



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

December 2024 Region Total Statistics

- Central Region Total (*print pages 2 through 23*)
- North Region Total (*print pages 24 through 45*)
- South Region Total (*print pages 46 through 67*)

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Central Region Housing Report



Market Overview

Central Region Home Sales Rose in December

Total home sales in Central Region rose by 8.8% last month to 185 units, compared to 170 units in December 2023. Total sales volume was \$40.1 million, up 17.9% from a year earlier.

The median sale price in December was \$185,000, down from \$193,375 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Central Region Active Listings Up at End of December

The total number of active listings in Central Region at the end of December was 245 units, up from 205 at the same point in 2023. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$210,000.

During December, a total of 144 contracts were written down from 156 in December 2023. At the end of the month, there were 152 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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Central Region Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date			
		2024	2023	2022	2024	2023	2022	
Home Sales		185	170	164	2,450	2,383	2,637	
	Change from prior year	8.8%	3.7%	-27.8%	2.8%	-9.6%	-10.4%	
Active Listings		245	205	171	N/A	N/A	N/A	
	Change from prior year	19.5%	19.9%	62.9%				
Months' Supply		1.2	1.0	0.8	N/A	N/A	N/A	
	Change from prior year	20.0%	25.0%	100.0%				
New Listings		149	135	130	2,855	2,709	2,890	
	Change from prior year	10.4%	3.8%	-18.8%	5.4%	-6.3%	-8.9%	
Contracts Written		144	156	144	2,445	2,399	2,575	
	Change from prior year	-7.7%	8.3%	-22.2%	1.9%	-6.8%	-12.4%	
Pending Contracts		152	145	142	N/A	N/A	N/A	
	Change from prior year	4.8%	2.1%	-26.4%				
Sales Volume (1,000s)		40,108	34,008	30,203	554,423	496,009	521,437	
	Change from prior year	17.9%	12.6%	-28.8%	11.8%	-4.9%	-3.9%	
Average	Sale Price	216,800	200,047	184,162	226,295	208,145	197,739	
		Change from prior year	8.4%	8.6%	-1.4%	8.7%	5.3%	7.3%
	List Price of Actives	235,021	277,073	302,572	N/A	N/A	N/A	
		Change from prior year	-15.2%	-8.4%	47.0%			
	Days on Market	24	30	22	23	18	14	
	Change from prior year	-20.0%	36.4%	22.2%	27.8%	28.6%	0.0%	
	Percent of List	98.4%	98.5%	98.6%	99.0%	99.7%	100.7%	
	Change from prior year	-0.1%	-0.1%	-1.3%	-0.7%	-1.0%	0.1%	
	Percent of Original	96.2%	94.7%	96.1%	97.2%	98.1%	99.4%	
	Change from prior year	1.6%	-1.5%	-2.3%	-0.9%	-1.3%	-0.3%	
Median	Sale Price	185,000	193,375	153,500	198,500	181,000	169,900	
		Change from prior year	-4.3%	26.0%	-10.8%	9.7%	6.5%	3.6%
	List Price of Actives	210,000	217,500	219,900	N/A	N/A	N/A	
		Change from prior year	-3.4%	-1.1%	53.8%			
	Days on Market	9	17	10	6	5	3	
	Change from prior year	-47.1%	70.0%	150.0%	20.0%	66.7%	0.0%	
	Percent of List	100.0%	100.0%	98.9%	100.0%	100.0%	100.0%	
	Change from prior year	0.0%	1.1%	-1.1%	0.0%	0.0%	0.0%	
	Percent of Original	99.5%	96.3%	97.4%	100.0%	100.0%	100.0%	
	Change from prior year	3.3%	-1.1%	-2.6%	0.0%	0.0%	0.0%	

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



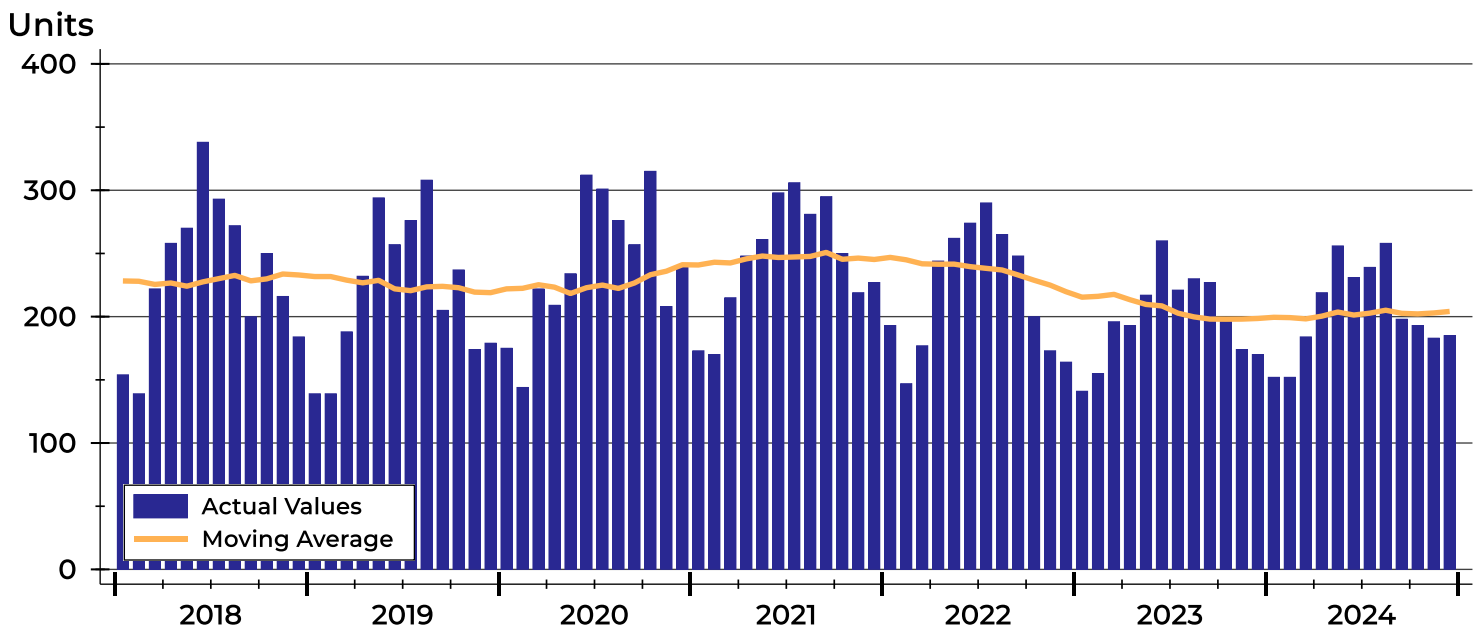
Central Region Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		185	170	8.8%	2,450	2,383	2.8%
Volume (1,000s)		40,108	34,008	17.9%	554,423	496,009	11.8%
Months' Supply		1.2	1.0	20.0%	N/A	N/A	N/A
Average	Sale Price	216,800	200,047	8.4%	226,295	208,145	8.7%
	Days on Market	24	30	-20.0%	23	18	27.8%
	Percent of List	98.4%	98.5%	-0.1%	99.0%	99.7%	-0.7%
	Percent of Original	96.2%	94.7%	1.6%	97.2%	98.1%	-0.9%
Median	Sale Price	185,000	193,375	-4.3%	198,500	181,000	9.7%
	Days on Market	9	17	-47.1%	6	5	20.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.5%	96.3%	3.3%	100.0%	100.0%	0.0%

A total of 185 homes sold in Central Region in December, up from 170 units in December 2023. Total sales volume rose to \$40.1 million compared to \$34.0 million in the previous year.

The median sales price in December was \$185,000, down 4.3% compared to the prior year. Median days on market was 9 days, the same as November, and down from 17 in December 2023.

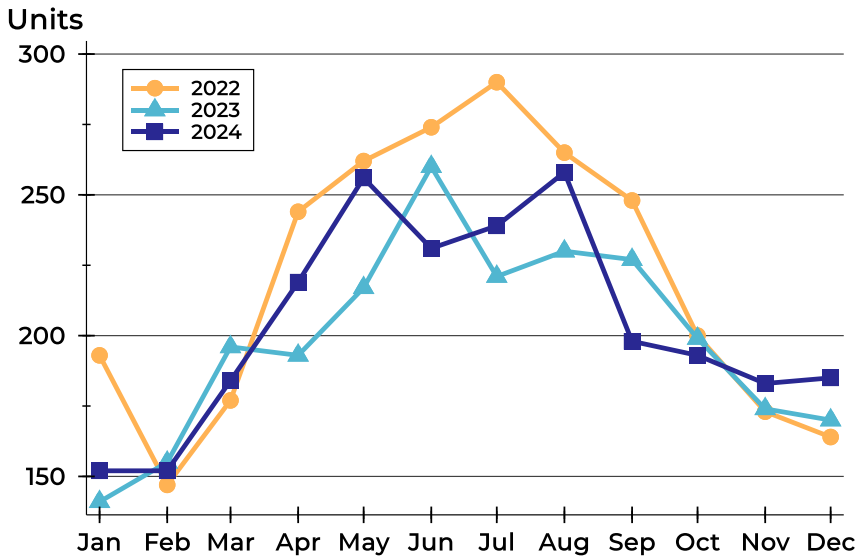
History of Closed Listings





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	193	141	152
February	147	155	152
March	177	196	184
April	244	193	219
May	262	217	256
June	274	260	231
July	290	221	239
August	265	230	258
September	248	227	198
October	200	199	193
November	173	174	183
December	164	170	185

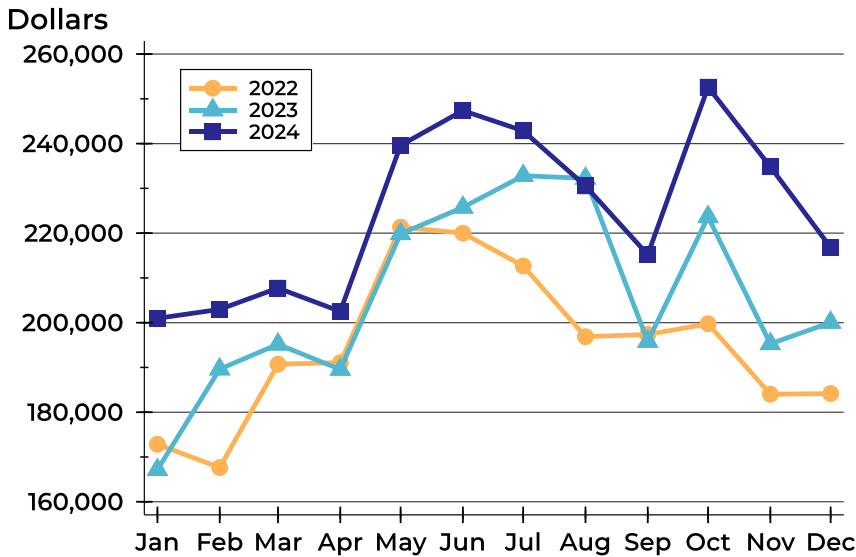
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	1.3	18,000	18,000	0	0	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	8	4.3%	0.6	36,613	37,500	44	29	96.4%	100.0%	88.6%	95.7%
\$50,000-\$99,999	25	13.5%	1.6	73,524	78,000	19	5	95.6%	99.5%	92.5%	97.8%
\$100,000-\$124,999	7	3.8%	0.9	110,857	110,000	20	5	96.6%	100.0%	95.6%	100.0%
\$125,000-\$149,999	26	14.1%	1.7	135,599	135,000	34	7	99.0%	100.0%	96.8%	100.0%
\$150,000-\$174,999	21	11.4%	0.6	162,229	160,000	18	8	98.9%	99.7%	97.3%	99.1%
\$175,000-\$199,999	10	5.4%	1.0	184,828	185,000	12	4	98.6%	100.0%	95.3%	100.0%
\$200,000-\$249,999	26	14.1%	0.9	227,618	225,000	18	7	99.3%	100.0%	97.5%	98.8%
\$250,000-\$299,999	19	10.3%	1.5	275,563	270,000	25	20	99.2%	100.0%	97.7%	99.0%
\$300,000-\$399,999	24	13.0%	1.3	338,017	335,000	16	7	99.7%	100.0%	98.6%	99.8%
\$400,000-\$499,999	11	5.9%	1.6	434,536	429,900	44	29	98.6%	100.0%	96.5%	96.1%
\$500,000-\$749,999	6	3.2%	1.1	581,475	559,250	25	18	99.0%	100.0%	98.4%	100.0%
\$750,000-\$999,999	1	0.5%	0.0	867,500	867,500	88	88	91.3%	91.3%	86.8%	86.8%
\$1,000,000 and up	0	0.0%	2.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



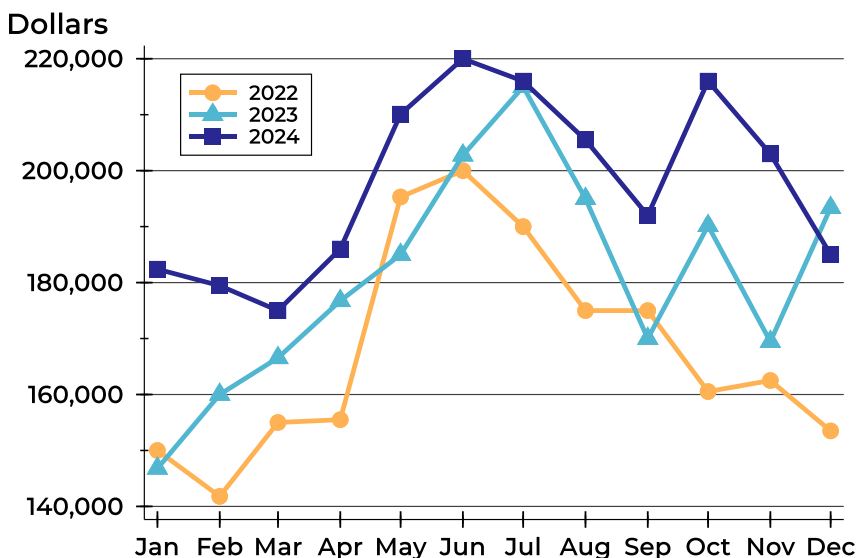
Central Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	172,833	167,154	200,977
February	167,638	189,627	202,971
March	190,723	195,182	207,728
April	191,081	189,557	202,514
May	221,340	219,842	239,612
June	220,010	225,758	247,377
July	212,671	232,828	242,852
August	196,867	232,231	230,539
September	197,371	195,798	215,186
October	199,751	223,639	252,624
November	184,025	195,282	234,827
December	184,162	200,047	216,800

Median Price

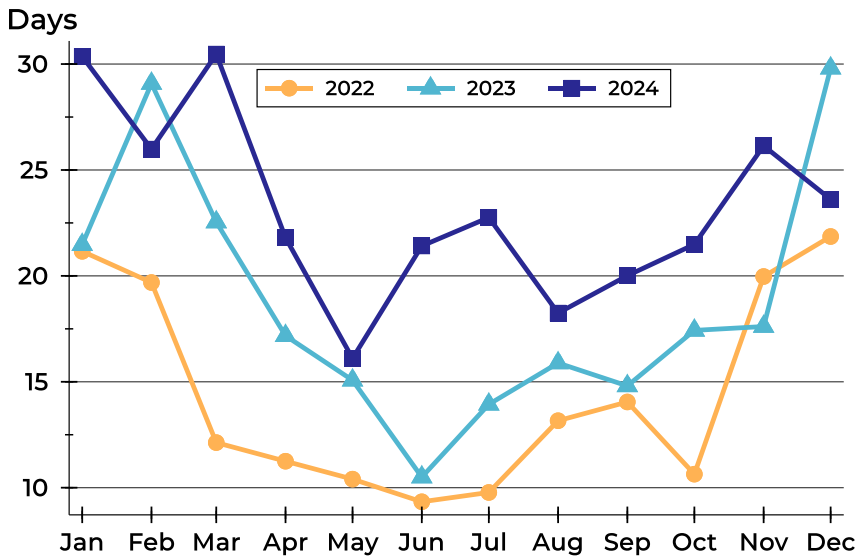


Month	2022	2023	2024
January	150,000	146,800	182,400
February	141,800	160,000	179,450
March	155,000	166,550	175,000
April	155,500	176,750	186,000
May	195,300	185,000	210,100
June	200,000	202,750	220,000
July	190,000	215,000	216,000
August	175,000	195,000	205,500
September	175,000	170,000	192,000
October	160,526	190,155	216,000
November	162,500	169,450	203,000
December	153,500	193,375	185,000



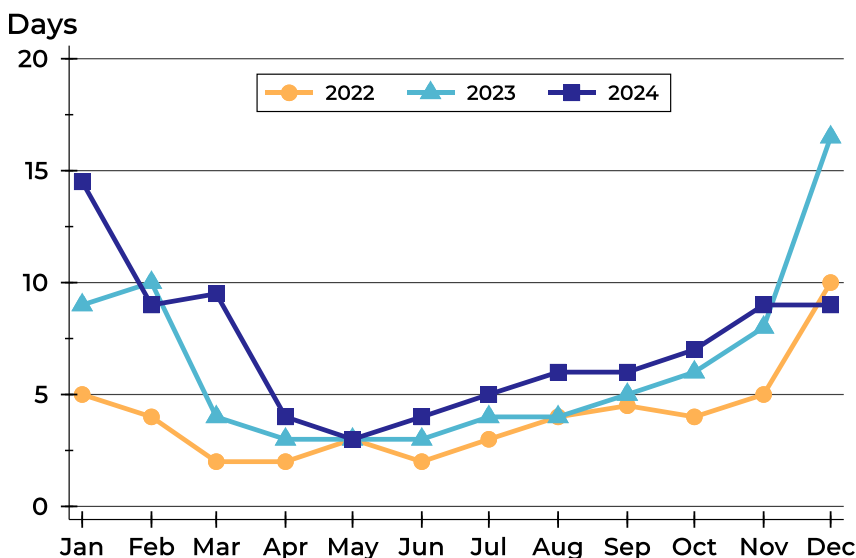
Central Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	21	30
February	20	29	26
March	12	23	30
April	11	17	22
May	10	15	16
June	9	11	21
July	10	14	23
August	13	16	18
September	14	15	20
October	11	17	21
November	20	18	26
December	22	30	24

Median DOM



Month	2022	2023	2024
January	5	9	15
February	4	10	9
March	2	4	10
April	2	3	4
May	3	3	3
June	2	3	4
July	3	4	5
August	4	4	6
September	5	5	6
October	4	6	7
November	5	8	9
December	10	17	9



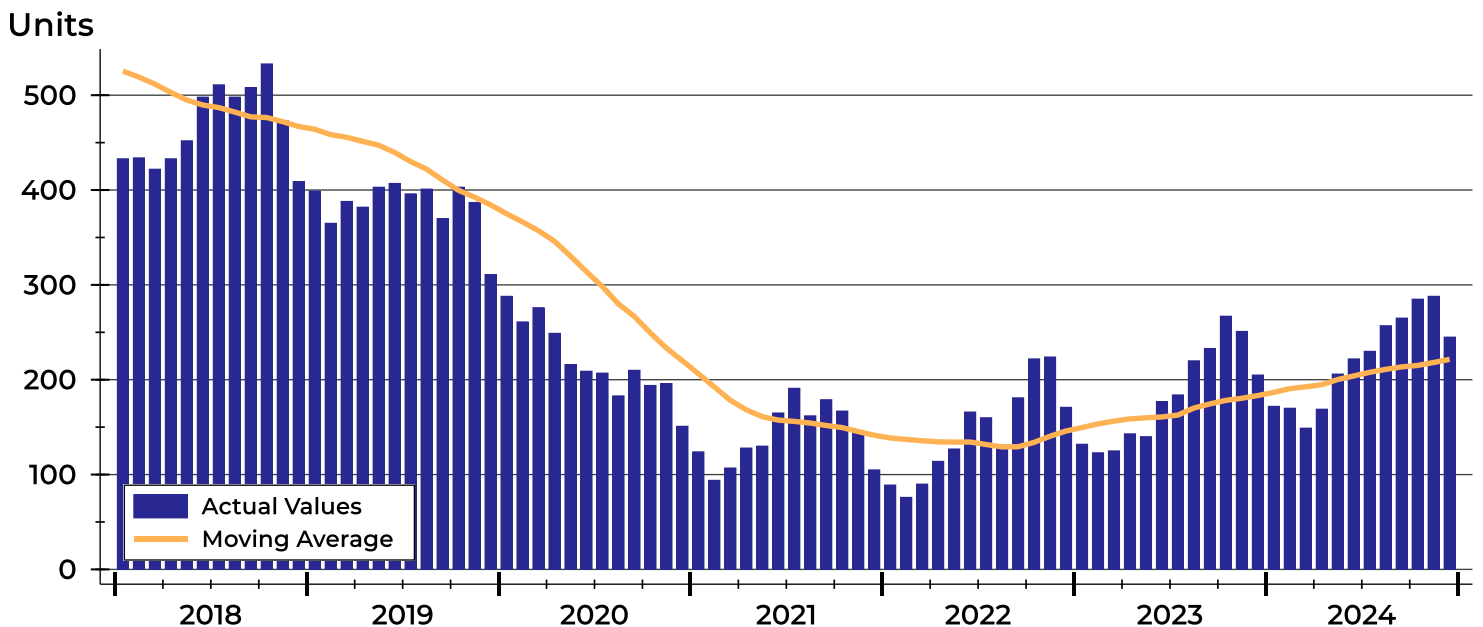
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	Change
Active Listings		245	205	19.5%
Volume (1,000s)		57,580	56,800	1.4%
Months' Supply		1.2	1.0	20.0%
Average	List Price	235,021	277,073	-15.2%
	Days on Market	59	62	-4.8%
	Percent of Original	96.9%	96.2%	0.7%
Median	List Price	210,000	217,500	-3.4%
	Days on Market	48	49	-2.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 245 homes were available for sale in Central Region at the end of December. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$210,000, down 3.4% from 2023. The typical time on market for active listings was 48 days, down from 49 days a year earlier.

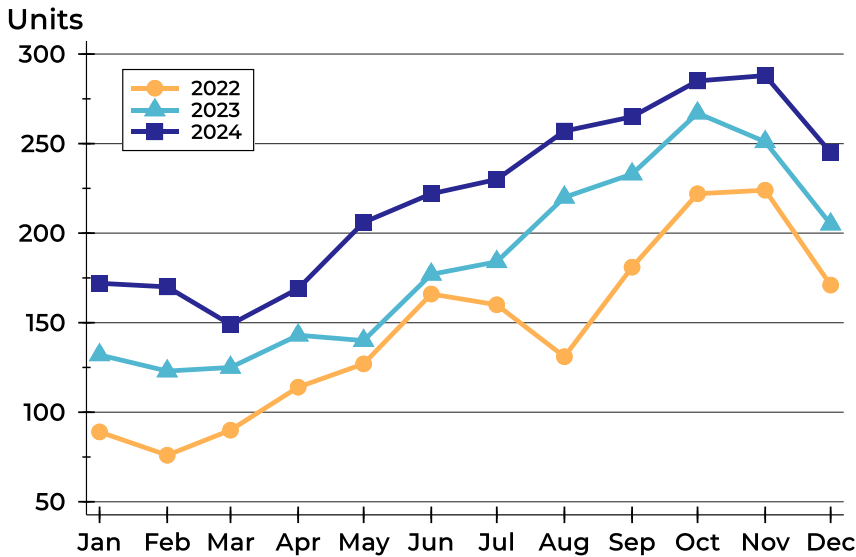
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	89	132	172
February	76	123	170
March	90	125	149
April	114	143	169
May	127	140	206
June	166	177	222
July	160	184	230
August	131	220	257
September	181	233	265
October	222	267	285
November	224	251	288
December	171	205	245

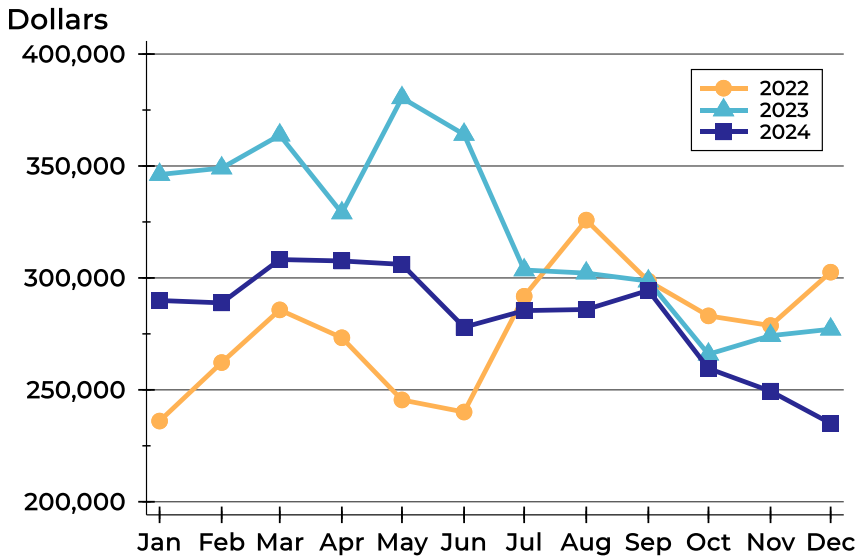
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	2	0.8%	1.3	10,000	10,000	61	61	83.6%	83.6%
\$25,000-\$49,999	4	1.6%	0.6	41,975	42,450	55	52	98.8%	100.0%
\$50,000-\$99,999	39	15.9%	1.6	78,222	79,500	54	56	96.9%	100.0%
\$100,000-\$124,999	11	4.5%	0.9	115,800	117,000	28	22	98.6%	100.0%
\$125,000-\$149,999	30	12.2%	1.7	137,176	136,500	60	54	95.7%	99.3%
\$150,000-\$174,999	13	5.3%	0.6	164,335	165,750	45	32	98.0%	100.0%
\$175,000-\$199,999	18	7.3%	1.0	190,399	189,900	45	27	95.2%	100.0%
\$200,000-\$249,999	29	11.8%	0.9	224,413	219,900	78	51	96.3%	100.0%
\$250,000-\$299,999	39	15.9%	1.5	278,076	275,000	49	48	98.2%	100.0%
\$300,000-\$399,999	32	13.1%	1.3	346,475	341,950	62	48	97.7%	98.7%
\$400,000-\$499,999	18	7.3%	1.6	450,525	449,925	79	69	95.4%	96.6%
\$500,000-\$749,999	9	3.7%	1.1	579,386	569,900	76	79	97.6%	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	1	0.4%	2.0	1,625,000	1,625,000	219	219	100.0%	100.0%



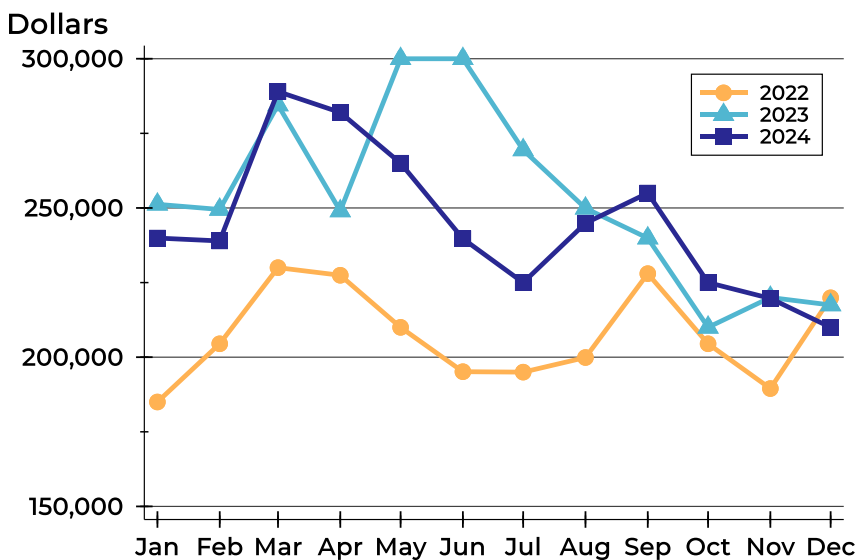
Central Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	236,063	346,174	289,916
February	262,189	349,073	288,851
March	285,717	363,785	308,199
April	273,269	329,023	307,575
May	245,494	380,449	306,059
June	240,087	364,083	277,986
July	291,803	303,543	285,403
August	325,826	302,144	285,893
September	298,584	298,592	294,424
October	283,047	265,896	259,542
November	278,713	274,200	249,403
December	302,572	277,073	235,021

