

July 2024 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 July

Total home sales in the Sunflower multiple listing service rose by 8.8% last month to 359 units, compared to 330 units in July 2023. Total sales volume was \$88.4 million, up 14.5% from a year earlier.

The median sale price in July was \$220,000, up from \$211,500 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of July

The total number of active listings in the Sunflower multiple listing service at the end of July was 411 units, up from 339 at the same point in 2023. 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 July was \$245,000.

During July, a total of 309 contracts were written up from 304 in July 2023. At the end of the month, there were 356 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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Entire MLS System Summary Statistics

July MLS Statistics Three-year History		2024	urrent Mont 2023	h 2022	2024	Year-to-Date	e 2022
Но	me Sales ange from prior year	359 8.8%	330 -20.1%	413 -9.2%	2,050	2,011 -12.5%	2,297 -5.1%
	tive Listings ange from prior year	411 21.2%	339 9.4%	310 -8.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.4 27.3%	1.1 22.2%	0.9 0.0%	N/A	N/A	N/A
	w Listings ange from prior year	378 3.8%	364 -12.1%	414 -16.0%	2,488 4.5%	2,382 -11.3%	2,685 -7.3%
	ntracts Written ange from prior year	309 1.6%	304 -17.4%	368 -5.9%	2,173 1.4%	2,142 -11.5%	2,421 -7.6%
	nding Contracts ange from prior year	356 11.3%	320 -17.3%	387 -18.7%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	88,412 14.5%	77,241 -14.9%	90,756 2.6%	468,024 10.1%	425,115 -10.1%	472,994 6.1%
	Sale Price Change from prior year	246,273 5.2%	234,063 6.5%	219,747 13.0%	228,304 8.0%	211,395 2.7%	205,918 11.8%
0	List Price of Actives Change from prior year	302,555 -4.7%	317,632 14.3%	277,893 27.5%	N/A	N/A	N/A
Average	Days on Market Change from prior year	27 58.8%	17 41.7%	12 -7.7%	27 28.6%	21 40.0%	15 -28.6%
•	Percent of List Change from prior year	98.6% -1.4%	100.0% -1.1%	101.1% -0.1%	98.7% -0.6%	99.3% -1.5%	100.8% 0.7%
	Percent of Original Change from prior year	96.4% -2.3%	98.7% -1.4%	100.1% -0.5%	97.1% -0.8%	97.9% -1.8%	99.7% 0.4%
	Sale Price Change from prior year	220,000 4.0%	211,500 7.9%	196,000 15.3%	200,000 9.6%	182,500 4.3%	175,000 8.7%
	List Price of Actives Change from prior year	245,000 -7.5%	265,000 26.2%	210,000 22.5%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 50.0%	4 0.0%	4 33.3%	6 20.0%	5 66.7%	3 0.0%
_	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	99.7% -0.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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





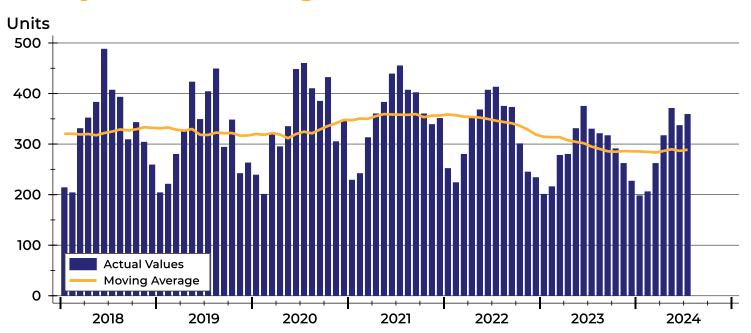
Entire MLS System Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clo	sed Listings	359	330	8.8%	2,050	2,011	1.9%
Vo	lume (1,000s)	88,412	77,241	14.5%	468,024	425,115	10.1%
Мс	onths' Supply	1.4	1.1	27.3%	N/A	N/A	N/A
	Sale Price	246,273	234,063	5.2%	228,304	211,395	8.0%
age	Days on Market	27	17	58.8%	27	21	28.6%
Averag	Percent of List	98.6%	100.0%	-1.4%	98.7%	99.3%	-0.6%
	Percent of Original	96.4%	98.7%	-2.3%	97.1%	97.9%	-0.8%
	Sale Price	220,000	211,500	4.0%	200,000	182,500	9.6%
lan	Days on Market	6	4	50.0%	6	5	20.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.7%	100.0%	-0.3%	100.0%	100.0%	0.0%

A total of 359 homes sold in the Sunflower multiple listing service in July, up from 330 units in July 2023. Total sales volume rose to \$88.4 million compared to \$77.2 million in the previous year.

The median sales price in July was \$220,000, up 4.0% compared to the prior year. Median days on market was 6 days, up from 5 days in June, and up from 4 in July 2023.

History of Closed Listings

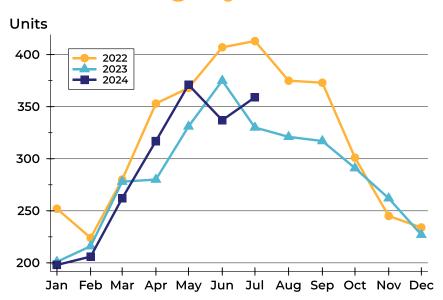






Entire MLS System Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	252	201	198
February	224	216	206
March	280	278	262
April	353	280	317
May	368	331	371
June	407	375	337
July	413	330	359
August	375	321	
September	373	317	
October	301	291	
November	245	262	
December	234	227	

Closed Listings by Price Range

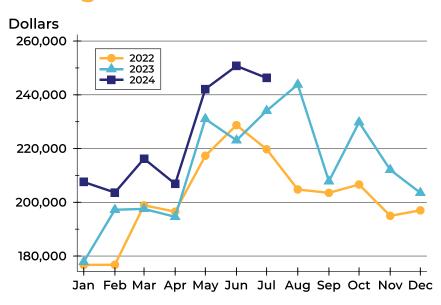
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	2	0.6%	1.0	11,000	11,000	7	7	88.7%	88.7%	88.7%	88.7%
\$25,000-\$49,999	10	2.8%	1.0	35,430	34,000	38	15	86.8%	92.4%	80.3%	81.6%
\$50,000-\$99,999	34	9.5%	1.1	77,451	79,450	29	7	96.3%	100.0%	93.5%	99.0%
\$100,000-\$124,999	16	4.5%	0.6	112,984	114,250	40	15	98.7%	100.0%	95.9%	93.9%
\$125,000-\$149,999	33	9.2%	1.5	136,324	137,500	19	6	98.4%	100.0%	97.0%	100.0%
\$150,000-\$174,999	29	8.1%	1.1	162,466	162,000	17	4	100.4%	100.0%	97.7%	98.9%
\$175,000-\$199,999	30	8.4%	1.2	185,437	185,500	33	9	100.0%	99.6%	97.3%	99.0%
\$200,000-\$249,999	58	16.2%	1.2	224,141	224,250	18	5	100.1%	100.0%	99.1%	100.0%
\$250,000-\$299,999	51	14.2%	1.3	273,085	273,000	27	7	98.9%	100.0%	97.5%	100.0%
\$300,000-\$399,999	50	13.9%	1.7	340,996	342,500	23	5	99.8%	100.0%	98.2%	99.4%
\$400,000-\$499,999	24	6.7%	2.3	442,465	448,750	48	29	98.3%	98.6%	94.7%	94.6%
\$500,000-\$749,999	17	4.7%	3.3	564,647	545,000	49	16	97.4%	96.9%	93.7%	95.9%
\$750,000-\$999,999	4	1.1%	9.4	806,463	775,425	24	20	96.9%	98.2%	94.3%	95.0%
\$1,000,000 and up	1	0.3%	8.0	1,400,000	1,400,000	0	0	100.0%	100.0%	100.0%	100.0%





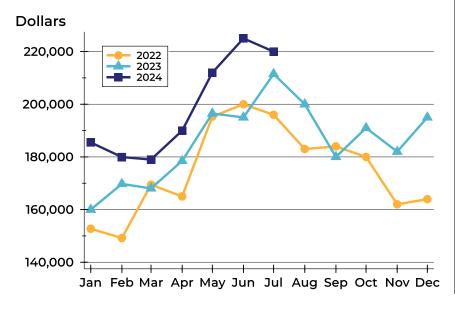
Entire MLS System Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	176,696	177,842	207,563
February	176,753	197,235	203,641
March	198,872	197,546	216,233
April	196,526	194,592	206,859
May	217,312	231,025	242,150
June	228,721	223,072	250,740
July	219,747	234,063	246,273
August	204,770	243,817	
September	203,529	207,809	
October	206,622	229,788	
November	194,969	212,106	
December	197,001	203,539	

Median Price



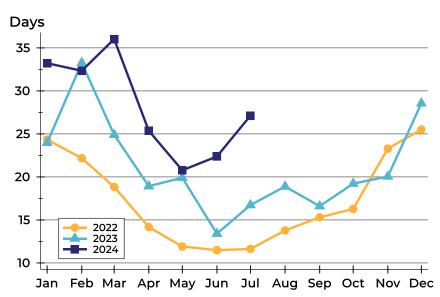
Month	2022	2023	2024
January	152,750	160,000	185,500
February	149,200	169,750	179,950
March	169,450	168,050	179,000
April	165,000	178,500	190,000
May	195,300	196,500	212,000
June	200,000	195,000	225,000
July	196,000	211,500	220,000
August	183,000	200,000	
September	184,000	180,000	
October	180,000	191,000	
November	162,000	182,000	
December	163,950	195,000	





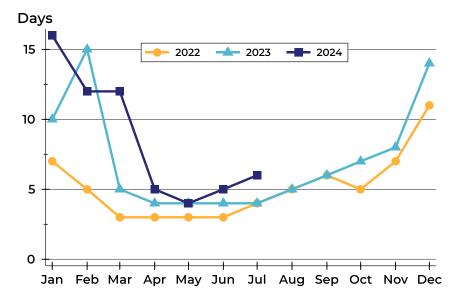
Entire MLS System Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	24	24	33
February	22	33	32
March	19	25	36
April	14	19	25
May	12	20	21
June	11	13	22
July	12	17	27
August	14	19	
September	15	17	
October	16	19	
November	23	20	
December	26	29	

Median DOM



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



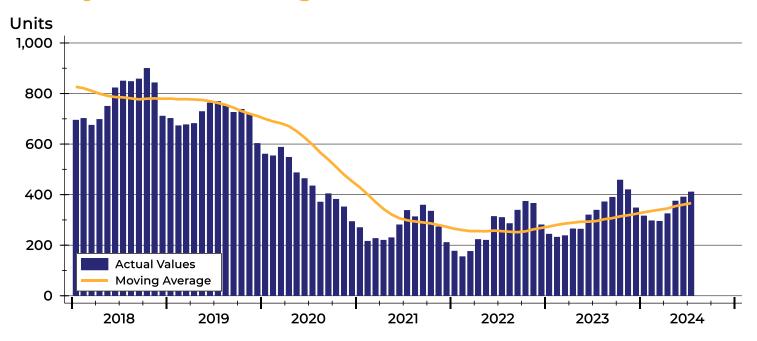
Entire MLS System Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Act	tive Listings	411	339	21.2%
Vol	lume (1,000s)	124,350	107,677	15.5%
Мо	onths' Supply	1.4	1.1	27.3%
ge	List Price	302,555	317,632	-4.7%
Avera	Days on Market	57	53	7.5%
A	Percent of Original	96.6%	97.2%	-0.6%
<u>_</u>	List Price	245,000	265,000	-7.5%
Median	Days on Market	36	35	2.9%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 411 homes were available for sale in the Sunflower multiple listing service at the end of July. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$245,000, down 7.5% from 2023. The typical time on market for active listings was 36 days, up from 35 days a year earlier.

History of Active Listings

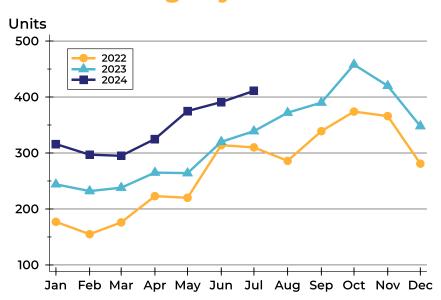






Entire MLS System Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	177	244	316
February	155	232	297
March	176	238	295
April	223	265	325
May	220	264	375
June	314	320	391
July	310	339	411
August	286	372	
September	339	390	
October	374	458	
November	366	420	
December	281	348	

Active Listings by Price Range

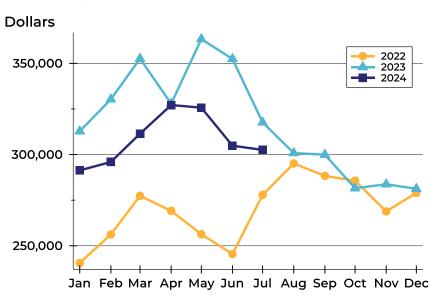
Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	0.5%	1.0	17,450	17,450	23	23	100.0%	100.0%
\$25,000-\$49,999	11	2.7%	1.0	38,052	38,000	55	46	91.8%	100.0%
\$50,000-\$99,999	39	9.5%	1.1	78,183	80,000	49	33	95.9%	100.0%
\$100,000-\$124,999	11	2.7%	0.6	114,132	115,000	30	26	95.8%	100.0%
\$125,000-\$149,999	38	9.2%	1.5	136,304	135,500	39	18	97.6%	100.0%
\$150,000-\$174,999	31	7.5%	1.1	164,550	167,500	62	38	96.7%	100.0%
\$175,000-\$199,999	30	7.3%	1.2	187,912	188,500	49	37	97.7%	100.0%
\$200,000-\$249,999	52	12.7%	1.2	229,102	225,000	47	32	96.4%	97.9%
\$250,000-\$299,999	45	10.9%	1.3	277,154	279,900	39	23	96.7%	100.0%
\$300,000-\$399,999	64	15.6%	1.7	347,710	350,000	79	46	96.1%	99.9%
\$400,000-\$499,999	34	8.3%	2.3	450,933	449,950	58	38	97.8%	98.8%
\$500,000-\$749,999	37	9.0%	3.3	596,611	597,500	83	51	96.7%	100.0%
\$750,000-\$999,999	11	2.7%	9.4	845,820	825,000	83	30	96.9%	100.0%
\$1,000,000 and up	6	1.5%	8.0	1,720,833	1,412,500	86	48	96.9%	100.0%





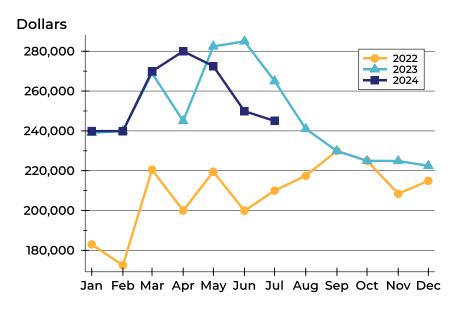
Entire MLS System Active Listings Analysis

Average Price



Month	2022	2023	2024
January	240,586	312,787	291,332
February	256,235	330,328	295,938
March	277,392	352,597	311,456
April	269,139	327,886	327,157
May	256,311	363,329	325,721
June	245,447	352,426	304,864
July	277,893	317,632	302,555
August	295,109	300,836	
September	288,305	299,924	
October	285,721	281,555	
November	268,840	283,725	
December	278,974	281,246	

Median Price



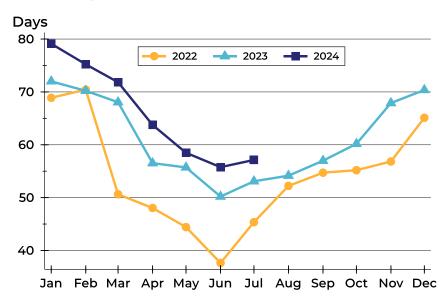
Month	2022	2023	2024
January	183,000	239,000	239,925
February	172,500	239,925	239,900
March	220,500	269,000	269,900
April	200,000	245,000	280,000
Мау	219,450	282,425	272,500
June	199,900	284,950	249,900
July	210,000	265,000	245,000
August	217,450	241,000	
September	230,000	229,900	
October	224,975	224,950	
November	208,450	224,900	
December	214,900	222,450	





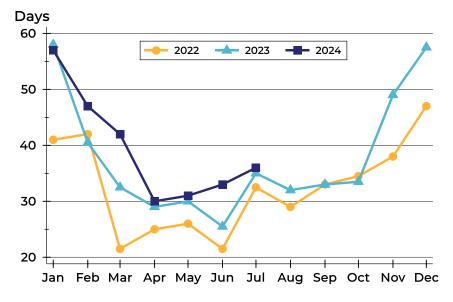
Entire MLS System Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	69	72	79
February	70	70	75
March	51	68	72
April	48	57	64
May	44	56	58
June	38	50	56
July	45	53	57
August	52	54	
September	55	57	
October	55	60	
November	57	68	
December	65	70	

Median DOM



Month	2022	2023	2024
January	41	58	57
February	42	41	47
March	22	33	42
April	25	29	30
May	26	30	31
June	22	26	33
July	33	35	36
August	29	32	
September	33	33	
October	35	34	
November	38	49	
December	47	58	





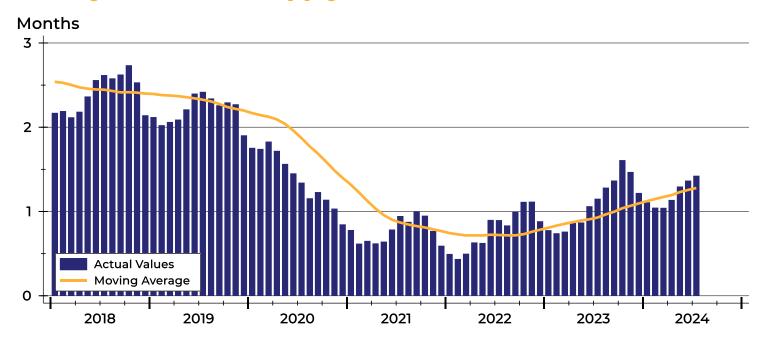
Entire MLS System Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







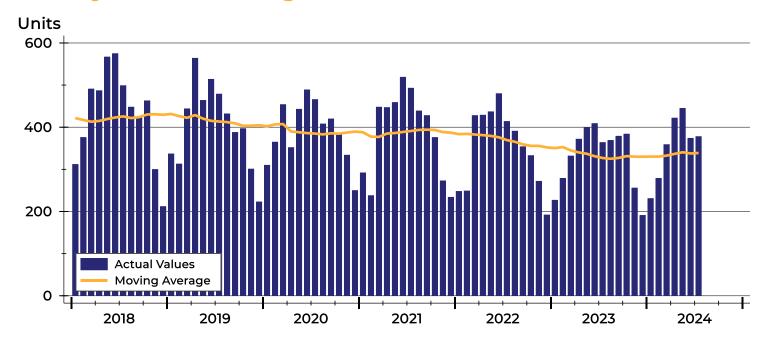
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2024	July 2023	Change
th	New Listings	378	364	3.8%
Month	Volume (1,000s)	93,699	83,875	11.7%
Current	Average List Price	247,882	230,427	7.6%
Cu	Median List Price	210,000	189,950	10.6%
te	New Listings	2,488	2,382	4.5%
o-Da	Volume (1,000s)	602,619	553,376	8.9%
Year-to-Date	Average List Price	242,210	232,316	4.3%
۶	Median List Price	210,000	190,000	10.5%

A total of 378 new listings were added in the Sunflower multiple listing service during July, up 3.8% from the same month in 2023. Year-to-date the Sunflower multiple listing service has seen 2,488 new listings.

The median list price of these homes was \$210,000 up from \$189,950 in 2023.

History of New Listings

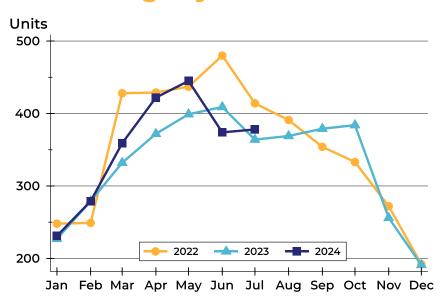






Entire MLS System New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	248	227	231
February	249	279	279
March	428	332	359
April	429	372	422
May	437	399	445
June	480	409	374
July	414	364	378
August	391	369	
September	354	379	
October	333	384	
November	272	256	
December	192	191	

New Listings by Price Range

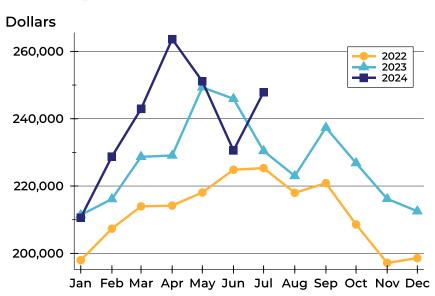
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	10,000	10,000	4	4	100.0%	100.0%
\$25,000-\$49,999	12	3.2%	37,263	40,750	11	10	94.2%	100.0%
\$50,000-\$99,999	42	11.1%	80,828	83,700	11	7	98.5%	100.0%
\$100,000-\$124,999	16	4.2%	117,259	120,000	12	11	98.7%	100.0%
\$125,000-\$149,999	39	10.3%	136,754	135,000	12	11	98.8%	100.0%
\$150,000-\$174,999	37	9.8%	161,632	159,950	9	6	99.2%	100.0%
\$175,000-\$199,999	37	9.8%	189,918	190,000	10	5	99.6%	100.0%
\$200,000-\$249,999	55	14.6%	229,050	229,000	12	10	98.9%	100.0%
\$250,000-\$299,999	47	12.4%	275,735	275,000	12	12	99.2%	100.0%
\$300,000-\$399,999	39	10.3%	346,106	345,000	15	11	100.1%	100.0%
\$400,000-\$499,999	26	6.9%	450,058	444,950	14	13	99.3%	100.0%
\$500,000-\$749,999	18	4.8%	595,551	587,000	15	15	99.3%	100.0%
\$750,000-\$999,999	6	1.6%	808,950	799,450	23	25	98.1%	98.2%
\$1,000,000 and up	3	0.8%	1,100,000	1,100,000	23	19	100.0%	100.0%





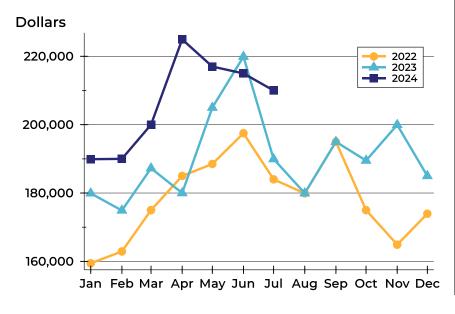
Entire MLS System New Listings Analysis

Average Price



Month	2022	2023	2024
January	197,975	211,390	210,609
February	207,340	216,149	228,758
March	213,967	228,692	242,911
April	214,200	229,073	263,662
May	218,085	249,334	251,111
June	224,830	245,928	230,564
July	225,340	230,427	247,882
August	217,996	223,000	
September	220,862	237,367	
October	208,577	226,830	
November	197,161	216,193	
December	198,595	212,533	

Median Price



Month	2022	2023	2024
January	159,450	179,900	189,900
February	162,900	174,900	190,000
March	175,000	187,250	200,000
April	185,000	180,000	224,949
Мау	188,500	205,000	217,000
June	197,500	219,900	215,000
July	184,000	189,950	210,000
August	179,900	179,950	
September	195,000	195,000	
October	175,000	189,500	
November	164,900	199,950	
December	173,950	185,000	





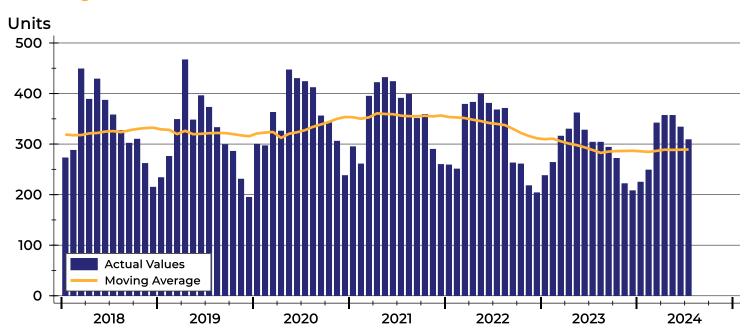
Entire MLS System Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Year-to-Date e 2024 2023 C		te Change
Со	ntracts Written	309	304	1.6%	2,173	2,142	1.4%
Vo	lume (1,000s)	70,924	70,151	1.1%	507,065	467,156	8.5%
ge	Sale Price	229,528	230,760	-0.5%	233,348	218,094	7.0%
Avera	Days on Market	28	18	55.6%	26	20	30.0%
¥	Percent of Original	97.1%	98.6%	-1.5%	97.3%	98.3%	-1.0%
=	Sale Price	199,900	195,000	2.5%	200,000	185,500	7.8%
Median	Days on Market	8	6	33.3%	6	4	50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 309 contracts for sale were written in the Sunflower multiple listing service during the month of July, up from 304 in 2023. The median list price of these homes was \$199,900, up from \$195,000 the prior year.

Half of the homes that went under contract in July were on the market less than 8 days, compared to 6 days in July 2023.

History of Contracts Written

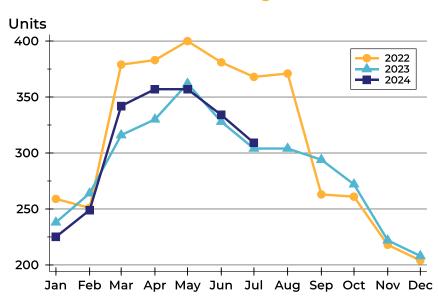






Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	259	238	225
February	251	264	249
March	379	316	342
April	383	330	357
May	400	362	357
June	381	328	334
July	368	304	309
August	371	304	
September	263	294	
October	261	272	
November	218	222	
December	204	208	

Contracts Written by Price Range

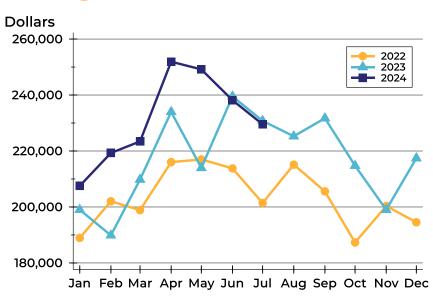
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	10,000	10,000	9	9	100.0%	100.0%
\$25,000-\$49,999	10	3.2%	38,825	41,000	35	10	88.0%	94.4%
\$50,000-\$99,999	42	13.6%	76,876	79,900	33	8	94.3%	100.0%
\$100,000-\$124,999	14	4.5%	116,125	119,000	34	14	95.9%	100.0%
\$125,000-\$149,999	27	8.7%	136,167	135,000	13	4	98.7%	100.0%
\$150,000-\$174,999	31	10.0%	162,224	162,800	32	6	96.9%	100.0%
\$175,000-\$199,999	33	10.7%	190,905	194,900	10	4	98.9%	100.0%
\$200,000-\$249,999	46	14.9%	227,289	229,250	24	9	97.6%	100.0%
\$250,000-\$299,999	39	12.6%	274,420	274,900	28	17	99.1%	100.0%
\$300,000-\$399,999	30	9.7%	349,570	344,450	28	19	98.9%	100.0%
\$400,000-\$499,999	20	6.5%	455,475	455,950	47	19	96.9%	100.0%
\$500,000-\$749,999	14	4.5%	590,137	575,000	62	37	94.8%	95.6%
\$750,000-\$999,999	2	0.6%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





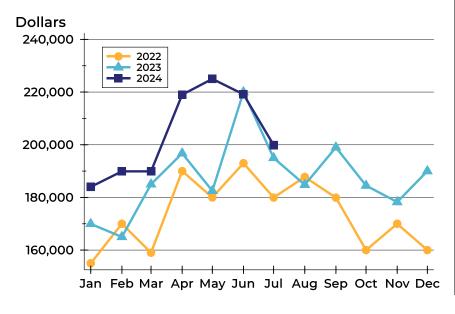
Entire MLS System Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	188,936	199,005	207,535
February	202,031	189,853	219,294
March	198,870	209,791	223,423
April	216,026	233,974	251,923
May	217,002	213,953	249,159
June	213,787	239,525	238,156
July	201,430	230,760	229,528
August	215,127	225,260	
September	205,559	231,708	
October	187,308	214,744	
November	200,349	198,998	
December	194,526	217,411	

Median Price



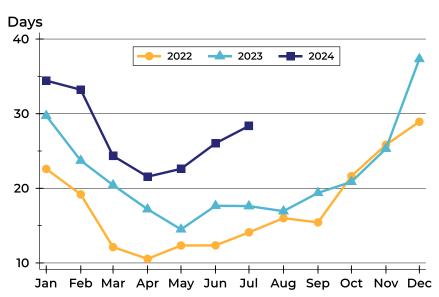
Month	2022	2023	2024
January	155,000	169,950	184,000
February	170,000	165,000	189,900
March	159,000	185,000	189,900
April	190,000	196,750	219,000
May	180,000	182,500	225,000
June	193,000	220,000	219,139
July	179,950	195,000	199,900
August	187,777	184,800	
September	179,900	199,000	
October	160,000	184,500	
November	170,000	178,250	
December	160,000	190,000	





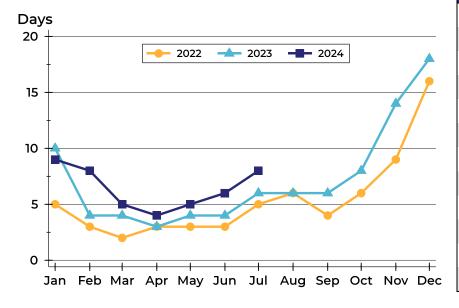
Entire MLS System Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	30	34
February	19	24	33
March	12	20	24
April	11	17	22
May	12	14	23
June	12	18	26
July	14	18	28
August	16	17	
September	15	19	
October	22	21	
November	26	25	
December	29	37	

Median DOM



Month	2022	2023	2024
January	5	10	9
February	3	4	8
March	2	4	5
April	3	3	4
May	3	4	5
June	3	4	6
July	5	6	8
August	6	6	
September	4	6	
October	6	8	
November	9	14	
December	16	18	





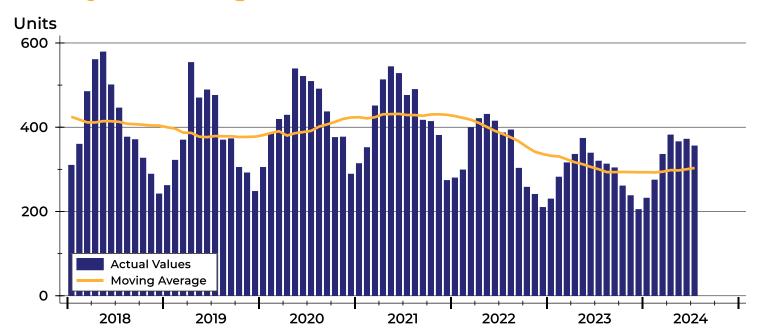
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Ре	nding Contracts	356	320	11.3%
Volume (1,000s)		86,026	77,190	11.4%
ge	List Price	241,646	241,219	0.2%
Avera	Days on Market	27	20	35.0%
Ą	Percent of Original	98.1%	98.8%	-0.7%
_	List Price	214,900	197,500	8.8%
Media	Days on Market	7	6	16.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 356 listings in the Sunflower multiple listing service had contracts pending at the end of July, up from 320 contracts pending at the end of July 2023.

