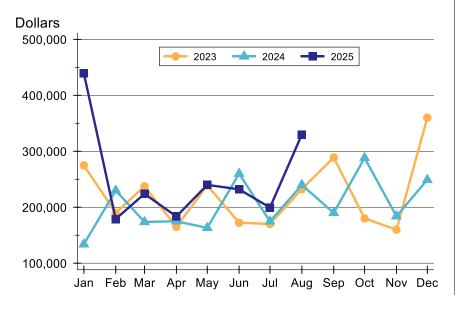


# Jackson County Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	274,950	127,800	399,000
February	200,930	247,160	214,907
March	268,271	175,333	284,555
April	172,257	204,625	227,009
May	233,117	244,013	244,382
June	197,317	246,008	271,782
July	170,500	184,200	216,923
August	232,225	298,073	330,013
September	324,948	195,454	
October	189,829	254,375	
November	159,688	251,158	
December	360,000	231,300	



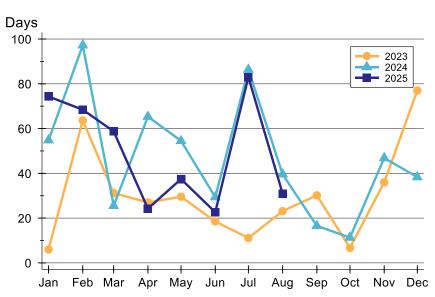
Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	224,000
April	165,000	174,925	183,500
May	238,950	163,200	240,000
June	172,450	260,000	232,000
July	170,000	174,900	199,500
August	232,450	239,950	329,900
September	288,975	189,900	
October	180,000	288,225	
November	160,000	184,000	
December	360,000	249,000	





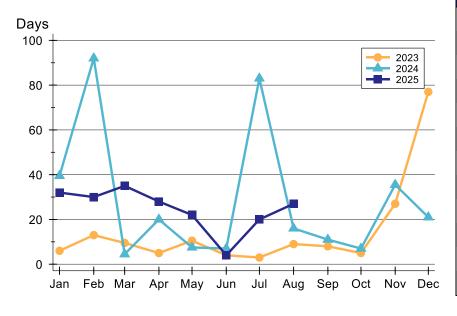
# Jackson County Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	59
April	27	65	24
May	30	55	37
June	19	29	23
July	11	86	83
August	23	40	31
September	30	17	
October	7	11	
November	36	47	
December	77	38	

#### **Median DOM**



Month	2023	2024	2025
January	6	40	32
February	13	92	30
March	10	5	35
April	5	20	28
May	11	8	22
June	4	7	4
July	3	83	20
August	9	16	27
September	8	11	
October	5	7	
November	27	36	
December	77	21	



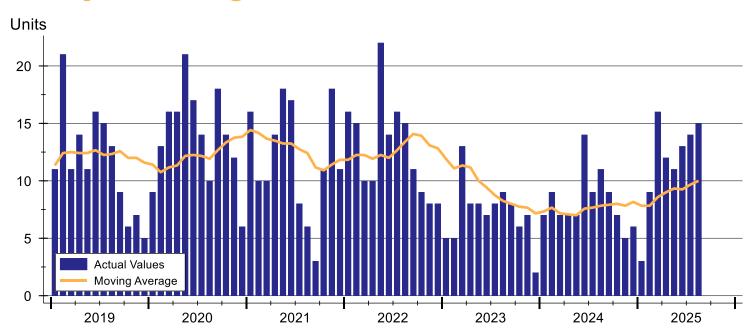
# Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of August 2024	: Change
Pe	nding Contracts	15	11	36.4%
Vo	lume (1,000s)	5,046	3,012	67.5%
ge	List Price	336,413	273,807	22.9%
Avera	Days on Market	32	50	-36.0%
Ą	Percent of Original	96.0%	96.7%	-0.7%
2	List Price	334,000	230,000	45.2%
Media	Days on Market	25	22	13.6%
Σ	Percent of Original	98.0%	100.0%	-2.0%

A total of 15 listings in Jackson County had contracts pending at the end of August, up from 11 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

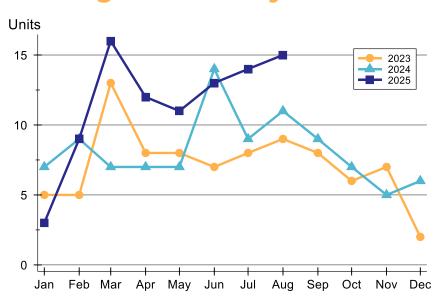






# Jackson County Pending Contracts Analysis

### **Pending Contracts by Month**



Month	2023	2024	2025
January	5	7	3
February	5	9	9
March	13	7	16
April	8	7	12
May	8	7	11
June	7	14	13
July	8	9	14
August	9	11	15
September	8	9	
October	6	7	
November	7	5	
December	2	6	

#### **Pending Contracts by Price Range**

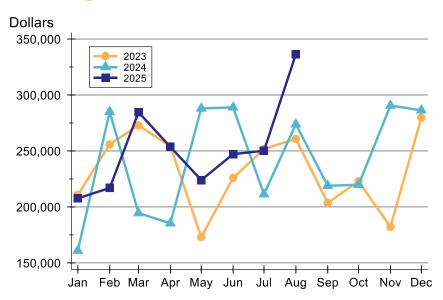
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	67,500	67,500	6	6	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	13.3%	164,700	164,700	14	14	97.3%	97.3%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	20.0%	212,500	217,500	36	28	92.2%	96.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	5	33.3%	362,380	350,000	41	36	96.5%	100.0%
\$400,000-\$499,999	3	20.0%	469,967	464,900	33	20	96.6%	98.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.7%	790,000	790,000	30	30	96.9%	96.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



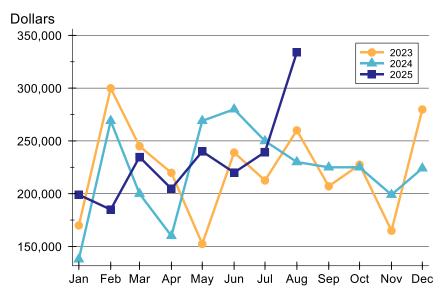


# Jackson County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	210,740	160,971	207,667
February	255,930	285,078	216,928
March	272,815	194,486	284,587
April	254,138	185,407	253,623
May	173,050	287,943	223,991
June	225,843	288,964	247,192
July	251,750	211,300	250,136
August	260,767	273,807	336,413
September	203,494	218,978	
October	222,992	219,704	
November	182,171	290,590	
December	279,750	286,317	



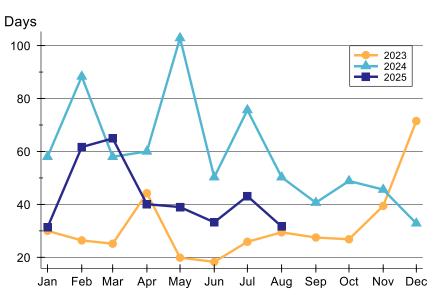
Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	184,950
March	245,000	200,000	234,750
April	219,750	160,000	204,700
May	152,400	269,000	240,000
June	239,000	279,950	220,000
July	212,500	249,900	239,450
August	260,000	230,000	334,000
September	207,000	225,000	
October	227,475	225,000	
November	164,900	199,000	
December	279,750	224,000	





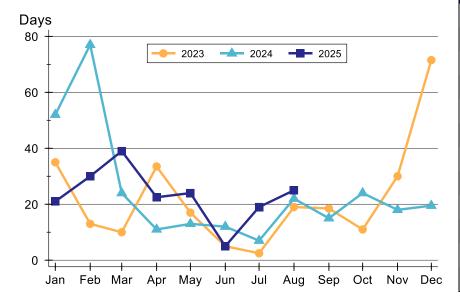
# Jackson County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	30	58	31
February	26	88	62
March	25	58	65
April	44	60	40
May	20	103	39
June	18	50	33
July	26	76	43
August	29	50	32
September	28	41	
October	27	49	
November	39	46	
December	72	33	

#### **Median DOM**



Month	2023	2024	2025
January	35	52	21
February	13	77	30
March	10	24	39
April	34	11	23
May	17	13	24
June	5	12	5
July	3	7	19
August	19	22	25
September	19	15	
October	11	24	
November	30	18	
December	72	20	





### Jefferson County Housing Report



### Market Overview

#### **Jefferson County Home Sales Fell in August**

Total home sales in Jefferson County fell last month to 15 units, compared to 18 units in August 2024. Total sales volume was \$5.0 million, up from a year earlier.

The median sale price in August was \$290,000, up from \$232,500 a year earlier. Homes that sold in August were typically on the market for 19 days and sold for 100.0% of their list prices.

### Jefferson County Active Listings Down at End of August

The total number of active listings in Jefferson County at the end of August was 32 units, down from 33 at the same point in 2024. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$369,950.

During August, a total of 12 contracts were written up from 11 in August 2024. At the end of the month, there were 16 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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## **Jefferson County Summary Statistics**

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	ome Sales ange from prior year	<b>15</b> -16.7%	<b>18</b> 12.5%	<b>16</b> -11.1%	<b>115</b> 17.3%	<b>98</b> 0.0%	<b>98</b> -19.7%
	tive Listings ange from prior year	<b>32</b> -3.0%	<b>33</b> 57.1%	<b>21</b> 23.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.2</b> -21.4%	<b>2.8</b> 75.0%	<b>1.6</b> 45.5%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>23</b> 4.5%	<b>22</b> 37.5%	<b>16</b> 0.0%	<b>144</b> 9.9%	<b>131</b> 9.2%	<b>120</b> -11.8%
	ntracts Written ange from prior year	<b>12</b> 9.1%	<b>11</b> -26.7%	<b>15</b> -21.1%	<b>117</b> 18.2%	<b>99</b> -5.7%	<b>105</b> -16.7%
	nding Contracts ange from prior year	<b>16</b> 6.7%	<b>15</b> 0.0%	<b>15</b> -25.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>5,036</b> 9.1%	<b>4,614</b> 2.2%	<b>4,514</b> 18.8%	<b>34,005</b> 34.9%	<b>25,207</b> 5.1%	<b>23,994</b> -10.7%
	Sale Price Change from prior year	<b>335,753</b> 31.0%	<b>256,319</b> -9.2%	<b>282,138</b> 33.7%	<b>295,700</b> 15.0%	<b>257,211</b> 5.1%	<b>244,840</b> 11.2%
	List Price of Actives Change from prior year	<b>428,617</b> 25.3%	<b>342,080</b> 14.9%	<b>297,738</b> 6.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>25</b> -44.4%	<b>45</b> 136.8%	<b>19</b> 137.5%	<b>39</b> 0.0%	<b>39</b> 50.0%	<b>26</b> 52.9%
•	Percent of List Change from prior year	<b>98.2%</b> 1.1%	<b>97.1%</b> -3.1%	<b>100.2%</b> 0.9%	<b>98.8%</b> 1.5%	<b>97.3%</b> -1.7%	<b>99.0%</b> -1.9%
	Percent of Original Change from prior year	<b>96.8%</b> 4.0%	<b>93.1%</b> -5.3%	<b>98.3%</b> -0.7%	<b>96.6%</b> 2.0%	<b>94.7%</b> -2.6%	<b>97.2%</b> -3.2%
	Sale Price Change from prior year	<b>290,000</b> 24.7%	<b>232,500</b> -1.9%	<b>237,000</b> 22.6%	<b>270,000</b> 8.0%	<b>250,000</b> 22.5%	<b>204,000</b> 3.4%
	<b>List Price of Actives</b> Change from prior year	<b>369,950</b> -5.1%	<b>390,000</b> 47.2%	<b>265,000</b> 10.4%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>19</b> 111.1%	<b>9</b> 0.0%	<b>9</b> 50.0%	<b>14</b> -12.5%	<b>16</b> 166.7%	<b>6</b> 20.0%
2	Percent of List Change from prior year	<b>100.0%</b> 0.9%	<b>99.1%</b> -0.9%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>96.3%</b> -2.8%	<b>99.1%</b> 0.3%	<b>98.8%</b> -1.2%	<b>98.6%</b> 0.9%	<b>97.7%</b> -2.3%	<b>100.0%</b> 0.0%

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





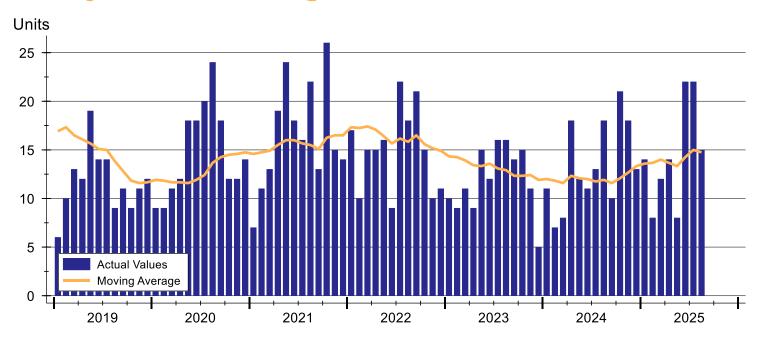
## Jefferson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	sed Listings	15	18	-16.7%	115	98	17.3%
Vo	lume (1,000s)	5,036	4,614	9.1%	34,005	25,207	34.9%
Мс	onths' Supply	2.2	2.8	-21.4%	N/A	N/A	N/A
	Sale Price	335,753	256,319	31.0%	295,700	257,211	15.0%
age	Days on Market	25	45	-44.4%	39	39	0.0%
Averag	Percent of List	98.2%	97.1%	1.1%	98.8%	97.3%	1.5%
	Percent of Original	96.8%	93.1%	4.0%	96.6%	94.7%	2.0%
	Sale Price	290,000	232,500	24.7%	270,000	250,000	8.0%
lan	Days on Market	19	9	111.1%	14	16	-12.5%
Median	Percent of List	100.0%	99.1%	0.9%	100.0%	100.0%	0.0%
	Percent of Original	96.3%	99.1%	-2.8%	98.6%	97.7%	0.9%

A total of 15 homes sold in Jefferson County in August, down from 18 units in August 2024. Total sales volume rose to \$5.0 million compared to \$4.6 million in the previous year.

The median sales price in August was \$290,000, up 24.7% compared to the prior year. Median days on market was 19 days, up from 17 days in July, and up from 9 in August 2024.

#### **History of Closed Listings**

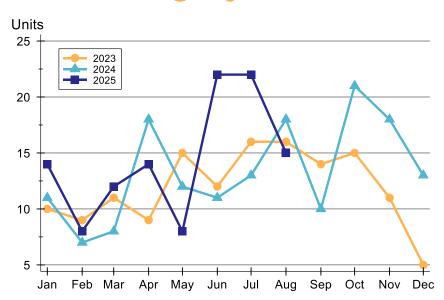






### Jefferson County Closed Listings Analysis

#### **Closed Listings by Month**



Month	2023	2024	2025
January	10	11	14
February	9	7	8
March	11	8	12
April	9	18	14
May	15	12	8
June	12	11	22
July	16	13	22
August	16	18	15
September	14	10	
October	15	21	
November	11	18	
December	5	13	

#### **Closed Listings by Price Range**

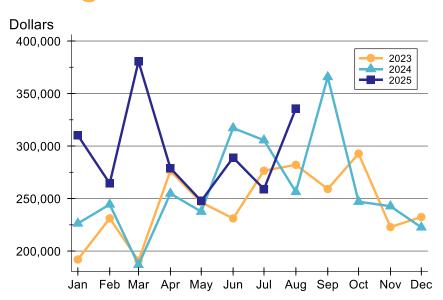
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.7%	3.0	105,000	105,000	17	17	95.5%	95.5%	95.5%	95.5%
\$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	3	20.0%	0.7	191,600	189,900	40	41	96.9%	100.0%	94.4%	95.0%
\$200,000-\$249,999	3	20.0%	0.5	221,667	225,000	23	22	98.0%	100.0%	95.8%	93.9%
\$250,000-\$299,999	1	6.7%	0.5	290,000	290,000	2	2	101.8%	101.8%	101.8%	101.8%
\$300,000-\$399,999	5	33.3%	3.6	335,300	306,500	29	14	100.2%	100.0%	98.8%	100.0%
\$400,000-\$499,999	0	0.0%	2.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.7%	4.0	650,000	650,000	20	20	96.3%	96.3%	96.3%	96.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	6.7%	1.0	1,075,000	1,075,000	7	7	93.5%	93.5%	93.5%	93.5%



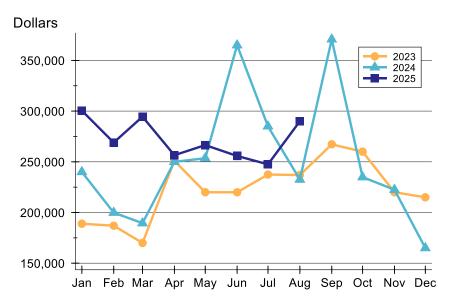


### Jefferson County Closed Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	191,980	226,291	310,169
February	231,111	244,400	264,438
March	190,909	186,850	380,583
April	276,311	254,769	278,996
May	246,400	237,575	247,725
June	231,075	317,182	288,981
July	276,540	305,565	259,045
August	282,138	256,319	335,753
September	259,107	365,750	
October	292,800	247,048	
November	222,889	242,694	
December	232,400	222,538	



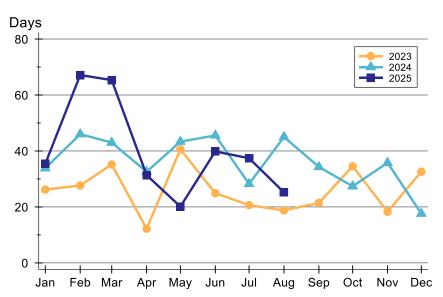
Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	256,500
May	220,000	253,500	266,500
June	219,950	365,000	255,750
July	237,450	285,000	247,500
August	237,000	232,500	290,000
September	267,250	370,750	
October	260,000	234,900	
November	220,000	222,500	
December	215,000	165,000	





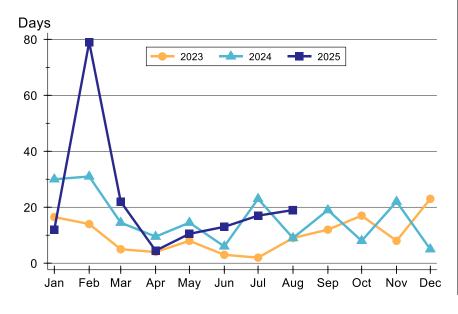
### Jefferson County Closed Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	26	34	35
February	28	46	67
March	35	43	65
April	12	33	31
May	41	43	20
June	25	46	40
July	21	28	37
August	19	45	25
September	21	34	
October	35	27	
November	18	36	
December	33	18	

#### **Median DOM**



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



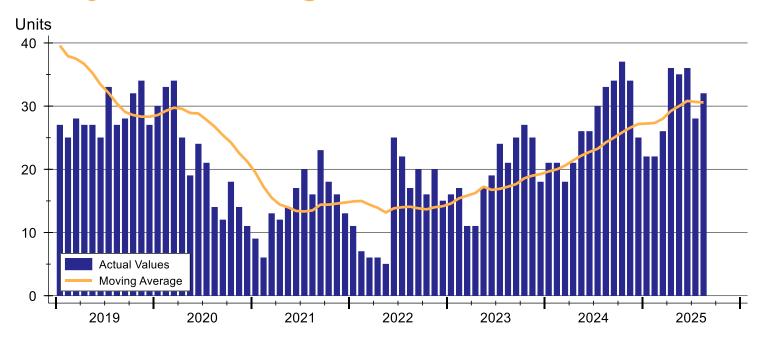
## Jefferson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	32	33	-3.0%
Vo	lume (1,000s)	13,716	11,289	21.5%
Мс	onths' Supply	2.2	2.8	-21.4%
ge	List Price	428,617	342,080	25.3%
Avera	Days on Market	40	60	-33.3%
¥	Percent of Original	105.8%	97.1%	9.0%
<u>_</u>	List Price	369,950	390,000	-5.1%
Median	Days on Market	24	41	-41.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 32 homes were available for sale in Jefferson County at the end of August. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$369,950, down 5.1% from 2024. The typical time on market for active listings was 24 days, down from 41 days a year earlier.

#### **History of Active Listings**

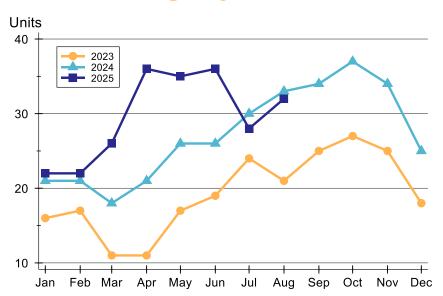






# Jefferson County Active Listings Analysis

### **Active Listings by Month**



Month	2023	2024	2025
January	16	21	22
February	17	21	22
March	11	18	26
April	11	21	36
May	17	26	35
June	19	26	36
July	24	30	28
August	21	33	32
September	25	34	
October	27	37	
November	25	34	
December	18	25	

#### **Active Listings by Price Range**

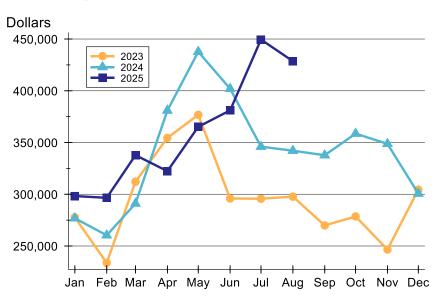
Price Range	Active I Number	Listings Percent	Months' Supply	List   Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	6.3%	N/A	97,475	97,475	67	67	95.8%	95.8%
\$100,000-\$124,999	2	6.3%	3.0	110,000	110,000	28	28	90.0%	90.0%
\$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	3	9.4%	N/A	160,997	159,990	50	17	188.7%	100.0%
\$175,000-\$199,999	1	3.1%	0.7	199,950	199,950	10	10	100.0%	100.0%
\$200,000-\$249,999	1	3.1%	0.5	224,900	224,900	23	23	96.6%	96.6%
\$250,000-\$299,999	1	3.1%	0.5	250,000	250,000	60	60	100.0%	100.0%
\$300,000-\$399,999	10	31.3%	3.6	358,015	362,000	28	17	97.5%	98.9%
\$400,000-\$499,999	4	12.5%	2.5	456,213	462,450	74	70	98.8%	100.0%
\$500,000-\$749,999	5	15.6%	4.0	662,800	685,000	45	39	96.4%	97.9%
\$750,000-\$999,999	2	6.3%	N/A	887,475	887,475	24	24	100.0%	100.0%
\$1,000,000 and up	ī	3.1%	1.0	1,649,000	1,649,000	5	5	100.0%	100.0%



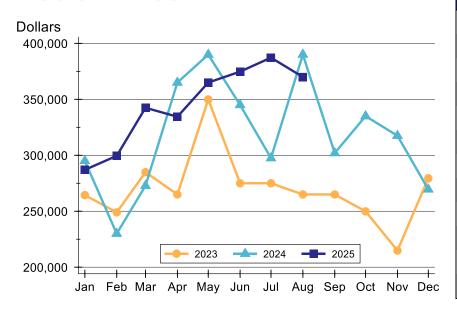


# Jefferson County Active Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	277,778	276,829	298,250
February	233,685	260,340	296,568
March	312,145	291,064	337,781
April	354,509	380,924	322,319
May	376,765	437,700	365,169
June	295,921	401,990	381,050
July	295,677	346,012	449,495
August	297,738	342,080	428,617
September	269,860	337,709	
October	278,540	358,588	
November	246,606	348,703	
December	304,466	300,636	



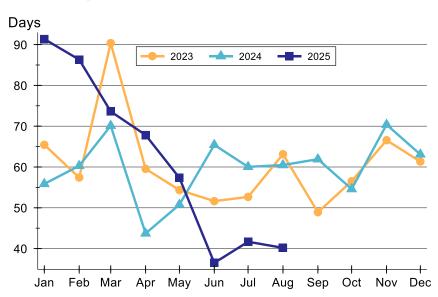
Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
May	349,900	389,950	365,000
June	275,000	344,950	374,750
July	275,000	297,500	387,250
August	265,000	390,000	369,950
September	265,000	302,000	
October	249,888	335,000	
November	214,900	317,450	
December	279,444	269,500	





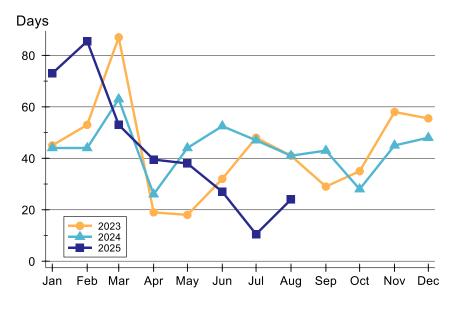
# Jefferson County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	74
April	60	44	68
May	54	51	57
June	52	65	37
July	53	60	42
August	63	60	40
September	49	62	
October	57	55	
November	67	70	
December	61	63	

#### **Median DOM**



Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
May	18	44	38
June	32	53	27
July	48	47	11
August	41	41	24
September	29	43	
October	35	28	
November	58	45	
December	56	48	



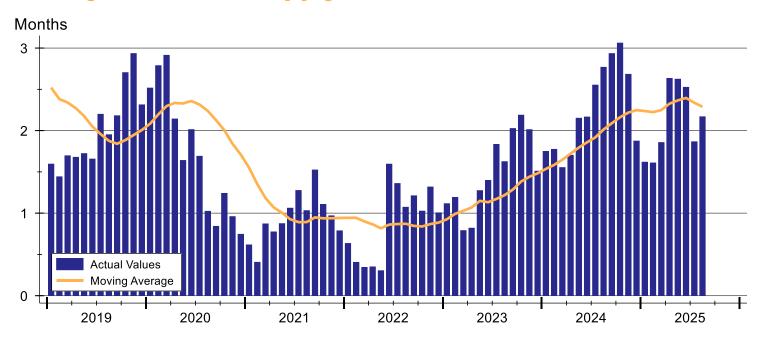
### Jefferson County Months' Supply Analysis

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	1.6
March	0.8	1.6	1.9
April	0.8	1.7	2.6
May	1.3	2.2	2.6
June	1.4	2.2	2.5
July	1.8	2.6	1.9
August	1.6	2.8	2.2
September	2.0	2.9	
October	2.2	3.1	
November	2.0	2.7	
December	1.5	1.9	

#### **History of Month's Supply**





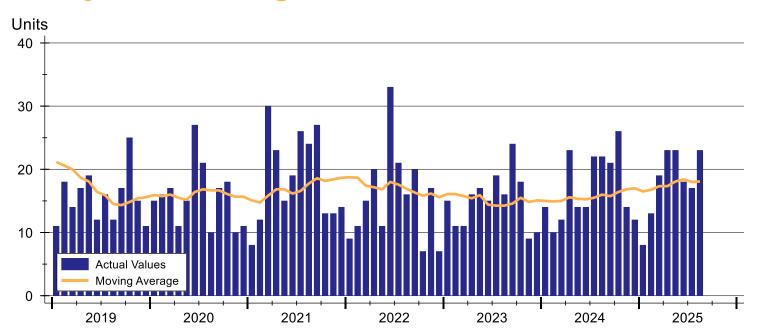
### Jefferson County New Listings Analysis

	mmary Statistics New Listings	2025	August 2024	Change
£	New Listings	23	22	4.5%
Month	Volume (1,000s)	7,236	6,753	7.2%
Current	Average List Price	314,600	306,959	2.5%
Ü	Median List Price	249,900	301,950	-17.2%
ā	New Listings	144	131	9.9%
o-Da	Volume (1,000s)	46,621	38,607	20.8%
Year-to-Date	Average List Price	323,755	294,710	9.9%
×	Median List Price	279,950	275,000	1.8%

A total of 23 new listings were added in Jefferson County during August, up 4.5% from the same month in 2024. Year-to-date Jefferson County has seen 144 new listings.

The median list price of these homes was \$249,900 down from \$301,950 in 2024.

#### **History of New Listings**

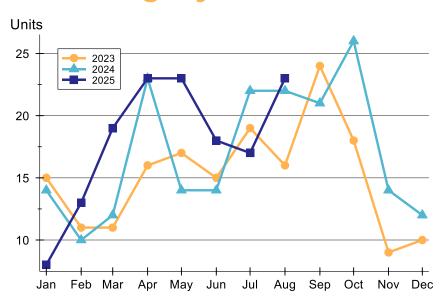






### Jefferson County New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	15	14	8
February	11	10	13
March	11	12	19
April	16	23	23
May	17	14	23
June	15	14	18
July	19	22	17
August	16	22	23
September	24	21	
October	18	26	
November	9	14	
December	10	12	

#### **New Listings by Price Range**

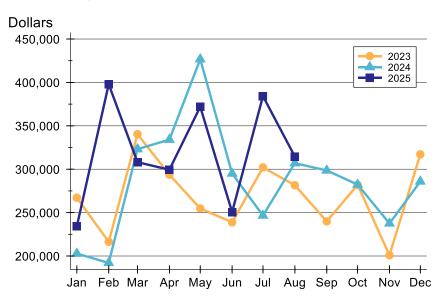
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.3%	95,000	95,000	13	13	100.0%	100.0%
\$100,000-\$124,999	2	8.7%	122,000	122,000	5	5	100.0%	100.0%
\$125,000-\$149,999	3	13.0%	136,650	135,000	2	3	100.0%	100.0%
\$150,000-\$174,999	2	8.7%	154,500	154,500	18	18	235.7%	235.7%
\$175,000-\$199,999	1	4.3%	199,950	199,950	10	10	100.0%	100.0%
\$200,000-\$249,999	3	13.0%	232,433	224,900	24	26	97.8%	96.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	6	26.1%	359,108	369,950	16	14	98.4%	100.0%
\$400,000-\$499,999	2	8.7%	463,500	463,500	9	9	96.3%	96.3%
\$500,000-\$749,999	2	8.7%	649,500	649,500	17	17	100.0%	100.0%
\$750,000-\$999,999	1	4.3%	899,950	899,950	4	4	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



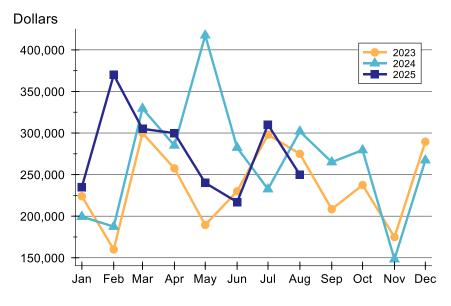


### Jefferson County New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	267,227	202,818	234,238
February	216,336	192,085	397,954
March	340,336	323,200	308,089
April	293,669	334,061	299,426
May	254,818	426,807	371,933
June	238,847	295,021	250,628
July	302,084	246,648	384,194
August	281,506	306,959	314,600
September	239,873	298,567	
October	282,036	282,335	
November	200,878	237,543	
December	317,170	285,913	



Month	2023	2024	2025
January	224,000	199,450	235,000
February	160,000	187,450	369,900
March	299,900	329,500	305,000
April	257,450	285,000	299,900
May	189,500	417,450	240,000
June	229,900	282,450	217,000
July	298,000	232,500	310,000
August	274,950	301,950	249,900
September	208,500	265,000	
October	237,475	279,500	
November	174,900	148,250	
December	289,500	267,250	



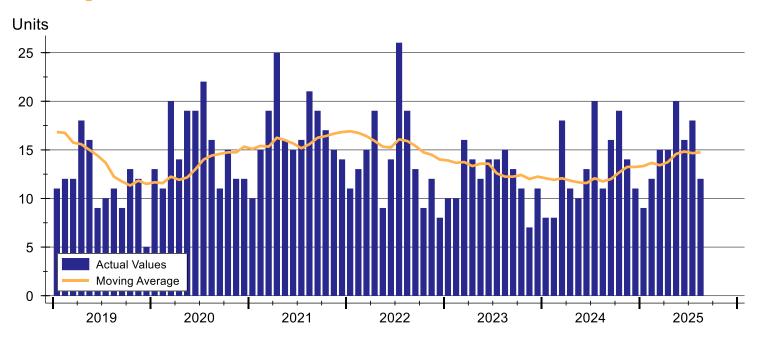
# Jefferson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	12	11	9.1%	117	99	18.2%
Vol	ume (1,000s)	3,716	3,214	15.6%	34,277	27,094	26.5%
ge	Sale Price	309,625	292,182	6.0%	292,968	273,681	7.0%
Avera	Days on Market	36	12	200.0%	39	38	2.6%
₹	Percent of Original	97.4%	98.6%	-1.2%	96.3%	94.6%	1.8%
<u>_</u>	Sale Price	274,450	234,900	16.8%	259,000	255,000	1.6%
Median	Days on Market	10	7	42.9%	14	13	7.7%
Σ	Percent of Original	100.0%	100.0%	0.0%	99.7%	97.3%	2.5%

A total of 12 contracts for sale were written in Jefferson County during the month of August, up from 11 in 2024. The median list price of these homes was \$274,450, up from \$234,900 the prior year.

Half of the homes that went under contract in August were on the market less than 10 days, compared to 7 days in August 2024.

#### **History of Contracts Written**

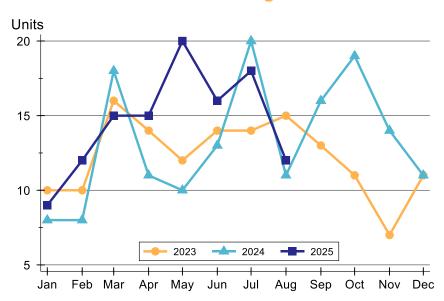






## Jefferson County Contracts Written Analysis

#### **Contracts Written by Month**



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

#### **Contracts Written by Price Range**

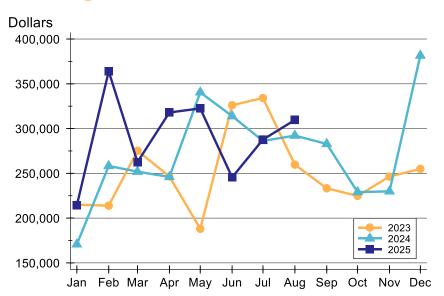
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	8.3%	89,900	89,900	181	181	72.6%	72.6%
\$100,000-\$124,999	1	8.3%	124,000	124,000	0	0	100.0%	100.0%
\$125,000-\$149,999	3	25.0%	136,650	135,000	2	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	1	8.3%	249,900	249,900	2	2	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	299,000	299,000	19	19	100.3%	100.3%
\$300,000-\$399,999	1	8.3%	350,000	350,000	15	15	100.0%	100.0%
\$400,000-\$499,999	2	16.7%	458,950	458,950	74	74	100.0%	100.0%
\$500,000-\$749,999	2	16.7%	637,425	637,425	29	29	98.2%	98.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



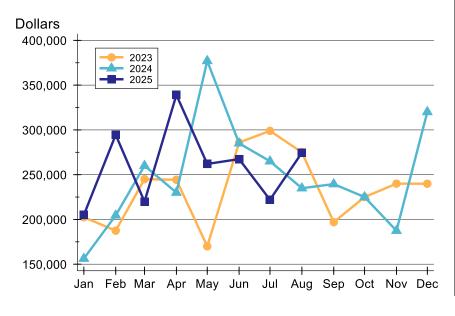


# Jefferson County Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	258,238	363,892
March	275,290	251,914	262,567
April	246,529	245,977	317,993
May	188,117	340,440	322,505
June	326,114	313,935	245,575
July	334,093	286,168	287,725
August	259,717	292,182	309,625
September	233,300	282,838	
October	224,809	229,089	
November	246,363	229,850	
December	255,014	381,577	



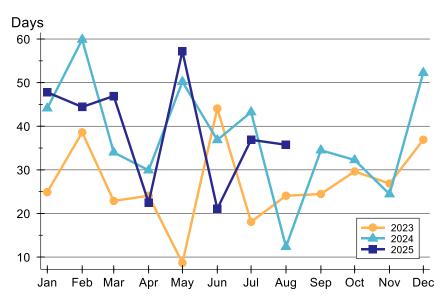
Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	204,500	294,500
March	245,000	260,000	219,900
April	244,300	230,000	339,000
May	170,000	377,000	262,000
June	285,950	285,000	267,400
July	298,950	265,000	222,000
August	275,000	234,900	274,450
September	197,000	239,500	
October	225,000	225,000	
November	240,000	187,400	
December	239,900	320,000	





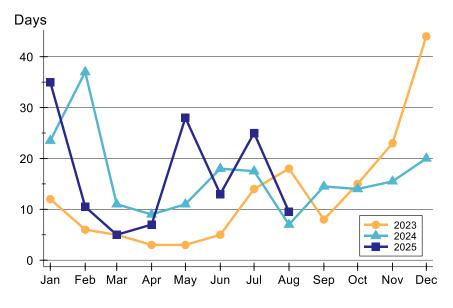
# Jefferson County Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	25	44	48
February	39	60	44
March	23	34	47
April	24	30	22
May	9	50	57
June	44	37	21
July	18	43	37
August	24	12	36
September	24	35	
October	30	32	
November	27	24	
December	37	52	

#### **Median DOM**



Month	2023	2024	2025
January	12	24	35
February	6	37	11
March	5	11	5
April	3	9	7
May	3	11	28
June	5	18	13
July	14	18	25
August	18	7	10
September	8	15	
October	15	14	
November	23	16	
December	44	20	



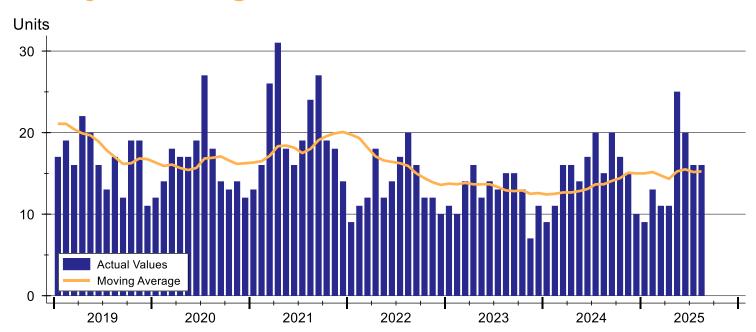
# Jefferson County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	t Change
Pe	nding Contracts	16	15	6.7%
Vo	lume (1,000s)	4,715	4,269	10.4%
ge	List Price	294,694	284,573	3.6%
Avera	Days on Market	50	32	56.3%
Ą	Percent of Original	94.1%	97.3%	-3.3%
2	List Price	244,950	249,500	-1.8%
Media	Days on Market	26	12	116.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 16 listings in Jefferson County had contracts pending at the end of August, up from 15 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

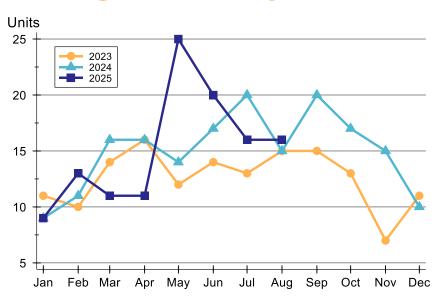






## Jefferson County Pending Contracts Analysis

#### **Pending Contracts by Month**



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

#### **Pending Contracts by Price Range**

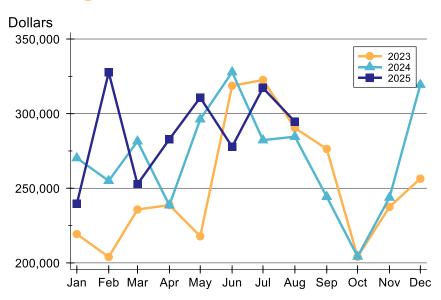
Price Range	Pending ( Number	Contracts Percent	List Price Average Median		Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	12.5%	93,450	93,450	180	180	69.3%	69.3%
\$100,000-\$124,999	1	6.3%	124,000	124,000	0	0	100.0%	100.0%
\$125,000-\$149,999	3	18.8%	136,650	135,000	2	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	3	18.8%	237,467	240,000	16	2	98.9%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	12.5%	374,500	374,500	30	30	88.7%	88.7%
\$400,000-\$499,999	3	18.8%	469,300	478,000	81	95	97.8%	100.0%
\$500,000-\$749,999	2	12.5%	562,475	562,475	40	40	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



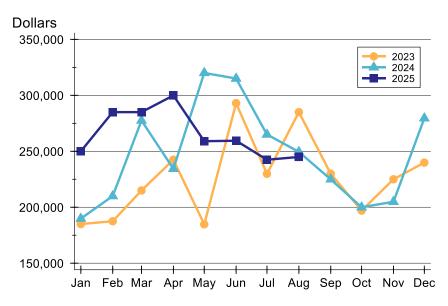


## Jefferson County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	219,300	270,255	239,544
February	203,970	254,982	327,669
March	235,767	281,484	252,700
April	238,727	238,597	282,882
Мау	217,850	296,236	310,772
June	318,657	327,832	277,805
July	322,577	282,240	317,222
August	290,397	284,573	294,694
September	276,373	244,295	
October	204,062	204,247	
November	237,507	243,780	
December	256,459	319,390	



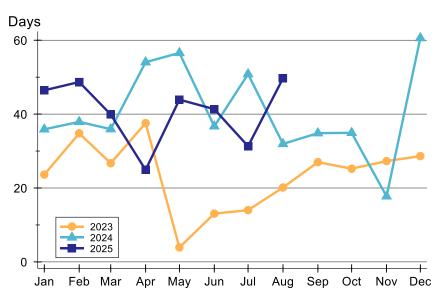
Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	285,000
March	215,000	277,500	285,000
April	242,450	234,350	299,900
May	184,750	320,000	259,000
June	293,000	315,000	259,450
July	229,900	265,000	242,450
August	285,000	249,500	244,950
September	229,900	224,900	
October	197,000	200,000	
November	225,000	204,900	
December	239,900	279,500	





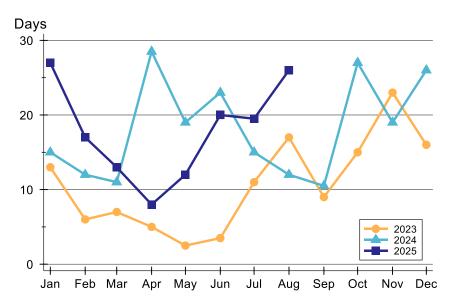
# Jefferson County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	24	36	46
February	35	38	49
March	27	36	40
April	38	54	25
May	4	57	44
June	13	37	41
July	14	51	31
August	20	32	50
September	27	35	
October	25	35	
November	27	18	
December	29	61	

#### **Median DOM**



Month	2023	2024	2025
January	13	15	27
February	6	12	17
March	7	11	13
April	5	29	8
May	3	19	12
June	4	23	20
July	11	15	20
August	17	12	26
September	9	11	
October	15	27	
November	23	19	
December	16	26	





### **Lyon County Housing Report**





### Market Overview

#### **Lyon County Home Sales Remained Constant in August**

Total home sales in Lyon County remained at 31 units last month, the same as in August 2024. Total sales volume was \$5.7 million, down from a year earlier.