Median Price

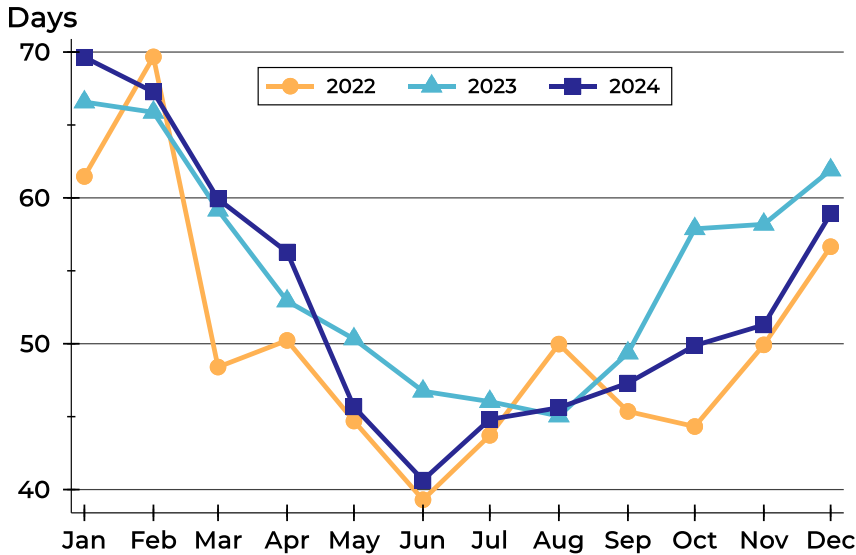


Month	2022	2023	2024
January	185,000	251,225	239,925
February	204,500	249,500	238,950
March	230,000	284,500	289,000
April	227,450	249,000	282,000
May	210,000	300,000	265,000
June	195,150	299,999	239,700
July	195,000	269,450	225,000
August	199,900	249,900	244,900
September	228,000	239,900	255,000
October	204,500	210,000	225,000
November	189,500	220,000	219,700
December	219,900	217,500	210,000



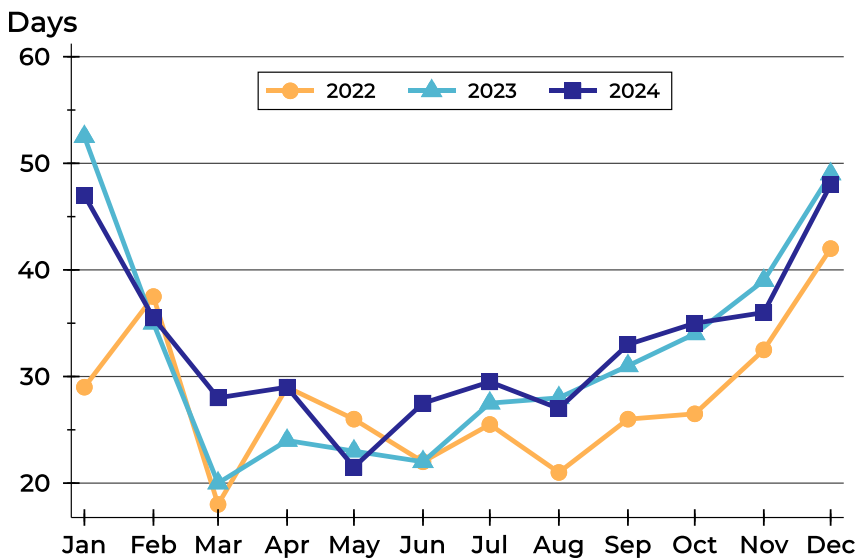
Central Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	61	67	70
February	70	66	67
March	48	59	60
April	50	53	56
May	45	50	46
June	39	47	41
July	44	46	45
August	50	45	46
September	45	49	47
October	44	58	50
November	50	58	51
December	57	62	59

Median DOM



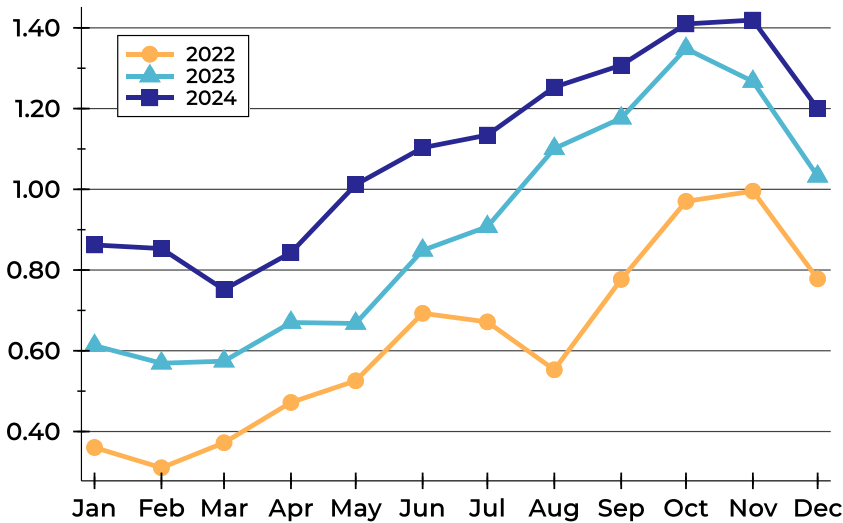
Month	2022	2023	2024
January	29	53	47
February	38	35	36
March	18	20	28
April	29	24	29
May	26	23	22
June	22	22	28
July	26	28	30
August	21	28	27
September	26	31	33
October	27	34	35
November	33	39	36
December	42	49	48



Central Region Months' Supply Analysis

Months' Supply by Month

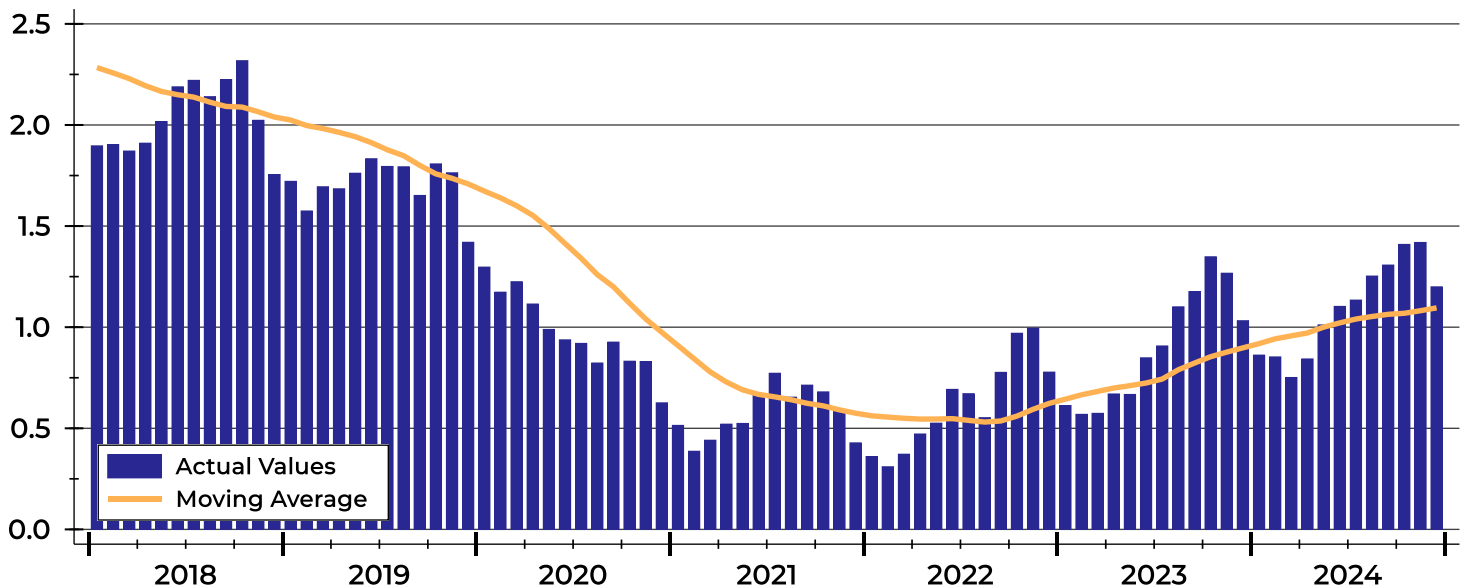
Months



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

History of Month's Supply

Months





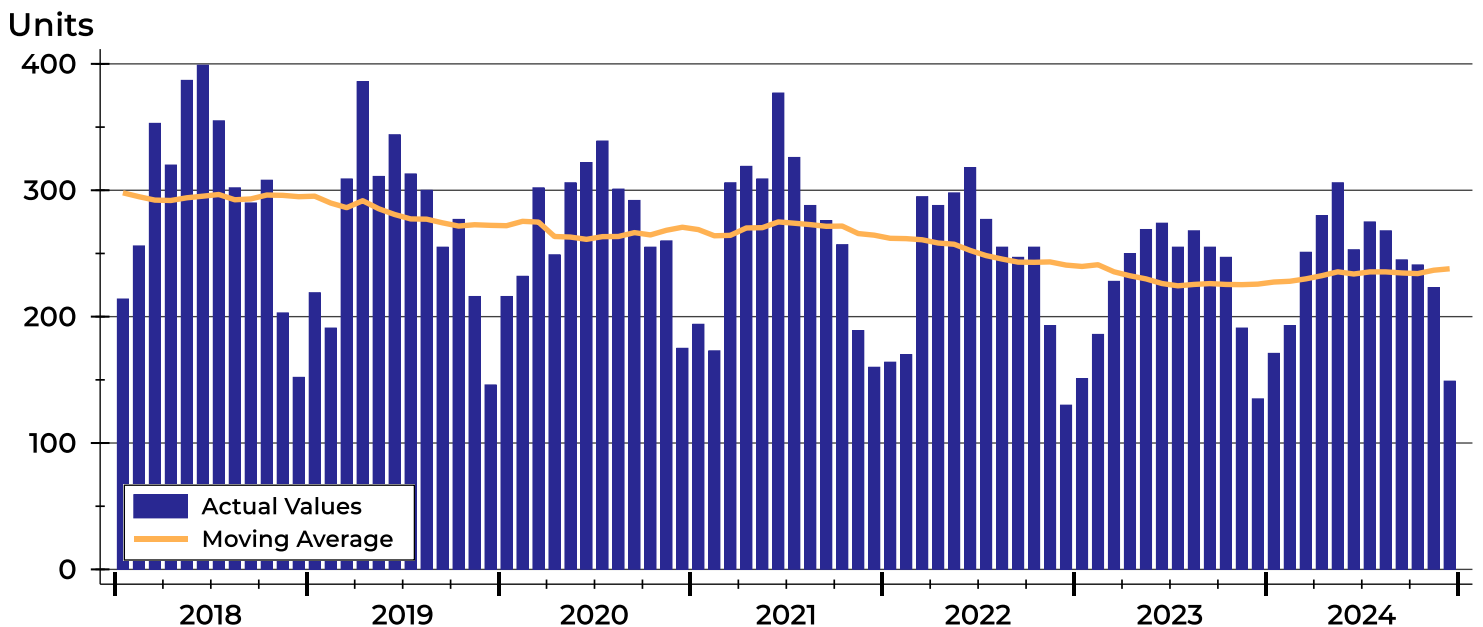
Central Region New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	149	135	10.4%
	Volume (1,000s)	30,614	28,111	8.9%
	Average List Price	205,464	208,230	-1.3%
	Median List Price	174,900	182,500	-4.2%
Year-to-Date	New Listings	2,855	2,709	5.4%
	Volume (1,000s)	655,229	590,963	10.9%
	Average List Price	229,502	218,148	5.2%
	Median List Price	199,500	184,950	7.9%

A total of 149 new listings were added in Central Region during December, up 10.4% from the same month in 2023. Year-to-date Central Region has seen 2,855 new listings.

The median list price of these homes was \$174,900 down from \$182,500 in 2023.

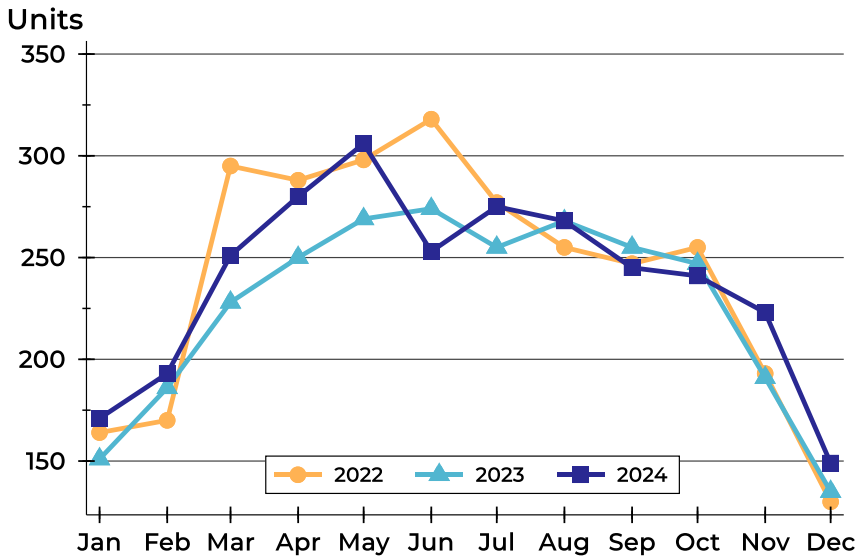
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	164	151	171
February	170	186	193
March	295	228	251
April	288	250	280
May	298	269	306
June	318	274	253
July	277	255	275
August	255	268	268
September	247	255	245
October	255	247	241
November	193	191	223
December	130	135	149

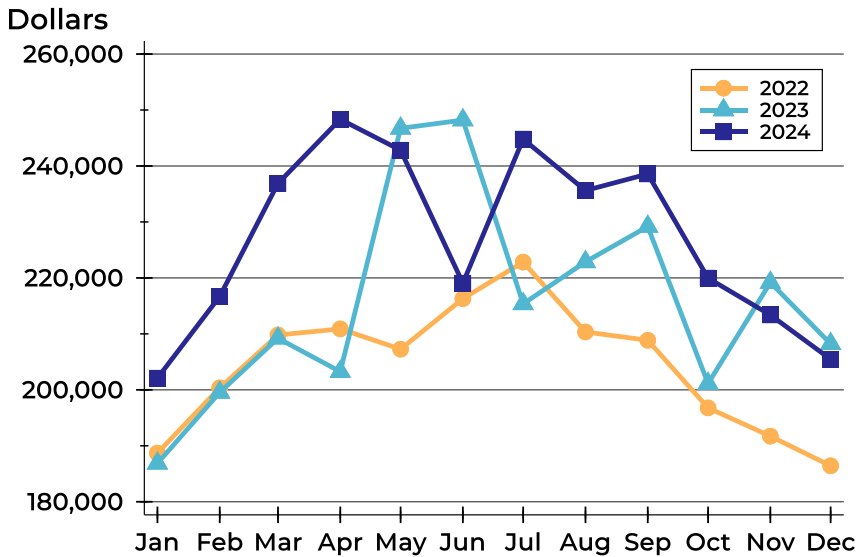
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.3%	10,000	10,000	12	12	97.6%	97.6%
\$25,000-\$49,999	7	4.7%	39,014	35,900	7	3	99.2%	100.0%
\$50,000-\$99,999	18	12.1%	76,994	80,000	16	19	97.1%	100.0%
\$100,000-\$124,999	13	8.7%	115,904	117,000	15	11	99.3%	100.0%
\$125,000-\$149,999	19	12.8%	136,287	139,900	15	11	100.2%	100.0%
\$150,000-\$174,999	16	10.7%	163,584	165,000	11	5	97.9%	100.0%
\$175,000-\$199,999	13	8.7%	189,885	189,900	21	20	95.2%	100.0%
\$200,000-\$249,999	14	9.4%	222,471	219,950	20	25	98.5%	100.0%
\$250,000-\$299,999	18	12.1%	281,142	279,450	22	27	98.9%	100.0%
\$300,000-\$399,999	17	11.4%	339,718	330,000	17	20	98.8%	100.0%
\$400,000-\$499,999	7	4.7%	444,111	449,900	7	8	100.0%	100.0%
\$500,000-\$749,999	5	3.4%	538,780	540,000	10	5	100.7%	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



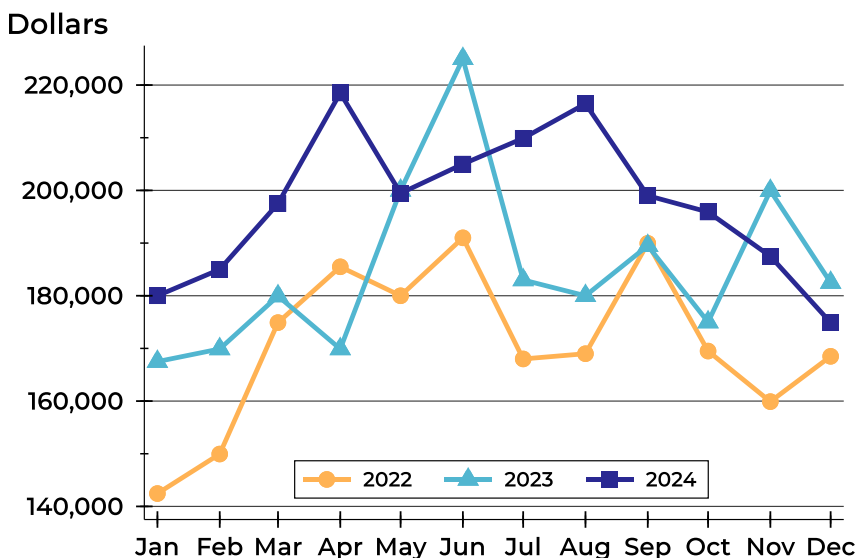
Central Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	188,707	186,864	202,092
February	200,354	199,536	216,688
March	209,796	209,227	236,885
April	210,891	203,250	248,346
May	207,269	246,729	242,823
June	216,292	248,214	219,066
July	222,832	215,365	244,804
August	210,342	222,864	235,619
September	208,859	229,188	238,574
October	196,776	201,126	219,968
November	191,722	219,179	213,381
December	186,429	208,230	205,464

Median Price



Month	2022	2023	2024
January	142,450	167,500	180,000
February	149,950	169,900	185,000
March	174,900	179,950	197,500
April	185,500	169,900	218,500
May	180,000	200,000	199,450
June	191,000	225,000	205,000
July	168,000	183,000	209,900
August	169,000	180,000	216,450
September	189,950	189,500	199,000
October	169,500	175,000	195,900
November	159,900	199,950	187,500
December	168,500	182,500	174,900



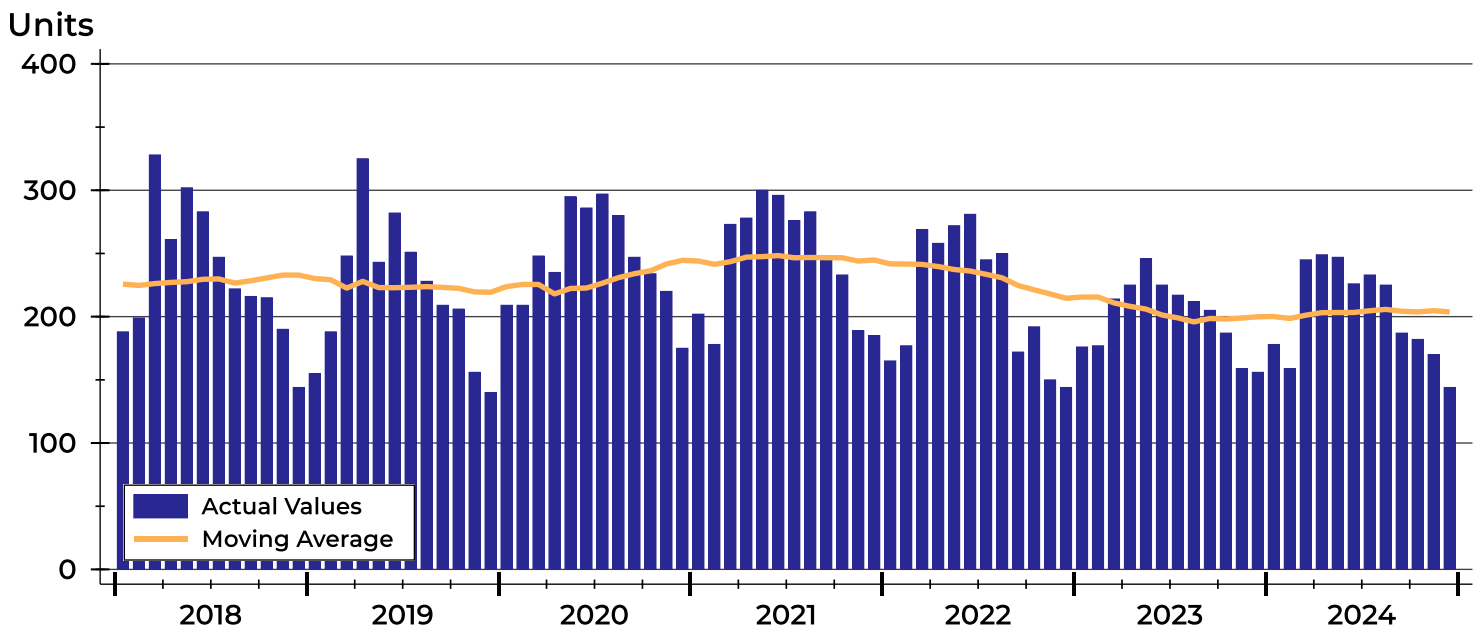
Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		144	156	-7.7%	2,445	2,399	1.9%
Volume (1,000s)		32,320	32,974	-2.0%	563,177	504,666	11.6%
Average	Sale Price	224,447	211,374	6.2%	230,338	210,365	9.5%
	Days on Market	32	34	-5.9%	23	18	27.8%
	Percent of Original	96.8%	94.5%	2.4%	97.3%	98.1%	-0.8%
Median	Sale Price	192,000	181,000	6.1%	199,900	180,000	11.1%
	Days on Market	15	17	-11.8%	6	5	20.0%
	Percent of Original	100.0%	96.8%	3.3%	100.0%	100.0%	0.0%

A total of 144 contracts for sale were written in Central Region during the month of December, down from 156 in 2023. The median list price of these homes was \$192,000, up from \$181,000 the prior year.

Half of the homes that went under contract in December were on the market less than 15 days, compared to 17 days in December 2023.

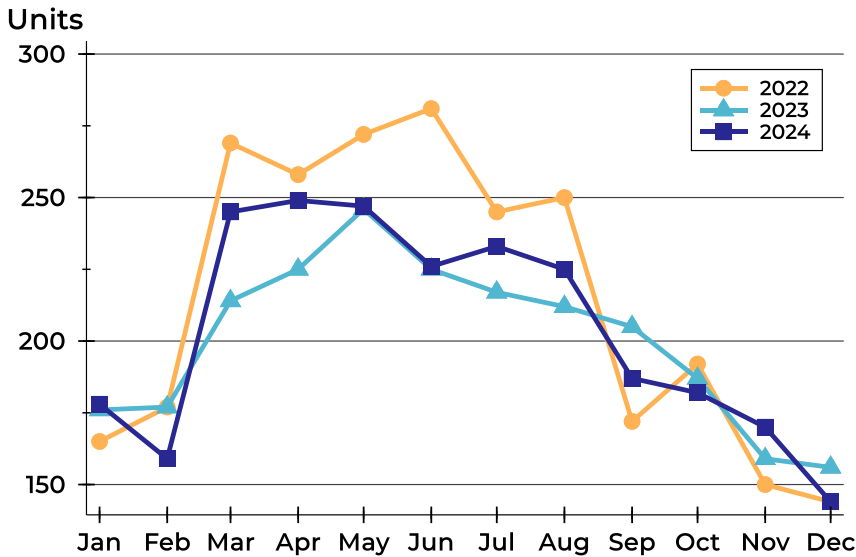
History of Contracts Written





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	165	176	178
February	177	177	159
March	269	214	245
April	258	225	249
May	272	246	247
June	281	225	226
July	245	217	233
August	250	212	225
September	172	205	187
October	192	187	182
November	150	159	170
December	144	156	144

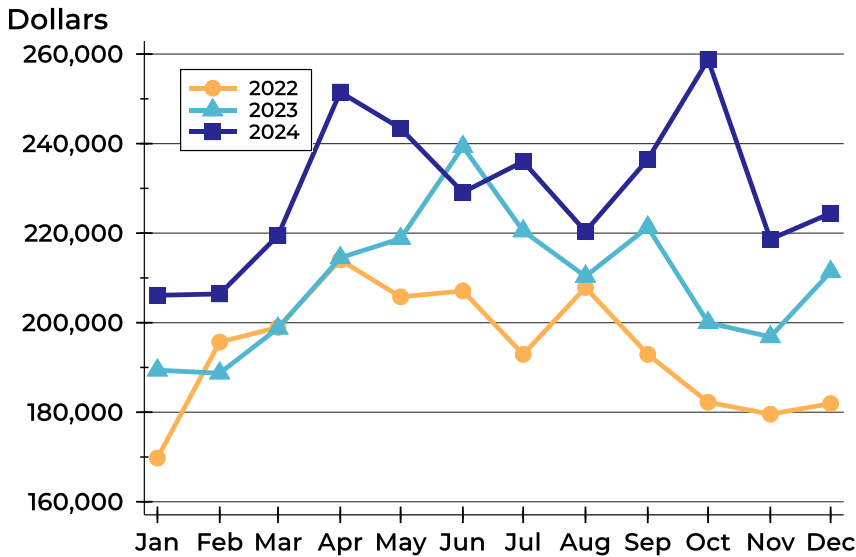
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	18,000	18,000	0	0	100.0%	100.0%
\$25,000-\$49,999	9	6.3%	36,733	35,000	31	3	90.2%	100.0%
\$50,000-\$99,999	15	10.4%	77,257	77,500	51	33	93.0%	97.0%
\$100,000-\$124,999	8	5.6%	116,094	118,450	13	7	98.3%	99.2%
\$125,000-\$149,999	16	11.1%	138,600	139,950	17	13	98.5%	100.0%
\$150,000-\$174,999	18	12.5%	165,183	165,000	17	5	97.6%	100.0%
\$175,000-\$199,999	12	8.3%	191,921	195,000	33	28	97.9%	97.7%
\$200,000-\$249,999	18	12.5%	228,792	225,000	42	37	96.3%	96.0%
\$250,000-\$299,999	10	6.9%	280,484	283,630	32	23	96.1%	96.2%
\$300,000-\$399,999	19	13.2%	334,013	329,900	28	13	98.1%	100.0%
\$400,000-\$499,999	11	7.6%	443,473	449,900	47	35	98.7%	100.0%
\$500,000-\$749,999	6	4.2%	573,817	561,950	54	8	98.2%	100.0%
\$750,000-\$999,999	1	0.7%	799,777	799,777	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