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

History of Pending Contracts

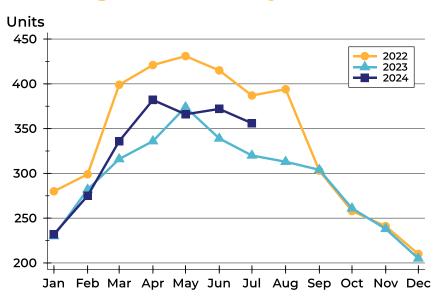






Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	280	230	232
February	299	282	275
March	399	316	336
April	421	336	382
May	431	374	366
June	415	339	372
July	387	320	356
August	394	313	
September	303	304	
October	258	261	
November	241	238	
December	210	205	

Pending Contracts by Price Range

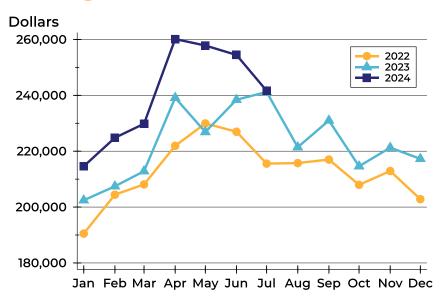
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.4%	41,580	45,000	19	14	99.1%	100.0%
\$50,000-\$99,999	40	11.2%	78,825	79,900	34	10	96.5%	100.0%
\$100,000-\$124,999	20	5.6%	115,958	118,700	25	10	97.5%	100.0%
\$125,000-\$149,999	34	9.6%	137,013	139,900	16	4	98.9%	100.0%
\$150,000-\$174,999	31	8.7%	161,543	160,000	27	3	98.3%	100.0%
\$175,000-\$199,999	35	9.8%	189,527	189,900	13	4	99.3%	100.0%
\$200,000-\$249,999	56	15.7%	226,849	227,000	26	6	98.1%	100.0%
\$250,000-\$299,999	45	12.6%	274,913	274,900	24	6	98.8%	100.0%
\$300,000-\$399,999	42	11.8%	346,188	341,900	23	16	98.9%	100.0%
\$400,000-\$499,999	29	8.1%	449,772	450,000	36	12	97.6%	100.0%
\$500,000-\$749,999	16	4.5%	607,608	599,000	69	36	96.3%	100.0%
\$750,000-\$999,999	2	0.6%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





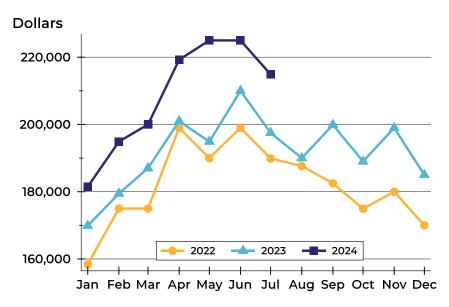
Entire MLS System Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	190,513	202,450	214,610
February	204,443	207,439	224,817
March	208,113	212,853	229,833
April	221,932	239,144	260,158
May	229,938	226,876	257,850
June	226,987	238,431	254,478
July	215,573	241,219	241,646
August	215,755	221,444	
September	217,017	231,005	
October	207,962	214,614	
November	212,909	221,280	
December	202,836	217,278	

Median Price



Month	2022	2023	2024
January	158,425	169,900	181,490
February	175,000	179,450	194,900
March	175,000	187,000	200,000
April	199,000	201,000	219,250
May	190,000	194,900	225,000
June	199,000	210,000	225,000
July	189,900	197,500	214,900
August	187,639	190,000	
September	182,500	199,900	
October	174,950	189,000	
November	180,000	199,000	
December	170,000	185,000	





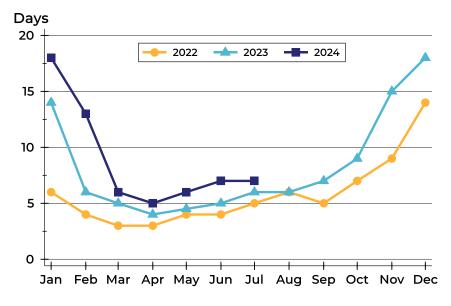
Entire MLS System Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	26	35	38
February	22	27	37
March	16	20	26
April	12	21	25
May	13	17	26
June	13	19	28
July	14	20	27
August	17	19	
September	17	21	
October	24	22	
November	25	27	
December	33	35	

Median DOM



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





Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in July

Total home sales in Coffey County rose by 66.7% last month to 10 units, compared to 6 units in July 2023. Total sales volume was \$2.7 million, up 132.0% from a year earlier.

The median sale price in July was \$270,750, up from \$158,000 a year earlier. Homes that sold in July were typically on the market for 23 days and sold for 100.0% of their list prices.

Coffey County Active Listings Up at End of July

The total number of active listings in Coffey County at the end of July was 13 units, up from 7 at the same point in 2023. This represents a 3.1 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$238,000.

During July, a total of 3 contracts were written down from 4 in July 2023. At the end of the month, there were 5 contracts still pending.

Report Contents

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

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Coffey County Summary Statistics

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	o me Sales ange from prior year	10 66.7%	6 50.0%	4 -42.9%	36 -10.0%	40 11.1%	36 -26.5%
	tive Listings ange from prior year	13 85.7%	7 -61.1%	18 -18.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.1 138.5%	1.3 -58.1%	3.1 10.7%	N/A	N/A	N/A
	w Listings ange from prior year	7 133.3%	3 -57.1%	7 -41.7%	48 14.3%	42 -6.7%	45 -19.6%
	ntracts Written ange from prior year	3 -25.0%	4 100.0%	2 -60.0%	39 -4.9%	41 7.9%	38 -24.0%
	nding Contracts ange from prior year	5 -16.7%	6 200.0%	2 -75.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,740 132.0%	1,181 58.7%	744 -38.6%	8,436 31.3%	6,427 5.7%	6,079 -9.4%
	Sale Price Change from prior year	273,990 39.2%	196,833 5.9%	185,875 7.4%	234,338 45.8%	160,674 -4.8%	168,860 23.4%
4.	List Price of Actives Change from prior year	222,631 64.9%	134,986 -43.3%	238,017 87.4%	N/A	N/A	N/A
Average	Days on Market Change from prior year	58 81.3%	32 -11.1%	36 -25.0%	52 23.8%	42 -33.3%	63 -30.0%
⋖	Percent of List Change from prior year	99.9% 6.3%	94.0% -2.6%	96.5% -3.5%	93.9% -0.2%	94.1% -2.2%	96.2% 2.0%
	Percent of Original Change from prior year	95.9% 2.2%	93.8% -1.7%	95.4% -4.4%	92.2% 1.0%	91.3% -2.7%	93.8% 3.0%
	Sale Price Change from prior year	270,750 71.4%	158,000 -2.3%	161,750	225,000 73.1%	129,950 -21.2%	165,000 57.1%
	List Price of Actives Change from prior year	238,000 90.4%	125,000 -50.4%	252,000 161.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	23 -4.2%	24 140.0%	10 -33.3%	23 130.0%	10 -63.0%	27 -12.9%
2	Percent of List Change from prior year	100.0% 4.9%	95.3% -1.8%	97.0% -3.0%	96.8% 1.1%	95.7% -1.7%	97.4% -0.5%
	Percent of Original Change from prior year	99.4% 4.3%	95.3% -1.8%	97.0% -3.0%	95.4% 0.6%	94.8% -2.3%	97.0% 2.2%

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





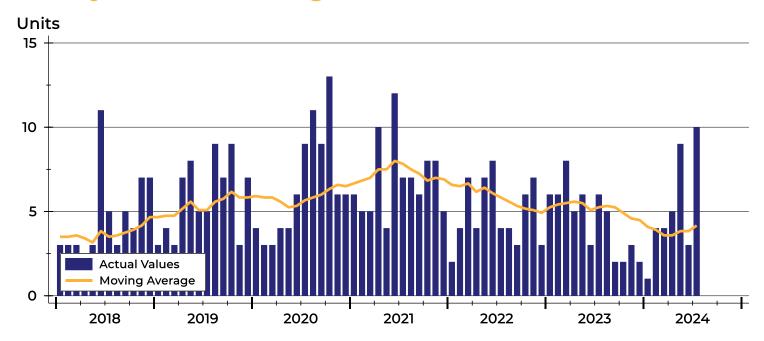
Coffey County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	10	6	66.7%	36	40	-10.0%
Vo	ume (1,000s)	2,740	1,181	132.0%	8,436	6,427	31.3%
Мс	nths' Supply	3.1	1.3	138.5%	N/A	N/A	N/A
	Sale Price	273,990	196,833	39.2%	234,338	160,674	45.8%
age	Days on Market	58	32	81.3%	52	42	23.8%
Averag	Percent of List	99.9%	94.0%	6.3%	93.9%	94.1%	-0.2%
	Percent of Original	95.9%	93.8%	2.2%	92.2%	91.3%	1.0%
	Sale Price	270,750	158,000	71.4%	225,000	129,950	73.1%
ian	Days on Market	23	24	-4.2%	23	10	130.0%
Median	Percent of List	100.0%	95.3%	4.9%	96.8%	95.7%	1.1%
	Percent of Original	99.4%	95.3%	4.3%	95.4%	94.8%	0.6%

A total of 10 homes sold in Coffey County in July, up from 6 units in July 2023. Total sales volume rose to \$2.7 million compared to \$1.2 million in the previous year.

The median sales price in July was \$270,750, up 71.4% compared to the prior year. Median days on market was 23 days, up from 0 days in June, but down from 24 in July 2023.

History of Closed Listings

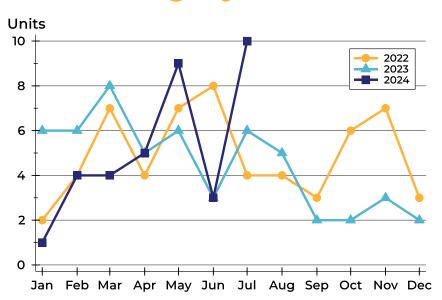






Coffey County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	2	6	1
February	4	6	4
March	7	8	4
April	4	5	5
May	7	6	9
June	8	3	3
July	4	6	10
August	4	5	
September	3	2	
October	6	2	
November	7	3	
December	3	2	

Closed Listings by Price Range

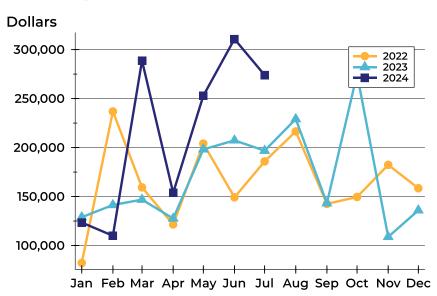
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	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	5	50.0%	4.8	222,400	225,000	13	3	100.5%	101.2%	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	3.4	299,450	299,450	97	97	98.2%	98.2%	88.8%	88.8%
\$300,000-\$399,999	3	30.0%	3.4	343,000	340,000	107	92	100.0%	100.0%	93.6%	92.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





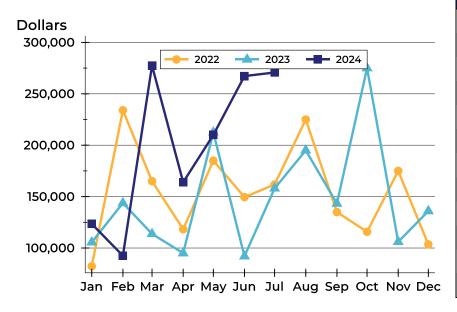
Coffey County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	82,250	128,938	123,500
February	236,875	141,400	110,000
March	159,357	146,881	288,750
April	121,500	127,600	153,800
May	204,064	198,150	252,944
June	149,188	207,333	310,750
July	185,875	196,833	273,990
August	216,500	229,100	
September	142,500	143,250	
October	149,567	275,000	
November	182,359	108,833	
December	158,505	135,950	

Median Price



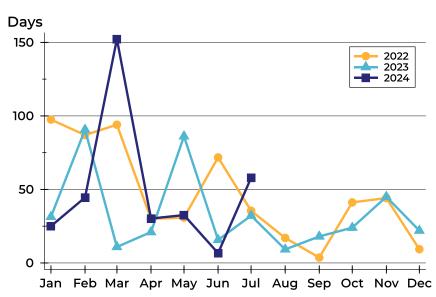
Month	2022	2023	2024
January	82,250	105,563	123,500
February	234,000	143,750	92,500
March	165,000	113,750	277,500
April	118,250	95,000	164,000
May	185,000	212,500	210,000
June	149,500	92,000	267,250
July	161,750	158,000	270,750
August	225,000	195,000	
September	135,000	143,250	
October	115,750	275,000	
November	175,000	106,000	
December	103,516	135,950	





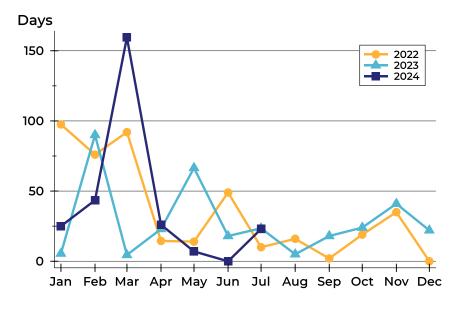
Coffey County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	98	31	25
February	87	91	45
March	94	11	152
April	30	21	30
May	31	86	33
June	72	16	7
July	36	32	58
August	17	9	
September	4	18	
October	41	24	
November	44	45	
December	9	22	

Median DOM



Month	2022	2023	2024
January	98	6	25
February	76	90	44
March	92	5	160
April	15	23	26
May	14	67	7
June	49	18	N/A
July	10	24	23
August	16	5	
September	2	18	
October	19	24	
November	35	41	
December	N/A	22	



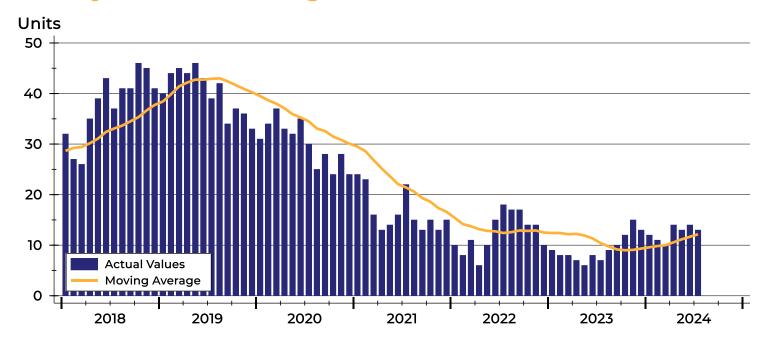
Coffey County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Act	tive Listings	13	7	85.7%
Volume (1,000s)		2,894	945	206.2%
Months' Supply		3.1	1.3	138.5%
ge	List Price	222,631	134,986	64.9%
Avera	Days on Market	45	62	-27.4%
¥	Percent of Original	97.6%	96.8%	0.8%
<u>_</u>	List Price	238,000	125,000	90.4%
Median	Days on Market	37	50	-26.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 13 homes were available for sale in Coffey County at the end of July. This represents a 3.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$238,000, up 90.4% from 2023. The typical time on market for active listings was 37 days, down from 50 days a year earlier.

History of Active Listings

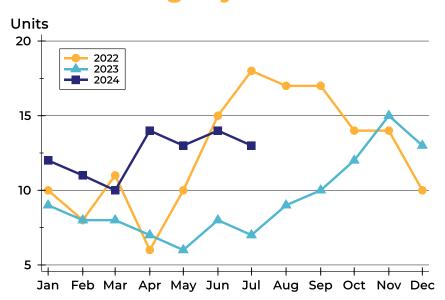






Coffey County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

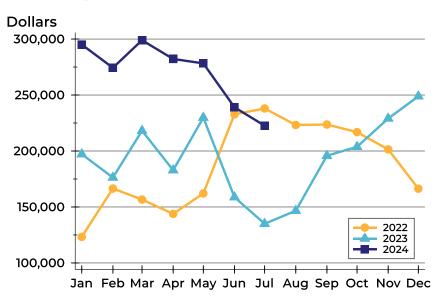
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.7%	N/A	79,900	79,900	6	6	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	N/A	138,000	138,000	10	10	100.0%	100.0%
\$150,000-\$174,999	2	15.4%	N/A	162,950	162,950	25	25	97.2%	97.2%
\$175,000-\$199,999	1	7.7%	N/A	190,000	190,000	132	132	100.0%	100.0%
\$200,000-\$249,999	4	30.8%	4.8	237,600	238,950	55	57	97.6%	97.1%
\$250,000-\$299,999	2	15.4%	3.4	272,500	272,500	59	59	92.1%	92.1%
\$300,000-\$399,999	2	15.4%	3.4	332,500	332,500	28	28	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





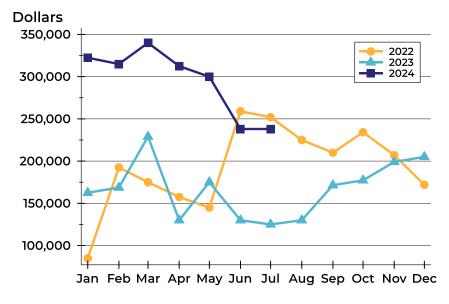
Coffey County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	123,309	197,167	295,108
February	166,488	176,300	274,345
March	156,627	218,113	298,980
April	143,817	182,857	282,236
May	162,080	229,817	278,292
June	232,787	158,738	239,093
July	238,017	134,986	222,631
August	223,253	146,644	
September	223,641	195,780	
October	216,886	203,750	
November	201,421	229,060	
December	166,380	248,846	

Median Price



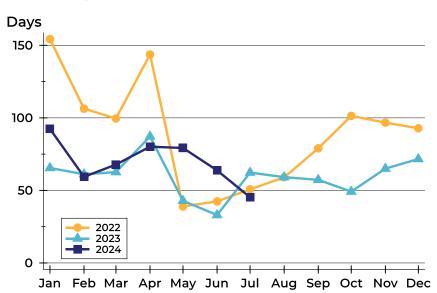
Month	2022	2023	2024
January	84,950	162,500	322,400
February	192,500	168,700	314,900
March	175,000	229,000	339,950
April	157,500	130,000	312,450
May	145,000	175,000	299,900
June	259,000	130,000	238,000
July	252,000	125,000	238,000
August	225,000	130,000	
September	210,000	171,450	
October	234,250	177,250	
November	207,000	199,000	
December	172,000	205,000	





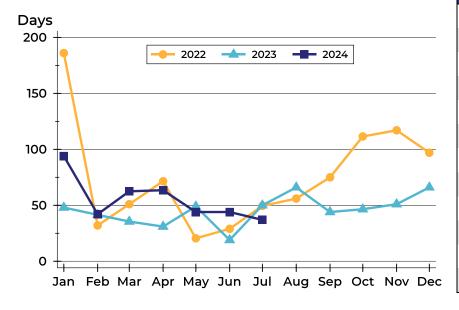
Coffey County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	154	65	92
February	106	61	59
March	100	63	68
April	144	87	80
May	39	43	79
June	42	33	64
July	51	62	45
August	59	59	
September	79	57	
October	101	49	
November	97	65	
December	93	72	

Median DOM



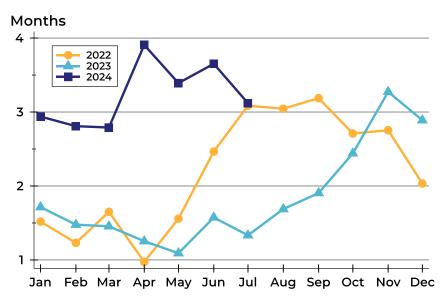
Month	2022	2023	2024	
January	186	48	94	
February	32	42	42	
March	51	36	63	
April	72	31	64	
May	21	49	44	
June	29	19	44	
July	50	50	37	
August	56	66		
September	75	44		
October	112	47		
November	117	51		
December	97	66		





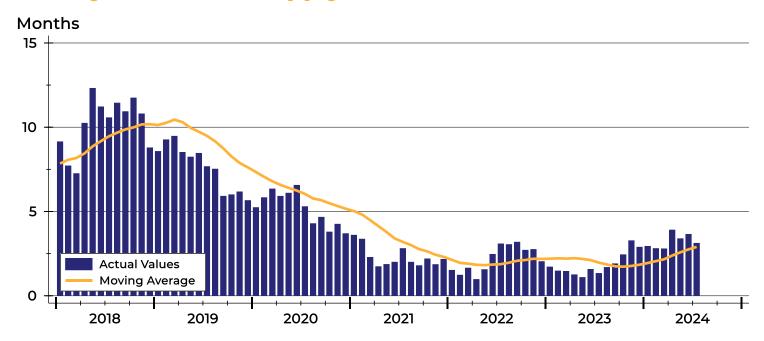
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.5	1.7	2.9
February	1.2	1.5	2.8
March	1.7	1.5	2.8
April	1.0	1.3	3.9
May	1.6	1.1	3.4
June	2.5	1.6	3.7
July	3.1	1.3	3.1
August	3.0	1.7	
September	3.2	1.9	
October	2.7	2.4	
November	2.8	3.3	
December	2.0	2.9	

History of Month's Supply





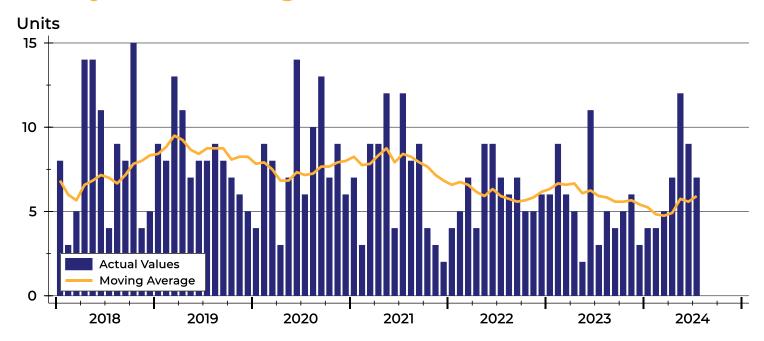
Coffey County New Listings Analysis

	mmary Statistics New Listings	July 2024 2023 Chang		Change	
th	New Listings	7	3	133.3%	
Month	Volume (1,000s)	1,293	620	108.5%	
Current	Average List Price	184,686	206,667	-10.6%	
Cu	Median List Price	149,900	180,000	-16.7%	
te	New Listings	48	42	14.3%	
Year-to-Date	Volume (1,000s)	11,443	8,124	40.9%	
	Average List Price	238,405	193,429	23.3%	
	Median List Price	230,000	147,500	55.9%	

A total of 7 new listings were added in Coffey County during July, up 133.3% from the same month in 2023. Year-to-date Coffey County has seen 48 new listings.

The median list price of these homes was \$149,900 down from \$180,000 in 2023.

History of New Listings

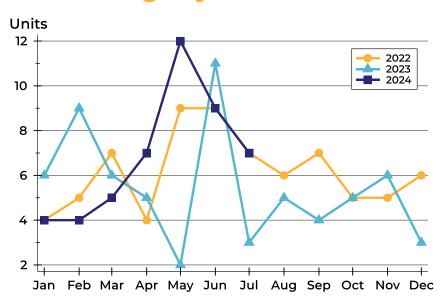






Coffey County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

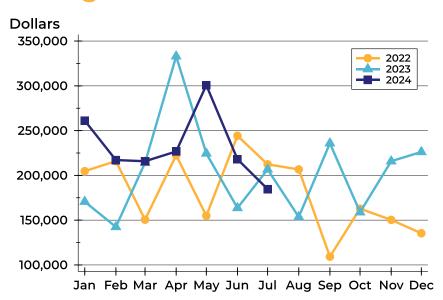
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	79,900	79,900	7	7	100.0%	100.0%
\$100,000-\$124,999	1	14.3%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	28.6%	143,950	143,950	17	17	98.1%	98.1%
\$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%	225,000	225,000	20	20	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	250,000	250,000	12	12	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	330,000	330,000	25	25	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



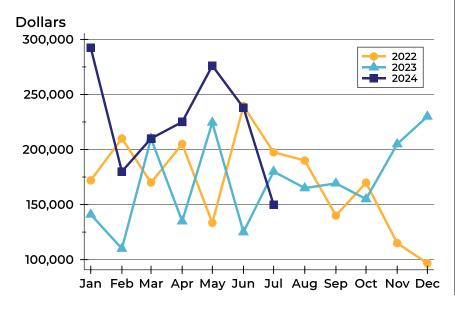


Coffey County New Listings Analysis

Average Price



Month	2022	2023	2024
January	204,750	170,667	261,175
February	215,980	142,422	217,125
March	150,557	214,083	215,800
April	222,500	332,960	226,714
May	154,922	224,500	300,754
June	244,256	163,627	218,044
July	212,343	206,667	184,686
August	206,650	153,580	
September	109,257	235,875	
October	162,860	158,900	
November	150,300	215,817	
December	135,400	226,167	



Month	2022	2023	2024
January	172,000	141,000	292,400
February	210,000	110,000	180,000
March	170,000	210,000	210,000
April	205,000	134,900	225,000
May	133,500	224,500	276,125
June	239,500	125,000	238,000
July	197,500	180,000	149,900
August	190,000	165,000	
September	140,000	169,250	
October	169,900	155,000	
November	115,000	204,950	
December	96,700	230,000	





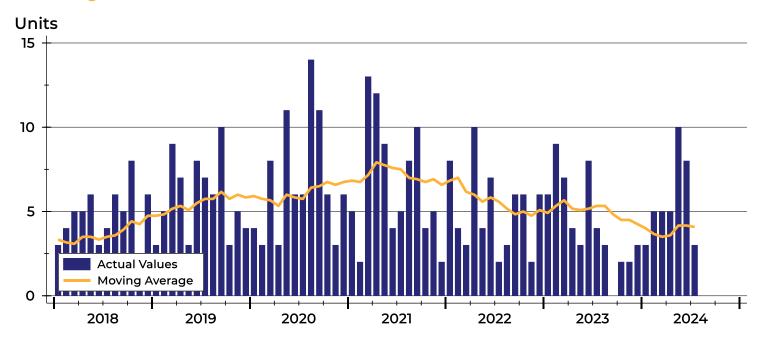
Coffey County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Year-to-Date e 2024 2023 C		e Change
Со	ntracts Written	3	4	-25.0%	39	41	-4.9%
Vol	lume (1,000s)	420	860	-51.2%	9,414	7,523	25.1%
ge	Sale Price	139,833	215,000	-35.0%	241,383	183,483	31.6%
Avera	Days on Market	100	15	566.7%	53	39	35.9%
¥	Percent of Original	100.0%	101.7%	-1.7%	92.6%	91.9%	0.8%
<u>_</u>	Sale Price	140,000	220,000	-36.4%	225,000	150,000	50.0%
Median	Days on Market	11	5	120.0%	18	12	50.0%
Σ	Percent of Original	100.0%	101.6%	-1.6%	95.6%	94.8%	0.8%

A total of 3 contracts for sale were written in Coffey County during the month of July, down from 4 in 2023. The median list price of these homes was \$140,000, down from \$220,000 the prior year.

Half of the homes that went under contract in July were on the market less than 11 days, compared to 5 days in July 2023.