The median sale price in August was \$163,930, down from \$175,000 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 97.7% of their list prices.

#### Lyon County Active Listings Up at End of **August**

The total number of active listings in Lyon County at the end of August was 92 units, up from 44 at the same point in 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$175,400.

During August, a total of 30 contracts were written down from 32 in August 2024. At the end of the month, there were 36 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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# **Lyon County Summary Statistics**

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	o <b>me Sales</b> ange from prior year	<b>31</b> 0.0%	<b>31</b> 14.8%	<b>27</b> -12.9%	<b>223</b> 4.7%	<b>213</b> -12.3%	<b>243</b> -16.5%
	<b>tive Listings</b> ange from prior year	<b>92</b> 109.1%	<b>44</b> 25.7%	<b>35</b> 16.7%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>3.2</b> 100.0%	<b>1.6</b> 45.5%	<b>1.1</b> 37.5%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>38</b> -5.0%	<b>40</b> 5.3%	<b>38</b> 0.0%	<b>349</b> 24.6%	<b>280</b> -7.0%	<b>301</b> -13.3%
	ntracts Written ange from prior year	<b>30</b> -6.3%	<b>32</b> -8.6%	<b>35</b> -23.9%	<b>246</b> 6.5%	<b>231</b> -11.8%	<b>262</b> -16.3%
	nding Contracts ange from prior year	<b>36</b> -7.7%	<b>39</b> 5.4%	<b>37</b> -42.2%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>5,671</b> -23.2%	<b>7,381</b> 30.0%	<b>5,676</b> 3.6%	<b>45,718</b> 12.0%	<b>40,825</b> -15.3%	<b>48,177</b> -4.4%
	Sale Price Change from prior year	<b>182,952</b> -23.2%	<b>238,082</b> 13.2%	<b>210,241</b> 18.9%	<b>205,015</b> 7.0%	<b>191,666</b> -3.3%	<b>198,261</b>
	<b>List Price of Actives</b> Change from prior year	<b>211,550</b> 3.2%	<b>204,896</b> -22.8%	<b>265,251</b> 20.5%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>31</b> 40.9%	<b>22</b> 4.8%	<b>21</b> 31.3%	<b>38</b> 65.2%	<b>23</b> 15.0%	<b>20</b> 11.1%
•	Percent of List Change from prior year	<b>96.8%</b> -0.1%	<b>96.9%</b> 1.1%	<b>95.8%</b> -1.7%	<b>96.7%</b> -0.3%	<b>97.0%</b> -0.6%	<b>97.6%</b> 0.7%
	Percent of Original Change from prior year	<b>93.8%</b> -1.7%	<b>95.4%</b> 1.1%	<b>94.4%</b> -2.1%	<b>94.1%</b> -2.1%	<b>96.1%</b> 0.1%	<b>96.0%</b> 0.3%
	Sale Price Change from prior year	<b>163,930</b> -6.3%	<b>175,000</b> 34.6%	<b>130,000</b> -27.8%	<b>180,000</b> 4.3%	<b>172,500</b> 4.5%	<b>165,000</b> 16.3%
	List Price of Actives Change from prior year	<b>175,400</b> 4.7%	<b>167,500</b> -23.8%	<b>219,900</b> 22.5%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>9</b> 80.0%	<b>5</b> -50.0%	<b>10</b> 233.3%	<b>9</b> 50.0%	<b>6</b> 20.0%	<b>5</b> -16.7%
2	Percent of List Change from prior year	<b>97.7%</b> -0.2%	<b>97.9%</b> 0.8%	<b>97.1%</b> -2.9%	<b>98.1%</b> -1.9%	<b>100.0%</b> 1.2%	<b>98.8%</b> -0.5%
	Percent of Original Change from prior year	<b>96.2%</b> -1.0%	<b>97.2%</b> 2.6%	<b>94.7%</b> -4.1%	<b>96.7%</b> -2.6%	<b>99.3%</b> 1.3%	<b>98.0%</b> -0.5%

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



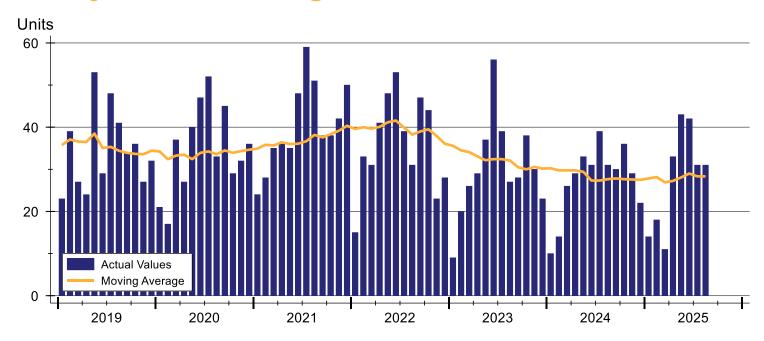
## **Lyon County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clo	sed Listings	31	31	0.0%	223	213	4.7%
Vo	lume (1,000s)	5,671	7,381	-23.2%	45,718	40,825	12.0%
Мс	onths' Supply	3.2	1.6	100.0%	N/A	N/A	N/A
	Sale Price	182,952	238,082	-23.2%	205,015	191,666	7.0%
age	Days on Market	31	22	40.9%	38	23	65.2%
Averag	Percent of List	96.8%	96.9%	-0.1%	96.7%	97.0%	-0.3%
	Percent of Original	93.8%	95.4%	-1.7%	94.1%	96.1%	-2.1%
	Sale Price	163,930	175,000	-6.3%	180,000	172,500	4.3%
lan	Days on Market	9	5	80.0%	9	6	50.0%
Median	Percent of List	97.7%	97.9%	-0.2%	98.1%	100.0%	-1.9%
	Percent of Original	96.2%	97.2%	-1.0%	96.7%	99.3%	-2.6%

A total of 31 homes sold in Lyon County in August, showing no change from August 2024. Total sales volume fell to \$5.7 million compared to \$7.4 million in the previous year.

The median sales price in August was \$163,930, down 6.3% compared to the prior year. Median days on market was 9 days, down from 10 days in July, but up from 5 in August 2024.

#### **History of Closed Listings**

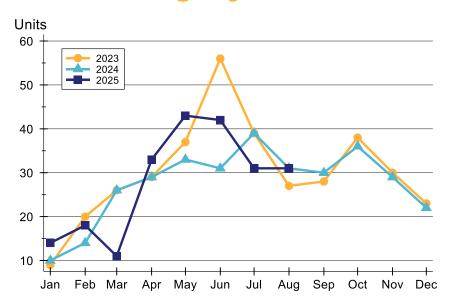






## **Lyon County Closed Listings Analysis**

#### **Closed Listings by Month**



Month	2023	2024	2025
January	9	10	14
February	20	14	18
March	26	26	11
April	29	29	33
May	37	33	43
June	56	31	42
July	39	39	31
August	27	31	31
September	28	30	
October	38	36	
November	30	29	
December	23	22	

#### **Closed Listings by Price Range**

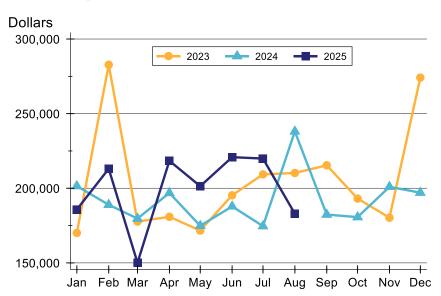
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	6.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	6.5%	0.0	34,450	34,450	16	16	103.5%	103.5%	95.4%	95.4%
\$50,000-\$99,999	1	3.2%	2.9	57,000	57,000	47	47	79.7%	79.7%	71.7%	71.7%
\$100,000-\$124,999	4	12.9%	6.8	108,375	107,250	28	12	92.5%	91.1%	89.7%	90.6%
\$125,000-\$149,999	4	12.9%	3.7	134,125	131,500	32	24	94.5%	94.6%	90.1%	89.6%
\$150,000-\$174,999	5	16.1%	2.7	158,366	159,900	43	50	98.0%	100.0%	95.7%	95.7%
\$175,000-\$199,999	5	16.1%	2.5	182,300	183,000	25	5	99.2%	98.9%	96.4%	98.9%
\$200,000-\$249,999	5	16.1%	3.4	210,000	205,000	48	9	96.5%	97.6%	93.6%	95.5%
\$250,000-\$299,999	1	3.2%	2.4	275,000	275,000	8	8	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	3	9.7%	3.2	307,423	307,269	17	8	100.4%	100.0%	100.4%	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	3.2%	9.6	625,000	625,000	2	2	96.2%	96.2%	96.2%	96.2%
\$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



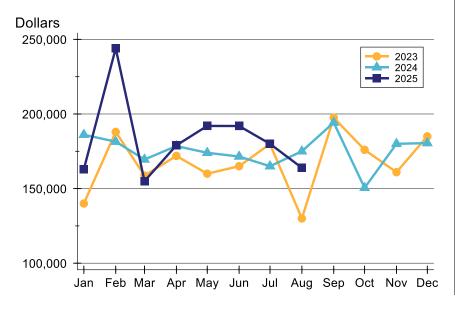


## **Lyon County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	170,056	201,460	185,765
February	282,750	188,947	213,072
March	177,669	179,681	150,091
April	180,879	196,866	218,400
May	171,674	174,852	201,398
June	195,293	187,827	220,836
July	209,285	174,636	219,916
August	210,241	238,082	182,952
September	215,396	182,362	
October	193,110	180,669	
November	180,280	200,962	
December	274,143	197,068	



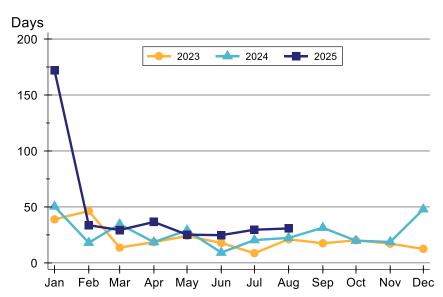
Month	2023	2024	2025
January	140,000	186,100	162,979
February	188,000	181,450	244,000
March	158,750	169,500	155,000
April	171,900	178,500	179,000
May	160,000	174,000	192,000
June	165,000	171,500	191,950
July	179,900	165,000	180,000
August	130,000	175,000	163,930
September	197,500	194,250	
October	176,000	150,500	
November	161,000	180,000	
December	185,000	180,500	





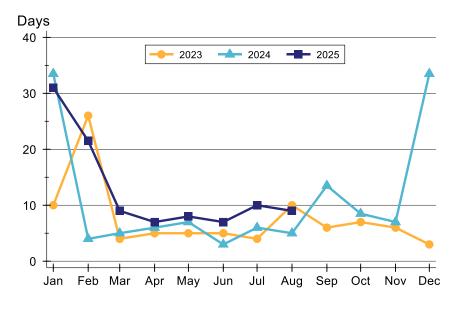
## **Lyon County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	39	50	172
February	46	18	34
March	14	35	29
April	19	19	37
May	24	29	25
June	18	9	25
July	9	20	30
August	21	22	31
September	18	31	
October	20	20	
November	17	19	
December	13	48	

#### **Median DOM**



Month	2023	2024	2025
January	10	34	31
February	26	4	22
March	4	5	9
April	5	6	7
May	5	7	8
June	5	3	7
July	4	6	10
August	10	5	9
September	6	14	
October	7	9	
November	6	7	
December	3	34	



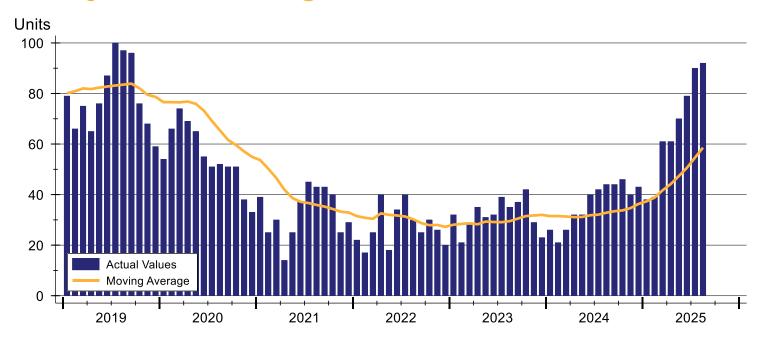
# Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of August 2024	Change
Active Listings		92	44	109.1%
Volume (1,000s)		19,463	9,015	115.9%
Months' Supply		3.2	1.6	100.0%
ge	List Price	211,550	204,896	3.2%
Avera	Days on Market	51	57	-10.5%
¥	Percent of Original	94.8%	96.3%	-1.6%
2	List Price	175,400	167,500	4.7%
Media	Days on Market	33	34	-2.9%
Σ	Percent of Original	97.8%	98.1%	-0.3%

A total of 92 homes were available for sale in Lyon County at the end of August. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$175,400, up 4.7% from 2024. The typical time on market for active listings was 33 days, down from 34 days a year earlier.

#### **History of Active Listings**

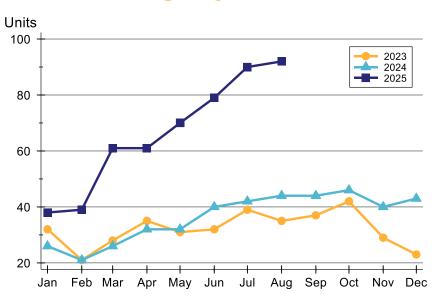






## Lyon County Active Listings Analysis

#### **Active Listings by Month**



Month	2023	2024	2025
January	32	26	38
February	21	21	39
March	28	26	61
April	35	32	61
May	31	32	70
June	32	40	79
July	39	42	90
August	35	44	92
September	37	44	
October	42	46	
November	29	40	
December	23	43	

#### **Active Listings by Price Range**

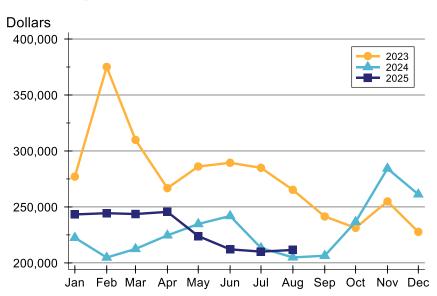
Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	2	2.2%	6.0	9,425	9,425	19	19	90.9%	90.9%
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	11	12.0%	2.9	82,926	88,900	47	50	90.4%	89.0%
\$100,000-\$124,999	13	14.1%	6.8	111,615	112,500	59	40	93.1%	95.6%
\$125,000-\$149,999	11	12.0%	3.7	140,927	139,900	33	7	97.2%	100.0%
\$150,000-\$174,999	9	9.8%	2.7	161,381	159,900	93	61	95.3%	94.5%
\$175,000-\$199,999	8	8.7%	2.5	188,156	184,900	41	24	98.4%	100.0%
\$200,000-\$249,999	14	15.2%	3.4	232,636	234,200	43	16	94.9%	99.8%
\$250,000-\$299,999	8	8.7%	2.4	265,850	262,250	40	32	97.6%	98.5%
\$300,000-\$399,999	8	8.7%	3.2	359,525	359,700	63	68	94.7%	95.6%
\$400,000-\$499,999	4	4.3%	N/A	462,225	467,450	31	29	92.8%	98.3%
\$500,000-\$749,999	4	4.3%	9.6	615,975	610,000	72	30	96.2%	96.3%
\$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



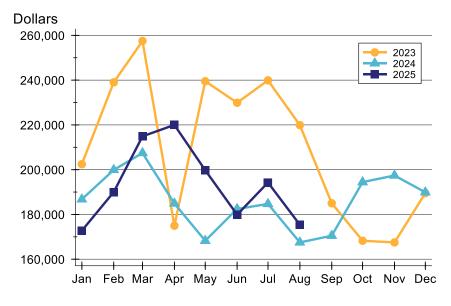


## Lyon County Active Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	277,080	222,492	243,279
February	375,062	204,793	244,399
March	309,907	212,454	243,653
April	266,806	224,564	245,576
Мау	286,097	234,755	223,936
June	289,425	241,898	212,083
July	284,946	213,331	210,086
August	265,251	204,896	211,550
September	241,450	206,382	
October	231,298	236,648	
November	254,903	284,310	
December	227,696	261,207	



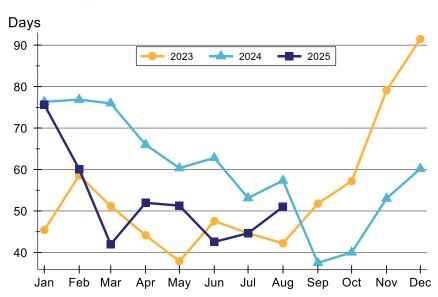
Month	2023	2024	2025
January	202,450	186,750	172,750
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
May	239,500	168,250	199,750
June	229,900	182,450	179,900
July	239,900	184,700	194,250
August	219,900	167,500	175,400
September	185,000	170,500	
October	168,250	194,450	
November	167,500	197,400	
December	189,500	189,900	





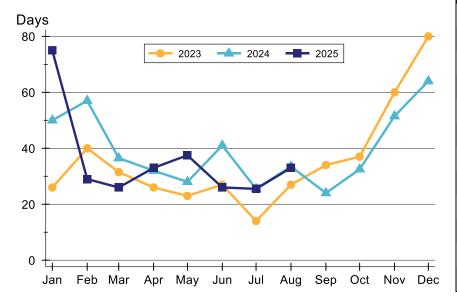
## Lyon County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	45	76	76
February	59	77	60
March	51	76	42
April	44	66	52
May	38	60	51
June	48	63	43
July	45	53	45
August	42	57	51
September	52	37	
October	57	40	
November	79	53	
December	91	60	

#### **Median DOM**

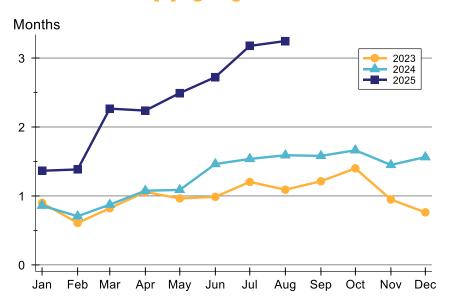


Month	2023	2024	2025
January	26	50	75
February	40	57	29
March	32	37	26
April	26	32	33
May	23	28	38
June	27	41	26
July	14	26	26
August	27	34	33
September	34	24	
October	37	33	
November	60	52	
December	80	64	



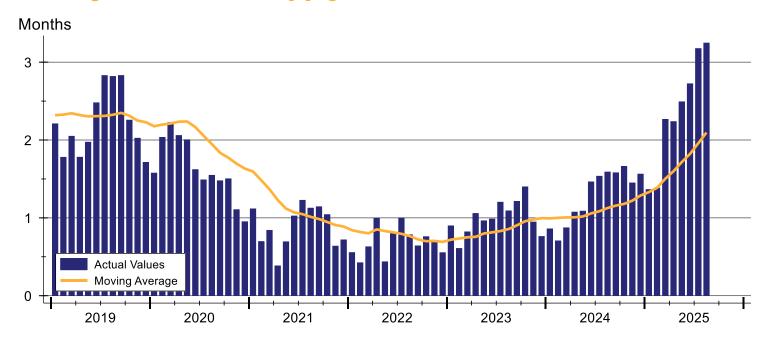
## **Lyon County Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	0.9	0.9	1.4
February	0.6	0.7	1.4
March	0.8	0.9	2.3
April	1.1	1.1	2.2
May	1.0	1.1	2.5
June	1.0	1.5	2.7
July	1.2	1.5	3.2
August	1.1	1.6	3.2
September	1.2	1.6	
October	1.4	1.7	
November	0.9	1.5	
December	0.8	1.6	

#### **History of Month's Supply**





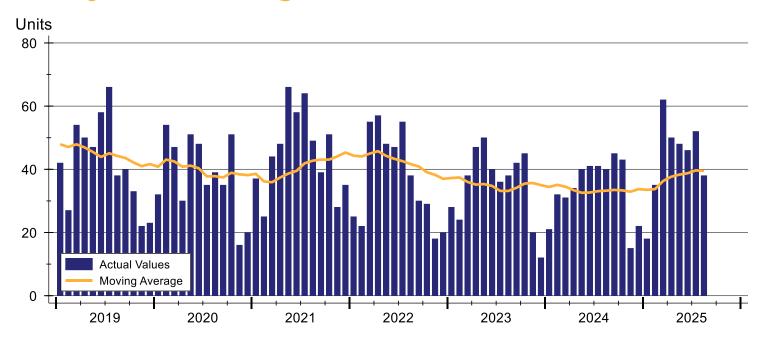
## **Lyon County New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	38	40	-5.0%
Month	Volume (1,000s)	8,028	7,611	5.5%
Current	Average List Price	211,271	190,273	11.0%
Cu	Median List Price	179,900	174,750	2.9%
ē	New Listings	349	280	24.6%
o-Daí	Volume (1,000s)	72,311	55,896	29.4%
Year-to-Date	Average List Price	207,196	199,629	3.8%
Ϋ́	Median List Price	185,000	174,900	5.8%

A total of 38 new listings were added in Lyon County during August, down 5.0% from the same month in 2024. Year-to-date Lyon County has seen 349 new listings.

The median list price of these homes was \$179,900 up from \$174,750 in 2024.

#### **History of New Listings**







## **Lyon County New Listings Analysis**

#### **New Listings by Month**



Month	2023	2024	2025
January	28	21	18
February	24	32	35
March	38	31	62
April	47	34	50
May	50	40	48
June	40	41	46
July	36	41	52
August	38	40	38
September	42	45	
October	45	43	
November	20	15	
December	12	22	

#### **New Listings by Price Range**

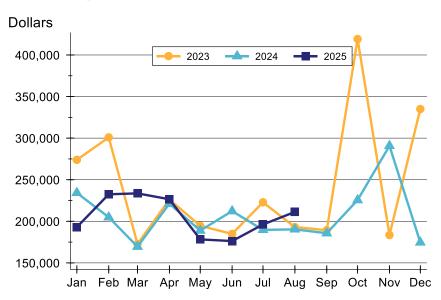
Price Range	New L Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	5.3%	40,000	40,000	11	11	76.2%	76.2%
\$50,000-\$99,999	3	7.9%	73,267	69,900	6	5	100.0%	100.0%
\$100,000-\$124,999	3	7.9%	121,433	119,900	16	17	90.6%	96.2%
\$125,000-\$149,999	5	13.2%	139,920	139,900	10	7	99.3%	100.0%
\$150,000-\$174,999	5	13.2%	160,780	158,000	12	12	100.0%	100.0%
\$175,000-\$199,999	4	10.5%	185,550	184,400	20	18	99.6%	99.7%
\$200,000-\$249,999	5	13.2%	233,380	239,900	9	5	99.9%	100.0%
\$250,000-\$299,999	6	15.8%	274,117	273,450	5	6	99.7%	100.0%
\$300,000-\$399,999	2	5.3%	339,450	339,450	5	5	100.0%	100.0%
\$400,000-\$499,999	1	2.6%	489,000	489,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	5.3%	569,500	569,500	14	14	99.5%	99.5%
\$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



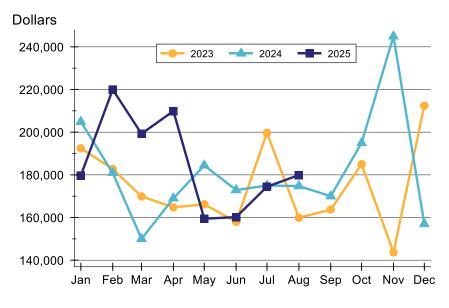


## **Lyon County New Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	273,898	234,233	192,956
February	300,921	204,866	232,493
March	172,682	169,521	233,589
April	226,172	221,140	226,512
May	194,588	188,880	178,251
June	184,843	212,281	176,241
July	222,842	189,705	196,178
August	193,003	190,273	211,271
September	189,332	185,678	
October	419,170	225,563	
November	183,490	290,733	
December	335,000	174,561	



Month	2023	2024	2025
January	192,450	204,900	179,700
February	182,750	180,950	220,000
March	169,900	150,000	199,250
April	164,800	169,000	209,900
May	166,200	184,450	159,450
June	158,000	172,900	160,200
July	199,700	175,000	174,450
August	159,900	174,750	179,900
September	163,750	170,000	
October	185,000	195,000	
November	143,700	244,900	
December	212,450	157,000	



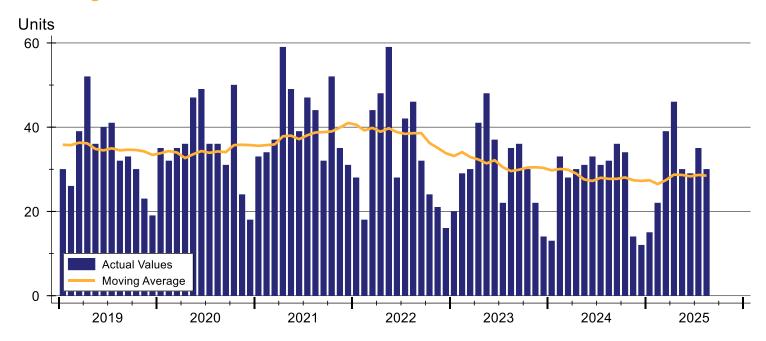
## Lyon County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Y025	ear-to-Dat 2024	te Change
Со	ntracts Written	30	32	-6.3%	246	231	6.5%
Vo	ume (1,000s)	5,508	6,270	-12.2%	52,022	48,656	6.9%
ge	Sale Price	183,607	195,941	-6.3%	211,471	210,633	0.4%
Avera	Days on Market	43	21	104.8%	32	23	39.1%
¥	Percent of Original	93.1%	93.6%	-0.5%	94.3%	95.8%	-1.6%
=	Sale Price	197,000	187,250	5.2%	188,500	179,900	4.8%
Median	Days on Market	18	14	28.6%	10	6	66.7%
Σ	Percent of Original	96.3%	97.4%	-1.1%	96.9%	98.6%	-1.7%

A total of 30 contracts for sale were written in Lyon County during the month of August, down from 32 in 2024. The median list price of these homes was \$197,000, up from \$187,250 the prior year.

Half of the homes that went under contract in August were on the market less than 18 days, compared to 14 days in August 2024.

#### **History of Contracts Written**

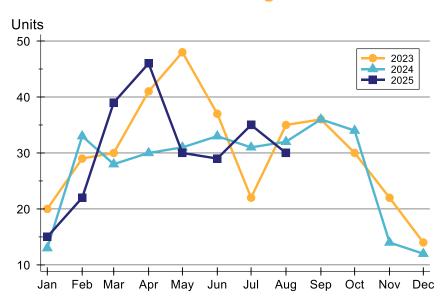






## **Lyon County Contracts Written Analysis**

#### **Contracts Written by Month**



Month	2023	2024	2025
January	20	13	15
February	29	33	22
March	30	28	39
April	41	30	46
May	48	31	30
June	37	33	29
July	22	31	35
August	35	32	30
September	36	36	
October	30	34	
November	22	14	
December	14	12	

#### **Contracts Written by Price Range**

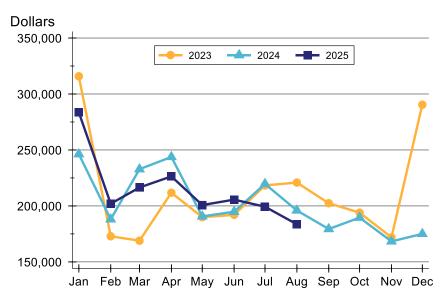
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	16.7%	38,000	40,000	24	19	82.4%	70.9%
\$50,000-\$99,999	1	3.3%	80,500	80,500	324	324	74.5%	74.5%
\$100,000-\$124,999	3	10.0%	119,767	119,500	12	10	90.6%	96.2%
\$125,000-\$149,999	2	6.7%	145,750	145,750	64	64	93.7%	93.7%
\$150,000-\$174,999	2	6.7%	163,000	163,000	3	3	106.3%	106.3%
\$175,000-\$199,999	2	6.7%	184,450	184,450	27	27	93.4%	93.4%
\$200,000-\$249,999	7	23.3%	229,643	227,900	66	37	94.1%	96.2%
\$250,000-\$299,999	6	20.0%	267,683	267,400	12	6	98.9%	100.0%
\$300,000-\$399,999	2	6.7%	339,200	339,200	46	46	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



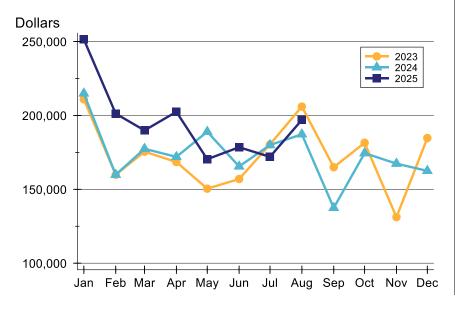


# **Lyon County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	315,805	246,292	283,567
February	172,902	188,052	201,977
March	168,947	232,818	216,463
April	211,793	243,752	226,363
May	189,956	190,606	200,787
June	192,008	194,823	205,621
July	218,305	219,655	199,292
August	220,894	195,941	183,607
September	202,414	179,369	
October	193,987	189,538	
November	171,895	168,307	
December	290,429	175,033	



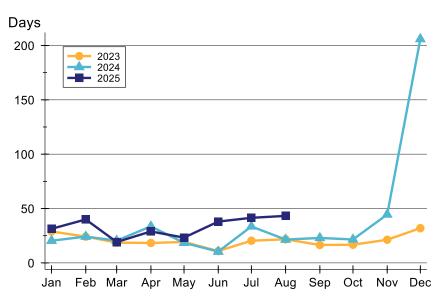
Month	2023	2024	2025
January	210,950	214,900	251,500
February	159,900	159,900	201,250
March	175,500	177,450	189,900
April	168,500	171,950	202,450
May	150,450	189,000	170,400
June	157,000	165,500	178,500
July	180,400	180,000	172,000
August	206,000	187,250	197,000
September	164,950	137,450	
October	181,500	174,500	
November	131,200	167,400	
December	184,700	162,500	





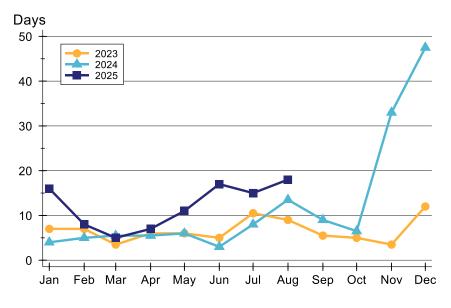
# **Lyon County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	29	20	31
February	24	24	40
March	19	21	19
April	18	34	29
May	19	18	23
June	11	10	38
July	20	34	41
August	22	21	43
September	16	23	
October	17	22	
November	21	45	
December	32	206	

#### **Median DOM**



Month	2023	2024	2025
January	7	4	16
February	7	5	8
March	4	6	5
April	6	6	7
May	6	6	11
June	5	3	17
July	11	8	15
August	9	14	18
September	6	9	
October	5	7	
November	4	33	
December	12	48	



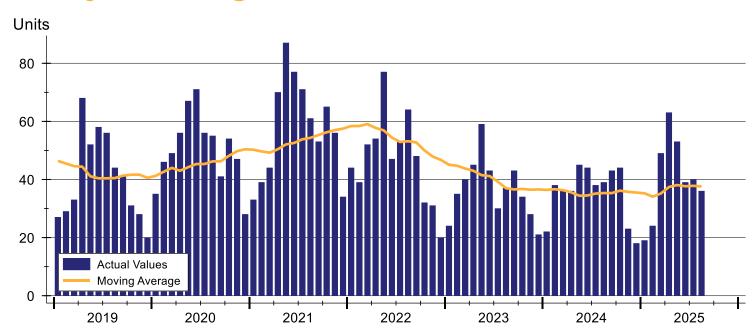
## Lyon County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	36	39	-7.7%
Vo	lume (1,000s)	7,118	8,312	-14.4%
ge	List Price	197,719	213,126	-7.2%
Avera	Days on Market	51	28	82.1%
¥	Percent of Original	95.1%	96.4%	-1.3%
5	List Price	202,000	199,900	1.1%
Media	Days on Market	27	8	237.5%
Σ	Percent of Original	97.1%	100.0%	-2.9%

A total of 36 listings in Lyon County had contracts pending at the end of August, down from 39 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

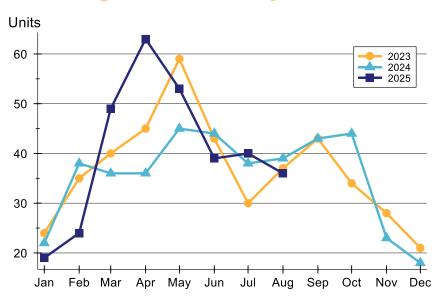






# Lyon County Pending Contracts Analysis

#### **Pending Contracts by Month**



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

#### **Pending Contracts by Price Range**

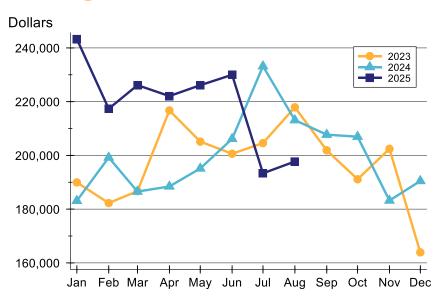
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	11.1%	37,750	40,000	26	15	92.1%	100.0%
\$50,000-\$99,999	2	5.6%	84,750	84,750	164	164	87.3%	87.3%
\$100,000-\$124,999	2	5.6%	119,900	119,900	10	10	98.1%	98.1%
\$125,000-\$149,999	4	11.1%	142,825	145,750	98	107	90.8%	91.2%
\$150,000-\$174,999	4	11.1%	164,250	164,000	76	68	96.0%	95.5%
\$175,000-\$199,999	2	5.6%	184,450	184,450	27	27	95.8%	95.8%
\$200,000-\$249,999	7	19.4%	236,714	239,900	60	37	95.1%	96.2%
\$250,000-\$299,999	7	19.4%	265,157	264,900	12	8	99.0%	100.0%
\$300,000-\$399,999	3	8.3%	332,767	329,900	32	4	98.9%	100.0%
\$400,000-\$499,999	1	2.8%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



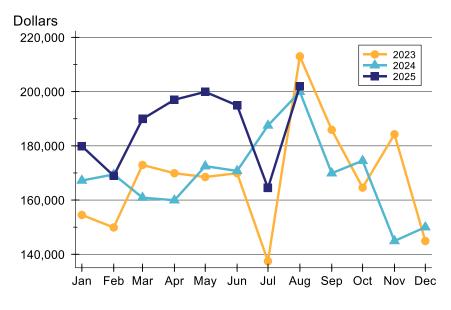


## Lyon County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	189,938	183,114	243,305
February	182,271	199,218	217,363
March	186,702	186,539	226,144
April	216,731	188,440	222,073
Мау	205,136	195,138	226,123
June	200,621	206,149	229,998
July	204,597	233,192	193,345
August	217,905	213,126	197,719
September	201,893	207,723	
October	191,125	206,968	
November	202,432	183,204	
December	163,905	190,483	



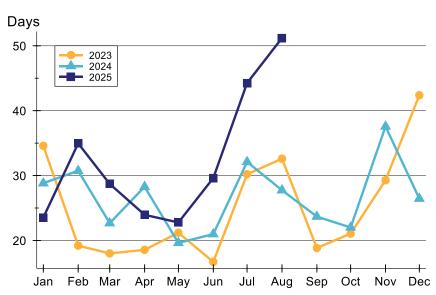
Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	168,950
March	172,950	160,900	189,900
April	169,900	159,925	197,000
May	168,500	172,500	199,900
June	169,900	170,750	194,900
July	137,450	187,500	164,450
August	213,000	199,900	202,000
September	185,900	169,900	
October	164,600	174,500	
November	184,250	144,900	
December	144,900	150,000	





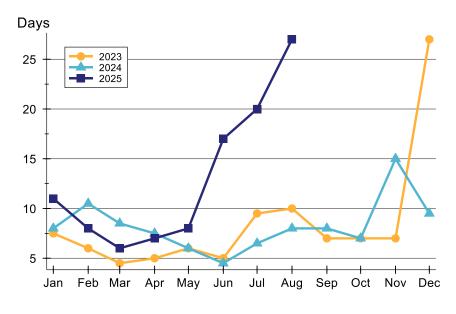
## Lyon County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	35	29	24
February	19	31	35
March	18	23	29
April	19	28	24
May	21	20	23
June	17	21	30
July	30	32	44
August	33	28	51
September	19	24	
October	21	22	
November	29	38	
December	42	26	

#### **Median DOM**



Month	2023	2024	2025
January	8	8	11
February	6	11	8
March	5	9	6
April	5	8	7
May	6	6	8
June	5	5	17
July	10	7	20
August	10	8	27
September	7	8	
October	7	7	
November	7	15	
December	27	10	





### **Osage County Housing Report**



### Market Overview

#### **Osage County Home Sales Rose in August**

Total home sales in Osage County rose by 33.3% last month to 20 units, compared to 15 units in August 2024. Total sales volume was \$4.5 million, up 46.6% from a year earlier.

The median sale price in August was \$188,500, down from \$191,500 a year earlier. Homes that sold in August were typically on the market for 17 days and sold for 98.9% of their list prices.

#### Osage County Active Listings Down at End of **August**

The total number of active listings in Osage County at the end of August was 20 units, down from 27 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 August was \$254,950.

During August, a total of 15 contracts were written down from 21 in August 2024. At the end of the month, there were 18 contracts still pending.

#### **Report Contents**

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

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# Osage County Summary Statistics

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	ome Sales ange from prior year	<b>20</b> 33.3%	<b>15</b> -25.0%	<b>20</b> -4.8%	<b>109</b> -7.6%	<b>118</b> 4.4%	<b>113</b> -14.4%
	<b>tive Listings</b> ange from prior year	<b>20</b> -25.9%	<b>27</b> 28.6%	<b>21</b> -19.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.4</b> -22.2%	<b>1.8</b> 20.0%	<b>1.5</b> -6.3%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>17</b> -10.5%	<b>19</b> 5.6%	<b>18</b> -14.3%	<b>139</b> -14.2%	<b>162</b> 21.8%	<b>133</b> -16.9%
	ntracts Written ange from prior year	<b>15</b> -28.6%	<b>21</b> 31.3%	<b>16</b> -5.9%	<b>115</b> -14.8%	<b>135</b> 17.4%	<b>115</b> -12.2%
	nding Contracts ange from prior year	<b>18</b> 20.0%	<b>15</b> 0.0%	<b>15</b> -21.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>4,461</b> 46.6%	<b>3,042</b> -22.4%	<b>3,919</b> 35.3%	<b>23,105</b> -8.1%	<b>25,143</b> 19.4%	<b>21,058</b> -10.0%
	Sale Price Change from prior year	<b>223,035</b> 10.0%	<b>202,827</b> 3.5%	<b>195,960</b> 42.1%	<b>211,973</b> -0.5%	<b>213,074</b> 14.3%	<b>186,355</b> 5.1%
4	<b>List Price of Actives</b> Change from prior year	<b>308,243</b> -7.3%	<b>332,422</b> 30.1%	<b>255,591</b> -58.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>24</b> 9.1%	<b>22</b> 340.0%	<b>5</b> -70.6%	<b>34</b> 0.0%	<b>34</b> 17.2%	<b>29</b> -6.5%
⋖	Percent of List Change from prior year	<b>97.3%</b> -1.6%	<b>98.9%</b> -1.9%	<b>100.8%</b> 4.3%	<b>96.7%</b> 0.3%	<b>96.4%</b> -2.3%	<b>98.7%</b> 0.5%
	Percent of Original Change from prior year	<b>95.6%</b> -1.5%	<b>97.1%</b> -3.9%	<b>101.0%</b> 6.8%	<b>94.7%</b> 0.7%	<b>94.0%</b> -2.5%	<b>96.4%</b> -0.1%
	Sale Price Change from prior year	<b>188,500</b> -1.6%	<b>191,500</b> 18.6%	<b>161,500</b> 15.4%	<b>190,700</b> 3.1%	<b>185,000</b> 20.8%	<b>153,175</b> 6.7%
Median	List Price of Actives Change from prior year	<b>254,950</b> 15.9%	<b>220,000</b> 29.5%	<b>169,910</b> -2.9%	N/A	N/A	N/A
	Days on Market Change from prior year	<b>17</b> 6.3%	<b>16</b> 433.3%	<b>3</b> -57.1%	<b>13</b> -13.3%	<b>15</b> 87.5%	<b>8</b> 33.3%
2	Percent of List Change from prior year	<b>98.9%</b> -1.1%	<b>100.0%</b> -0.3%	<b>100.3%</b> 0.3%	<b>99.4%</b> -0.6%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>96.7%</b> -3.3%	<b>100.0%</b> -1.0%	<b>101.0%</b> 1.0%	<b>98.8%</b> 0.0%	<b>98.8%</b> -1.2%	<b>100.0%</b> 0.0%

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



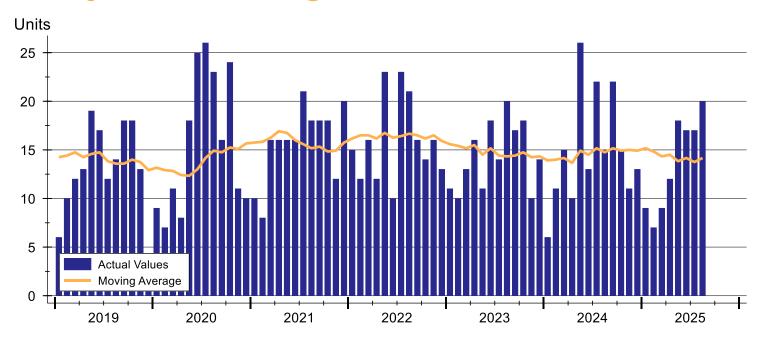
## Osage County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	August 2024	Change	Year-to-Date e 2025 2024 C		e Change
Clc	sed Listings	20	15	33.3%	109	118	-7.6%
Vo	lume (1,000s)	4,461	3,042	46.6%	23,105	25,143	-8.1%
Мс	onths' Supply	1.4	1.8	-22.2%	N/A	N/A	N/A
	Sale Price	223,035	202,827	10.0%	211,973	213,074	-0.5%
age	Days on Market	24	22	9.1%	34	34	0.0%
Averag	Percent of List	97.3%	98.9%	-1.6%	96.7%	96.4%	0.3%
	Percent of Original	95.6%	97.1%	-1.5%	94.7%	94.0%	0.7%
	Sale Price	188,500	191,500	-1.6%	190,700	185,000	3.1%
lian	Days on Market	17	16	6.3%	13	15	-13.3%
Median	Percent of List	98.9%	100.0%	-1.1%	99.4%	100.0%	-0.6%
	Percent of Original	96.7%	100.0%	-3.3%	98.8%	98.8%	0.0%

A total of 20 homes sold in Osage County in August, up from 15 units in August 2024. Total sales volume rose to \$4.5 million compared to \$3.0 million in the previous year.