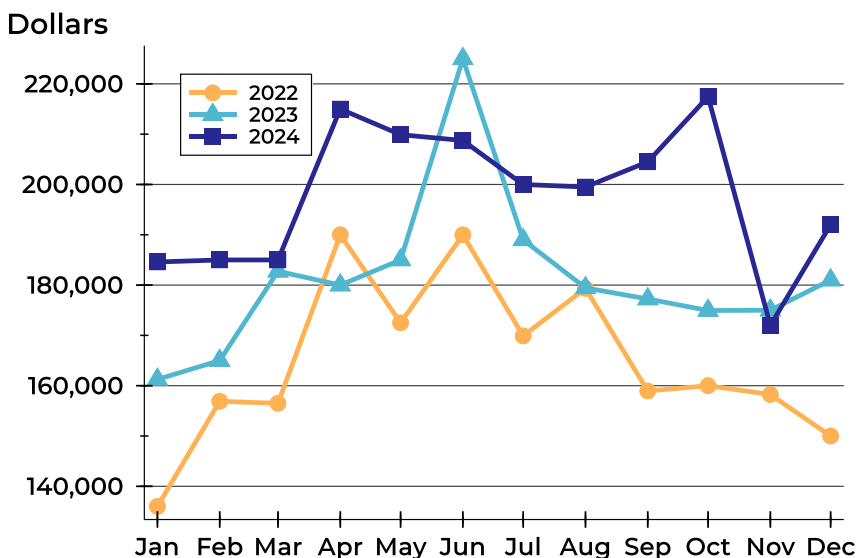
Central Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,765	189,390	206,114
February	195,674	188,721	206,429
March	198,943	198,761	219,468
April	214,021	214,501	251,510
May	205,760	218,786	243,397
June	207,092	239,304	229,120
July	192,922	220,486	235,986
August	207,866	210,348	220,395
September	192,925	221,309	236,474
October	182,235	200,003	258,727
November	179,574	196,831	218,635
December	181,923	211,374	224,447

Median Price

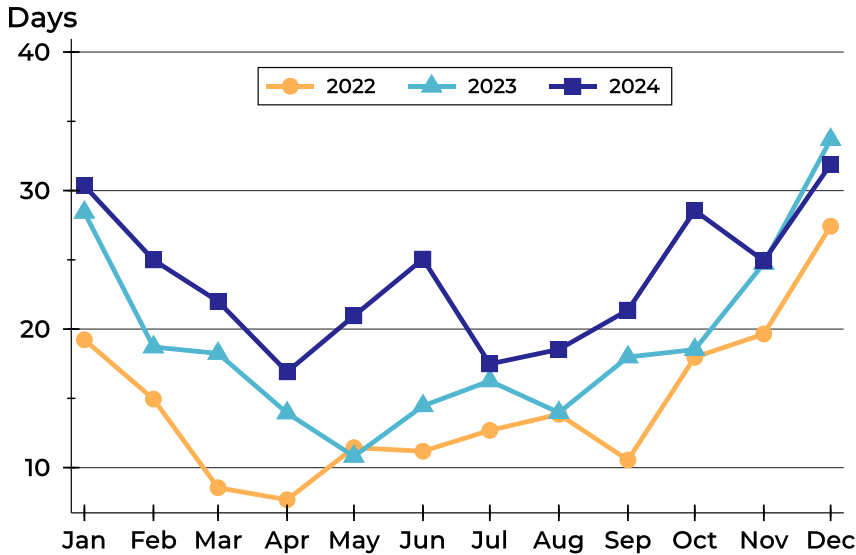


Month	2022	2023	2024
January	136,000	161,250	184,600
February	156,900	165,000	185,000
March	156,500	182,750	185,000
April	190,000	180,000	215,000
May	172,500	185,000	209,900
June	190,000	225,000	208,750
July	169,900	189,000	200,000
August	179,350	179,450	199,500
September	158,950	177,240	204,500
October	160,000	174,950	217,450
November	158,250	175,000	172,000
December	150,000	181,000	192,000



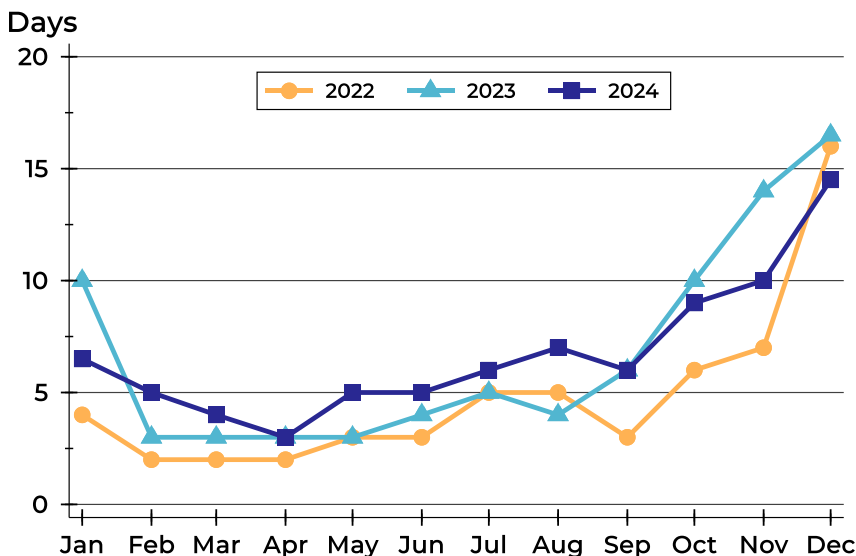
Central Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	19	28	30
February	15	19	25
March	9	18	22
April	8	14	17
May	11	11	21
June	11	14	25
July	13	16	17
August	14	14	19
September	11	18	21
October	18	19	29
November	20	25	25
December	27	34	32

Median DOM



Month	2022	2023	2024
January	4	10	7
February	2	3	5
March	2	3	4
April	2	3	3
May	3	3	5
June	3	4	5
July	5	5	6
August	5	4	7
September	3	6	6
October	6	10	9
November	7	14	10
December	16	17	15



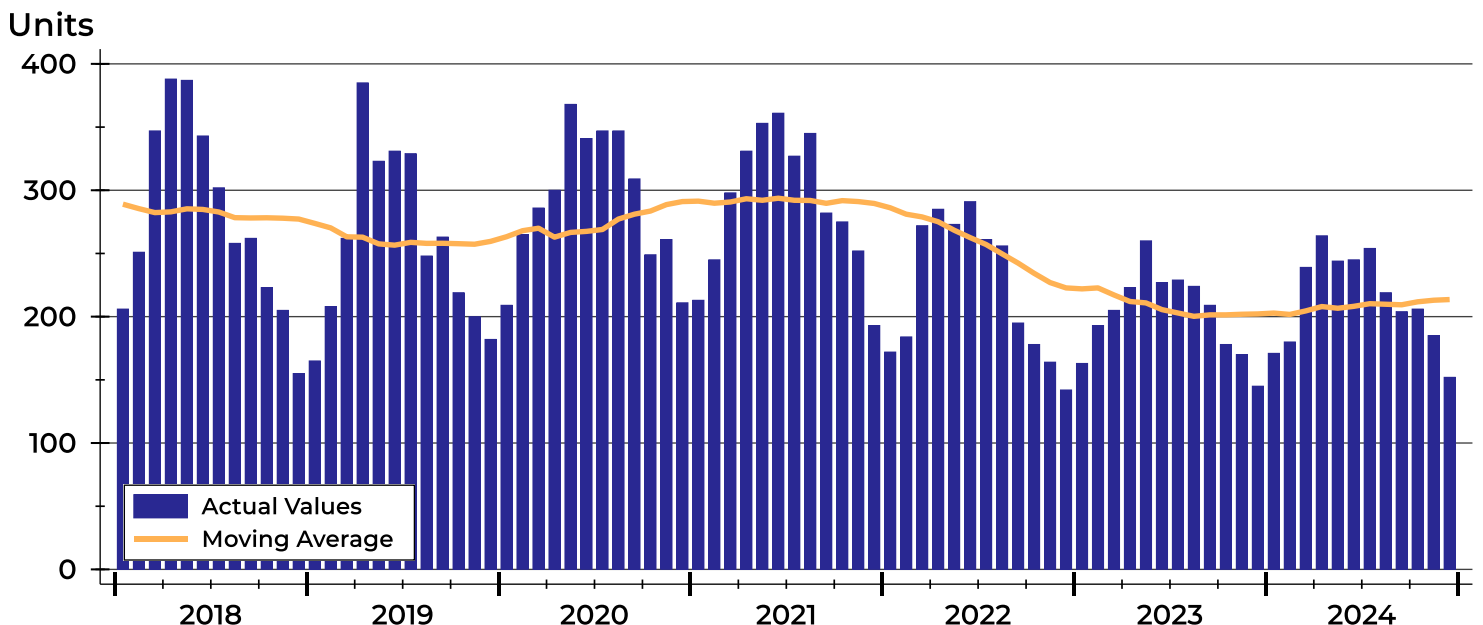
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		152	145	4.8%
Volume (1,000s)		38,871	31,554	23.2%
Average	List Price	255,729	217,617	17.5%
	Days on Market	34	29	17.2%
	Percent of Original	97.1%	98.1%	-1.0%
Median	List Price	203,975	182,500	11.8%
	Days on Market	20	15	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 152 listings in Central Region had contracts pending at the end of December, up from 145 contracts pending at the end of December 2023.

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

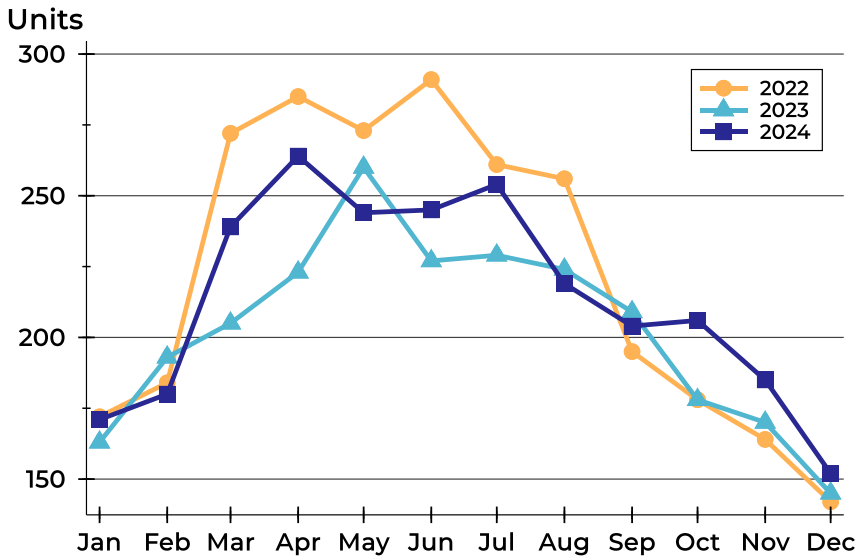
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	172	163	171
February	184	193	180
March	272	205	239
April	285	223	264
May	273	260	244
June	291	227	245
July	261	229	254
August	256	224	219
September	195	209	204
October	178	178	206
November	164	170	185
December	142	145	152

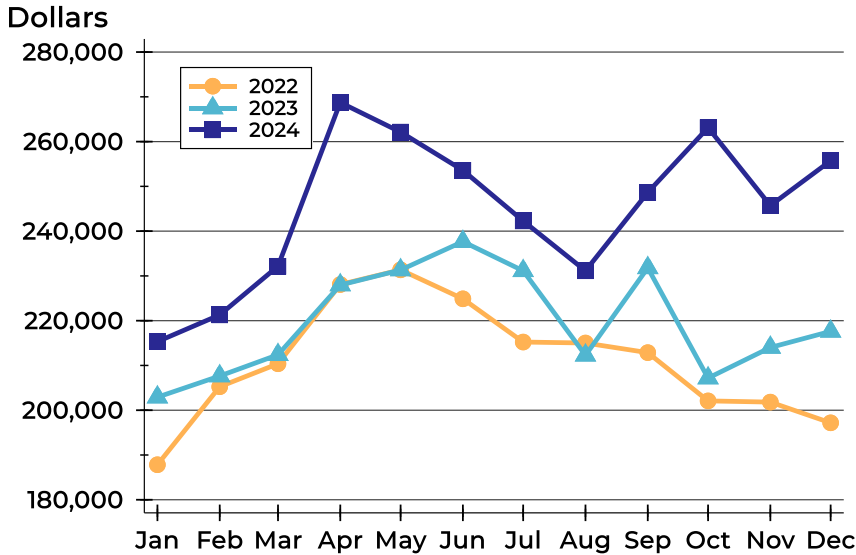
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	2.6%	39,025	39,200	10	3	100.0%	100.0%
\$50,000-\$99,999	17	11.2%	79,809	82,500	48	25	94.2%	100.0%
\$100,000-\$124,999	8	5.3%	117,944	119,800	15	10	98.3%	100.0%
\$125,000-\$149,999	15	9.9%	138,173	139,900	18	15	98.4%	100.0%
\$150,000-\$174,999	17	11.2%	163,176	160,000	19	5	98.4%	100.0%
\$175,000-\$199,999	14	9.2%	191,996	195,000	33	30	97.0%	97.7%
\$200,000-\$249,999	18	11.8%	231,125	231,500	34	24	96.7%	98.9%
\$250,000-\$299,999	12	7.9%	280,728	283,630	31	19	97.8%	99.1%
\$300,000-\$399,999	22	14.5%	346,280	339,900	36	25	97.3%	99.2%
\$400,000-\$499,999	13	8.6%	445,054	449,900	41	24	98.7%	100.0%
\$500,000-\$749,999	8	5.3%	587,875	610,000	71	26	94.4%	99.6%
\$750,000-\$999,999	2	1.3%	874,889	874,889	94	94	86.5%	86.5%
\$1,000,000 and up	1	0.7%	1,477,777	1,477,777	67	67	100.0%	100.0%



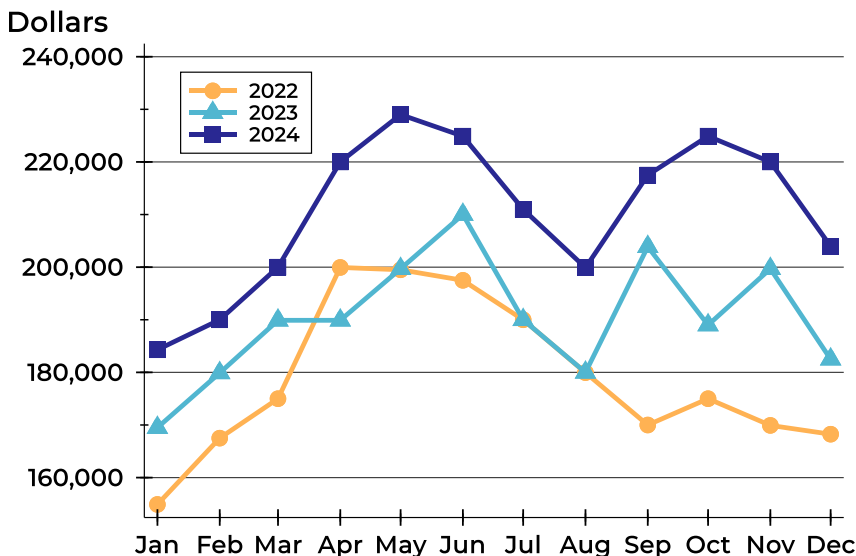
Central Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	187,823	202,917	215,315
February	205,248	207,644	221,291
March	210,381	212,388	232,164
April	228,082	227,967	268,741
May	231,360	231,327	262,125
June	224,885	237,662	253,594
July	215,233	231,141	242,287
August	215,015	212,271	231,146
September	212,865	231,804	248,645
October	202,086	207,183	263,121
November	201,817	214,019	245,716
December	197,188	217,617	255,729

Median Price

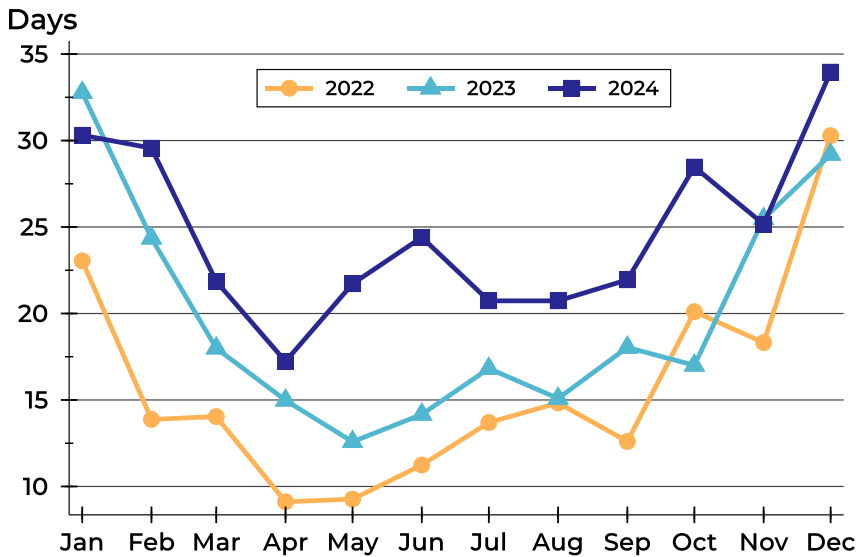


Month	2022	2023	2024
January	154,900	169,500	184,300
February	167,500	179,900	190,000
March	174,999	189,900	200,000
April	199,950	189,900	220,000
May	199,500	199,700	229,000
June	197,500	210,000	224,900
July	190,000	190,000	210,994
August	179,950	180,000	199,900
September	170,000	203,889	217,500
October	175,000	189,000	224,900
November	169,925	199,700	220,000
December	168,250	182,500	203,975



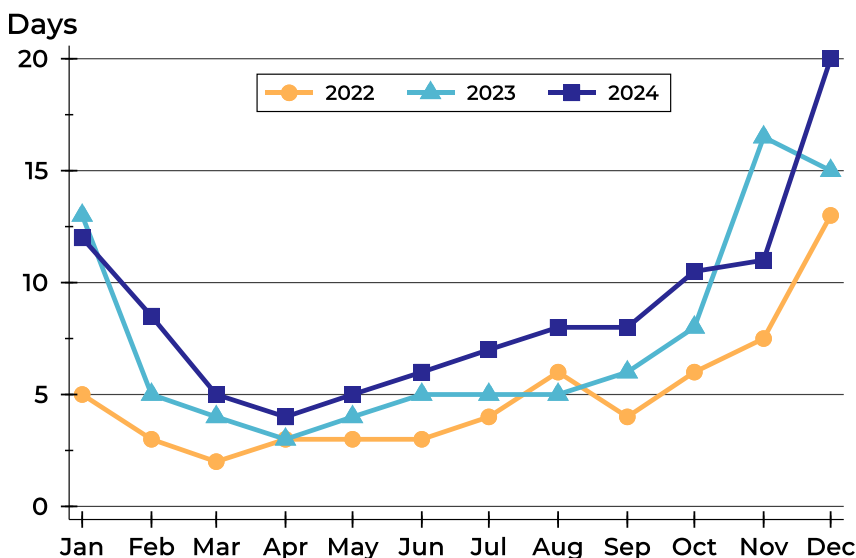
Central Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	23	33	30
February	14	24	30
March	14	18	22
April	9	15	17
May	9	13	22
June	11	14	24
July	14	17	21
August	15	15	21
September	13	18	22
October	20	17	28
November	18	25	25
December	30	29	34

Median DOM



Month	2022	2023	2024
January	5	13	12
February	3	5	9
March	2	4	5
April	3	3	4
May	3	4	5
June	3	5	6
July	4	5	7
August	6	5	8
September	4	6	8
October	6	8	11
November	8	17	11
December	13	15	20



North Region Housing Report



Market Overview

North Region Home Sales Rose in December

Total home sales in North Region rose by 21.4% last month to 17 units, compared to 14 units in December 2023. Total sales volume was \$3.6 million, up 28.3% from a year earlier.

The median sale price in December was \$160,000, down from \$163,450 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

North Region Active Listings Down at End of December

The total number of active listings in North Region at the end of December was 46 units, down from 50 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$234,000.

During December, a total of 11 contracts were written down from 13 in December 2023. At the end of the month, there were 19 contracts still pending.

Report Contents

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

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North Region Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		17	14	22	288	281	358
Change from prior year		21.4%	-36.4%	-37.1%	2.5%	-21.5%	-1.1%
Active Listings		46	50	32	N/A	N/A	N/A
Change from prior year		-8.0%	56.3%	18.5%			
Months' Supply		1.9	2.1	1.1	N/A	N/A	N/A
Change from prior year		-9.5%	90.9%	22.2%			
New Listings		13	21	13	342	341	387
Change from prior year		-38.1%	61.5%	-38.1%	0.3%	-11.9%	-3.7%
Contracts Written		11	13	17	288	277	346
Change from prior year		-15.4%	-23.5%	-41.4%	4.0%	-19.9%	-5.7%
Pending Contracts		19	13	22	N/A	N/A	N/A
Change from prior year		46.2%	-40.9%	-24.1%			
Sales Volume (1,000s)		3,605	2,810	6,040	67,145	61,898	77,391
Change from prior year		28.3%	-53.5%	-11.5%	8.5%	-20.0%	18.2%
Average	Sale Price	212,085	200,707	274,560	233,141	220,279	216,176
	Change from prior year	5.7%	-26.9%	40.8%	5.8%	1.9%	19.5%
	List Price of Actives	272,288	251,898	241,200	N/A	N/A	N/A
	Change from prior year	8.1%	4.4%	-3.1%			
	Days on Market	23	29	39	41	30	22
Change from prior year	-20.7%	-25.6%	14.7%	36.7%	36.4%	-15.4%	
Percent of List	99.4%	94.2%	97.2%	97.1%	97.8%	98.9%	
Change from prior year	5.5%	-3.1%	-0.3%	-0.7%	-1.1%	-0.2%	
Percent of Original	97.8%	88.8%	93.3%	94.4%	94.9%	97.5%	
Change from prior year	10.1%	-4.8%	-3.1%	-0.5%	-2.7%	0.0%	
Median	Sale Price	160,000	163,450	250,000	206,750	194,500	191,750
	Change from prior year	-2.1%	-34.6%	42.0%	6.3%	1.4%	13.4%
	List Price of Actives	234,000	192,500	172,450	N/A	N/A	N/A
	Change from prior year	21.6%	11.6%	-21.6%			
	Days on Market	9	19	20	15	9	7
Change from prior year	-52.6%	-5.0%	233.3%	66.7%	28.6%	16.7%	
Percent of List	100.0%	97.8%	97.6%	100.0%	100.0%	100.0%	
Change from prior year	2.2%	0.2%	-2.4%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	93.2%	97.1%	97.3%	98.2%	100.0%	
Change from prior year	7.3%	-4.0%	-2.9%	-0.9%	-1.8%	0.0%	

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



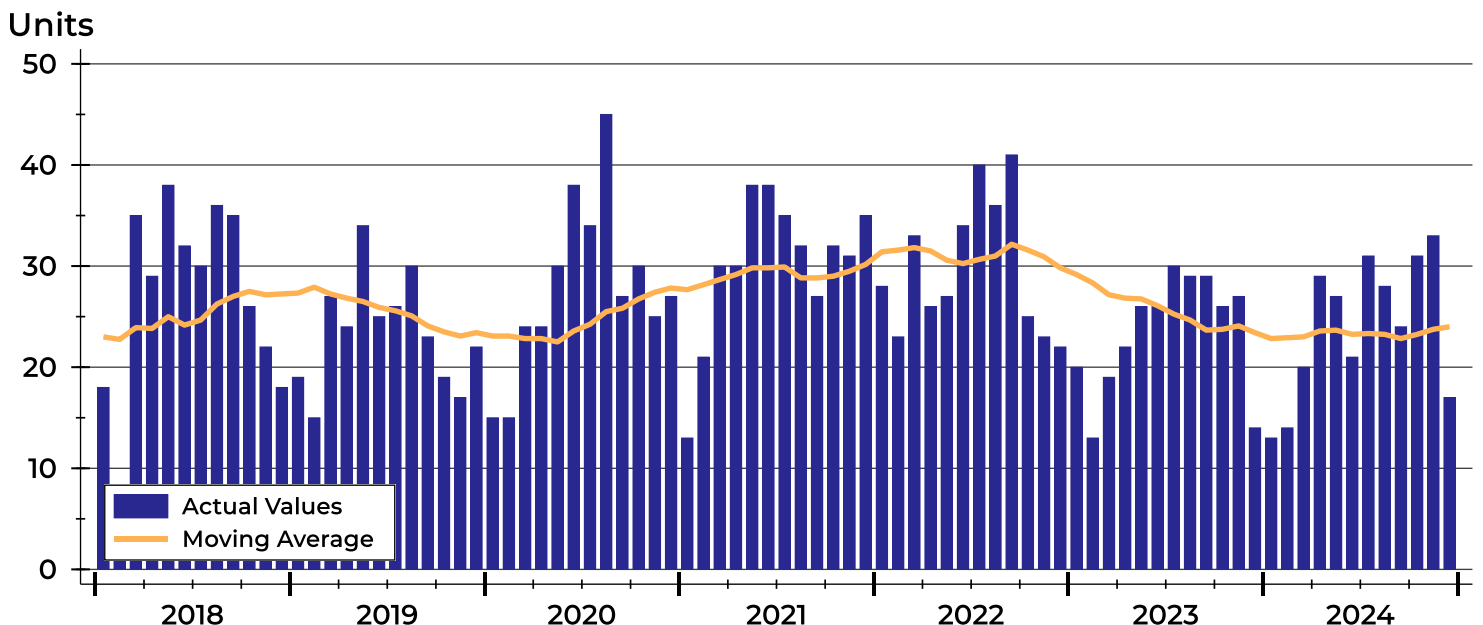
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		17	14	21.4%	288	281	2.5%
Volume (1,000s)		3,605	2,810	28.3%	67,145	61,898	8.5%
Months' Supply		1.9	2.1	-9.5%	N/A	N/A	N/A
Average	Sale Price	212,085	200,707	5.7%	233,141	220,279	5.8%
	Days on Market	23	29	-20.7%	41	30	36.7%
	Percent of List	99.4%	94.2%	5.5%	97.1%	97.8%	-0.7%
	Percent of Original	97.8%	88.8%	10.1%	94.4%	94.9%	-0.5%
Median	Sale Price	160,000	163,450	-2.1%	206,750	194,500	6.3%
	Days on Market	9	19	-52.6%	15	9	66.7%
	Percent of List	100.0%	97.8%	2.2%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	93.2%	7.3%	97.3%	98.2%	-0.9%

A total of 17 homes sold in North Region in December, up from 14 units in December 2023. Total sales volume rose to \$3.6 million compared to \$2.8 million in the previous year.

The median sales price in December was \$160,000, down 2.1% compared to the prior year. Median days on market was 9 days, down from 28 days in November, and down from 19 in December 2023.