History of Contracts Written

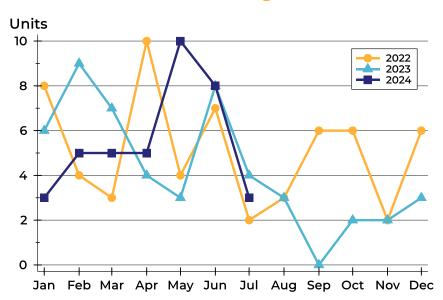






Coffey County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

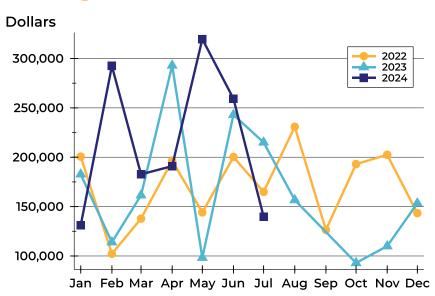
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	1	33.3%	140,000	140,000	11	11	100.0%	100.0%
\$150,000-\$174,999	1	33.3%	159,500	159,500	284	284	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	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



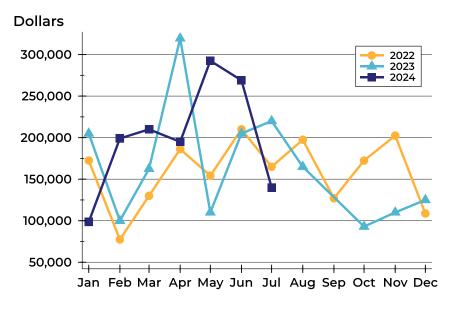


Coffey County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	200,625	182,650	131,133
February	102,223	113,989	292,400
March	137,833	161,486	182,700
April	196,490	292,950	191,000
May	144,125	98,333	319,665
June	200,243	242,975	259,238
July	164,950	215,000	139,833
August	230,833	156,667	
September	126,400	N/A	
October	193,050	92,950	
November	202,500	110,000	
December	143,417	153,300	



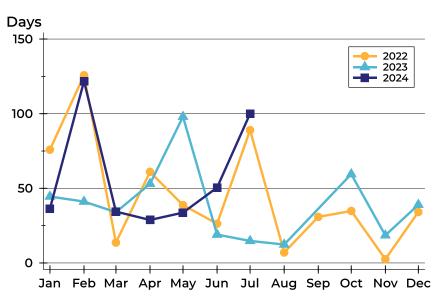
Month	2022	2023	2024
January	172,500	205,000	98,500
February	77,450	100,000	199,000
March	130,000	162,500	210,000
April	186,250	319,450	195,000
May	154,250	110,000	292,500
June	210,000	204,950	268,950
July	164,950	220,000	140,000
August	197,500	165,000	
September	127,000	N/A	
October	172,400	92,950	
November	202,500	110,000	
December	108,750	125,000	





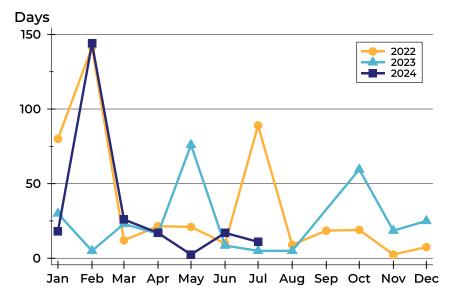
Coffey County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	76	45	36
February	126	41	122
March	14	34	34
April	61	53	29
May	39	98	34
June	26	19	51
July	89	15	100
August	7	12	
September	31	N/A	
October	35	60	
November	3	19	
December	34	39	

Median DOM



Month	2022	2023	2024
January	80	30	18
February	142	5	144
March	12	23	26
April	22	17	17
May	21	76	3
June	10	9	17
July	89	5	11
August	9	5	
September	19	N/A	
October	19	60	
November	3	19	
December	8	25	



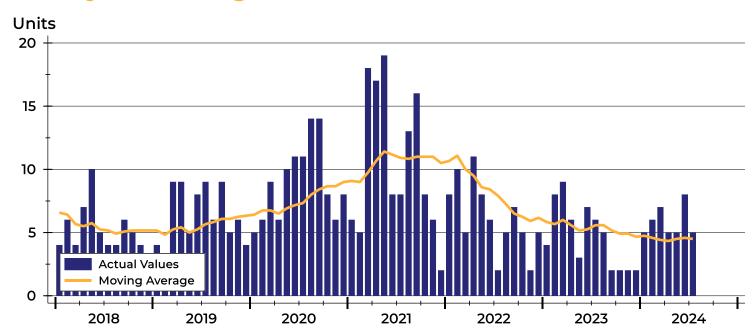
Coffey County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Pe	nding Contracts	5	6	-16.7%
Volume (1,000s)		817	1,569	-47.9%
ge	List Price	163,300	261,500	-37.6%
Avera	Days on Market	63	16	293.8%
Ą	Percent of Original	94.4%	100.0%	-5.6%
2	List Price	140,000	247,000	-43.3%
Media	Days on Market	9	9	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Coffey County had contracts pending at the end of July, down from 6 contracts pending at the end of July 2023.

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

History of Pending Contracts

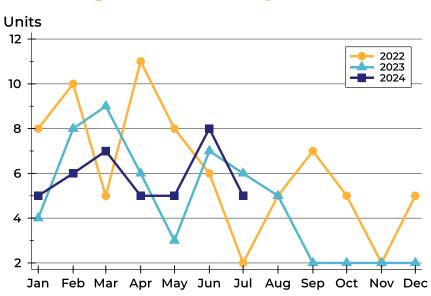






Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

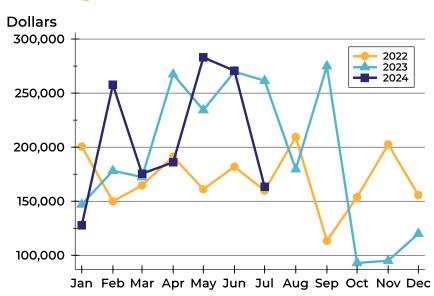
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	97,000	97,000	6	6	71.9%	71.9%
\$100,000-\$124,999	1	20.0%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	140,000	140,000	11	11	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	159,500	159,500	284	284	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	300,000	300,000	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



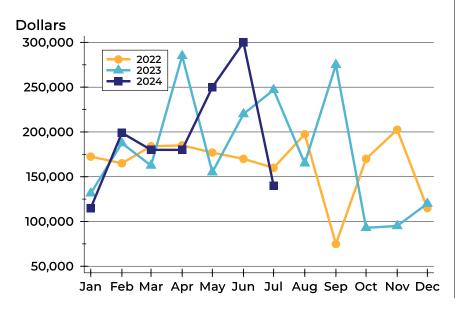


Coffey County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	200,625	146,975	127,680
February	149,889	178,238	257,833
March	164,680	172,378	175,500
April	191,264	267,383	186,000
May	161,113	234,333	283,000
June	181,950	269,829	270,738
July	159,950	261,500	163,300
August	209,460	179,500	
September	113,371	275,000	
October	153,840	92,950	
November	202,500	95,000	
December	155,800	120,000	



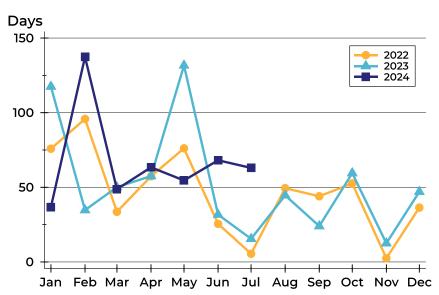
Month	2022	2023	2024
January	172,500	131,450	115,000
February	165,000	187,500	199,000
March	184,000	162,500	180,000
April	185,000	284,950	180,000
May	177,000	155,000	250,000
June	169,950	220,000	299,950
July	159,950	247,000	140,000
August	197,500	165,000	
September	74,900	275,000	
October	169,900	92,950	
November	202,500	95,000	
December	115,000	120,000	





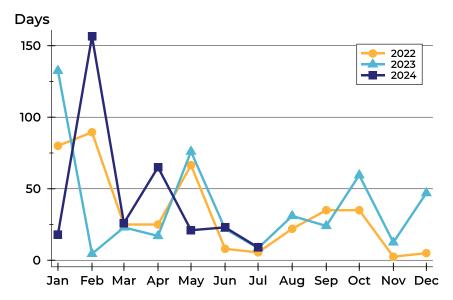
Coffey County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	76	118	37
February	96	35	137
March	34	50	49
April	57	58	63
May	76	132	55
June	26	32	68
July	6	16	63
August	49	45	
September	44	24	
October	53	60	
November	3	13	
December	36	47	

Median DOM



Month	2022	2023	2024
January	80	133	18
February	90	5	157
March	25	23	26
April	25	17	65
May	67	76	21
June	8	22	23
July	6	9	9
August	22	31	
September	35	24	
October	35	60	
November	3	13	
December	5	47	





Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in July

Total home sales in Douglas County fell last month to 16 units, compared to 17 units in July 2023. Total sales volume was \$5.8 million, down from a year earlier.

The median sale price in July was \$339,250, down from \$350,000 a year earlier. Homes that sold in July were typically on the market for 7 days and sold for 98.4% of their list prices.

Douglas County Active Listings Up at End of July

The total number of active listings in Douglas County at the end of July was 27 units, up from 21 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$322,300.

During July, a total of 8 contracts were written down from 17 in July 2023. At the end of the month, there were 13 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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Douglas County Summary Statistics

	ly MLS Statistics ree-year History	2024	Surrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	r me Sales ange from prior year	16 -5.9%	17 -32.0%	25 25.0%	94 1.1%	93 -11.4%	105 15.4%
	tive Listings ange from prior year	27 28.6%	21 50.0%	14 0.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.2 29.4%	1.7 88.9%	0.9 0.0%	N/A	N/A	N/A
	ew Listings ange from prior year	16 -15.8%	19 58.3%	12 -33.3%	120 -1.6%	122 -3.9%	127 10.4%
	ntracts Written ange from prior year	8 -52.9%	17 54.5%	11 0.0%	96 -5.0%	101 -9.0%	111 6.7%
	nding Contracts ange from prior year	13 -18.8%	16 60.0%	10 -33.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	5,810 -1.9%	5,925 -29.6%	8,413 47.7%	32,655 2.7%	31,811 -9.3%	35,090 30.2%
	Sale Price Change from prior year	363,116 4.2%	348,550 3.6%	336,523 18.2%	347,389 1.6%	342,051 2.4%	334,186 12.8%
4	List Price of Actives Change from prior year	353,846 -17.8%	430,408 19.0%	361,820 14.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	35 -31.4%	51 218.8%	16 100.0%	28 7.7%	26 73.3%	15 36.4%
V	Percent of List Change from prior year	97.9% -0.9%	98.8% -2.7%	101.5% -0.9%	99.2% 0.5%	98.7% -4.1%	102.9% 1.3%
	Percent of Original Change from prior year	97.3% 0.9%	96.4% -4.7%	101.2% -1.0%	98.2% 0.6%	97.6% -4.2%	101.9% 0.4%
	Sale Price Change from prior year	339,250 -3.1%	350,000 29.6%	270,000 12.0%	314,950 1.6%	310,000 6.5%	291,000 11.9%
	List Price of Actives Change from prior year	322,300 -19.3%	399,500 22.4%	326,450 13.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	7 -46.2%	13 116.7%	6 50.0%	9 50.0%	6 20.0%	5 66.7%
2	Percent of List Change from prior year	98.4% -1.6%	100.0% -1.0%	101.0% -0.4%	100.0% 0.0%	100.0% -1.0%	101.0% -0.1%
	Percent of Original Change from prior year	98.4% -1.6%	100.0% -0.8%	100.8% -0.6%	99.7% -0.3%	100.0% -0.8%	100.8% -0.3%

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





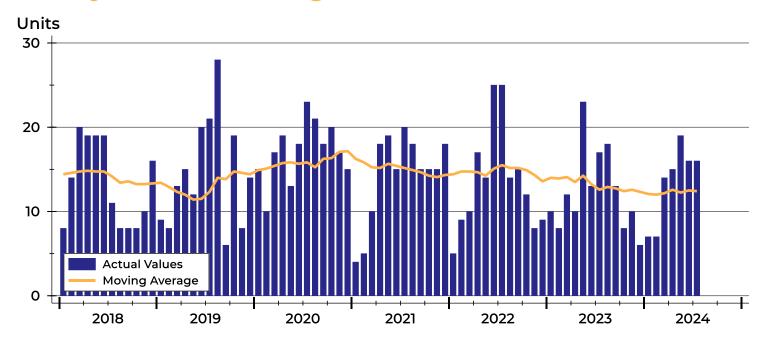
Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	2024	e Change	
Clo	osed Listings	16	17	-5.9%	94	93	1.1%
Vo	lume (1,000s)	5,810	5,925	-1.9%	32,655	31,811	2.7%
Мс	onths' Supply	2.2	1.7	29.4%	N/A	N/A	N/A
	Sale Price	363,116	348,550	4.2%	347,389	342,051	1.6%
age	Days on Market	35	51	-31.4%	28	26	7.7%
Averag	Percent of List	97.9%	98.8%	-0.9%	99.2%	98.7%	0.5%
	Percent of Original	97.3%	96.4%	0.9%	98.2%	97.6%	0.6%
	Sale Price	339,250	350,000	-3.1%	314,950	310,000	1.6%
lan	Days on Market	7	13	-46.2%	9	6	50.0%
Median	Percent of List	98.4%	100.0%	-1.6%	100.0%	100.0%	0.0%
	Percent of Original	98.4%	100.0%	-1.6%	99.7%	100.0%	-0.3%

A total of 16 homes sold in Douglas County in July, down from 17 units in July 2023. Total sales volume fell to \$5.8 million compared to \$5.9 million in the previous year.

The median sales price in July was \$339,250, down 3.1% compared to the prior year. Median days on market was 7 days, down from 8 days in June, and down from 13 in July 2023.

History of Closed Listings

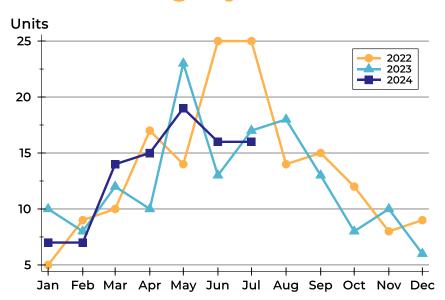






Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	5	10	7
February	9	8	7
March	10	12	14
April	17	10	15
May	14	23	19
June	25	13	16
July	25	17	16
August	14	18	
September	15	13	
October	12	8	
November	8	10	
December	9	6	

Closed Listings by Price Range

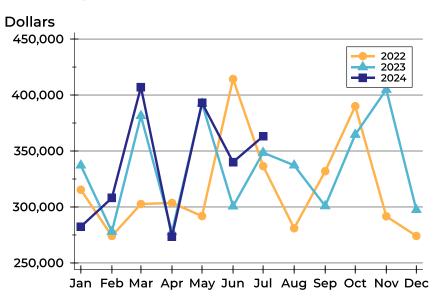
Price Range	Sa Number	les Percent	Months' Supply	Sale l Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	6.3%	0.0	104,250	104,250	374	374	91.4%	91.4%	91.4%	91.4%
\$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	2	12.5%	2.3	236,000	236,000	26	26	95.1%	95.1%	93.0%	93.0%
\$250,000-\$299,999	2	12.5%	1.9	286,950	286,950	4	4	99.8%	99.8%	99.8%	99.8%
\$300,000-\$399,999	7	43.8%	1.2	349,100	349,000	16	16	99.5%	100.0%	98.9%	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	4	25.0%	2.0	554,000	545,500	4	4	96.9%	96.7%	96.9%	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



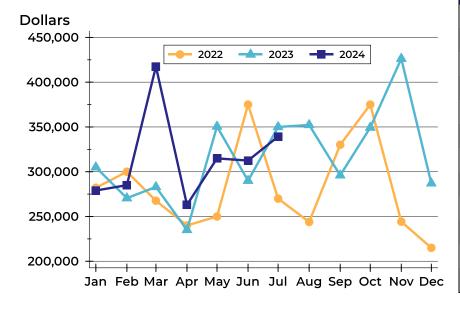


Douglas County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	315,400	337,150	282,421
February	274,111	278,000	308,036
March	302,610	381,375	407,118
April	303,650	277,700	273,490
May	291,857	392,566	393,011
June	414,334	300,569	340,147
July	336,523	348,550	363,116
August	281,029	337,211	
September	331,973	300,827	
October	390,042	364,631	
November	291,657	404,865	
December	274,100	297,400	



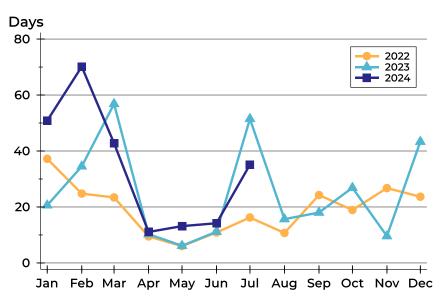
Month	2022	2023	2024
January	282,000	305,000	279,000
February	300,000	270,500	285,000
March	267,648	283,000	417,500
April	240,000	235,000	263,000
May	250,000	350,500	314,900
June	375,000	290,000	312,450
July	270,000	350,000	339,250
August	243,900	352,250	
September	330,100	296,000	
October	375,000	349,325	
November	244,226	426,250	
December	215,000	287,000	





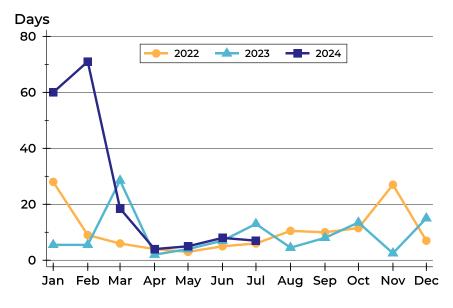
Douglas County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	21	51
February	25	35	70
March	23	57	43
April	9	10	11
May	6	6	13
June	11	11	14
July	16	51	35
August	11	16	
September	24	18	
October	19	27	
November	27	10	
December	24	43	

Median DOM



Month	2022	2023	2024
January	28	6	60
February	9	6	71
March	6	29	19
April	4	2	4
May	3	4	5
June	5	7	8
July	6	13	7
August	11	5	
September	10	8	
October	12	14	
November	27	3	
December	7	15	





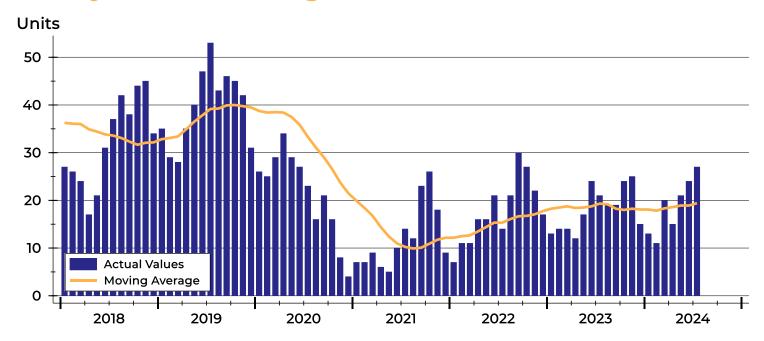
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Ac.	tive Listings	27	21	28.6%
Vo	lume (1,000s)	9,554	9,039	5.7%
Months' Supply		2.2	1.7	29.4%
ge	List Price	353,846	430,408	-17.8%
Avera	Days on Market	58	45	28.9%
₹	Percent of Original	97.2%	98.2%	-1.0%
_	List Price	322,300	399,500	-19.3%
Median	Days on Market	48	26	84.6%
Σ	Percent of Original	98.7%	100.0%	-1.3%

A total of 27 homes were available for sale in Douglas County at the end of July. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$322,300, down 19.3% from 2023. The typical time on market for active listings was 48 days, up from 26 days a year earlier.

History of Active Listings

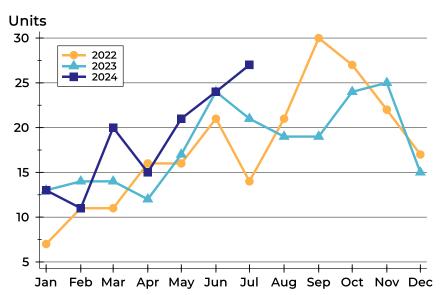






Douglas County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	7	13	13
February	11	14	11
March	11	14	20
April	16	12	15
May	16	17	21
June	21	24	24
July	14	21	27
August	21	19	
September	30	19	
October	27	24	
November	22	25	
December	17	15	

Active Listings by Price Range

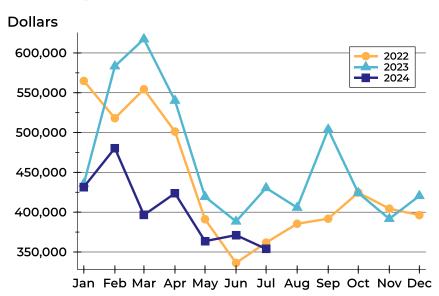
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	3.7%	N/A	170,000	170,000	43	43	91.9%	91.9%
\$175,000-\$199,999	2	7.4%	N/A	195,450	195,450	17	17	100.0%	100.0%
\$200,000-\$249,999	4	14.8%	2.3	237,625	239,250	68	52	96.7%	96.7%
\$250,000-\$299,999	5	18.5%	1.9	272,980	265,000	34	41	98.2%	100.0%
\$300,000-\$399,999	4	14.8%	1.2	331,825	331,150	70	71	94.4%	95.7%
\$400,000-\$499,999	8	29.6%	N/A	448,294	439,250	60	54	98.4%	98.8%
\$500,000-\$749,999	3	11.1%	2.0	587,967	599,000	93	102	96.8%	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



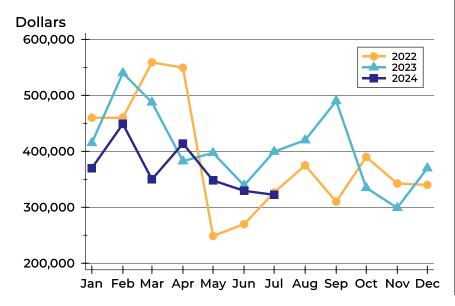


Douglas County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	564,814	435,738	431,604
February	517,973	583,329	480,427
March	554,341	617,400	396,468
April	501,256	540,133	423,697
Мау	391,125	419,378	363,640
June	336,252	388,364	371,185
July	361,820	430,408	353,846
August	385,476	405,745	
September	391,790	503,907	
October	424,604	424,216	
November	404,441	391,598	
December	396,341	420,437	



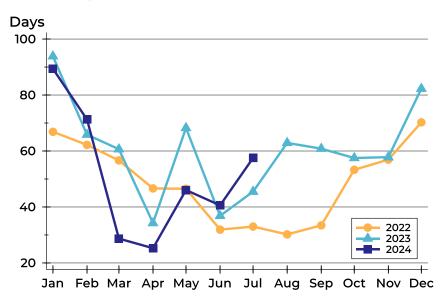
Month	2022	2023	2024
January	460,000	415,000	369,900
February	460,000	539,950	449,000
March	559,000	487,450	349,900
April	549,500	382,450	414,000
May	248,750	397,300	348,000
June	269,900	339,000	329,500
July	326,450	399,500	322,300
August	374,900	420,000	
September	310,000	489,900	
October	389,900	334,700	
November	342,500	299,000	
December	340,000	369,900	





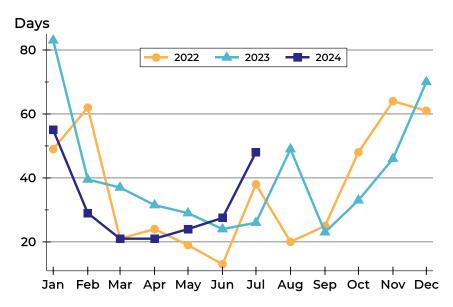
Douglas County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	67	94	89
February	62	66	71
March	57	61	29
April	47	34	25
May	47	68	46
June	32	37	41
July	33	45	58
August	30	63	
September	33	61	
October	53	58	
November	57	58	
December	70	82	

Median DOM



Month	2022	2023	2024
January	49	83	55
February	62	40	29
March	21	37	21
April	24	32	21
May	19	29	24
June	13	24	28
July	38	26	48
August	20	49	
September	25	23	
October	48	33	
November	64	46	
December	61	70	





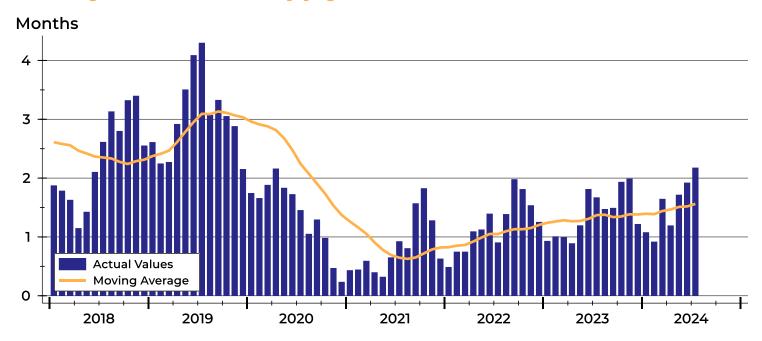
Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







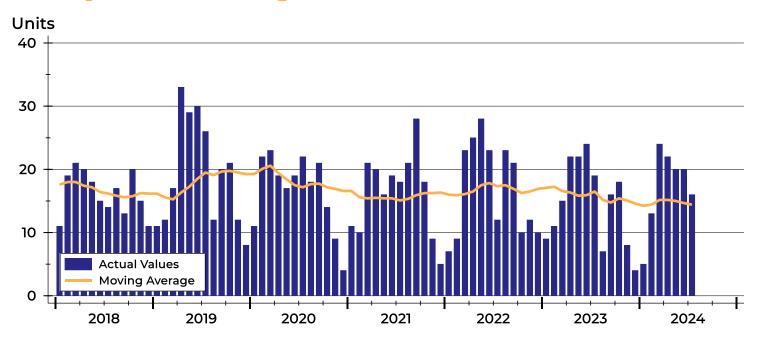
Douglas County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	16	19	-15.8%
Month	Volume (1,000s)	4,992	7,003	-28.7%
Current	Average List Price	312,006	368,593	-15.4%
C	Median List Price	332,500	354,900	-6.3%
ē	New Listings	120	122	-1.6%
o-Da	Volume (1,000s)	42,192	45,376	-7.0%
Year-to-Date	Average List Price	351,597	371,938	-5.5%
×	Median List Price	323,600	349,450	-7.4%

A total of 16 new listings were added in Douglas County during July, down 15.8% from the same month in 2023. Yearto-date Douglas County has seen 120 new listings.

The median list price of these homes was \$332,500 down from \$354,900 in 2023.

History of New Listings

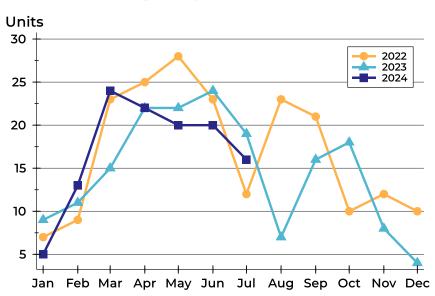






Douglas County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	7	9	5
February	9	11	13
March	23	15	24
April	25	22	22
May	28	22	20
June	23	24	20
July	12	19	16
August	23	7	
September	21	16	
October	10	18	
November	12	8	
December	10	4	

New Listings by Price Range

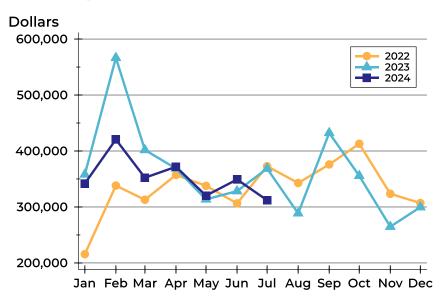
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	89,900	89,900	5	5	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	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	2	12.5%	192,950	192,950	23	23	98.7%	98.7%
\$200,000-\$249,999	3	18.8%	235,967	240,000	9	2	101.5%	100.0%
\$250,000-\$299,999	1	6.3%	290,000	290,000	21	21	100.0%	100.0%
\$300,000-\$399,999	6	37.5%	361,650	362,500	12	9	106.4%	100.0%
\$400,000-\$499,999	3	18.8%	449,500	428,500	20	21	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



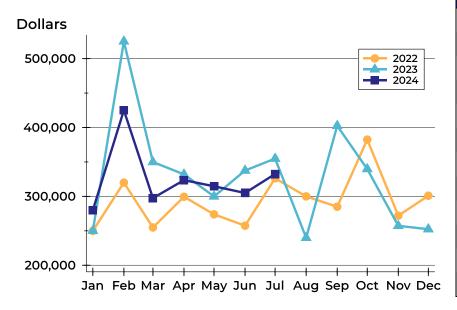


Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	215,700	358,089	341,920
February	338,233	566,618	420,600
March	312,877	401,847	352,292
April	357,280	368,714	371,805
May	337,738	313,506	320,243
June	306,378	328,375	349,130
July	372,849	368,593	312,006
August	342,817	288,557	
September	376,000	432,319	
October	412,880	355,683	
November	323,550	264,775	
December	306,970	299,663	



Month	2022	2023	2024
January	249,900	250,000	279,900
February	320,000	525,000	425,000
March	254,900	349,900	297,500
April	299,500	332,000	323,600
May	273,930	299,900	314,700
June	257,500	337,500	304,950
July	326,200	354,900	332,500
August	300,000	239,900	
September	285,000	402,500	
October	382,450	339,750	
November	272,000	257,250	
December	301,000	252,400	





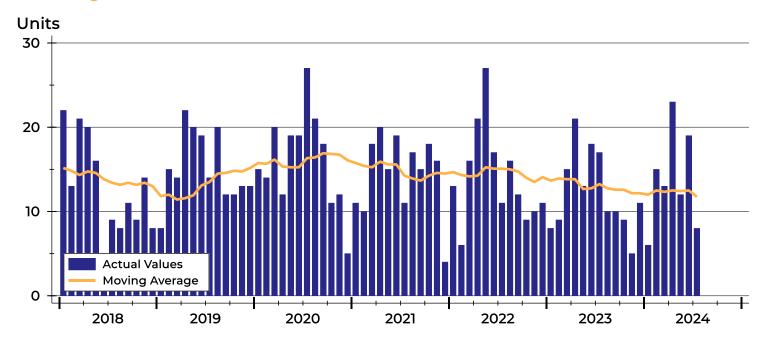
Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Yo 2024	ear-to-Dat 2023	e Change
Со	ntracts Written	8	17	-52.9%	96	101	-5.0%
Vo	ume (1,000s)	2,209	5,636	-60.8%	32,871	35,306	-6.9%
ge	Sale Price	276,088	331,544	-16.7%	342,407	349,566	-2.0%
Avera	Days on Market	21	17	23.5%	23	24	-4.2%
A	Percent of Original	104.4%	96.4%	8.3%	99.3%	97.7%	1.6%
=	Sale Price	285,000	329,900	-13.6%	310,000	329,900	-6.0%
Median	Days on Market	5	5	0.0%	6	6	0.0%
Σ	Percent of Original	100.0%	98.7%	1.3%	100.0%	100.0%	0.0%

A total of 8 contracts for sale were written in Douglas County during the month of July, down from 17 in 2023. The median list price of these homes was \$285,000, down from \$329,900 the prior year.