The median sales price in August was \$188,500, down 1.6% compared to the prior year. Median days on market was 17 days, up from 12 days in July, and up from 16 in August 2024.

#### **History of Closed Listings**

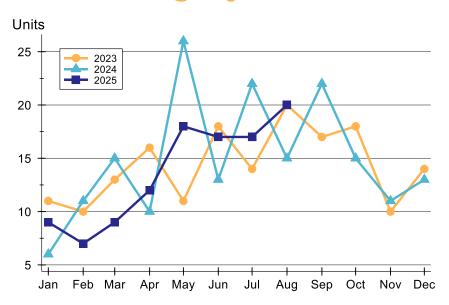






## Osage County Closed Listings Analysis

#### **Closed Listings by Month**



Month	2023	2024	2025
January	11	6	9
February	10	11	7
March	13	15	9
April	16	10	12
May	11	26	18
June	18	13	17
July	14	22	17
August	20	15	20
September	17	22	
October	18	15	
November	10	11	
December	14	13	

#### **Closed Listings by Price Range**

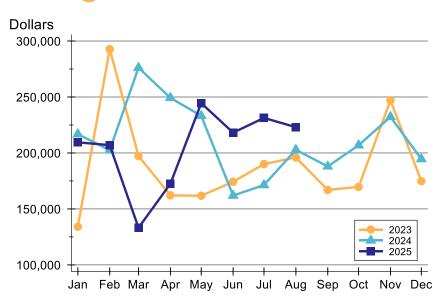
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.0%	0.0	77,750	77,250	14	15	91.8%	90.0%	91.8%	90.0%
\$100,000-\$124,999	2	10.0%	0.7	114,750	114,750	41	41	93.8%	93.8%	92.0%	92.0%
\$125,000-\$149,999	1	5.0%	2.0	145,000	145,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	1	5.0%	1.9	172,640	172,640	34	34	104.0%	104.0%	104.0%	104.0%
\$175,000-\$199,999	5	25.0%	0.5	183,540	187,000	26	24	97.9%	98.9%	94.4%	94.6%
\$200,000-\$249,999	1	5.0%	0.4	249,600	249,600	7	7	109.5%	109.5%	109.5%	109.5%
\$250,000-\$299,999	4	20.0%	1.6	267,000	267,500	14	6	98.0%	100.0%	98.0%	100.0%
\$300,000-\$399,999	1	5.0%	3.0	305,000	305,000	38	38	95.6%	95.6%	92.7%	92.7%
\$400,000-\$499,999	1	5.0%	1.7	415,000	415,000	95	95	95.6%	95.6%	87.4%	87.4%
\$500,000-\$749,999	1	5.0%	9.6	725,000	725,000	4	4	96.7%	96.7%	96.7%	96.7%
\$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



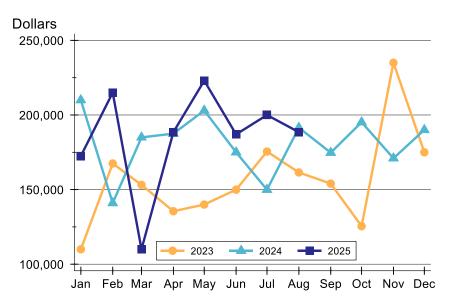


## Osage County Closed Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	134,177	216,833	209,500
February	292,750	202,482	207,000
March	197,213	276,167	133,167
April	162,156	249,250	172,479
May	161,773	233,179	244,500
June	174,242	161,913	218,147
July	190,093	171,339	231,303
August	195,960	202,827	223,035
September	166,939	187,971	
October	169,672	206,883	
November	247,040	232,264	
December	174,857	194,552	



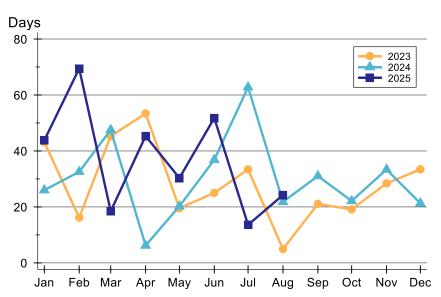
Month	2023	2024	2025
January	110,000	210,000	172,500
February	167,500	141,000	215,000
March	153,175	185,000	110,000
April	135,500	187,500	188,500
May	140,000	203,000	223,000
June	149,950	175,000	187,000
July	175,500	149,950	200,000
August	161,500	191,500	188,500
September	154,000	174,750	
October	125,500	195,151	
November	235,000	171,000	
December	175,000	190,000	





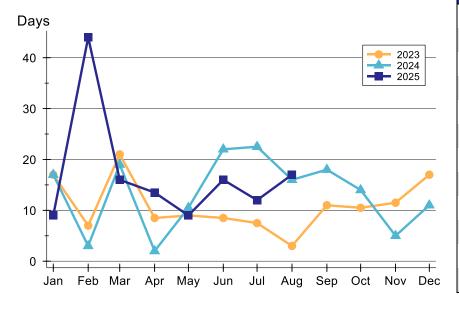
## Osage County Closed Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	43	26	44
February	16	33	69
March	45	48	18
April	53	6	45
May	20	20	30
June	25	37	52
July	33	63	14
August	5	22	24
September	21	31	
October	19	22	
November	28	33	
December	33	21	

#### **Median DOM**



Month	2023	2024	2025
January	17	17	9
February	7	3	44
March	21	19	16
April	9	2	14
May	9	11	9
June	9	22	16
July	8	23	12
August	3	16	17
September	11	18	
October	11	14	
November	12	5	
December	17	11	



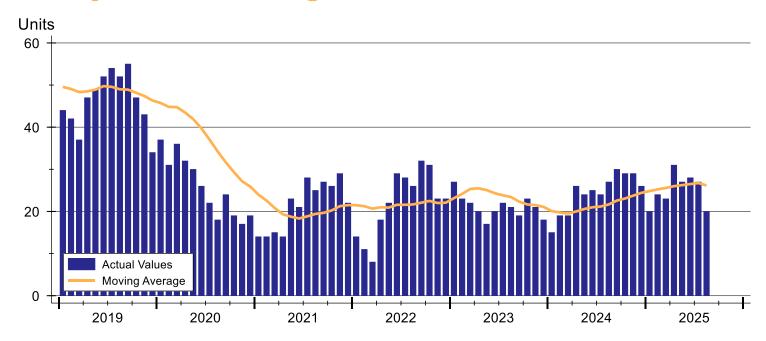
## Osage County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	20	27	-25.9%
Vo	lume (1,000s)	6,165	8,975	-31.3%
Months' Supply		1.4	1.8	-22.2%
ge	List Price	308,243	332,422	-7.3%
Avera	Days on Market	66	49	34.7%
¥	Percent of Original	96.2%	96.1%	0.1%
<u>_</u>	List Price	254,950	220,000	15.9%
Median	Days on Market	27	46	-41.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

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

The median list price of homes on the market at the end of August was \$254,950, up 15.9% from 2024. The typical time on market for active listings was 26 days, down from 46 days a year earlier.

#### **History of Active Listings**

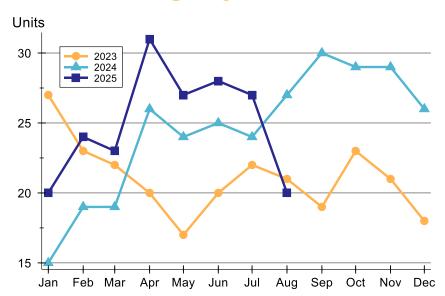






## Osage County Active Listings Analysis

#### **Active Listings by Month**



Month	2023	2024	2025
January	27	15	20
February	23	19	24
March	22	19	23
April	20	26	31
May	17	24	27
June	20	25	28
July	22	24	27
August	21	27	20
September	19	30	
October	23	29	
November	21	29	
December	18	26	

#### **Active Listings by Price Range**

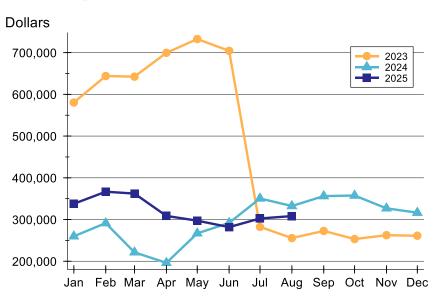
Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	N/A	27,000	27,000	4	4	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.0%	0.7	120,000	120,000	252	252	88.9%	88.9%
\$125,000-\$149,999	2	10.0%	2.0	144,975	144,975	86	86	92.9%	92.9%
\$150,000-\$174,999	3	15.0%	1.9	164,000	162,000	54	37	94.1%	97.0%
\$175,000-\$199,999	1	5.0%	0.5	195,000	195,000	2	2	100.0%	100.0%
\$200,000-\$249,999	1	5.0%	0.4	240,000	240,000	80	80	96.0%	96.0%
\$250,000-\$299,999	3	15.0%	1.6	256,600	259,900	14	9	100.0%	100.0%
\$300,000-\$399,999	3	15.0%	3.0	349,967	350,000	138	53	94.9%	100.0%
\$400,000-\$499,999	1	5.0%	1.7	475,000	475,000	30	30	100.0%	100.0%
\$500,000-\$749,999	4	20.0%	9.6	626,550	649,600	39	29	96.6%	96.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



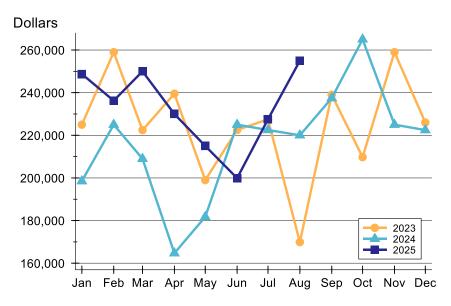


## Osage County Active Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	580,496	259,840	337,716
February	643,939	291,418	366,675
March	642,477	221,384	362,251
April	699,530	196,113	308,665
May	732,603	266,875	297,306
June	704,368	291,904	281,850
July	282,352	350,509	302,545
August	255,591	332,422	308,243
September	272,673	356,240	
October	253,219	357,511	
November	262,485	326,842	
December	261,222	316,462	



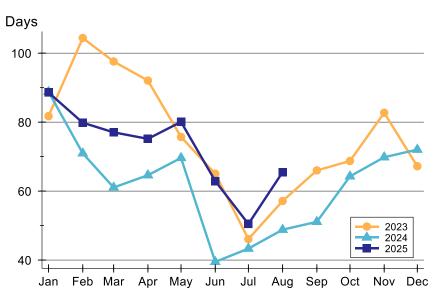
Month	2023	2024	2025
January	225,000	198,500	248,750
February	259,000	225,000	236,250
March	222,450	209,000	250,000
April	239,495	164,700	230,000
May	199,000	181,750	215,000
June	222,500	225,000	199,900
July	227,500	222,500	227,500
August	169,910	220,000	254,950
September	239,000	237,450	
October	209,750	265,000	
November	259,000	225,000	
December	226,000	222,450	





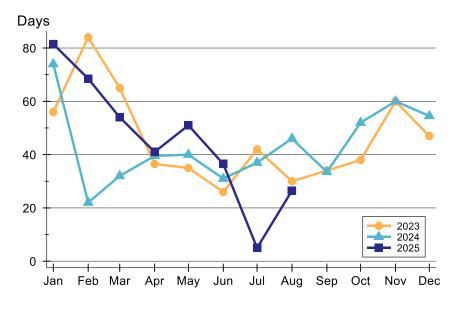
## Osage County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	82	89	89
February	104	71	80
March	98	61	77
April	92	65	75
May	76	70	80
June	65	39	63
July	46	43	50
August	57	49	66
September	66	51	
October	69	64	
November	83	70	
December	67	72	

#### **Median DOM**

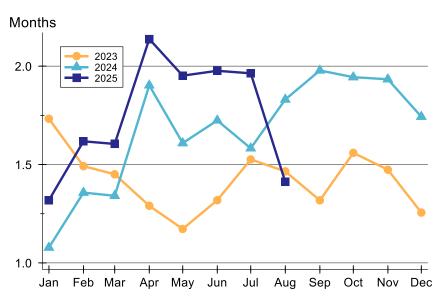


Month	2023	2024	2025
January	56	74	82
February	84	22	69
March	65	32	54
April	37	40	41
May	35	40	51
June	26	31	37
July	42	37	5
August	30	46	27
September	34	34	
October	38	52	
November	60	60	
December	47	55	



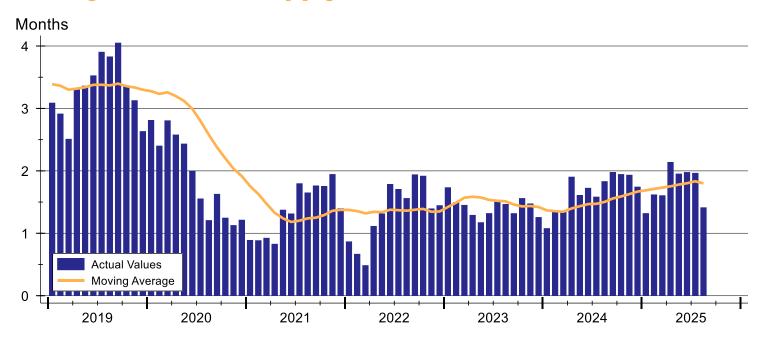
#### Osage County Months' Supply Analysis

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.7	1.1	1.3
February	1.5	1.4	1.6
March	1.5	1.3	1.6
April	1.3	1.9	2.1
May	1.2	1.6	2.0
June	1.3	1.7	2.0
July	1.5	1.6	2.0
August	1.5	1.8	1.4
September	1.3	2.0	
October	1.6	1.9	
November	1.5	1.9	
December	1.3	1.7	

#### **History of Month's Supply**





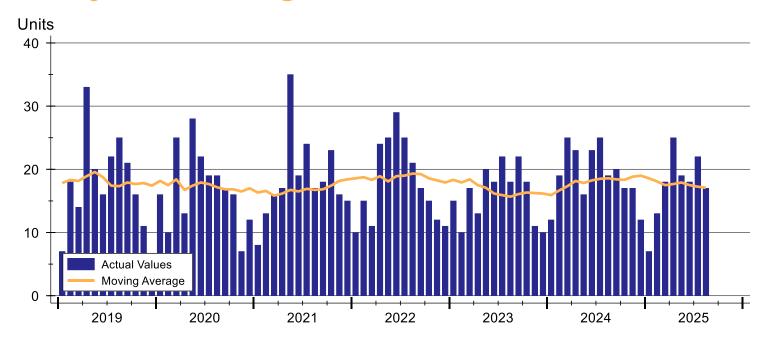
## Osage County New Listings Analysis

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	17	19	-10.5%
Month	Volume (1,000s)	4,167	4,170	-0.1%
Current	Average List Price	245,100	219,474	11.7%
Cu	Median List Price	242,700	219,900	10.4%
ā	New Listings	139	162	-14.2%
o-Da	Volume (1,000s)	35,519	35,947	-1.2%
Year-to-Date	Average List Price	255,530	221,893	15.2%
χ	Median List Price	199,750	177,450	12.6%

A total of 17 new listings were added in Osage County during August, down 10.5% from the same month in 2024. Year-to-date Osage County has seen 139 new listings.

The median list price of these homes was \$242,700 up from \$219,900 in 2024.

#### **History of New Listings**

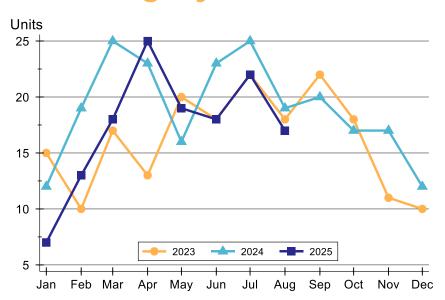






#### Osage County New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	15	12	7
February	10	19	13
March	17	25	18
April	13	23	25
May	20	16	19
June	18	23	18
July	22	25	22
August	18	19	17
September	22	20	
October	18	17	
November	11	17	
December	10	12	

#### **New Listings by Price Range**

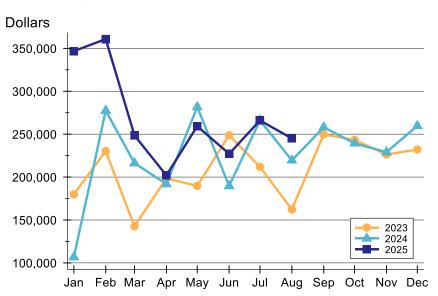
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	27,000	27,000	4	4	100.0%	100.0%
\$50,000-\$99,999	1	5.9%	94,900	94,900	8	8	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	11.8%	140,000	140,000	2	2	100.0%	100.0%
\$150,000-\$174,999	3	17.6%	168,300	169,900	9	11	100.0%	100.0%
\$175,000-\$199,999	1	5.9%	195,000	195,000	8	8	100.0%	100.0%
\$200,000-\$249,999	1	5.9%	242,700	242,700	14	14	100.0%	100.0%
\$250,000-\$299,999	4	23.5%	266,200	259,900	14	14	98.3%	100.0%
\$300,000-\$399,999	2	11.8%	391,250	391,250	5	5	100.0%	100.0%
\$400,000-\$499,999	2	11.8%	487,450	487,450	28	28	98.5%	98.5%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



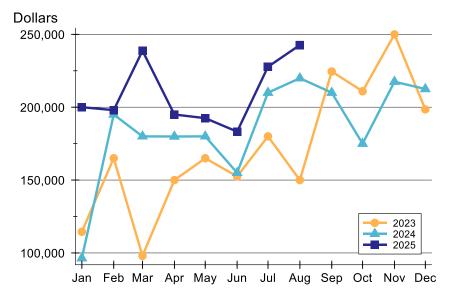


## Osage County New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	179,867	106,679	346,757
February	230,240	277,497	360,906
March	142,694	216,239	248,517
April	198,423	191,870	202,005
May	189,803	281,694	259,292
June	248,789	189,592	227,125
July	211,936	266,123	266,018
August	162,253	219,474	245,100
September	249,786	258,063	
October	243,340	239,276	
November	226,309	229,060	
December	232,140	259,605	



Month	2023	2024	2025
January	114,500	96,375	200,000
February	165,000	195,000	198,000
March	98,000	180,000	238,750
April	150,000	179,900	195,000
May	165,000	180,000	192,500
June	152,500	155,000	183,250
July	180,000	210,000	227,750
August	150,000	219,900	242,700
September	224,500	210,000	
October	210,961	175,000	
November	250,000	217,500	
December	198,500	212,500	



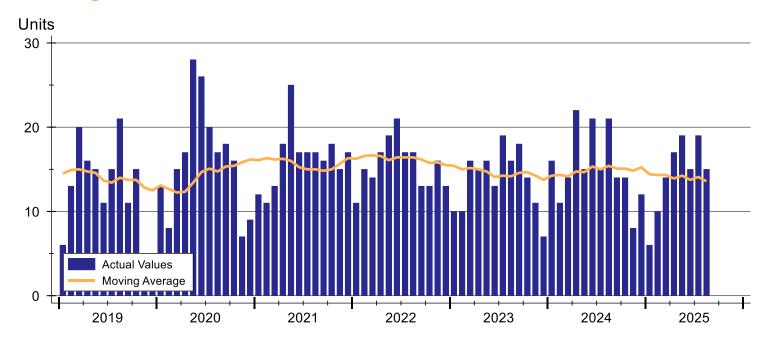
## Osage County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	15	21	-28.6%	115	135	-14.8%
Vo	ume (1,000s)	3,178	3,853	-17.5%	26,169	27,758	-5.7%
ge	Sale Price	211,857	183,480	15.5%	227,555	205,617	10.7%
Avera	Days on Market	26	28	-7.1%	34	32	6.3%
Ā	Percent of Original	97.1%	98.2%	-1.1%	95.4%	94.5%	1.0%
=	Sale Price	215,000	169,900	26.5%	199,900	177,450	12.7%
Median	Days on Market	11	18	-38.9%	14	14	0.0%
Σ	Percent of Original	100.0%	99.4%	0.6%	100.0%	99.2%	0.8%

A total of 15 contracts for sale were written in Osage County during the month of August, down from 21 in 2024. The median list price of these homes was \$215,000, up from \$169,900 the prior year.

Half of the homes that went under contract in August were on the market less than 11 days, compared to 18 days in August 2024.

#### **History of Contracts Written**

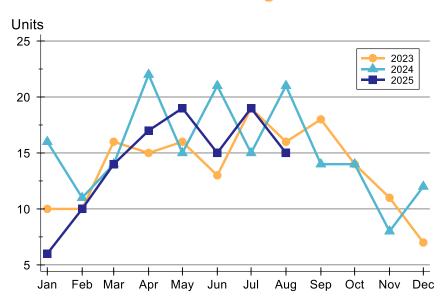






## Osage County Contracts Written Analysis

#### **Contracts Written by Month**



Month	2023	2024	2025
January	10	16	6
February	10	11	10
March	16	14	14
April	15	22	17
May	16	15	19
June	13	21	15
July	19	15	19
August	16	21	15
September	18	14	
October	14	14	
November	11	8	
December	7	12	

#### **Contracts Written by Price Range**

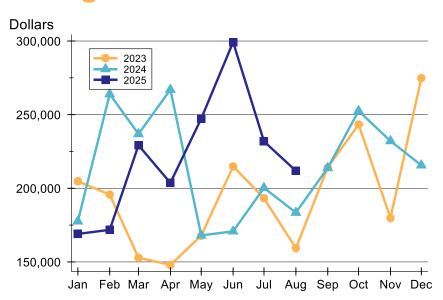
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	26.7%	83,100	82,500	23	20	95.6%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.7%	135,000	135,000	3	3	100.0%	100.0%
\$150,000-\$174,999	2	13.3%	166,500	166,500	71	71	92.2%	92.2%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	26.7%	232,550	235,100	14	13	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	295,000	295,000	2	2	93.2%	93.2%
\$300,000-\$399,999	3	20.0%	384,083	387,500	34	6	98.7%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



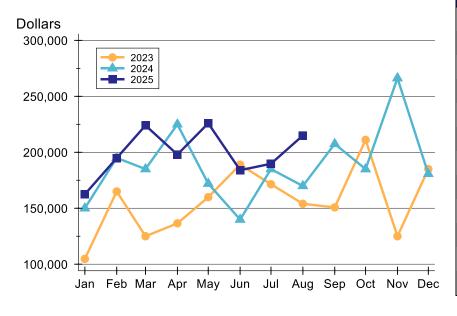


## Osage County Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	204,740	177,584	169,000
February	195,750	263,945	171,798
March	152,863	236,893	229,227
April	147,980	267,011	203,659
May	167,806	167,987	247,360
June	214,854	170,757	299,234
July	193,269	200,267	231,856
August	159,364	183,480	211,857
September	214,122	213,832	
October	243,319	252,542	
November	179,750	232,100	
December	274,857	215,616	



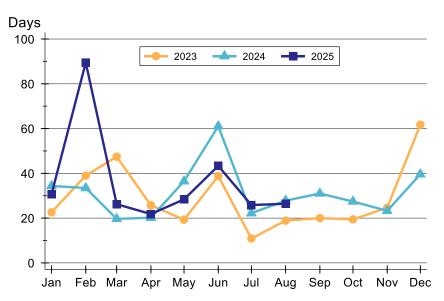
Month	2023	2024	2025
January	104,750	150,000	162,500
February	165,000	195,000	194,839
March	125,000	185,000	224,000
April	136,500	224,960	198,000
May	159,900	172,000	225,900
June	188,950	139,900	184,000
July	171,454	185,000	189,750
August	154,000	169,900	215,000
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	





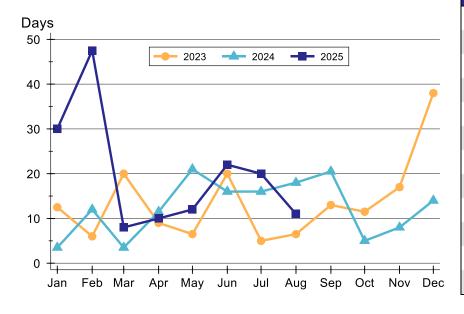
## Osage County Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	23	34	31
February	39	33	90
March	47	20	26
April	26	20	22
May	19	36	28
June	39	61	43
July	11	22	26
August	19	28	26
September	20	31	
October	19	27	
November	25	23	
December	62	40	

#### **Median DOM**



Month	2023	2024	2025
January	13	4	30
February	6	12	48
March	20	4	8
April	9	12	10
May	7	21	12
June	20	16	22
July	5	16	20
August	7	18	11
September	13	21	
October	12	5	
November	17	8	
December	38	14	



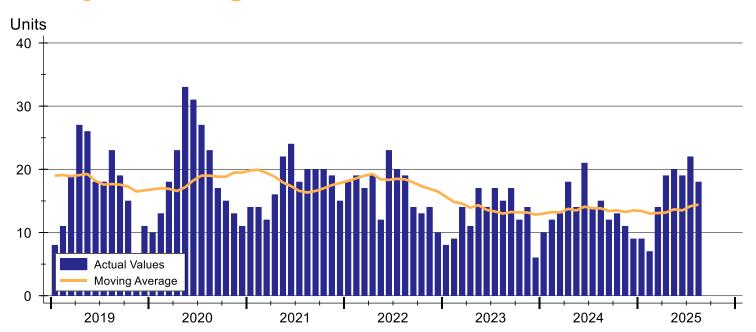
## Osage County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	18	15	20.0%
Vo	lume (1,000s)	5,432	3,141	72.9%
ge	List Price	301,770	209,374	44.1%
Avera	Days on Market	32	36	-11.1%
¥	Percent of Original	98.3%	98.1%	0.2%
	List Price	233,750	170,000	37.5%
Media	Days on Market	13	21	-38.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 18 listings in Osage County had contracts pending at the end of August, up from 15 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

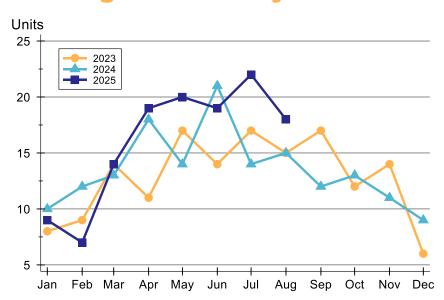






## Osage County Pending Contracts Analysis

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	8	10	9
February	9	12	7
March	14	13	14
April	11	18	19
May	17	14	20
June	14	21	19
July	17	14	22
August	15	15	18
September	17	12	
October	12	13	
November	14	11	
December	6	9	

#### **Pending Contracts by Price Range**

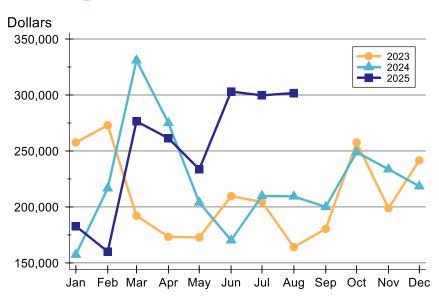
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	16.7%	84,133	85,000	22	14	100.0%	100.0%
\$100,000-\$124,999	1	5.6%	114,900	114,900	55	55	90.5%	90.5%
\$125,000-\$149,999	1	5.6%	135,000	135,000	3	3	100.0%	100.0%
\$150,000-\$174,999	2	11.1%	166,500	166,500	71	71	92.2%	92.2%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	27.8%	234,040	240,000	15	14	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	5	27.8%	385,250	387,500	23	6	99.2%	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	5.6%	1,500,117	1,500,117	123	123	0.0%	0.0%



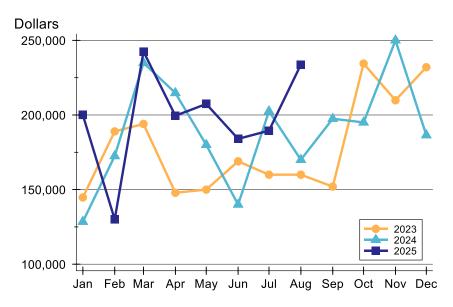


## Osage County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	257,600	157,380	182,818
February	272,922	216,650	160,057
March	192,136	330,969	276,481
April	173,264	275,048	261,367
May	172,788	203,974	233,651
June	209,643	170,233	303,080
July	204,430	209,821	299,658
August	164,022	209,374	301,770
September	180,447	200,025	
October	257,581	248,884	
November	198,816	233,681	
December	241,583	218,462	



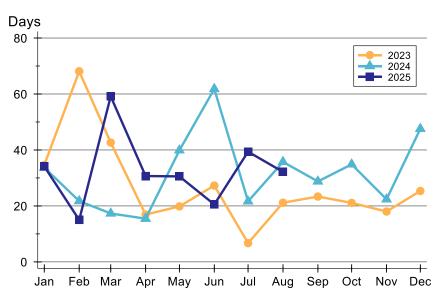
Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
May	150,000	180,000	207,388
June	168,950	140,000	184,000
July	160,000	202,500	189,500
August	160,000	170,000	233,750
September	152,000	197,500	
October	234,450	195,000	
November	209,875	250,000	
December	232,000	186,500	





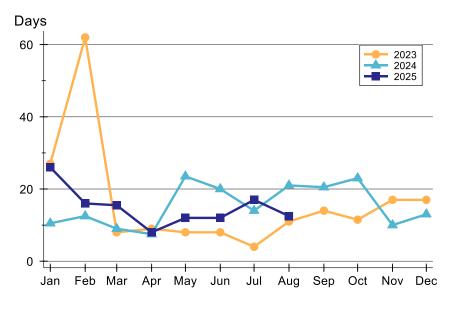
## Osage County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	35	34	34
February	68	22	15
March	43	17	59
April	17	15	31
May	20	40	31
June	27	62	21
July	7	22	39
August	21	36	32
September	23	29	
October	21	35	
November	18	22	
December	25	48	

#### **Median DOM**



Month	2023	2024	2025
January	27	11	26
February	62	13	16
March	8	9	16
April	9	8	8
May	8	24	12
June	8	20	12
July	4	14	17
August	11	21	13
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 **Rose in August**

Total home sales in other counties in the Sunflower MLS rose by 6.2% last month to 17 units, compared to 16 units in August 2024. Total sales volume was \$4.3 million, up 23.6% from a year earlier.

The median sale price in August was \$242,000, up from \$207,500 a year earlier. Homes that sold in August were typically on the market for 10 days and sold for 100.0% of their list prices.

#### **Other Sunflower MLS Counties Active Listings Up at End of August**

The total number of active listings in other counties in the Sunflower MLS at the end of August was 55 units, up from 40 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$265,000.

During August, a total of 15 contracts were written up from 14 in August 2024. At the end of the month, there were 20 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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#### Other Sunflower MLS Counties Summary Statistics

	gust MLS Statistics ree-year History	2025	Current Mont 2024	:h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	<b>17</b> 6.3%	<b>16</b> 23.1%	<b>13</b> -18.8%	<b>167</b> 13.6%	<b>147</b> 21.5%	<b>121</b> -0.8%
	tive Listings ange from prior year	<b>55</b> 37.5%	<b>40</b> 2.6%	<b>39</b> 30.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>3.0</b> 30.4%	<b>2.3</b> -14.8%	<b>2.7</b> 42.1%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>31</b> 34.8%	<b>23</b> 4.5%	<b>22</b> -4.3%	<b>203</b> 17.3%	<b>173</b> 16.1%	<b>149</b> -4.5%
	ntracts Written ange from prior year	<b>15</b> 7.1%	<b>14</b> -12.5%	<b>16</b> 0.0%	<b>167</b> 13.6%	<b>147</b> 15.7%	<b>127</b> -3.1%
	nding Contracts ange from prior year	<b>20</b> 100.0%	<b>10</b> -9.1%	<b>11</b> -38.9%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>4,310</b> 23.6%	<b>3,487</b> -24.7%	<b>4,631</b> 36.4%	<b>40,703</b> -32.6%	<b>60,361</b> 118.5%	<b>27,629</b> 4.5%
	Sale Price Change from prior year	<b>253,518</b> 16.3%	<b>217,963</b> -38.8%	<b>356,262</b> 67.9%	<b>243,730</b> -40.6%	<b>410,618</b> 79.8%	<b>228,339</b> 5.3%
a	<b>List Price of Actives</b> Change from prior year	<b>313,927</b> -24.1%	<b>413,592</b> 36.7%	<b>302,486</b> 28.1%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>56</b> 80.6%	<b>31</b> -24.4%	<b>41</b> 57.7%	<b>44</b> 4.8%	<b>42</b> 31.3%	<b>32</b> 23.1%
⋖	Percent of List Change from prior year	<b>95.6%</b> 0.6%	<b>95.0%</b> -0.7%	<b>95.7%</b> -0.4%	<b>97.7%</b> 0.0%	<b>97.7%</b> 1.7%	<b>96.1%</b> -1.7%
	Percent of Original Change from prior year	<b>94.9%</b> 1.7%	<b>93.3%</b> -1.7%	<b>94.9%</b> -0.4%	<b>95.2%</b> -0.2%	<b>95.4%</b> 1.0%	<b>94.5%</b> -2.1%
	Sale Price Change from prior year	<b>242,000</b> 16.6%	<b>207,500</b> 3.8%	<b>200,000</b> -7.0%	<b>221,500</b> 8.0%	<b>205,000</b> 17.8%	<b>174,000</b> -9.6%
	<b>List Price of Actives</b> Change from prior year	<b>265,000</b> -22.6%	<b>342,450</b> 128.3%	<b>150,000</b> -5.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>10</b> 11.1%	<b>9</b> -43.8%	<b>16</b> 0.0%	<b>11</b> 22.2%	<b>9</b> 12.5%	<b>8</b> -11.1%
2	Percent of List Change from prior year	<b>100.0%</b>	<b>98.9%</b> 2.2%	<b>96.8%</b> -1.3%	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.3%	<b>98.7%</b> -1.3%
	Percent of Original Change from prior year	<b>100.0%</b>	<b>98.9%</b> 2.3%	<b>96.7%</b> -1.0%	<b>98.0%</b> -1.4%	<b>99.4%</b> 1.8%	<b>97.6%</b> -1.0%

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



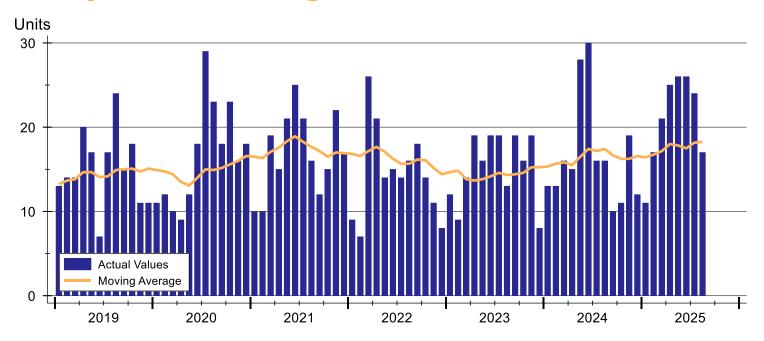
# Other Sunflower MLS Counties Closed Listings Analysis

	mmary Statistics Closed Listings	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Clc	sed Listings	17	16	6.3%	167	147	13.6%
Vo	lume (1,000s)	4,310	3,487	23.6%	40,703	60,361	-32.6%
Мс	onths' Supply	3.0	2.3	30.4%	N/A	N/A	N/A
	Sale Price	253,518	217,963	16.3%	243,730	410,618	-40.6%
age	Days on Market	56	31	80.6%	44	42	4.8%
Averag	Percent of List	95.6%	95.0%	0.6%	97.7%	97.7%	0.0%
	Percent of Original	94.9%	93.3%	1.7%	95.2%	95.4%	-0.2%
	Sale Price	242,000	207,500	16.6%	221,500	205,000	8.0%
ian	Days on Market	10	9	11.1%	11	9	22.2%
Median	Percent of List	100.0%	98.9%	1.1%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	98.9%	1.1%	98.0%	99.4%	-1.4%

A total of 17 homes sold in other counties in the Sunflower MLS in August, up from 16 units in August 2024. Total sales volume rose to \$4.3 million compared to \$3.5 million in the previous year.

The median sales price in August was \$242,000, up 16.6% compared to the prior year. Median days on market was 10 days, down from 20 days in July, but up from 8 in August 2024.

#### **History of Closed Listings**

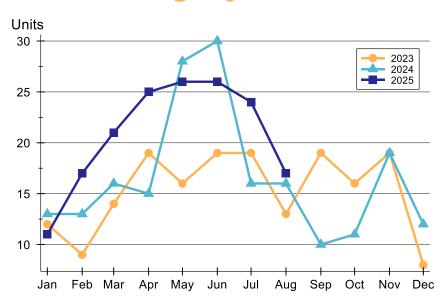






## Other Sunflower MLS Counties Closed Listings Analysis

#### **Closed Listings by Month**



Month	2023	2024	2025
January	12	13	11
February	9	13	17
March	14	16	21
April	19	15	25
May	16	28	26
June	19	30	26
July	19	16	24
August	13	16	17
September	19	10	
October	16	11	
November	19	19	
December	8	12	

#### **Closed Listings by Price Range**

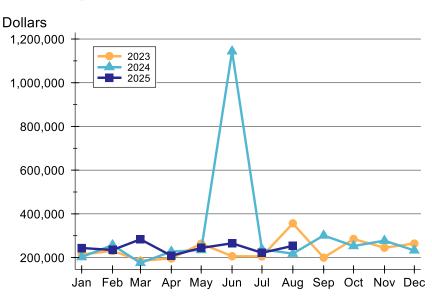
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	11.8%	2.5	120,000	120,000	12	12	76.3%	76.3%	76.3%	76.3%
\$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	4	23.5%	3.8	163,700	165,400	62	17	99.7%	100.0%	99.7%	100.0%
\$175,000-\$199,999	0	0.0%	2.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	17.6%	1.9	227,333	240,000	132	5	98.9%	100.0%	98.9%	100.0%
\$250,000-\$299,999	1	5.9%	4.2	270,000	270,000	10	10	101.9%	101.9%	101.9%	101.9%
\$300,000-\$399,999	6	35.3%	4.0	328,333	325,000	17	6	98.5%	98.7%	98.0%	98.5%
\$400,000-\$499,999	1	5.9%	3.2	493,000	493,000	181	181	83.7%	83.7%	75.9%	75.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	0.0	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



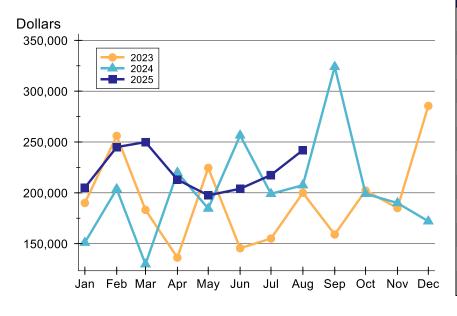


## Other Sunflower MLS Counties Closed Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	214,200	202,292	243,686
February	230,550	257,038	234,638
March	185,379	175,592	283,426
April	195,918	227,156	208,432
May	263,578	234,544	243,984
June	206,174	1,143,885	265,367
July	205,261	237,600	221,575
August	356,262	217,963	253,518
September	199,734	300,950	
October	284,888	252,850	
November	245,074	277,259	
December	264,000	232,567	



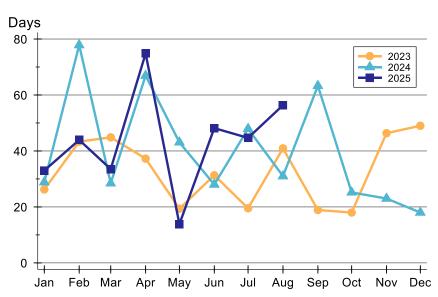
Month	2023	2024	2025
January	190,000	151,000	205,000
February	256,000	203,700	245,000
March	183,200	129,750	249,900
April	136,250	219,999	213,000
May	224,500	184,500	197,500
June	145,500	256,500	204,000
July	155,000	199,000	217,500
August	200,000	207,500	242,000
September	159,000	324,000	
October	202,250	199,000	
November	185,000	190,000	
December	285,500	172,000	





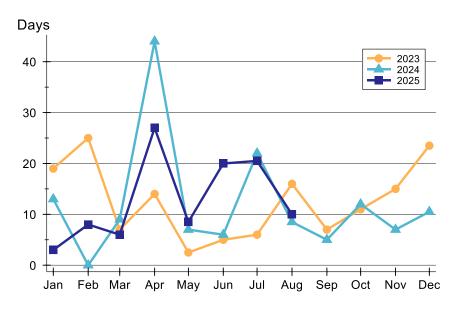
## Other Sunflower MLS Counties Closed Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	26	29	33
February	43	78	44
March	45	28	34
April	37	67	75
May	19	43	14
June	31	28	48
July	20	48	45
August	41	31	56
September	19	63	
October	18	25	
November	46	23	
December	49	18	

#### **Median DOM**



Month	2023	2024	2025
January	19	13	3
February	25	N/A	8
March	7	9	6
April	14	44	27
May	3	7	9
June	5	6	20
July	6	22	21
August	16	9	10
September	7	5	
October	11	12	
November	15	7	
December	24	11	



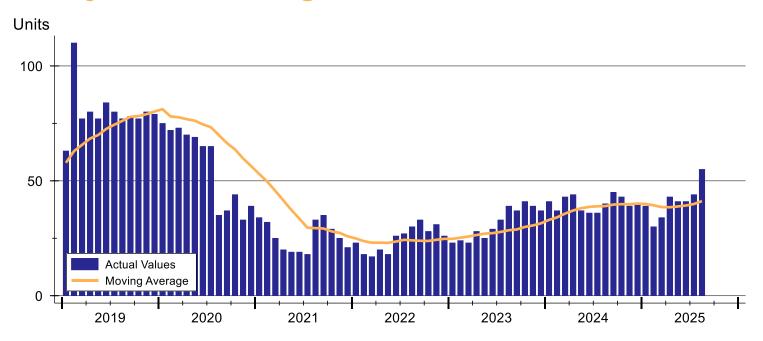
## Other Sunflower MLS Counties Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	55	40	37.5%
Vo	lume (1,000s)	17,266	16,544	4.4%
Мс	onths' Supply	3.0	2.3	30.4%
ge	List Price	313,927	413,592	-24.1%
Avera	Days on Market	57	108	-47.2%
₹	Percent of Original	96.8%	96.2%	0.6%
_	List Price	265,000	342,450	-22.6%
Median	Days on Market	17	60	-71.7%
Σ	Percent of Original	100.0%	98.6%	1.4%

A total of 55 homes were available for sale in other counties in the Sunflower MLS at the end of August. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$265,000, down 22.6% from 2024. The typical time on market for active listings was 17 days, down from 60 days a year earlier.