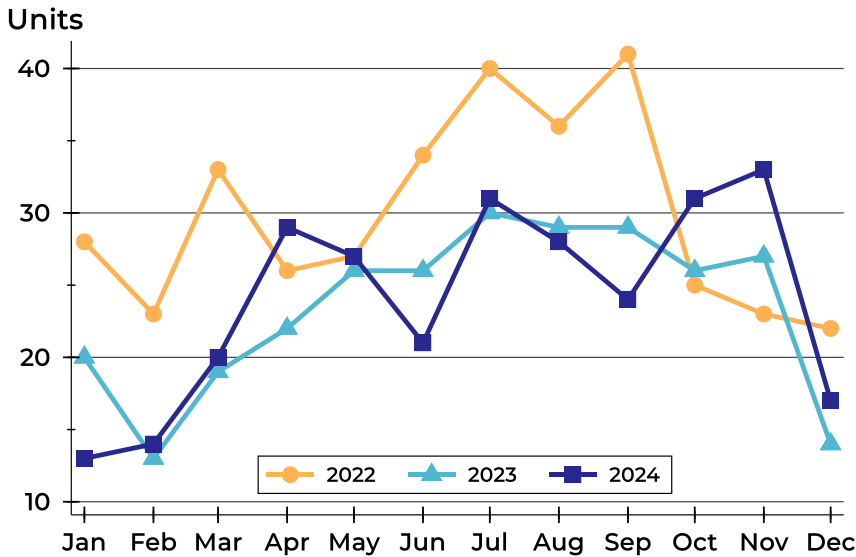
History of Closed Listings





North Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	28	20	13
February	23	13	14
March	33	19	20
April	26	22	29
May	27	26	27
June	34	26	21
July	40	30	31
August	36	29	28
September	41	29	24
October	25	26	31
November	23	27	33
December	22	14	17

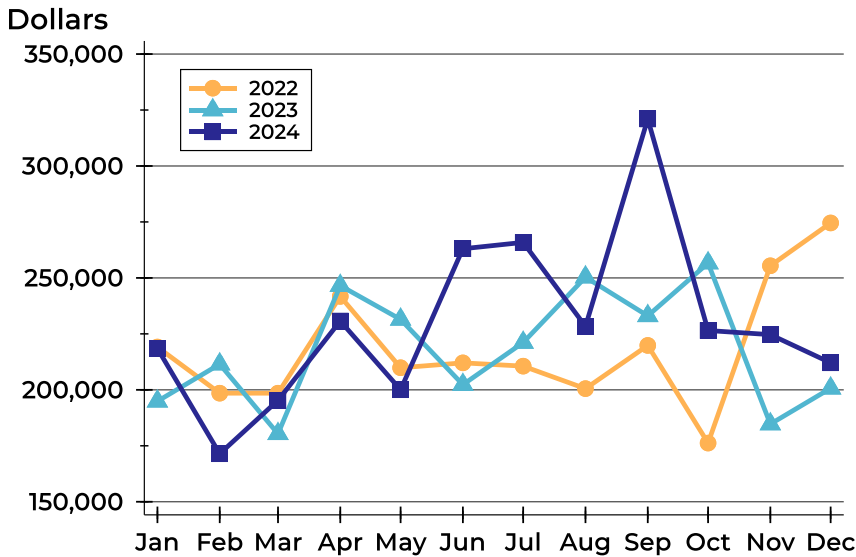
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.9%	2.1	65,000	65,000	2	2	86.7%	86.7%	86.7%	86.7%
\$100,000-\$124,999	2	11.8%	1.8	123,000	123,000	6	6	105.5%	105.5%	105.5%	105.5%
\$125,000-\$149,999	2	11.8%	5.1	136,750	136,750	13	13	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	5	29.4%	0.7	160,990	160,000	48	47	96.9%	97.0%	95.0%	97.0%
\$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	3	17.6%	2.3	224,000	225,000	14	3	101.9%	102.2%	98.6%	102.2%
\$250,000-\$299,999	2	11.8%	1.2	275,000	275,000	23	23	100.3%	100.3%	98.6%	98.6%
\$300,000-\$399,999	1	5.9%	1.8	335,000	335,000	19	19	100.0%	100.0%	95.7%	95.7%
\$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	5.9%	6.7	659,000	659,000	1	1	101.5%	101.5%	101.5%	101.5%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



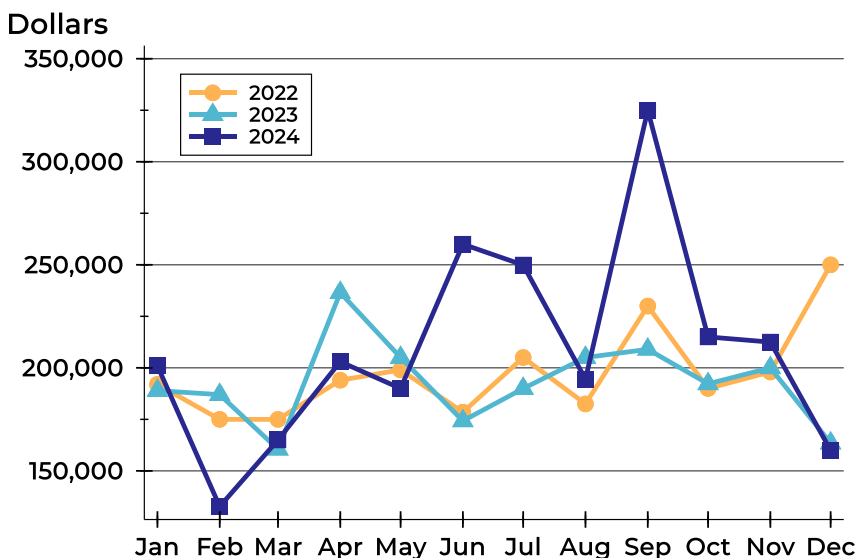
North Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	219,124	194,885	218,477
February	198,508	211,479	171,443
March	198,514	180,366	195,316
April	241,746	246,559	230,753
May	209,869	231,473	200,041
June	212,059	202,304	263,033
July	210,585	221,141	265,879
August	200,542	250,331	228,361
September	219,840	233,062	320,998
October	176,224	256,621	226,499
November	255,428	184,714	224,664
December	274,560	200,707	212,085

Median Price

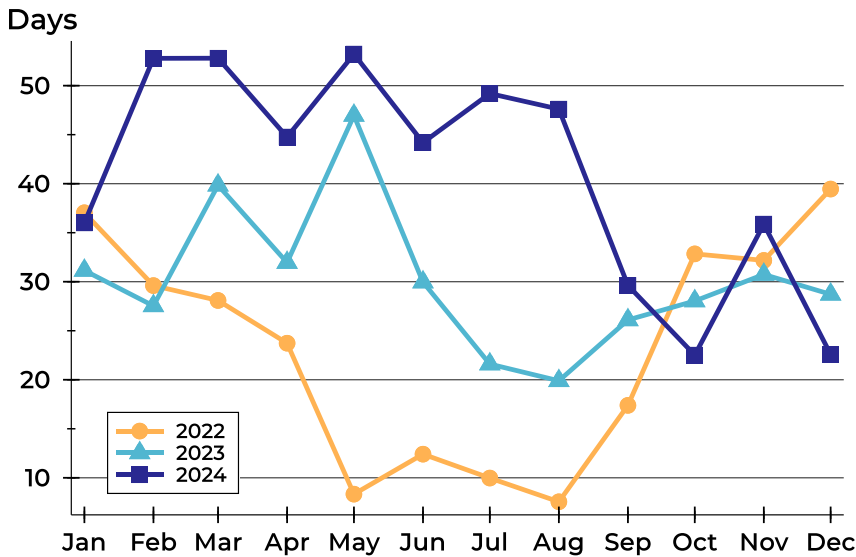


Month	2022	2023	2024
January	192,000	188,950	201,000
February	175,000	187,000	132,750
March	175,000	160,500	165,000
April	194,000	236,500	203,000
May	199,000	205,000	190,000
June	178,500	174,250	260,000
July	205,000	189,950	249,900
August	182,500	205,000	194,500
September	230,000	209,000	325,000
October	190,000	192,250	215,000
November	198,000	200,000	212,500
December	250,000	163,450	160,000



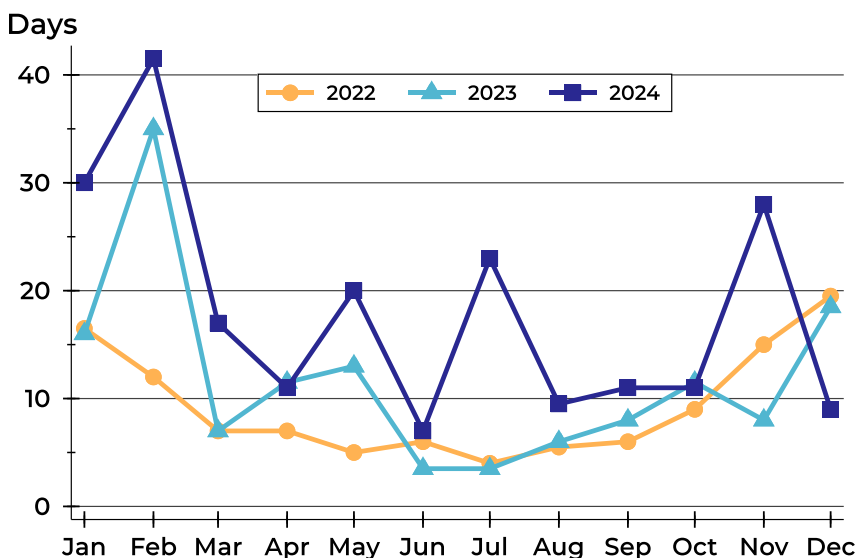
North Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	31	36
February	30	28	53
March	28	40	53
April	24	32	45
May	8	47	53
June	12	30	44
July	10	22	49
August	8	20	48
September	17	26	30
October	33	28	23
November	32	31	36
December	39	29	23

Median DOM



Month	2022	2023	2024
January	17	16	30
February	12	35	42
March	7	7	17
April	7	12	11
May	5	13	20
June	6	4	7
July	4	4	23
August	6	6	10
September	6	8	11
October	9	12	11
November	15	8	28
December	20	19	9



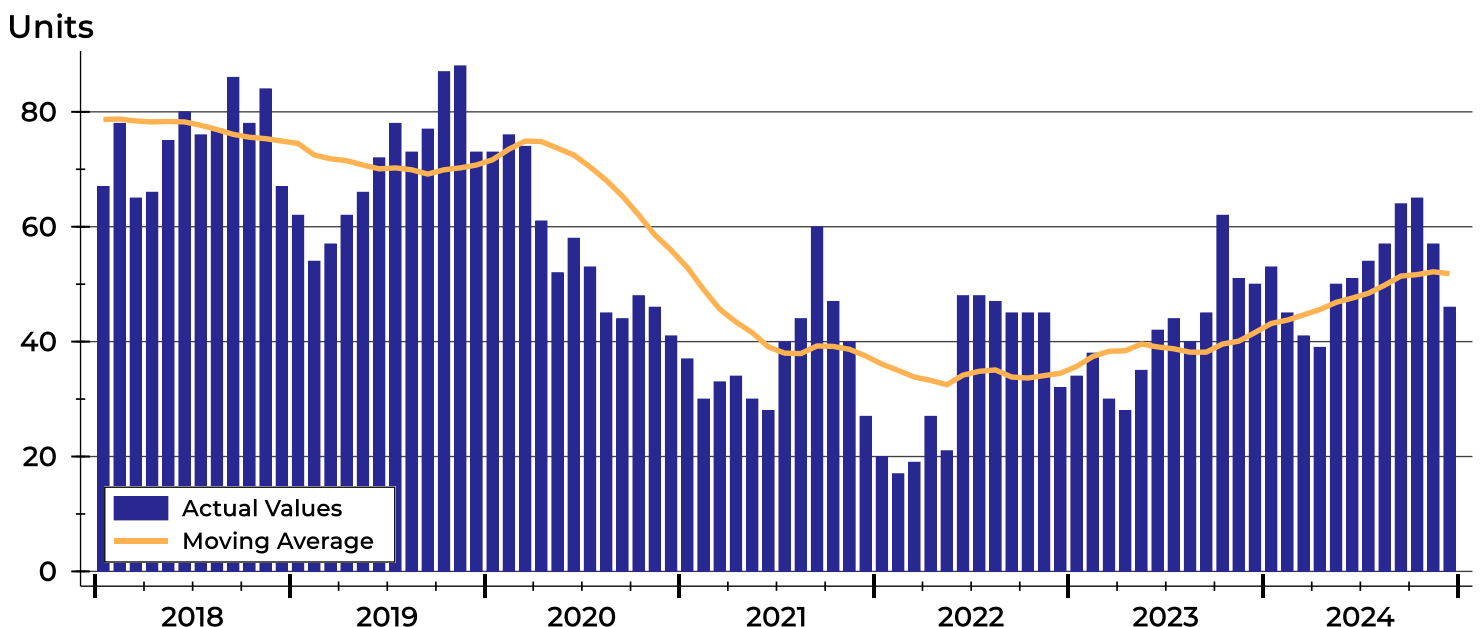
North Region Active Listings Analysis

Summary Statistics for Active Listings		2024	2023	End of December Change
Active Listings		46	50	-8.0%
Volume (1,000s)		12,525	12,595	-0.6%
Months' Supply		1.9	2.1	-9.5%
Average	List Price	272,288	251,898	8.1%
	Days on Market	89	73	21.9%
	Percent of Original	95.4%	96.8%	-1.4%
Median	List Price	234,000	192,500	21.6%
	Days on Market	78	69	13.0%
	Percent of Original	97.7%	100.0%	-2.3%

A total of 46 homes were available for sale in North Region at the end of December. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$234,000, up 21.6% from 2023. The typical time on market for active listings was 78 days, up from 69 days a year earlier.

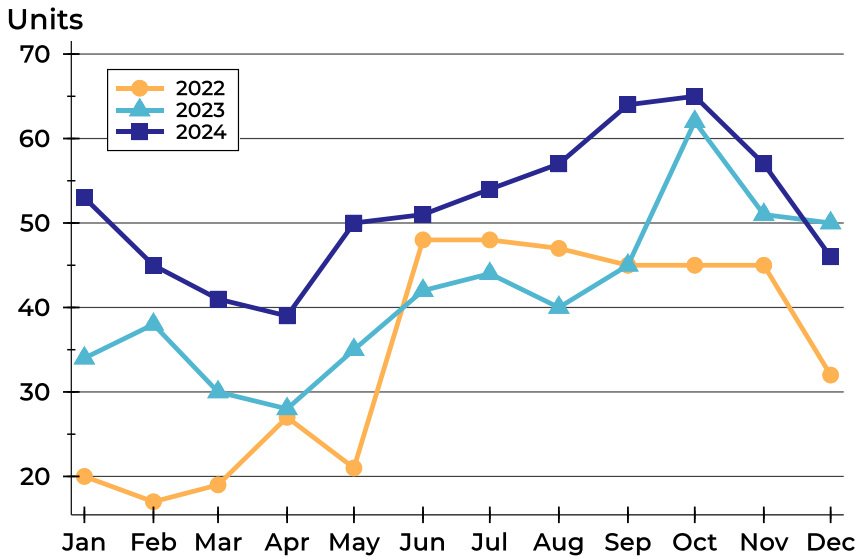
History of Active Listings





North Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	20	34	53
February	17	38	45
March	19	30	41
April	27	28	39
May	21	35	50
June	48	42	51
July	48	44	54
August	47	40	57
September	45	45	64
October	45	62	65
November	45	51	57
December	32	50	46

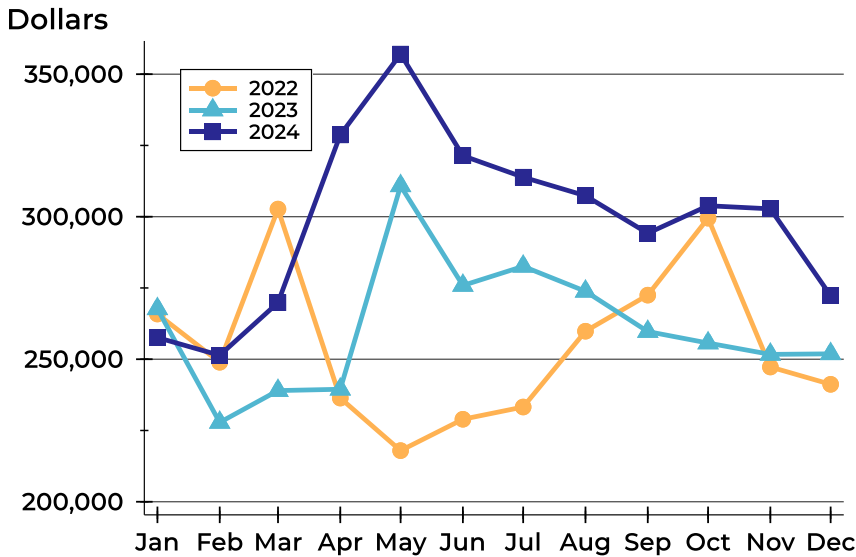
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	10.9%	2.1	67,600	65,000	32	14	97.6%	100.0%
\$100,000-\$124,999	2	4.3%	1.8	118,900	118,900	203	203	76.9%	76.9%
\$125,000-\$149,999	9	19.6%	5.1	138,756	139,000	90	48	97.2%	97.3%
\$150,000-\$174,999	2	4.3%	0.7	171,950	171,950	68	68	90.5%	90.5%
\$175,000-\$199,999	1	2.2%	N/A	184,950	184,950	82	82	93.0%	93.0%
\$200,000-\$249,999	7	15.2%	2.3	228,129	219,500	122	111	95.6%	97.6%
\$250,000-\$299,999	4	8.7%	1.2	272,125	272,250	113	88	92.3%	93.0%
\$300,000-\$399,999	6	13.0%	1.8	346,617	347,500	69	72	98.0%	99.2%
\$400,000-\$499,999	4	8.7%	N/A	453,200	458,950	99	107	93.8%	97.1%
\$500,000-\$749,999	5	10.9%	6.7	540,780	539,000	54	29	98.9%	100.0%
\$750,000-\$999,999	1	2.2%	N/A	890,000	890,000	97	97	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



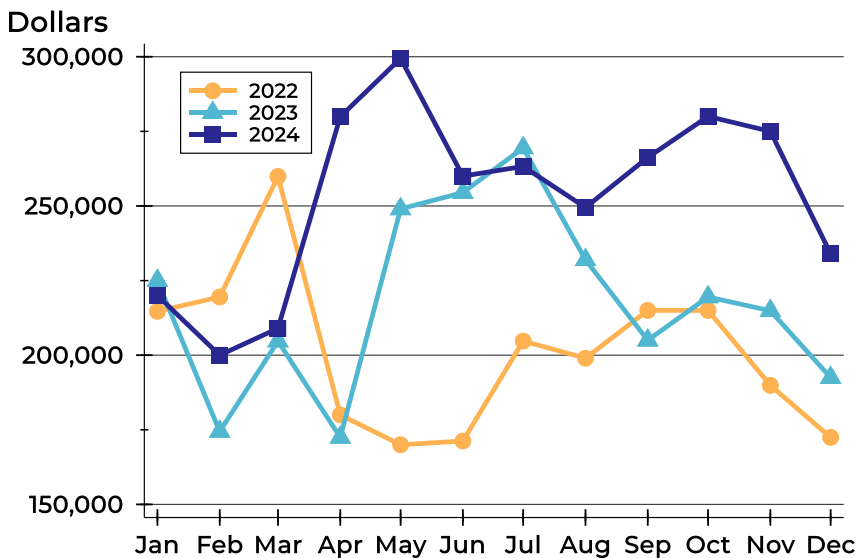
North Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	265,863	267,685	257,603
February	248,941	227,835	251,370
March	302,679	239,003	269,865
April	236,378	239,464	328,692
May	217,943	310,831	357,058
June	228,946	275,879	321,401
July	233,242	282,590	313,869
August	259,832	273,833	307,360
September	272,488	259,720	294,195
October	299,486	255,678	303,850
November	247,280	251,704	302,766
December	241,200	251,898	272,288

Median Price

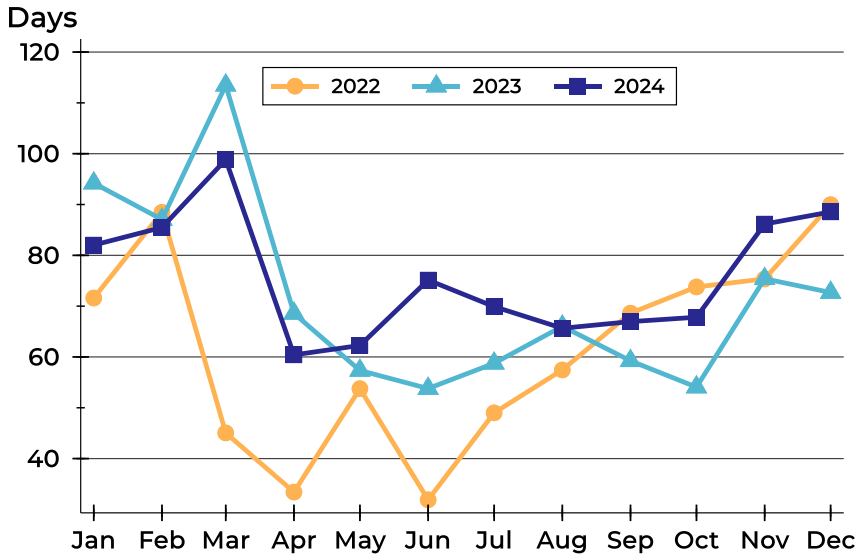


Month	2022	2023	2024
January	214,700	225,000	220,000
February	219,500	174,450	200,000
March	259,900	204,700	209,000
April	180,000	172,450	279,900
May	170,000	249,000	299,450
June	171,250	254,500	260,000
July	204,750	269,450	263,250
August	199,000	231,975	249,500
September	215,000	205,000	266,250
October	215,000	219,500	280,000
November	189,900	214,900	275,000
December	172,450	192,500	234,000



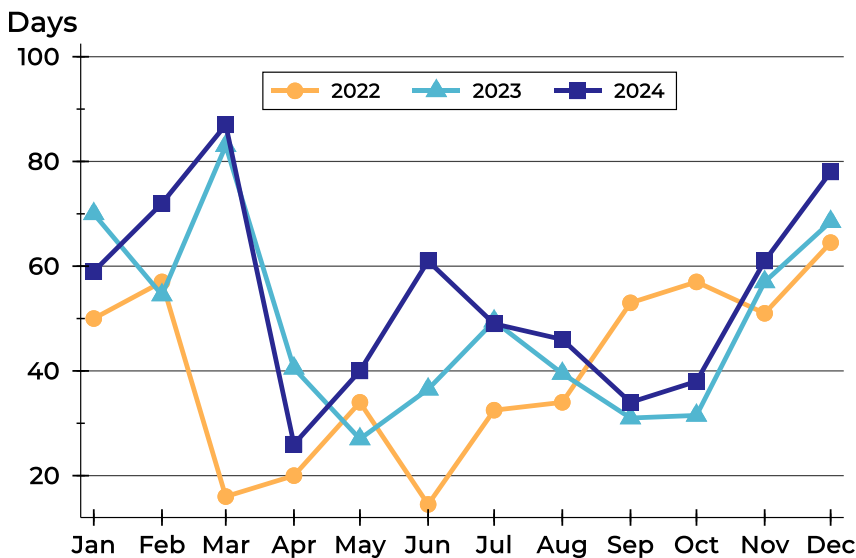
North Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	72	94	82
February	88	87	85
March	45	113	99
April	33	69	60
May	54	57	62
June	32	54	75
July	49	59	70
August	57	66	66
September	69	59	67
October	74	54	68
November	75	75	86
December	90	73	89

Median DOM

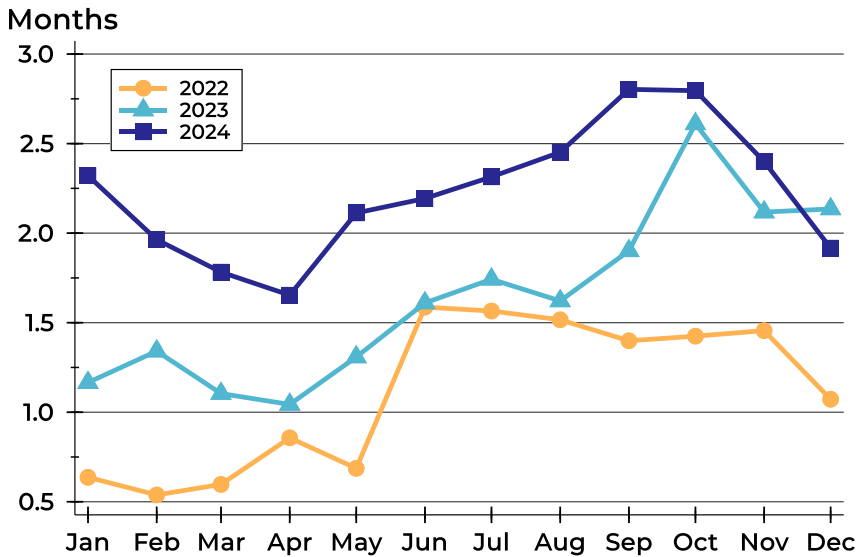


Month	2022	2023	2024
January	50	70	59
February	57	55	72
March	16	83	87
April	20	41	26
May	34	27	40
June	15	37	61
July	33	50	49
August	34	40	46
September	53	31	34
October	57	32	38
November	51	57	61
December	65	69	78



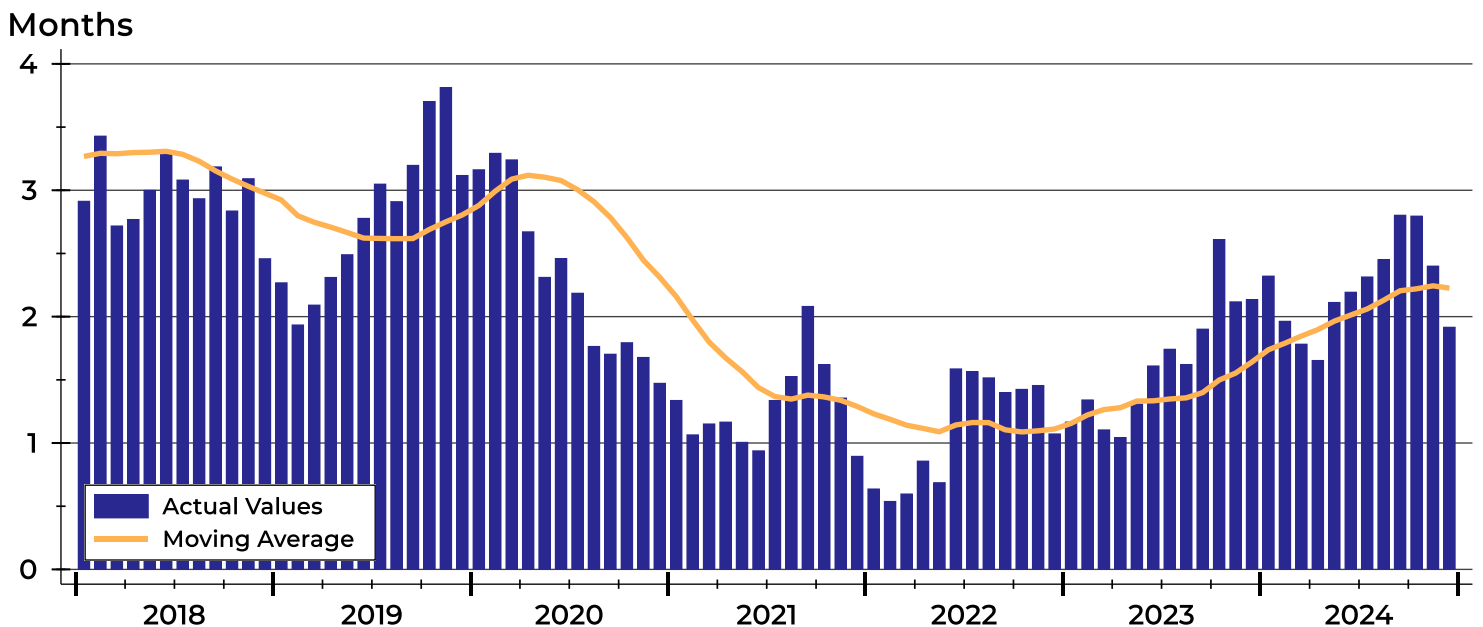
North Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	1.2	2.3
February	0.5	1.3	2.0
March	0.6	1.1	1.8
April	0.9	1.0	1.7
May	0.7	1.3	2.1
June	1.6	1.6	2.2
July	1.6	1.7	2.3
August	1.5	1.6	2.5
September	1.4	1.9	2.8
October	1.4	2.6	2.8
November	1.5	2.1	2.4
December	1.1	2.1	1.9

History of Month's Supply





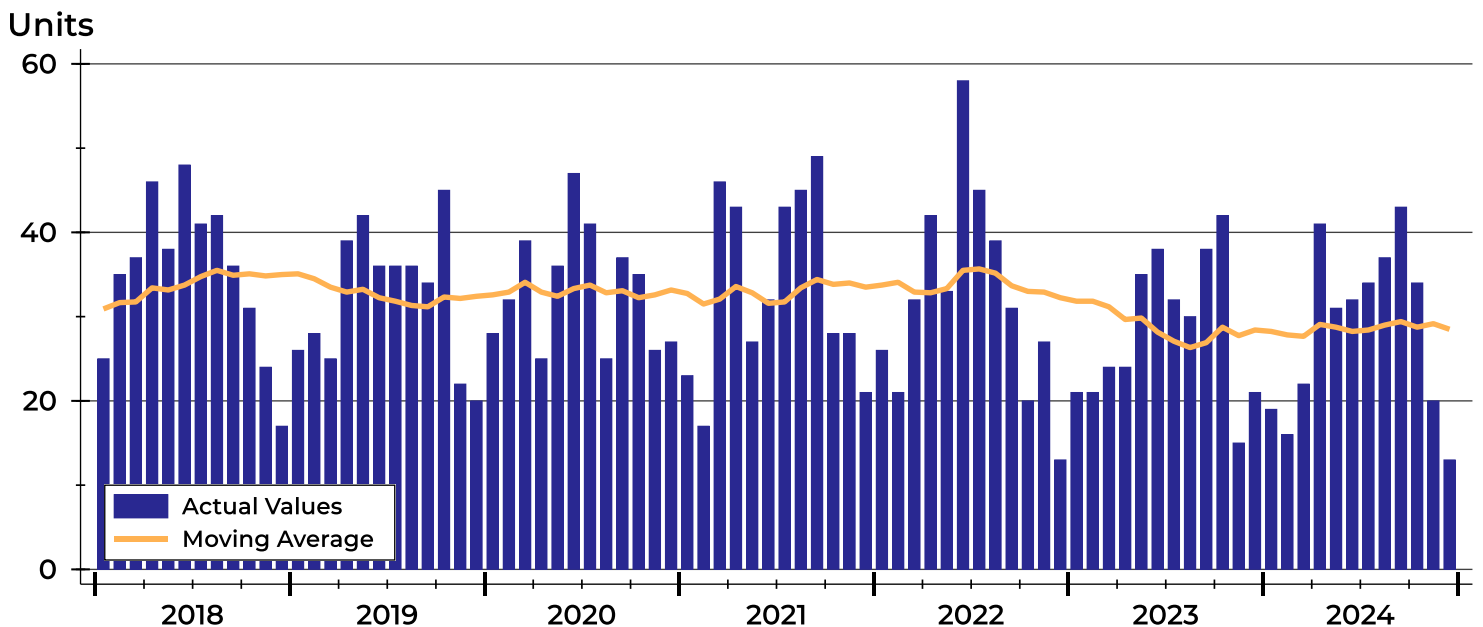
North Region New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	13	21	-38.1%
	Volume (1,000s)	3,648	4,363	-16.4%
	Average List Price	280,600	207,757	35.1%
	Median List Price	249,000	194,900	27.8%
Year-to-Date	New Listings	342	341	0.3%
	Volume (1,000s)	89,209	79,686	12.0%
	Average List Price	260,845	233,683	11.6%
	Median List Price	230,000	205,000	12.2%

A total of 13 new listings were added in North Region during December, down 38.1% from the same month in 2023. Year-to-date North Region has seen 342 new listings.