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

History of Contracts Written

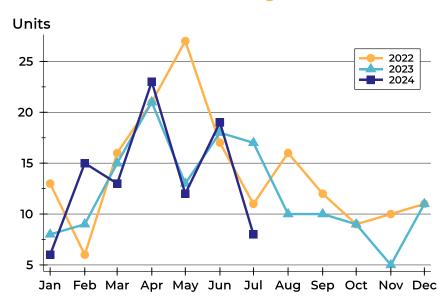






Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	13	8	6
February	6	9	15
March	16	15	13
April	21	21	23
May	27	13	12
June	17	18	19
July	11	17	8
August	16	10	
September	12	10	
October	9	9	
November	10	5	
December	11	11	

Contracts Written by Price Range

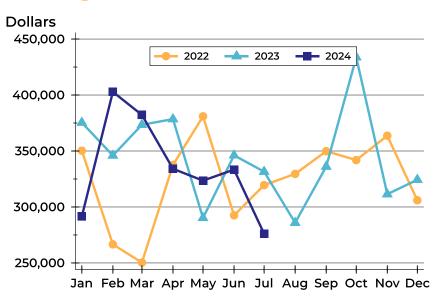
Price Range	Contract: Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	12.5%	89,900	89,900	5	5	100.0%	100.0%
\$100,000-\$124,999	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	3	37.5%	229,967	230,000	10	2	101.5%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	50.0%	357,225	359,450	32	33	107.7%	99.1%
\$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



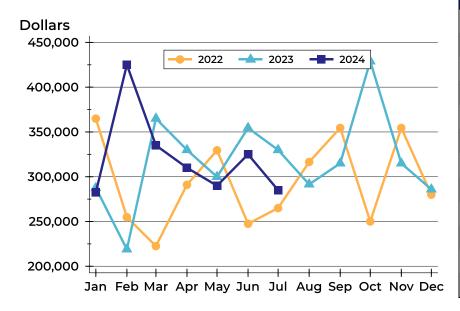


Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	350,285	375,375	291,533
February	266,583	345,967	402,837
March	250,336	373,447	382,246
April	337,552	378,505	334,122
May	380,954	290,231	323,542
June	292,494	346,106	333,374
July	319,518	331,544	276,088
August	329,549	285,900	
September	349,833	336,080	
October	341,911	433,761	
November	363,650	311,415	
December	305,973	324,341	



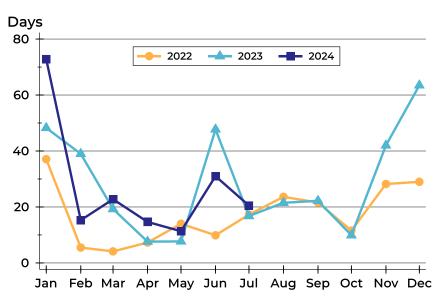
Month	2022	2023	2024
January	364,900	287,500	282,450
February	254,900	219,000	425,000
March	222,500	365,000	335,000
April	291,000	329,900	310,000
May	329,500	299,900	289,950
June	247,500	354,500	325,000
July	265,000	329,900	285,000
August	316,450	291,500	
September	354,500	314,950	
October	250,000	429,000	
November	354,450	314,900	
December	280,000	285,900	





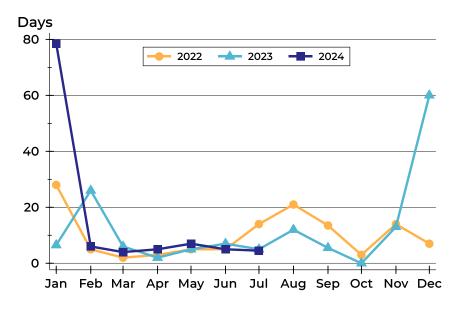
Douglas County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	37	48	73
February	6	39	15
March	4	19	23
April	7	8	15
May	14	8	11
June	10	48	31
July	17	17	21
August	24	22	
September	22	22	
October	12	10	
November	28	42	
December	29	63	

Median DOM



Month	2022	2023	2024
January	28	7	79
February	5	26	6
March	2	6	4
April	3	2	5
May	5	5	7
June	5	7	5
July	14	5	5
August	21	12	
September	14	6	
October	3	N/A	
November	14	13	
December	7	60	



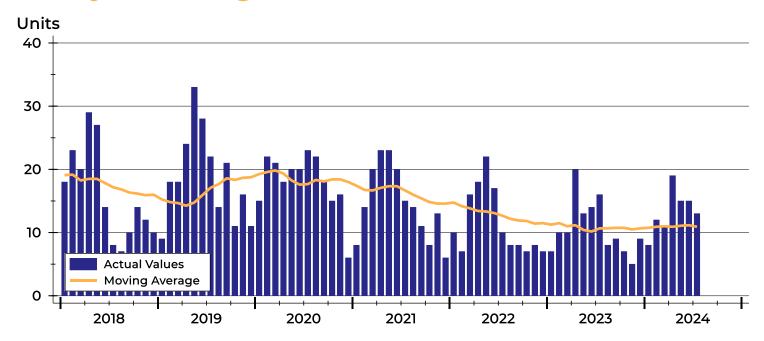
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pe	nding Contracts	13	16	-18.8%
Volume (1,000s)		3,384	5,288	-36.0%
ge	List Price	260,338	330,508	-21.2%
Avera	Days on Market	14	22	-36.4%
Ā	Percent of Original	102.2%	98.4%	3.9%
2	List Price	240,000	336,950	-28.8%
Media	Days on Market	2	8	-75.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Douglas County had contracts pending at the end of July, down from 16 contracts pending at the end of July 2023.

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

History of Pending Contracts

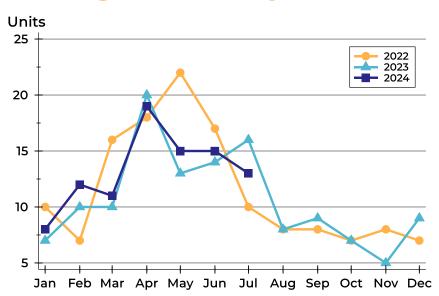






Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	10	7	8
February	7	10	12
March	16	10	11
April	18	20	19
May	22	13	15
June	17	14	15
July	10	16	13
August	8	8	
September	8	9	
October	7	7	
November	8	5	
December	7	9	

Pending Contracts by Price Range

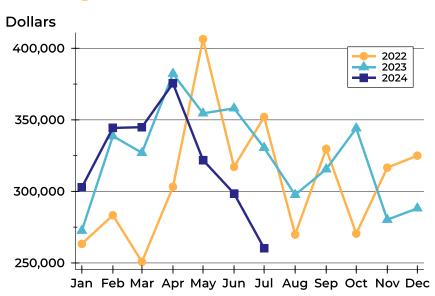
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.7%	89,900	89,900	5	5	100.0%	100.0%
\$100,000-\$124,999	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%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	38.5%	223,360	219,900	7	2	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	279,900	279,900	2	2	100.0%	100.0%
\$300,000-\$399,999	5	38.5%	347,780	343,900	29	15	105.8%	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



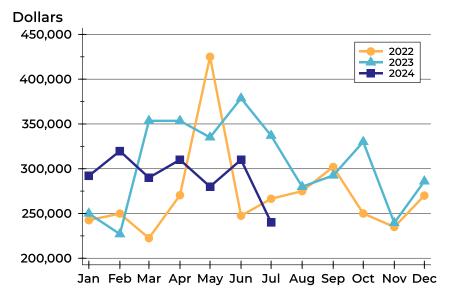


Douglas County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	263,280	272,557	302,775
February	283,371	338,670	344,338
March	250,774	326,980	344,882
April	303,178	382,265	375,463
May	406,453	354,538	321,893
June	317,118	358,050	298,527
July	352,020	330,508	260,338
August	269,863	297,616	
September	329,713	315,522	
October	270,514	344,100	
November	316,588	280,215	
December	324,971	288,172	



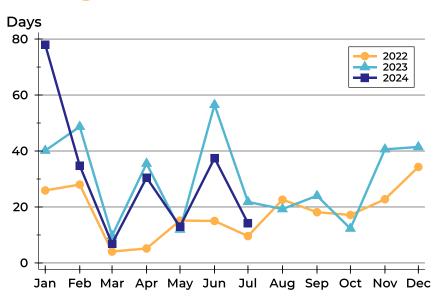
Month	2022	2023	2024
January	242,500	250,000	292,000
February	249,900	227,000	319,750
March	222,500	353,500	290,000
April	270,450	353,500	310,000
May	425,000	335,000	280,000
June	247,500	378,600	310,000
July	266,450	336,950	240,000
August	275,000	279,875	
September	301,950	292,500	
October	250,000	330,000	
November	234,950	239,500	
December	270,000	285,900	





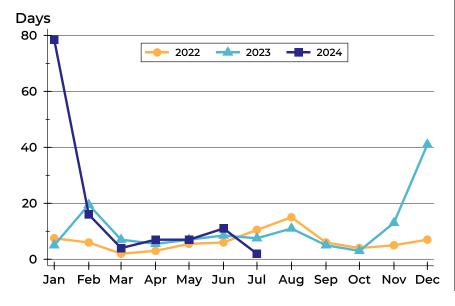
Douglas County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	26	40	78
February	28	49	35
March	4	10	7
April	5	36	30
May	15	12	13
June	15	57	37
July	10	22	14
August	23	19	
September	18	24	
October	17	12	
November	23	41	
December	34	41	

Median DOM



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





Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Rose in July

Total home sales in the Emporia area rose by 6.7% last month to 48 units, compared to 45 units in July 2023. Total sales volume was \$9.5 million, up 1.6% from a year earlier.

The median sale price in July was \$197,950, up from \$179,900 a year earlier. Homes that sold in July were typically on the market for 7 days and sold for 100.0% of their list prices.

Emporia Area Active Listings Up at End of July

The total number of active listings in the Emporia area at the end of July was 55 units, up from 46 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$189,999.

During July, a total of 34 contracts were written up from 26 in July 2023. At the end of the month, there were 43 contracts still pending.

Report Contents

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

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Emporia Area Summary Statistics

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	r me Sales ange from prior year	48 6.7%	45 7.1%	42 -35.4%	212 -15.2%	250 -10.4%	279 -7.0%
	tive Listings ange from prior year	55 19.6%	46 -20.7%	58 -13.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.8 38.5%	1.3 0.0%	1.3 -18.8%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	47 20.5%	39 -35.0%	60 -18.9%	282 -5.4%	298 -11.0%	335 -10.2%
	ntracts Written ange from prior year	34 30.8%	26 -40.9%	44 -13.7%	233 -10.4%	260 -9.7%	288 -11.4%
	nding Contracts ange from prior year	43 19.4%	36 -32.1%	53 -24.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	9,496 1.6%	9,343 11.1%	8,408 -24.4%	40,838 -10.7%	45,720 -5.0%	48,127 2.3%
	Sale Price Change from prior year	197,827 -4.7%	207,624 3.7%	200,190 17.0%	192,634 5.3%	182,879 6.0%	172,500 10.0%
	List Price of Actives Change from prior year	215,529 -17.8%	262,126 18.8%	220,734 46.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	29 141.7%	12 -20.0%	15 15.4%	27 12.5%	24 0.0%	24 -33.3%
٩	Percent of List Change from prior year	97.4% -2.3%	99.7% 1.8%	97.9% -0.1%	97.3% 0.0%	97.3% -0.7%	98.0% 1.6%
	Percent of Original Change from prior year	94.9% -3.9%	98.7% 2.4%	96.4% -1.4%	96.2% 0.6%	95.6% -0.9%	96.5% 1.6%
	Sale Price Change from prior year	197,950 10.0%	179,900 -9.0%	197,750 30.1%	176,750 8.1%	163,500 15.2%	141,900 2.5%
	List Price of Actives Change from prior year	189,999 -13.6%	219,900 17.1%	187,750 57.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	7 40.0%	5 0.0%	5 0.0%	6 0.0%	6 -14.3%	7 16.7%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.4%	99.6% 0.1%	100.0% 1.0%	99.0% -0.1%	99.1% 0.6%
	Percent of Original Change from prior year	98.3% -1.7%	100.0% 0.7%	99.3% -0.2%	98.7% 0.6%	98.1% -0.2%	98.3% 0.3%

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





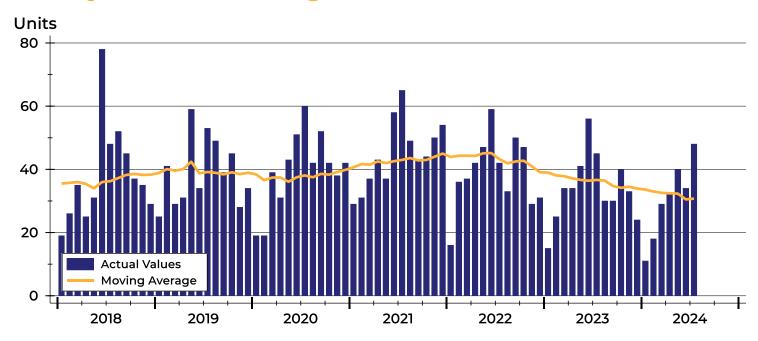
Emporia Area Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Year-to-Date e 2024 2023		e Change
Clo	sed Listings	48	45	6.7%	212	250	-15.2%
Vo	lume (1,000s)	9,496	9,343	1.6%	40,838	45,720	-10.7%
Мс	onths' Supply	1.8	1.3	38.5%	N/A	N/A	N/A
	Sale Price	197,827	207,624	-4.7%	192,634	182,879	5.3%
age	Days on Market	29	12	141.7%	27	24	12.5%
Averag	Percent of List	97.4%	99.7%	-2.3%	97.3%	97.3%	0.0%
	Percent of Original	94.9%	98.7%	-3.9%	96.2%	95.6%	0.6%
	Sale Price	197,950	179,900	10.0%	176,750	163,500	8.1%
ian	Days on Market	7	5	40.0%	6	6	0.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	99.0%	1.0%
	Percent of Original	98.3%	100.0%	-1.7%	98.7%	98.1%	0.6%

A total of 48 homes sold in the Emporia area in July, up from 45 units in July 2023. Total sales volume rose to \$9.5 million compared to \$9.3 million in the previous year.

The median sales price in July was \$197,950, up 10.0% compared to the prior year. Median days on market was 7 days, up from 3 days in June, and up from 5 in July 2023.

History of Closed Listings

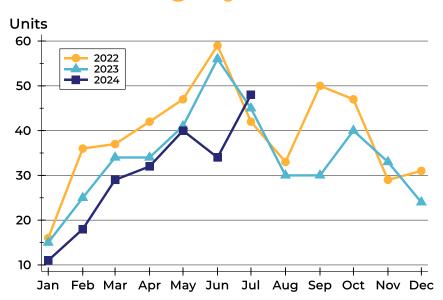






Emporia Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	16	15	11
February	36	25	18
March	37	34	29
April	42	34	32
May	47	41	40
June	59	56	34
July	42	45	48
August	33	30	
September	50	30	
October	47	40	
November	29	33	
December	31	24	

Closed Listings by Price Range

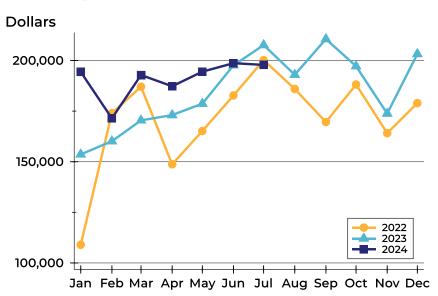
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	1	2.1%	0.0	12,000	12,000	5	5	77.4%	77.4%	77.4%	77.4%
\$25,000-\$49,999	1	2.1%	0.0	33,000	33,000	218	218	84.6%	84.6%	41.2%	41.2%
\$50,000-\$99,999	3	6.3%	2.6	69,967	68,000	28	11	87.6%	85.1%	83.6%	85.1%
\$100,000-\$124,999	1	2.1%	0.0	105,000	105,000	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	9	18.8%	1.4	135,711	137,500	18	12	96.9%	98.3%	95.9%	98.3%
\$150,000-\$174,999	6	12.5%	2.0	166,083	165,000	16	8	99.0%	100.0%	97.4%	97.7%
\$175,000-\$199,999	4	8.3%	2.3	190,225	193,000	22	22	100.2%	99.0%	99.1%	98.6%
\$200,000-\$249,999	11	22.9%	2.4	220,591	220,000	7	3	101.0%	101.2%	100.8%	100.1%
\$250,000-\$299,999	5	10.4%	2.9	278,780	275,000	58	25	97.2%	96.5%	93.0%	96.3%
\$300,000-\$399,999	7	14.6%	1.0	333,800	340,000	50	4	98.2%	100.0%	95.5%	95.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



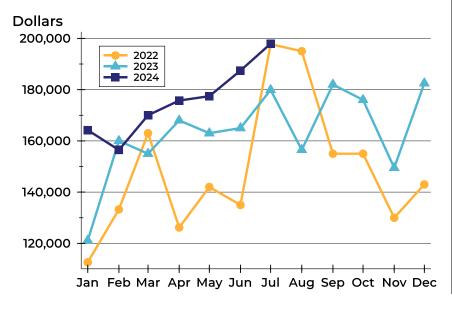


Emporia Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	108,978	153,608	194,373
February	174,009	160,136	171,404
March	187,054	170,425	192,817
April	148,729	173,044	187,284
May	165,169	178,679	194,490
June	182,726	197,596	198,674
July	200,190	207,624	197,827
August	185,948	192,967	
September	169,608	210,587	
October	188,143	197,204	
November	164,098	173,785	
December	178,955	203,217	



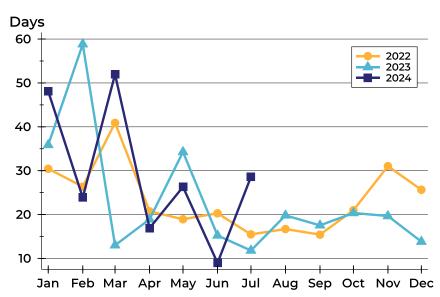
Month	2022	2023	2024
January	112,625	121,125	164,200
February	133,250	160,000	156,450
March	163,000	155,000	170,000
April	126,200	168,000	175,750
May	142,000	163,000	177,450
June	135,000	165,000	187,450
July	197,750	179,900	197,950
August	195,000	156,500	
September	155,000	182,000	
October	155,000	176,000	
November	130,000	149,500	
December	143,000	182,500	





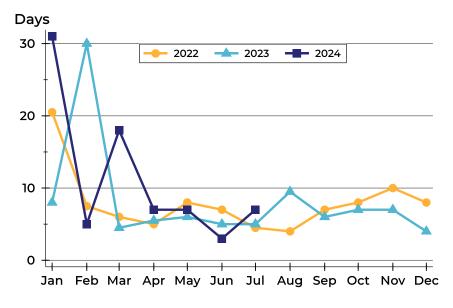
Emporia Area Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	30	36	48
February	26	59	24
March	41	13	52
April	21	19	17
May	19	34	26
June	20	15	9
July	15	12	29
August	17	20	
September	15	18	
October	21	20	
November	31	20	
December	26	14	

Median DOM



Month	2022	2023	2024
January	21	8	31
February	8	30	5
March	6	5	18
April	5	6	7
May	8	6	7
June	7	5	3
July	5	5	7
August	4	10	
September	7	6	
October	8	7	
November	10	7	
December	8	4	



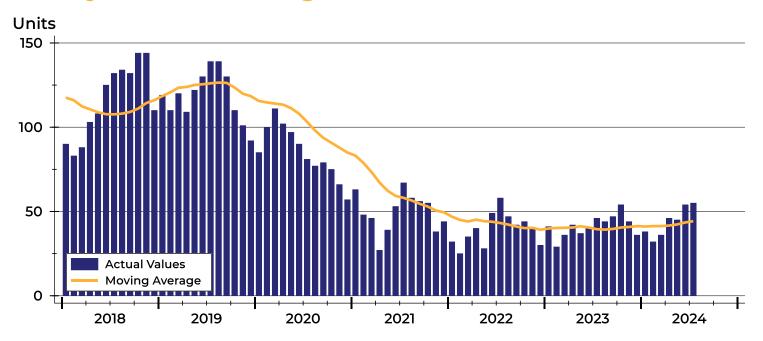
Emporia Area Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Ac.	tive Listings	55	46	19.6%
Vo	lume (1,000s)	11,854	12,058	-1.7%
Мс	onths' Supply	1.8	1.3	38.5%
ge	List Price	215,529	262,126	-17.8%
Avera	Days on Market	51	47	8.5%
¥	Percent of Original	96.2%	95.9%	0.3%
<u>_</u>	List Price	189,999	219,900	-13.6%
Median	Days on Market	28	29	-3.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 55 homes were available for sale in the Emporia area at the end of July. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of July was \$189,999, down 13.6% from 2023. The typical time on market for active listings was 28 days, down from 29 days a year earlier.

History of Active Listings

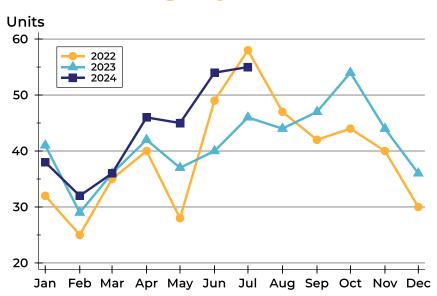






Emporia Area Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	32	41	38
February	25	29	32
March	35	36	36
April	40	42	46
May	28	37	45
June	49	40	54
July	58	46	55
August	47	44	
September	42	47	
October	44	54	
November	40	44	
December	30	36	

Active Listings by Price Range

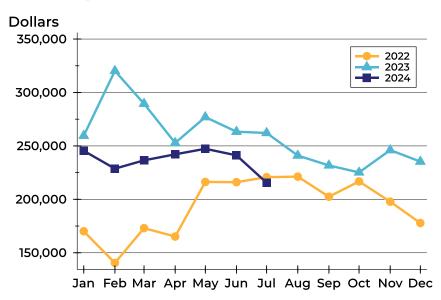
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	9	16.4%	2.6	78,333	79,900	48	31	93.5%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	5	9.1%	1.4	134,760	136,000	28	10	96.0%	100.0%
\$150,000-\$174,999	8	14.5%	2.0	165,325	167,500	105	48	97.5%	100.0%
\$175,000-\$199,999	7	12.7%	2.3	184,700	184,900	49	16	99.1%	100.0%
\$200,000-\$249,999	12	21.8%	2.4	232,125	229,900	40	26	98.0%	98.9%
\$250,000-\$299,999	7	12.7%	2.9	277,086	279,900	26	7	96.8%	100.0%
\$300,000-\$399,999	4	7.3%	1.0	331,900	332,500	43	39	86.9%	97.0%
\$400,000-\$499,999	2	3.6%	N/A	424,900	424,900	96	96	97.2%	97.2%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	1.8%	N/A	957,320	957,320	49	49	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



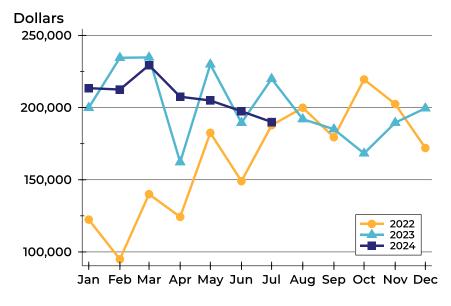


Emporia Area Active Listings Analysis

Average Price



Month	2022	2023	2024
January	170,090	259,538	245,424
February	140,460	320,231	228,702
March	173,041	289,508	236,489
April	165,172	252,814	242,116
May	216,288	276,970	247,332
June	216,044	263,288	241,171
July	220,734	262,126	215,529
August	221,258	240,991	
September	202,443	231,733	
October	216,745	225,176	
November	197,828	246,093	
December	177,827	235,333	



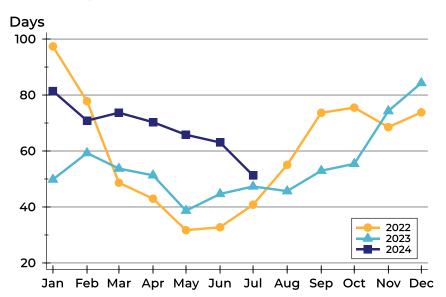
Month	2022	2023	2024
January	122,400	199,900	213,450
February	94,900	234,500	212,500
March	140,000	234,750	229,400
April	124,250	162,200	207,500
Мау	182,500	229,900	204,900
June	149,000	189,450	197,450
July	187,750	219,900	189,999
August	199,900	192,000	
September	179,450	185,000	
October	219,500	168,250	
November	202,450	189,500	
December	172,000	199,500	





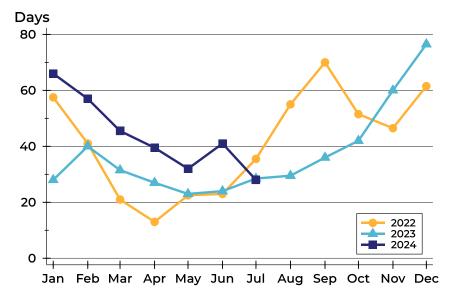
Emporia Area Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	97	50	81
February	78	59	71
March	49	54	74
April	43	51	70
May	32	39	66
June	33	45	63
July	41	47	51
August	55	46	
September	74	53	
October	76	55	
November	69	74	
December	74	84	

Median DOM



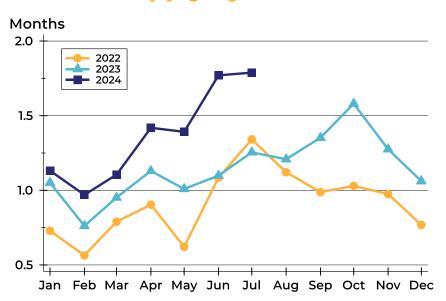
Month	2022	2023	2024
January	58	28	66
February	41	40	57
March	21	32	46
April	13	27	40
May	23	23	32
June	23	24	41
July	36	29	28
August	55	30	
September	70	36	
October	52	42	
November	47	60	
December	62	77	





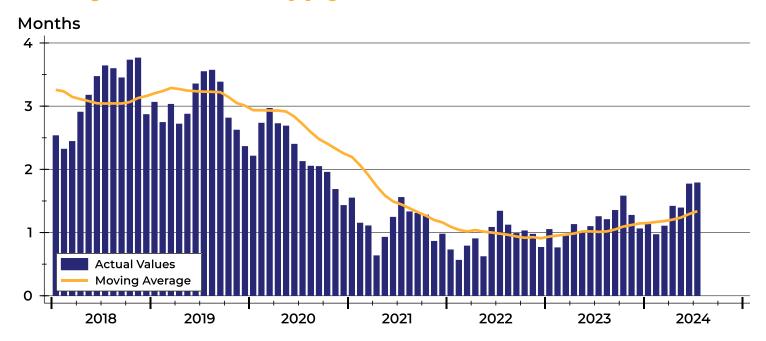
Emporia Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







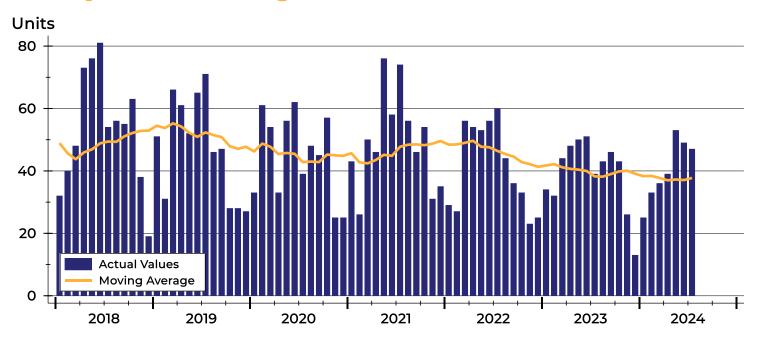
Emporia Area New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
th	New Listings	47	39	20.5%
Month	Volume (1,000s)	9,060	8,642	4.8%
Current	Average List Price	192,757	221,597	-13.0%
2	Median List Price	184,500	189,500	-2.6%
ā	New Listings	282	298	-5.4%
o-Dai	Volume (1,000s)	58,599	60,928	-3.8%
Year-to-Date	Average List Price	207,799	204,458	1.6%
۶	Median List Price	181,000	169,900	6.5%

A total of 47 new listings were added in the Emporia area during July, up 20.5% from the same month in 2023. Year-todate the Emporia area has seen 282 new listings.

The median list price of these homes was \$184,500 down from \$189,500 in 2023.