#### **History of Active Listings**

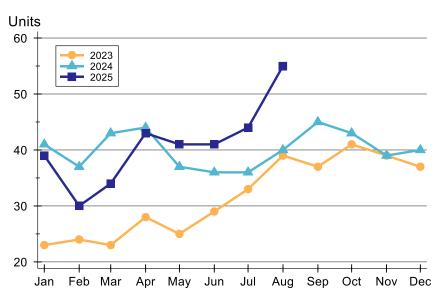






## Other Sunflower MLS Counties Active Listings Analysis

#### **Active Listings by Month**



Month	2023	2024	2025
January	23	41	39
February	24	37	30
March	23	43	34
April	28	44	43
May	25	37	41
June	29	36	41
July	33	36	44
August	39	40	55
September	37	45	
October	41	43	
November	39	39	
December	37	40	

#### **Active Listings by Price Range**

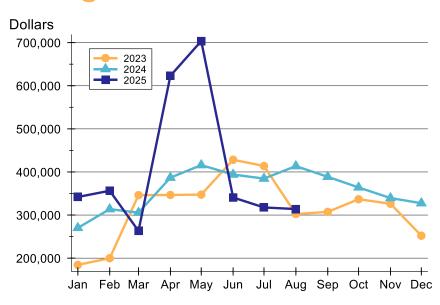
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	1.8%	N/A	29,950	29,950	4	4	100.0%	100.0%
\$50,000-\$99,999	3	5.5%	N/A	80,917	80,750	8	5	100.0%	100.0%
\$100,000-\$124,999	4	7.3%	2.5	109,750	109,500	22	9	100.0%	100.0%
\$125,000-\$149,999	4	7.3%	N/A	139,575	140,900	70	38	96.1%	100.0%
\$150,000-\$174,999	6	10.9%	3.8	167,700	169,450	27	8	98.6%	100.0%
\$175,000-\$199,999	3	5.5%	2.1	191,467	198,000	63	5	99.5%	100.0%
\$200,000-\$249,999	5	9.1%	1.9	232,400	228,000	113	9	93.3%	100.0%
\$250,000-\$299,999	8	14.5%	4.2	278,063	270,000	95	112	92.6%	93.3%
\$300,000-\$399,999	11	20.0%	4.0	349,627	345,000	59	48	95.9%	96.2%
\$400,000-\$499,999	4	7.3%	3.2	464,750	480,000	51	4	100.0%	100.0%
\$500,000-\$749,999	4	7.3%	N/A	572,250	594,500	29	18	98.2%	98.4%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	3.6%	N/A	1,517,500	1,517,500	47	47	95.6%	95.6%



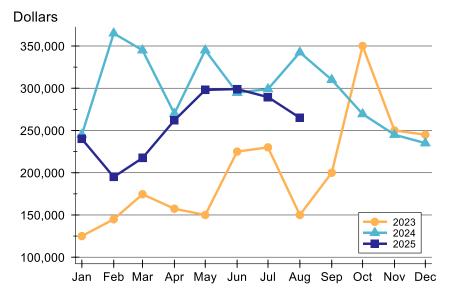


## Other Sunflower MLS Counties Active Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	356,391
March	346,191	305,555	263,179
April	346,646	386,806	623,022
Мау	347,468	415,954	703,723
June	428,307	393,965	340,710
July	413,864	384,649	317,689
August	302,486	413,592	313,927
September	307,308	388,749	
October	336,764	364,095	
November	326,275	339,518	
December	252,154	327,546	



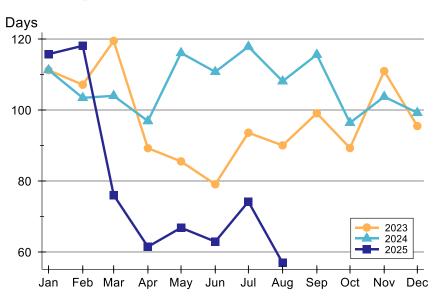
Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	195,000
March	174,500	345,000	217,450
April	157,400	270,000	262,000
May	150,000	345,000	298,000
June	225,000	294,700	299,000
July	230,000	298,995	289,500
August	150,000	342,450	265,000
September	200,000	310,000	
October	350,000	269,500	
November	250,000	245,000	
December	245,000	235,000	





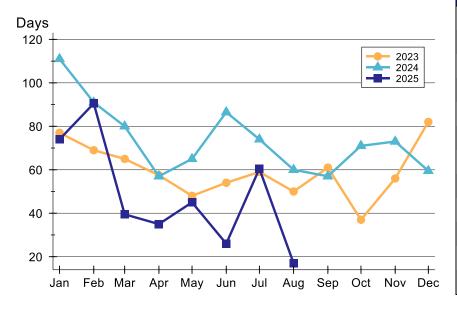
## Other Sunflower MLS Counties Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	111	111	116
February	107	103	118
March	119	104	76
April	89	97	61
May	86	116	67
June	79	111	63
July	94	118	74
August	90	108	57
September	99	116	
October	89	96	
November	111	104	
December	95	99	

#### **Median DOM**

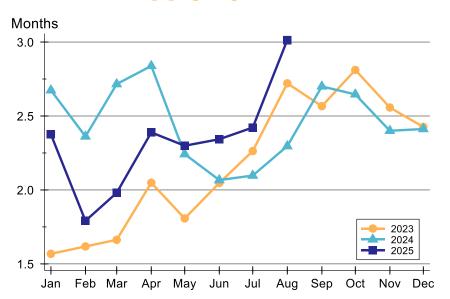


Month	2023	2024	2025
January	77	111	74
February	69	91	91
March	65	80	40
April	58	57	35
May	48	65	45
June	54	87	26
July	59	74	61
August	50	60	17
September	61	57	
October	37	71	
November	56	73	
December	82	60	



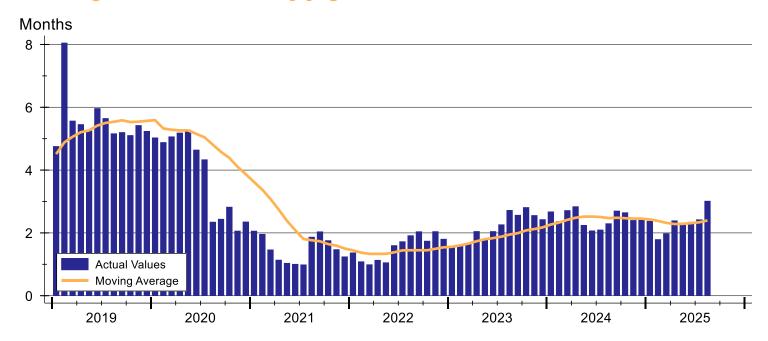
#### Other Sunflower MLS Counties Months' Supply Analysis

#### **Months' Supply by Month**



Month	2023	2024	2025
January	1.6	2.7	2.4
February	1.6	2.4	1.8
March	1.7	2.7	2.0
April	2.0	2.8	2.4
May	1.8	2.2	2.3
June	2.0	2.1	2.3
July	2.3	2.1	2.4
August	2.7	2.3	3.0
September	2.6	2.7	
October	2.8	2.6	
November	2.6	2.4	
December	2.4	2.4	

#### **History of Month's Supply**





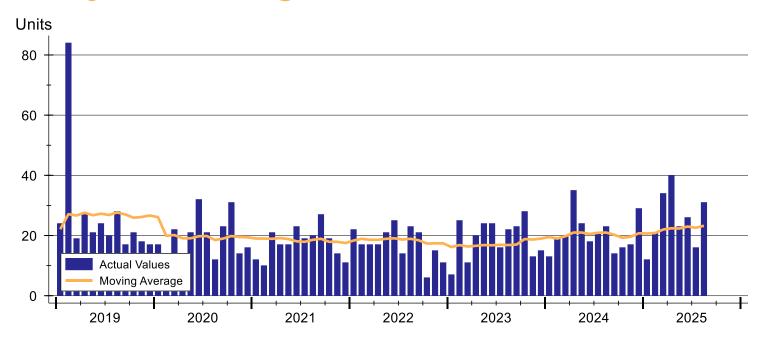
## Other Sunflower MLS Counties New Listings Analysis

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	31	23	34.8%
: Month	Volume (1,000s)	10,107	7,808	29.4%
Current	Average List Price	326,021	339,486	-4.0%
Cu	Median List Price	215,000	286,500	-25.0%
ā	New Listings	203	173	17.3%
o-Da	Volume (1,000s)	72,384	75,290	-3.9%
Year-to-Date	Average List Price	356,574	435,203	-18.1%
Ϋ́	Median List Price	237,000	229,500	3.3%

A total of 31 new listings were added in other counties in the Sunflower MLS during August, up 34.8% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 203 new listings.

The median list price of these homes was \$215,000 down from \$286,500 in 2024.

#### **History of New Listings**

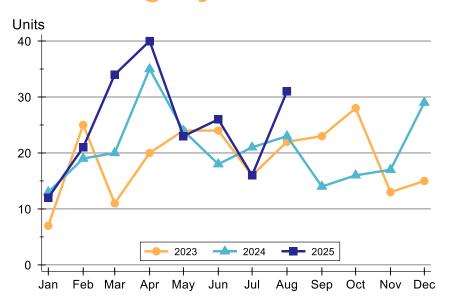






## Other Sunflower MLS Counties New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	7	13	12
February	25	19	21
March	11	20	34
April	20	35	40
May	24	24	23
June	24	18	26
July	16	21	16
August	22	23	31
September	23	14	
October	28	16	
November	13	17	
December	15	29	

#### **New Listings by Price Range**

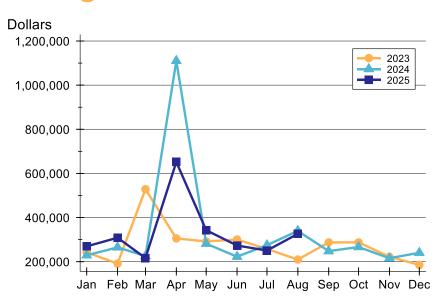
Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.2%	29,950	29,950	4	4	100.0%	100.0%
\$50,000-\$99,999	2	6.5%	72,375	72,375	15	15	100.0%	100.0%
\$100,000-\$124,999	4	12.9%	106,250	103,000	7	7	100.0%	100.0%
\$125,000-\$149,999	2	6.5%	147,200	147,200	6	6	100.0%	100.0%
\$150,000-\$174,999	4	12.9%	167,950	169,700	6	7	100.1%	100.0%
\$175,000-\$199,999	2	6.5%	198,950	198,950	4	4	100.0%	100.0%
\$200,000-\$249,999	3	9.7%	220,000	220,000	9	8	98.5%	100.0%
\$250,000-\$299,999	2	6.5%	274,750	274,750	11	11	97.2%	97.2%
\$300,000-\$399,999	3	9.7%	357,667	345,000	8	4	98.2%	100.0%
\$400,000-\$499,999	3	9.7%	483,000	485,000	15	7	99.3%	100.0%
\$500,000-\$749,999	3	9.7%	554,667	575,000	18	17	97.3%	100.0%
\$750,000-\$999,999	1	3.2%	897,360	897,360	2	2	100.0%	100.0%
\$1,000,000 and up	1	3.2%	1,850,000	1,850,000	5	5	100.0%	100.0%



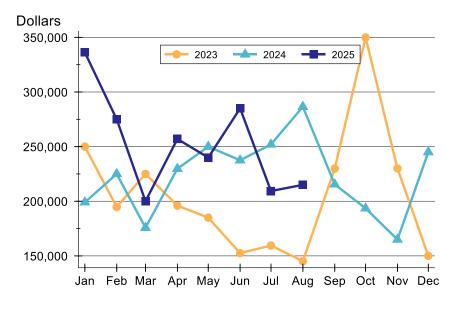


## Other Sunflower MLS Counties New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	242,479	228,888	269,342
February	191,260	264,737	308,594
March	528,527	225,560	216,480
April	305,345	1,110,079	651,823
Мау	291,871	281,578	342,620
June	300,375	222,627	273,227
July	257,413	274,895	250,485
August	209,748	339,486	326,021
September	287,145	247,836	
October	287,455	266,484	
November	222,217	215,671	
December	185,447	240,387	



Month	2023	2024	2025
January	250,000	199,000	336,250
February	194,750	225,000	275,000
March	225,000	175,750	200,000
April	196,000	229,750	257,000
May	185,000	250,000	240,000
June	152,500	237,500	285,000
July	159,500	252,000	209,375
August	145,125	286,500	215,000
September	229,900	215,450	
October	349,925	193,500	
November	230,000	165,000	
December	150,000	245,000	



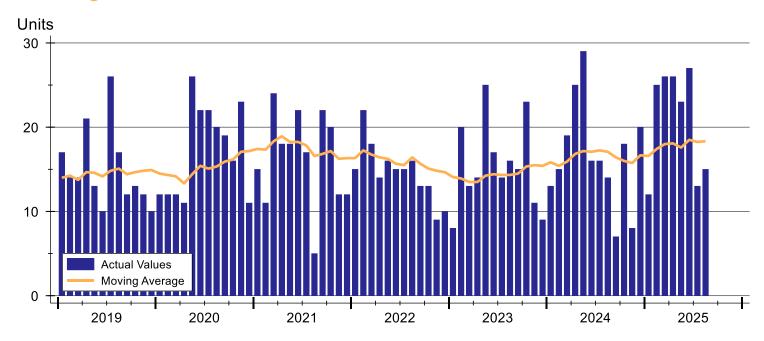
## Other Sunflower MLS Counties Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Y025	ear-to-Dat 2024	e Change
Со	ntracts Written	15	14	7.1%	167	147	13.6%
Vo	lume (1,000s)	4,167	3,971	4.9%	41,953	63,020	-33.4%
ge	Sale Price	277,784	283,620	-2.1%	251,218	428,705	-41.4%
Avera	Days on Market	41	10	310.0%	44	41	7.3%
¥	Percent of Original	96.1%	99.3%	-3.2%	95.3%	95.4%	-0.1%
=	Sale Price	199,900	262,500	-23.8%	219,125	219,500	-0.2%
Median	Days on Market	22	4	450.0%	15	9	66.7%
Σ	Percent of Original	100.0%	100.0%	0.0%	98.2%	99.4%	-1.2%

A total of 15 contracts for sale were written in other counties in the Sunflower MLS during the month of August, up from 14 in 2024. The median list price of these homes was \$199,900, down from \$262,500 the prior year.

Half of the homes that went under contract in August were on the market less than 22 days, compared to 4 days in August 2024.

#### **History of Contracts Written**

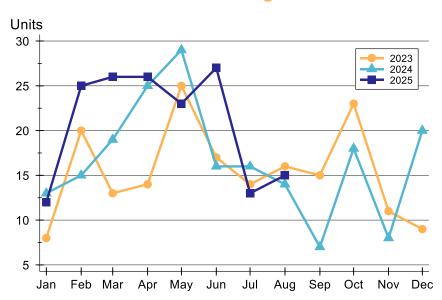






## Other Sunflower MLS Counties Contracts Written Analysis

#### **Contracts Written by Month**



Month	2023	2024	2025
January	8	13	12
February	20	15	25
March	13	19	26
April	14	25	26
May	25	29	23
June	17	16	27
July	14	16	13
August	16	14	15
September	15	7	
October	23	18	
November	11	8	
December	9	20	

#### **Contracts Written by Price Range**

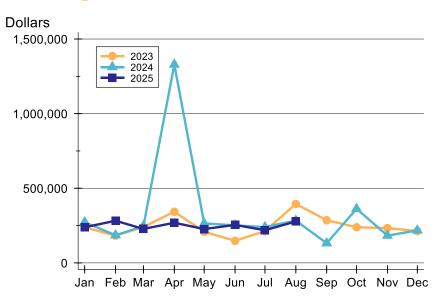
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	87,967	85,000	53	49	88.2%	93.1%
\$100,000-\$124,999	1	6.7%	106,000	106,000	2	2	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	2	13.3%	164,750	164,750	33	33	100.0%	100.0%
\$175,000-\$199,999	2	13.3%	191,700	191,700	37	37	98.3%	98.3%
\$200,000-\$249,999	3	20.0%	229,000	225,000	32	22	98.0%	100.0%
\$250,000-\$299,999	1	6.7%	285,000	285,000	6	6	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	6.7%	480,000	480,000	177	177	86.8%	86.8%
\$500,000-\$749,999	1	6.7%	734,604	734,604	28	28	100.0%	100.0%
\$750,000-\$999,999	1	6.7%	897,360	897,360	2	2	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



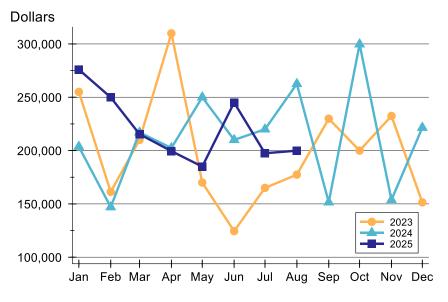


## Other Sunflower MLS Counties Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	238,744	273,018	238,622
February	181,775	184,687	282,352
March	240,669	246,797	227,583
April	342,821	1,329,058	268,924
May	208,348	264,717	226,766
June	147,841	251,140	254,501
July	212,693	240,095	218,742
August	394,841	283,620	277,784
September	285,947	131,833	
October	238,682	362,502	
November	233,515	183,038	
December	212,350	217,415	



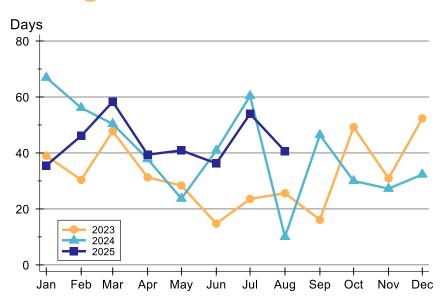
Month	2023	2024	2025
January	255,000	203,700	276,000
February	161,250	147,000	249,900
March	210,000	216,999	215,400
April	309,900	202,400	199,500
May	170,000	250,000	185,000
June	124,500	210,000	245,000
July	165,000	219,950	197,500
August	177,450	262,500	199,900
September	229,900	151,500	
October	200,000	299,700	
November	232,450	153,750	
December	151,450	221,500	





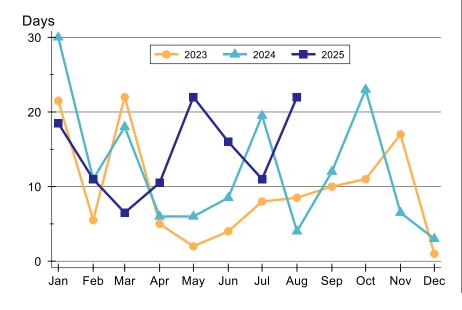
# Other Sunflower MLS Counties Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	39	67	36
February	30	56	46
March	48	50	58
April	31	38	39
May	28	24	41
June	15	41	36
July	24	60	54
August	26	10	41
September	16	46	
October	49	30	
November	31	27	
December	52	32	

#### **Median DOM**



Month	2023	2024	2025
January	22	30	19
February	6	11	11
March	22	18	7
April	5	6	11
May	2	6	22
June	4	9	16
July	8	20	11
August	9	4	22
September	10	12	
October	11	23	
November	17	7	
December	1	3	



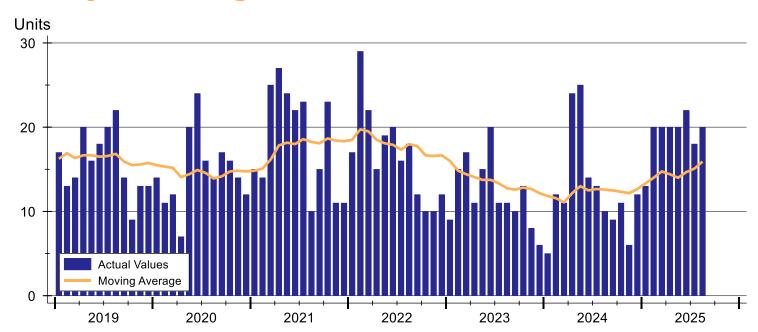
## Other Sunflower MLS Counties Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	20	10	100.0%
Vo	lume (1,000s)	5,559	2,787	99.5%
ge	List Price	277,955	278,668	-0.3%
Avera	Days on Market	47	38	23.7%
¥	Percent of Original	96.0%	98.4%	-2.4%
<u>_</u>	List Price	207,500	252,500	-17.8%
Media	Days on Market	26	5	420.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in other counties in the Sunflower MLS had contracts pending at the end of August, up from 10 contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

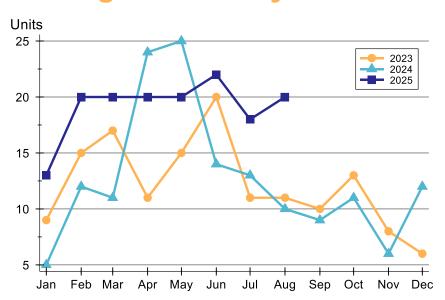






### Other Sunflower MLS Counties Pending Contracts Analysis

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	9	5	13
February	15	12	20
March	17	11	20
April	11	24	20
May	15	25	20
June	20	14	22
July	11	13	18
August	11	10	20
September	10	9	
October	13	11	
November	8	6	
December	6	12	

#### **Pending Contracts by Price Range**

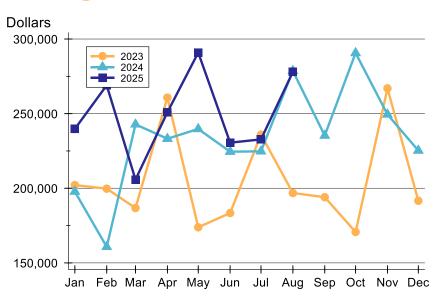
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.0%	87,967	85,000	53	49	88.2%	93.1%
\$100,000-\$124,999	1	5.0%	106,000	106,000	2	2	100.0%	100.0%
\$125,000-\$149,999	1	5.0%	130,000	130,000	23	23	100.0%	100.0%
\$150,000-\$174,999	3	15.0%	163,133	160,000	43	61	96.3%	100.0%
\$175,000-\$199,999	2	10.0%	189,250	189,250	41	41	98.3%	98.3%
\$200,000-\$249,999	4	20.0%	234,000	233,500	34	32	98.1%	100.0%
\$250,000-\$299,999	2	10.0%	277,000	277,000	10	10	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	5.0%	480,000	480,000	177	177	86.8%	86.8%
\$500,000-\$749,999	2	10.0%	661,970	661,970	105	105	95.4%	95.4%
\$750,000-\$999,999	1	5.0%	897,360	897,360	2	2	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



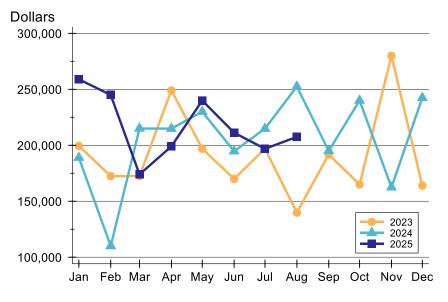


#### Other Sunflower MLS Counties Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	202,144	197,790	239,754
February	199,740	160,721	269,015
March	186,759	242,800	205,805
April	260,745	233,200	250,892
May	173,873	239,724	290,926
June	183,425	224,521	230,565
July	235,955	224,732	232,744
August	196,827	278,668	277,955
September	194,010	235,321	
October	170,715	290,654	
November	266,963	249,467	
December	191,633	225,283	



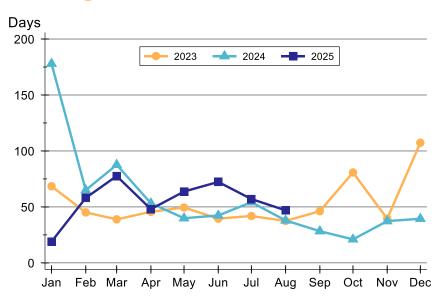
Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	244,950
March	172,500	215,000	174,000
April	249,000	214,900	199,000
Мау	197,000	230,000	240,000
June	169,950	194,700	211,250
July	197,000	214,900	196,875
August	139,900	252,500	207,500
September	191,750	195,000	
October	165,000	240,000	
November	279,950	162,450	
December	163,950	242,500	





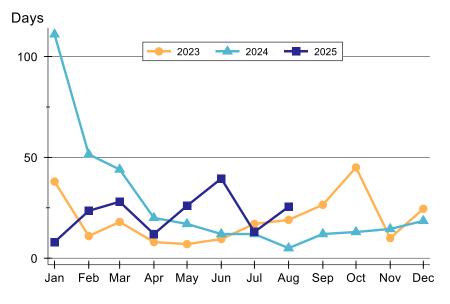
#### Other Sunflower MLS Counties Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	68	178	19
February	45	65	58
March	39	88	78
April	46	53	48
May	49	40	64
June	40	42	72
July	42	54	57
August	37	38	47
September	46	28	
October	81	21	
November	40	37	
December	107	39	

#### **Median DOM**



Month	2023	2024	2025
January	38	111	8
February	11	52	24
March	18	44	28
April	8	20	12
May	7	17	26
June	10	12	40
July	17	12	13
August	19	5	26
September	27	12	
October	45	13	
November	10	15	
December	25	19	





### **Pottawatomie County Housing Report**





#### Market Overview

#### **Pottawatomie County Home Sales Rose in August**

Total home sales in Pottawatomie County rose by 20.0% last month to 6 units, compared to 5 units in August 2024. Total sales volume was \$2.1 million, up 82.8% from a year earlier.

The median sale price in August was \$276,000, up from \$250,000 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 97.3% of their list prices.

#### **Pottawatomie County Active Listings Down at End of August**

The total number of active listings in Pottawatomie County at the end of August was 10 units, down from 11 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 August was \$392,250.

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

#### **Report Contents**

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

#### **Contact Information**

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





### Pottawatomie County Summary Statistics

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	r <b>me Sales</b> ange from prior year	<b>6</b> 20.0%	<b>5</b> 25.0%	<b>4</b> -20.0%	<b>32</b> 6.7%	<b>30</b> 0.0%	<b>30</b> 76.5%
	<b>tive Listings</b> ange from prior year	<b>10</b> -9.1%	<b>11</b> 22.2%	<b>9</b> -18.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.6</b> -16.1%	<b>3.1</b> 14.8%	<b>2.7</b> -44.9%	N/A	N/A	N/A
	w Listings ange from prior year	<b>4</b> -55.6%	<b>9</b> 350.0%	<b>2</b> -33.3%	<b>41</b> 5.1%	<b>39</b> 0.0%	<b>39</b> 50.0%
	ntracts Written ange from prior year	<b>3</b> -50.0%	<b>6</b> 500.0%	<b>1</b> -66.7%	<b>32</b> 3.2%	<b>31</b> 3.3%	<b>30</b> 76.5%
	nding Contracts ange from prior year	<b>6</b> 0.0%	<b>6</b> 500.0%	<b>1</b> -50.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>2,061</b> 82.7%	<b>1,128</b> -26.6%	<b>1,537</b> 16.8%	<b>10,879</b> 49.5%	<b>7,279</b> 10.8%	<b>6,569</b> 66.6%
	Sale Price Change from prior year	<b>343,500</b> 52.3%	<b>225,550</b> -41.3%	<b>384,250</b> 46.0%	<b>339,959</b> 40.1%	<b>242,647</b> 10.8%	<b>218,966</b> -5.6%
4	<b>List Price of Actives</b> Change from prior year	<b>393,150</b> 10.3%	<b>356,364</b> 27.6%	<b>279,333</b> -18.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>13</b> -56.7%	<b>30</b> -71.4%	<b>105</b> 707.7%	<b>33</b> -32.7%	<b>49</b> -3.9%	<b>51</b> 142.9%
٩	Percent of List Change from prior year	<b>97.6%</b>	<b>96.5%</b> 0.9%	<b>95.6%</b> -3.8%	<b>96.8%</b> -0.5%	<b>97.3%</b> 2.5%	<b>94.9%</b> -3.3%
	Percent of Original Change from prior year	<b>97.6%</b> 3.0%	<b>94.8%</b> 5.1%	<b>90.2%</b> -9.3%	<b>95.5%</b> 0.2%	<b>95.3%</b> 3.7%	<b>91.9%</b> -6.4%
	Sale Price Change from prior year	<b>276,000</b> 10.4%	<b>250,000</b> -19.2%	<b>309,500</b> 60.1%	<b>282,500</b> 33.3%	<b>211,875</b> 7.3%	<b>197,500</b> -0.8%
	<b>List Price of Actives</b> Change from prior year	<b>392,250</b> 7.5%	<b>365,000</b> 116.0%	<b>169,000</b> -47.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>9</b> -52.6%	<b>19</b> -80.4%	<b>97</b> 977.8%	<b>9</b> -76.9%	<b>39</b> 21.9%	<b>32</b> 300.0%
_	Percent of List Change from prior year	<b>97.3%</b> 0.7%	<b>96.6%</b> 0.2%	<b>96.4%</b> -3.6%	<b>98.1%</b> -0.9%	<b>99.0%</b> 1.7%	<b>97.3%</b> -2.7%
	Percent of Original Change from prior year	<b>97.3%</b> 0.7%	<b>96.6%</b> 6.9%	<b>90.4%</b> -9.6%	<b>97.3%</b> -0.9%	<b>98.2%</b> 4.0%	<b>94.4%</b> -5.6%

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



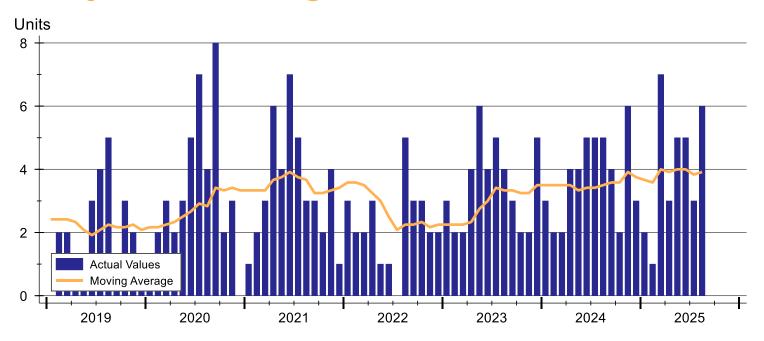
# **Pottawatomie County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clc	sed Listings	6	5	20.0%	32	30	6.7%
Vo	lume (1,000s)	2,061	1,128	82.7%	10,879	7,279	49.5%
Мс	onths' Supply	2.6	3.1	-16.1%	N/A	N/A	N/A
	Sale Price	343,500	225,550	52.3%	339,959	242,647	40.1%
age	Days on Market	13	30	-56.7%	33	49	-32.7%
Averag	Percent of List	97.6%	96.5%	1.1%	96.8%	97.3%	-0.5%
	Percent of Original	97.6%	94.8%	3.0%	95.5%	95.3%	0.2%
	Sale Price	276,000	250,000	10.4%	282,500	211,875	33.3%
lian	Days on Market	9	19	-52.6%	9	39	-76.9%
Median	Percent of List	97.3%	96.6%	0.7%	98.1%	99.0%	-0.9%
	Percent of Original	97.3%	96.6%	0.7%	97.3%	98.2%	-0.9%

A total of 6 homes sold in Pottawatomie County in August, up from 5 units in August 2024. Total sales volume rose to \$2.1 million compared to \$1.1 million in the previous year.

The median sales price in August was \$276,000, up 10.4% compared to the prior year. Median days on market was 9 days, up from 6 days in July, but down from 19 in August 2024.

#### **History of Closed Listings**

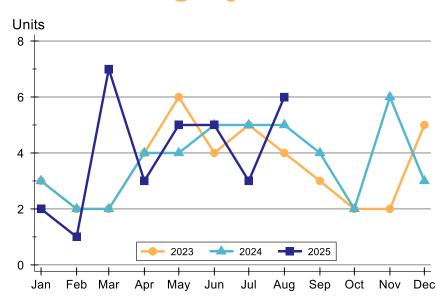






# **Pottawatomie County Closed Listings Analysis**

#### **Closed Listings by Month**



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

#### **Closed Listings by Price Range**

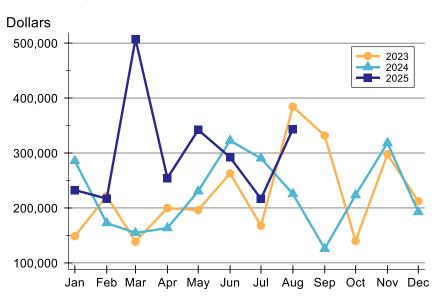
Price Range	7.7	les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as S	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	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	16.7%	0.0	157,000	157,000	14	14	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	16.7%	1.5	235,000	235,000	8	8	97.9%	97.9%	97.9%	97.9%
\$250,000-\$299,999	2	33.3%	0.0	276,000	276,000	8	8	98.3%	98.3%	98.3%	98.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	16.7%	18.0	482,000	482,000	9	9	94.5%	94.5%	94.5%	94.5%
\$500,000-\$749,999	1	16.7%	4.0	635,000	635,000	29	29	96.4%	96.4%	96.4%	96.4%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



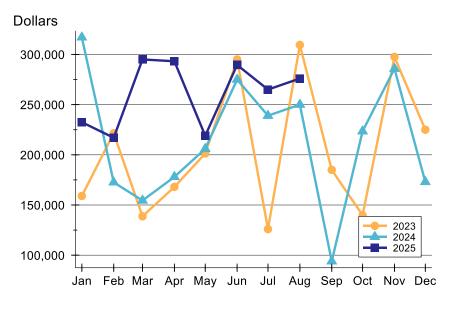


# **Pottawatomie County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	148,590	285,667	232,500
February	221,500	172,575	217,000
March	138,750	154,500	507,429
April	199,750	163,500	254,400
May	196,117	230,500	342,000
June	262,875	322,600	292,100
July	167,700	290,300	216,667
August	384,250	225,550	343,500
September	331,667	125,875	
October	139,799	223,500	
November	297,500	318,106	
December	212,200	192,667	



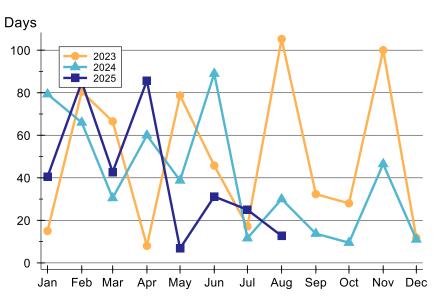
Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	217,000
March	138,750	154,500	295,000
April	168,000	178,000	293,200
Мау	201,350	206,000	219,000
June	295,000	275,000	289,500
July	126,000	239,000	265,000
August	309,500	250,000	276,000
September	185,000	94,000	
October	139,799	223,500	
November	297,500	285,818	
December	225,000	173,000	





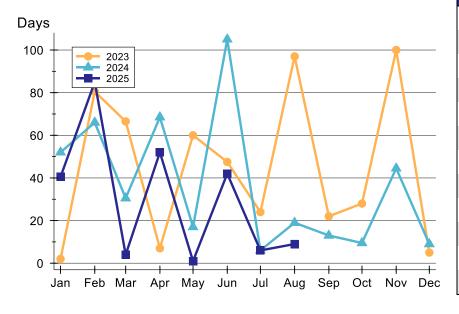
# **Pottawatomie County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	43
April	8	60	86
May	79	39	7
June	46	89	31
July	17	12	25
August	105	30	13
September	32	14	
October	28	10	
November	100	47	
December	12	11	

#### **Median DOM**



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	4
April	7	69	52
Мау	60	17	1
June	48	105	42
July	24	6	6
August	97	19	9
September	22	13	
October	28	10	
November	100	45	
December	5	9	



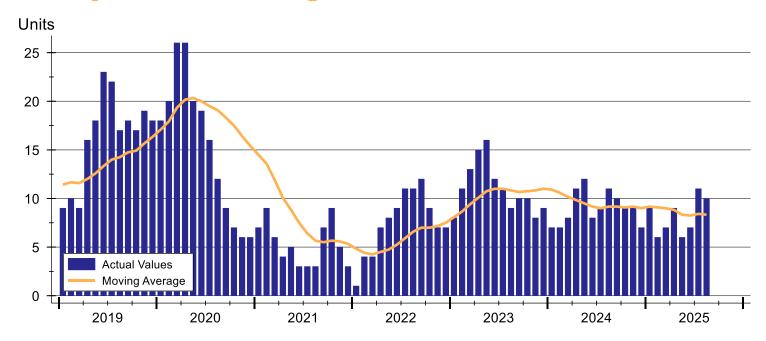
## **Pottawatomie County Active Listings Analysis**

Summary Statistics for Active Listings		2025	End of August 2024	Change
Ac	tive Listings	10	11	-9.1%
Volume (1,000s)		3,932	3,920	0.3%
Мс	onths' Supply	2.6	3.1	-16.1%
ge	List Price	393,150	356,364	10.3%
Avera	Days on Market	39	78	-50.0%
¥	Percent of Original	96.7%	97.3%	-0.6%
<u>_</u>	List Price	392,250	365,000	7.5%
Median	Days on Market	16	48	-66.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 10 homes were available for sale in Pottawatomie County at the end of August. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of August was \$392,250, up 7.5% from 2024. The typical time on market for active listings was 16 days, down from 48 days a year earlier.

#### **History of Active Listings**

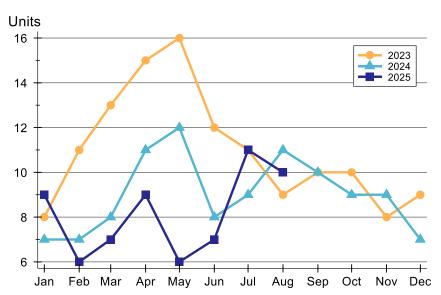






### **Pottawatomie County Active Listings Analysis**

#### **Active Listings by Month**



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

#### **Active Listings by Price Range**

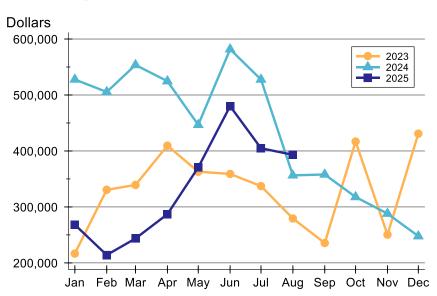
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	20.0%	N/A	81,000	81,000	57	57	85.2%	85.2%
\$100,000-\$124,999	1	10.0%	N/A	119,000	119,000	8	8	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%	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	1	10.0%	1.5	229,000	229,000	23	23	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	10.0%	N/A	359,500	359,500	92	92	100.0%	100.0%
\$400,000-\$499,999	3	30.0%	18.0	447,667	455,000	42	6	98.9%	100.0%
\$500,000-\$749,999	1	10.0%	4.0	619,000	619,000	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	N/A
\$1,000,000 and up	1	10.0%	N/A	1,100,000	1,100,000	14	14	100.0%	100.0%



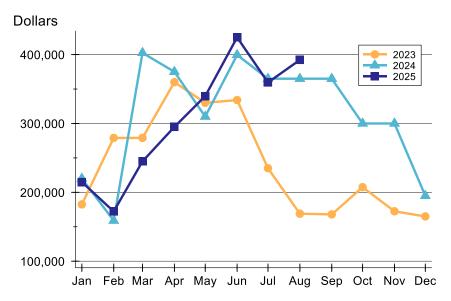


# **Pottawatomie County Active Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	216,675	527,700	268,261
February	330,602	505,414	214,067
March	339,271	553,624	243,600
April	409,368	524,709	286,994
May	362,933	446,650	370,575
June	358,948	581,738	480,071
July	337,270	527,667	404,864
August	279,333	356,364	393,150
September	235,490	357,990	
October	416,860	317,706	
November	250,450	288,083	
December	430,889	247,764	



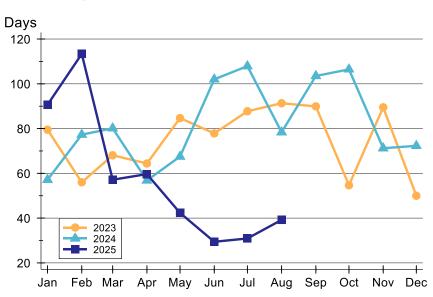
Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	295,000
May	330,000	310,000	339,725
June	334,000	399,500	425,000
July	235,000	365,000	359,500
August	169,000	365,000	392,250
September	168,000	365,000	
October	207,500	299,950	
November	172,500	299,950	
December	165,000	195,000	





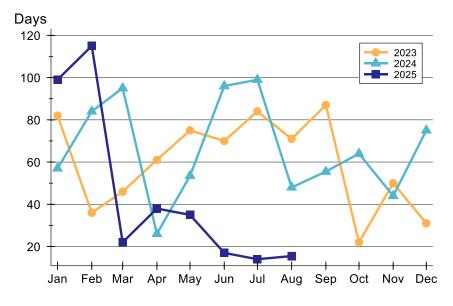
# **Pottawatomie County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	80	57	91
February	56	77	113
March	68	80	57
April	64	57	60
May	85	68	42
June	78	102	29
July	88	108	31
August	91	78	39
September	90	104	
October	55	106	
November	90	71	
December	50	72	

#### **Median DOM**

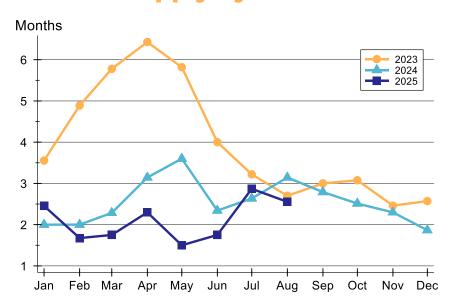


Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	38
May	75	54	35
June	70	96	17
July	84	99	14
August	71	48	16
September	87	56	
October	22	64	
November	50	44	
December	31	75	



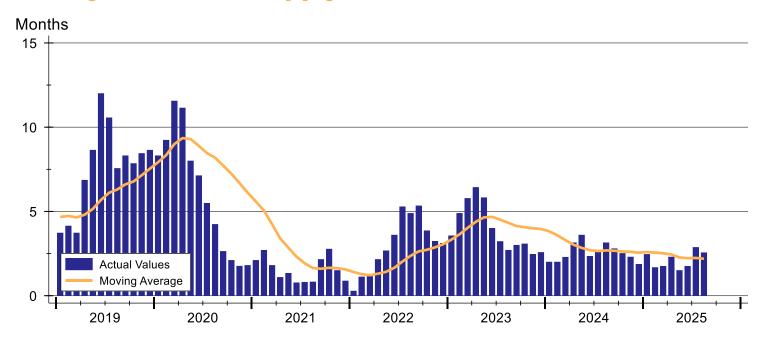
# **Pottawatomie County Months' Supply Analysis**

#### **Months' Supply by Month**



Month	2023	2024	2025
January	3.6	2.0	2.5
February	4.9	2.0	1.7
March	5.8	2.3	1.8
April	6.4	3.1	2.3
May	5.8	3.6	1.5
June	4.0	2.3	1.8
July	3.2	2.6	2.9
August	2.7	3.1	2.6
September	3.0	2.8	
October	3.1	2.5	
November	2.5	2.3	
December	2.6	1.9	

#### **History of Month's Supply**





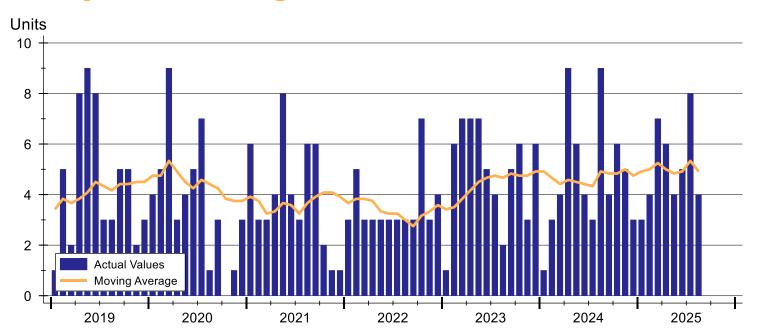
#### Pottawatomie County New Listings Analysis

	mmary Statistics New Listings	2025	August 2024	Change
£	New Listings	4	9	-55.6%
Month	Volume (1,000s)	1,081	3,996	-72.9%
Current	Average List Price	270,250	444,050	-39.1%
Cu	Median List Price	272,000	290,000	-6.2%
क	New Listings	41	39	5.1%
o-Da	Volume (1,000s)	13,633	11,963	14.0%
Year-to-Date	Average List Price	332,507	306,754	8.4%
۶	Median List Price	289,900	260,000	11.5%

A total of 4 new listings were added in Pottawatomie County during August, down 55.6% from the same month in 2024. Year-to-date Pottawatomie County has seen 41 new listings.