The median list price of these homes was \$249,000 up from \$194,900 in 2023.

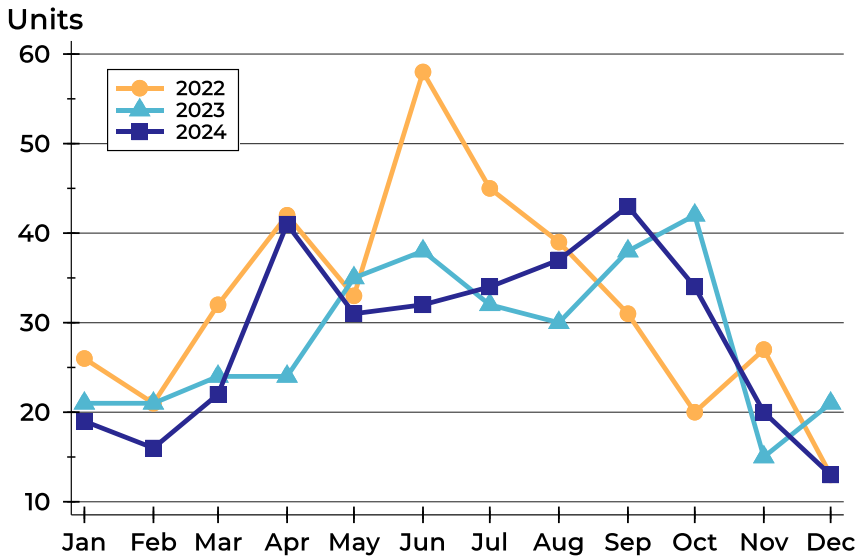
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	26	21	19
February	21	21	16
March	32	24	22
April	42	24	41
May	33	35	31
June	58	38	32
July	45	32	34
August	39	30	37
September	31	38	43
October	20	42	34
November	27	15	20
December	13	21	13

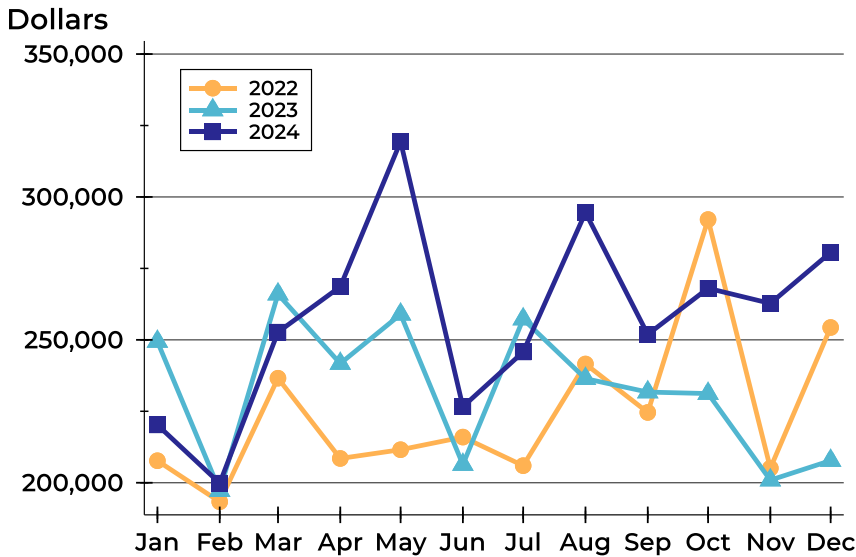
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	23.1%	58,333	55,000	18	16	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	15.4%	137,450	137,450	34	34	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	15.4%	247,000	247,000	21	21	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	269,500	269,500	8	8	100.0%	100.0%
\$300,000-\$399,999	1	7.7%	360,000	360,000	1	1	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	449,500	449,500	30	30	96.0%	96.0%
\$500,000-\$749,999	3	23.1%	541,633	525,000	28	33	99.4%	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



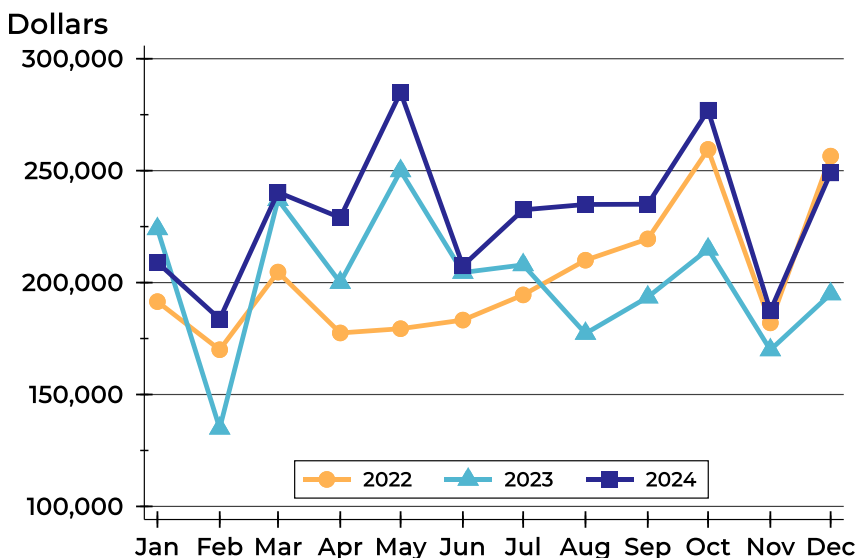
North Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	207,704	249,421	220,234
February	193,343	197,210	199,853
March	236,584	265,979	252,695
April	208,501	241,704	268,607
May	211,561	258,931	319,374
June	215,984	206,364	226,613
July	205,980	257,259	245,759
August	241,554	236,425	294,543
September	224,600	231,726	251,902
October	292,105	231,208	268,052
November	205,103	200,913	262,755
December	254,323	207,757	280,600

Median Price



Month	2022	2023	2024
January	191,500	224,000	209,000
February	170,000	134,900	183,700
March	204,700	237,000	240,350
April	177,500	200,000	229,000
May	179,400	249,900	285,000
June	183,250	204,500	207,500
July	194,500	207,900	232,500
August	210,000	177,250	234,900
September	219,500	193,500	235,000
October	259,500	214,900	277,000
November	182,000	169,900	187,400
December	256,500	194,900	249,000



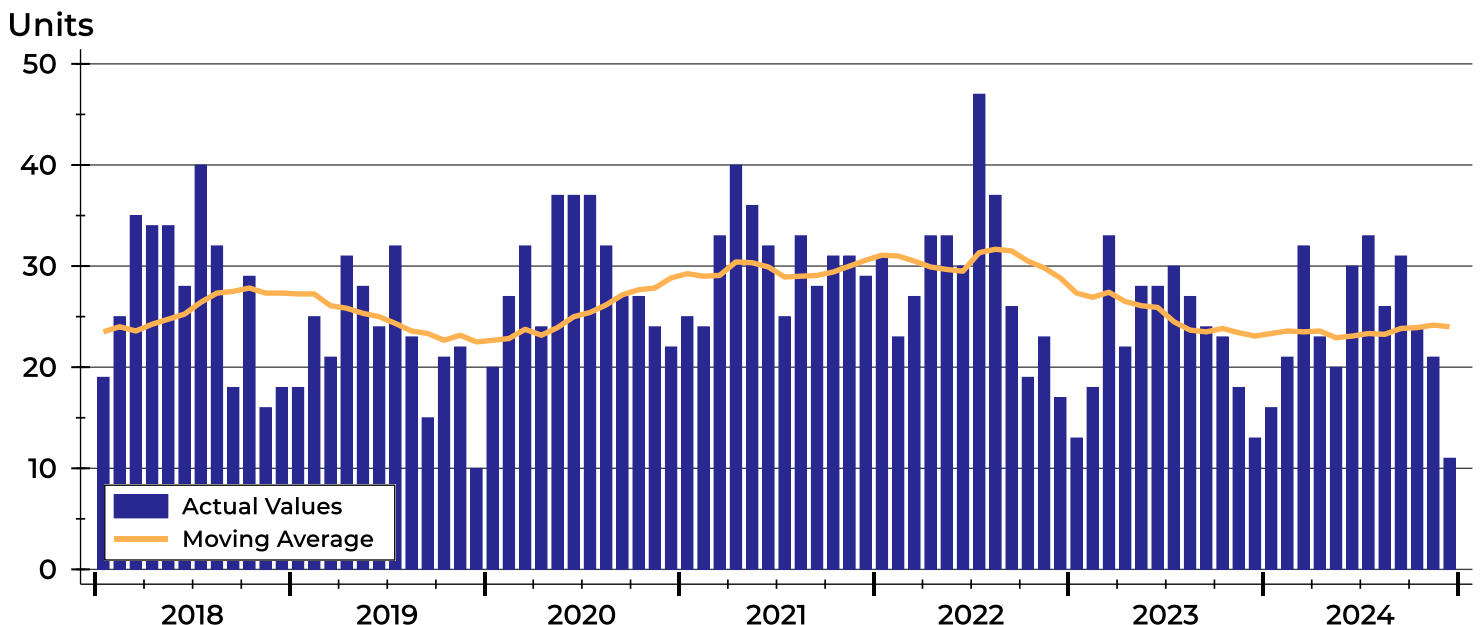
North Region Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		11	13	-15.4%	288	277	4.0%
Volume (1,000s)		3,309	3,318	-0.3%	69,793	62,854	11.0%
Average	Sale Price	300,809	255,242	17.9%	242,336	226,910	6.8%
	Days on Market	76	39	94.9%	42	30	40.0%
	Percent of Original	98.1%	99.0%	-0.9%	94.4%	95.3%	-0.9%
Median	Sale Price	279,000	239,900	16.3%	215,000	199,500	7.8%
	Days on Market	37	44	-15.9%	15	8	87.5%
	Percent of Original	100.0%	99.7%	0.3%	97.5%	99.6%	-2.1%

A total of 11 contracts for sale were written in North Region during the month of December, down from 13 in 2023. The median list price of these homes was \$279,000, up from \$239,900 the prior year.

Half of the homes that went under contract in December were on the market less than 37 days, compared to 44 days in December 2023.

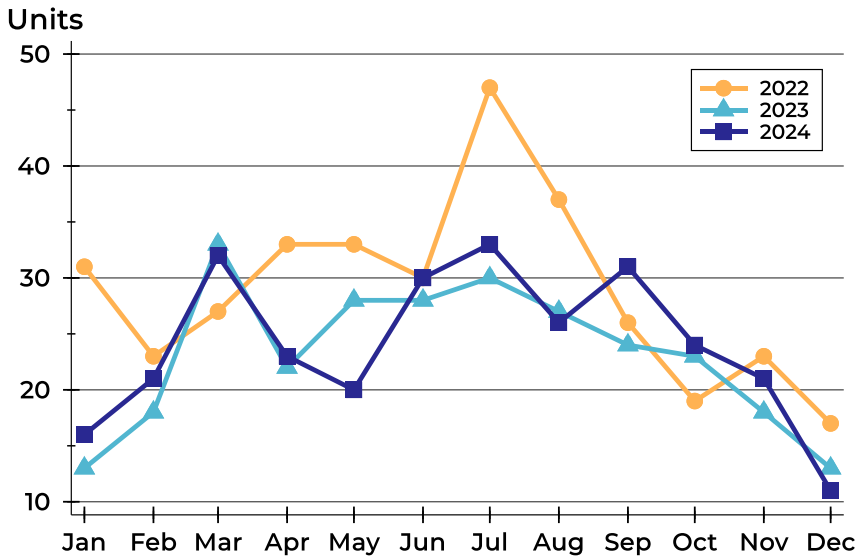
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	31	13	16
February	23	18	21
March	27	33	32
April	33	22	23
May	33	28	20
June	30	28	30
July	47	30	33
August	37	27	26
September	26	24	31
October	19	23	24
November	23	18	21
December	17	13	11

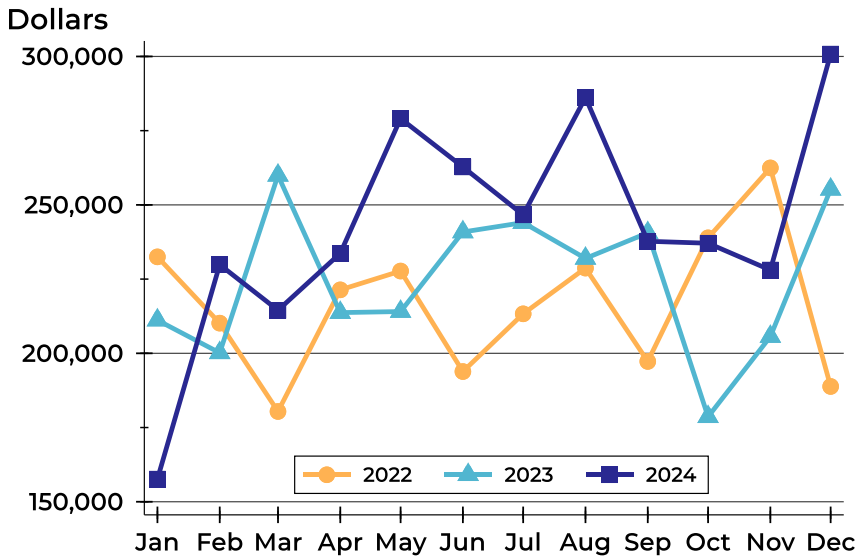
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	18.2%	76,200	76,200	123	123	95.0%	95.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	125,000	125,000	25	25	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	18.2%	247,000	247,000	21	21	100.0%	100.0%
\$250,000-\$299,999	2	18.2%	279,500	279,500	88	88	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	340,000	340,000	37	37	97.2%	97.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	18.2%	649,250	649,250	137	137	97.3%	97.3%
\$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



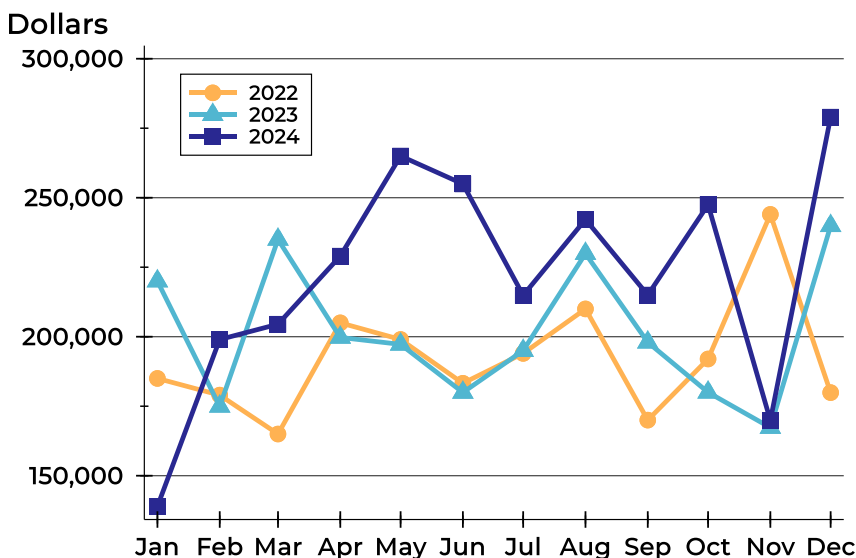
North Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	232,503	211,177	157,637
February	210,178	200,164	229,881
March	180,415	259,953	214,511
April	221,386	213,714	233,696
May	227,724	214,082	279,075
June	193,868	240,868	262,788
July	213,306	244,043	246,650
August	228,714	231,974	286,168
September	197,277	240,583	237,752
October	238,916	178,630	237,093
November	262,463	205,652	228,064
December	188,847	255,242	300,809

Median Price

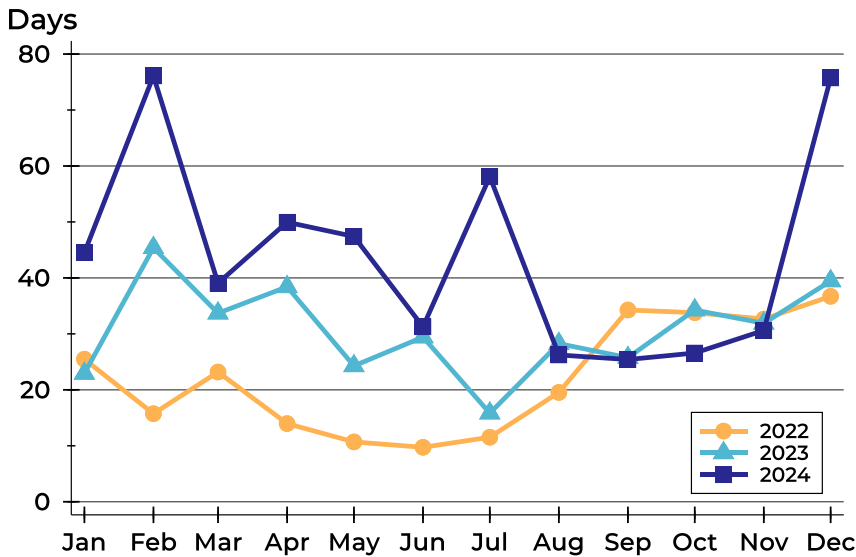


Month	2022	2023	2024
January	185,000	220,000	138,950
February	179,000	174,950	199,000
March	165,000	235,000	204,500
April	205,000	199,750	229,000
May	199,000	197,250	265,000
June	183,250	179,950	254,950
July	194,000	195,000	214,900
August	210,000	229,900	242,200
September	170,000	198,000	215,000
October	192,000	180,000	247,500
November	244,000	167,325	169,900
December	179,900	239,900	279,000



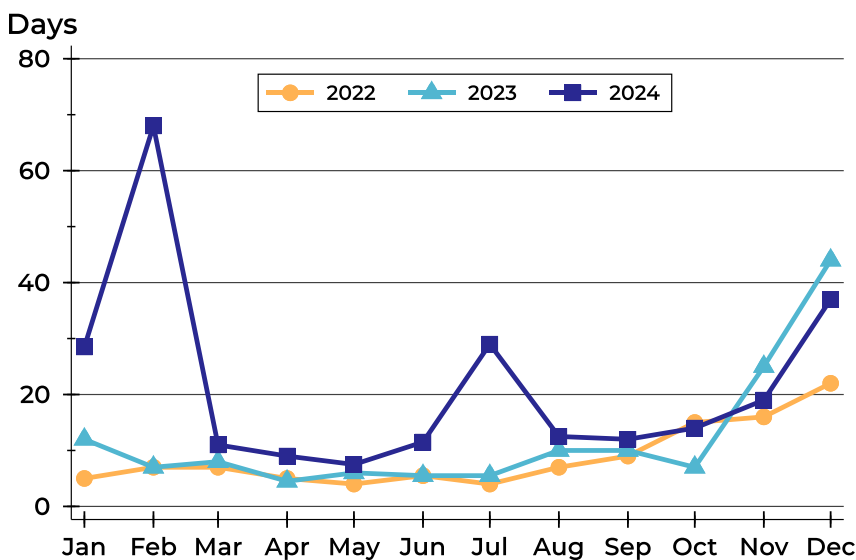
North Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	25	23	45
February	16	45	76
March	23	34	39
April	14	38	50
May	11	24	47
June	10	29	31
July	12	16	58
August	20	28	26
September	34	26	25
October	34	34	27
November	33	32	31
December	37	39	76

Median DOM



Month	2022	2023	2024
January	5	12	29
February	7	7	68
March	7	8	11
April	5	5	9
May	4	6	8
June	6	6	12
July	4	6	29
August	7	10	13
September	9	10	12
October	15	7	14
November	16	25	19
December	22	44	37



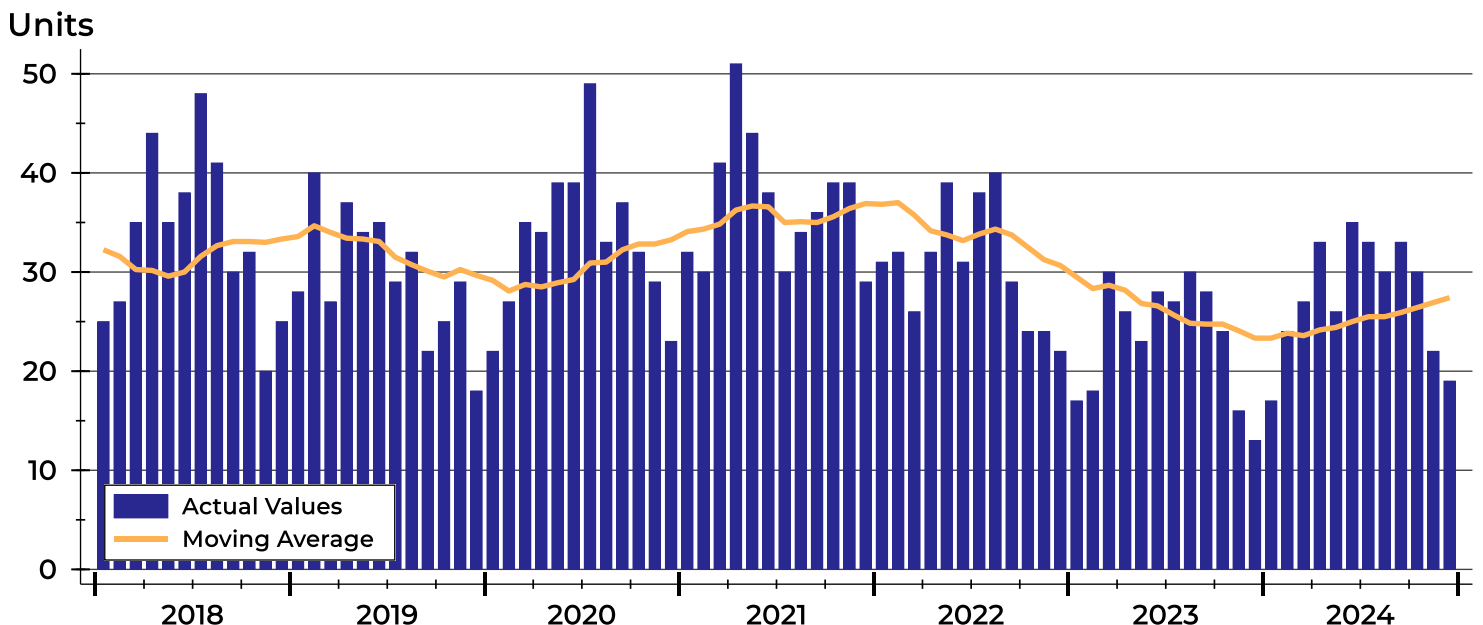
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		19	13	46.2%
Volume (1,000s)		5,464	3,381	61.6%
Average	List Price	287,595	260,042	10.6%
	Days on Market	51	35	45.7%
	Percent of Original	98.7%	98.6%	0.1%
Median	List Price	249,000	239,900	3.8%
	Days on Market	22	30	-26.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in North Region had contracts pending at the end of December, up from 13 contracts pending at the end of December 2023.