History of New Listings

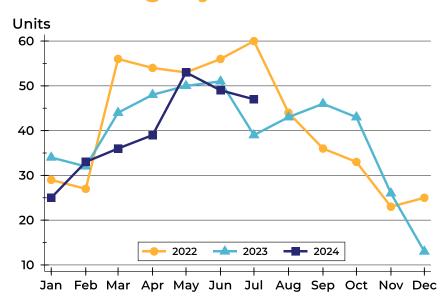






Emporia Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	29	34	25
February	27	32	33
March	56	44	36
April	54	48	39
May	53	50	53
June	56	51	49
July	60	39	47
August	44	43	
September	36	46	
October	33	43	
November	23	26	
December	25	13	

New Listings by Price Range

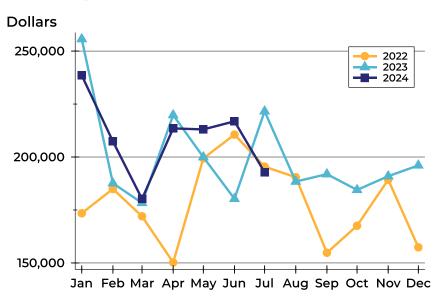
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	9	19.1%	83,167	87,500	13	8	98.6%	100.0%
\$100,000-\$124,999	2	4.3%	117,450	117,450	3	3	100.0%	100.0%
\$125,000-\$149,999	6	12.8%	139,600	138,950	11	12	98.2%	100.0%
\$150,000-\$174,999	4	8.5%	161,425	159,450	6	6	99.5%	100.0%
\$175,000-\$199,999	8	17.0%	189,150	187,450	11	12	99.6%	100.0%
\$200,000-\$249,999	9	19.1%	231,122	229,900	17	16	99.6%	100.0%
\$250,000-\$299,999	5	10.6%	272,940	279,900	10	12	100.0%	100.0%
\$300,000-\$399,999	2	4.3%	334,950	334,950	17	17	100.0%	100.0%
\$400,000-\$499,999	1	2.1%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	1	2.1%	550,000	550,000	0	0	95.5%	95.5%
\$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



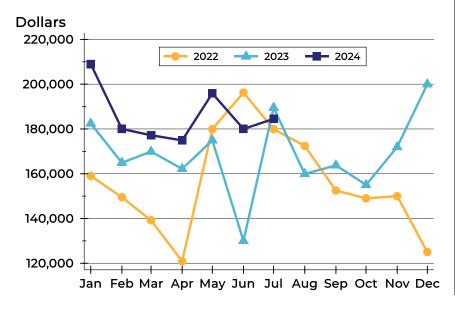


Emporia Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	173,452	255,681	238,544
February	184,924	187,622	207,400
March	172,033	178,327	180,226
April	150,236	219,792	213,519
May	199,364	199,980	213,031
June	210,593	180,267	216,856
July	195,452	221,597	192,757
August	190,442	188,419	
September	154,800	191,912	
October	167,576	184,469	
November	189,300	190,950	
December	157,392	196,038	



Month	2022	2023	2024
January	159,000	182,450	209,000
February	149,500	164,900	180,000
March	139,200	169,900	177,200
April	120,900	162,150	174,900
May	179,900	174,900	195,900
June	196,250	130,000	180,000
July	179,900	189,500	184,500
August	172,450	159,900	
September	152,500	163,750	
October	149,000	155,000	
November	150,000	171,950	
December	125,000	200,000	





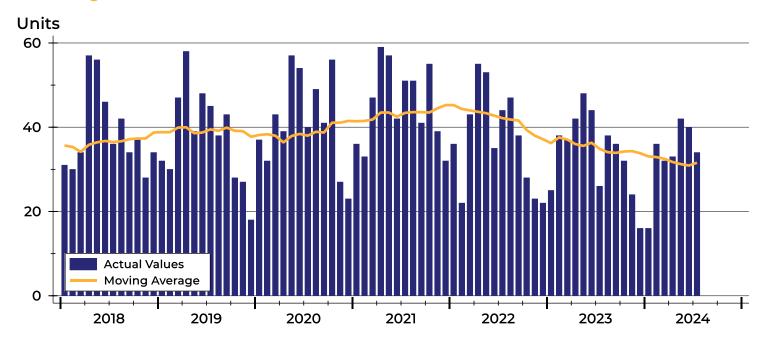
Emporia Area Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	2024	ear-to-Dat 2023	e Change
Со	ntracts Written	34	26	30.8%	233	260	-10.4%
Vo	lume (1,000s)	7,251	5,663	28.0%	48,070	49,161	-2.2%
ge	Sale Price	213,276	217,796	-2.1%	206,308	189,079	9.1%
Avera	Days on Market	42	20	110.0%	27	22	22.7%
¥	Percent of Original	95.0%	97.6%	-2.7%	96.5%	96.0%	0.5%
=	Sale Price	169,900	180,950	-6.1%	180,000	169,900	5.9%
Median	Days on Market	10	9	11.1%	6	6	0.0%
Σ	Percent of Original	100.0%	99.4%	0.6%	100.0%	98.2%	1.8%

A total of 34 contracts for sale were written in the Emporia area during the month of July, up from 26 in 2023. The median list price of these homes was \$169,900, down from \$180,950 the prior year.

Half of the homes that went under contract in July were on the market less than 10 days, compared to 9 days in July 2023.

History of Contracts Written

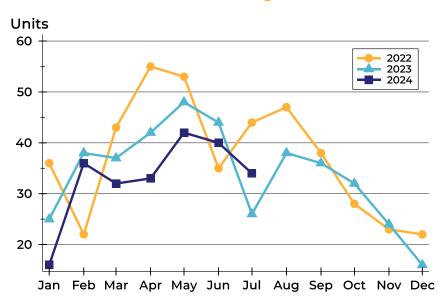






Emporia Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	36	25	16
February	22	38	36
March	43	37	32
April	55	42	33
May	53	48	42
June	35	44	40
July	44	26	34
August	47	38	
September	38	36	
October	28	32	
November	23	24	
December	22	16	

Contracts Written by Price Range

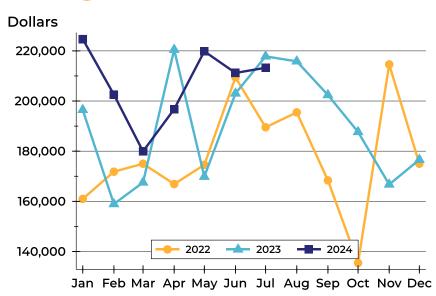
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.9%	39,000	39,000	218	218	41.2%	41.2%
\$50,000-\$99,999	5	14.7%	84,640	79,900	19	7	93.1%	100.0%
\$100,000-\$124,999	3	8.8%	118,300	120,000	7	5	97.4%	100.0%
\$125,000-\$149,999	4	11.8%	139,700	139,500	7	8	97.5%	100.0%
\$150,000-\$174,999	5	14.7%	163,820	159,900	77	26	98.0%	100.0%
\$175,000-\$199,999	5	14.7%	194,940	199,900	11	4	98.7%	100.0%
\$200,000-\$249,999	4	11.8%	226,375	229,900	19	19	97.0%	98.0%
\$250,000-\$299,999	1	2.9%	272,500	272,500	76	76	97.7%	97.7%
\$300,000-\$399,999	2	5.9%	369,900	369,900	35	35	93.1%	93.1%
\$400,000-\$499,999	1	2.9%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	3	8.8%	582,967	599,000	125	96	95.3%	95.2%
\$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



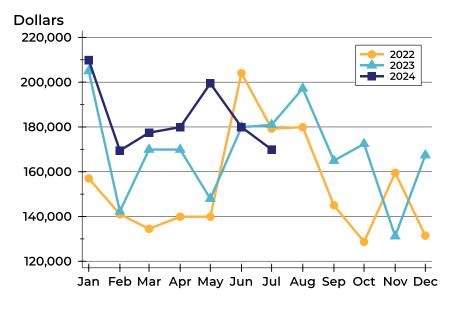


Emporia Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	160,978	196,480	224,700
February	171,836	158,949	202,575
March	175,007	167,535	179,919
April	166,905	220,486	196,759
May	174,564	169,863	219,808
June	209,397	203,027	211,201
July	189,539	217,796	213,276
August	195,481	215,824	
September	168,367	202,414	
October	135,454	187,672	
November	214,591	166,738	
December	175,032	176,619	



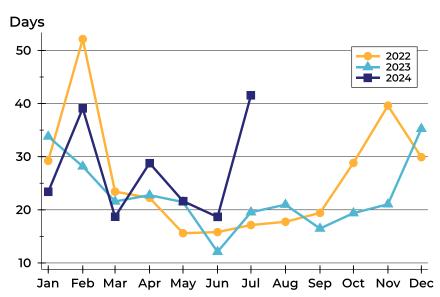
Month	2022	2023	2024
January	157,000	205,000	209,900
February	141,000	142,250	169,450
March	134,500	169,900	177,450
April	139,900	169,900	179,900
May	139,900	147,950	199,450
June	204,000	179,900	179,950
July	179,250	180,950	169,900
August	179,900	197,200	
September	145,000	164,950	
October	128,700	172,450	
November	159,500	131,200	
December	131,450	167,400	





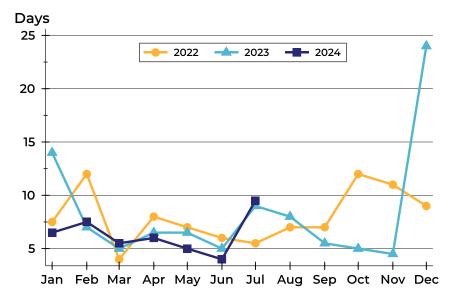
Emporia Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	29	34	23
February	52	28	39
March	23	22	19
April	22	23	29
May	16	21	22
June	16	12	19
July	17	20	42
August	18	21	
September	19	16	
October	29	19	
November	40	21	
December	30	35	

Median DOM



Month	2022	2023	2024
January	8	14	7
February	12	7	8
March	4	5	6
April	8	7	6
May	7	7	5
June	6	5	4
July	6	9	10
August	7	8	
September	7	6	
October	12	5	
November	11	5	
December	9	24	



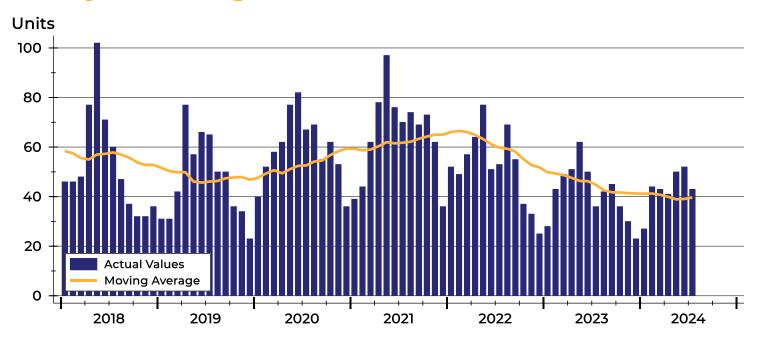
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pe	nding Contracts	43	36	19.4%
Vo	lume (1,000s)	9,678	7,707	25.6%
ge	List Price	225,065	214,081	5.1%
Avera	Days on Market	36	28	28.6%
¥	Percent of Original	97.6%	99.0%	-1.4%
_	List Price	169,900	169,400	0.3%
Media	Days on Market	7	10	-30.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 43 listings in the Emporia area had contracts pending at the end of July, up from 36 contracts pending at the end of July 2023.

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

History of Pending Contracts

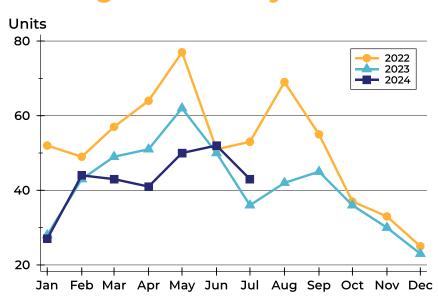






Emporia Area Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	52	28	27
February	49	43	44
March	57	49	43
April	64	51	41
May	77	62	50
June	51	50	52
July	53	36	43
August	69	42	
September	55	45	
October	37	36	
November	33	30	
December	25	23	

Pending Contracts by Price Range

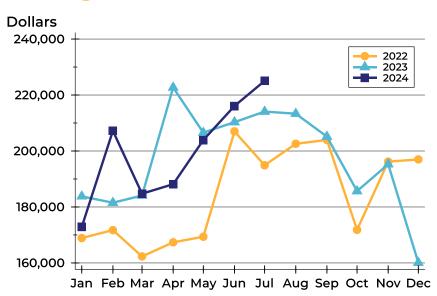
Price Range	Pending (Number	Contracts Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	7	16.3%	82,100	79,900	20	6	95.9%	100.0%
\$100,000-\$124,999	4	9.3%	118,350	119,250	7	6	98.1%	100.0%
\$125,000-\$149,999	5	11.6%	137,280	140,000	3	1	100.0%	100.0%
\$150,000-\$174,999	6	14.0%	163,517	164,450	62	15	98.2%	100.0%
\$175,000-\$199,999	4	9.3%	193,700	197,450	14	13	98.8%	100.0%
\$200,000-\$249,999	5	11.6%	229,960	229,900	74	15	94.8%	100.0%
\$250,000-\$299,999	1	2.3%	272,500	272,500	76	76	97.7%	97.7%
\$300,000-\$399,999	6	14.0%	341,033	334,950	16	9	98.0%	100.0%
\$400,000-\$499,999	2	4.7%	417,500	417,500	4	4	100.0%	100.0%
\$500,000-\$749,999	3	7.0%	627,967	599,900	125	96	96.8%	95.2%
\$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



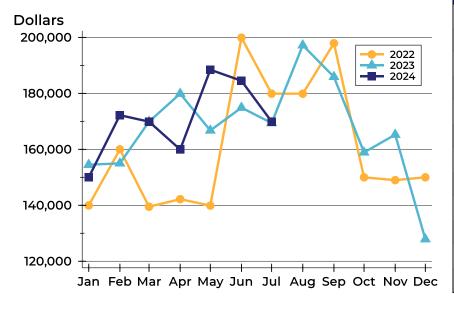


Emporia Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	168,904	183,800	172,848
February	171,734	181,521	207,211
March	162,322	184,071	184,742
April	167,365	222,690	188,143
May	169,369	206,548	203,924
June	207,006	210,310	216,086
July	194,911	214,081	225,065
August	202,583	213,333	
September	203,950	205,142	
October	171,833	185,671	
November	196,197	195,270	
December	196,996	160,087	



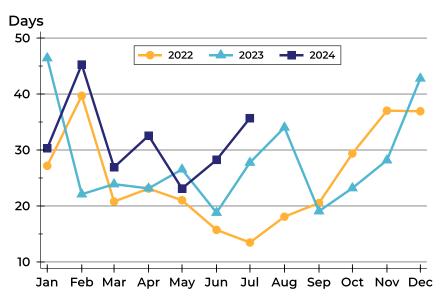
Month	2022	2023	2024
January	139,950	154,500	150,000
February	160,000	155,000	172,200
March	139,500	169,900	169,900
April	142,200	179,900	159,950
May	139,900	166,750	188,450
June	199,900	174,900	184,500
July	179,900	169,400	169,900
August	179,900	197,200	
September	197,900	185,900	
October	150,000	158,900	
November	149,000	165,250	
December	150,000	127,900	





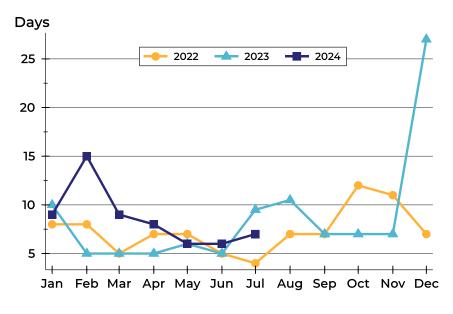
Emporia Area Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	27	46	30
February	40	22	45
March	21	24	27
April	23	23	33
May	21	27	23
June	16	19	28
July	13	28	36
August	18	34	
September	21	19	
October	29	23	
November	37	28	
December	37	43	

Median DOM



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





Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in July

Total home sales in Greenwood County remained at 1 unit last month, the same as in July 2023. Total sales volume was \$0.1 million, down from a year earlier.

The median sale price in July was \$78,700, down from \$129,000 a year earlier. Homes that sold in July were typically on the market for 25 days and sold for 104.9% of their list prices.

Greenwood County Active Listings Up at End of July

The total number of active listings in Greenwood County at the end of July was 3 units, up from 2 at the same point in 2023. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$45,000.

There were 0 contracts written in July 2024 and 2023, showing no change over the year. At the end of the month, there were 0 contracts still pending.

Report Contents

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

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Greenwood County Summary Statistics

	ly MLS Statistics ree-year History	2024	Current Mont 2023	h 2022	2024	Year-to-Date 2023	2022
_	ome Sales ange from prior year	1 0.0%	1 N/A	0 -100.0%	4 -20.0%	5 25.0%	4 -50.0%
	tive Listings ange from prior year	3 50.0%	2 N/A	O -100.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	4.0 48.1%	2.7 N/A	N/A -100.0%	N/A	N/A	N/A
	ew Listings ange from prior year	2 100.0%	1 N/A	O -100.0%	7 0.0%	7 40.0%	5 -58.3%
	ntracts Written ange from prior year	O N/A	O -100.0%	1 -66.7%	4 -33.3%	6 20.0%	5 -50.0%
	nding Contracts ange from prior year	0 -100.0%	1 -50.0%	2 -33.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	79 -38.8%	129 N/A	O -100.0%	215 -61.7%	562 105.9%	273 -56.8%
	Sale Price Change from prior year	78,700 -39.0%	129,000 N/A	N/A N/A	53,800 -52.1%	112,380 64.7%	68,250 -13.6%
u	List Price of Actives Change from prior year	38,333 -54.8%	84,900 N/A	N/A N/A	N/A	N/A	N/A
Average	Days on Market Change from prior year	25 257.1%	7 N/A	N/A N/A	19 -29.6%	27 17.4%	23 -42.5%
A	Percent of List Change from prior year	104.9% 4.9%	100.0% N/A	N/A N/A	85.1% -16.0%	101.3% 24.4%	81.4% -14.4%
	Percent of Original Change from prior year	104.9% 4.9%	100.0% N/A	N/A N/A	83.6% -17.5%	101.3% 39.7%	72.5% -27.1%
	Sale Price Change from prior year	78,700 -39.0%	129,000 N/A	N/A N/A	55,250 -55.8%	125,000 121.2%	56,500 5.7%
	List Price of Actives Change from prior year	45,000 -47.0%	84,900 N/A	N/A N/A	N/A	N/A	N/A
Median	Days on Market Change from prior year	25 257.1%	7 N/A	N/A N/A	21 200.0%	7 -41.7%	12 -63.6%
2	Percent of List Change from prior year	104.9% 4.9%	100.0% N/A	N/A N/A	83.0% -17.0%	100.0% 12.0%	89.3% -4.8%
	Percent of Original Change from prior year	104.9% 4.9%	100.0% N/A	N/A N/A	83.0% -17.0%	100.0% 37.4%	72.8% -26.4%

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





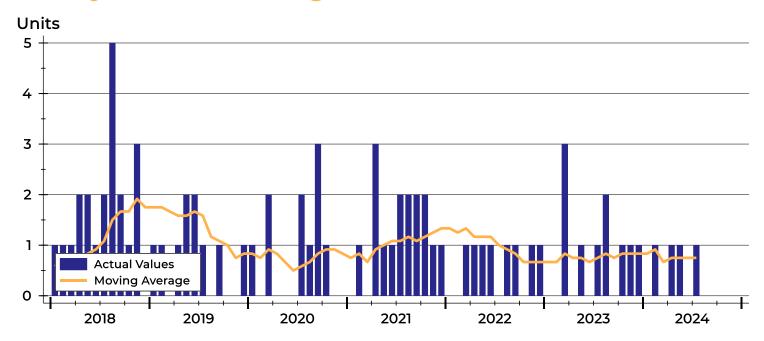
Greenwood County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	2024	ear-to-Dat 2023	e Change
Clc	sed Listings	1	1	0.0%	4	5	-20.0%
Vol	ume (1,000s)	79	129	-38.8%	215	562	-61.7%
Мо	nths' Supply	4.0	2.7	48.1%	N/A	N/A	N/A
_	Sale Price	78,700	129,000	-39.0%	53,800	112,380	-52.1%
age	Days on Market	25	7	257.1%	19	27	-29.6%
Averag	Percent of List	104.9%	100.0%	4.9%	85.1%	101.3%	-16.0%
	Percent of Original	104.9%	100.0%	4.9%	83.6%	101.3%	-17.5%
	Sale Price	78,700	129,000	-39.0%	55,250	125,000	-55.8%
ian	Days on Market	25	7	257.1%	21	7	200.0%
Median	Percent of List	104.9%	100.0%	4.9%	83.0%	100.0%	-17.0%
	Percent of Original	104.9%	100.0%	4.9%	83.0%	100.0%	-17.0%

A total of 1 home sold in Greenwood County in July, showing no change from July 2023. Total sales volume fell to \$0.1 million compared to \$0.1 million in the previous year.

The median sales price in July was \$78,700, down 39.0% compared to the prior year.
Median days on market in July was 25 days.

History of Closed Listings

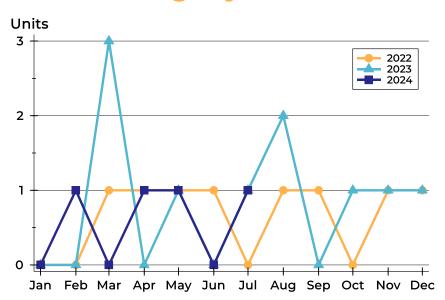






Greenwood County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

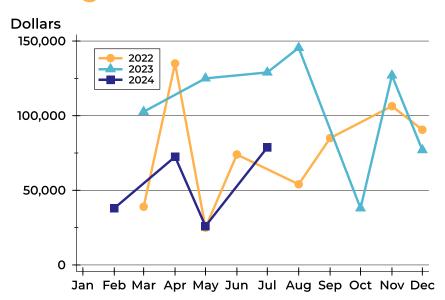
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as S	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	100.0%	3.0	78,700	78,700	25	25	104.9%	104.9%	104.9%	104.9%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



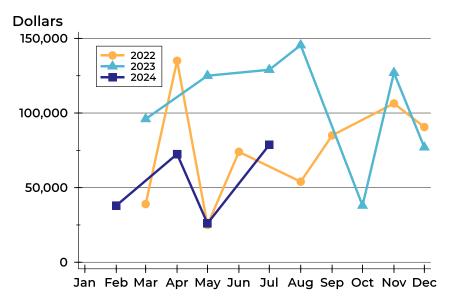


Greenwood County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	38,000
March	39,000	102,633	N/A
April	135,000	N/A	72,500
May	25,000	125,000	26,000
June	74,000	N/A	N/A
July	N/A	129,000	78,700
August	54,000	145,500	
September	85,000	N/A	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	



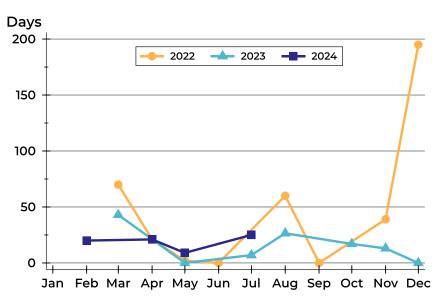
Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	38,000
March	39,000	96,000	N/A
April	135,000	N/A	72,500
May	25,000	125,000	26,000
June	74,000	N/A	N/A
July	N/A	129,000	78,700
August	54,000	145,500	
September	85,000	N/A	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	





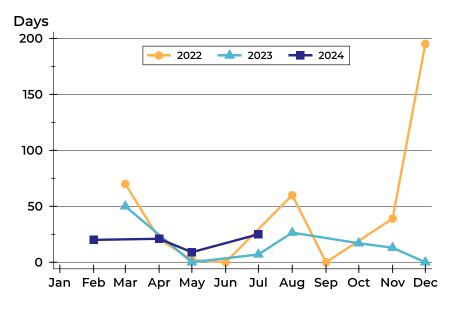
Greenwood County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	20
March	70	43	N/A
April	21	N/A	21
May	2	N/A	9
June	N/A	N/A	N/A
July	N/A	7	25
August	60	27	
September	N/A	N/A	
October	N/A	17	
November	39	13	
December	195	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	20
March	70	50	N/A
April	21	N/A	21
May	2	N/A	9
June	N/A	N/A	N/A
July	N/A	7	25
August	60	27	
September	N/A	N/A	
October	N/A	17	
November	39	13	
December	195	N/A	



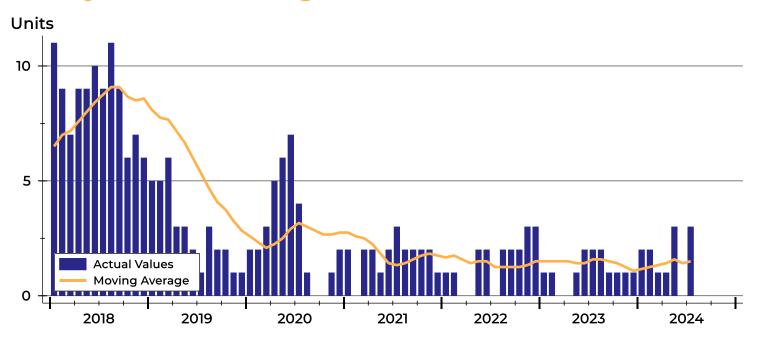
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Ac.	tive Listings	3	2	50.0%
Vo	lume (1,000s)	115	170	-32.4%
Months' Supply		4.0	2.7	48.1%
ge	List Price	38,333	84,900	-54.8%
Avera	Days on Market	100	29	244.8%
₹	Percent of Original	100.0%	94.4%	5.9%
_	List Price	45,000	84,900	-47.0%
Median	Days on Market	2	29	-93.1%
Σ	Percent of Original	100.0%	94.4%	5.9%

A total of 3 homes were available for sale in Greenwood County at the end of July. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$45,000, down 47.0% from 2023. The typical time on market for active listings was 2 days, down from 29 days a year earlier.

History of Active Listings

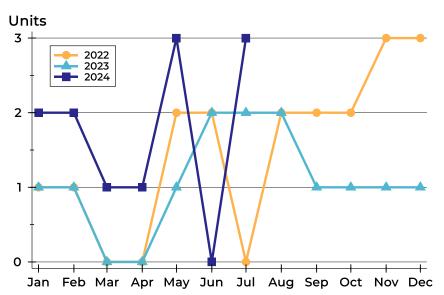






Greenwood County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

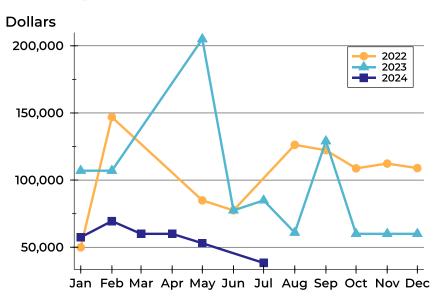
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	33.3%	N/A	10,000	10,000	2	2	100.0%	100.0%
\$25,000-\$49,999	1	33.3%	N/A	45,000	45,000	2	2	100.0%	100.0%
\$50,000-\$99,999	1	33.3%	3.0	60,000	60,000	295	295	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



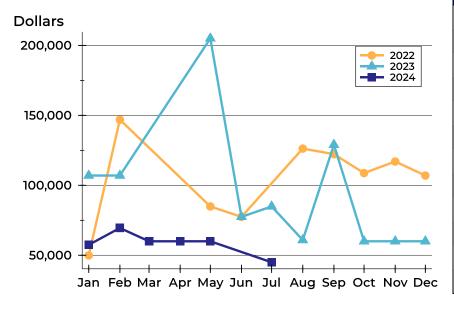


Greenwood County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	49,900	107,000	57,450
February	146,900	107,000	69,500
March	N/A	N/A	60,000
April	N/A	N/A	60,000
May	84,900	205,000	53,000
June	77,450	77,450	N/A
July	N/A	84,900	38,333
August	126,250	60,900	
September	122,250	129,000	
October	108,750	60,000	
November	112,300	60,000	
December	108,967	60,000	



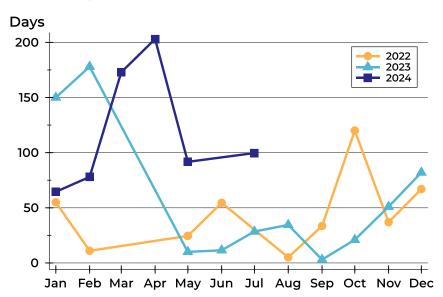
Month	2022	2023	2024
January	49,900	107,000	57,450
February	146,900	107,000	69,500
March	N/A	N/A	60,000
April	N/A	N/A	60,000
May	84,900	205,000	60,000
June	77,450	77,450	N/A
July	N/A	84,900	45,000
August	126,250	60,900	
September	122,250	129,000	
October	108,750	60,000	
November	117,000	60,000	
December	107,000	60,000	





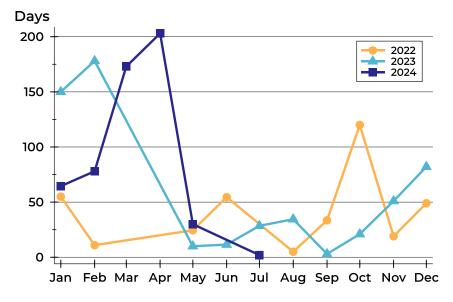
Greenwood County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	55	150	65
February	11	178	78
March	N/A	N/A	173
April	N/A	N/A	203
May	25	10	92
June	55	12	N/A
July	N/A	29	100
August	5	35	
September	34	3	
October	120	21	
November	37	51	
December	67	82	

Median DOM

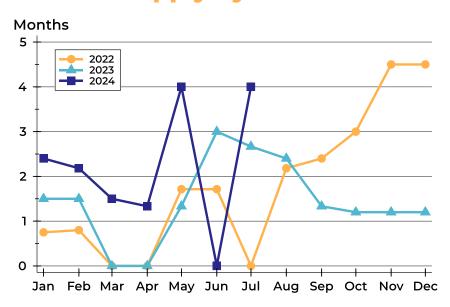


Month	2022	2023	2024
January	55	150	65
February	11	178	78
March	N/A	N/A	173
April	N/A	N/A	203
May	25	10	30
June	55	12	N/A
July	N/A	29	2
August	5	35	
September	34	3	
October	120	21	
November	19	51	
December	49	82	



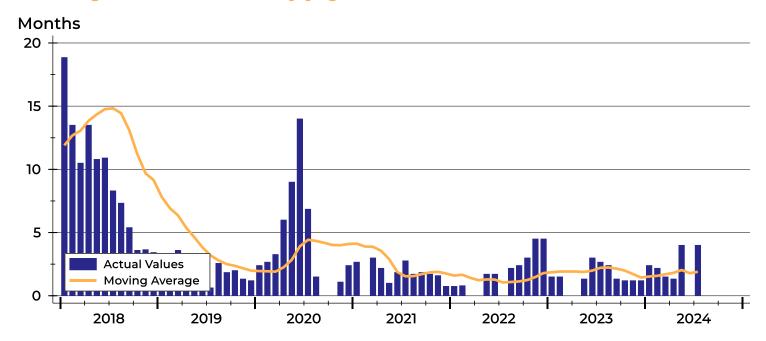
Greenwood County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.8	1.5	2.4
February	0.8	1.5	2.2
March	0.0	0.0	1.5
April	0.0	0.0	1.3
May	1.7	1.3	4.0
June	1.7	3.0	0.0
July	0.0	2.7	4.0
August	2.2	2.4	
September	2.4	1.3	
October	3.0	1.2	
November	4.5	1.2	
December	4.5	1.2	

History of Month's Supply







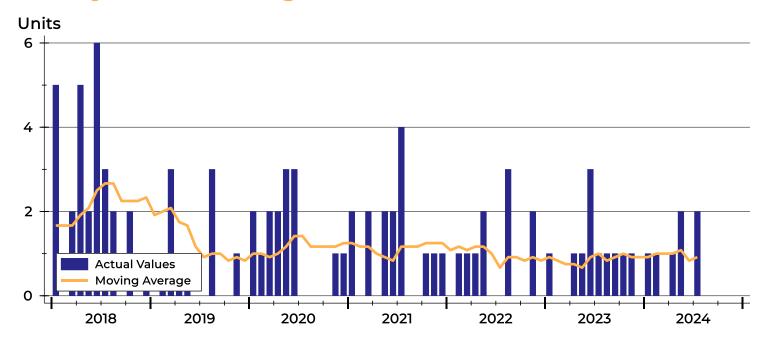
Greenwood County New Listings Analysis

	mmary Statistics New Listings	2024	Change		
ţ	New Listings	2	1	100.0%	
Month	Volume (1,000s)	55	82	-32.9%	
Current	Average List Price	27,500	81,900	-66.4%	
Cu	Median List Price	27,500	81,900	-66.4%	
ē	New Listings	7	7	0.0%	
o-Daí	Volume (1,000s)	323	781	-58.6%	
Year-to-Date	Average List Price	46,129	111,543	-58.6%	
λ	Median List Price	45,000	82,000	-45.1%	

A total of 2 new listings were added in Greenwood County during July, up 100.0% from the same month in 2023. Year-to-date Greenwood County has seen 7 new listings.