The median list price of these homes was \$272,000 down from \$290,000 in 2024.

#### **History of New Listings**

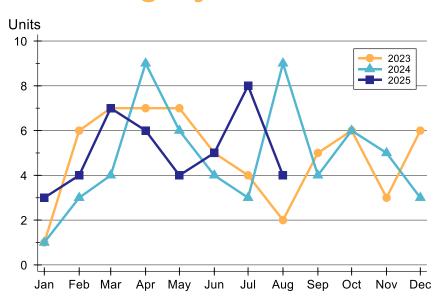






# **Pottawatomie County New Listings Analysis**

#### **New Listings by Month**



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

#### **New Listings by Price Range**

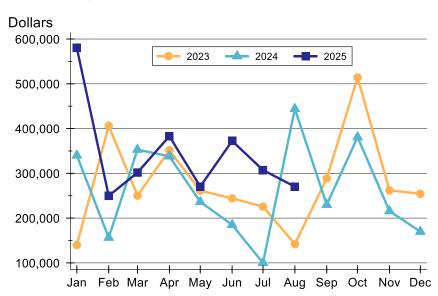
Price Range	New L Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	25.0%	74,000	74,000	4	4	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	25.0%	245,000	245,000	2	2	97.1%	97.1%
\$250,000-\$299,999	1	25.0%	299,000	299,000	1	1	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	25.0%	463,000	463,000	4	4	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



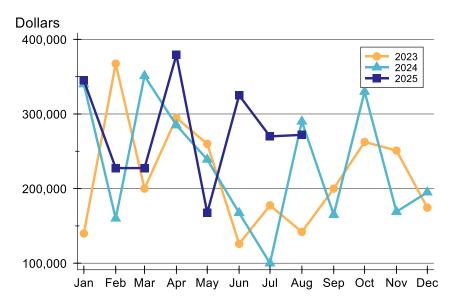


# **Pottawatomie County New Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	249,625
March	250,429	353,000	301,779
April	351,417	337,963	383,000
Мау	261,380	236,400	270,500
June	244,095	185,000	372,390
July	225,750	100,000	307,363
August	142,000	444,050	270,250
September	288,600	229,967	
October	514,116	380,900	
November	262,000	215,800	
December	254,333	169,817	



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	227,500
April	294,750	284,950	379,250
May	260,000	239,000	167,500
June	126,000	167,500	325,000
July	177,500	100,000	269,950
August	142,000	290,000	272,000
September	200,000	165,000	
October	262,500	330,000	
November	251,000	169,000	
December	174,500	195,000	



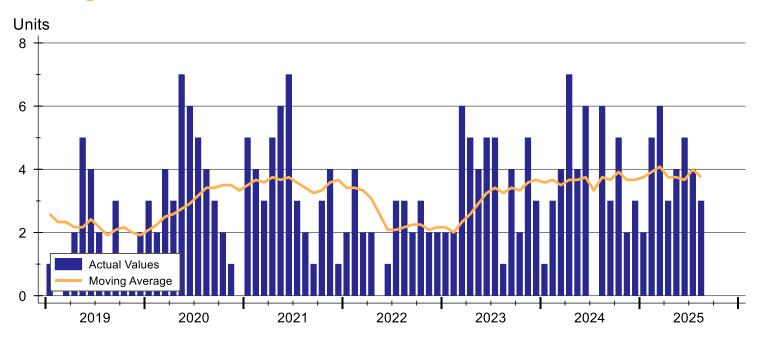
#### Pottawatomie County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	3	6	-50.0%	32	31	3.2%
Vo	ume (1,000s)	1,315	2,693	-51.2%	10,312	8,887	16.0%
ge	Sale Price	438,333	448,750	-2.3%	322,259	286,677	12.4%
Avera	Days on Market	27	12	125.0%	33	40	-17.5%
¥	Percent of Original	94.0%	91.2%	3.1%	96.6%	94.5%	2.2%
=	Sale Price	470,000	202,500	132.1%	289,700	224,950	28.8%
Median	Days on Market	17	13	30.8%	10	14	-28.6%
Σ	Percent of Original	92.6%	94.8%	-2.3%	97.4%	97.5%	-0.1%

A total of 3 contracts for sale were written in Pottawatomie County during the month of August, down from 6 in 2024. The median list price of these homes was \$470,000, up from \$202,500 the prior year.

Half of the homes that went under contract in August were on the market less than 17 days, compared to 12 days in August 2024.

#### **History of Contracts Written**

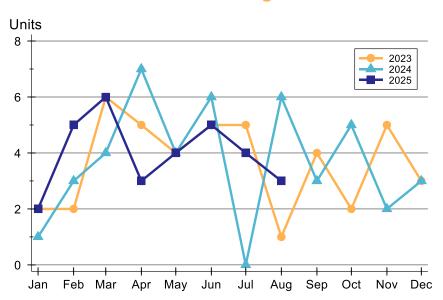






# **Pottawatomie County Contracts Written Analysis**

#### **Contracts Written by Month**



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

#### **Contracts Written by Price Range**

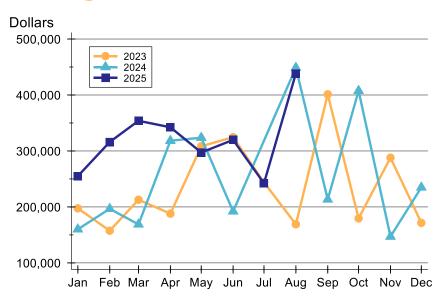
Price Range	Contract: Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	245,000	245,000	2	2	97.1%	97.1%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	470,000	470,000	17	17	92.6%	92.6%
\$500,000-\$749,999	1	33.3%	600,000	600,000	63	63	92.3%	92.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



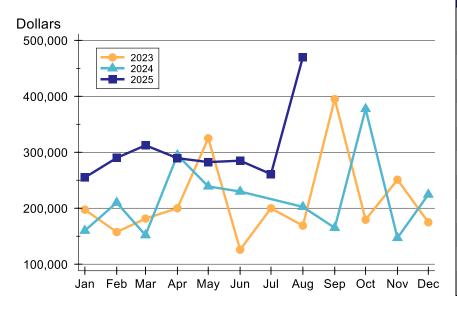


# **Pottawatomie County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	342,333
May	308,333	323,750	297,238
June	324,708	191,980	319,790
July	243,900	N/A	242,225
August	169,000	448,750	438,333
September	401,119	213,333	
October	179,500	407,488	
November	288,000	147,000	
December	171,566	234,817	



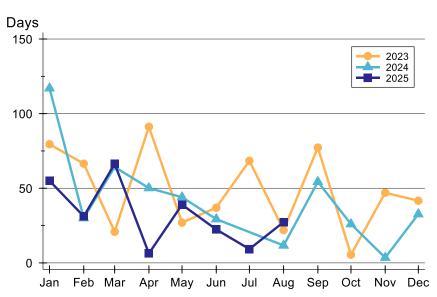
Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	289,500
May	325,000	239,000	282,475
June	126,000	229,900	285,000
July	200,000	N/A	261,000
August	169,000	202,500	470,000
September	395,000	165,000	
October	179,500	377,500	
November	251,000	147,000	
December	175,000	224,500	





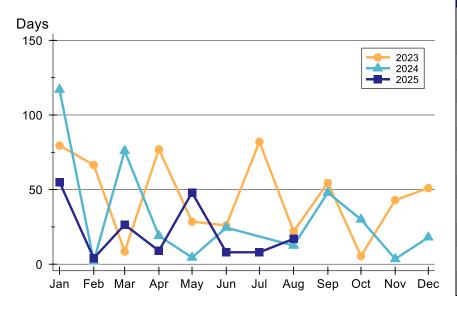
# **Pottawatomie County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	80	117	55
February	67	30	31
March	21	64	66
April	91	50	6
May	27	44	39
June	37	29	22
July	68	N/A	9
August	22	12	27
September	77	54	
October	6	26	
November	47	4	
December	42	33	

#### **Median DOM**



Month	2023	2024	2025
January	80	117	55
February	67	2	4
March	9	76	27
April	77	19	9
May	29	5	48
June	26	25	8
July	82	N/A	8
August	22	13	17
September	55	48	
October	6	30	
November	43	4	
December	51	18	



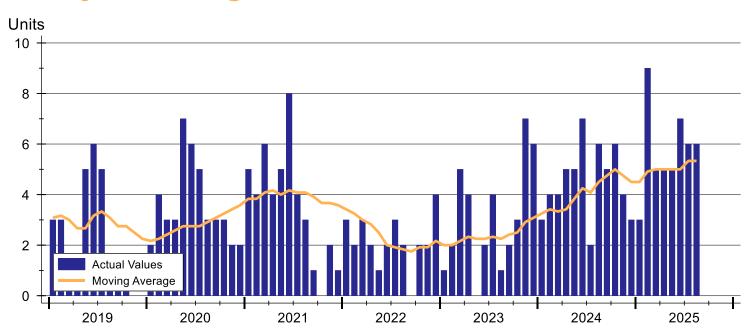
#### Pottawatomie County Pending Contracts Analysis

	mmary Statistics Pending Contracts	End of August 2025 2024 Chang				
Pe	nding Contracts	6	6	0.0%		
Vo	lume (1,000s)	2,734	0.9%			
ge	List Price	455,667	451,583	0.9%		
Avera	Days on Market	21	12	75.0%		
Ą	Percent of Original	98.7%	100.0%	-1.3%		
2	List Price	490,000	202,500	142.0%		
Media	Days on Market	13	13	0.0%		
Σ	Percent of Original	100.0%	100.0%	0.0%		

A total of 6 listings in Pottawatomie County had contracts pending at the end of August, the same number of contracts pending at the end of August 2024.

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

#### **History of Pending Contracts**

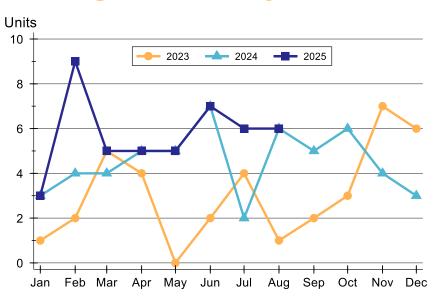






### Pottawatomie County Pending Contracts Analysis

#### **Pending Contracts by Month**



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

#### **Pending Contracts by Price Range**

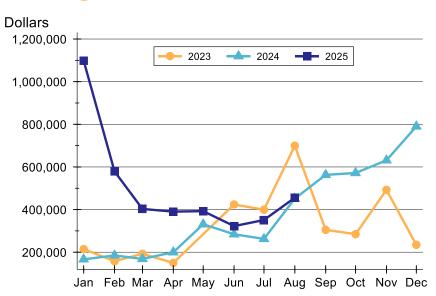
Price Range	Pending Contracts Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	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	16.7%	245,000	245,000	2	2	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	250,000	250,000	7	7	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	16.7%	470,000	470,000	17	17	100.0%	100.0%
\$500,000-\$749,999	3	50.0%	589,667	600,000	34	29	97.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



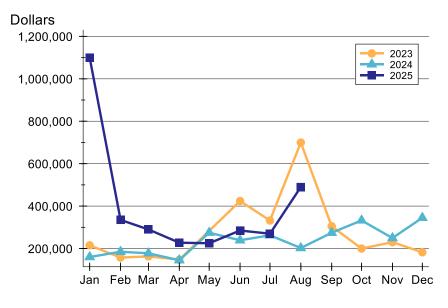


#### Pottawatomie County Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	215,000	166,566	1,098,333
February	157,500	184,925	578,889
March	192,600	168,500	403,000
April	150,000	199,980	390,500
May	N/A	331,180	392,700
June	424,063	284,414	322,636
July	399,406	262,450	350,975
August	699,475	451,583	455,667
September	305,000	562,900	
October	284,667	571,658	
November	492,571	631,000	
December	234,616	790,000	



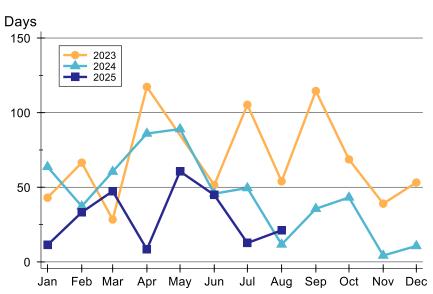
Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	335,000
March	163,000	177,500	290,000
April	147,500	145,000	227,500
May	N/A	274,900	225,000
June	424,063	239,000	285,000
July	332,250	262,450	269,950
August	699,475	202,500	490,000
September	305,000	274,500	
October	200,000	332,500	
November	230,000	249,500	
December	182,500	345,000	





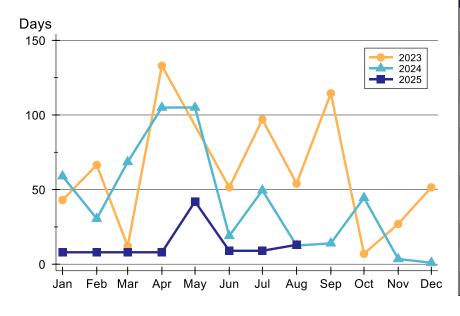
#### Pottawatomie County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	43	64	11
February	67	37	33
March	28	61	47
April	117	86	8
May	N/A	89	61
June	52	46	45
July	105	50	13
August	54	12	21
September	115	36	
October	69	43	
November	39	4	
December	53	11	

#### **Median DOM**



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	8
April	133	105	8
May	N/A	105	42
June	52	19	9
July	97	50	9
August	54	13	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 August**

Total home sales in Shawnee County fell last month to 241 units, compared to 250 units in August 2024. Total sales volume was \$57.5 million, down from a year earlier.

The median sale price in August was \$210,000, up from \$205,500 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

#### **Shawnee County Active Listings Up at End of August**

The total number of active listings in Shawnee County at the end of August was 289 units, up from 232 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 August was \$250,000.

During August, a total of 187 contracts were written down from 230 in August 2024. At the end of the month, there were 203 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**

	gust MLS Statistics ree-year History	2025	Current Mont 2024	:h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	<b>241</b> -3.6%	<b>250</b> 11.1%	<b>225</b> -12.5%	<b>1,654 1,655</b> -0.1% 2.7%		<b>1,611</b> -9.6%
	tive Listings ange from prior year	<b>289</b> 24.6%	<b>232</b> 11.0%	<b>209</b> 99.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.4</b> 16.7%	<b>1.2</b> 9.1%	<b>1.1</b> 120.0%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>255</b> -9.6%	<b>282</b> 8.0%	<b>261</b> 7.9%	<b>1,913</b> -3.2%	<b>1,976</b> 4.3%	<b>1,894</b> -4.9%
	ntracts Written ange from prior year	<b>187</b> -18.7%	<b>230</b> 5.5%	<b>218</b> -8.4%	<b>1,671</b> -3.1%	<b>1,724</b> 2.3%	<b>1,686</b> -8.6%
	nding Contracts ange from prior year	<b>203</b> -0.5%	<b>204</b> -2.4%	<b>209</b> -11.8%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>57,457</b> -0.5%	<b>57,728</b> 8.2%	<b>53,350</b> 5.9%	-		<b>334,023</b> -8.7%
	Sale Price Change from prior year	<b>238,410</b> 3.2%	<b>230,912</b> -2.6%	<b>237,110</b> 20.9%	<b>227,222</b> 2.2%	<b>222,275</b> 7.2%	<b>207,339</b>
ð	<b>List Price of Actives</b> Change from prior year	<b>328,065</b> 15.2%	<b>284,902</b> -13.2%	<b>328,376</b> 28.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>15</b> -16.7%	<b>18</b> -5.3%	<b>19</b> 35.7%	<b>22</b> 0.0%	<b>22</b> 29.4%	<b>17</b> 41.7%
ð	Percent of List Change from prior year	<b>99.2%</b> 0.5%	<b>98.7%</b> 0.1%	<b>98.6%</b> -0.6%	<b>98.8%</b> -0.1%	<b>98.9%</b> -0.3%	<b>99.2%</b> -1.9%
	Percent of Original Change from prior year	<b>97.4%</b> 0.2%	<b>97.2%</b> 0.0%	<b>97.2%</b> -0.3%	<b>97.2%</b> -0.2%	<b>97.4%</b> -0.5%	<b>97.9%</b> -2.1%
	Sale Price Change from prior year	<b>210,000</b> 2.2%	<b>205,500</b> 3.3%	<b>199,000</b>	<b>202,000</b> 3.6%	<b>195,000</b> 9.6%	<b>178,000</b> 1.7%
	<b>List Price of Actives</b> Change from prior year	<b>250,000</b> 0.2%	<b>249,450</b> -4.1%	<b>260,000</b> 30.0%	N/A	N/A	N/A
Median	<b>Days on Market</b> Change from prior year	<b>4</b> -20.0%	<b>5</b> 0.0%	<b>5</b> 25.0%	<b>5</b> 0.0%	<b>5</b> 25.0%	<b>4</b> 33.3%
2	Percent of List Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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





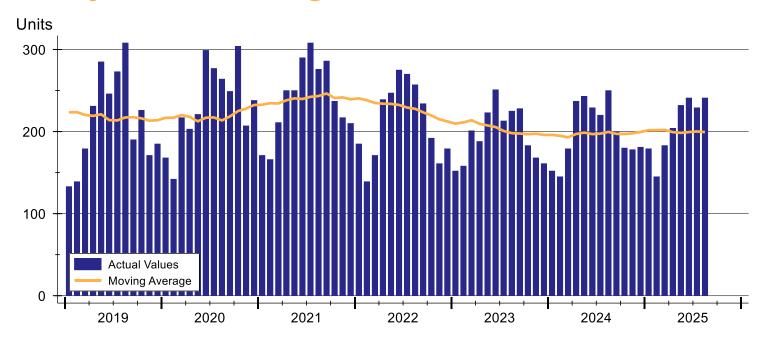
# **Shawnee County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	te Change	
Clo	sed Listings	241	250	-3.6%	1,654	1,655	-0.1%
Vo	lume (1,000s)	57,457	57,728	-0.5%	375,825	367,865	2.2%
Мс	onths' Supply	1.4	1.2	16.7%	N/A	N/A	N/A
	Sale Price	238,410	230,912	3.2%	227,222	222,275	2.2%
age	Days on Market	15	18	-16.7%	22	22	0.0%
Averag	Percent of List	99.2%	98.7%	0.5%	98.8%	98.9%	-0.1%
	Percent of Original	97.4%	97.2%	0.2%	97.2%	97.4%	-0.2%
	Sale Price	210,000	205,500	2.2%	202,000	195,000	3.6%
ian	Days on Market	4	5	-20.0%	5	5	0.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 241 homes sold in Shawnee County in August, down from 250 units in August 2024. Total sales volume fell to \$57.5 million compared to \$57.7 million in the previous year.

The median sales price in August was \$210,000, up 2.2% compared to the prior year. Median days on market was 4 days, the same as July, and down from 5 in August 2024.

#### **History of Closed Listings**

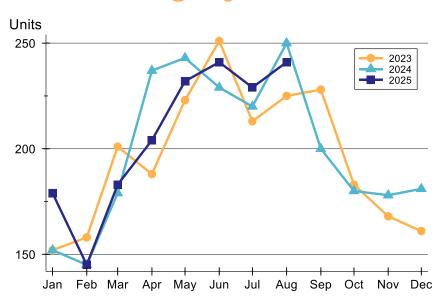






## **Shawnee County Closed Listings Analysis**

#### **Closed Listings by Month**



Month	2023	2024	2025
January	152	152	179
February	158	145	145
March	201	179	183
April	188	237	204
May	223	243	232
June	251	229	241
July	213	220	229
August	225	250	241
September	228	200	
October	183	180	
November	168	178	
December	161	181	

#### **Closed Listings by Price Range**

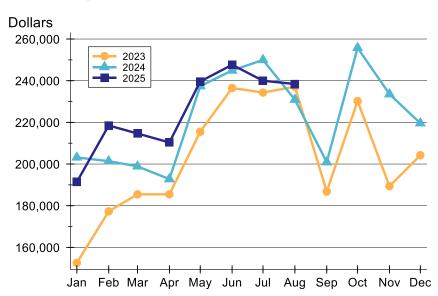
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	7	2.9%	0.9	37,143	35,000	5	3	98.2%	90.9%	98.2%	90.9%
\$50,000-\$99,999	25	10.4%	1.0	76,248	77,000	11	3	98.7%	100.0%	97.0%	100.0%
\$100,000-\$124,999	14	5.8%	1.4	114,657	115,450	24	9	95.1%	97.4%	91.5%	92.0%
\$125,000-\$149,999	20	8.3%	1.1	136,113	137,250	20	6	100.8%	100.0%	99.2%	99.7%
\$150,000-\$174,999	21	8.7%	1.1	161,638	162,000	12	3	100.6%	100.0%	96.3%	100.0%
\$175,000-\$199,999	27	11.2%	1.7	186,396	185,000	7	2	100.5%	100.0%	100.3%	100.0%
\$200,000-\$249,999	33	13.7%	1.0	226,019	226,000	20	7	98.8%	98.9%	96.7%	97.6%
\$250,000-\$299,999	33	13.7%	1.1	274,630	280,000	13	5	100.0%	100.0%	98.6%	100.0%
\$300,000-\$399,999	37	15.4%	1.9	347,576	340,000	18	5	99.1%	100.0%	97.2%	100.0%
\$400,000-\$499,999	12	5.0%	2.7	442,583	433,750	27	16	98.4%	99.1%	97.0%	98.0%
\$500,000-\$749,999	8	3.3%	2.8	578,435	557,450	10	3	95.9%	99.0%	95.6%	99.0%
\$750,000-\$999,999	4	1.7%	7.2	803,975	800,000	17	5	99.6%	100.0%	99.0%	99.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



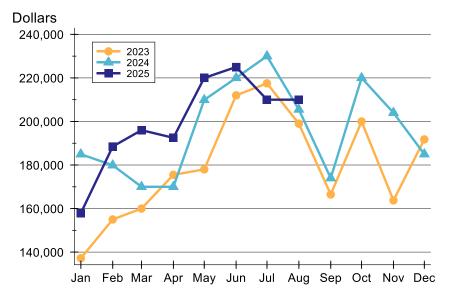


## **Shawnee County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	152,562	203,177	191,383
February	177,282	201,388	218,496
March	185,458	198,874	214,665
April	185,465	192,780	210,365
May	215,513	237,424	239,610
June	236,507	244,889	247,648
July	234,303	249,965	239,989
August	237,110	230,912	238,410
September	186,792	200,908	
October	230,249	255,762	
November	189,385	233,565	
December	204,217	219,595	



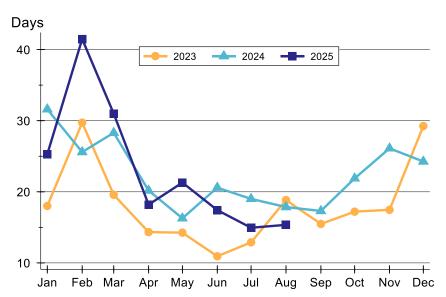
Month	2023	2024	2025
January	137,200	184,950	157,900
February	155,000	179,900	188,500
March	160,000	170,000	196,000
April	175,500	170,000	192,500
May	178,000	209,900	220,000
June	212,000	220,000	225,000
July	217,500	230,000	210,000
August	199,000	205,500	210,000
September	166,475	174,000	
October	200,000	220,000	
November	163,750	204,000	
December	191,750	185,000	





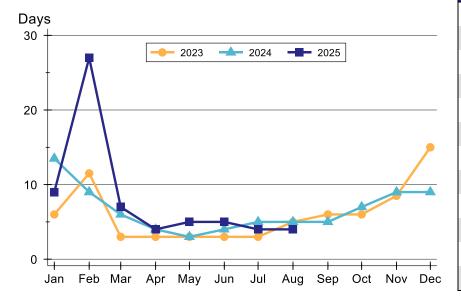
## **Shawnee County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	18	32	25
February	30	26	41
March	20	28	31
April	14	20	18
May	14	16	21
June	11	21	17
July	13	19	15
August	19	18	15
September	15	17	
October	17	22	
November	17	26	
December	29	24	

#### **Median DOM**



Month	2023	2024	2025
January	6	14	9
February	12	9	27
March	3	6	7
April	3	4	4
May	3	3	5
June	3	4	5
July	3	5	4
August	5	5	4
September	6	5	
October	6	7	
November	9	9	
December	15	9	



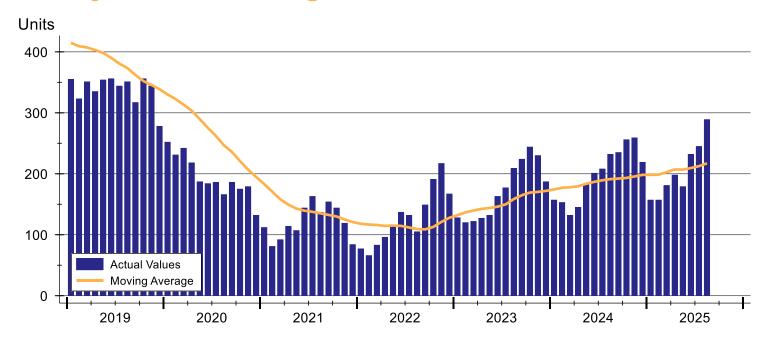
# **Shawnee County Active Listings Analysis**

Summary Statistics for Active Listings		2025	End of August 2024	Change
Active Listings		289	232	24.6%
Vo	lume (1,000s)	94,811	66,097	43.4%
Months' Supply		1.4	1.2	16.7%
ge	List Price	328,065	284,902	15.2%
Avera	Days on Market	36	45	-20.0%
₽	Percent of Original	96.0%	96.6%	-0.6%
_	List Price	250,000	249,450	0.2%
Median	Days on Market	17	27	-37.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 289 homes were available for sale in Shawnee County at the end of August. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$250,000, up 0.2% from 2024. The typical time on market for active listings was 17 days, down from 26 days a year earlier.

#### **History of Active Listings**







## **Shawnee County Active Listings Analysis**

#### **Active Listings by Month**



Month	2023	2024	2025
January	128	157	157
February	120	153	157
March	122	132	181
April	127	145	198
May	132	182	179
June	163	201	232
July	177	208	245
August	209	232	289
September	224	235	
October	244	256	
November	230	259	
December	187	219	

#### **Active Listings by Price Range**

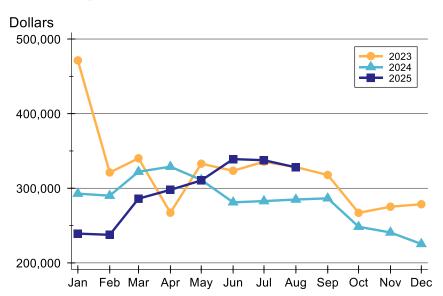
Price Range	Active I Number	istings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.7	23,000	23,000	37	37	82.1%	82.1%
\$25,000-\$49,999	9	3.1%	0.9	35,222	35,000	45	19	91.9%	100.0%
\$50,000-\$99,999	26	9.0%	1.0	83,112	82,500	29	15	92.3%	100.0%
\$100,000-\$124,999	15	5.2%	1.4	113,050	112,000	58	68	80.6%	91.3%
\$125,000-\$149,999	19	6.6%	1.1	135,808	130,000	31	18	97.7%	100.0%
\$150,000-\$174,999	19	6.6%	1.1	158,500	155,000	23	4	99.2%	100.0%
\$175,000-\$199,999	26	9.0%	1.7	189,842	190,000	36	9	97.2%	100.0%
\$200,000-\$249,999	26	9.0%	1.0	225,272	225,900	21	11	98.9%	100.0%
\$250,000-\$299,999	29	10.0%	1.1	274,479	269,900	35	38	96.8%	100.0%
\$300,000-\$399,999	51	17.6%	1.9	349,927	349,900	42	23	97.4%	100.0%
\$400,000-\$499,999	33	11.4%	2.7	453,480	460,000	25	17	97.4%	100.0%
\$500,000-\$749,999	23	8.0%	2.8	623,974	624,900	54	33	96.8%	98.5%
\$750,000-\$999,999	9	3.1%	7.2	857,000	840,000	35	17	97.6%	100.0%
\$1,000,000 and up	3	1.0%	N/A	3,798,000	2,295,000	119	146	95.0%	100.0%



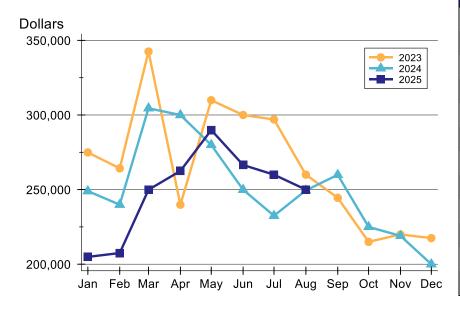


## **Shawnee County Active Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	471,371	292,789	239,241
February	321,120	290,058	237,606
March	340,144	322,171	286,081
April	267,273	328,914	297,906
Мау	332,899	311,226	310,492
June	323,468	281,161	339,077
July	335,537	282,830	337,602
August	328,376	284,902	328,065
September	317,818	286,533	
October	267,090	248,443	
November	275,269	240,732	
December	278,599	225,353	



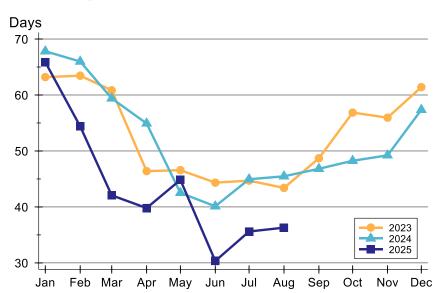
Month	2023	2024	2025
January	274,900	249,000	204,900
February	264,250	239,900	207,500
March	342,500	304,500	249,900
April	239,900	300,000	262,500
May	309,888	279,950	289,900
June	300,000	249,900	266,500
July	297,000	232,500	260,000
August	260,000	249,450	250,000
September	244,500	259,900	
October	215,000	225,000	
November	219,950	219,000	
December	217,500	200,000	





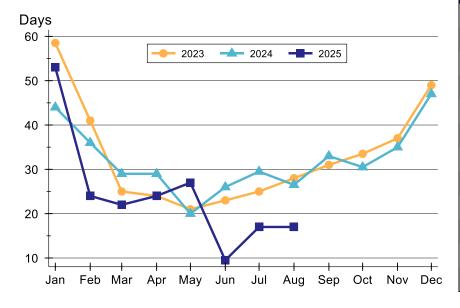
# **Shawnee County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	63	68	66
February	63	66	54
March	61	59	42
April	46	55	40
May	47	43	45
June	44	40	30
July	45	45	36
August	43	45	36
September	49	47	
October	57	48	
November	56	49	
December	61	57	

#### **Median DOM**

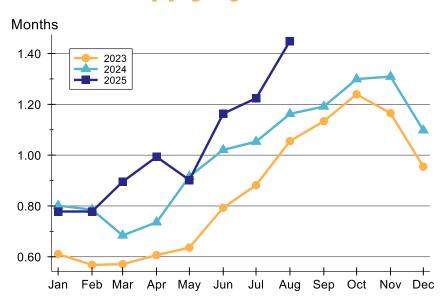


Month	2023	2024	2025
January	59	44	53
February	41	36	24
March	25	29	22
April	24	29	24
May	21	20	27
June	23	26	10
July	25	30	17
August	28	27	17
September	31	33	
October	34	31	
November	37	35	
December	49	47	



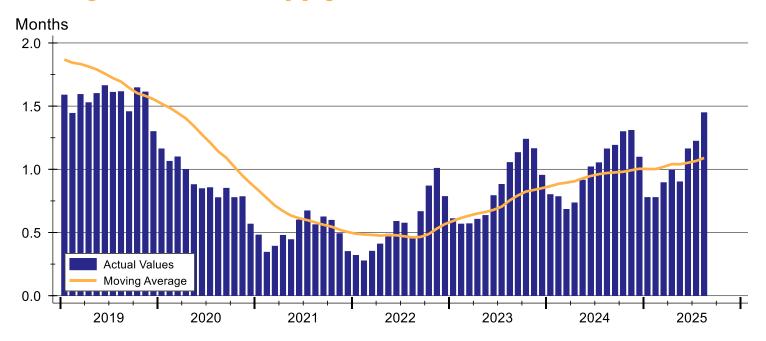
## **Shawnee County Months' Supply Analysis**

#### **Months' Supply by Month**



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

#### **History of Month's Supply**





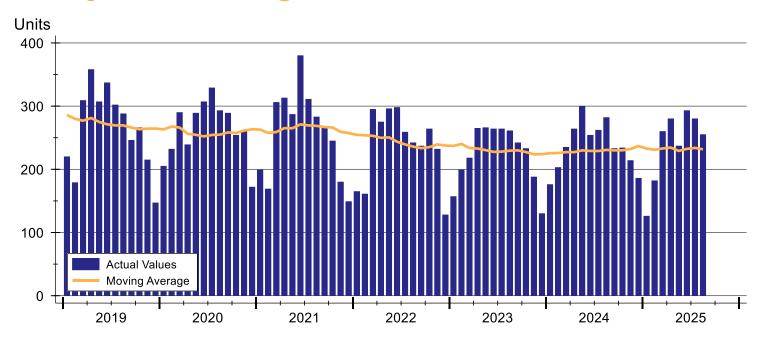
## **Shawnee County New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change
ţ	New Listings	255	282	-9.6%
Month	Volume (1,000s)	62,000	65,241	-5.0%
Current	Average List Price	243,137	231,350	5.1%
Cu	Median List Price	209,900	200,000	5.0%
ā	New Listings	1,913	1,976	-3.2%
o-Da	Volume (1,000s)	468,384	465,983	0.5%
Year-to-Date	Average List Price	244,842	235,822	3.8%
Ϋ́ε	Median List Price	213,500	199,900	6.8%

A total of 255 new listings were added in Shawnee County during August, down 9.6% from the same month in 2024. Year-to-date Shawnee County has seen 1,913 new listings.

The median list price of these homes was \$209,900 up from \$200,000 in 2024.

#### **History of New Listings**

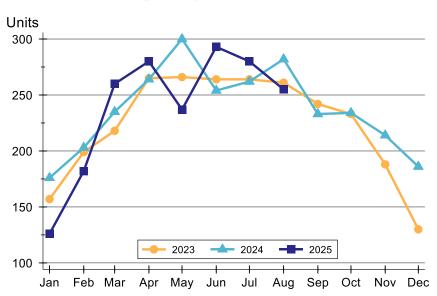






# **Shawnee County New Listings Analysis**

#### **New Listings by Month**



Month	2023	2024	2025
January	157	176	126
February	199	203	182
March	218	235	260
April	265	264	280
May	266	300	237
June	264	254	293
July	264	262	280
August	261	282	255
September	242	233	
October	233	234	
November	188	214	
December	130	186	

#### **New Listings by Price Range**

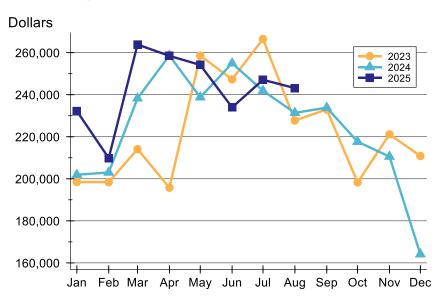
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	9	3.5%	36,711	35,000	11	6	101.9%	100.0%
\$50,000-\$99,999	29	11.4%	79,443	80,000	8	6	102.4%	100.0%
\$100,000-\$124,999	15	5.9%	115,420	115,000	11	6	98.3%	100.0%
\$125,000-\$149,999	17	6.7%	141,518	140,000	11	11	99.6%	100.0%
\$150,000-\$174,999	24	9.4%	160,383	159,900	7	4	99.7%	100.0%
\$175,000-\$199,999	29	11.4%	186,814	184,000	9	6	98.9%	100.0%
\$200,000-\$249,999	33	12.9%	223,996	225,000	11	10	99.3%	100.0%
\$250,000-\$299,999	31	12.2%	276,450	275,000	10	5	99.3%	100.0%
\$300,000-\$399,999	34	13.3%	344,447	329,950	11	7	99.1%	100.0%
\$400,000-\$499,999	22	8.6%	451,591	454,700	10	5	99.3%	100.0%
\$500,000-\$749,999	8	3.1%	630,462	619,000	11	7	99.6%	100.0%
\$750,000-\$999,999	4	1.6%	827,500	792,500	18	15	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





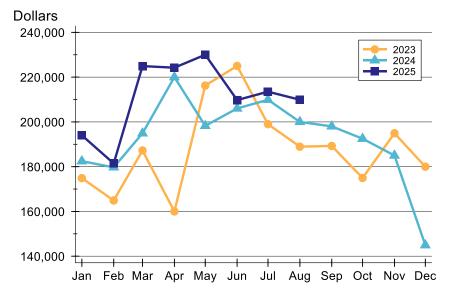
# **Shawnee County New Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	198,471	201,923	232,244
February	198,421	203,001	209,850
March	214,083	238,254	263,873
April	195,806	258,643	258,470
May	258,558	238,789	254,149
June	247,335	254,943	233,963
July	266,478	241,904	247,077
August	227,725	231,350	243,137
September	232,969	233,832	
October	198,279	217,633	
November	221,138	210,575	
December	210,838	164,149	

#### **Median Price**



Month	2023	2024	2025
January	174,900	182,450	194,000
February	164,900	179,700	181,450
March	187,250	194,900	224,925
April	160,000	220,000	224,225
May	216,250	198,250	230,000
June	225,000	206,000	209,750
July	199,000	209,900	213,500
August	188,950	200,000	209,900
September	189,250	198,000	
October	174,950	192,500	
November	194,925	185,000	
December	180,000	144,950	



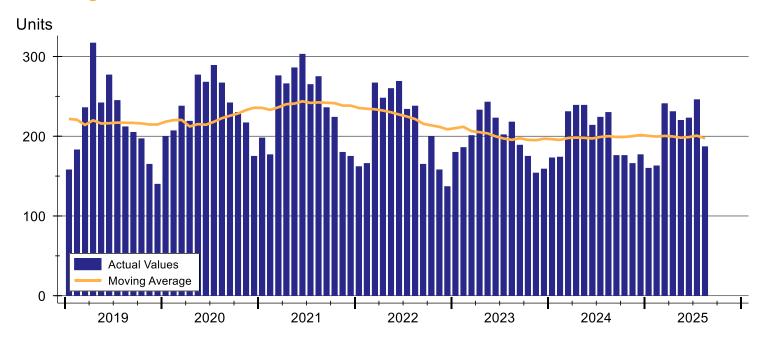
## **Shawnee County Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	187	230	-18.7%	1,671	1,724	-3.1%
Vol	lume (1,000s)	39,840	48,860	-18.5%	387,690	389,177	-0.4%
ge	Sale Price	213,050	212,436	0.3%	232,011	225,741	2.8%
Avera	Days on Market	20	16	25.0%	21	20	5.0%
¥	Percent of Original	97.6%	96.8%	0.8%	97.4%	97.5%	-0.1%
=	Sale Price	195,000	185,000	5.4%	209,500	198,000	5.8%
Median	Days on Market	7	6	16.7%	5	5	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 187 contracts for sale were written in Shawnee County during the month of August, down from 230 in 2024. The median list price of these homes was \$195,000, up from \$185,000 the prior year.

Half of the homes that went under contract in August were on the market less than 7 days, compared to 6 days in August 2024.