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

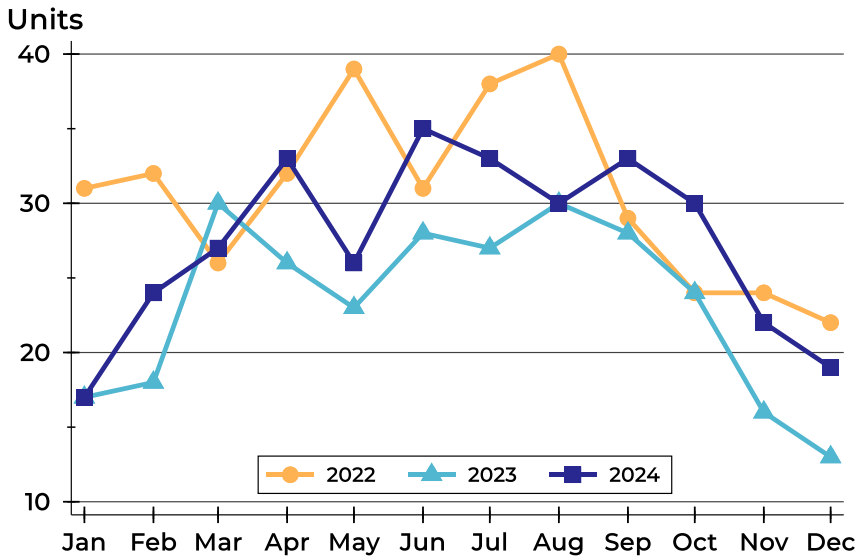
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	31	17	17
February	32	18	24
March	26	30	27
April	32	26	33
May	39	23	26
June	31	28	35
July	38	27	33
August	40	30	30
September	29	28	33
October	24	24	30
November	24	16	22
December	22	13	19

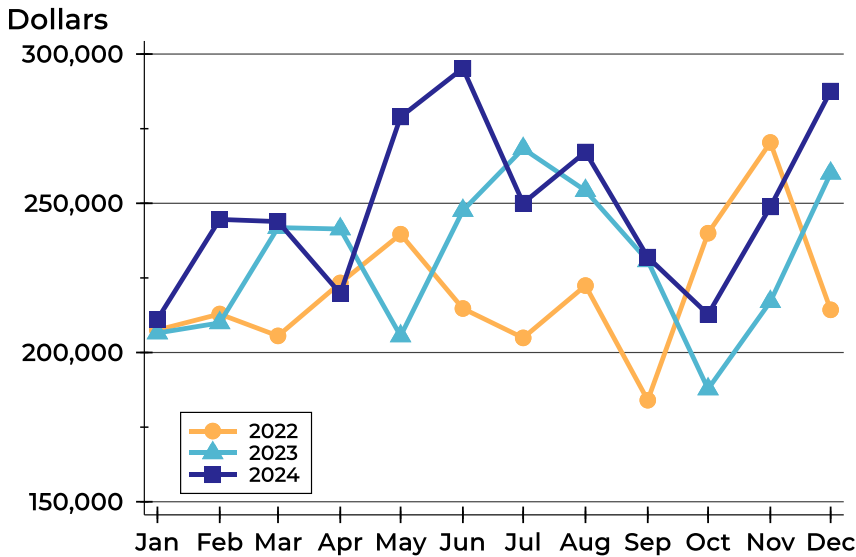
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	10.5%	76,200	76,200	123	123	95.0%	95.0%
\$100,000-\$124,999	2	10.5%	120,950	120,950	11	11	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	125,000	125,000	25	25	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	10.5%	187,000	187,000	37	37	100.0%	100.0%
\$200,000-\$249,999	4	21.1%	245,875	247,000	17	21	99.1%	100.0%
\$250,000-\$299,999	2	10.5%	279,500	279,500	88	88	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	340,000	340,000	37	37	97.2%	97.2%
\$400,000-\$499,999	1	5.3%	400,000	400,000	12	12	100.0%	100.0%
\$500,000-\$749,999	3	15.8%	649,500	650,000	94	12	98.2%	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



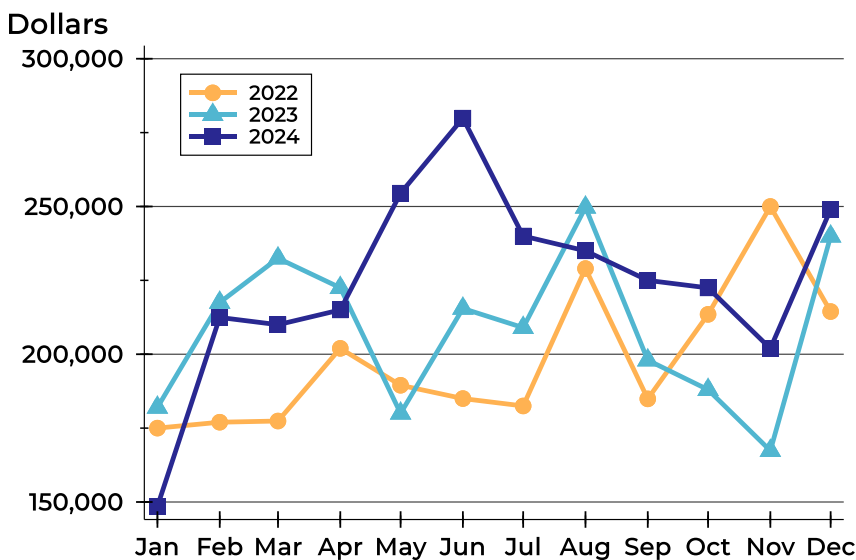
North Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	207,539	206,529	211,123
February	212,903	209,936	244,604
March	205,571	241,861	243,876
April	223,314	241,394	219,782
May	239,659	205,548	278,938
June	214,753	247,564	295,233
July	204,908	268,311	250,042
August	222,430	254,242	267,183
September	184,028	230,713	231,961
October	239,988	187,777	212,784
November	270,383	217,041	248,802
December	214,309	260,042	287,595

Median Price

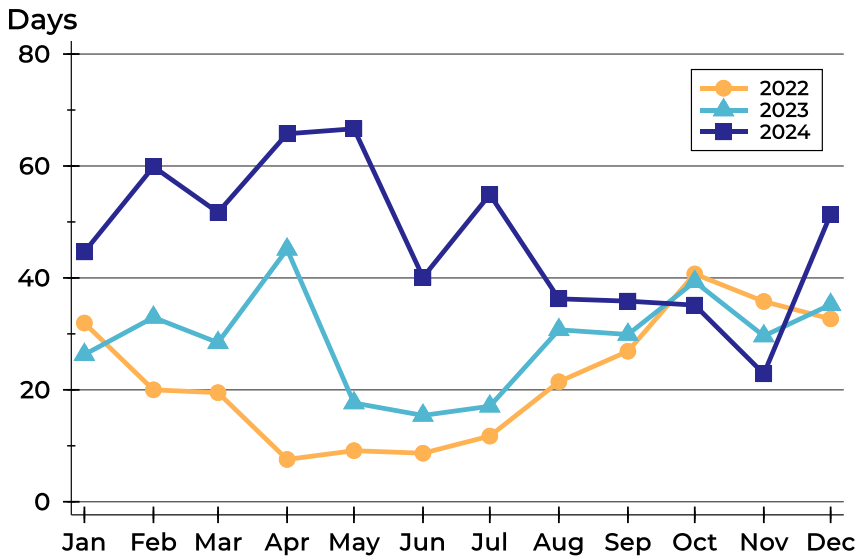


Month	2022	2023	2024
January	175,000	182,000	148,500
February	177,000	217,500	212,450
March	177,400	232,500	210,000
April	202,000	222,500	215,000
May	189,500	180,000	254,500
June	185,000	215,500	279,900
July	182,500	209,000	240,000
August	229,000	249,700	235,000
September	184,900	198,000	225,000
October	213,500	188,000	222,450
November	250,000	167,375	201,950
December	214,450	239,900	249,000



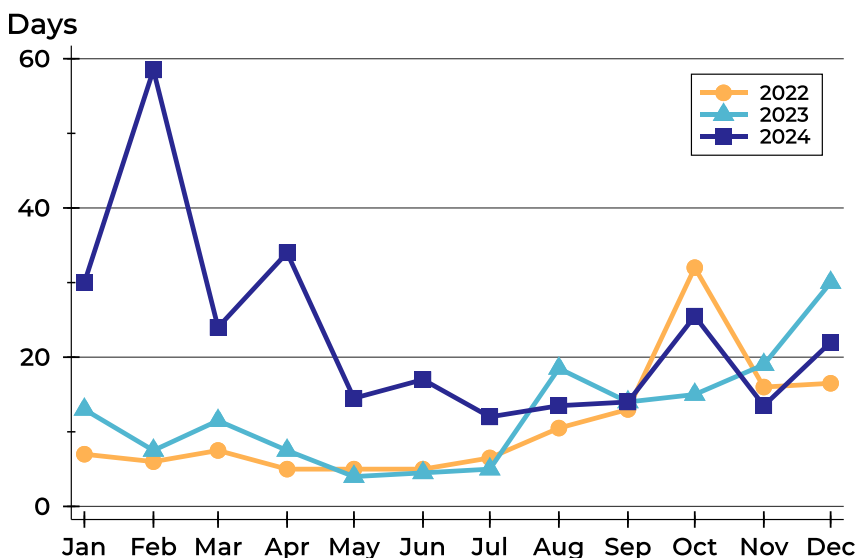
North Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	32	26	45
February	20	33	60
March	20	28	52
April	8	45	66
May	9	18	67
June	9	15	40
July	12	17	55
August	21	31	36
September	27	30	36
October	41	39	35
November	36	30	23
December	33	35	51

Median DOM



Month	2022	2023	2024
January	7	13	30
February	6	8	59
March	8	12	24
April	5	8	34
May	5	4	15
June	5	5	17
July	7	5	12
August	11	19	14
September	13	14	14
October	32	15	26
November	16	19	14
December	17	30	22



South Region Housing Report



Market Overview

South Region Home Sales Fell in December

Total home sales in South Region fell last month to 20 units, compared to 23 units in December 2023. Total sales volume was \$3.6 million, down from a year earlier.

The median sale price in December was \$171,500, down from \$180,000 a year earlier. Homes that sold in December were typically on the market for 34 days and sold for 98.5% of their list prices.

South Region Active Listings Up at End of December

The total number of active listings in South Region at the end of December was 45 units, up from 24 at the same point in 2023. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$176,900.

During December, a total of 11 contracts were written down from 13 in December 2023. 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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South Region Summary Statistics

December MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		20	23	29	326	363	418
Change from prior year		-13.0%	-20.7%	-42.0%	-10.2%	-13.2%	-11.6%
Active Listings		45	24	23	N/A	N/A	N/A
Change from prior year		87.5%	4.3%	-23.3%			
Months' Supply		1.7	0.8	0.7	N/A	N/A	N/A
Change from prior year		112.5%	14.3%	-12.5%			
New Listings		19	10	19	398	415	432
Change from prior year		90.0%	-47.4%	-44.1%	-4.1%	-3.9%	-18.2%
Contracts Written		11	13	16	322	365	393
Change from prior year		-15.4%	-18.8%	-46.7%	-11.8%	-7.1%	-18.0%
Pending Contracts		18	21	20	N/A	N/A	N/A
Change from prior year		-14.3%	5.0%	-41.2%			
Sales Volume (1,000s)		3,561	4,682	5,163	60,808	68,414	72,480
Change from prior year		-23.9%	-9.3%	-40.2%	-11.1%	-5.6%	-1.0%
Average	Sale Price	178,025	203,578	178,024	186,529	188,469	173,398
	Change from prior year	-12.6%	14.4%	3.1%	-1.0%	8.7%	12.1%
	List Price of Actives	227,329	220,708	173,822	N/A	N/A	N/A
	Change from prior year	3.0%	27.0%	14.2%			
	Days on Market	51	13	33	24	19	19
Change from prior year	292.3%	-60.6%	3.1%	26.3%	0.0%	-20.8%	
Percent of List	96.1%	98.2%	95.5%	97.3%	97.7%	97.3%	
Change from prior year	-2.1%	2.8%	-0.6%	-0.4%	0.4%	0.5%	
Percent of Original	92.6%	96.4%	91.4%	95.6%	96.1%	95.5%	
Change from prior year	-3.9%	5.5%	-2.5%	-0.5%	0.6%	-0.1%	
Median	Sale Price	171,500	180,000	143,000	170,750	165,000	142,000
	Change from prior year	-4.7%	25.9%	-8.6%	3.5%	16.2%	-2.1%
	List Price of Actives	176,900	179,250	134,900	N/A	N/A	N/A
	Change from prior year	-1.3%	32.9%	17.4%			
	Days on Market	34	3	11	7	6	6
Change from prior year	1033.3%	-72.7%	0.0%	16.7%	0.0%	0.0%	
Percent of List	98.5%	100.0%	98.7%	99.2%	99.4%	99.2%	
Change from prior year	-1.5%	1.3%	1.2%	-0.2%	0.2%	0.8%	
Percent of Original	94.3%	100.0%	92.7%	98.0%	98.4%	98.3%	
Change from prior year	-5.7%	7.9%	-4.1%	-0.4%	0.1%	0.4%	

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



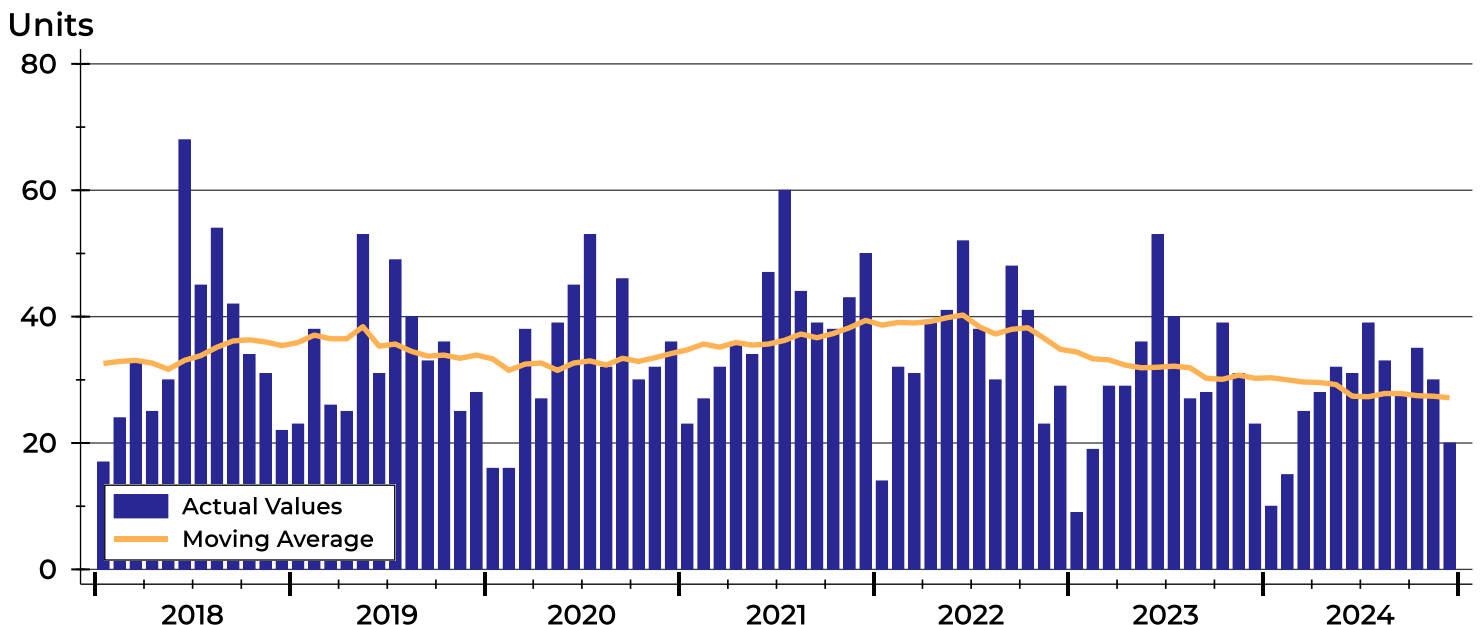
South Region Closed Listings Analysis

Summary Statistics for Closed Listings		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Closed Listings		20	23	-13.0%	326	363	-10.2%
Volume (1,000s)		3,561	4,682	-23.9%	60,808	68,414	-11.1%
Months' Supply		1.7	0.8	112.5%	N/A	N/A	N/A
Average	Sale Price	178,025	203,578	-12.6%	186,529	188,469	-1.0%
	Days on Market	51	13	292.3%	24	19	26.3%
	Percent of List	96.1%	98.2%	-2.1%	97.3%	97.7%	-0.4%
	Percent of Original	92.6%	96.4%	-3.9%	95.6%	96.1%	-0.5%
Median	Sale Price	171,500	180,000	-4.7%	170,750	165,000	3.5%
	Days on Market	34	3	1033.3%	7	6	16.7%
	Percent of List	98.5%	100.0%	-1.5%	99.2%	99.4%	-0.2%
	Percent of Original	94.3%	100.0%	-5.7%	98.0%	98.4%	-0.4%

A total of 20 homes sold in South Region in December, down from 23 units in December 2023. Total sales volume fell to \$3.6 million compared to \$4.7 million in the previous year.

The median sales price in December was \$171,500, down 4.7% compared to the prior year. Median days on market was 34 days, up from 6 days in November, and up from 3 in December 2023.

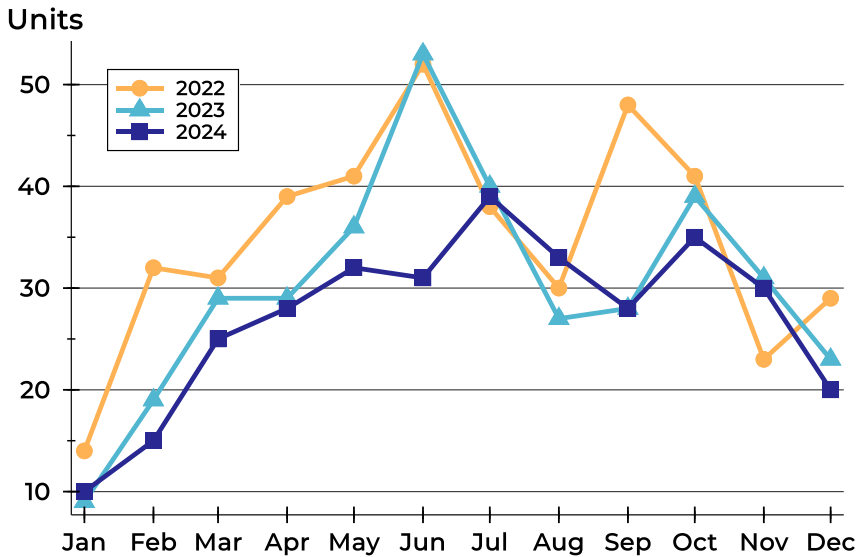
History of Closed Listings





South Region Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	9	10
February	32	19	15
March	31	29	25
April	39	29	28
May	41	36	32
June	52	53	31
July	38	40	39
August	30	27	33
September	48	28	28
October	41	39	35
November	23	31	30
December	29	23	20

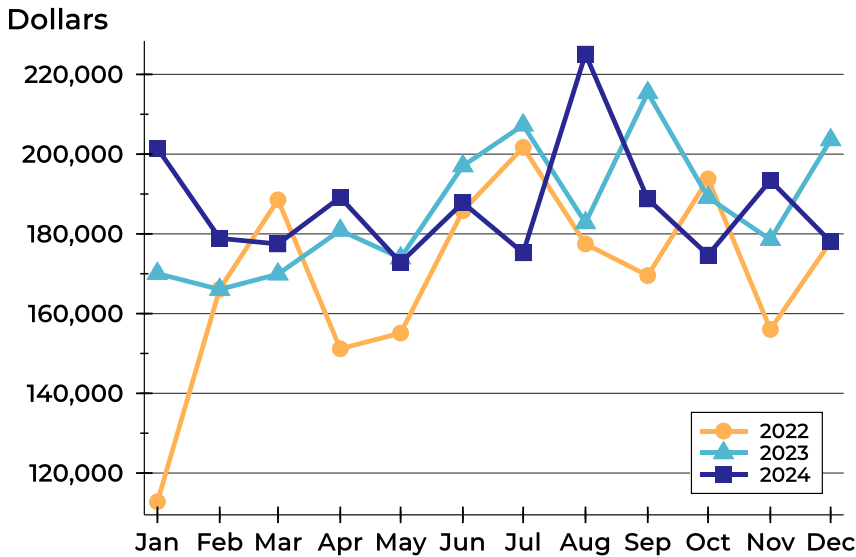
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	4.0	40,000	40,000	54	54	89.1%	89.1%	80.2%	80.2%
\$50,000-\$99,999	3	15.0%	2.4	71,000	68,000	19	9	91.9%	100.0%	90.2%	100.0%
\$100,000-\$124,999	2	10.0%	1.0	105,000	105,000	40	40	93.1%	93.1%	90.1%	90.1%
\$125,000-\$149,999	2	10.0%	1.4	127,500	127,500	101	101	96.3%	96.3%	88.0%	88.0%
\$150,000-\$174,999	2	10.0%	0.7	156,500	156,500	57	57	103.3%	103.3%	98.4%	98.4%
\$175,000-\$199,999	4	20.0%	2.2	186,250	183,500	53	50	95.8%	96.3%	92.0%	91.8%
\$200,000-\$249,999	2	10.0%	0.9	239,750	239,750	91	91	97.1%	97.1%	94.7%	94.7%
\$250,000-\$299,999	3	15.0%	0.5	265,000	262,500	39	30	97.0%	96.2%	95.9%	94.3%
\$300,000-\$399,999	0	0.0%	2.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.0%	4.8	510,000	510,000	0	0	104.1%	104.1%	104.1%	104.1%
\$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



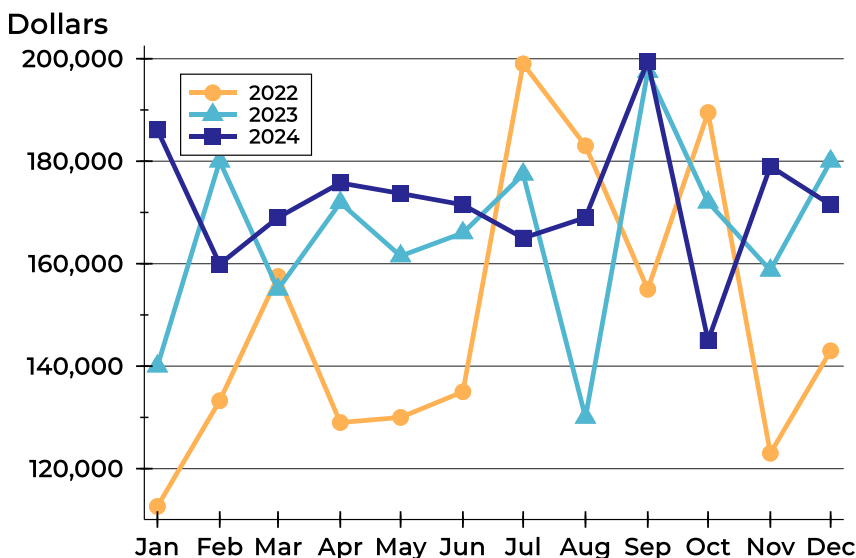
South Region Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	112,796	170,056	201,460
February	166,151	166,053	178,884
March	188,532	169,907	177,468
April	151,170	180,879	189,164
May	155,110	173,943	172,784
June	185,795	197,045	187,827
July	201,697	207,278	175,244
August	177,477	182,759	225,108
September	169,540	215,396	188,762
October	193,788	189,132	174,689
November	156,032	178,562	193,413
December	178,024	203,578	178,025

Median Price

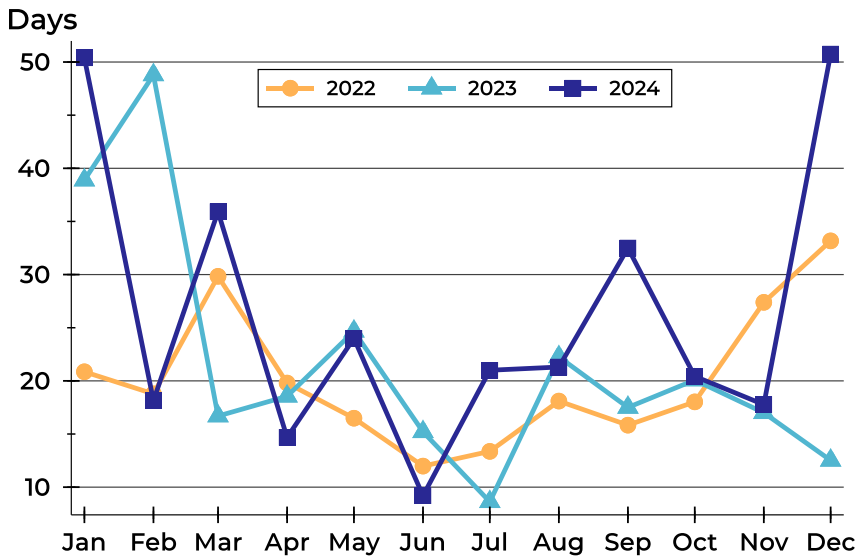


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	159,900
March	157,500	155,000	169,000
April	129,000	171,900	175,750
May	130,000	161,500	173,700
June	135,000	166,000	171,500
July	199,000	177,450	165,000
August	183,000	130,000	169,000
September	155,000	197,500	199,500
October	189,500	172,000	145,000
November	123,000	158,700	179,000
December	143,000	180,000	171,500



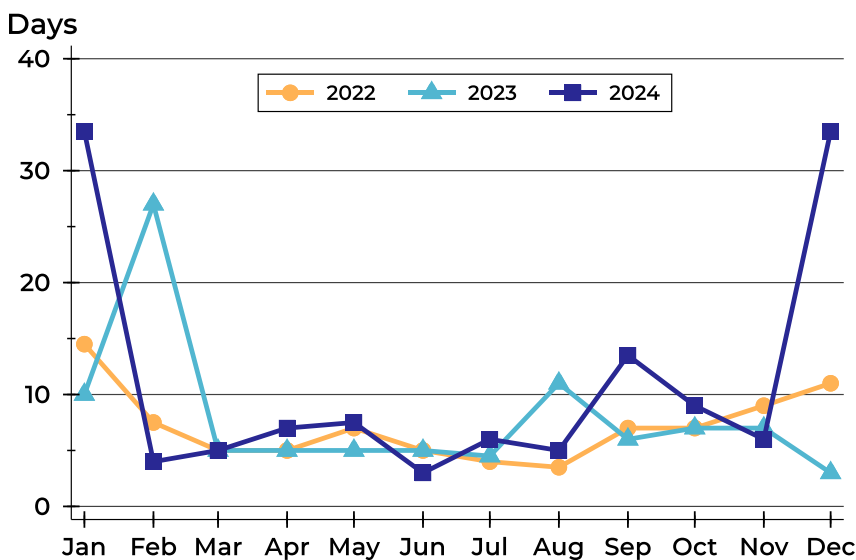
South Region Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	39	50
February	19	49	18
March	30	17	36
April	20	19	15
May	16	25	24
June	12	15	9
July	13	9	21
August	18	22	21
September	16	18	33
October	18	20	20
November	27	17	18
December	33	13	51

Median DOM



Month	2022	2023	2024
January	15	10	34
February	8	27	4
March	5	5	5
April	5	5	7
May	7	5	8
June	5	5	3
July	4	5	6
August	4	11	5
September	7	6	14
October	7	7	9
November	9	7	6
December	11	3	34



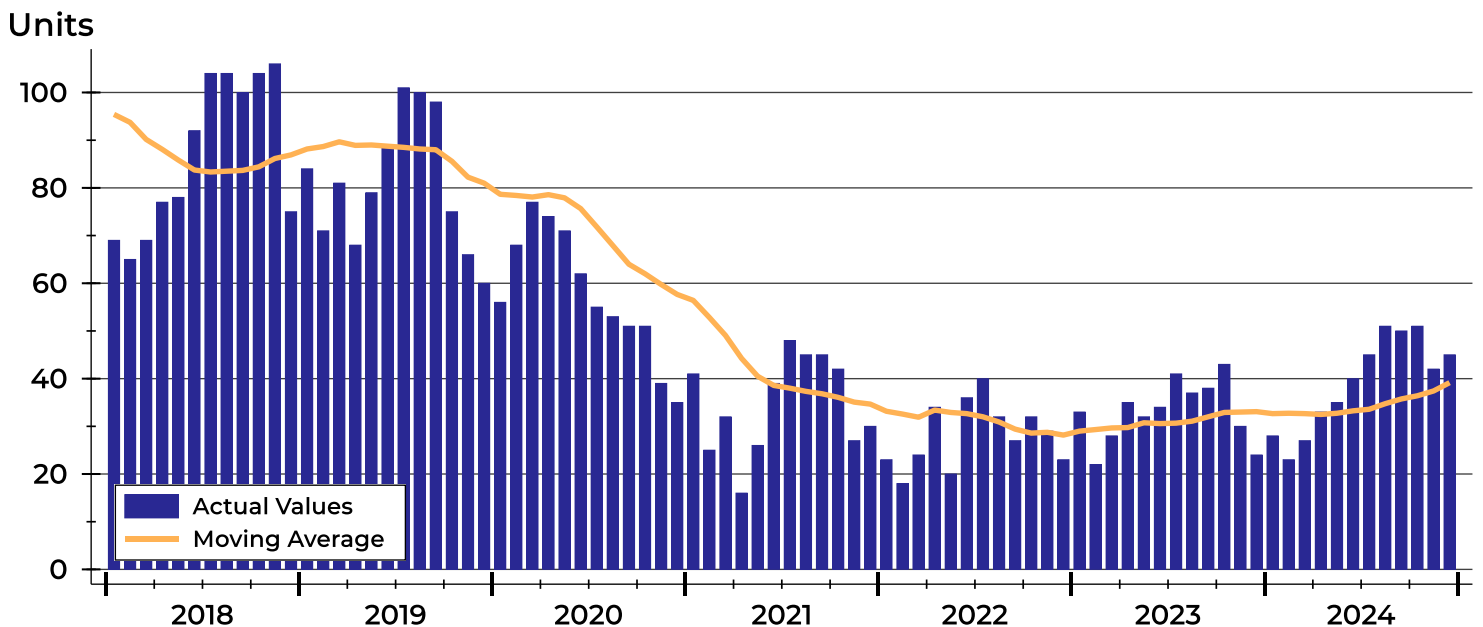
South Region Active Listings Analysis

Summary Statistics for Active Listings		End of December		
		2024	2023	Change
Active Listings		45	24	87.5%
Volume (1,000s)		10,230	5,297	93.1%
Months' Supply		1.7	0.8	112.5%
Average	List Price	227,329	220,708	3.0%
	Days on Market	70	91	-23.1%
	Percent of Original	95.0%	97.0%	-2.1%
Median	List Price	176,900	179,250	-1.3%
	Days on Market	78	81	-3.7%
	Percent of Original	98.0%	100.0%	-2.0%

A total of 45 homes were available for sale in South Region at the end of December. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of December was \$176,900, down 1.3% from 2023. The typical time on market for active listings was 78 days, down from 81 days a year earlier.