The median list price of these homes was \$27,500 down from \$81,900 in 2023.

History of New Listings

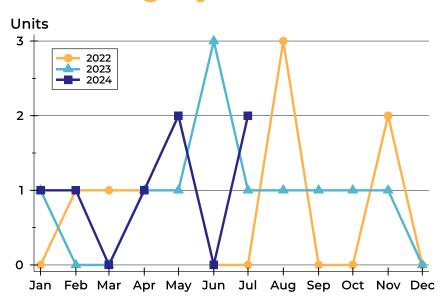






Greenwood County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

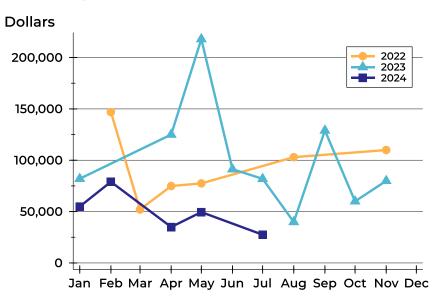
Price Range	New Li Number	New Listings Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	1	50.0%	10,000	10,000	4	4	100.0%	100.0%	
\$25,000-\$49,999	1	50.0%	45,000	45,000	7	7	100.0%	100.0%	
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	
\$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	



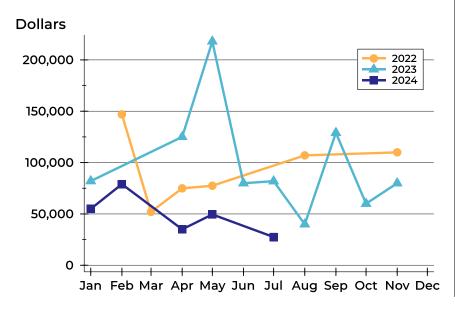


Greenwood County New Listings Analysis

Average Price



Month	2022	2023	2024
January	N/A	82,000	54,900
February	146,900	N/A	79,000
March	52,000	N/A	N/A
April	74,900	125,000	35,000
May	77,450	218,000	49,500
June	N/A	91,300	N/A
July	N/A	81,900	27,500
August	103,000	39,900	
September	N/A	129,000	
October	N/A	60,000	
November	109,950	79,900	
December	N/A	N/A	



Month	2022	2023	2024
January	N/A	82,000	54,900
February	146,900	N/A	79,000
March	52,000	N/A	N/A
April	74,900	125,000	35,000
May	77,450	218,000	49,500
June	N/A	79,900	N/A
July	N/A	81,900	27,500
August	107,000	39,900	
September	N/A	129,000	
October	N/A	60,000	
November	109,950	79,900	
December	N/A	N/A	

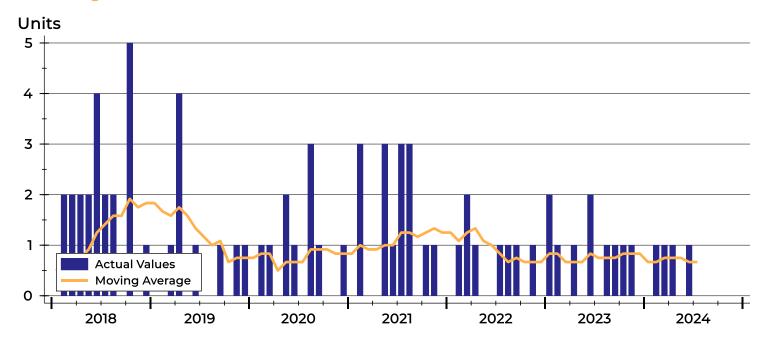


Greenwood County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Y024	ear-to-Dat 2023	e Change
Со	ntracts Written	0	0	N/A	4	6	-33.3%
Vo	ume (1,000s)	0	0	N/A	244	774	-68.5%
ge	Sale Price	N/A	N/A	N/A	60,975	128,983	-52.7%
Avera	Days on Market	N/A	N/A	N/A	19	25	-24.0%
¥	Percent of Original	N/A	N/A	N/A	83.6%	101.8%	-17.9%
=	Sale Price	N/A	N/A	N/A	64,950	127,000	-48.9%
Median	Days on Market	N/A	N/A	N/A	21	12	75.0%
Σ	Percent of Original	N/A	N/A	N/A	83.0%	100.0%	-17.0%

A total of 0 contracts for sale were written in Greenwood County during the month of July, the same as in 2023.

History of Contracts Written

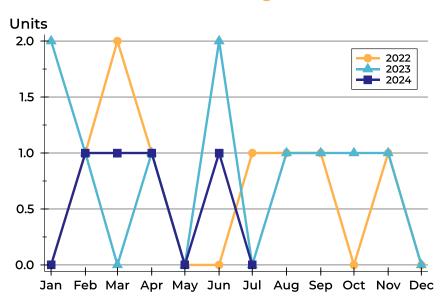






Greenwood County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

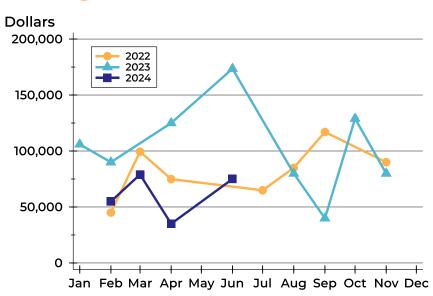
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A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



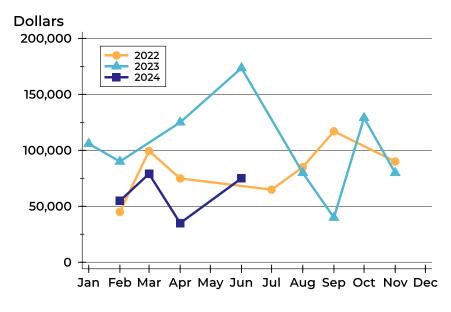


Greenwood County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	54,900
March	99,450	N/A	79,000
April	74,900	125,000	35,000
May	N/A	N/A	N/A
June	N/A	173,500	75,000
July	64,900	N/A	N/A
August	85,000	79,900	
September	117,000	39,900	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	



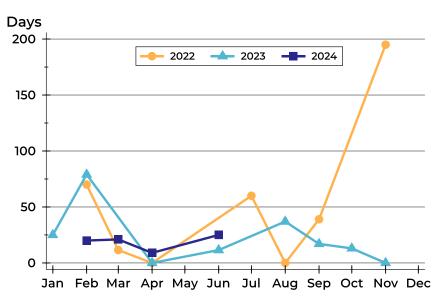
Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	54,900
March	99,450	N/A	79,000
April	74,900	125,000	35,000
May	N/A	N/A	N/A
June	N/A	173,500	75,000
July	64,900	N/A	N/A
August	85,000	79,900	
September	117,000	39,900	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	





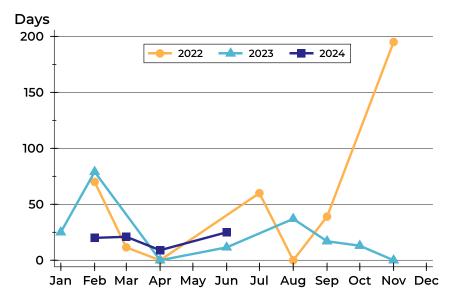
Greenwood County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	N/A	25	N/A
February	70	79	20
March	12	N/A	21
April	N/A	N/A	9
May	N/A	N/A	N/A
June	N/A	12	25
July	60	N/A	N/A
August	N/A	37	
September	39	17	
October	N/A	13	
November	195	N/A	
December	N/A	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	25	N/A
February	70	79	20
March	12	N/A	21
April	N/A	N/A	9
May	N/A	N/A	N/A
June	N/A	12	25
July	60	N/A	N/A
August	N/A	37	
September	39	17	
October	N/A	13	
November	195	N/A	
December	N/A	N/A	



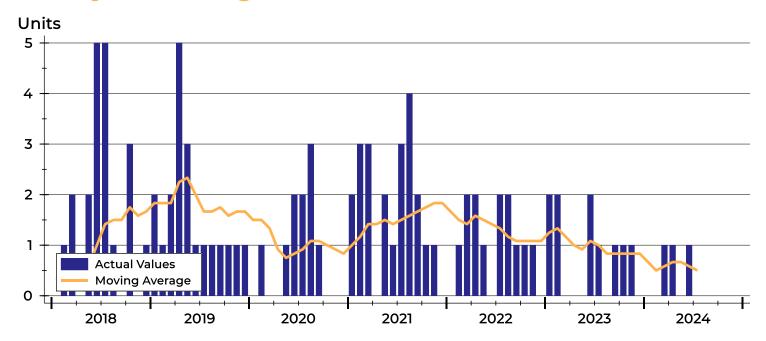
Greenwood County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Ре	nding Contracts	0	1	-100.0%
Vo	lume (1,000s)	0	218	-100.0%
ge	List Price	N/A	218,000	N/A
Avera	Days on Market	N/A	16	N/A
¥	Percent of Original	N/A	104.3%	N/A
_	List Price	N/A	218,000	N/A
Media	Days on Market	N/A	16	N/A
Σ	Percent of Original	N/A	104.3%	N/A

A total of 0 listings in Greenwood County had contracts pending at the end of July, down from 1 contract pending at the end of July 2023.

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

History of Pending Contracts

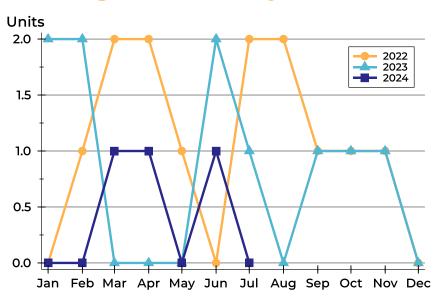






Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

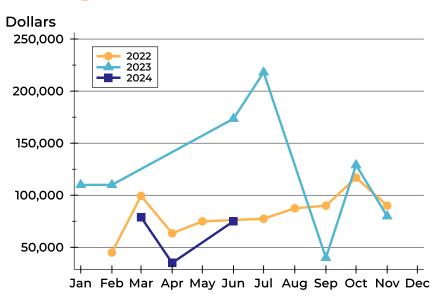
Price Range	Pending (Number	Contracts Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A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



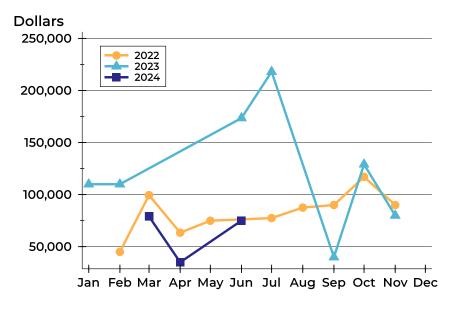


Greenwood County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	N/A
March	99,450	N/A	79,000
April	63,450	N/A	35,000
May	74,900	N/A	N/A
June	N/A	173,500	75,000
July	77,450	218,000	N/A
August	87,500	N/A	
September	90,000	39,900	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	



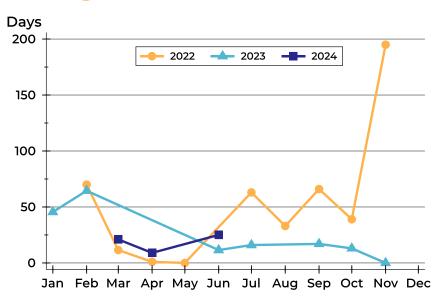
Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	N/A
March	99,450	N/A	79,000
April	63,450	N/A	35,000
May	74,900	N/A	N/A
June	N/A	173,500	75,000
July	77,450	218,000	N/A
August	87,500	N/A	
September	90,000	39,900	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	





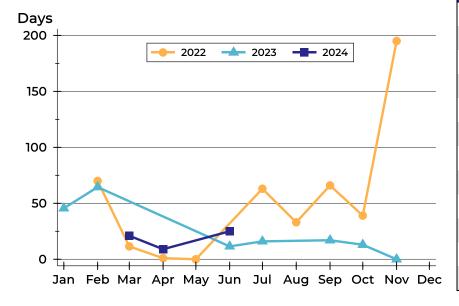
Greenwood County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	N/A	46	N/A
February	70	65	N/A
March	12	N/A	21
April	1	N/A	9
May	N/A	N/A	N/A
June	N/A	12	25
July	63	16	N/A
August	33	N/A	
September	66	17	
October	39	13	
November	195	N/A	
December	N/A	N/A	

Median DOM



Month	2022	2023	2024
January	N/A	46	N/A
February	70	65	N/A
March	12	N/A	21
April	1	N/A	9
May	N/A	N/A	N/A
June	N/A	12	25
July	63	16	N/A
August	33	N/A	
September	66	17	
October	39	13	
November	195	N/A	
December	N/A	N/A	





Jackson County Housing Report



Market Overview

Jackson County Home Sales Rose in July

Total home sales in Jackson County rose by 114.3% last month to 15 units, compared to 7 units in July 2023. Total sales volume was \$3.8 million, up 185.1% from a year earlier.

The median sale price in July was \$249,900, up from \$226,600 a year earlier. Homes that sold in July were typically on the market for 37 days and sold for 100.0% of their list prices.

Jackson County Active Listings Up at End of July

The total number of active listings in Jackson County at the end of July was 14 units, up from 13 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$237,000.

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

Report Contents

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

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Jackson County Summary Statistics

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	ome Sales ange from prior year	15 114.3%	7 -58.8%	17 13.3%	52 2.0%	51 -44.0%	91 21.3%
	tive Listings ange from prior year	14 7.7%	13 -23.5%	17 6.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.8 20.0%	1.5 0.0%	1.5 0.0%	N/A	N/A	N/A
	ew Listings ange from prior year	7 0.0%	7 -65.0%	20 53.8%	52 -16.1%	62 -42.6%	108 33.3%
	ntracts Written ange from prior year	9 12.5%	8 -52.9%	17 183.3%	58 9.4%	53 -43.6%	94 22.1%
	nding Contracts ange from prior year	9 12.5%	8 -50.0%	16 100.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	3,802 185.0%	1,334 -60.9%	3,411 44.7%	10,893 4.2%	10,457 -45.8%	19,301 49.0%
	Sale Price Change from prior year	253,460 33.0%	190,514 -5.0%	200,641 27.6%	209,481 2.2%	205,049 -3.3%	212,096 22.8%
d	List Price of Actives Change from prior year	313,318 -14.5%	366,446 24.0%	295,600 70.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	72 200.0%	24 200.0%	8 -85.7%	62 93.8%	32 52.4%	21 -47.5%
٩	Percent of List Change from prior year	98.2% -1.1%	99.3% 2.9%	96.5% 0.0%	97.4% -0.9%	98.3% 0.6%	97.7% 0.7%
	Percent of Original Change from prior year	96.1% 0.9%	95.2% -1.1%	96.3% 1.0%	94.7% -0.3%	95.0% -1.9%	96.8% 2.1%
	Sale Price Change from prior year	249,900 10.3%	226,600 13.3%	200,000 25.0%	167,500 -16.3%	200,000 4.7%	191,000 13.2%
	List Price of Actives Change from prior year	237,000 -25.9%	320,000 42.2%	225,000 45.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	37 236.4%	11 175.0%	4 -88.6%	36 200.0%	12 140.0%	5 -16.7%
_	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.6% 2.7%	96.0% -4.0%	100.0% 0.0%	98.2% 1.1%	97.1% -2.9%	100.0% 0.0%

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





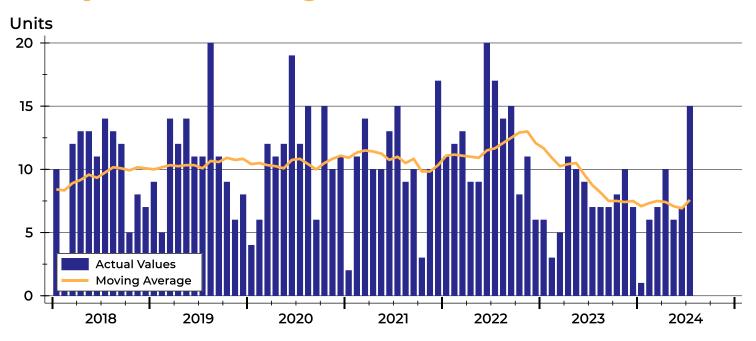
Jackson County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	2024	e Change	
Clc	sed Listings	15	7	114.3%	52	51	2.0%
Vo	lume (1,000s)	3,802	1,334	185.0%	10,893	10,457	4.2%
Мс	onths' Supply	1.8	1.5	20.0%	N/A	N/A	N/A
	Sale Price	253,460	190,514	33.0%	209,481	205,049	2.2%
age	Days on Market	72	24	200.0%	62	32	93.8%
Averag	Percent of List	98.2%	99.3%	-1.1%	97.4%	98.3%	-0.9%
	Percent of Original	96.1%	95.2%	0.9%	94.7%	95.0%	-0.3%
	Sale Price	249,900	226,600	10.3%	167,500	200,000	-16.3%
lian	Days on Market	37	11	236.4%	36	12	200.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	96.0%	2.7%	98.2%	97.1%	1.1%

A total of 15 homes sold in Jackson County in July, up from 7 units in July 2023. Total sales volume rose to \$3.8 million compared to \$1.3 million in the previous year.

The median sales price in July was \$249,900, up 10.3% compared to the prior year. Median days on market was 37 days, up from 7 days in June, and up from 11 in July 2023.

History of Closed Listings

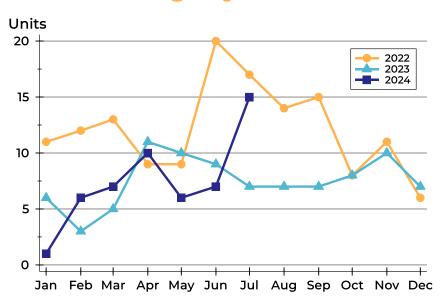






Jackson County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

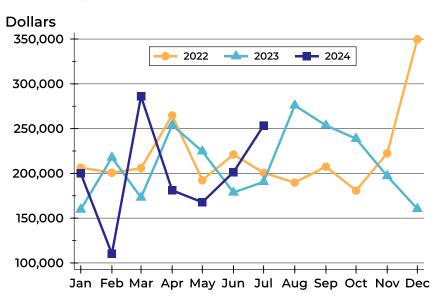
Price Range		les Percent	Months' Supply	Sale I Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	0.0	80,833	76,500	29	3	98.8%	100.0%	97.1%	100.0%
\$100,000-\$124,999	1	6.7%	2.4	119,500	119,500	43	43	100.0%	100.0%	92.3%	92.3%
\$125,000-\$149,999	1	6.7%	1.2	133,000	133,000	2	2	98.6%	98.6%	98.6%	98.6%
\$150,000-\$174,999	1	6.7%	1.6	165,000	165,000	13	13	98.5%	98.5%	98.5%	98.5%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	13.3%	1.8	239,200	239,200	51	51	95.7%	95.7%	89.4%	89.4%
\$250,000-\$299,999	3	20.0%	2.4	269,667	269,000	172	222	99.4%	100.0%	99.4%	100.0%
\$300,000-\$399,999	1	6.7%	0.0	325,000	325,000	3	3	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	2	13.3%	6.0	452,250	452,250	22	22	100.0%	100.0%	96.9%	96.9%
\$500,000-\$749,999	1	6.7%	4.0	625,000	625,000	274	274	89.4%	89.4%	89.4%	89.4%
\$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



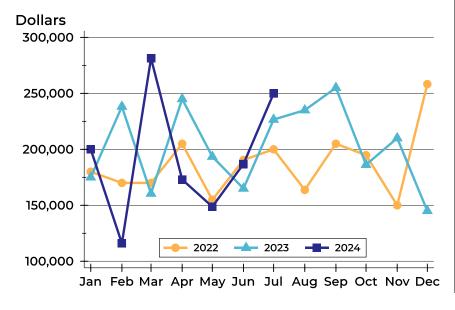


Jackson County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	206,357	159,650	200,000
February	200,723	217,742	110,250
March	205,800	173,090	286,057
April	264,722	253,864	181,100
May	192,422	224,630	167,750
June	221,075	178,722	201,386
July	200,641	190,514	253,460
August	189,771	275,929	
September	207,533	253,600	
October	180,875	238,768	
November	222,404	197,100	
December	349,750	160,414	



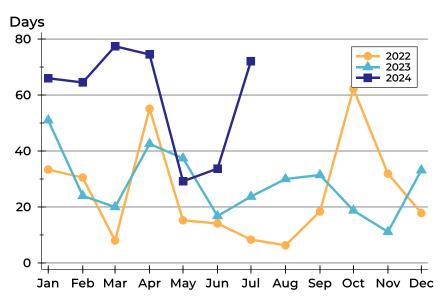
Month	2022	2023	2024
January	180,000	174,950	200,000
February	170,000	238,225	116,000
March	170,000	160,500	281,400
April	205,000	245,000	173,000
May	154,900	193,500	148,750
June	190,500	165,000	186,900
July	200,000	226,600	249,900
August	163,750	235,000	
September	205,000	255,000	
October	194,750	186,250	
November	150,000	210,000	
December	258,250	145,000	





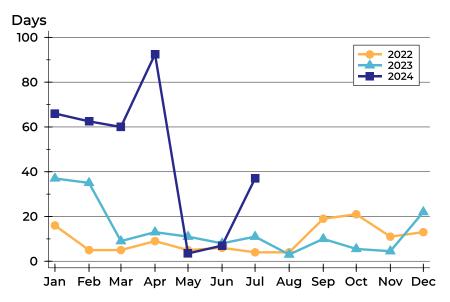
Jackson County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	51	66
February	31	24	65
March	8	20	77
April	55	43	75
May	15	37	29
June	14	17	34
July	8	24	72
August	6	30	
September	18	31	
October	62	19	
November	32	11	
December	18	33	

Median DOM



Month	2022	2023	2024
January	16	37	66
February	5	35	63
March	5	9	60
April	9	13	93
May	5	11	4
June	6	8	7
July	4	11	37
August	4	3	
September	19	10	
October	21	6	
November	11	5	
December	13	22	





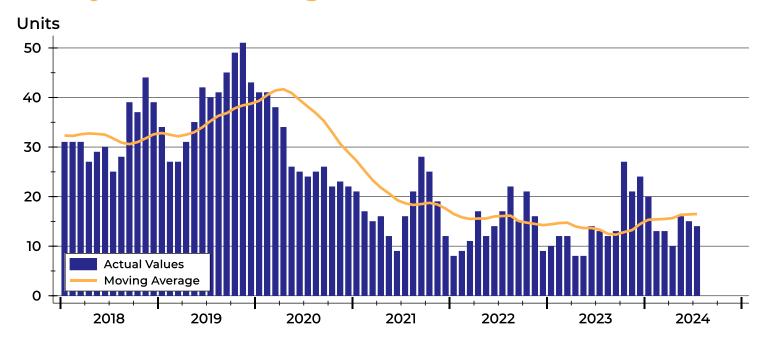
Jackson County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Ac.	tive Listings	14	13	7.7%
Vo	lume (1,000s)	4,386	4,764	-7.9%
Мс	onths' Supply	1.8	1.5	20.0%
ge	List Price	313,318	366,446	-14.5%
Avera	Days on Market	77	55	40.0%
Ā	Percent of Original	97.4%	99.5%	-2.1%
<u>_</u>	List Price	237,000	320,000	-25.9%
Median	Days on Market	53	45	17.8%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 14 homes were available for sale in Jackson County at the end of July. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of July was \$237,000, down 25.9% from 2023. The typical time on market for active listings was 53 days, up from 45 days a year earlier.