#### **History of Contracts Written**

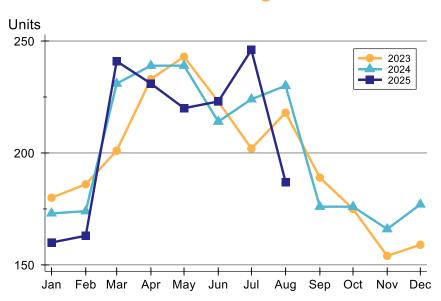






## **Shawnee County Contracts Written Analysis**

#### **Contracts Written by Month**



Month	2023	2024	2025
January	180	173	160
February	186	174	163
March	201	231	241
April	233	239	231
May	243	239	220
June	223	214	223
July	202	224	246
August	218	230	187
September	189	176	
October	175	176	
November	154	166	
December	159	177	

#### **Contracts Written by Price Range**

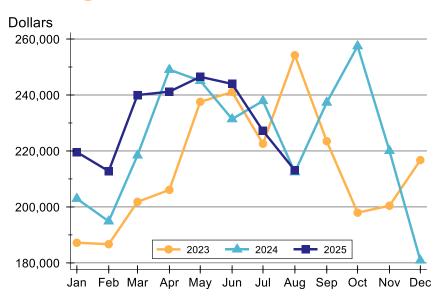
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.5%	5,000	5,000	0	0	100.0%	100.0%
\$25,000-\$49,999	8	4.3%	32,613	33,000	22	4	97.6%	95.5%
\$50,000-\$99,999	18	9.6%	77,094	82,500	11	3	98.8%	100.0%
\$100,000-\$124,999	16	8.6%	113,268	114,950	20	9	95.7%	100.0%
\$125,000-\$149,999	21	11.2%	138,176	135,000	22	11	98.1%	100.0%
\$150,000-\$174,999	17	9.1%	162,612	164,000	18	4	94.9%	100.0%
\$175,000-\$199,999	19	10.2%	188,183	185,000	12	6	99.2%	100.0%
\$200,000-\$249,999	29	15.5%	227,341	229,000	21	11	97.4%	100.0%
\$250,000-\$299,999	26	13.9%	276,783	275,000	21	8	98.3%	100.0%
\$300,000-\$399,999	22	11.8%	347,582	348,750	28	10	97.3%	100.0%
\$400,000-\$499,999	6	3.2%	452,467	442,450	21	6	99.1%	100.0%
\$500,000-\$749,999	3	1.6%	677,333	695,000	18	21	96.5%	100.0%
\$750,000-\$999,999	1	0.5%	950,000	950,000	26	26	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





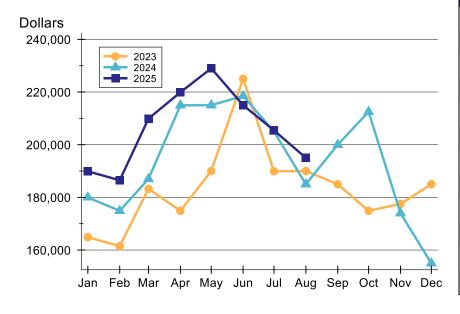
# **Shawnee County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	187,197	202,959	219,592
February	186,680	194,860	212,779
March	201,803	218,412	239,978
April	206,094	249,046	241,197
Мау	237,560	245,081	246,502
June	241,051	231,398	243,962
July	222,575	237,887	227,178
August	254,216	212,436	213,050
September	223,491	237,312	
October	197,944	257,469	
November	200,423	220,036	
December	216,737	180,878	

#### **Median Price**



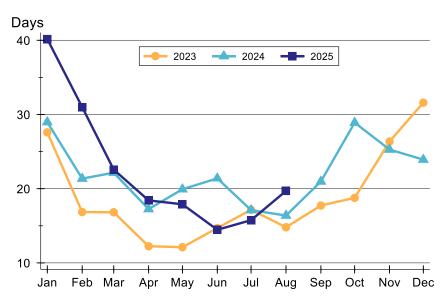
Month	2023	2024	2025
January	164,900	180,000	189,900
February	161,500	174,900	186,500
March	183,250	187,000	209,900
April	174,900	214,950	219,900
May	190,000	215,000	229,000
June	225,000	218,500	215,000
July	189,900	205,000	205,450
August	190,000	185,000	195,000
September	185,000	200,000	
October	174,900	212,500	
November	177,500	174,000	
December	185,000	155,000	





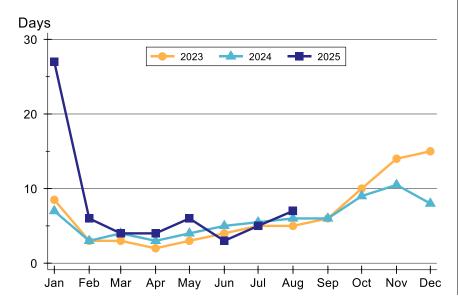
## **Shawnee County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	28	29	40
February	17	21	31
March	17	22	23
April	12	17	18
May	12	20	18
June	15	21	14
July	17	17	16
August	15	16	20
September	18	21	
October	19	29	
November	26	25	
December	32	24	

#### **Median DOM**



Month	2023	2024	2025
January	9	7	27
February	3	3	6
March	3	4	4
April	2	3	4
May	3	4	6
June	4	5	3
July	5	6	5
August	5	6	7
September	6	6	
October	10	9	
November	14	11	
December	15	8	



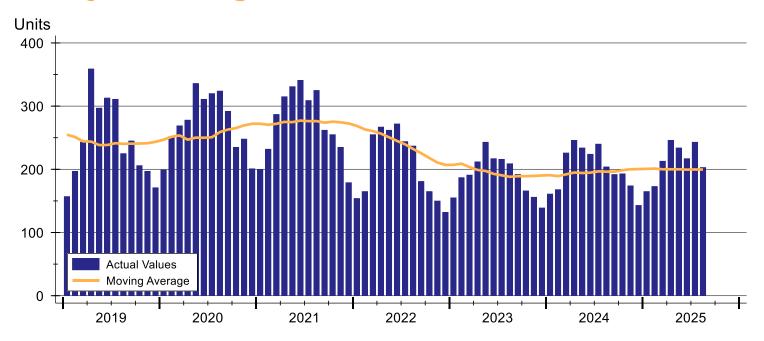
## **Shawnee County Pending Contracts Analysis**

Summary Statistics for Pending Contracts		2025	End of August 2024	Change
Pe	nding Contracts	203	204	-0.5%
Volume (1,000s)		47,993	47,480	1.1%
ge	List Price	236,418	232,747	1.6%
Avera	Days on Market	22	20	10.0%
Ą	Percent of Original	97.9%	98.1%	-0.2%
2	List Price	212,000	200,000	6.0%
Media	Days on Market	8	8	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 203 listings in Shawnee County had contracts pending at the end of August, down from 204 contracts pending at the end of August 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**

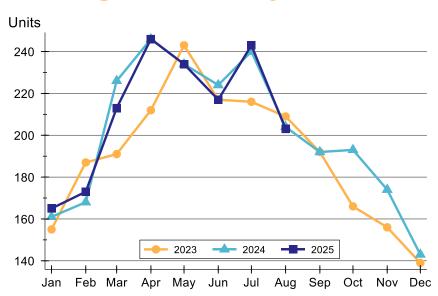






## **Shawnee County Pending Contracts Analysis**

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	155	161	165
February	187	168	173
March	191	226	213
April	212	246	246
May	243	234	234
June	217	224	217
July	216	240	243
August	209	204	203
September	192	192	
October	166	193	
November	156	174	
December	139	143	

#### **Pending Contracts by Price Range**

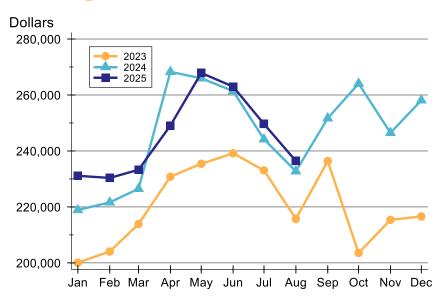
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	2.0%	38,125	38,750	3	3	100.0%	100.0%
\$50,000-\$99,999	15	7.4%	78,400	80,000	14	7	98.3%	100.0%
\$100,000-\$124,999	14	6.9%	112,877	114,950	11	5	98.8%	100.0%
\$125,000-\$149,999	22	10.8%	136,936	134,950	28	14	97.7%	100.0%
\$150,000-\$174,999	17	8.4%	162,035	160,000	22	9	93.4%	100.0%
\$175,000-\$199,999	20	9.9%	188,274	187,500	28	7	98.2%	100.0%
\$200,000-\$249,999	31	15.3%	226,732	229,900	25	11	97.7%	100.0%
\$250,000-\$299,999	34	16.7%	277,790	279,250	18	6	98.3%	100.0%
\$300,000-\$399,999	29	14.3%	355,326	359,900	30	12	98.2%	100.0%
\$400,000-\$499,999	10	4.9%	460,480	462,450	16	5	99.0%	100.0%
\$500,000-\$749,999	5	2.5%	640,400	638,000	15	14	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	950,000	950,000	26	26	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





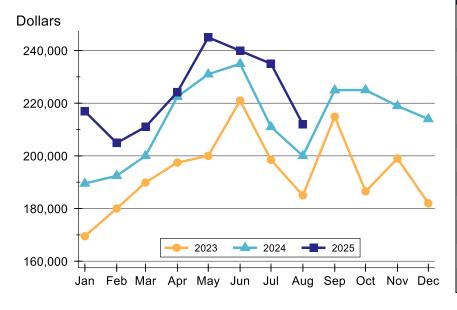
# **Shawnee County Pending Contracts Analysis**

#### **Average Price**



Month	2023	2024	2025
January	200,095	218,913	231,124
February	204,059	221,623	230,357
March	213,872	226,481	233,270
April	230,805	268,279	249,069
May	235,423	265,979	267,871
June	239,162	261,409	262,995
July	233,056	244,180	249,651
August	215,734	232,747	236,418
September	236,375	251,683	
October	203,540	264,080	
November	215,383	246,477	
December	216,582	258,075	

#### **Median Price**



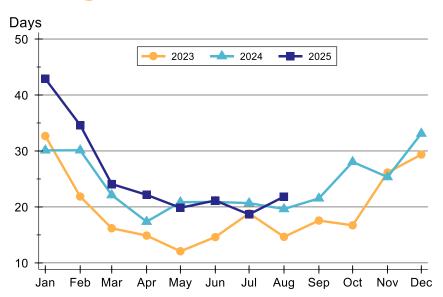
Month	2023	2024	2025
January	169,500	189,500	216,900
February	180,000	192,450	204,900
March	189,900	200,000	211,000
April	197,450	222,450	224,225
May	200,000	231,000	245,000
June	221,000	234,950	239,900
July	198,500	210,994	235,000
August	185,000	200,000	212,000
September	214,900	224,950	
October	186,500	225,000	
November	199,000	218,950	
December	182,000	214,000	





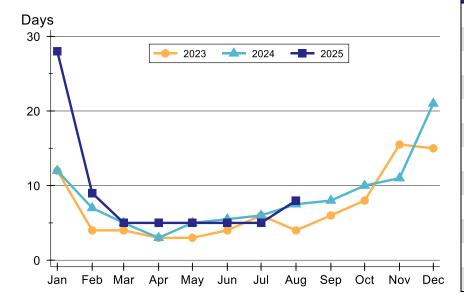
# **Shawnee County Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
April	15	17	22
May	12	21	20
June	15	21	21
July	19	21	19
August	15	20	22
September	18	22	
October	17	28	
November	26	25	
December	29	33	

#### **Median DOM**

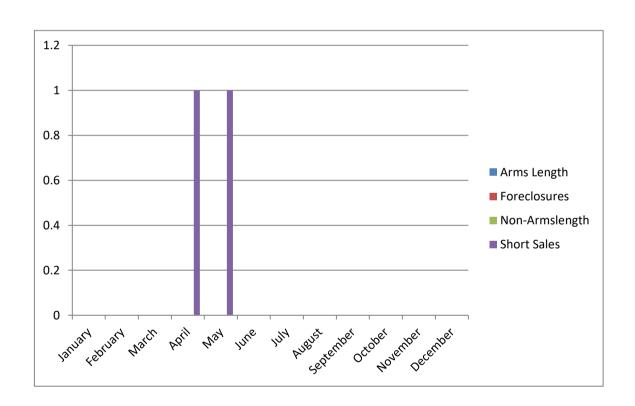


Month	2023	2024	2025
January	12	12	28
February	4	7	9
March	4	5	5
April	3	3	5
May	3	5	5
June	4	6	5
July	6	6	5
August	4	8	8
September	6	8	
October	8	10	
November	16	11	
December	15	21	

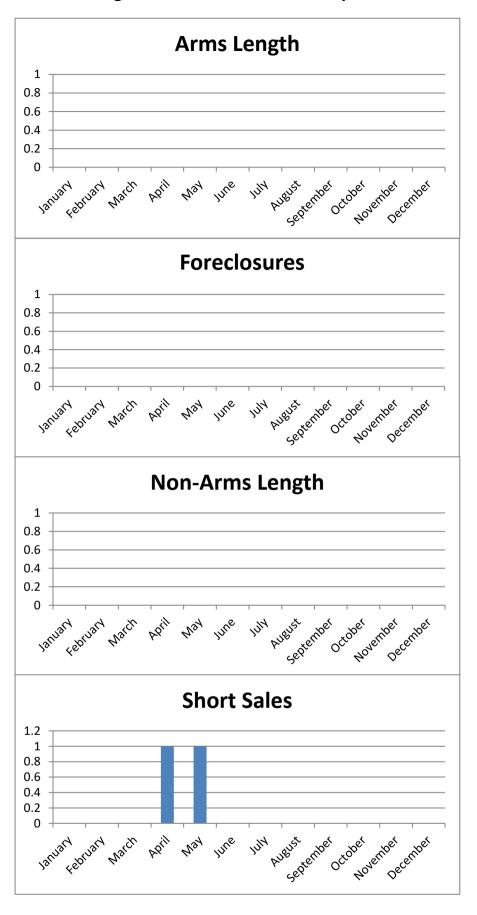
### **Sunflower Multiple Listing Service August 2025 Distressed Sales Report**

	<sup>Total</sup> Sales	Arms Lenoth	Foreclosures	Non-Armsler	Short Sales
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	0	0	0
April	1	0	0	0	1
May	1	0	0	0	1
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	0	0	0
September					
October					
November					
December					
YTD Totals	2	0	0	0	2

Distressed Sales	$\frac{1}{10}$ Distressed as $\frac{1}{10}$ Of
0 0 1 1 0 0	100% 100%
2	100%



### **Sunflower Multiple Listing Service August 2025 Distressed Sales Report**



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

August 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	3	3	8	4	3	7	0					67	34	57	72
\$30,000-\$39,999	4	1	4	4	2	4	1	6					26	35	40	44
\$40,000-\$49,999	3	4	1	10	5	6	9	4					42	35	45	48
\$50,000-\$59,999	6	7	2	8	7	11	7	4					52	34	71	72
\$60,000-\$69,999	3	4	4	6	7	7	5	5					41	64	81	102
\$70,000-\$79,999	8	10	17	10	6	7	6	7					71	57	68	89
\$80,000-\$89,999	6	9	13	8	6	10	11	7					70	98	72	101
\$90,000-\$99,999	2	2	6	9	15	3	15	7					59	63	93	83
\$100,000-\$119,999	10	9	11	16	15	17	13	17					108	113	144	158
\$120,000-\$139,999	15	14	15	18	20	18	17	26					143	156	180	240
\$140,000-\$159,999	18	10	14	23	30	23	27	24					169	189	180	211
\$160,000-\$179,999	13	8	19	23	20	28	25	28					164	198	180	182
\$180,000-\$199,999	12	13	17	23	31	24	19	36					175	177	150	182
\$200,000-\$249,999	26	23	48	50	46	64	50	54					361	369	338	375
\$250,000-\$299,999	22	45	28	43	42	56	53	51					340	309	244	285
\$300,000-\$399,999	35	28	37	44	59	53	45	61					362	330	290	271
\$400,000-\$499,999	15	14	14	20	27	26	25	19					160	125	122	150
\$500,000 or more	15	7	18	10	20	30	18	21					139	122	111	110
TOTALS	252	211	271	333	362	390	353	377	0	0	0	0	2549	2508	2466	2775





# Topeka MSA & Douglas County Housing Report



### Market Overview

### **Topeka MSA & Douglas County Home Sales Rose in August**

Total home sales in the Topeka MSA & Douglas County rose by 3.6% last month to 316 units, compared to 305 units in August 2024. Total sales volume was \$79.8 million, up 12.8% from a year earlier.

The median sale price in August was \$225,000, up from \$210,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of August was 389 units, up from 343 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 August was \$260,000.

During August, a total of 241 contracts were written down from 286 in August 2024. At the end of the month, there were 264 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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# **Topeka MSA & Douglas County Summary Statistics**

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ome Sales ange from prior year	<b>316</b> 3.6%	<b>305</b> 5.9%	<b>288</b> -13.8%	<b>2,091</b> 1.0%	<b>2,070</b> 2.6%	<b>2,018</b> -12.2%
	tive Listings ange from prior year	<b>389</b> 13.4%	<b>343</b> 18.7%	<b>289</b> 47.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.5</b> 7.1%	<b>1.4</b> 16.7%	<b>1.2</b> 71.4%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>326</b> -8.7%	<b>357</b> 13.7%	<b>314</b> -4.0%	<b>2,445</b> -3.0%	<b>2,521</b> 5.8%	<b>2,383</b> -8.6%
	ntracts Written ange from prior year	<b>241</b> -15.7%	<b>286</b> 5.9%	<b>270</b> -12.6%	<b>2,114</b> -2.5%	<b>2,168</b> 3.0%	<b>2,104</b> -11.4%
	nding Contracts ange from prior year	<b>264</b> 4.3%	<b>253</b> -2.3%	<b>259</b> -14.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>79,770</b> 12.8%	<b>70,698</b> 1.0%	<b>70,030</b> 4.1%	<b>500,031</b> 5.2%	<b>475,163</b> 9.0%	<b>436,119</b> -10.5%
	Sale Price Change from prior year	<b>252,436</b> 8.9%	<b>231,797</b> -4.7%	<b>243,160</b> 20.8%	<b>239,135</b> 4.2%	<b>229,548</b> 6.2%	<b>216,115</b> 2.0%
ð	<b>List Price of Actives</b> Change from prior year	<b>339,955</b> 11.8%	<b>304,068</b> -7.2%	<b>327,788</b> 2.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>19</b> -9.5%	<b>21</b> 16.7%	<b>18</b> 28.6%	<b>24</b> -4.0%	<b>25</b> 31.6%	<b>19</b> 35.7%
٨	Percent of List Change from prior year	<b>98.9%</b> 0.3%	<b>98.6%</b> -0.1%	<b>98.7%</b> -0.3%	<b>98.7%</b> 0.1%	<b>98.6%</b> -0.4%	<b>99.0%</b> -1.8%
	Percent of Original Change from prior year	<b>97.1%</b> 0.0%	<b>97.1%</b> -0.2%	<b>97.3%</b> -0.1%	<b>97.0%</b> 0.0%	<b>97.0%</b> -0.7%	<b>97.7%</b> -2.0%
	Sale Price Change from prior year	<b>225,000</b> 7.1%	<b>210,000</b> 4.2%	<b>201,629</b> 14.9%	<b>215,000</b> 7.5%	<b>200,000</b> 8.1%	<b>185,000</b> 2.8%
	<b>List Price of Actives</b> Change from prior year	<b>260,000</b> 0.0%	<b>259,900</b> -1.0%	<b>262,450</b> 16.6%	N/A	N/A	N/A
Median	<b>Days on Market</b> Change from prior year	<b>6</b> 0.0%	<b>6</b> 20.0%	<b>5</b> 0.0%	<b>6</b> 0.0%	<b>6</b> 50.0%	<b>4</b> 33.3%
2	Percent of List Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>99.9%</b> -0.1%	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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



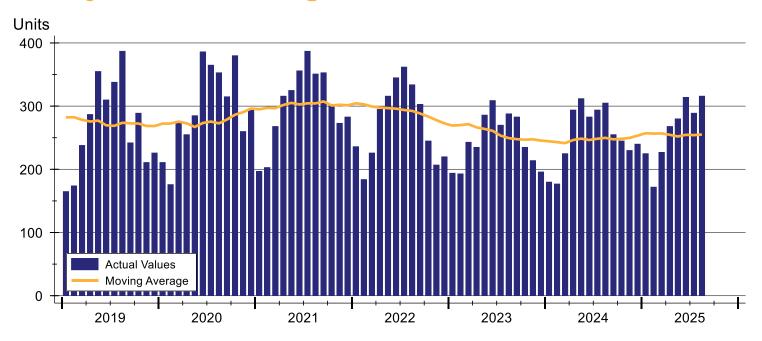
# **Topeka MSA & Douglas County Closed Listings Analysis**

	mmary Statistics Closed Listings	August 2025 2024 Cha		Change	2025	ear-to-Dat 2024		
Clc	sed Listings	316	305	3.6%	2,091	2,070	1.0%	
Vo	ume (1,000s)	79,770	70,698	12.8%	500,031	475,163	5.2%	
Мс	nths' Supply	1.5	1.4	7.1%	N/A	N/A	N/A	
	Sale Price	252,436	231,797	8.9%	239,135	229,548	4.2%	
age	Days on Market	19	21	-9.5%	24	25	-4.0%	
Averag	Percent of List	98.9%	98.6%	0.3%	98.7%	98.6%	0.1%	
	Percent of Original	97.1%	97.1%	0.0%	97.0%	97.0%	0.0%	
	Sale Price	225,000	210,000	7.1%	215,000	200,000	7.5%	
lan	Days on Market	6	6	0.0%	6	6	0.0%	
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%	
	Percent of Original	99.9%	100.0%	-0.1%	100.0%	100.0%	0.0%	

A total of 316 homes sold in the Topeka MSA & Douglas County in August, up from 305 units in August 2024. Total sales volume rose to \$79.8 million compared to \$70.7 million in the previous year.

The median sales price in August was \$225,000, up 7.1% compared to the prior year. Median days on market was 6 days, up from 4 days in July, but down from 6 in August 2024.

#### **History of Closed Listings**

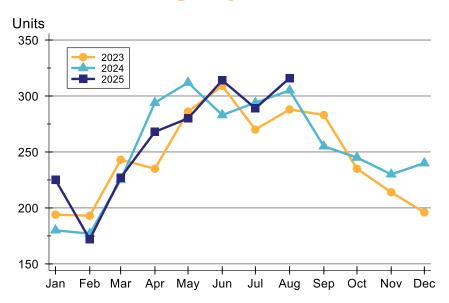






## **Topeka MSA & Douglas County Closed Listings Analysis**

#### **Closed Listings by Month**



Month	2023	2024	2025
January	194	180	225
February	193	177	172
March	243	225	227
April	235	294	268
May	286	312	280
June	309	283	314
July	270	294	289
August	288	305	316
September	283	255	
October	235	245	
November	214	230	
December	196	240	

#### **Closed Listings by Price Range**

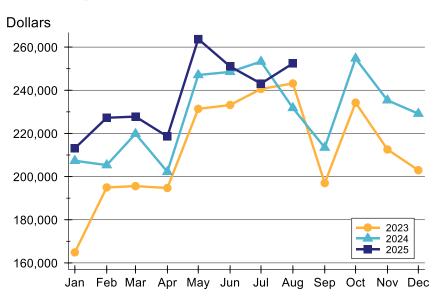
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	8	2.5%	1.0	38,000	37,500	7	3	98.2%	90.9%	98.2%	90.9%
\$50,000-\$99,999	29	9.2%	1.1	76,878	77,250	11	3	97.8%	100.0%	96.3%	100.0%
\$100,000-\$124,999	18	5.7%	1.6	113,428	114,700	24	12	95.4%	97.4%	92.4%	93.9%
\$125,000-\$149,999	23	7.3%	1.2	137,333	137,500	18	5	100.9%	100.0%	99.5%	100.0%
\$150,000-\$174,999	22	7.0%	1.2	162,138	163,450	13	4	100.8%	100.0%	96.6%	100.0%
\$175,000-\$199,999	38	12.0%	1.5	186,571	186,500	29	5	99.5%	100.0%	97.9%	100.0%
\$200,000-\$249,999	45	14.2%	0.9	225,358	226,000	21	16	98.4%	98.9%	96.4%	97.7%
\$250,000-\$299,999	45	14.2%	1.2	274,962	278,000	11	4	99.9%	100.0%	98.9%	100.0%
\$300,000-\$399,999	52	16.5%	2.0	346,205	342,500	20	7	99.1%	100.0%	97.3%	99.9%
\$400,000-\$499,999	17	5.4%	2.4	447,882	439,000	30	23	98.1%	98.4%	96.4%	96.6%
\$500,000-\$749,999	12	3.8%	3.1	606,448	589,950	9	4	96.7%	99.0%	96.5%	99.0%
\$750,000-\$999,999	6	1.9%	6.9	815,983	800,000	33	5	98.2%	99.1%	95.7%	98.1%
\$1,000,000 and up	1	0.3%	14.4	1,075,000	1,075,000	7	7	93.5%	93.5%	93.5%	93.5%





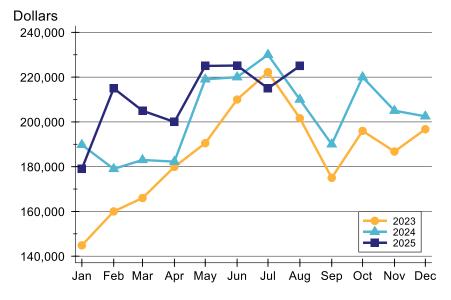
# **Topeka MSA & Douglas County Closed Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	164,858	207,334	213,104
February	194,960	205,322	227,255
March	195,587	219,830	227,803
April	194,716	202,221	218,589
Мау	231,390	247,079	263,748
June	233,170	248,518	251,036
July	240,616	253,297	243,104
August	243,160	231,797	252,436
September	196,990	213,436	
October	234,255	254,750	
November	212,567	235,342	
December	202,965	229,162	

#### **Median Price**



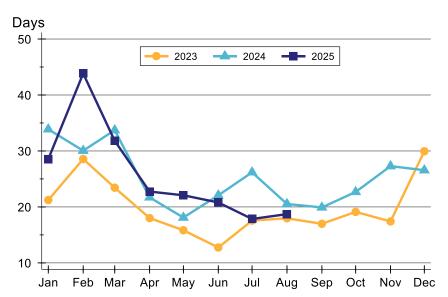
Month	2023	2024	2025
January	144,835	189,750	179,000
February	160,000	179,000	215,000
March	166,000	183,000	205,000
April	179,900	182,250	200,000
May	190,500	219,000	225,000
June	210,000	220,000	225,185
July	222,250	230,000	215,000
August	201,629	210,000	225,000
September	175,000	190,000	
October	196,000	220,000	
November	186,750	205,000	
December	196,750	202,500	





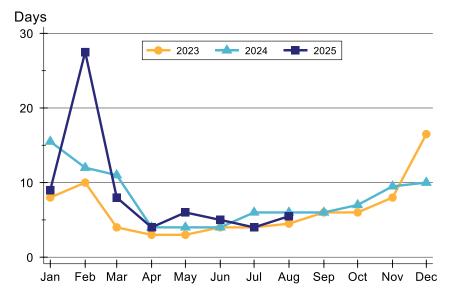
## **Topeka MSA & Douglas County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	21	34	29
February	29	30	44
March	23	34	32
April	18	22	23
May	16	18	22
June	13	22	21
July	18	26	18
August	18	21	19
September	17	20	
October	19	23	
November	17	27	
December	30	27	

#### **Median DOM**



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



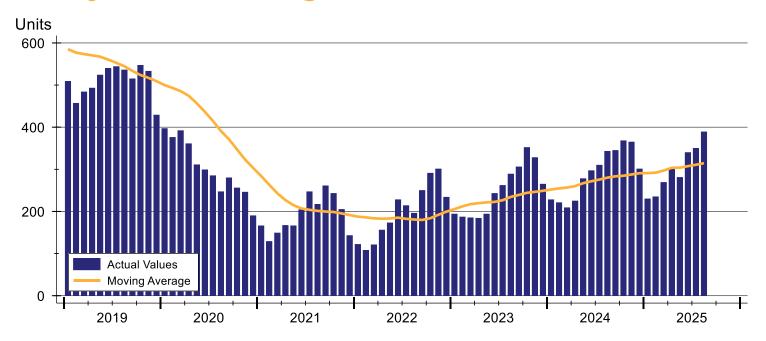
# **Topeka MSA & Douglas County Active Listings Analysis**

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	389	343	13.4%
Vo	lume (1,000s)	132,242	104,295	26.8%
Months' Supply		1.5	1.4	7.1%
ge	List Price	339,955	304,068	11.8%
Avera	Days on Market	40	50	-20.0%
₹	Percent of Original	96.7%	96.7%	0.0%
_	List Price	260,000	259,900	0.0%
Median	Days on Market	18	31	-41.9%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 389 homes were available for sale in the Topeka MSA & Douglas County at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$260,000, showing little change from the same point in 2024 The typical time on market for active listings was 18 days, down from 31 days a year earlier.

#### **History of Active Listings**

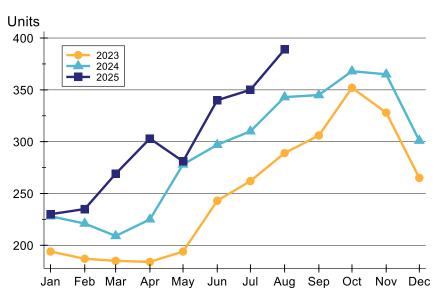






## **Topeka MSA & Douglas County Active Listings Analysis**

#### **Active Listings by Month**



Month	2023	2024	2025
January	194	228	230
February	187	221	235
March	185	209	269
April	184	225	303
May	194	278	281
June	243	297	340
July	262	310	350
August	289	343	389
September	306	345	
October	352	368	
November	328	365	
December	265	301	

#### **Active Listings by Price Range**

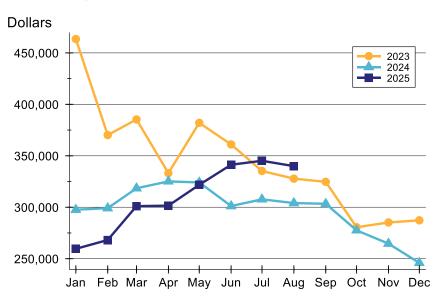
Price Range	Active I Number	Listings Percent	Months' Supply	List   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.5	23,000	23,000	37	37	82.1%	82.1%
\$25,000-\$49,999	11	2.8%	1.0	34,900	35,000	44	19	91.5%	100.0%
\$50,000-\$99,999	32	8.2%	1.1	82,673	80,000	37	15	92.5%	100.0%
\$100,000-\$124,999	21	5.4%	1.6	113,864	115,000	69	68	83.3%	91.2%
\$125,000-\$149,999	24	6.2%	1.2	137,471	134,975	39	19	96.0%	100.0%
\$150,000-\$174,999	26	6.7%	1.2	159,673	159,995	36	6	108.9%	100.0%
\$175,000-\$199,999	33	8.5%	1.5	189,838	190,000	48	7	96.7%	100.0%
\$200,000-\$249,999	32	8.2%	0.9	227,993	229,450	22	12	98.9%	100.0%
\$250,000-\$299,999	41	10.5%	1.2	273,266	269,900	33	30	96.7%	100.0%
\$300,000-\$399,999	72	18.5%	2.0	351,352	350,000	43	22	97.3%	100.0%
\$400,000-\$499,999	42	10.8%	2.4	452,493	459,750	30	19	97.7%	100.0%
\$500,000-\$749,999	37	9.5%	3.1	629,751	624,900	47	29	97.0%	98.1%
\$750,000-\$999,999	11	2.8%	6.9	862,541	875,000	33	17	98.0%	100.0%
\$1,000,000 and up	6	1.5%	14.4	2,915,500	2,122,500	91	92	95.7%	100.0%





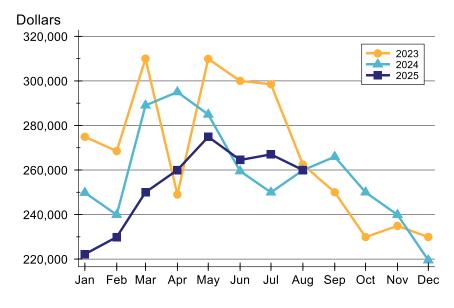
## **Topeka MSA & Douglas County Active Listings Analysis**

#### **Average Price**



Month	2023	2024	2025
January	463,458	297,579	259,588
February	370,144	299,101	268,163
March	385,307	318,418	301,069
April	333,201	325,105	301,539
Мау	381,991	324,123	321,794
June	361,036	301,144	341,314
July	335,238	307,686	345,133
August	327,788	304,068	339,955
September	324,685	303,338	
October	280,559	277,529	
November	285,207	264,650	
December	287,298	245,927	

#### **Median Price**



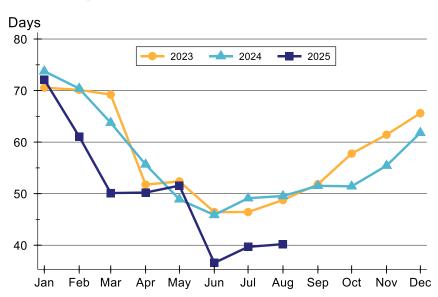
Month	2023	2024	2025
January	274,900	249,839	222,200
February	268,500	239,900	229,900
March	310,000	289,000	250,000
April	249,000	295,000	260,000
May	309,888	284,925	274,900
June	300,000	259,500	264,500
July	298,500	249,950	267,000
August	262,450	259,900	260,000
September	250,000	265,950	
October	229,900	249,975	
November	234,900	239,900	
December	229,900	219,500	





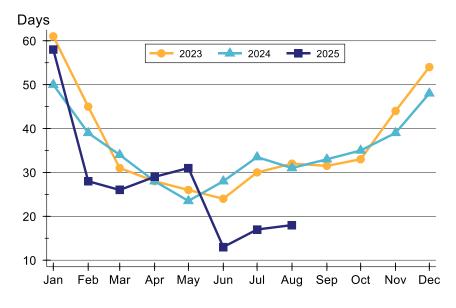
# **Topeka MSA & Douglas County Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	71	74	72
February	70	70	61
March	69	64	50
April	52	56	50
May	52	49	52
June	46	46	37
July	46	49	40
August	49	50	40
September	52	52	
October	58	51	
November	61	55	
December	66	62	

#### **Median DOM**

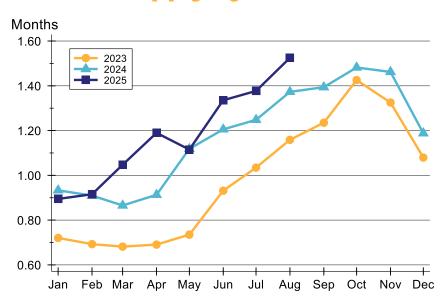


Month	2023	2024	2025
January	61	50	58
February	45	39	28
March	31	34	26
April	28	28	29
May	26	24	31
June	24	28	13
July	30	34	17
August	32	31	18
September	32	33	
October	33	35	
November	44	39	
December	54	48	



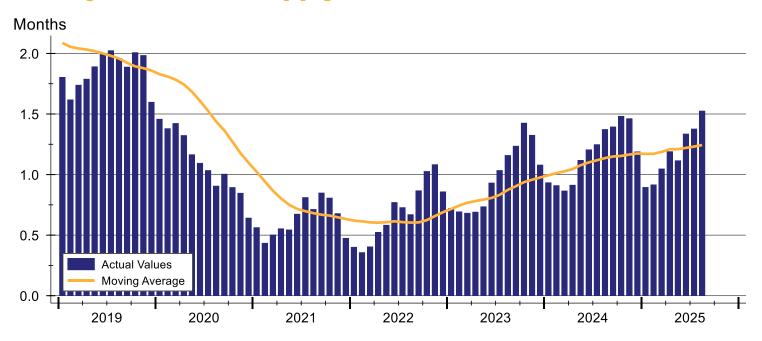
## **Topeka MSA & Douglas County Months' Supply Analysis**

#### **Months' Supply by Month**



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

#### **History of Month's Supply**





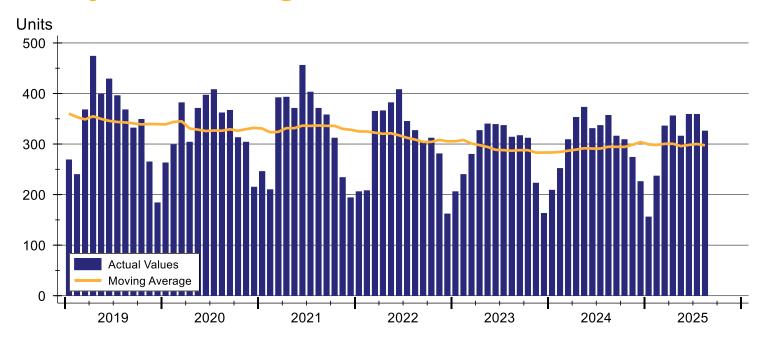
# **Topeka MSA & Douglas County New Listings Analysis**

	mmary Statistics New Listings	2025	August 2024	Change
£	New Listings	326	357	-8.7%
: Month	Volume (1,000s)	82,603	87,417	-5.5%
Current	Average List Price	253,383	244,866	3.5%
Cu	Median List Price	219,750	219,000	0.3%
ā	New Listings	2,445	2,521	-3.0%
o-Da	Volume (1,000s)	633,765	618,906	2.4%
Year-to-Date	Average List Price	259,209	245,500	5.6%
×	Median List Price	224,925	210,000	7.1%

A total of 326 new listings were added in the Topeka MSA & Douglas County during August, down 8.7% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 2,445 new listings.

The median list price of these homes was \$219,750 up from \$219,000 in 2024.

#### **History of New Listings**

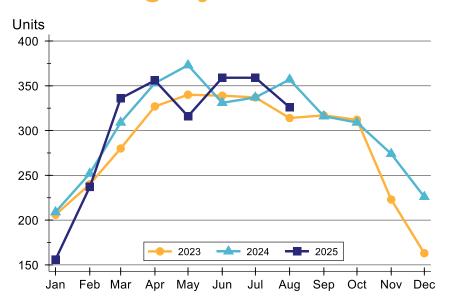






## **Topeka MSA & Douglas County New Listings Analysis**

#### **New Listings by Month**



Month	2023	2024	2025
January	206	209	156
February	240	252	237
March	280	309	336
April	327	353	356
May	340	373	316
June	339	331	359
July	337	337	359
August	314	357	326
September	317	316	
October	312	309	
November	223	274	
December	163	226	

#### **New Listings by Price Range**

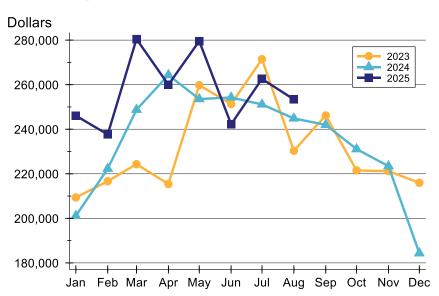
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	10	3.1%	35,740	34,000	10	5	101.7%	100.0%
\$50,000-\$99,999	34	10.4%	79,737	80,000	8	7	102.0%	100.0%
\$100,000-\$124,999	18	5.5%	116,406	115,000	10	6	98.6%	100.0%
\$125,000-\$149,999	24	7.4%	140,990	140,000	9	5	99.1%	100.0%
\$150,000-\$174,999	30	9.2%	160,587	159,900	8	5	108.8%	100.0%
\$175,000-\$199,999	34	10.4%	187,546	184,950	9	7	99.0%	100.0%
\$200,000-\$249,999	42	12.9%	226,183	225,900	13	11	99.1%	100.0%
\$250,000-\$299,999	39	12.0%	275,643	275,000	11	8	99.2%	100.0%
\$300,000-\$399,999	46	14.1%	350,921	345,000	11	8	99.0%	100.0%
\$400,000-\$499,999	31	9.5%	455,219	460,000	11	5	99.1%	100.0%
\$500,000-\$749,999	13	4.0%	626,731	599,999	11	6	99.4%	100.0%
\$750,000-\$999,999	5	1.5%	841,990	800,000	15	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





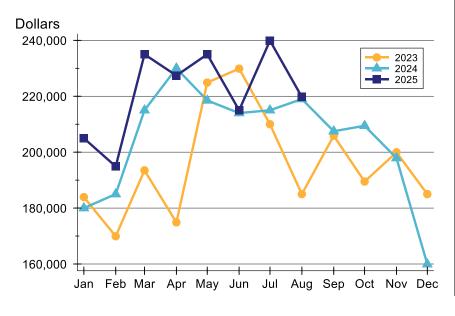
### Topeka MSA & Douglas County New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	209,364	201,113	246,082
February	216,641	222,290	237,655
March	224,322	248,767	280,494
April	215,398	264,334	259,979
Мау	259,784	253,557	279,570
June	251,304	254,273	242,239
July	271,436	251,129	262,601
August	230,343	244,866	253,383
September	246,177	241,956	
October	221,504	231,078	
November	221,181	223,439	
December	215,964	184,353	

#### **Median Price**



Month	2023	2024	2025
January	183,950	180,000	205,000
February	169,925	185,000	194,900
March	193,500	215,000	235,000
April	174,900	230,000	227,400
May	224,900	218,500	235,000
June	229,900	214,000	215,000
July	210,000	215,000	239,900
August	185,000	219,000	219,750
September	205,900	207,500	
October	189,500	209,450	
November	199,950	197,900	
December	185,000	159,925	



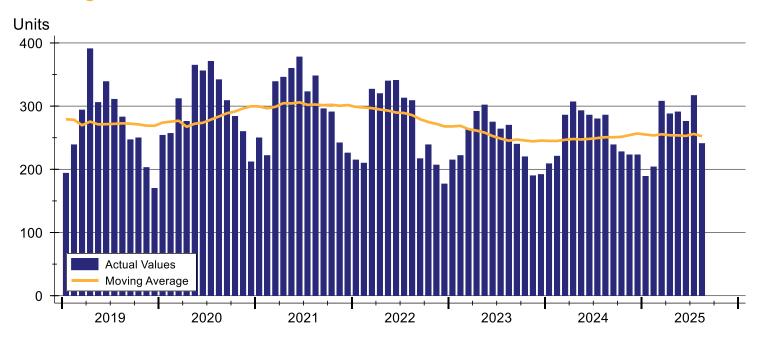
## **Topeka MSA & Douglas County Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	241	286	-15.7%	2,114	2,168	-2.5%
Vol	ume (1,000s)	55,113	62,944	-12.4%	515,923	505,522	2.1%
ge	Sale Price	228,683	220,082	3.9%	244,051	233,174	4.7%
Avera	Days on Market	22	19	15.8%	24	23	4.3%
₹	Percent of Original	97.5%	96.8%	0.7%	97.1%	97.1%	0.0%
<u>_</u>	Sale Price	204,900	198,500	3.2%	217,200	200,000	8.6%
Median	Days on Market	8	7	14.3%	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 241 contracts for sale were written in the Topeka MSA & Douglas County during the month of August, down from 286 in 2024. The median list price of these homes was \$204,900, up from \$198,500 the prior year.