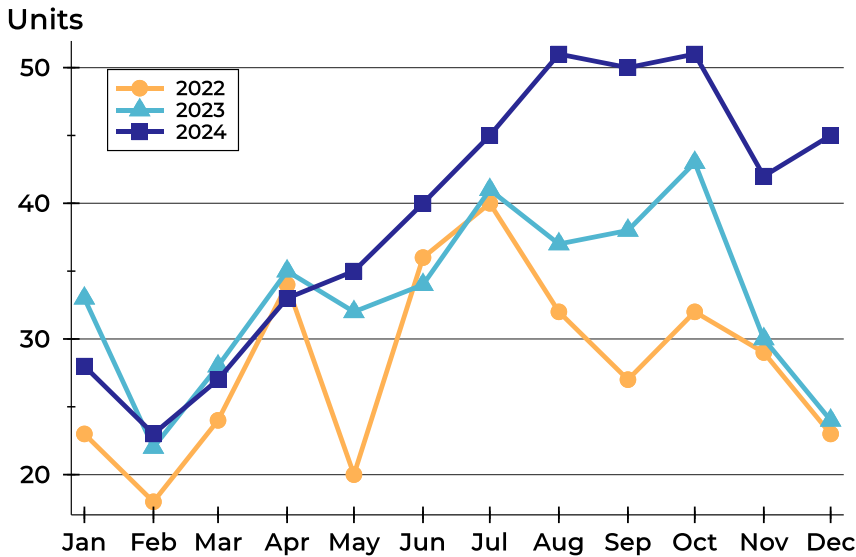
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	23	33	28
February	18	22	23
March	24	28	27
April	34	35	33
May	20	32	35
June	36	34	40
July	40	41	45
August	32	37	51
September	27	38	50
October	32	43	51
November	29	30	42
December	23	24	45

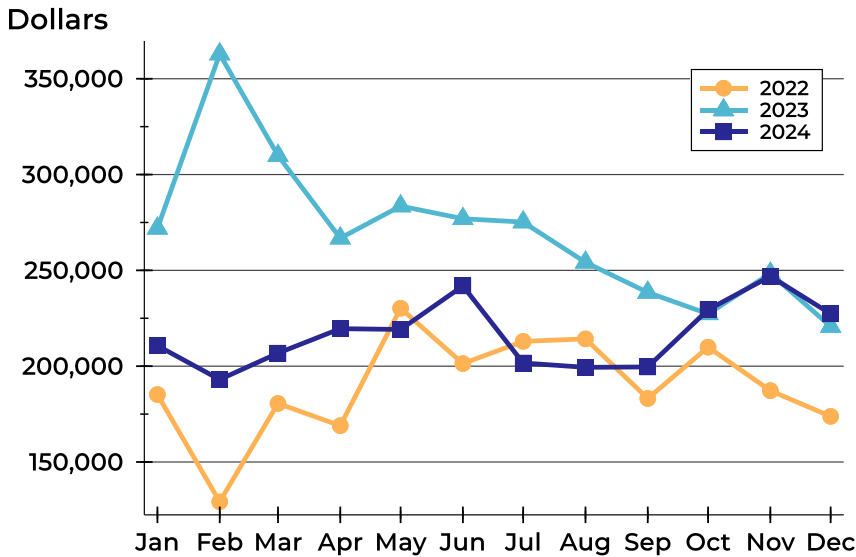
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	4	8.9%	4.0	39,474	36,450	101	129	95.8%	100.0%
\$50,000-\$99,999	8	17.8%	2.4	90,075	91,450	85	78	90.5%	90.3%
\$100,000-\$124,999	2	4.4%	1.0	115,000	115,000	102	102	89.1%	89.1%
\$125,000-\$149,999	5	11.1%	1.4	136,320	139,900	35	16	98.8%	100.0%
\$150,000-\$174,999	3	6.7%	0.7	162,133	159,900	68	85	97.3%	100.0%
\$175,000-\$199,999	6	13.3%	2.2	186,950	189,450	54	42	97.7%	98.4%
\$200,000-\$249,999	4	8.9%	0.9	238,475	240,450	39	32	96.4%	97.1%
\$250,000-\$299,999	1	2.2%	0.5	284,900	284,900	51	51	98.3%	98.3%
\$300,000-\$399,999	7	15.6%	2.6	358,557	344,000	62	83	94.0%	96.1%
\$400,000-\$499,999	2	4.4%	N/A	452,450	452,450	82	82	97.9%	97.9%
\$500,000-\$749,999	2	4.4%	4.8	664,500	664,500	129	129	93.7%	93.7%
\$750,000-\$999,999	1	2.2%	N/A	849,000	849,000	82	82	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



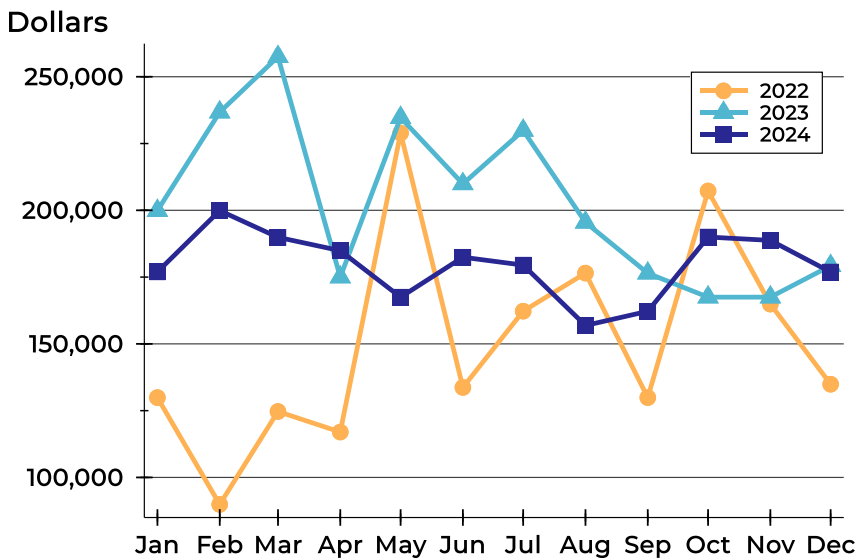
South Region Active Listings Analysis

Average Price



Month	2022	2023	2024
January	185,204	271,926	210,704
February	129,250	362,877	193,028
March	180,565	309,907	206,807
April	168,941	266,806	219,577
May	230,253	283,563	219,176
June	201,368	276,956	241,898
July	212,957	275,188	201,665
August	214,261	254,205	199,405
September	183,156	238,491	199,601
October	209,934	227,314	229,471
November	187,245	248,407	246,912
December	173,822	220,708	227,329

Median Price

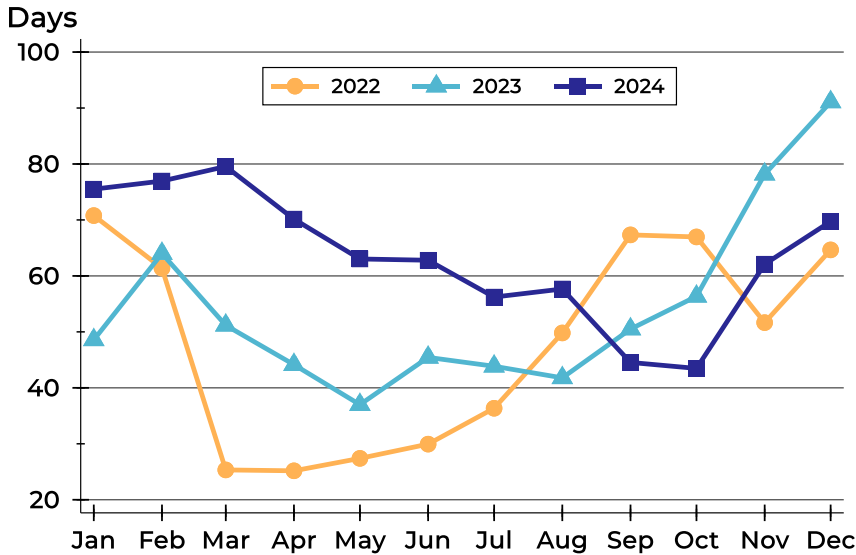


Month	2022	2023	2024
January	129,900	199,900	176,950
February	89,900	236,750	199,900
March	124,700	257,500	189,900
April	117,000	175,000	184,900
May	228,950	234,700	167,500
June	133,700	209,900	182,450
July	162,250	229,900	179,500
August	176,500	195,500	156,900
September	129,900	176,450	162,200
October	207,250	167,500	190,000
November	164,900	167,500	188,750
December	134,900	179,250	176,900



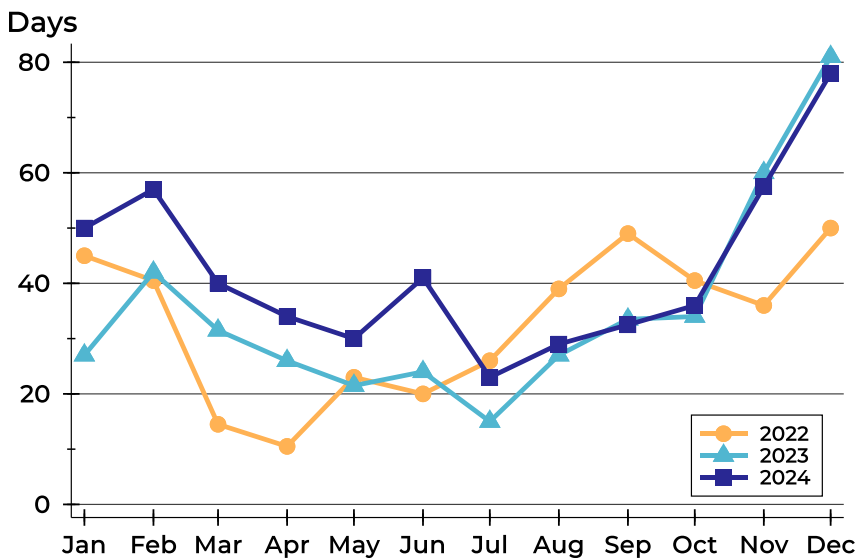
South Region Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	71	49	76
February	61	64	77
March	25	51	80
April	25	44	70
May	27	37	63
June	30	45	63
July	36	44	56
August	50	42	58
September	67	51	45
October	67	56	43
November	52	78	62
December	65	91	70

Median DOM

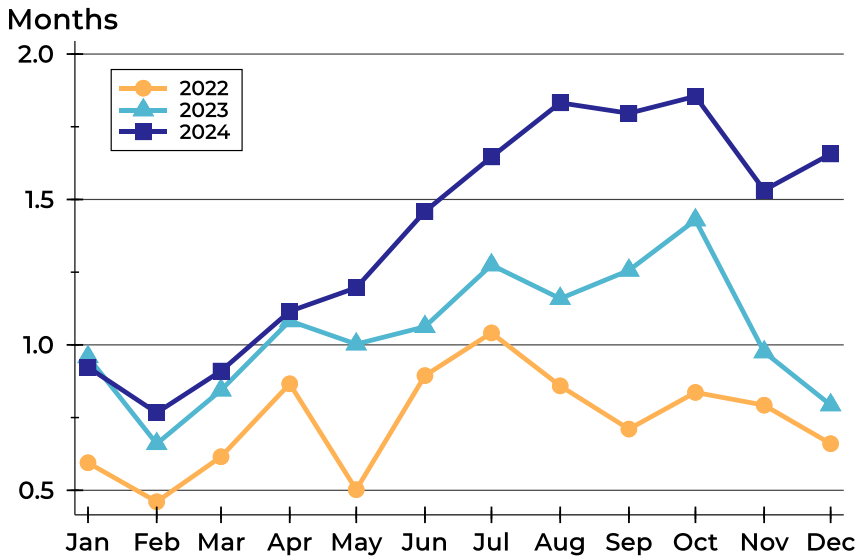


Month	2022	2023	2024
January	45	27	50
February	41	42	57
March	15	32	40
April	11	26	34
May	23	22	30
June	20	24	41
July	26	15	23
August	39	27	29
September	49	34	33
October	41	34	36
November	36	60	58
December	50	81	78



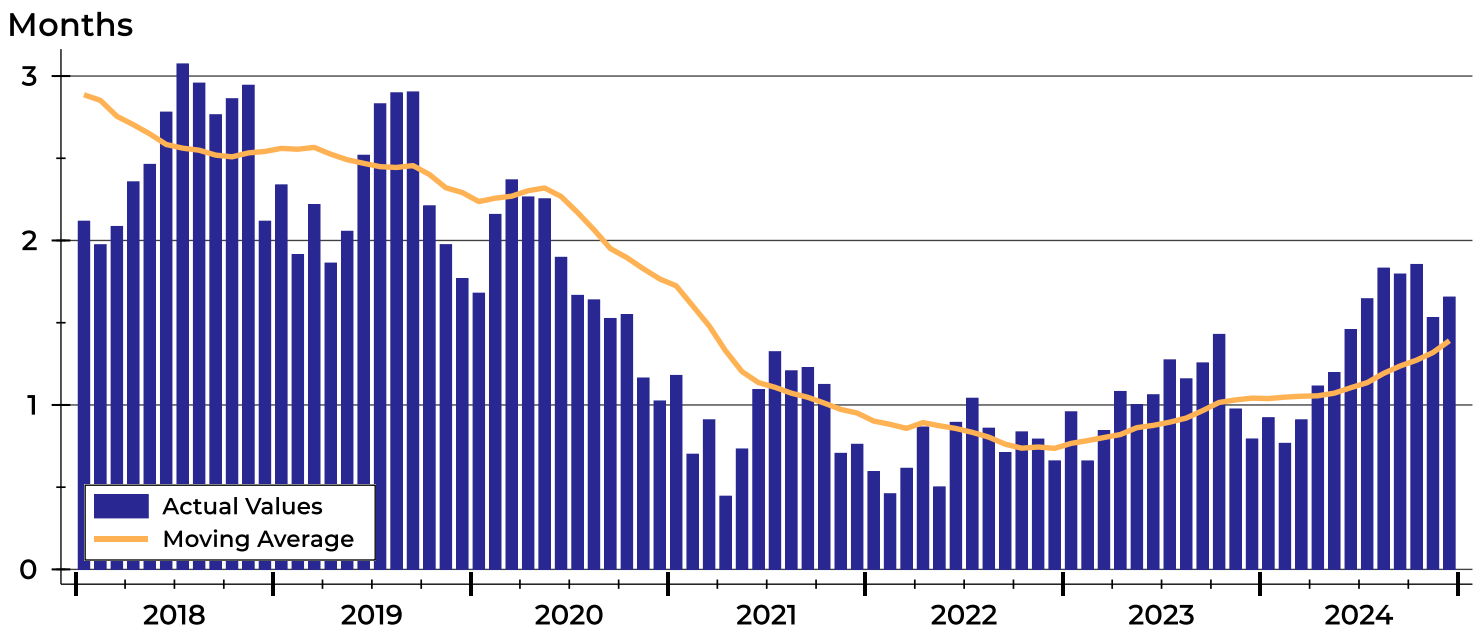
South Region Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.6	1.0	0.9
February	0.5	0.7	0.8
March	0.6	0.8	0.9
April	0.9	1.1	1.1
May	0.5	1.0	1.2
June	0.9	1.1	1.5
July	1.0	1.3	1.6
August	0.9	1.2	1.8
September	0.7	1.3	1.8
October	0.8	1.4	1.9
November	0.8	1.0	1.5
December	0.7	0.8	1.7

History of Month's Supply





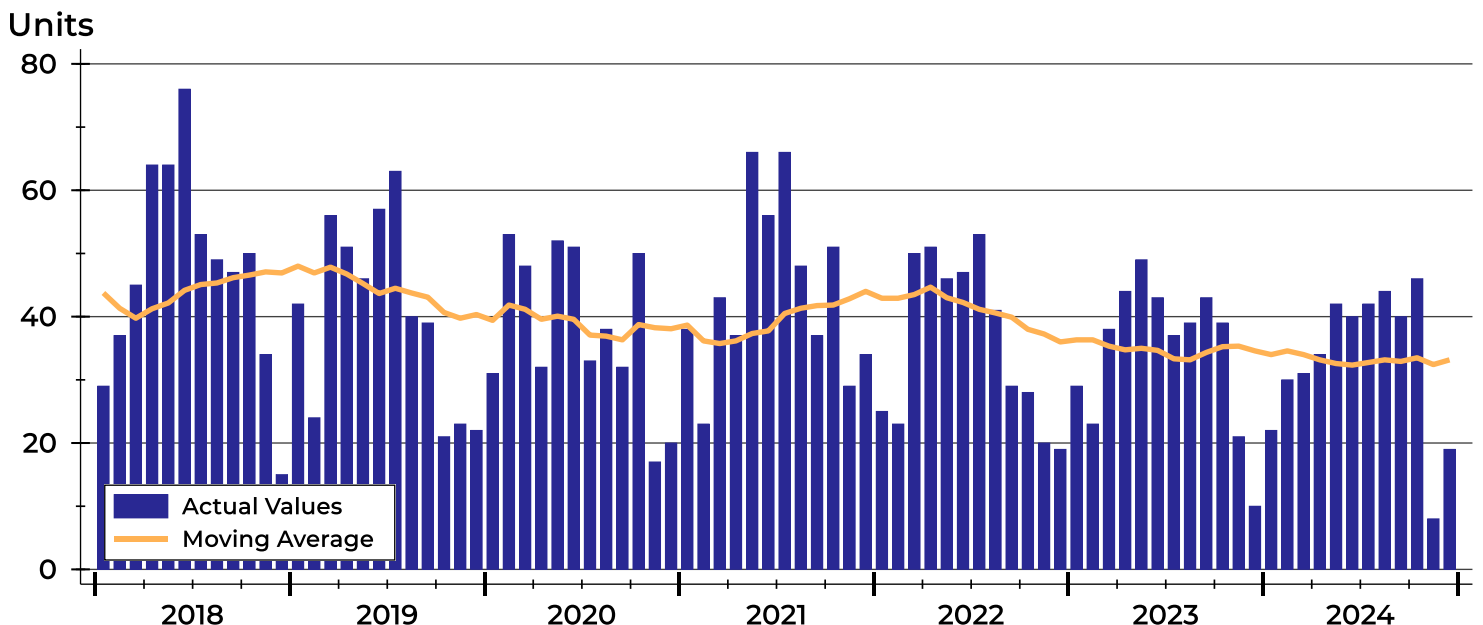
South Region New Listings Analysis

Summary Statistics for New Listings		2024	December 2023	Change
Current Month	New Listings	19	10	90.0%
	Volume (1,000s)	3,404	1,870	82.0%
	Average List Price	179,132	187,000	-4.2%
	Median List Price	155,000	199,750	-22.4%
Year-to-Date	New Listings	398	415	-4.1%
	Volume (1,000s)	78,674	81,790	-3.8%
	Average List Price	197,673	197,084	0.3%
	Median List Price	174,250	168,500	3.4%

A total of 19 new listings were added in South Region during December, up 90.0% from the same month in 2023. Year-to-date South Region has seen 398 new listings.

The median list price of these homes was \$155,000 down from \$199,750 in 2023.

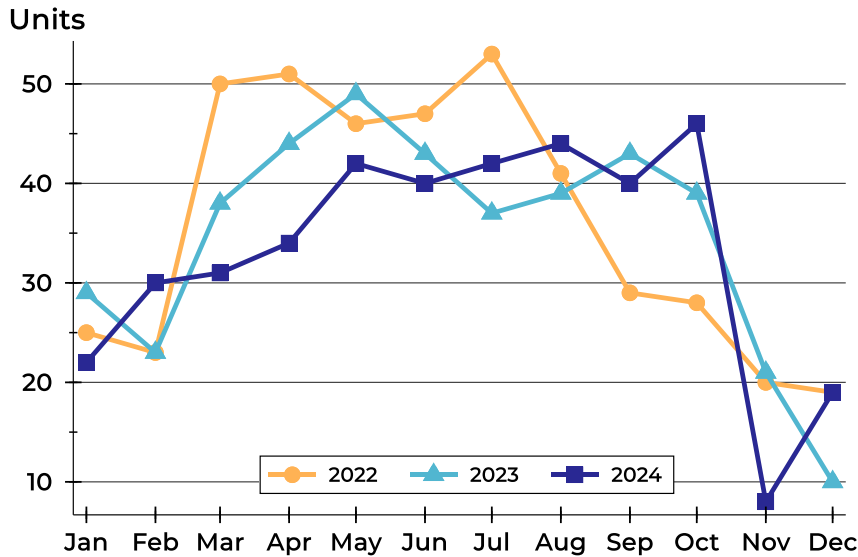
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	29	22
February	23	23	30
March	50	38	31
April	51	44	34
May	46	49	42
June	47	43	40
July	53	37	42
August	41	39	44
September	29	43	40
October	28	39	46
November	20	21	8
December	19	10	19

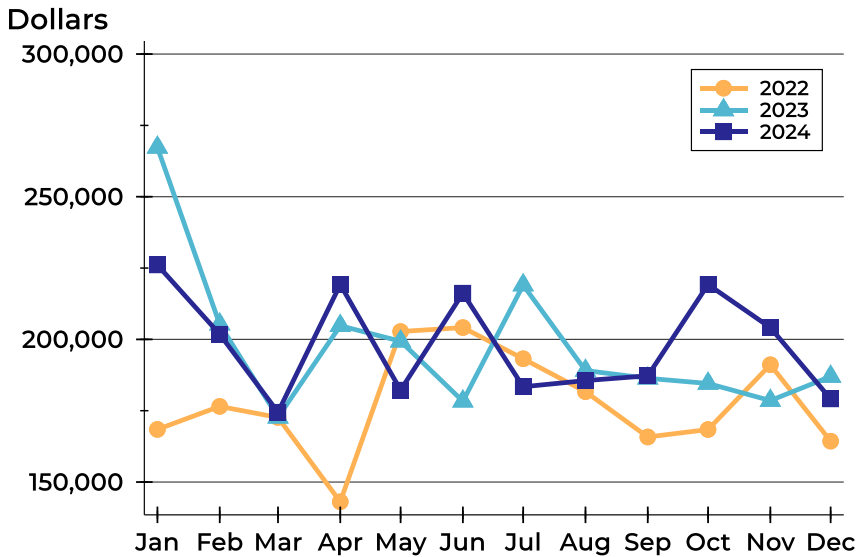
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	10.5%	43,450	43,450	16	16	100.0%	100.0%
\$50,000-\$99,999	2	10.5%	89,700	89,700	26	26	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	5	26.3%	137,320	139,900	16	17	98.5%	100.0%
\$150,000-\$174,999	3	15.8%	161,300	159,000	7	4	98.7%	100.0%
\$175,000-\$199,999	2	10.5%	188,450	188,450	20	20	97.4%	97.4%
\$200,000-\$249,999	1	5.3%	236,000	236,000	11	11	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	269,900	269,900	7	7	100.0%	100.0%
\$300,000-\$399,999	3	15.8%	361,300	374,900	4	3	101.1%	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



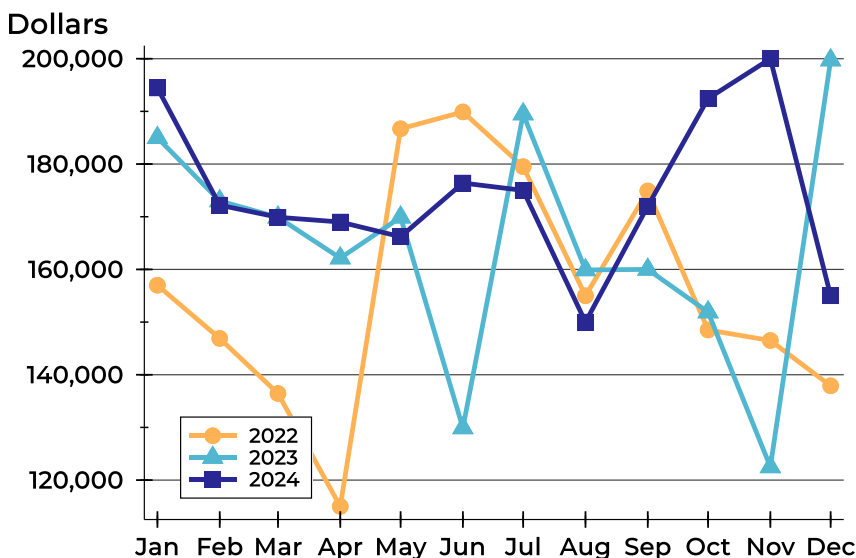
South Region New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	267,281	226,082
February	176,520	205,309	201,823
March	172,639	172,682	174,489
April	143,091	204,777	219,243
May	202,759	199,347	182,243
June	204,147	178,316	216,213
July	193,221	219,032	183,405
August	181,672	189,077	185,573
September	165,793	186,359	187,243
October	168,418	184,555	219,237
November	191,115	178,557	204,138
December	164,337	187,000	179,132