History of Active Listings

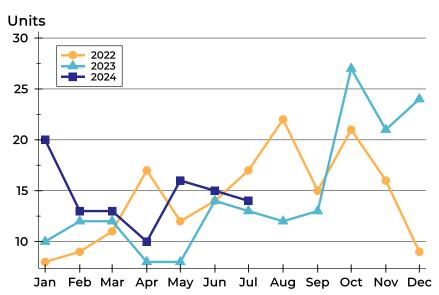






Jackson County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

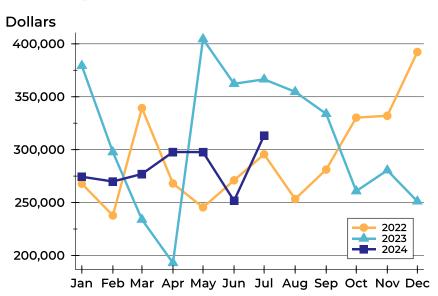
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.1%	2.4	117,500	117,500	1	1	100.0%	100.0%
\$125,000-\$149,999	1	7.1%	1.2	129,900	129,900	15	15	100.0%	100.0%
\$150,000-\$174,999	2	14.3%	1.6	167,425	167,425	59	59	97.3%	97.3%
\$175,000-\$199,999	2	14.3%	N/A	190,250	190,250	57	57	95.6%	95.6%
\$200,000-\$249,999	2	14.3%	1.8	237,000	237,000	49	49	97.9%	97.9%
\$250,000-\$299,999	2	14.3%	2.4	277,500	277,500	91	91	92.3%	92.3%
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	14.3%	6.0	459,900	459,900	48	48	98.9%	98.9%
\$500,000-\$749,999	1	7.1%	4.0	624,900	624,900	1	1	100.0%	100.0%
\$750,000-\$999,999	1	7.1%	N/A	850,000	850,000	454	454	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



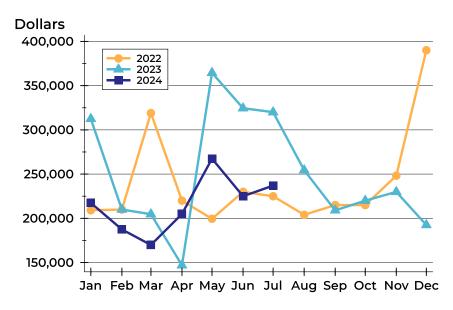


Jackson County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	267,850	379,285	274,408
February	237,789	297,717	269,900
March	339,282	233,967	277,000
April	268,035	192,950	297,780
May	245,450	404,500	297,694
June	271,021	362,286	251,713
July	295,600	366,446	313,318
August	253,373	354,654	
September	281,178	333,838	
October	330,275	260,818	
November	332,016	280,466	
December	392,256	251,167	



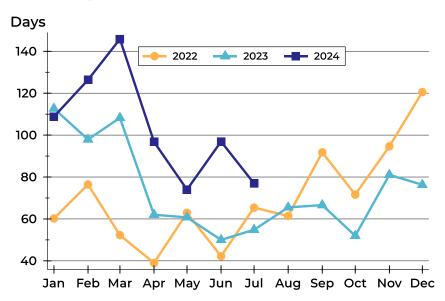
Month	2022	2023	2024
January	209,200	312,475	217,450
February	209,900	209,950	187,500
March	319,000	204,700	169,900
April	220,000	146,950	204,950
May	199,499	364,500	267,450
June	229,950	324,500	225,000
July	225,000	320,000	237,000
August	204,000	254,475	
September	215,000	209,000	
October	215,000	220,000	
November	248,250	229,900	
December	390,000	192,500	





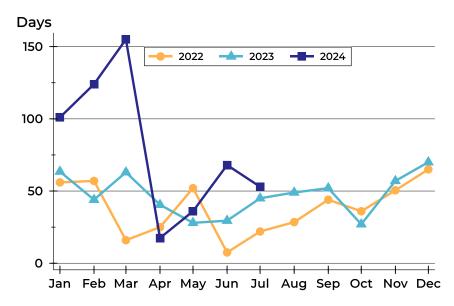
Jackson County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	60	113	109
February	76	98	126
March	52	108	146
April	39	62	97
May	63	61	74
June	42	50	97
July	65	55	77
August	61	66	
September	92	67	
October	72	52	
November	95	81	
December	121	76	

Median DOM



Month	2022	2023	2024
January	56	64	101
February	57	44	124
March	16	63	155
April	25	41	18
May	52	28	36
June	8	30	68
July	22	45	53
August	29	49	
September	44	52	
October	36	27	
November	51	57	
December	65	70	





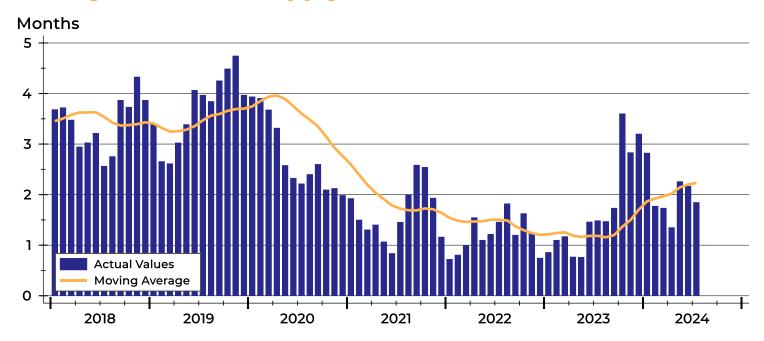
Jackson County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	0.9	2.8
February	0.8	1.1	1.8
March	1.0	1.2	1.7
April	1.5	0.8	1.3
May	1.1	0.8	2.3
June	1.2	1.5	2.2
July	1.5	1.5	1.8
August	1.8	1.5	
September	1.2	1.7	
October	1.6	3.6	
November	1.2	2.8	
December	0.7	3.2	

History of Month's Supply







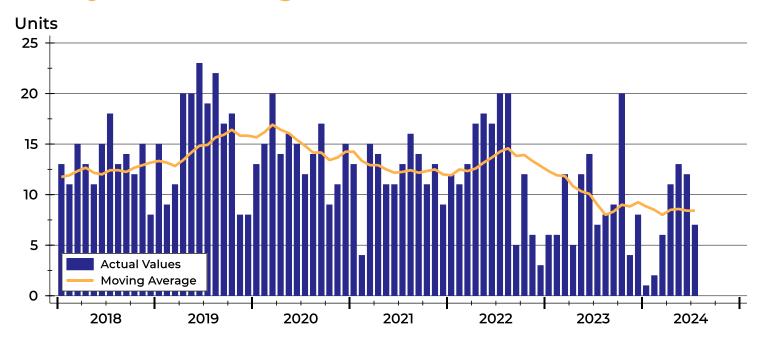
Jackson County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	7	7	0.0%
Month	Volume (1,000s)	2,088	1,489	40.2%
Current	Average List Price	298,221	212,686	40.2%
S	Median List Price	249,900	190,000	31.5%
ē	New Listings	52	62	-16.1%
o-Da	Volume (1,000s)	11,598	14,006	-17.2%
Year-to-Date	Average List Price	223,030	225,903	-1.3%
×	Median List Price	187,200	226,500	-17.4%

A total of 7 new listings were added in Jackson County during July, the same figure as reported in 2023. Year-to-date Jackson County has seen 52 new listings.

The median list price of these homes was \$249,900 up from \$190,000 in 2023.

History of New Listings

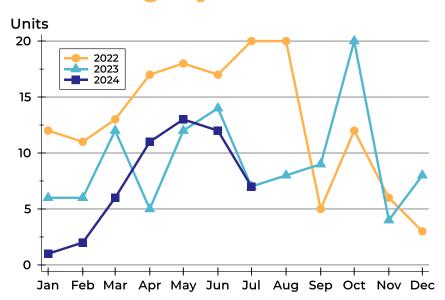






Jackson County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

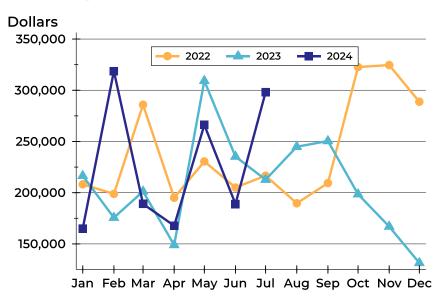
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	14.3%	113,000	113,000	7	7	96.2%	96.2%
\$125,000-\$149,999	1	14.3%	129,900	129,900	21	21	100.0%	100.0%
\$150,000-\$174,999	1	14.3%	159,950	159,950	22	22	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	249,900	249,900	1	1	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	1	14.3%	350,000	350,000	4	4	100.0%	100.0%
\$400,000-\$499,999	1	14.3%	459,900	459,900	14	14	100.0%	100.0%
\$500,000-\$749,999	1	14.3%	624,900	624,900	7	7	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



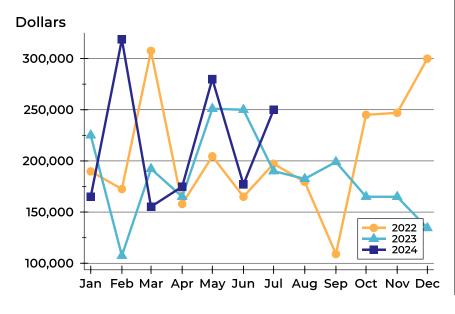


Jackson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	208,175	216,492	165,000
February	198,832	175,617	318,700
March	285,862	201,233	189,067
April	195,112	148,940	167,745
May	230,539	309,267	266,192
June	205,038	235,275	188,958
July	216,580	212,686	298,221
August	189,645	244,875	
September	209,400	250,460	
October	322,683	198,515	
November	324,617	166,950	
December	288,800	131,413	



Month	2022	2023	2024
January	189,750	225,000	165,000
February	172,500	107,400	318,700
March	307,500	192,250	155,250
April	157,900	165,000	174,900
May	204,499	250,950	280,000
June	165,000	249,975	177,000
July	197,250	190,000	249,900
August	179,450	182,500	
September	109,000	199,000	
October	245,000	165,000	
November	247,000	164,950	
December	299,900	134,450	





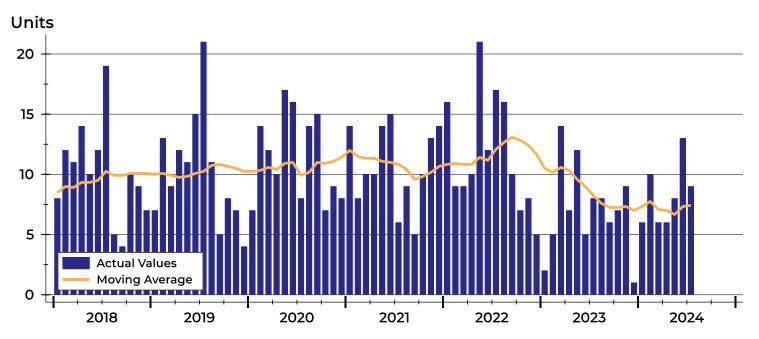
Jackson County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Со	ntracts Written	9	8	12.5%	58	53	9.4%
Vol	ume (1,000s)	1,656	1,364	21.4%	12,315	11,761	4.7%
ge	Sale Price	184,033	170,500	7.9%	212,328	221,914	-4.3%
Avera	Days on Market	94	11	754.5%	61	29	110.3%
¥	Percent of Original	91.2%	95.7%	-4.7%	94.7%	96.0%	-1.4%
<u>_</u>	Sale Price	167,500	170,000	-1.5%	168,700	219,500	-23.1%
Median	Days on Market	83	3	2666.7%	26	8	225.0%
Σ	Percent of Original	98.5%	100.0%	-1.5%	98.6%	100.0%	-1.4%

A total of 9 contracts for sale were written in Jackson County during the month of July, up from 8 in 2023. The median list price of these homes was \$167,500, down from \$170,000 the prior year.

Half of the homes that went under contract in July were on the market less than 83 days, compared to 3 days in July 2023.

History of Contracts Written

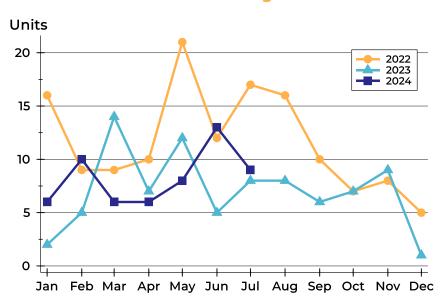






Jackson County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	16	2	6
February	9	5	10
March	9	14	6
April	10	7	6
May	21	12	8
June	12	5	13
July	17	8	9
August	16	8	
September	10	6	
October	7	7	
November	8	9	
December	5	1	

Contracts Written by Price Range

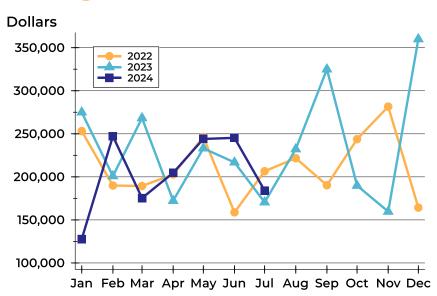
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	45,000	45,000	48	48	100.0%	100.0%
\$50,000-\$99,999	2	22.2%	80,000	80,000	86	86	84.2%	84.2%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	22.2%	166,250	166,250	145	145	86.8%	86.8%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	22.2%	249,900	249,900	43	43	89.4%	89.4%
\$250,000-\$299,999	1	11.1%	269,000	269,000	252	252	100.0%	100.0%
\$300,000-\$399,999	1	11.1%	350,000	350,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



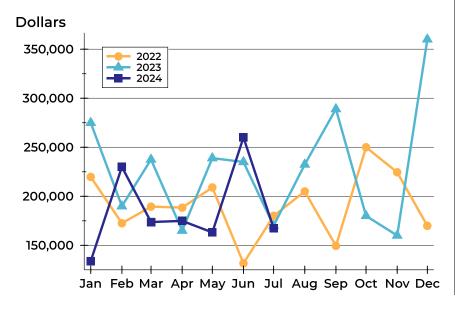


Jackson County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	253,125	274,950	127,800
February	189,917	200,930	247,160
March	189,356	268,271	175,333
April	202,750	172,257	204,625
May	246,243	233,117	244,013
June	158,737	216,780	245,269
July	206,476	170,500	184,033
August	221,638	232,225	
September	190,290	324,948	
October	243,743	189,829	
November	281,550	159,688	
December	164,260	360,000	



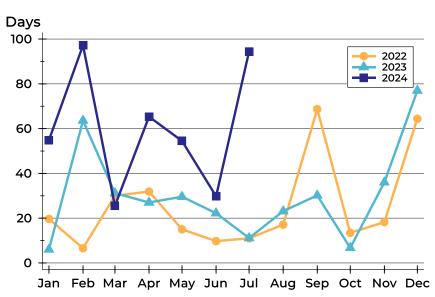
Month	2022	2023	2024
January	219,750	274,950	133,900
February	172,500	189,900	229,950
March	189,500	237,500	173,750
April	188,450	165,000	174,925
May	209,000	238,950	163,200
June	131,700	235,000	260,000
July	180,000	170,000	167,500
August	204,950	232,450	
September	149,450	288,975	
October	250,000	180,000	
November	224,500	160,000	
December	169,900	360,000	





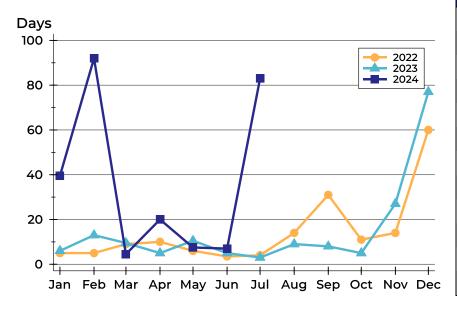
Jackson County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	20	6	55
February	7	64	97
March	30	31	26
April	32	27	65
May	15	30	55
June	10	22	30
July	11	11	94
August	17	23	
September	69	30	
October	13	7	
November	18	36	
December	64	77	

Median DOM



Month	2022	2023	2024
January	5	6	40
February	5	13	92
March	9	10	5
April	10	5	20
May	6	11	8
June	4	5	7
July	4	3	83
August	14	9	
September	31	8	
October	11	5	
November	14	27	
December	60	77	





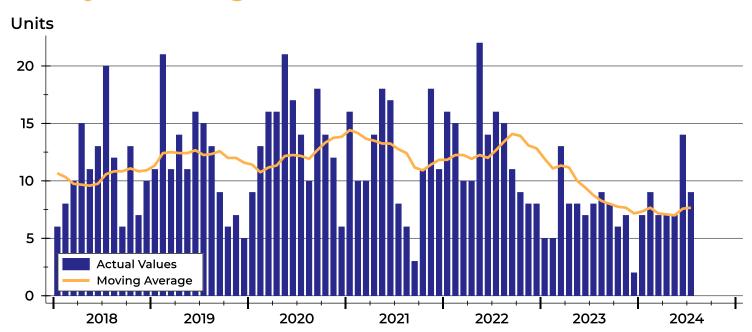
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Ре	nding Contracts	9	8	12.5%
Vo	lume (1,000s)	1,902	2,014	-5.6%
ge	List Price	211,300	251,750	-16.1%
Avera	Days on Market	76	26	192.3%
¥	Percent of Original	95.4%	93.1%	2.5%
5	List Price	249,900	212,500	17.6%
Median	Days on Market	7	3	133.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 9 listings in Jackson County had contracts pending at the end of July, up from 8 contracts pending at the end of July 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

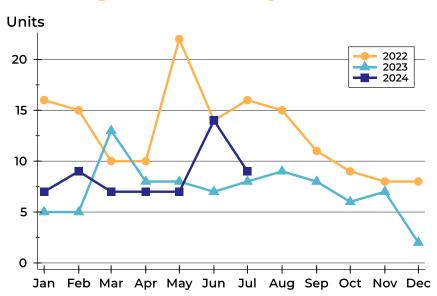






Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

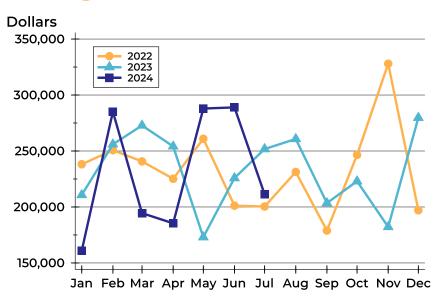
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	45,000	45,000	48	48	100.0%	100.0%
\$50,000-\$99,999	2	22.2%	79,950	79,950	47	47	91.7%	91.7%
\$100,000-\$124,999	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	11.1%	165,000	165,000	276	276	75.0%	75.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	11.1%	249,900	249,900	1	1	100.0%	100.0%
\$250,000-\$299,999	2	22.2%	271,950	271,950	126	126	100.0%	100.0%
\$300,000-\$399,999	2	22.2%	369,000	369,000	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



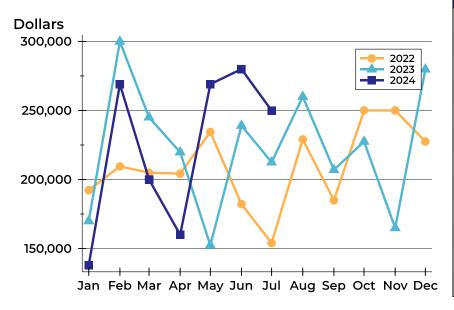


Jackson County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	238,169	210,740	160,971
February	250,723	255,930	285,078
March	240,725	272,815	194,486
April	225,210	254,138	185,407
May	260,918	173,050	287,943
June	201,161	225,843	288,964
July	200,419	251,750	211,300
August	231,287	260,767	
September	178,927	203,494	
October	246,511	222,992	
November	327,999	182,171	
December	197,038	279,750	



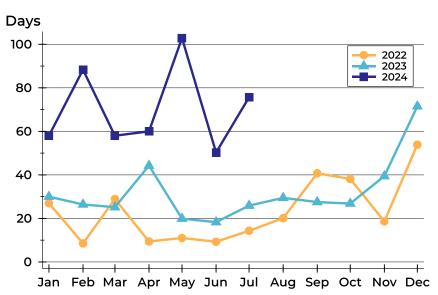
Month	2022	2023	2024
January	192,250	169,900	137,900
February	209,500	299,900	269,000
March	204,925	245,000	200,000
April	204,250	219,750	160,000
May	234,450	152,400	269,000
June	182,200	239,000	279,950
July	154,000	212,500	249,900
August	229,000	260,000	
September	184,900	207,000	
October	250,000	227,475	
November	250,000	164,900	
December	227,500	279,750	





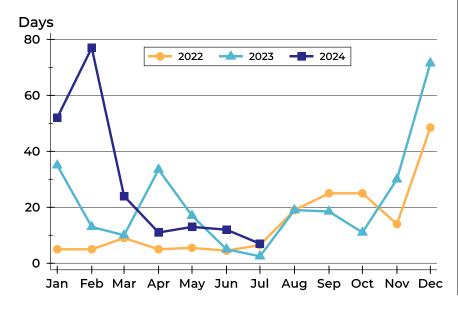
Jackson County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	27	30	58
February	9	26	88
March	29	25	58
April	9	44	60
May	11	20	103
June	9	18	50
July	14	26	76
August	20	29	
September	41	28	
October	38	27	
November	19	39	
December	54	72	

Median DOM



Month	2022	2023	2024
January	5	35	52
February	5	13	77
March	9	10	24
April	5	34	11
May	6	17	13
June	5	5	12
July	7	3	7
August	19	19	
September	25	19	
October	25	11	
November	14	30	
December	49	72	





Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Fell in July

Total home sales in Jefferson County fell last month to 13 units, compared to 16 units in July 2023. Total sales volume was \$4.0 million, down from a year earlier.

The median sale price in July was \$285,000, up from \$237,450 a year earlier. Homes that sold in July were typically on the market for 23 days and sold for 98.6% of their list prices.

Jefferson County Active Listings Up at End of July

The total number of active listings in Jefferson County at the end of July was 30 units, up from 24 at the same point in 2023. 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 July was \$297,500.

During July, a total of 18 contracts were written up from 15 in July 2023. At the end of the month, there were 20 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

	ly MLS Statistics ree-year History	2024	Current Mont 2023	h 2022	2024	Year-to-Date 2023	2022
_	r me Sales ange from prior year	13 -18.8%	16 -27.3%	22 37.5%	79 -2.5%	81 -18.2%	99 -5.7%
	tive Listings ange from prior year	30 25.0%	24 9.1%	22 10.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 44.4%	1.8 28.6%	1.4 7.7%	N/A	N/A	N/A
	w Listings ange from prior year	21 10.5%	19 -9.5%	21 -19.2%	109 6.9%	102 -13.6%	118 -9.2%
	ntracts Written ange from prior year	18 20.0%	15 -42.3%	26 62.5%	84 -6.7%	90 -14.3%	105 -7.9%
	nding Contracts ange from prior year	20 53.8%	13 -23.5%	17 -10.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	3,972 -10.2%	4,425 -10.2%	4,928 68.5%	20,418 6.0%	19,260 -13.8%	22,340 10.1%
	Sale Price Change from prior year	305,565 10.5%	276,540 23.5%	223,977 22.6%	258,454 8.7%	237,779 5.4%	225,653 16.7%
d	List Price of Actives Change from prior year	346,012 17.0%	295,677 29.8%	227,791 12.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	28 33.3%	21 90.9%	11 -21.4%	37 32.1%	28 40.0%	20 17.6%
•	Percent of List Change from prior year	96.7% -2.7%	99.4% -0.5%	99.9% -0.7%	97.5% -1.2%	98.7% -2.5%	101.2% -0.1%
	Percent of Original Change from prior year	92.8% -6.4%	99.1% 0.8%	98.3% -0.2%	95.2% -1.9%	97.0% -3.6%	100.6% 0.3%
	Sale Price Change from prior year	285,000 20.0%	237,450 11.7%	212,500 59.3%	250,000 28.2%	195,000 -4.9%	205,000 13.9%
	List Price of Actives Change from prior year	297,500 8.2%	275,000 42.2%	193,450 13.9%	N/A	N/A	N/A
Median	Days on Market Change from prior year	23 1050.0%	2 -50.0%	4 -33.3%	16 166.7%	6 20.0%	5 25.0%
2	Percent of List Change from prior year	98.6% -1.4%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	95.3% -4.7%	100.0% 0.0%	100.0% 0.0%	97.7% -2.3%	100.0% 0.0%	100.0% 0.0%

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





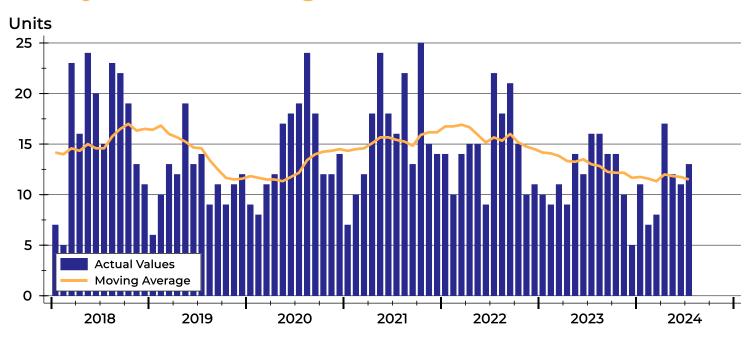
Jefferson County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Yo 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	13	16	-18.8%	79	81	-2.5%
Vo	lume (1,000s)	3,972	4,425	-10.2%	20,418	19,260	6.0%
Мс	onths' Supply	2.6	1.8	44.4%	N/A	N/A	N/A
	Sale Price	305,565	276,540	10.5%	258,454	237,779	8.7%
age	Days on Market	28	21	33.3%	37	28	32.1%
Averag	Percent of List	96.7%	99.4%	-2.7%	97.5%	98.7%	-1.2%
	Percent of Original	92.8%	99.1%	-6.4%	95.2%	97.0%	-1.9%
	Sale Price	285,000	237,450	20.0%	250,000	195,000	28.2%
dian	Days on Market	23	2	1050.0%	16	6	166.7%
Med	Percent of List	98.6%	100.0%	-1.4%	100.0%	100.0%	0.0%
	Percent of Original	95.3%	100.0%	-4.7%	97.7%	100.0%	-2.3%

A total of 13 homes sold in Jefferson County in July, down from 16 units in July 2023. Total sales volume fell to \$4.0 million compared to \$4.4 million in the previous year.

The median sales price in July was \$285,000, up 20.0% compared to the prior year. Median days on market was 23 days, up from 6 days in June, and up from 2 in July 2023.

History of Closed Listings

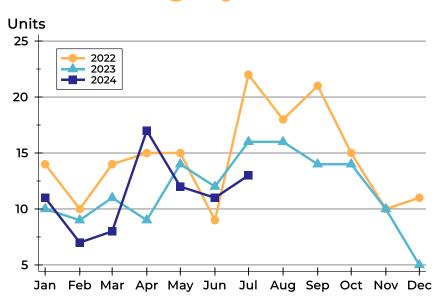






Jefferson County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	10	11
February	10	9	7
March	14	11	8
April	15	9	17
May	15	14	12
June	9	12	11
July	22	16	13
August	18	16	
September	21	14	
October	15	14	
November	10	10	
December	11	5	

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 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.7%	3.0	32,500	32,500	6	6	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	2	15.4%	1.1	74,425	74,425	64	64	88.0%	88.0%	83.1%	83.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	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	2	15.4%	2.5	208,500	208,500	13	13	97.0%	97.0%	90.2%	90.2%
\$250,000-\$299,999	3	23.1%	0.9	284,000	285,000	17	11	100.3%	100.0%	98.7%	100.0%
\$300,000-\$399,999	1	7.7%	2.4	362,000	362,000	13	13	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	3.0	450,000	450,000	64	64	93.8%	93.8%	93.8%	93.8%
\$500,000-\$749,999	3	23.1%	9.6	570,000	575,000	27	23	97.3%	96.4%	90.1%	93.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



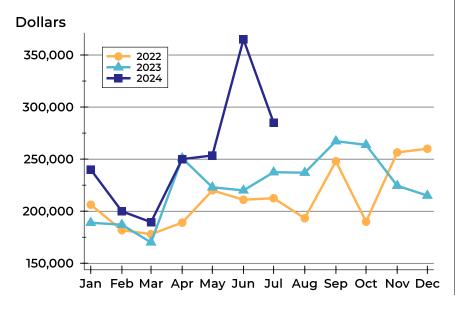


Jefferson County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	251,111	191,980	226,291
February	209,400	231,111	244,400
March	208,539	190,909	186,850
April	227,993	276,311	259,462
May	228,443	248,286	237,575
June	226,278	231,075	317,182
July	223,977	276,540	305,565
August	211,039	282,138	
September	240,283	259,107	
October	179,240	295,143	
November	299,590	224,978	
December	245,447	232,400	



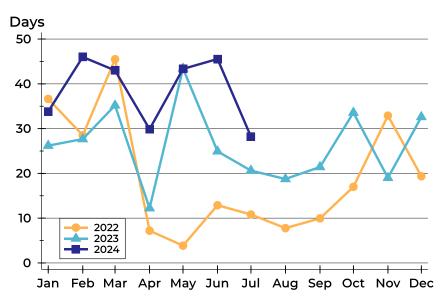
Month	2022	2023	2024
January	206,250	188,950	240,000
February	181,750	187,000	199,900
March	177,950	170,000	189,500
April	189,000	251,000	250,000
May	220,000	223,000	253,500
June	211,000	219,950	365,000
July	212,500	237,450	285,000
August	193,250	237,000	
September	248,000	267,250	
October	189,900	263,750	
November	256,450	224,500	
December	260,000	215,000	





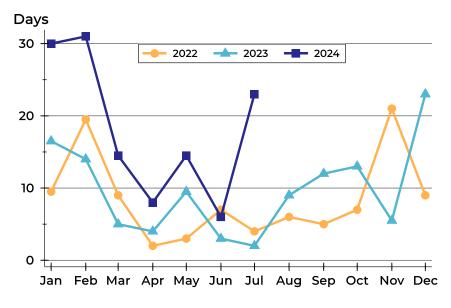
Jefferson County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	37	26	34
February	29	28	46
March	46	35	43
April	7	12	30
May	4	43	43
June	13	25	46
July	11	21	28
August	8	19	
September	10	21	
October	17	34	
November	33	19	
December	19	33	

Median DOM



Month	2022	2023	2024
January	10	17	30
February	20	14	31
March	9	5	15
April	2	4	8
May	3	10	15
June	7	3	6
July	4	2	23
August	6	9	
September	5	12	
October	7	13	
November	21	6	
December	9	23	





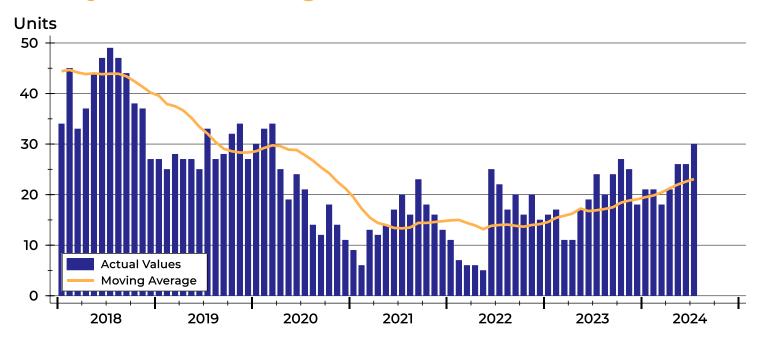
Jefferson County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Ac.	tive Listings	30	24	25.0%
Vo	lume (1,000s)	10,380	7,096	46.3%
Мс	onths' Supply	2.6	1.8	44.4%
ge	List Price	346,012	295,677	17.0%
Avera	Days on Market	60	53	13.2%
¥	Percent of Original	96.3%	96.3%	0.0%
2	List Price	297,500	275,000	8.2%
Median	Days on Market	47	48	-2.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 30 homes were available for sale in Jefferson County at the end of July. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$297,500, up 8.2% from 2023. The typical time on market for active listings was 47 days, down from 48 days a year earlier.