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

#### **History of Contracts Written**

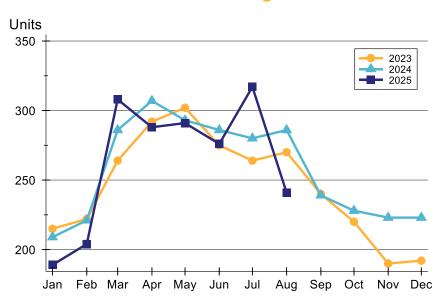






# **Topeka MSA & Douglas County Contracts Written Analysis**

#### **Contracts Written by Month**



Month	2023	2024	2025
January	215	209	189
February	222	221	204
March	264	286	308
April	292	307	288
May	302	293	291
June	275	286	276
July	264	280	317
August	270	286	241
September	240	239	
October	220	228	
November	190	223	
December	192	223	

#### **Contracts Written by Price Range**

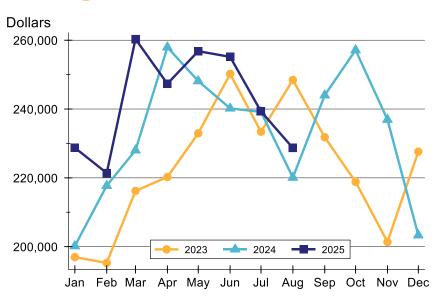
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	5,000	5,000	0	0	100.0%	100.0%
\$25,000-\$49,999	8	3.3%	32,613	33,000	22	4	97.6%	95.5%
\$50,000-\$99,999	24	10.0%	78,229	82,500	20	7	97.2%	100.0%
\$100,000-\$124,999	17	7.1%	113,899	115,000	19	6	95.9%	100.0%
\$125,000-\$149,999	26	10.8%	137,910	135,000	18	6	98.4%	100.0%
\$150,000-\$174,999	20	8.3%	162,595	164,500	23	6	94.9%	100.0%
\$175,000-\$199,999	21	8.7%	188,309	185,000	12	6	99.3%	100.0%
\$200,000-\$249,999	40	16.6%	226,460	226,250	23	14	96.9%	100.0%
\$250,000-\$299,999	31	12.9%	277,750	275,000	19	7	98.3%	100.0%
\$300,000-\$399,999	33	13.7%	352,967	357,600	29	15	97.4%	100.0%
\$400,000-\$499,999	13	5.4%	452,123	449,900	34	8	98.4%	100.0%
\$500,000-\$749,999	5	2.1%	661,370	674,900	22	21	97.1%	100.0%
\$750,000-\$999,999	2	0.8%	870,000	870,000	28	28	98.5%	98.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





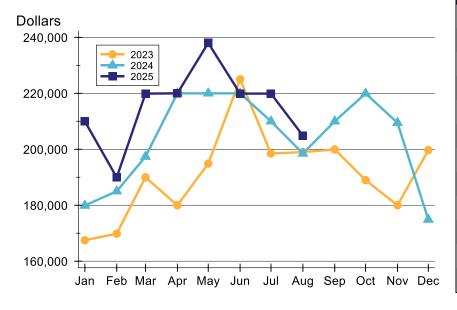
## **Topeka MSA & Douglas County Contracts Written Analysis**

#### **Average Price**



Month	2023	2024	2025
January	196,952	200,166	228,743
February	195,277	217,719	221,405
March	216,202	228,008	260,354
April	220,245	257,955	247,353
May	232,941	248,151	256,819
June	250,211	240,185	255,174
July	233,415	239,169	239,319
August	248,447	220,082	228,683
September	231,807	244,021	
October	218,833	257,141	
November	201,368	236,924	
December	227,620	203,315	

#### **Median Price**



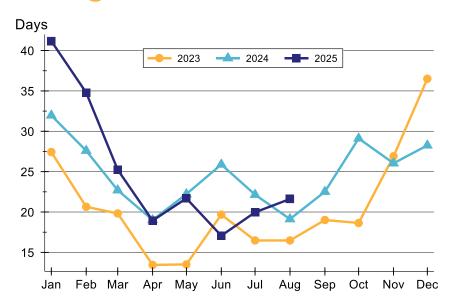
Month	2023	2024	2025
January	167,500	179,900	210,000
February	169,839	185,000	189,950
March	190,000	197,400	219,900
April	180,000	220,000	220,000
May	194,900	220,000	238,000
June	225,000	220,000	219,900
July	198,500	210,000	219,900
August	199,000	198,500	204,900
September	199,950	210,000	
October	189,000	219,950	
November	180,000	209,500	
December	199,700	174,900	





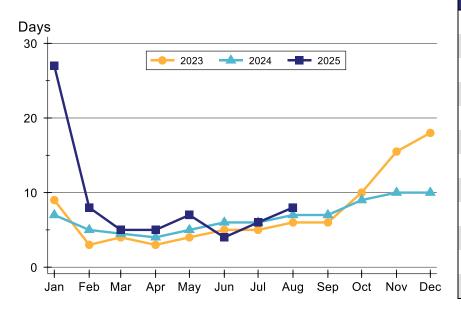
## **Topeka MSA & Douglas County Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	27	32	41
February	21	28	35
March	20	23	25
April	13	19	19
May	14	22	22
June	20	26	17
July	16	22	20
August	16	19	22
September	19	23	
October	19	29	
November	27	26	
December	37	28	

#### **Median DOM**



Month	2023	2024	2025
January	9	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	7
June	5	6	4
July	5	6	6
August	6	7	8
September	6	7	
October	10	9	
November	16	10	
December	18	10	



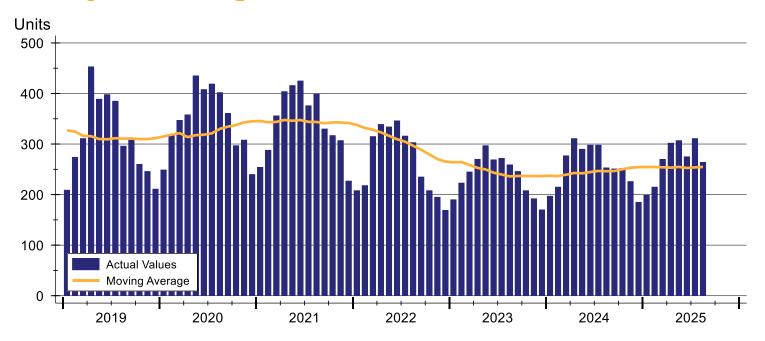
# **Topeka MSA & Douglas County Pending Contracts Analysis**

Summary Statistics for Pending Contracts		End of August 2025 2024		Change
Ре	nding Contracts	264	253	4.3%
Vo	lume (1,000s)	66,701	60,080	11.0%
List Price  Days on Market  Percent of Original		252,655	237,471	6.4%
		25	23	8.7%
		97.6%	98.0%	-0.4%
	List Price	224,950	209,000	7.6%
Media	Days on Market	10	9	11.1%
Percent of Original		100.0%	100.0%	0.0%

A total of 264 listings in the Topeka MSA & Douglas County had contracts pending at the end of August, up from 253 contracts pending at the end of August 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**

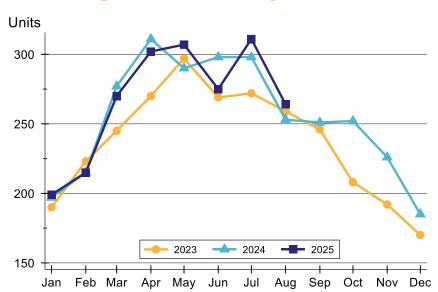






## **Topeka MSA & Douglas County Pending Contracts Analysis**

#### **Pending Contracts by Month**



Month	2023	2024	2025
January	190	197	199
February	223	215	215
March	245	277	270
April	270	311	302
May	297	290	307
June	269	298	275
July	272	298	311
August	259	253	264
September	246	251	
October	208	252	
November	192	226	
December	170	185	

#### **Pending Contracts by Price Range**

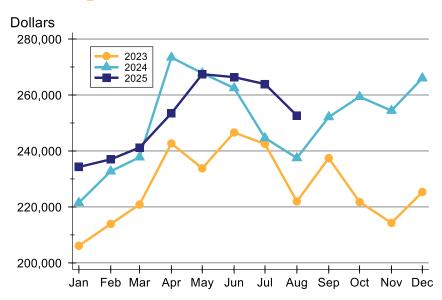
Price Range	Pending ( Number	Contracts Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.5%	38,125	38,750	3	3	100.0%	100.0%
\$50,000-\$99,999	21	8.0%	80,133	85,000	31	11	95.8%	100.0%
\$100,000-\$124,999	16	6.1%	113,699	114,950	13	5	98.4%	100.0%
\$125,000-\$149,999	27	10.2%	136,909	135,000	24	7	98.1%	100.0%
\$150,000-\$174,999	21	8.0%	162,714	165,000	26	9	93.6%	100.0%
\$175,000-\$199,999	21	8.0%	187,880	185,000	27	8	98.3%	100.0%
\$200,000-\$249,999	45	17.0%	226,262	227,500	25	13	97.4%	100.0%
\$250,000-\$299,999	36	13.6%	277,771	279,250	17	7	98.4%	100.0%
\$300,000-\$399,999	43	16.3%	360,805	369,750	29	15	97.7%	100.0%
\$400,000-\$499,999	19	7.2%	458,295	450,000	30	7	98.3%	100.0%
\$500,000-\$749,999	7	2.7%	618,136	605,000	22	21	100.0%	100.0%
\$750,000-\$999,999	2	0.8%	870,000	870,000	28	28	98.5%	98.5%
\$1,000,000 and up	ī	0.4%	1,500,117	1,500,117	123	123	0.0%	0.0%



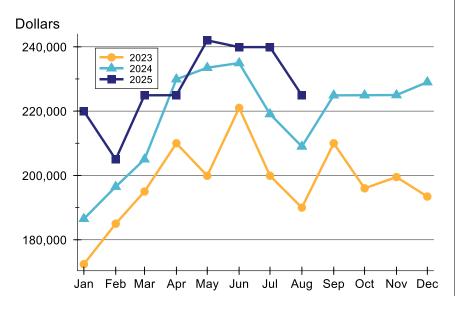


# **Topeka MSA & Douglas County Pending Contracts Analysis**

### **Average Price**



Month	2023	2024	2025
January	206,120	221,493	234,270
February	213,908	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
May	233,797	267,807	267,429
June	246,591	262,483	266,380
July	242,485	244,637	263,900
August	221,959	237,471	252,655
September	237,441	252,136	
October	221,769	259,355	
November	214,286	254,418	
December	225,309	265,997	



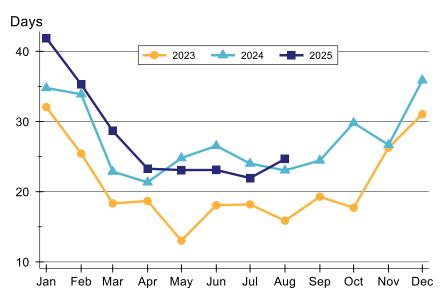
Month	2023	2024	2025
January	172,400	186,500	220,000
February	185,000	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
May	199,900	233,500	242,000
June	221,000	234,950	239,900
July	199,900	219,089	239,900
August	190,000	209,000	224,950
September	210,000	224,900	
October	196,000	224,950	
November	199,500	225,000	
December	193,450	229,000	





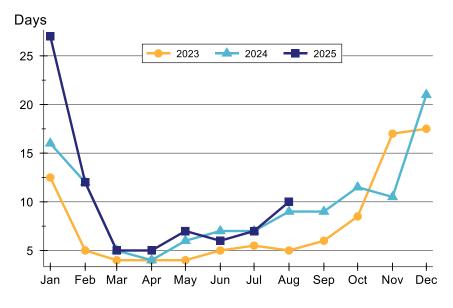
# **Topeka MSA & Douglas County Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	32	35	42
February	25	34	35
March	18	23	29
April	19	21	23
May	13	25	23
June	18	27	23
July	18	24	22
August	16	23	25
September	19	24	
October	18	30	
November	26	27	
December	31	36	

## **Median DOM**



Month	2023	2024	2025
January	13	16	27
February	5	12	12
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
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 August**

Total home sales in the Topeka MSA rose by 1.7% last month to 297 units, compared to 292 units in August 2024. Total sales volume was \$72.6 million, up 8.2% from a year earlier.

The median sale price in August was \$212,313, up from \$205,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

## Topeka MSA Active Listings Up at End of August

The total number of active listings in the Topeka MSA at the end of August was 368 units, up from 321 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 August was \$256,000.

During August, a total of 234 contracts were written down from 278 in August 2024. At the end of the month, there were 257 contracts still pending.

#### **Report Contents**

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

#### **Contact Information**

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# **Topeka Metropolitan Area Summary Statistics**

	gust MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	r <b>me Sales</b> ange from prior year	<b>297</b> 1.7%	<b>292</b> 8.1%	<b>270</b> -15.4%	<b>1,984</b> 1.2%	<b>1,960</b> 2.9%	<b>1,904</b> -12.5%
	<b>tive Listings</b> ange from prior year	<b>368</b> 14.6%	<b>321</b> 18.9%	<b>270</b> 54.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.5</b> 7.1%	<b>1.4</b> 27.3%	<b>1.1</b> 83.3%	N/A	N/A	N/A
	w Listings ange from prior year	<b>316</b> -8.1%	<b>344</b> 12.1%	<b>307</b> 1.0%	<b>2,326</b> -2.4%	<b>2,383</b> 6.0%	<b>2,248</b> -8.4%
	ntracts Written ange from prior year	<b>234</b> -15.8%	<b>278</b> 6.9%	<b>260</b> -11.3%	<b>2,017</b> -2.1%	<b>2,060</b> 3.5%	<b>1,991</b> -11.3%
	nding Contracts ange from prior year	<b>257</b> 4.5%	<b>246</b> -2.0%	<b>251</b> -14.9%	N/A	N/A	N/A
	<b>72,563</b> hange from prior year 8.2%		<b>67,068</b> 4.9%	-		<b>438,283</b> 10.3%	<b>397,219</b> -11.1%
	Sale Price Change from prior year	<b>244,318</b> 6.4%	<b>229,684</b> -3.0%	<b>236,890</b> 19.8%	<b>231,316</b> 3.4%	<b>223,614</b> 7.2%	<b>208,623</b> 1.6%
ð	<b>List Price of Actives</b> Change from prior year	<b>328,139</b> 9.2%	<b>300,541</b> -6.7%	<b>322,282</b> 2.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>19</b> -9.5%	<b>21</b> 16.7%	<b>18</b> 28.6%	<b>25</b> 0.0%	<b>25</b> 38.9%	<b>18</b> 28.6%
•	Percent of List Change from prior year	<b>98.9%</b> 0.3%	<b>98.6%</b> -0.2%	<b>98.8%</b> -0.3%	<b>98.6%</b> 0.0%	<b>98.6%</b> -0.5%	<b>99.1%</b> -1.6%
	Percent of Original Change from prior year	<b>97.1%</b> 0.3%	<b>96.8%</b> -0.6%	<b>97.4%</b> -0.1%	<b>96.9%</b> 0.0%	<b>96.9%</b> -0.8%	<b>97.7%</b> -1.9%
	Sale Price Change from prior year	<b>212,313</b> 3.6%	<b>205,000</b> 5.1%	<b>195,000</b>	<b>205,000</b> 4.6%	<b>195,973</b>	<b>178,000</b>
	<b>List Price of Actives</b> Change from prior year	<b>256,000</b> 2.4%	<b>249,900</b> -2.0%	<b>255,000</b> 22.0%	N/A	N/A	N/A
Median	<b>Days on Market</b> Change from prior year	<b>6</b> 0.0%	<b>6</b> 20.0%	<b>5</b> 25.0%	<b>6</b> 0.0%	<b>6</b> 50.0%	<b>4</b> 33.3%
2	Percent of List Change from prior year	100.0% 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%

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





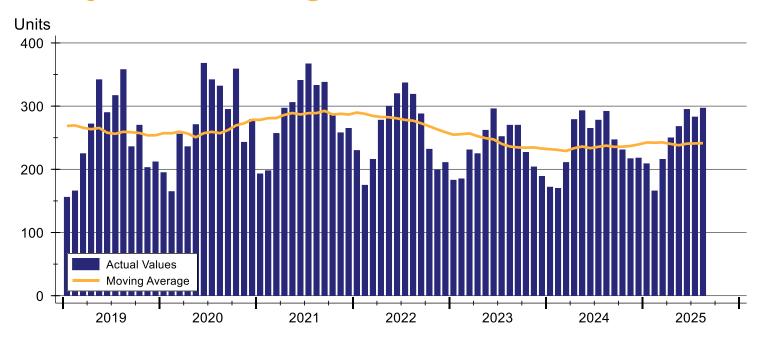
# **Topeka Metropolitan Area Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clo	sed Listings	297	292	1.7%	1,984	1,960	1.2%
Vo	lume (1,000s)	72,563	67,068	8.2%	458,931	438,283	4.7%
Мс	onths' Supply	1.5	1.4	7.1%	N/A	N/A	N/A
	Sale Price	244,318	229,684	6.4%	231,316	223,614	3.4%
age	Days on Market	19	21	-9.5%	25	25	0.0%
Averag	Percent of List	98.9%	98.6%	0.3%	98.6%	98.6%	0.0%
	Percent of Original	97.1%	96.8%	0.3%	96.9%	96.9%	0.0%
	Sale Price	212,313	205,000	3.6%	205,000	195,973	4.6%
ian	Days on Market	6	6	0.0%	6	6	0.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 297 homes sold in the Topeka MSA in August, up from 292 units in August 2024. Total sales volume rose to \$72.6 million compared to \$67.1 million in the previous year.

The median sales price in August was \$212,313, up 3.6% compared to the prior year. Median days on market was 6 days, up from 4 days in July, but similar to August 2024.

### **History of Closed Listings**







# **Topeka Metropolitan Area Closed Listings Analysis**

### **Closed Listings by Month**



Month	2023	2024	2025
January	183	172	209
February	185	170	166
March	231	211	216
April	225	279	250
May	262	293	268
June	296	265	295
July	252	278	283
August	270	292	297
September	270	247	
October	227	231	
November	204	217	
December	189	218	

## **Closed Listings by Price Range**

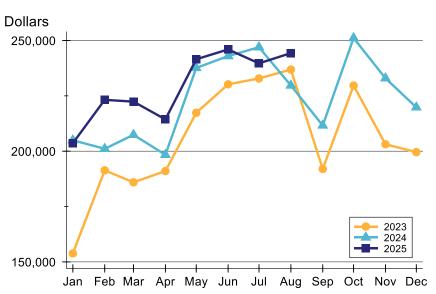
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	8	2.7%	1.0	38,000	37,500	7	3	98.2%	90.9%	98.2%	90.9%
\$50,000-\$99,999	29	9.8%	1.1	76,878	77,250	11	3	97.8%	100.0%	96.3%	100.0%
\$100,000-\$124,999	18	6.1%	1.6	113,428	114,700	24	12	95.4%	97.4%	92.4%	93.9%
\$125,000-\$149,999	23	7.7%	1.2	137,333	137,500	18	5	100.9%	100.0%	99.5%	100.0%
\$150,000-\$174,999	22	7.4%	1.2	162,138	163,450	13	4	100.8%	100.0%	96.6%	100.0%
\$175,000-\$199,999	38	12.8%	1.5	186,571	186,500	29	5	99.5%	100.0%	97.9%	100.0%
\$200,000-\$249,999	42	14.1%	0.9	225,622	226,000	22	17	98.4%	98.9%	96.2%	97.4%
\$250,000-\$299,999	41	13.8%	1.1	274,702	278,000	12	4	100.0%	100.0%	98.8%	100.0%
\$300,000-\$399,999	44	14.8%	2.2	345,677	340,000	22	8	99.1%	100.0%	97.1%	99.9%
\$400,000-\$499,999	15	5.1%	2.6	443,667	435,000	31	18	98.0%	98.4%	96.2%	96.6%
\$500,000-\$749,999	12	4.0%	3.0	606,448	589,950	9	4	96.7%	99.0%	96.5%	99.0%
\$750,000-\$999,999	4	1.3%	7.8	803,975	800,000	17	5	99.6%	100.0%	99.0%	99.1%
\$1,000,000 and up	1	0.3%	12.0	1,075,000	1,075,000	7	7	93.5%	93.5%	93.5%	93.5%



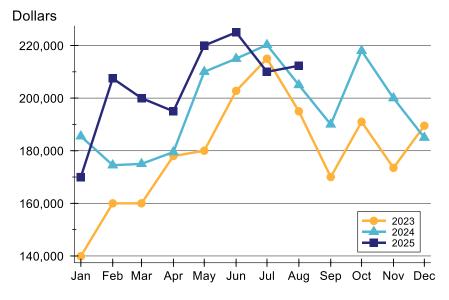


# **Topeka Metropolitan Area Closed Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	153,831	204,931	203,617
February	191,370	201,093	223,199
March	185,936	207,404	222,403
April	191,028	198,390	214,381
May	217,361	237,615	241,536
June	230,210	242,974	245,979
July	232,861	246,976	239,688
August	236,890	229,684	244,318
September	191,991	211,627	
October	229,660	251,125	
November	203,141	232,932	
December	199,586	219,820	



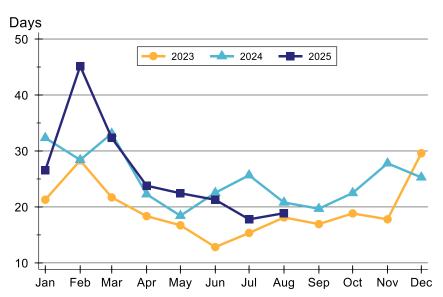
Month	2023	2024	2025
January	139,900	185,500	170,000
February	160,000	174,500	207,500
March	160,000	175,000	200,000
April	178,000	179,500	195,000
May	180,000	210,000	220,000
June	202,750	215,000	225,000
July	215,000	220,250	210,000
August	195,000	205,000	212,313
September	170,000	190,000	
October	191,000	218,000	
November	173,500	200,000	
December	189,500	185,000	





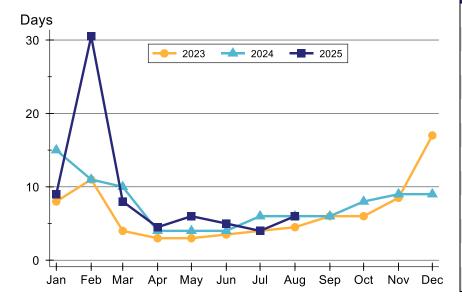
# **Topeka Metropolitan Area Closed Listings Analysis**

### **Average DOM**



Month	2023	2024	2025
January	21	32	27
February	28	28	45
March	22	33	32
April	18	22	24
May	17	18	22
June	13	23	21
July	15	26	18
August	18	21	19
September	17	20	
October	19	22	
November	18	28	
December	30	25	

## **Median DOM**



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



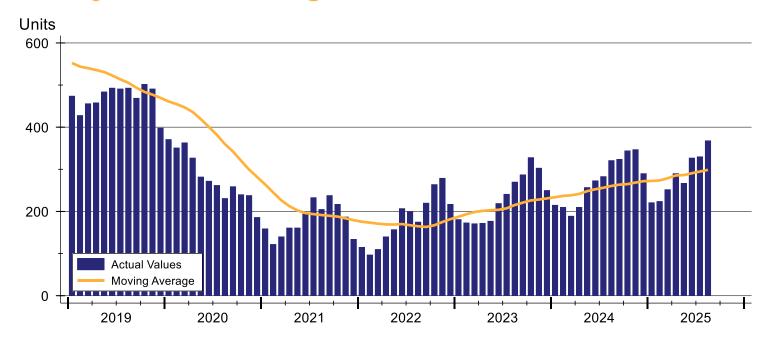
# **Topeka Metropolitan Area Active Listings Analysis**

	mmary Statistics Active Listings	2025	End of August 2024	Change
Act	tive Listings	368	321	14.6%
Vo	lume (1,000s)	120,755	96,474	25.2%
Months' Supply		1.5	1.4	7.1%
ge	List Price	328,139	300,541	9.2%
Avera	Days on Market	40	49	-18.4%
¥	Percent of Original	96.7%	96.7%	0.0%
<u>_</u>	List Price	256,000	249,900	2.4%
Median	Days on Market	18	31	-41.9%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 368 homes were available for sale in the Topeka MSA at the end of August. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$256,000, up 2.4% from 2024. The typical time on market for active listings was 18 days, down from 31 days a year earlier.

## **History of Active Listings**

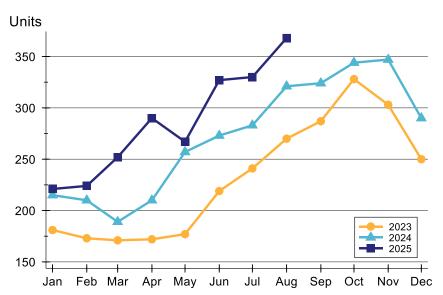






# **Topeka Metropolitan Area Active Listings Analysis**

## **Active Listings by Month**



Month	2023	2024	2025
January	181	215	221
February	173	210	224
March	171	189	252
April	172	210	290
May	177	257	267
June	219	273	327
July	241	283	330
August	270	321	368
September	287	324	
October	328	344	
November	303	347	
December	250	290	

## **Active Listings by Price Range**

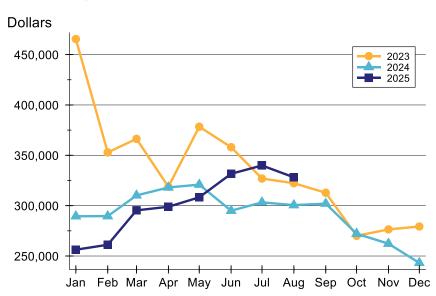
Price Range	Active I Number	Listings Percent	Months' Supply	List   Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.5	23,000	23,000	37	37	82.1%	82.1%
\$25,000-\$49,999	11	3.0%	1.0	34,900	35,000	44	19	91.5%	100.0%
\$50,000-\$99,999	32	8.7%	1.1	82,673	80,000	37	15	92.5%	100.0%
\$100,000-\$124,999	21	5.7%	1.6	113,864	115,000	69	68	83.3%	91.2%
\$125,000-\$149,999	24	6.5%	1.2	137,471	134,975	39	19	96.0%	100.0%
\$150,000-\$174,999	26	7.1%	1.2	159,673	159,995	36	6	108.9%	100.0%
\$175,000-\$199,999	31	8.4%	1.5	190,476	190,000	36	7	97.3%	100.0%
\$200,000-\$249,999	31	8.4%	0.9	227,315	229,000	22	12	98.8%	100.0%
\$250,000-\$299,999	33	9.0%	1.1	272,112	264,500	34	37	97.2%	100.0%
\$300,000-\$399,999	70	19.0%	2.2	351,891	350,000	44	24	97.4%	100.0%
\$400,000-\$499,999	41	11.1%	2.6	453,529	460,000	30	18	97.7%	100.0%
\$500,000-\$749,999	32	8.7%	3.0	630,362	627,450	51	36	96.7%	98.0%
\$750,000-\$999,999	11	3.0%	7.8	862,541	875,000	33	17	98.0%	100.0%
\$1,000,000 and up	4	1.1%	12.0	3,260,750	1,972,000	90	86	96.2%	100.0%



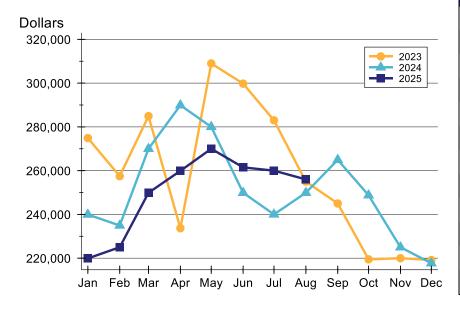


# **Topeka Metropolitan Area Active Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	465,449	289,475	256,261
February	352,892	289,603	261,174
March	366,305	310,159	295,338
April	318,764	318,063	298,899
May	378,400	320,894	308,283
June	358,041	294,987	331,657
July	326,945	303,282	339,901
August	322,282	300,541	328,139
September	312,820	302,043	
October	270,048	272,156	
November	276,429	262,257	
December	279,310	243,182	



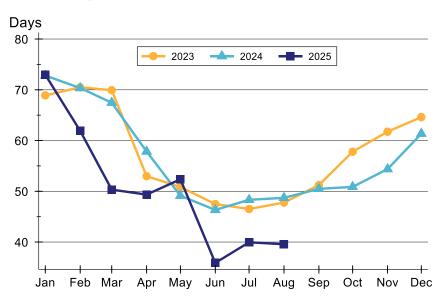
Month	2023	2024	2025
January	274,900	239,950	219,900
February	257,500	234,950	225,000
March	284,900	270,000	249,900
April	233,700	289,900	259,900
May	309,000	280,000	270,000
June	299,777	249,900	261,500
July	283,000	240,000	260,000
August	255,000	249,900	256,000
September	245,000	264,950	
October	219,450	248,750	
November	220,000	225,000	
December	219,150	217,700	





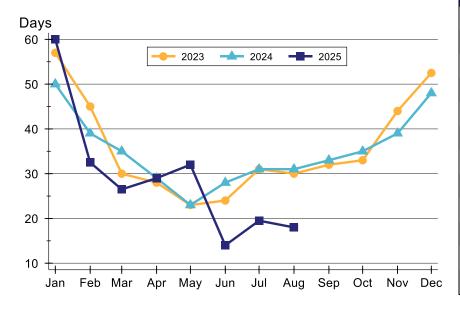
# **Topeka Metropolitan Area Active Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	69	73	73
February	70	70	62
March	70	67	50
April	53	58	49
May	51	49	52
June	47	46	36
July	47	48	40
August	48	49	40
September	51	50	
October	58	51	
November	62	54	
December	65	61	

## **Median DOM**

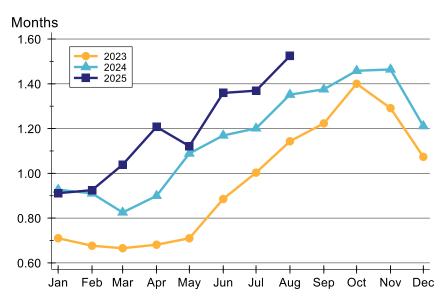


Month	2023	2024	2025
January	57	50	60
February	45	39	33
March	30	35	27
April	28	29	29
May	23	23	32
June	24	28	14
July	31	31	20
August	30	31	18
September	32	33	
October	33	35	
November	44	39	
December	53	48	



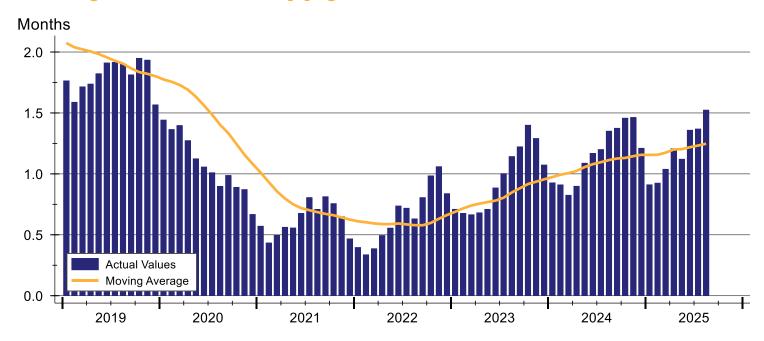
# **Topeka Metropolitan Area Months' Supply Analysis**

### **Months' Supply by Month**



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

### **History of Month's Supply**





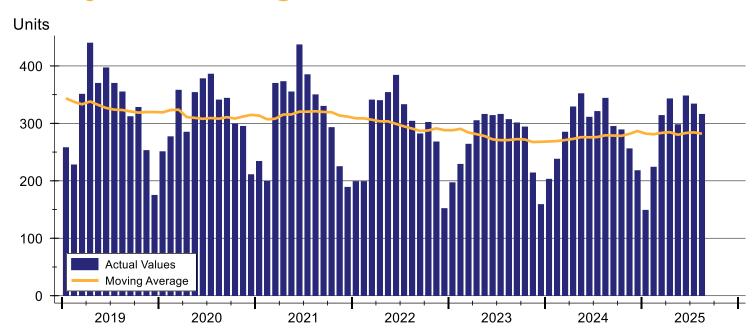
# **Topeka Metropolitan Area New Listings Analysis**

	mmary Statistics New Listings	2025	Change	
£	New Listings	316	344	-8.1%
Month	Volume (1,000s)	78,785	82,347	-4.3%
Current	Average List Price	249,319	239,380	4.2%
Cu	Median List Price	210,000	212,450	-1.2%
ā	New Listings	2,326	2,383	-2.4%
o-Da	Volume (1,000s)	583,229	569,937	2.3%
Year-to-Date	Average List Price	250,743	239,168	4.8%
Ϋ́	Median List Price	216,000	200,000	8.0%

A total of 316 new listings were added in the Topeka MSA during August, down 8.1% from the same month in 2024. Year-to-date the Topeka MSA has seen 2,326 new listings.

The median list price of these homes was \$210,000 down from \$212,450 in 2024.

## **History of New Listings**

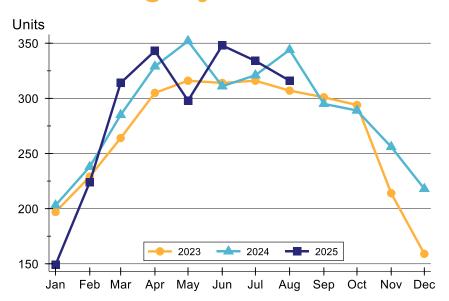






# **Topeka Metropolitan Area New Listings Analysis**

## **New Listings by Month**



Month	2023	2024	2025
January	197	203	149
February	229	238	224
March	264	285	314
April	305	329	343
May	316	352	298
June	314	311	348
July	316	321	334
August	307	344	316
September	301	295	
October	294	289	
November	214	256	
December	159	218	

## **New Listings by Price Range**

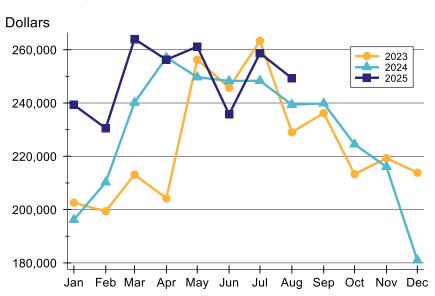
Price Range	New Li Number	stings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	10	3.2%	35,740	34,000	10	5	101.7%	100.0%
\$50,000-\$99,999	34	10.8%	79,737	80,000	8	7	102.0%	100.0%
\$100,000-\$124,999	18	5.7%	116,406	115,000	10	6	98.6%	100.0%
\$125,000-\$149,999	24	7.6%	140,990	140,000	9	5	99.1%	100.0%
\$150,000-\$174,999	30	9.5%	160,587	159,900	8	5	108.8%	100.0%
\$175,000-\$199,999	34	10.8%	187,546	184,950	9	7	99.0%	100.0%
\$200,000-\$249,999	40	12.7%	226,042	225,900	13	11	99.1%	100.0%
\$250,000-\$299,999	36	11.4%	275,271	275,000	10	7	99.2%	100.0%
\$300,000-\$399,999	44	13.9%	350,622	342,500	11	8	99.0%	100.0%
\$400,000-\$499,999	31	9.8%	455,219	460,000	11	5	99.1%	100.0%
\$500,000-\$749,999	10	3.2%	634,270	619,000	12	7	99.7%	100.0%
\$750,000-\$999,999	5	1.6%	841,990	800,000	15	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



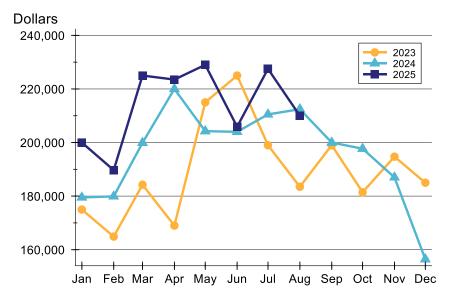


# **Topeka Metropolitan Area New Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	202,570	196,173	239,304
February	199,377	210,240	230,539
March	213,106	240,162	264,010
April	204,266	257,058	256,243
May	256,275	249,709	261,167
June	245,740	248,270	235,814
July	263,338	248,343	258,712
August	229,002	239,380	249,319
September	236,216	239,868	
October	213,289	224,504	
November	219,282	216,044	
December	213,845	180,978	



Month	2023	2024	2025
January	175,000	179,500	200,000
February	164,900	179,900	189,700
March	184,250	199,900	225,000
April	169,000	220,000	223,500
May	215,000	204,250	229,000
June	225,000	204,000	205,900
July	199,000	210,494	227,500
August	183,500	212,450	210,000
September	199,000	200,000	
October	181,450	197,700	
November	194,725	187,000	
December	185,000	156,450	



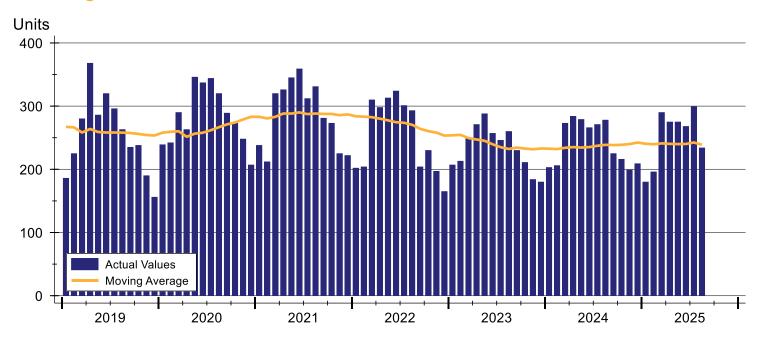
# **Topeka Metropolitan Area Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	Y0 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	234	278	-15.8%	2,017	2,060	-2.1%
Vol	lume (1,000s)	52,917	60,496	-12.5%	477,837	468,689	2.0%
ge	Sale Price	226,140	217,613	3.9%	236,905	227,519	4.1%
Avera	Days on Market	22	18	22.2%	24	23	4.3%
¥	Percent of Original	97.4%	96.9%	0.5%	97.1%	97.1%	0.0%
<u>_</u>	Sale Price	199,990	194,750	2.7%	210,000	199,000	5.5%
Median	Days on Market	8	7	14.3%	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 234 contracts for sale were written in the Topeka MSA during the month of August, down from 278 in 2024. The median list price of these homes was \$199,990, up from \$194,750 the prior year.