Median Price



Month	2022	2023	2024
January	157,000	185,000	194,450
February	146,900	173,000	172,200
March	136,450	169,900	169,900
April	115,000	162,150	169,000
May	186,700	169,900	166,200
June	189,900	129,900	176,400
July	179,500	189,500	175,000
August	155,000	159,900	150,000
September	174,900	160,000	172,000
October	148,500	151,900	192,450
November	146,500	122,500	200,000
December	137,900	199,750	155,000



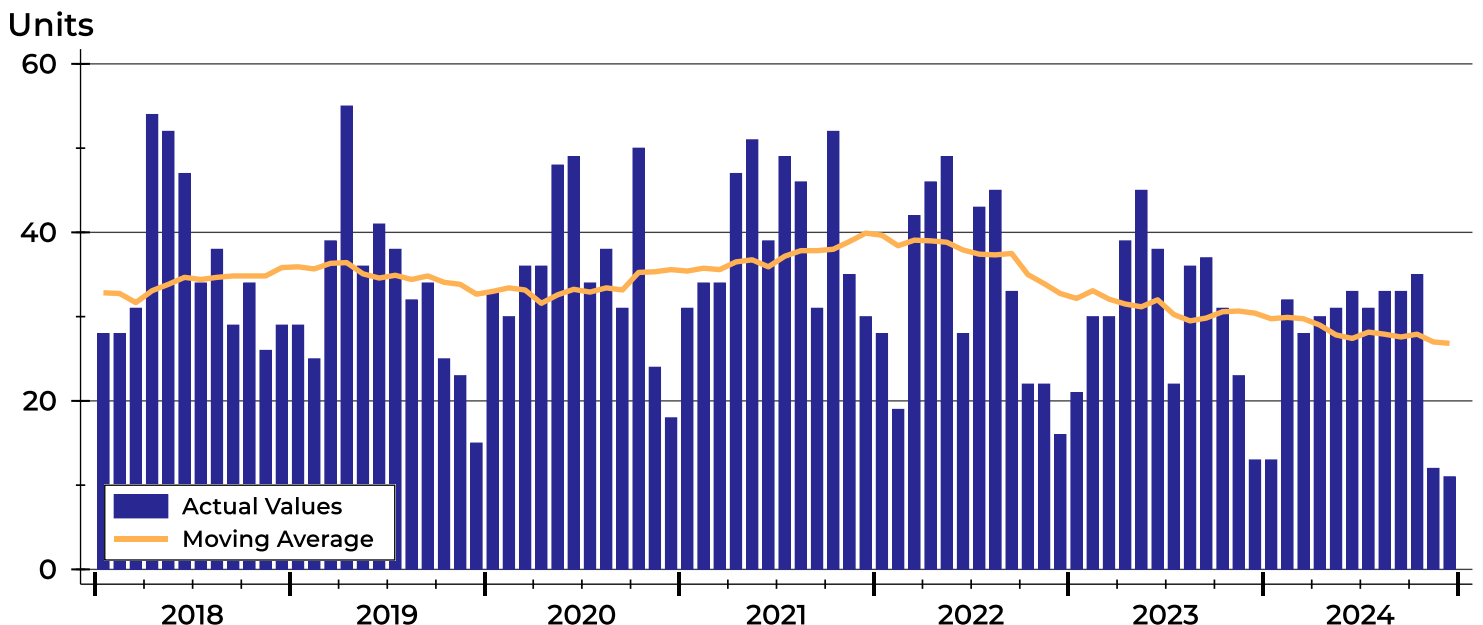
South Region Contracts Written Analysis

Summary Statistics for Contracts Written		December			Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		11	13	-15.4%	322	365	-11.8%
Volume (1,000s)		2,096	2,366	-11.4%	61,606	69,726	-11.6%
Average	Sale Price	190,582	182,000	4.7%	191,322	191,030	0.2%
	Days on Market	40	34	17.6%	23	20	15.0%
	Percent of Original	94.4%	95.5%	-1.2%	95.6%	96.3%	-0.7%
Median	Sale Price	170,000	169,900	0.1%	173,450	169,900	2.1%
	Days on Market	42	18	133.3%	7	6	16.7%
	Percent of Original	94.2%	99.6%	-5.4%	98.1%	98.4%	-0.3%

A total of 11 contracts for sale were written in South Region during the month of December, down from 13 in 2023. The median list price of these homes was \$170,000, up from \$169,900 the prior year.

Half of the homes that went under contract in December were on the market less than 42 days, compared to 18 days in December 2023.

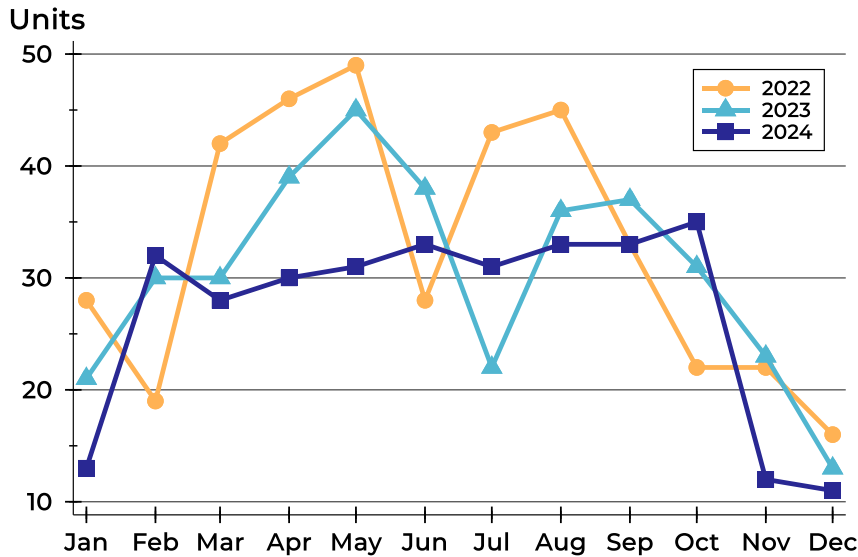
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	28	21	13
February	19	30	32
March	42	30	28
April	46	39	30
May	49	45	31
June	28	38	33
July	43	22	31
August	45	36	33
September	33	37	33
October	22	31	35
November	22	23	12
December	16	13	11

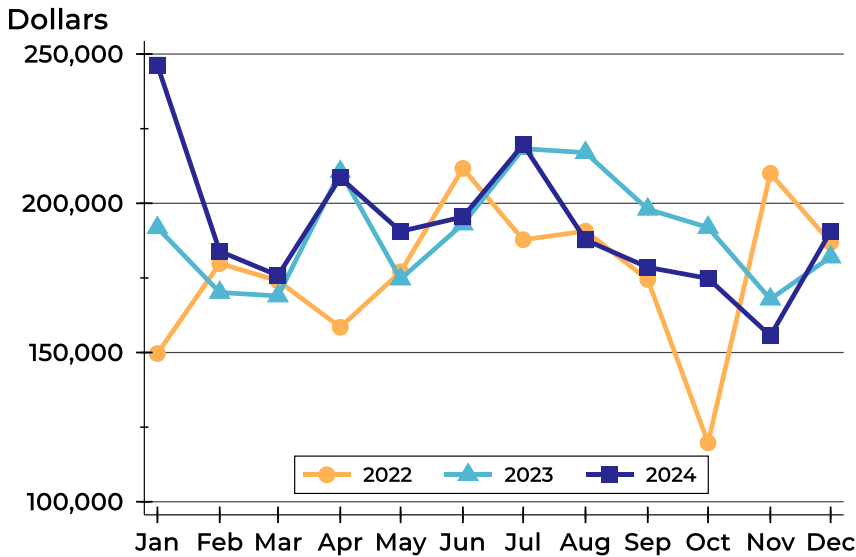
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	9.1%	49,000	49,000	12	12	100.0%	100.0%
\$50,000-\$99,999	1	9.1%	79,900	79,900	74	74	88.9%	88.9%
\$100,000-\$124,999	1	9.1%	124,900	124,900	53	53	92.6%	92.6%
\$125,000-\$149,999	1	9.1%	134,900	134,900	2	2	92.7%	92.7%
\$150,000-\$174,999	2	18.2%	162,500	162,500	23	23	92.5%	92.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	18.2%	221,500	221,500	88	88	90.8%	90.8%
\$250,000-\$299,999	2	18.2%	282,400	282,400	40	40	97.1%	97.1%
\$300,000-\$399,999	1	9.1%	374,900	374,900	2	2	103.2%	103.2%
\$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



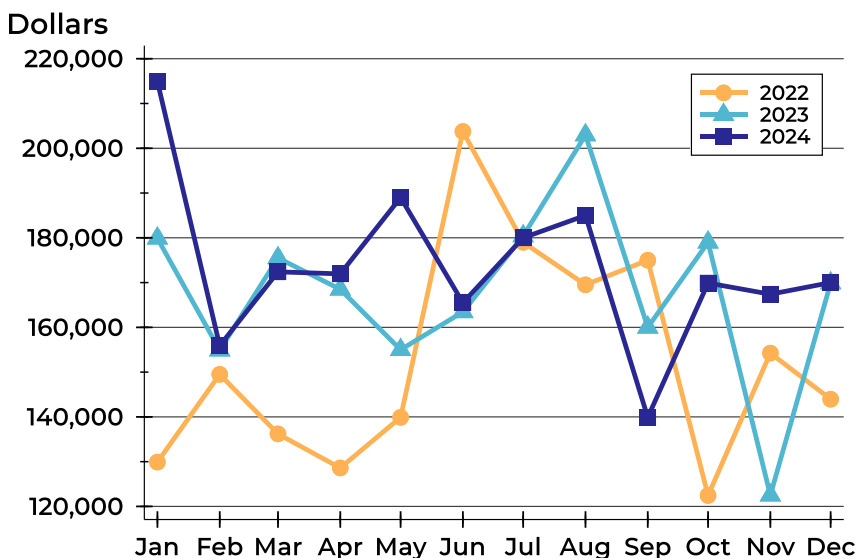
South Region Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	191,810	246,292
February	179,816	170,138	183,925
March	174,064	168,947	175,818
April	158,473	210,605	208,602
May	177,049	174,631	190,606
June	211,686	193,063	195,429
July	187,784	218,305	219,655
August	190,669	216,978	187,733
September	174,441	198,022	178,555
October	119,745	191,890	174,826
November	210,027	167,896	155,617
December	186,888	182,000	190,582

Median Price

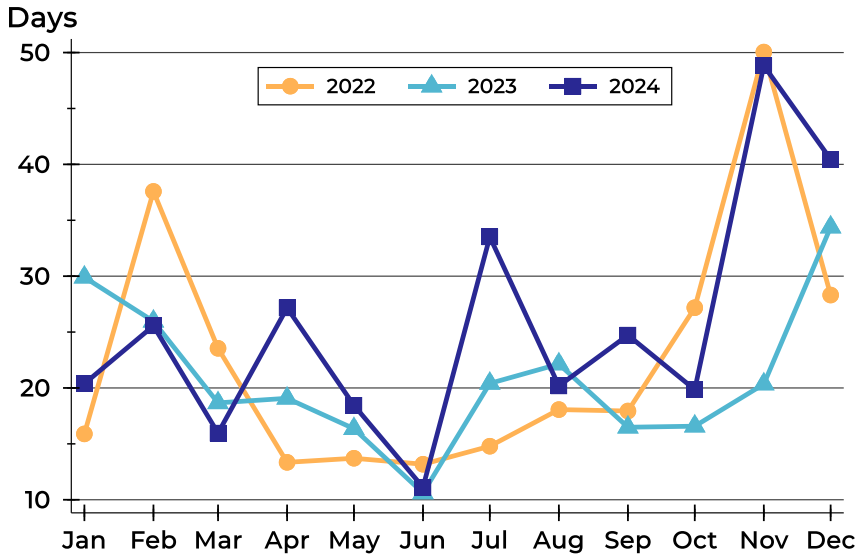


Month	2022	2023	2024
January	129,900	179,900	214,900
February	149,500	154,900	155,900
March	136,200	175,500	172,400
April	128,600	168,500	171,950
May	139,900	155,000	189,000
June	203,750	163,450	165,500
July	179,000	180,400	180,000
August	169,500	202,950	185,000
September	175,000	160,000	139,900
October	122,450	179,000	169,900
November	154,250	122,500	167,400
December	143,950	169,900	170,000



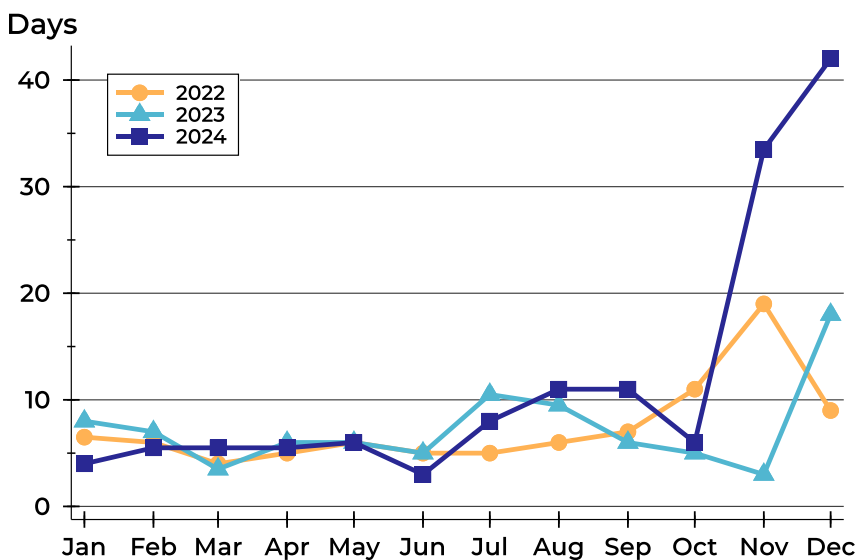
South Region Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	20
February	38	26	26
March	24	19	16
April	13	19	27
May	14	16	18
June	13	11	11
July	15	20	34
August	18	22	20
September	18	16	25
October	27	17	20
November	50	20	49
December	28	34	40

Median DOM



Month	2022	2023	2024
January	7	8	4
February	6	7	6
March	4	4	6
April	5	6	6
May	6	6	6
June	5	5	3
July	5	11	8
August	6	10	11
September	7	6	11
October	11	5	6
November	19	3	34
December	9	18	42



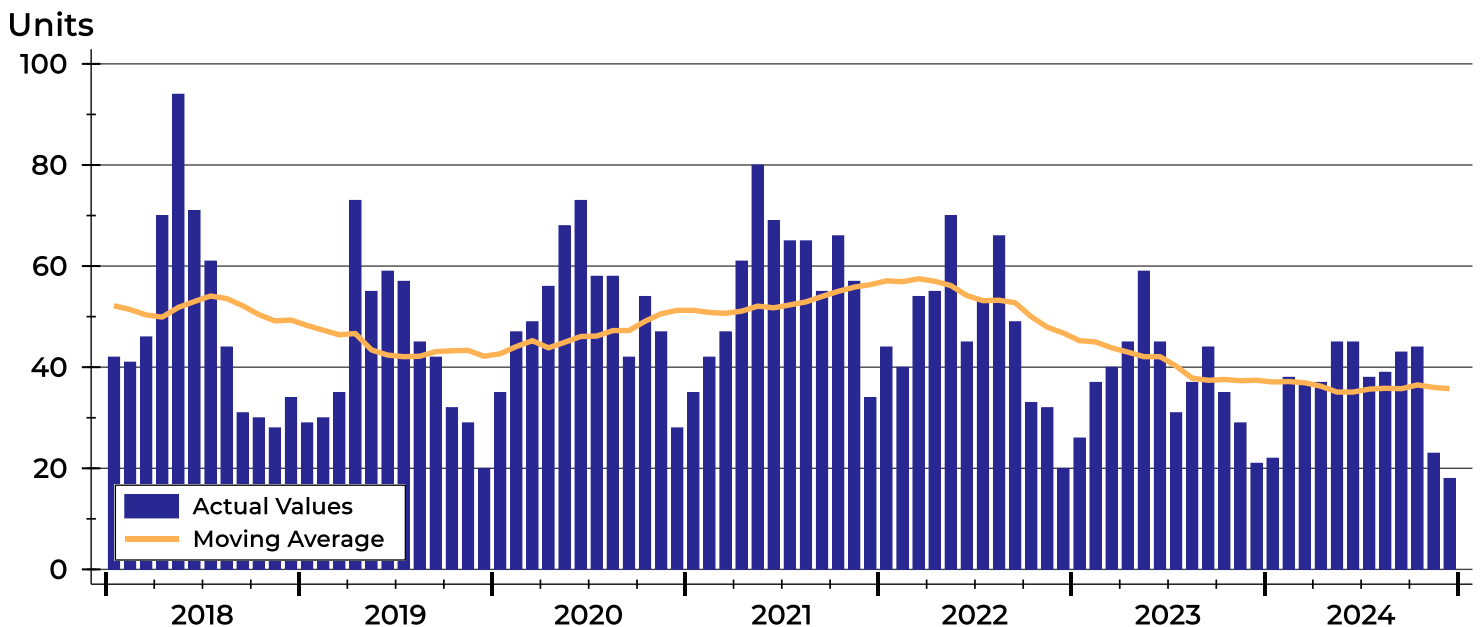
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of December		
		2024	2023	Change
Pending Contracts		18	21	-14.3%
Volume (1,000s)		3,429	3,442	-0.4%
Average	List Price	190,483	163,905	16.2%
	Days on Market	26	42	-38.1%
	Percent of Original	96.8%	98.3%	-1.5%
Median	List Price	150,000	144,900	3.5%
	Days on Market	10	27	-63.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 18 listings in South Region had contracts pending at the end of December, down from 21 contracts pending at the end of December 2023.

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

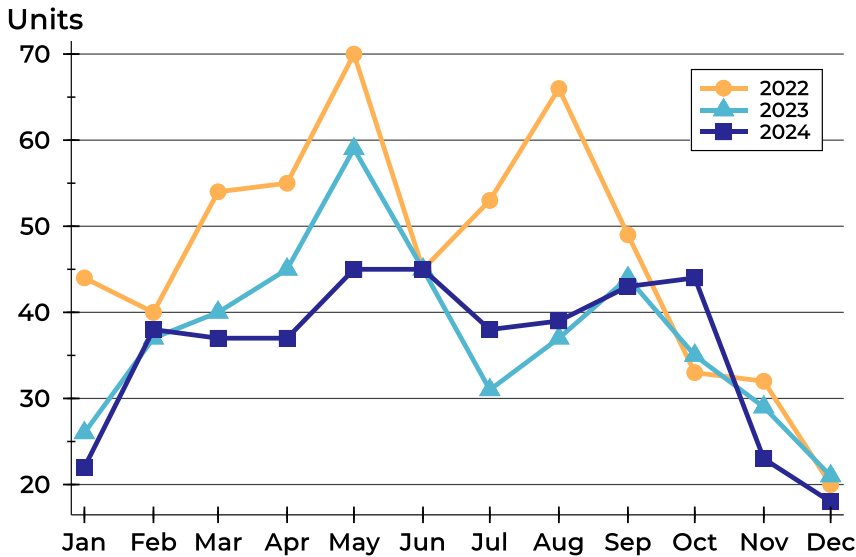
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	44	26	22
February	40	37	38
March	54	40	37
April	55	45	37
May	70	59	45
June	45	45	45
July	53	31	38
August	66	37	39
September	49	44	43
October	33	35	44
November	32	29	23
December	20	21	18

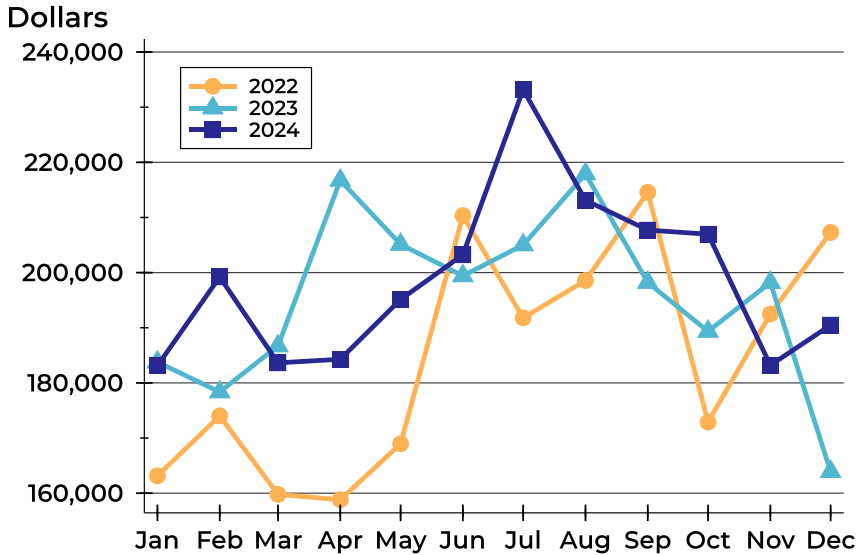
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.6%	49,000	49,000	12	12	100.0%	100.0%
\$50,000-\$99,999	4	22.2%	75,450	74,650	49	45	95.1%	95.7%
\$100,000-\$124,999	2	11.1%	121,700	121,700	30	30	96.3%	96.3%
\$125,000-\$149,999	2	11.1%	137,450	137,450	13	13	96.4%	96.4%
\$150,000-\$174,999	2	11.1%	162,500	162,500	23	23	92.5%	92.5%
\$175,000-\$199,999	1	5.6%	189,900	189,900	53	53	95.0%	95.0%
\$200,000-\$249,999	2	11.1%	227,500	227,500	35	35	98.6%	98.6%
\$250,000-\$299,999	2	11.1%	264,900	264,900	6	6	100.0%	100.0%
\$300,000-\$399,999	1	5.6%	374,900	374,900	2	2	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	5.6%	685,000	685,000	0	0	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



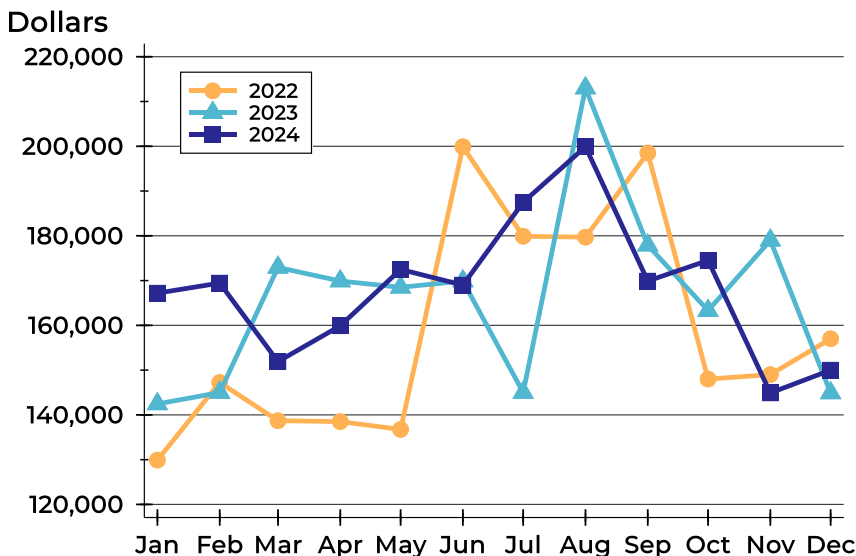
South Region Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	163,136	183,785	183,114
February	174,028	178,362	199,218
March	159,775	186,702	183,632
April	158,806	216,731	184,293
May	168,963	205,136	195,138
June	210,347	199,416	203,234
July	191,798	205,029	233,192
August	198,574	217,905	213,126
September	214,564	198,211	207,723
October	172,898	189,350	206,968
November	192,484	198,207	183,204
December	207,295	163,905	190,483

Median Price

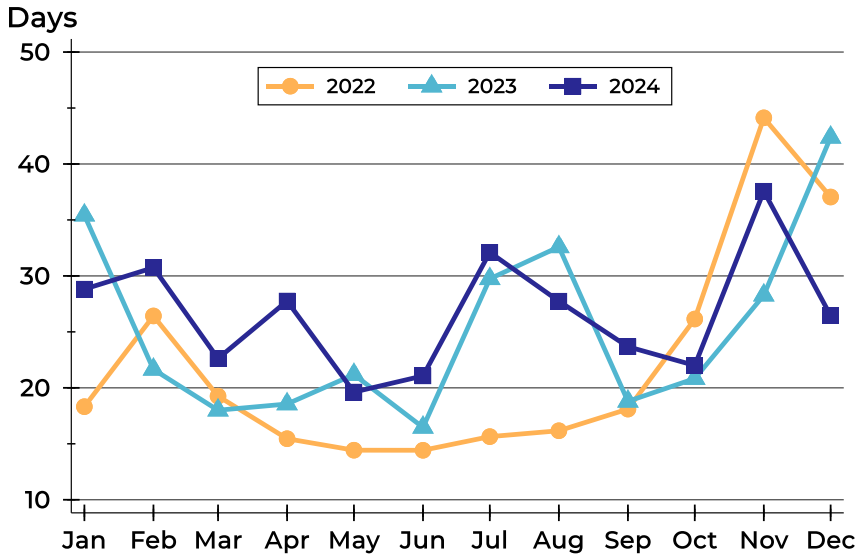


Month	2022	2023	2024
January	129,900	142,450	167,200
February	147,250	145,000	169,450
March	138,700	172,950	151,900
April	138,500	169,900	159,900
May	136,750	168,500	172,500
June	199,900	169,900	169,000
July	179,900	145,000	187,500
August	179,700	213,000	199,900
September	198,500	177,900	169,900
October	148,000	163,300	174,500
November	149,000	179,000	144,900
December	157,000	144,900	150,000



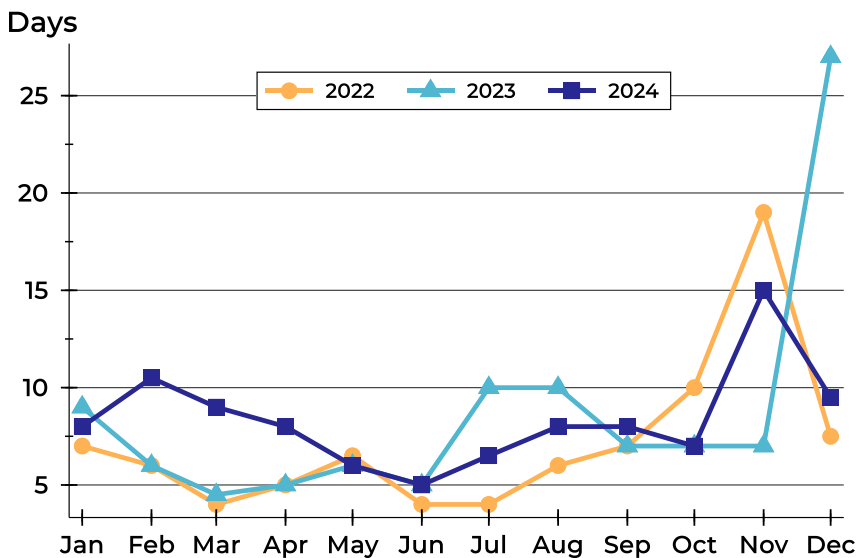
South Region Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	35	29
February	26	22	31
March	19	18	23
April	15	19	28
May	14	21	20
June	14	16	21
July	16	30	32
August	16	33	28
September	18	19	24
October	26	21	22
November	44	28	38
December	37	42	26

Median DOM



Month	2022	2023	2024
January	7	9	8
February	6	6	11
March	4	5	9
April	5	5	8
May	7	6	6
June	4	5	5
July	4	10	7
August	6	10	8
September	7	7	8
October	10	7	7
November	19	7	15
December	8	27	10