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

### **History of Contracts Written**

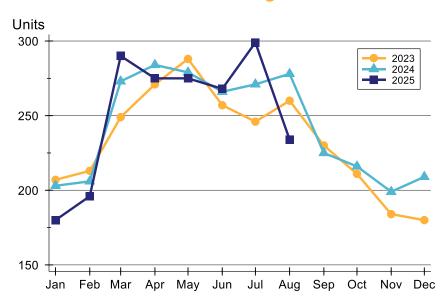






# **Topeka Metropolitan Area Contracts Written Analysis**

### **Contracts Written by Month**



Month	2023	2024	2025
January	207	203	180
February	213	206	196
March	249	273	290
April	271	284	275
May	288	279	275
June	257	266	268
July	246	271	299
August	260	278	234
September	230	225	
October	211	216	
November	184	199	
December	180	209	

### **Contracts Written by Price Range**

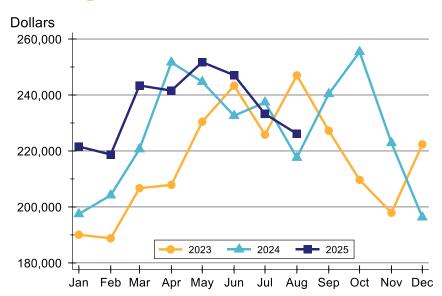
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	5,000	5,000	0	0	100.0%	100.0%
\$25,000-\$49,999	8	3.4%	32,613	33,000	22	4	97.6%	95.5%
\$50,000-\$99,999	24	10.3%	78,229	82,500	20	7	97.2%	100.0%
\$100,000-\$124,999	17	7.3%	113,899	115,000	19	6	95.9%	100.0%
\$125,000-\$149,999	26	11.1%	137,910	135,000	18	6	98.4%	100.0%
\$150,000-\$174,999	20	8.5%	162,595	164,500	23	6	94.9%	100.0%
\$175,000-\$199,999	21	9.0%	188,309	185,000	12	6	99.3%	100.0%
\$200,000-\$249,999	39	16.7%	226,908	227,500	23	14	96.8%	100.0%
\$250,000-\$299,999	29	12.4%	278,116	275,000	20	7	98.2%	100.0%
\$300,000-\$399,999	30	12.8%	353,698	358,750	30	15	97.3%	100.0%
\$400,000-\$499,999	12	5.1%	456,050	449,950	32	7	98.7%	100.0%
\$500,000-\$749,999	5	2.1%	661,370	674,900	22	21	97.1%	100.0%
\$750,000-\$999,999	2	0.9%	870,000	870,000	28	28	98.5%	98.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



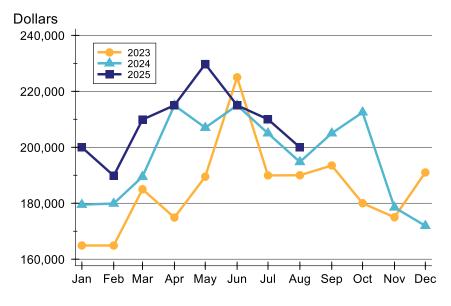


# **Topeka Metropolitan Area Contracts Written Analysis**

## **Average Price**



Month	2023	2024	2025
January	190,057	197,465	221,578
February	188,788	204,174	218,734
March	206,691	220,663	243,391
April	207,891	251,653	241,575
Мау	230,444	244,707	251,742
June	243,334	232,583	247,082
July	225,830	237,381	233,226
August	247,001	217,613	226,140
September	227,234	240,379	
October	209,665	255,398	
November	197,921	222,861	
December	222,363	196,302	



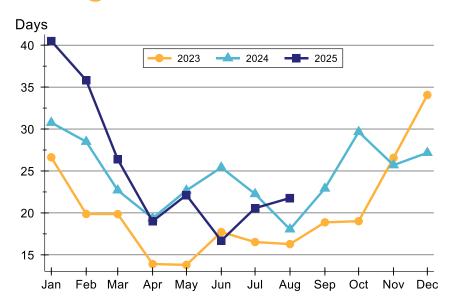
Month	2023	2024	2025
January	164,900	179,500	200,000
February	164,900	179,900	189,839
March	185,000	189,500	209,900
April	174,900	215,000	215,000
Мау	189,500	207,000	229,750
June	225,000	215,000	215,000
July	189,950	205,000	210,000
August	190,000	194,750	199,990
September	193,500	205,000	
October	180,000	212,500	
November	175,000	178,500	
December	191,000	171,950	





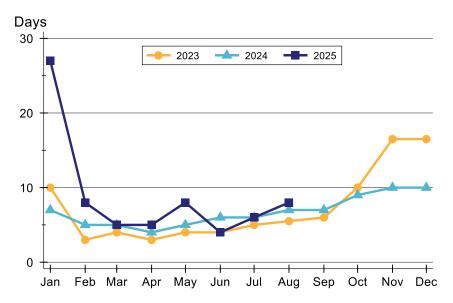
# **Topeka Metropolitan Area Contracts Written Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	27	31	40
February	20	28	36
March	20	23	26
April	14	19	19
May	14	23	22
June	18	25	17
July	17	22	21
August	16	18	22
September	19	23	
October	19	30	
November	27	26	
December	34	27	

## **Median DOM**



Month	2023	2024	2025
January	10	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	8
June	4	6	4
July	5	6	6
August	6	7	8
September	6	7	
October	10	9	
November	17	10	
December	17	10	



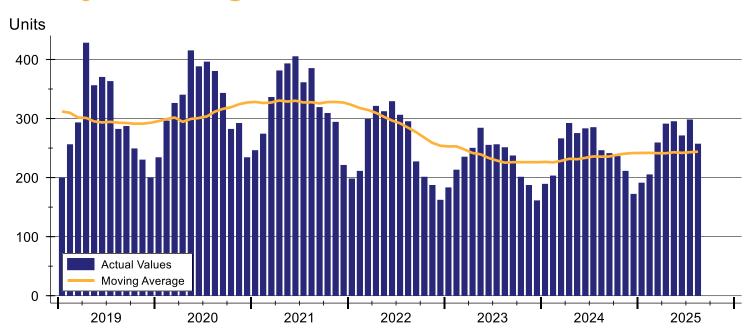
# **Topeka Metropolitan Area Pending Contracts Analysis**

	mmary Statistics Pending Contracts	2025	t Change	
Pe	nding Contracts	257	246	4.5%
Vo	lume (1,000s)	64,419	58,076	10.9%
ge	List Price	250,657	236,083	6.2%
Avera	Days on Market	25	23	8.7%
Ą	Percent of Original	97.5%	98.0%	-0.5%
2	List Price	224,500	204,500	9.8%
Media	Days on Market	10	9	11.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 257 listings in the Topeka MSA had contracts pending at the end of August, up from 246 contracts pending at the end of August 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**

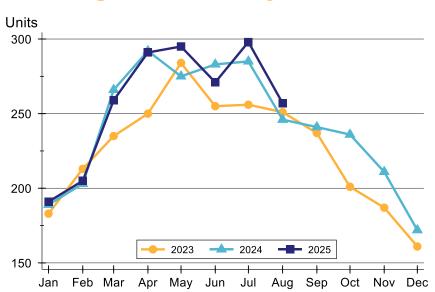






# **Topeka Metropolitan Area Pending Contracts Analysis**

## **Pending Contracts by Month**



Month	2023	2024	2025
January	183	189	191
February	213	203	205
March	235	266	259
April	250	292	291
May	284	275	295
June	255	283	271
July	256	285	298
August	251	246	257
September	237	241	
October	201	236	
November	187	211	
December	161	172	

### **Pending Contracts by Price Range**

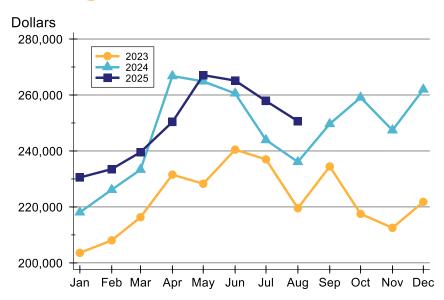
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.6%	38,125	38,750	3	3	100.0%	100.0%
\$50,000-\$99,999	21	8.2%	80,133	85,000	31	11	95.8%	100.0%
\$100,000-\$124,999	16	6.2%	113,699	114,950	13	5	98.4%	100.0%
\$125,000-\$149,999	27	10.5%	136,909	135,000	24	7	98.1%	100.0%
\$150,000-\$174,999	21	8.2%	162,714	165,000	26	9	93.6%	100.0%
\$175,000-\$199,999	21	8.2%	187,880	185,000	27	8	98.3%	100.0%
\$200,000-\$249,999	43	16.7%	226,926	229,000	26	14	97.3%	100.0%
\$250,000-\$299,999	35	13.6%	277,710	279,000	17	6	98.3%	100.0%
\$300,000-\$399,999	41	16.0%	360,771	369,750	30	15	97.7%	100.0%
\$400,000-\$499,999	17	6.6%	461,918	464,900	30	6	98.4%	100.0%
\$500,000-\$749,999	7	2.7%	618,136	605,000	22	21	100.0%	100.0%
\$750,000-\$999,999	2	0.8%	870,000	870,000	28	28	98.5%	98.5%
\$1,000,000 and up	1	0.4%	1,500,117	1,500,117	123	123	0.0%	0.0%



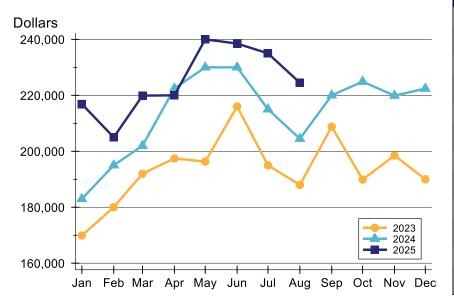


# **Topeka Metropolitan Area Pending Contracts Analysis**

## **Average Price**



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,050	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
May	228,270	264,857	267,093
June	240,471	260,573	265,160
July	236,984	243,920	257,863
August	219,548	236,083	250,657
September	234,464	249,662	
October	217,509	259,102	
November	212,523	247,402	
December	221,795	261,983	



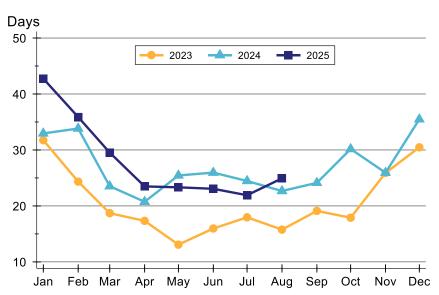
Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	205,000
March	192,000	202,000	219,900
April	197,450	222,450	220,000
May	196,320	230,000	240,000
June	216,000	230,000	238,500
July	195,000	215,000	235,000
August	188,000	204,500	224,500
September	208,777	220,000	
October	189,900	224,900	
November	198,500	219,900	
December	190,000	222,400	





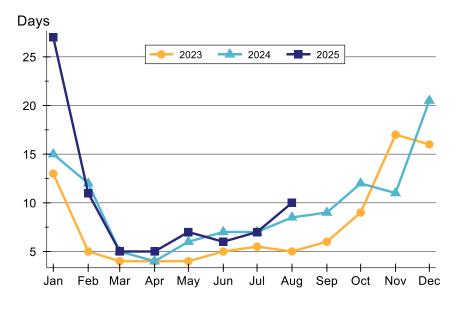
# **Topeka Metropolitan Area Pending Contracts Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	32	33	43
February	24	34	36
March	19	24	30
April	17	21	23
May	13	25	23
June	16	26	23
July	18	24	22
August	16	23	25
September	19	24	
October	18	30	
November	26	26	
December	30	35	

### **Median DOM**



Month	2023	2024	2025
January	13	15	27
February	5	12	11
March	4	5	5
April	4	4	5
May	4	6	7
June	5	7	6
July	6	7	7
August	5	9	10
September	6	9	
October	9	12	
November	17	11	
December	16	21	

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

August 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	2	3	6	3	1	7	0					61	24	45	59
\$30,000-\$39,999	4	1	3	4	1	2	1	4					20	31	32	37
\$40,000-\$49,999	3	3	1	8	5	6	6	4					36	30	39	33
\$50,000-\$59,999	4	6	2	5	5	10	7	3					42	25	62	63
\$60,000-\$69,999	3	3	4	5	5	5	4	5					34	56	65	86
\$70,000-\$79,999	7	9	14	8	4	4	5	7					58	44	50	69
\$80,000-\$89,999	3	9	11	7	4	10	8	7					59	89	63	75
\$90,000-\$99,999	2	1	5	5	12	2	12	7					46	50	73	63
\$100,000-\$119,999	9	7	8	14	12	12	10	12					84	95	110	120
\$120,000-\$139,999	12	12	14	13	13	14	13	20					111	121	131	193
\$140,000-\$159,999	16	8	12	20	23	17	24	16					136	144	152	183
\$160,000-\$179,999	11	7	17	17	16	21	20	21					130	154	147	152
\$180,000-\$199,999	11	13	15	21	18	21	14	32					145	148	128	149
\$200,000-\$249,999	23	15	40	38	37	51	41	45					290	302	263	297
\$250,000-\$299,999	19	35	22	33	34	49	44	45					281	270	207	254
\$300,000-\$399,999	31	21	33	39	49	44	36	52					305	269	249	233
\$400,000-\$499,999	14	13	11	18	23	22	21	17					139	113	111	134
\$500,000 or more	14	7	12	7	16	23	16	19					114	105	92	98
TOTALS	225	172	227	268	280	314	289	316	0	0	0	0	2091	2070	2019	2298





## Wabaunsee County Housing Report



## **Market Overview**

#### **Wabaunsee County Home Sales Rose in August**

Total home sales in Wabaunsee County rose by 150.0% last month to 5 units, compared to 2 units in August 2024. Total sales volume was \$1.5 million, up 267.8% from a year earlier.

The median sale price in August was \$145,000, down from \$199,000 a year earlier. Homes that sold in August were typically on the market for 0 days and sold for 97.6% of their list prices.

## Wabaunsee County Active Listings Down at End of August

The total number of active listings in Wabaunsee County at the end of August was 7 units, down from 14 at the same point in 2024. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$325,000.

During August, a total of 5 contracts were written up from 4 in August 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

#### **Contact Information**

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





# Wabaunsee County Summary Statistics

	gust MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	r <b>me Sales</b> ange from prior year	<b>5</b> 150.0%	<b>2</b> 0.0%	<b>2</b> -77.8%	<b>31</b> 3.3%	<b>30</b> 30.4%	<b>23</b> -17.9%
	<b>tive Listings</b> ange from prior year	<b>7</b> -50.0%	<b>14</b> 100.0%	<b>7</b> 40.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.8</b> -52.6%	<b>3.8</b> 40.7%	<b>2.7</b> 125.0%	N/A	N/A	N/A
	w Listings ange from prior year	<b>8</b> -11.1%	<b>9</b> 125.0%	<b>4</b> -20.0%	<b>33</b> -28.3%	<b>46</b> 64.3%	<b>28</b> -17.6%
	ntracts Written ange from prior year	<b>5</b> 25.0%	<b>4</b> 33.3%	<b>3</b> 0.0%	<b>29</b> -3.3%	<b>30</b> 30.4%	<b>23</b> -20.7%
	nding Contracts ange from prior year	<b>5</b> 400.0%	<b>1</b> -66.7%	<b>3</b> -25.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>1,464</b> 267.8%	<b>398</b> 62.4%	<b>245</b> -92.6%	<b>7,313</b> -7.3%	<b>7,890</b> 39.5%	<b>5,654</b> -28.8%
	Sale Price Change from prior year	<b>292,800</b> 47.1%	<b>199,000</b> 62.2%	<b>122,725</b> -66.8%	<b>235,897</b> -10.3%	<b>263,008</b> 7.0%	<b>245,824</b> -13.4%
	<b>List Price of Actives</b> Change from prior year	<b>300,143</b> -28.6%	<b>420,536</b> 17.0%	<b>359,414</b> 2.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>8</b> -68.0%	<b>25</b> 8.7%	<b>23</b> 0.0%	<b>23</b> -32.4%	<b>34</b> 47.8%	<b>23</b> -11.5%
•	Percent of List Change from prior year	<b>97.0%</b> 2.8%	<b>94.4%</b> 1.4%	<b>93.1%</b> -5.4%	<b>98.1%</b> 0.7%	<b>97.4%</b> -0.4%	<b>97.8%</b> -0.4%
	Percent of Original Change from prior year	<b>96.5%</b> 2.2%	<b>94.4%</b> 1.4%	<b>93.1%</b> -3.9%	<b>96.3%</b> 2.9%	<b>93.6%</b> -2.3%	<b>95.8%</b> -1.3%
	Sale Price Change from prior year	<b>145,000</b> -27.1%	<b>199,000</b> 62.2%	<b>122,725</b> -56.9%	<b>199,000</b> -17.6%	<b>241,500</b> 53.8%	<b>157,000</b> -27.2%
	<b>List Price of Actives</b> Change from prior year	<b>325,000</b> -8.4%	<b>354,950</b> 42.0%	<b>249,900</b> -24.3%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>0</b> -100.0%	<b>25</b> 8.7%	<b>23</b> 360.0%	<b>6</b> -50.0%	<b>12</b> -14.3%	<b>14</b> 100.0%
2	Percent of List Change from prior year	<b>97.6%</b> 3.4%	<b>94.4%</b> 1.4%	<b>93.1%</b> -5.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	Percent of Original Change from prior year	<b>96.7%</b> 2.4%	<b>94.4%</b> 1.4%	<b>93.1%</b> -5.2%	<b>99.5%</b> 2.1%	<b>97.5%</b> -0.5%	<b>98.0%</b> -2.0%

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



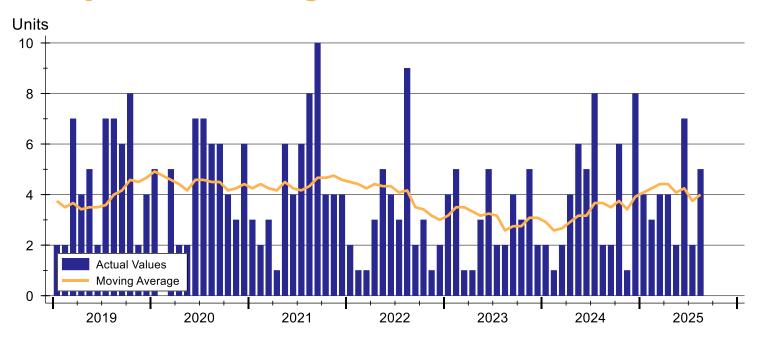
# **Wabaunsee County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Clc	sed Listings	5	2	150.0%	31	30	3.3%
Vo	lume (1,000s)	1,464	398	267.8%	7,313	7,890	-7.3%
Мс	onths' Supply	1.8	3.8	-52.6%	N/A	N/A	N/A
	Sale Price	292,800	199,000	47.1%	235,897	263,008	-10.3%
age	Days on Market	8	25	-68.0%	23	34	-32.4%
Averag	Percent of List	97.0%	94.4%	2.8%	98.1%	97.4%	0.7%
	Percent of Original	96.5%	94.4%	2.2%	96.3%	93.6%	2.9%
	Sale Price	145,000	199,000	-27.1%	199,000	241,500	-17.6%
ian	Days on Market	0	25	-100.0%	6	12	-50.0%
Median	Percent of List	97.6%	94.4%	3.4%	100.0%	100.0%	0.0%
	Percent of Original	96.7%	94.4%	2.4%	99.5%	97.5%	2.1%

A total of 5 homes sold in Wabaunsee County in August, up from 2 units in August 2024. Total sales volume rose to \$1.5 million compared to \$0.4 million in the previous year.

The median sales price in August was \$145,000, down 27.1% compared to the prior year. Median days on market was 0 days, down from 6 days in July, and down from 25 in August 2024.

## **History of Closed Listings**

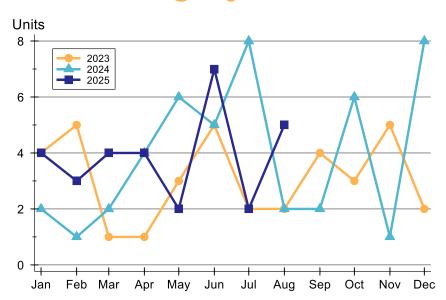






# **Wabaunsee County Closed Listings Analysis**

### **Closed Listings by Month**



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

## **Closed Listings by Price Range**

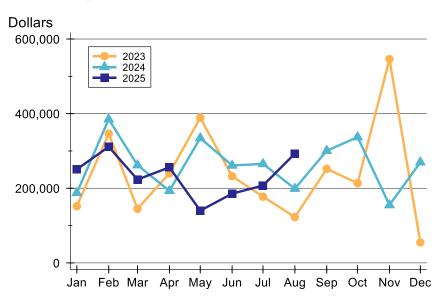
Price Range		les Percent	Months' Supply	Sale   Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as S	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	20.0%	0.0	44,000	44,000	23	23	0.0%	0.0%	0.0%	0.0%
\$50,000-\$99,999	1	20.0%	0.0	90,000	90,000	0	0	92.8%	92.8%	92.8%	92.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	2.0	145,000	145,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	8.0	490,000	490,000	17	17	95.1%	95.1%	93.3%	93.3%
\$500,000-\$749,999	1	20.0%	0.0	695,000	695,000	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



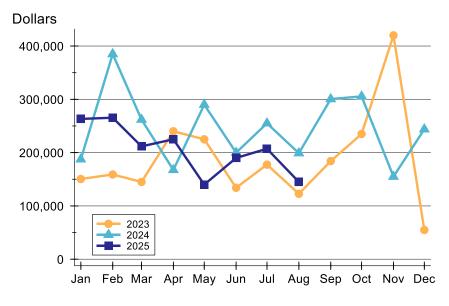


# **Wabaunsee County Closed Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	311,167
March	145,000	262,000	223,375
April	240,000	193,125	256,175
May	389,167	334,558	140,000
June	232,200	261,000	185,571
July	177,500	265,425	207,250
August	122,725	199,000	292,800
September	252,048	300,500	
October	213,667	337,167	
November	546,200	155,000	
December	54,875	269,631	



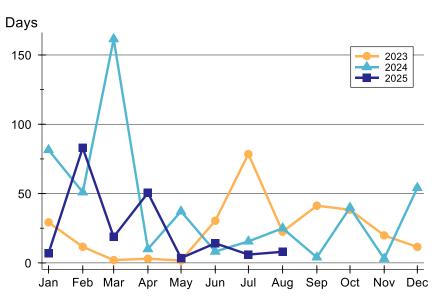
Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	211,750
April	240,000	167,500	225,000
May	225,000	290,000	140,000
June	134,000	200,000	190,000
July	177,500	254,950	207,250
August	122,725	199,000	145,000
September	184,095	300,500	
October	235,000	305,500	
November	420,000	155,000	
December	54,875	243,925	





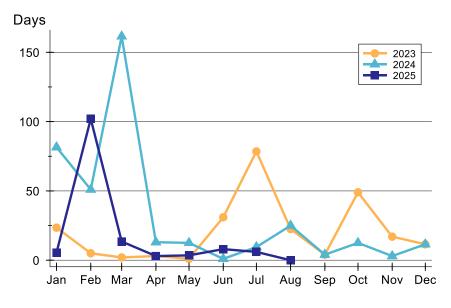
# **Wabaunsee County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	19
April	3	10	51
May	2	37	4
June	30	8	14
July	79	16	6
August	23	25	8
September	41	4	
October	38	40	
November	20	3	
December	12	54	

### **Median DOM**



Month	2023	2024	2025
January	24	82	6
February	5	51	102
March	2	162	14
April	3	13	3
May	1	13	4
June	31	1	8
July	79	10	6
August	23	25	N/A
September	4	4	
October	49	13	
November	17	3	
December	12	12	



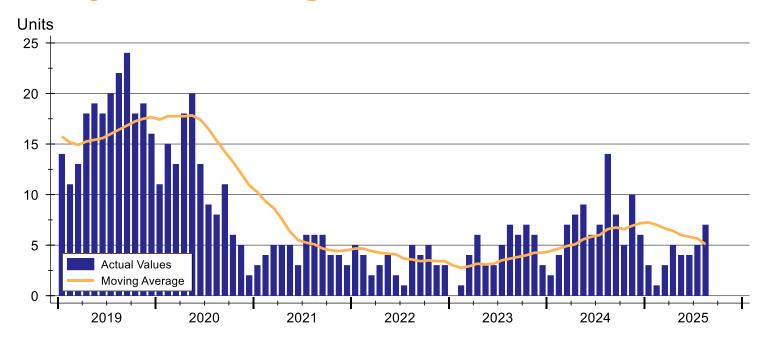
# Wabaunsee County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of August 2024	Change
Ac	tive Listings	7	14	-50.0%
Volume (1,000s)		2,101	5,887	-64.3%
Months' Supply		1.8	3.8	-52.6%
ge	List Price	300,143	420,536	-28.6%
Avera	Days on Market	33	54	-38.9%
¥	Percent of Original	96.8%	96.3%	0.5%
_	List Price	325,000	354,950	-8.4%
Median	Days on Market	15	32	-53.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 7 homes were available for sale in Wabaunsee County at the end of August. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$325,000, down 8.4% from 2024. The typical time on market for active listings was 15 days, down from 32 days a year earlier.

## **History of Active Listings**

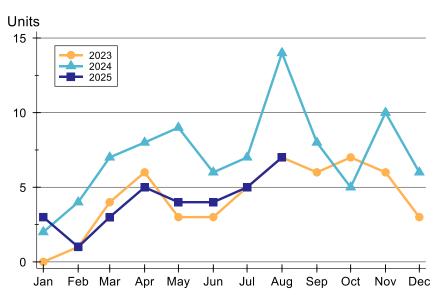






# Wabaunsee County Active Listings Analysis

## **Active Listings by Month**



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

## **Active Listings by Price Range**

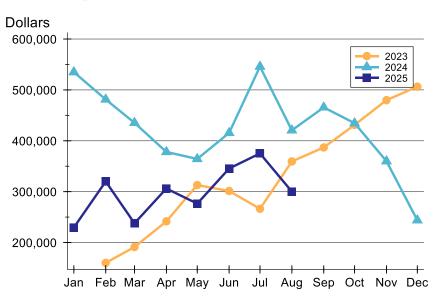
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as '	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	14.3%	N/A	120,000	120,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	2.0	149,000	149,000	15	15	85.1%	85.1%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	N/A	230,000	230,000	12	12	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	28.6%	N/A	348,500	348,500	71	71	98.5%	98.5%
\$400,000-\$499,999	2	28.6%	8.0	452,500	452,500	32	32	97.8%	97.8%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



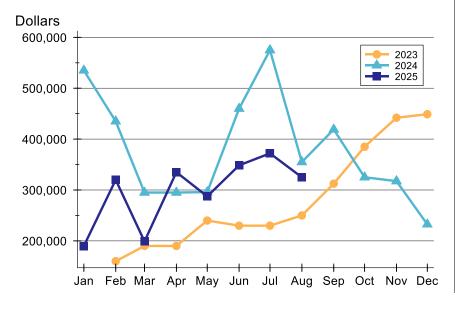


# **Wabaunsee County Active Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	320,000
March	191,225	435,286	237,833
April	241,667	378,063	306,170
May	312,967	364,272	276,450
June	301,300	415,508	345,475
July	266,360	545,879	375,200
August	359,414	420,536	300,143
September	386,833	465,644	
October	431,271	434,600	
November	479,833	359,890	
December	506,333	243,900	



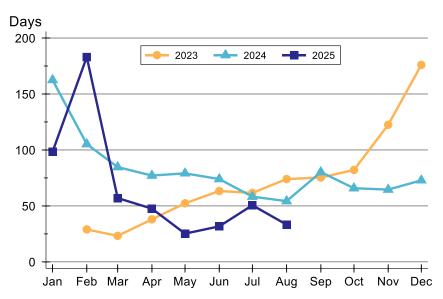
Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	320,000
March	190,000	295,000	199,000
April	190,000	295,000	335,000
May	239,900	295,900	287,450
June	229,900	459,950	348,500
July	229,900	575,000	372,000
August	249,900	354,950	325,000
September	312,500	419,000	
October	385,000	325,000	
November	442,000	317,450	
December	449,000	232,450	





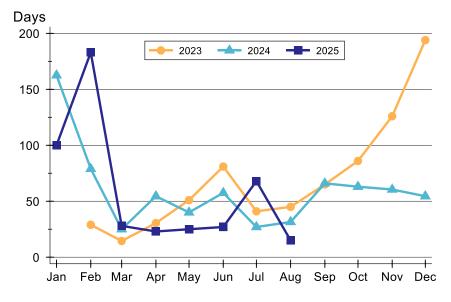
# Wabaunsee County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	N/A	163	98
February	29	105	183
March	23	85	57
April	38	77	48
May	52	79	25
June	63	74	32
July	62	58	51
August	74	54	33
September	75	80	
October	82	66	
November	123	65	
December	176	73	

## **Median DOM**

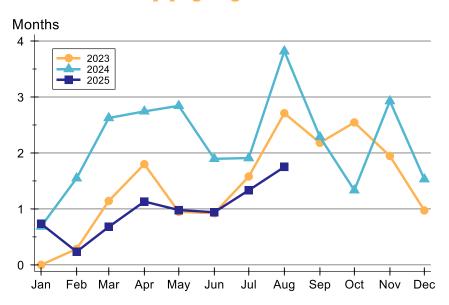


Month	2023	2024	2025
January	N/A	163	100
February	29	79	183
March	15	25	28
April	31	55	23
May	51	40	25
June	81	58	27
July	41	27	68
August	45	32	15
September	65	66	
October	86	63	
November	126	61	
December	194	55	



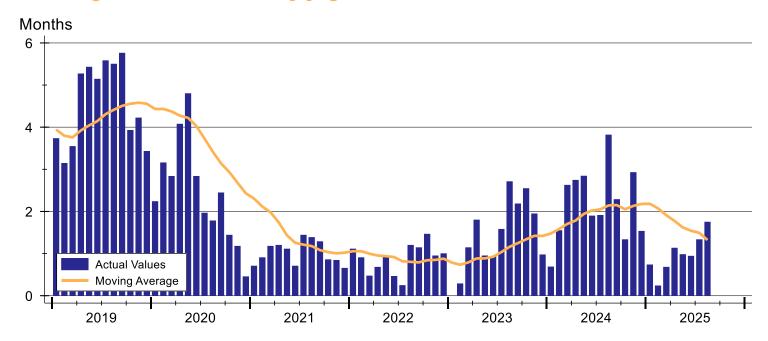
## Wabaunsee County Months' Supply Analysis

### **Months' Supply by Month**



Month	2023	2024	2025
January	0.0	0.7	0.7
February	0.3	1.5	0.2
March	1.1	2.6	0.7
April	1.8	2.7	1.1
May	0.9	2.8	1.0
June	0.9	1.9	0.9
July	1.6	1.9	1.3
August	2.7	3.8	1.8
September	2.2	2.3	
October	2.5	1.3	
November	1.9	2.9	
December	1.0	1.5	

### **History of Month's Supply**





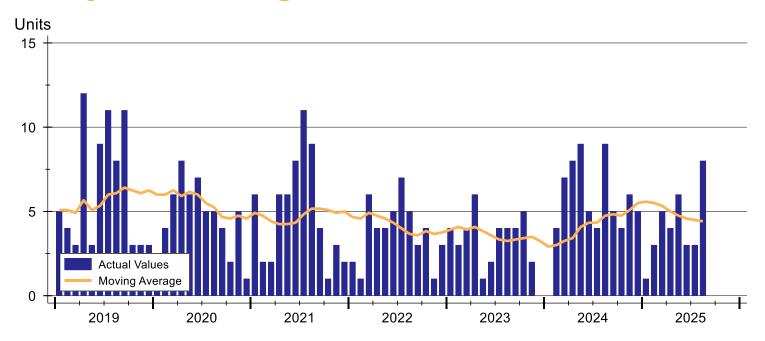
## Wabaunsee County New Listings Analysis

	mmary Statistics New Listings	2025	Change	
£	New Listings	8	9	-11.1%
Month	Volume (1,000s)	1,973	2,593	-23.9%
Average List Price		246,625	288,094	-14.4%
C	Median List Price	200,000	265,000	-24.5%
क	New Listings	33	46	-28.3%
o-Da	Volume (1,000s)	8,163	13,737	-40.6%
Year-to-Date	Average List Price	247,367	298,629	-17.2%
×	Median List Price	199,000	265,000	-24.9%

A total of 8 new listings were added in Wabaunsee County during August, down 11.1% from the same month in 2024. Year-to-date Wabaunsee County has seen 33 new listings.

The median list price of these homes was \$200,000 down from \$265,000 in 2024.

## **History of New Listings**

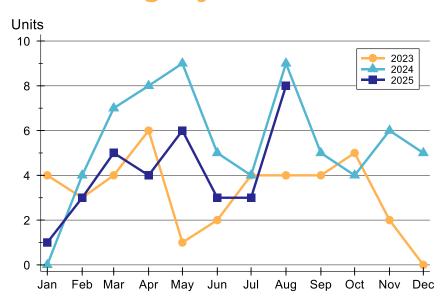






## Wabaunsee County New Listings Analysis

## **New Listings by Month**



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

## **New Listings by Price Range**

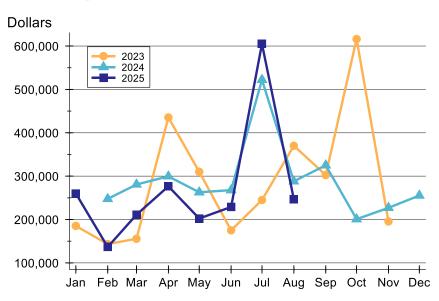
Price Range	New L Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	120,000	120,000	4	4	100.0%	100.0%
\$125,000-\$149,999	2	25.0%	144,000	144,000	9	9	92.6%	92.6%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	12.5%	180,000	180,000	10	10	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	220,000	220,000	24	24	95.7%	95.7%
\$250,000-\$299,999	1	12.5%	275,000	275,000	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	25.0%	445,000	445,000	7	7	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



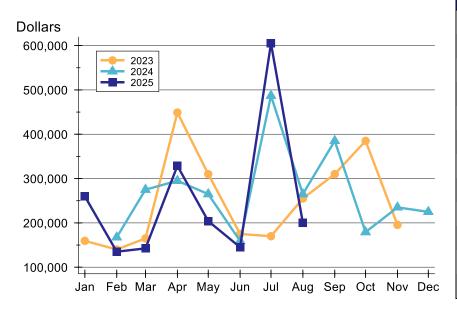


## Wabaunsee County New Listings Analysis

### **Average Price**



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	136,667
March	155,625	280,843	211,100
April	435,380	299,500	276,588
May	310,000	262,783	202,317
June	175,000	267,800	229,000
July	244,975	522,250	605,000
August	370,000	288,094	246,625
September	302,450	325,080	
October	616,180	200,875	
November	195,500	226,958	
December	N/A	255,360	



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	135,000
March	165,000	275,000	142,500
April	449,000	295,000	328,675
May	310,000	265,000	204,000
June	175,000	159,000	145,000
July	169,950	487,000	605,000
August	255,000	265,000	200,000
September	310,000	385,000	
October	385,000	179,250	
November	195,500	235,000	
December	N/A	224,900	



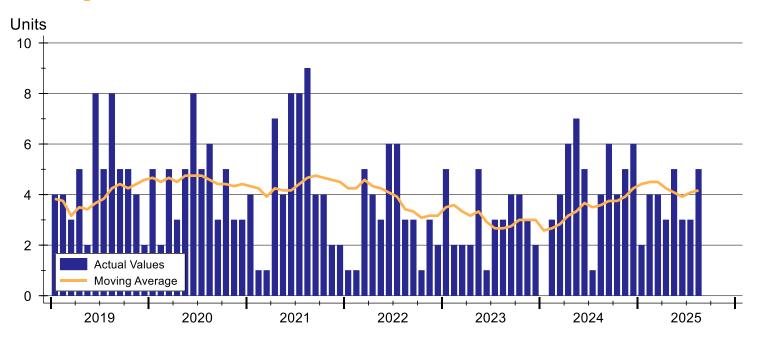
# **Wabaunsee County Contracts Written Analysis**

	mmary Statistics Contracts Written	2025	August 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Coi	ntracts Written	5	4	25.0%	29	30	-3.3%
Vol	ume (1,000s)	1,233	924	33.4%	6,923	8,315	-16.7%
ge	Sale Price	246,600	231,000	6.8%	238,738	277,166	-13.9%
Avera	Days on Market	25	14	78.6%	19	27	-29.6%
Ą	Percent of Original	96.7%	100.6%	-3.9%	95.6%	95.4%	0.2%
2	Sale Price	209,000	220,000	-5.0%	194,450	265,000	-26.6%
Median	Days on Market	8	6	33.3%	6	10	-40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 5 contracts for sale were written in Wabaunsee County during the month of August, up from 4 in 2024. The median list price of these homes was \$209,000, down from \$220,000 the prior year.

Half of the homes that went under contract in August were on the market less than 8 days, compared to 6 days in August 2024.

### **History of Contracts Written**

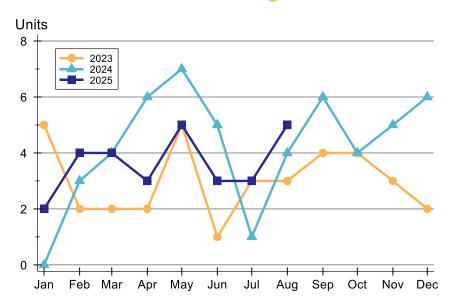






# Wabaunsee County Contracts Written Analysis

### **Contracts Written by Month**



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

## **Contracts Written by Price Range**

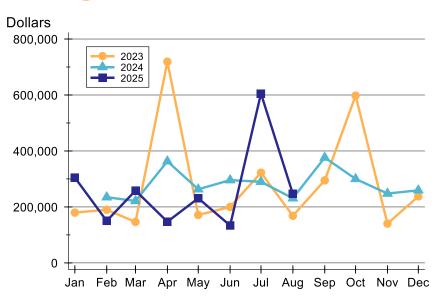
Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	139,000	139,000	0	0	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	20.0%	180,000	180,000	10	10	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	209,000	209,000	99	99	83.6%	83.6%
\$250,000-\$299,999	1	20.0%	275,000	275,000	6	6	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	20.0%	430,000	430,000	8	8	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



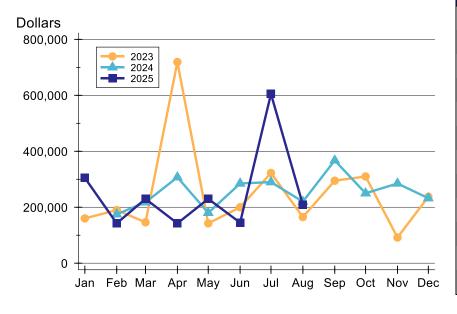


# **Wabaunsee County Contracts Written Analysis**

### **Average Price**



Month	2023	2024	2025
January	179,700	N/A	305,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	147,167
May	171,225	263,000	231,070
June	200,000	295,800	133,633
July	322,500	289,900	605,000
August	168,333	231,000	246,600
September	294,925	376,400	
October	597,750	300,000	
November	140,300	247,770	
December	237,500	259,383	



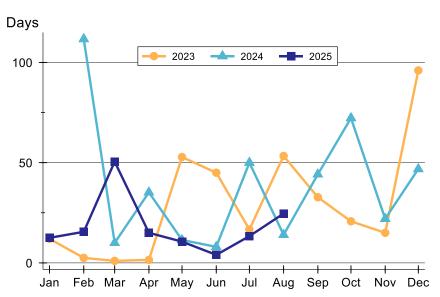
Month	2023	2024	2025
January	160,000	N/A	305,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	142,500
May	142,500	180,000	230,000
June	200,000	285,000	145,000
July	322,500	289,900	605,000
August	165,000	220,000	209,000
September	294,950	367,450	
October	310,000	250,000	
November	92,000	285,000	
December	237,500	232,450	





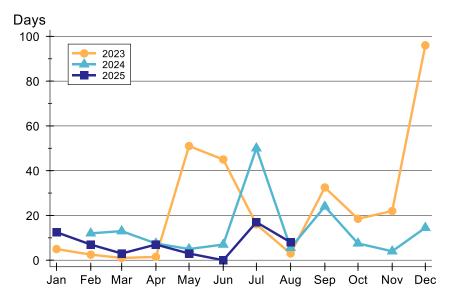
# **Wabaunsee County Contracts Written Analysis**

### **Average DOM**



Month	2023	2024	2025
January	12	N/A	13
February	3	112	16
March	1	10	51
April	2	35	15
May	53	11	11
June	45	8	4
July	17	50	13
August	53	14	25
September	33	44	
October	21	72	
November	15	22	
December	96	47	

### **Median DOM**



Month	2023	2024	2025
January	5	N/A	13
February	3	12	7
March	1	13	3
April	2	8	7
May	51	5	3
June	45	7	N/A
July	16	50	17
August	3	6	8
September	33	24	
October	19	8	
November	22	4	
December	96	15	



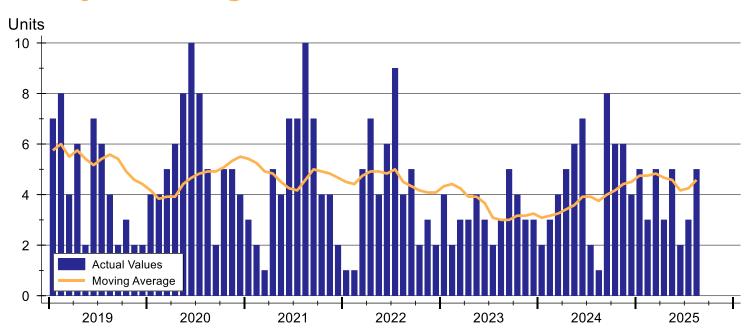
# Wabaunsee County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of August 2024	Change
Pe	nding Contracts	5	1	400.0%
Vo	lume (1,000s)	1,233	175	604.6%
ge	List Price	246,600	175,000	40.9%
Avera	Days on Market	25	3	733.3%
¥	Percent of Original	96.7%	100.0%	-3.3%
<u>_</u>	List Price	209,000	175,000	19.4%
Media	Days on Market	8	3	166.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Wabaunsee County had contracts pending at the end of August, up from 1 contract pending at the end of August 2024.

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

## **History of Pending Contracts**

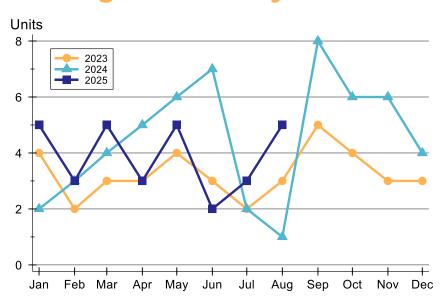






# Wabaunsee County Pending Contracts Analysis

### **Pending Contracts by Month**



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

### **Pending Contracts by Price Range**

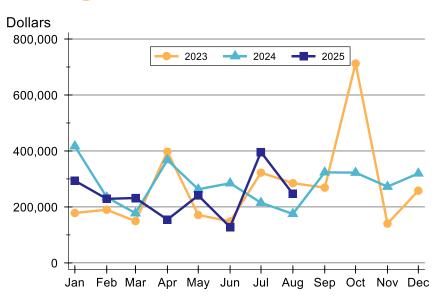
Price Range	Pending ( Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	139,000	139,000	0	0	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	20.0%	180,000	180,000	10	10	100.0%	100.0%
\$200,000-\$249,999	1	20.0%	209,000	209,000	99	99	83.6%	83.6%
\$250,000-\$299,999	1	20.0%	275,000	275,000	6	6	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	20.0%	430,000	430,000	8	8	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



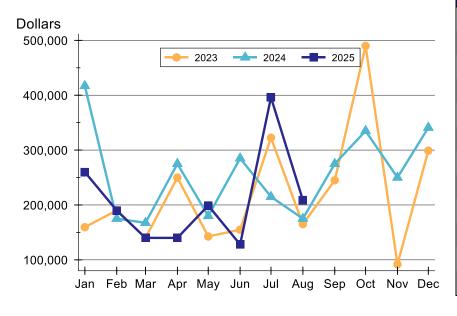


# Wabaunsee County Pending Contracts Analysis

## **Average Price**



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	228,967
March	149,167	177,475	231,800
April	397,467	367,600	154,667
May	171,225	263,000	240,870
June	148,300	284,714	127,950
July	322,500	215,000	396,000
August	285,000	175,000	246,600
September	268,940	323,538	
October	712,475	322,483	
November	140,300	272,458	
December	258,000	319,600	



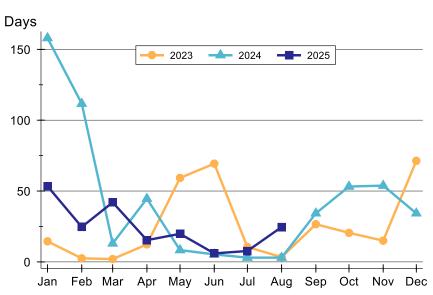
Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	189,900
March	140,000	167,500	140,000
April	249,900	275,000	140,000
May	142,500	180,000	199,000
June	155,000	285,000	127,950
July	322,500	215,000	396,000
August	165,000	175,000	209,000
September	244,900	274,950	
October	489,950	334,950	
November	92,000	250,000	
December	299,000	340,950	





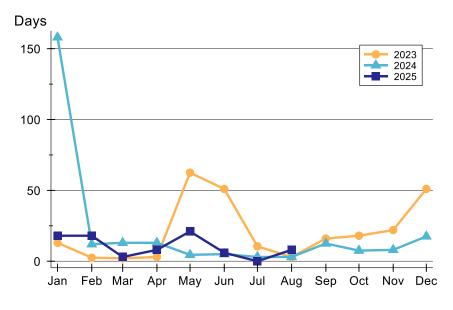
# Wabaunsee County Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	15	158	53
February	3	112	25
March	2	13	42
April	12	45	15
May	59	8	20
June	69	5	6
July	11	3	8
August	3	3	25
September	27	34	
October	21	53	
November	15	54	
December	71	34	

### **Median DOM**



Month	2023	2024	2025
January	13	158	18
February	3	12	18
March	2	13	3
April	3	13	8
May	63	5	21
June	51	5	6
July	11	3	N/A
August	3	3	8
September	16	13	
October	18	8	
November	22	8	
December	51	18	