History of Active Listings

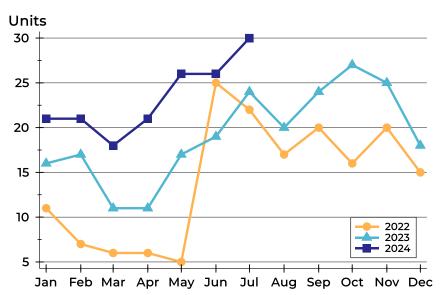






Jefferson County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	11	16	21
February	7	17	21
March	6	11	18
April	6	11	21
May	5	17	26
June	25	19	26
July	22	24	30
August	17	20	
September	20	24	
October	16	27	
November	20	25	
December	15	18	

Active Listings by Price Range

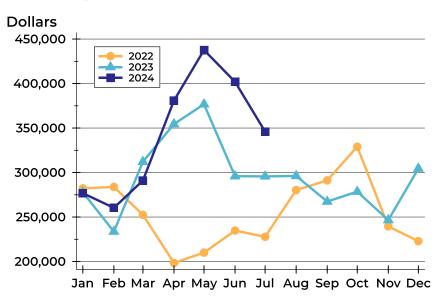
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.3%	3.0	45,300	45,300	10	10	100.0%	100.0%
\$50,000-\$99,999	1	3.3%	1.1	89,000	89,000	29	29	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	13.3%	N/A	134,625	132,500	50	37	96.8%	97.9%
\$150,000-\$174,999	1	3.3%	N/A	169,000	169,000	167	167	85.0%	85.0%
\$175,000-\$199,999	1	3.3%	N/A	189,000	189,000	39	39	100.0%	100.0%
\$200,000-\$249,999	5	16.7%	2.5	228,780	239,000	59	33	95.3%	100.0%
\$250,000-\$299,999	2	6.7%	0.9	269,500	269,500	8	8	100.0%	100.0%
\$300,000-\$399,999	5	16.7%	2.4	370,790	390,000	42	29	98.0%	100.0%
\$400,000-\$499,999	2	6.7%	3.0	442,500	442,500	105	105	93.6%	93.6%
\$500,000-\$749,999	8	26.7%	9.6	615,963	592,950	79	62	95.2%	98.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



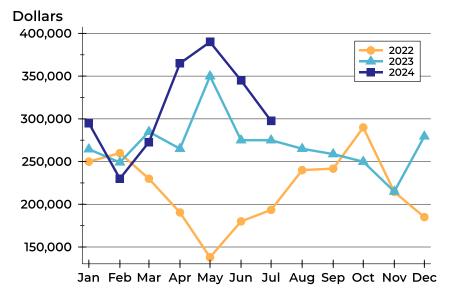


Jefferson County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	282,223	277,778	276,829
February	283,843	233,685	260,340
March	252,467	312,145	291,064
April	198,433	354,509	380,924
May	210,080	376,765	437,700
June	234,824	295,921	401,990
July	227,791	295,677	346,012
August	280,318	296,175	
September	291,175	267,396	
October	329,038	278,540	
November	239,568	246,606	
December	222,940	304,466	



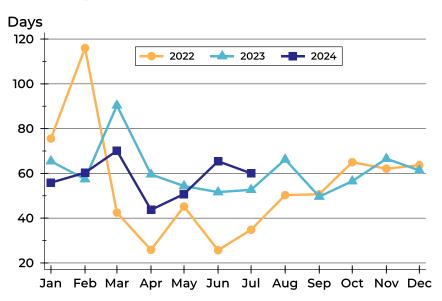
Month	2022	2023	2024
January	249,950	264,450	295,000
February	259,900	249,000	230,000
March	229,950	284,900	272,800
April	190,400	265,000	365,000
May	138,000	349,900	389,950
June	180,000	275,000	344,950
July	193,450	275,000	297,500
August	240,000	265,000	
September	241,750	258,750	
October	289,950	249,888	
November	214,450	214,900	
December	185,000	279,444	





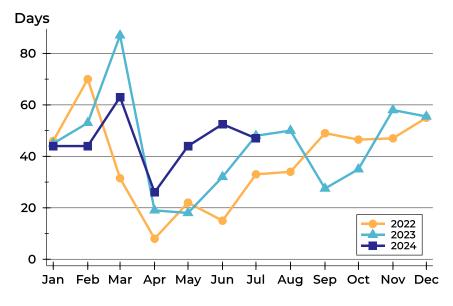
Jefferson County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	76	65	56
February	116	57	60
March	43	90	70
April	26	60	44
May	45	54	51
June	26	52	65
July	35	53	60
August	50	66	
September	51	50	
October	65	57	
November	62	67	
December	64	61	

Median DOM



Month	2022	2023	2024
January	46	45	44
February	70	53	44
March	32	87	63
April	8	19	26
May	22	18	44
June	15	32	53
July	33	48	47
August	34	50	
September	49	28	
October	47	35	
November	47	58	
December	55	56	





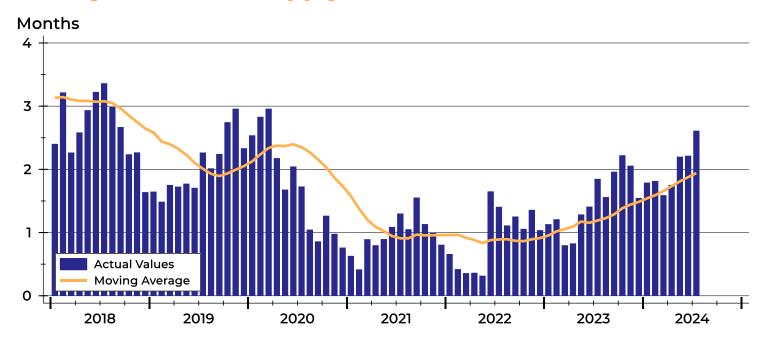
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.7	1.1	1.8
February	0.4	1.2	1.8
March	0.4	0.8	1.6
April	0.4	0.8	1.8
May	0.3	1.3	2.2
June	1.6	1.4	2.2
July	1.4	1.8	2.6
August	1.1	1.6	
September	1.3	2.0	
October	1.1	2.2	
November	1.4	2.1	
December	1.0	1.5	

History of Month's Supply







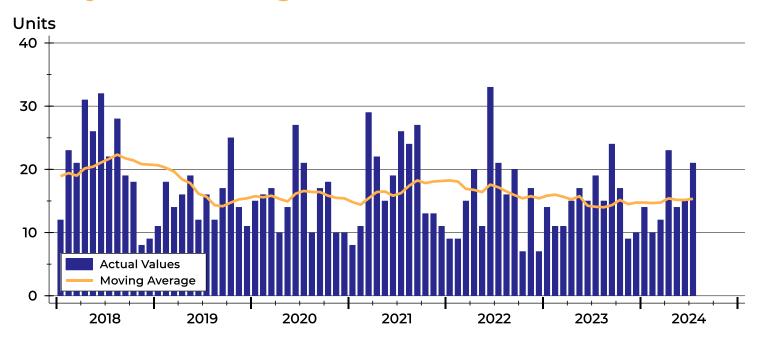
Jefferson County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	21	19	10.5%
Month	Volume (1,000s)	5,355	5,740	-6.7%
Current	Average List Price	254,988	302,084	-15.6%
C	Median List Price	240,000	298,000	-19.5%
ē	New Listings	109	102	6.9%
o-Da	Volume (1,000s)	32,522	28,150	15.5%
Year-to-Date	Average List Price	298,370	275,982	8.1%
×	Median List Price	275,000	249,250	10.3%

A total of 21 new listings were added in Jefferson County during July, up 10.5% from the same month in 2023. Year-todate Jefferson County has seen 109 new listings.

The median list price of these homes was \$240,000 down from \$298,000 in 2023.

History of New Listings

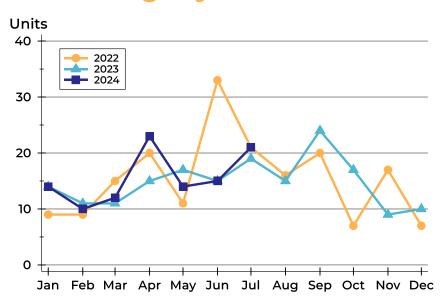






Jefferson County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	9	14	14
February	9	11	10
March	15	11	12
April	20	15	23
May	11	17	14
June	33	15	15
July	21	19	21
August	16	15	
September	20	24	
October	7	17	
November	17	9	
December	7	10	

New Listings by Price Range

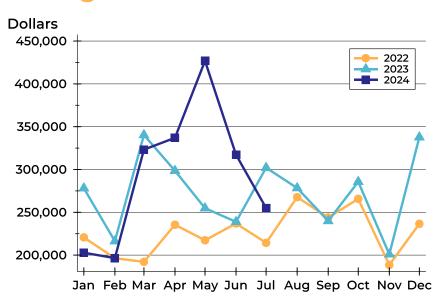
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	9.5%	38,900	38,900	11	11	100.0%	100.0%
\$50,000-\$99,999	1	4.8%	89,000	89,000	35	35	100.0%	100.0%
\$100,000-\$124,999	2	9.5%	120,750	120,750	20	20	98.6%	98.6%
\$125,000-\$149,999	1	4.8%	128,000	128,000	14	14	100.0%	100.0%
\$150,000-\$174,999	1	4.8%	152,800	152,800	5	5	100.0%	100.0%
\$175,000-\$199,999	1	4.8%	185,000	185,000	0	0	100.0%	100.0%
\$200,000-\$249,999	4	19.0%	232,375	232,500	16	16	97.6%	98.2%
\$250,000-\$299,999	3	14.3%	270,000	275,000	13	13	100.0%	100.0%
\$300,000-\$399,999	4	19.0%	365,563	369,750	17	16	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	2	9.5%	639,450	639,450	20	20	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



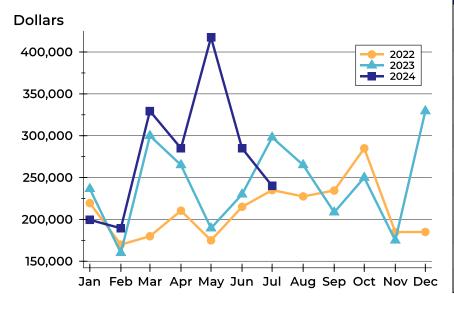


Jefferson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	220,689	278,136	202,818
February	196,450	216,336	196,485
March	192,133	340,336	323,200
April	235,508	298,580	337,035
May	217,345	254,818	426,807
June	237,012	238,847	317,187
July	214,314	302,084	254,988
August	267,700	278,340	
September	243,980	239,873	
October	265,700	285,685	
November	188,535	200,878	
December	236,543	337,670	



Month	2022	2023	2024
January	219,500	236,500	199,450
February	169,900	160,000	189,450
March	179,900	299,900	329,500
April	210,450	265,000	285,000
May	175,000	189,500	417,450
June	215,000	229,900	285,000
July	235,000	298,000	240,000
August	227,500	265,000	
September	234,500	208,500	
October	284,900	249,950	
November	184,900	174,900	
December	185,000	329,450	





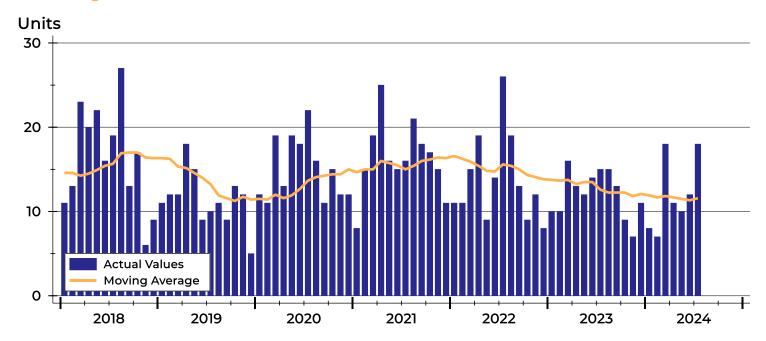
Jefferson County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Yo 2024	ear-to-Dat 2023	e Change
Со	ntracts Written	18	15	20.0%	84	90	-6.7%
Vo	ume (1,000s)	5,015	4,800	4.5%	22,773	23,549	-3.3%
ge	Sale Price	278,608	320,020	-12.9%	271,107	261,650	3.6%
Avera	Days on Market	46	17	170.6%	42	26	61.5%
¥	Percent of Original	94.9%	99.4%	-4.5%	94.2%	98.0%	-3.9%
=	Sale Price	265,000	298,000	-11.1%	257,500	222,900	15.5%
Median	Days on Market	18	11	63.6%	16	6	166.7%
Σ	Percent of Original	100.0%	100.0%	0.0%	97.5%	100.0%	-2.5%

A total of 18 contracts for sale were written in Jefferson County during the month of July, up from 15 in 2023. The median list price of these homes was \$265,000, down from \$298,000 the prior year.

Half of the homes that went under contract in July were on the market less than 18 days, compared to 11 days in July 2023.

History of Contracts Written

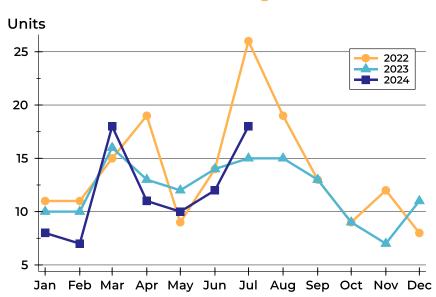






Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	10	8
February	11	10	7
March	15	16	18
April	19	13	11
May	9	12	10
June	14	14	12
July	26	15	18
August	19	15	
September	13	13	
October	9	9	
November	12	7	
December	8	11	

Contracts Written by Price Range

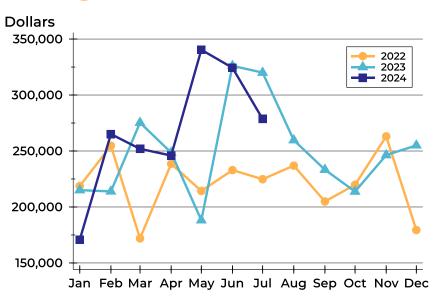
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.6%	32,500	32,500	6	6	100.0%	100.0%
\$50,000-\$99,999	1	5.6%	90,000	90,000	327	327	60.2%	60.2%
\$100,000-\$124,999	1	5.6%	120,000	120,000	12	12	100.0%	100.0%
\$125,000-\$149,999	1	5.6%	130,000	130,000	67	67	100.0%	100.0%
\$150,000-\$174,999	2	11.1%	157,800	157,800	52	52	93.4%	93.4%
\$175,000-\$199,999	1	5.6%	185,000	185,000	0	0	100.0%	100.0%
\$200,000-\$249,999	1	5.6%	225,000	225,000	6	6	100.0%	100.0%
\$250,000-\$299,999	4	22.2%	278,700	279,950	16	15	98.2%	100.0%
\$300,000-\$399,999	3	16.7%	337,717	323,250	51	40	96.0%	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	16.7%	596,300	555,000	32	42	93.7%	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



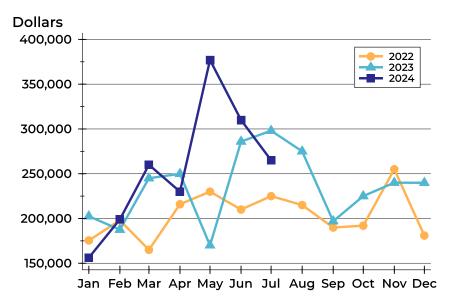


Jefferson County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	218,691	215,040	170,675
February	254,668	213,880	265,129
March	171,967	275,290	251,914
April	238,592	248,569	245,977
May	214,311	188,117	340,440
June	232,943	326,114	324,346
July	224,781	320,020	278,608
August	236,932	259,717	
September	204,908	233,300	
October	219,811	213,767	
November	263,063	246,363	
December	179,388	255,014	



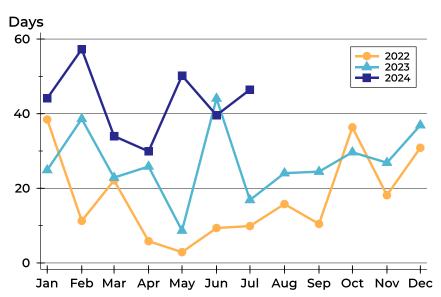
Month	2022	2023	2024
January	175,500	202,500	156,250
February	198,000	187,500	199,000
March	165,000	245,000	260,000
April	215,900	249,900	230,000
May	230,000	170,000	377,000
June	210,000	285,950	310,000
July	225,000	298,000	265,000
August	215,000	275,000	
September	189,900	197,000	
October	192,000	225,000	
November	255,000	240,000	
December	180,950	239,900	





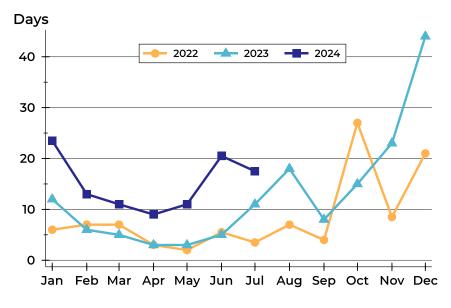
Jefferson County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	38	25	44
February	11	39	57
March	22	23	34
April	6	26	30
May	3	9	50
June	9	44	40
July	10	17	46
August	16	24	
September	10	24	
October	36	30	
November	18	27	
December	31	37	

Median DOM



Month	2022	2023	2024
January	6	12	24
February	7	6	13
March	7	5	11
April	3	3	9
May	2	3	11
June	6	5	21
July	4	11	18
August	7	18	
September	4	8	
October	27	15	
November	9	23	
December	21	44	





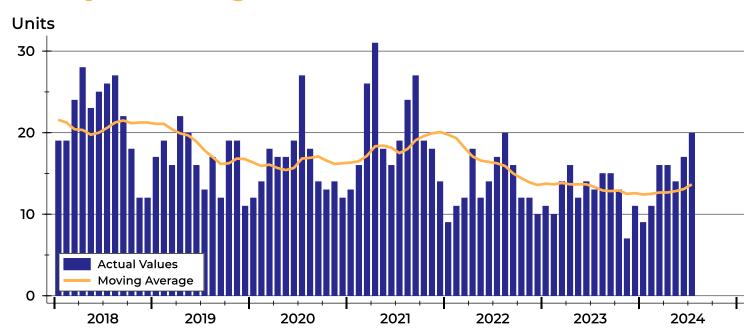
Jefferson County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Pe	nding Contracts	20	13	53.8%
Vo	lume (1,000s)	5,645	4,194	34.6%
ge	List Price	282,240	322,577	-12.5%
Avera	Days on Market	51	14	264.3%
¥	Percent of Original	95.0%	99.4%	-4.4%
_	List Price	265,000	229,900	15.3%
Media	Days on Market	15	11	36.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in Jefferson County had contracts pending at the end of July, up from 13 contracts pending at the end of July 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

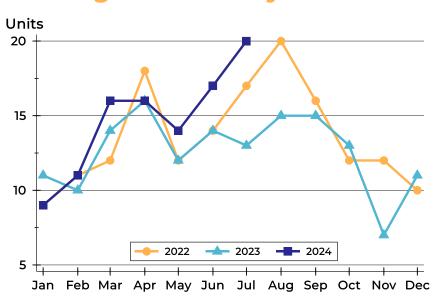






Jefferson County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

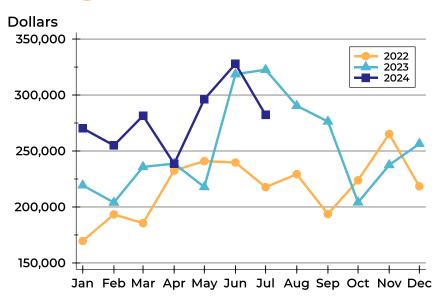
Price Range	Pending Number			List Price Average Median		and the second of the second o			Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A		
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A		
\$50,000-\$99,999	2	10.0%	79,625	79,625	170	170	80.1%	80.1%		
\$100,000-\$124,999	2	10.0%	121,500	121,500	6	6	100.0%	100.0%		
\$125,000-\$149,999	1	5.0%	130,000	130,000	67	67	100.0%	100.0%		
\$150,000-\$174,999	2	10.0%	157,800	157,800	52	52	93.4%	93.4%		
\$175,000-\$199,999	1	5.0%	185,000	185,000	0	0	100.0%	100.0%		
\$200,000-\$249,999	1	5.0%	225,000	225,000	6	6	100.0%	100.0%		
\$250,000-\$299,999	3	15.0%	276,633	275,000	10	6	100.1%	100.0%		
\$300,000-\$399,999	5	25.0%	340,630	335,000	45	40	94.7%	96.0%		
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A		
\$500,000-\$749,999	3	15.0%	617,967	599,000	78	51	93.3%	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		



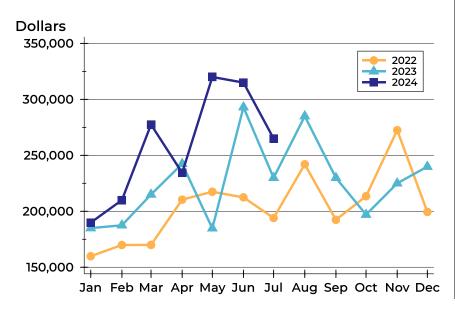


Jefferson County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	169,622	219,300	270,255
February	193,368	203,970	254,982
March	185,508	235,767	281,484
April	232,581	238,727	238,597
May	240,958	217,850	296,236
June	239,721	318,657	327,832
July	217,724	322,577	282,240
August	229,295	290,397	
September	193,663	276,373	
October	223,850	204,062	
November	265,233	237,507	
December	218,450	256,459	



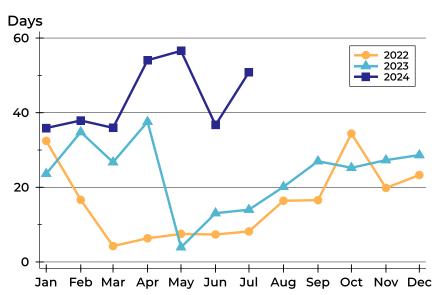
Month	2022	2023	2024
January	159,900	185,000	189,900
February	169,900	187,500	210,000
March	169,950	215,000	277,500
April	210,450	242,450	234,350
May	217,450	184,750	320,000
June	212,450	293,000	315,000
July	194,000	229,900	265,000
August	242,000	285,000	
September	192,400	229,900	
October	213,500	197,000	
November	272,500	225,000	
December	199,450	239,900	





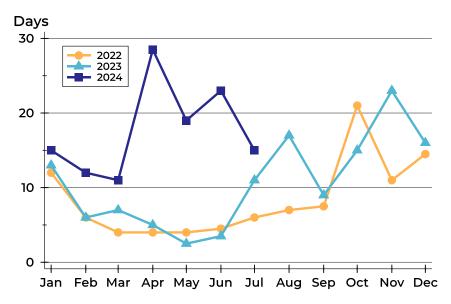
Jefferson County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	32	24	36
February	17	35	38
March	4	27	36
April	6	38	54
May	8	4	57
June	7	13	37
July	8	14	51
August	16	20	
September	17	27	
October	34	25	
November	20	27	
December	23	29	

Median DOM



Month	2022	2023	2024
January	12	13	15
February	6	6	12
March	4	7	11
April	4	5	29
May	4	3	19
June	5	4	23
July	6	11	15
August	7	17	
September	8	9	
October	21	15	
November	11	23	
December	15	16	





Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in July

Total home sales in Lyon County fell last month to 38 units, compared to 39 units in July 2023. Total sales volume was \$6.8 million, down from a year earlier.

The median sale price in July was \$165,250, down from \$179,900 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 98.5% of their list prices.

Lyon County Active Listings Up at End of July

The total number of active listings in Lyon County at the end of July was 42 units, up from 39 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$184,700.

During July, a total of 31 contracts were written up from 22 in July 2023. At the end of the month, there were 38 contracts still pending.

Report Contents

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

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Lyon County Summary Statistics

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	Year-to-l 2024 2023		2022
	ome Sales ange from prior year	38 -2.6%	39 2.6%	38 -34.5%	176 -16.2%	210 -13.6%	243 -3.2%
	tive Listings ange from prior year	42 7.7%	39 -2.5%	40 -11.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.6 33.3%	1.2 9.1%	1.1 -15.4%	N/A	N/A	N/A
	ew Listings ange from prior year	40 11.1%	36 -32.1%	53 -14.5%	234 -8.6%	256 -11.7%	290 -8.5%
	ntracts Written ange from prior year	31 40.9%	22 -47.6%	42 -8.7%	194 -11.4%	219 -12.4%	250 -9.1%
	nding Contracts ange from prior year	38 26.7%	30 -41.2%	51 -17.7%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	6,756 -17.2%	8,162 6.5%	7,665 -22.7%	32,402 -17.5%	39,293 -6.6%	42,048 4.2%
	Sale Price Change from prior year	177,784 -15.1%	209,285 3.8%	201,697 18.0%	184,103 -1.6%	187,109 8.1%	173,039 7.6%
	List Price of Actives Change from prior year	213,331 -25.1%	284,946 33.8%	212,957 31.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	21 133.3%	9 -30.8%	13 44.4%	22 10.0%	20 11.1%	18 -30.8%
•	Percent of List Change from prior year	96.7% -3.9%	100.6% 2.7%	98.0% 0.3%	98.0% 0.1%	97.9% -0.3%	98.2% 1.3%
	Percent of Original Change from prior year	94.6% -4.8%	99.4% 3.0%	96.5% -1.1%	97.1% 0.7%	96.4% -0.5%	96.9% 1.1%
	Sale Price Change from prior year	165,250 -8.1%	179,900 -9.6%	199,000 33.3%	172,000 3.0%	167,000 22.8%	136,000 -6.2%
	List Price of Actives Change from prior year	184,700 -23.0%	239,900 47.9%	162,250 4.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 50.0%	4 0.0%	4 -20.0%	6 20.0%	5 -16.7%	6 20.0%
_	Percent of List Change from prior year	98.5% -1.9%	100.4% 0.6%	99.8% 0.3%	100.0% 0.5%	99.5% 0.2%	99.3% 0.6%
	Percent of Original Change from prior year	98.1% -2.3%	100.4% 0.8%	99.6% 0.1%	99.9% 1.2%	98.7% 0.2%	98.5% 0.3%

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





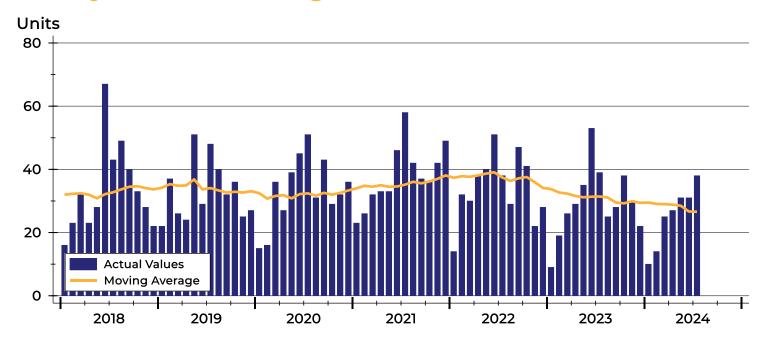
Lyon County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Y0 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	38	39	-2.6%	176	210	-16.2%
Vo	lume (1,000s)	6,756	8,162	-17.2%	32,402	39,293	-17.5%
Мс	onths' Supply	1.6	1.2	33.3%	N/A	N/A	N/A
	Sale Price	177,784	209,285	-15.1%	184,103	187,109	-1.6%
age	Days on Market	21	9	133.3%	22	20	10.0%
Averag	Percent of List	96.7%	100.6%	-3.9%	98.0%	97.9%	0.1%
	Percent of Original	94.6%	99.4%	-4.8%	97.1%	96.4%	0.7%
	Sale Price	165,250	179,900	-8.1%	172,000	167,000	3.0%
lian	Days on Market	6	4	50.0%	6	5	20.0%
Median	Percent of List	98.5%	100.4%	-1.9%	100.0%	99.5%	0.5%
	Percent of Original	98.1%	100.4%	-2.3%	99.9%	98.7%	1.2%

A total of 38 homes sold in Lyon County in July, down from 39 units in July 2023. Total sales volume fell to \$6.8 million compared to \$8.2 million in the previous year.

The median sales price in July was \$165,250, down 8.1% compared to the prior year.
Median days on market was 6 days, up from 3 days in June, and up from 4 in July 2023.

History of Closed Listings

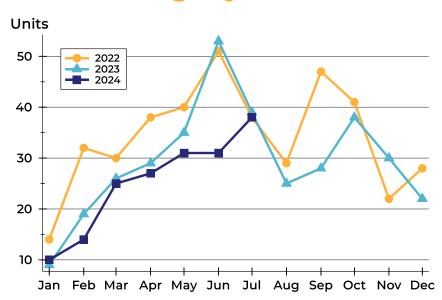






Lyon County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	9	10
February	32	19	14
March	30	26	25
April	38	29	27
May	40	35	31
June	51	53	31
July	38	39	38
August	29	25	
September	47	28	
October	41	38	
November	22	30	
December	28	22	

Closed Listings by Price Range

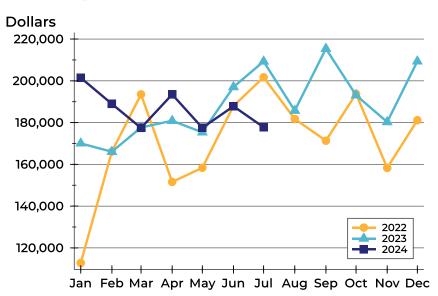
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	1	2.6%	0.0	12,000	12,000	5	5	77.4%	77.4%	77.4%	77.4%
\$25,000-\$49,999	1	2.6%	0.0	33,000	33,000	218	218	84.6%	84.6%	41.2%	41.2%
\$50,000-\$99,999	3	7.9%	2.7	69,967	68,000	28	11	87.6%	85.1%	83.6%	85.1%
\$100,000-\$124,999	1	2.6%	0.0	105,000	105,000	0	0	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	9	23.7%	1.1	135,711	137,500	18	12	96.9%	98.3%	95.9%	98.3%
\$150,000-\$174,999	6	15.8%	1.7	166,083	165,000	16	8	99.0%	100.0%	97.4%	97.7%
\$175,000-\$199,999	4	10.5%	2.1	190,225	193,000	22	22	100.2%	99.0%	99.1%	98.6%
\$200,000-\$249,999	6	15.8%	2.0	219,083	219,500	3	2	101.4%	101.1%	101.4%	101.1%
\$250,000-\$299,999	3	7.9%	2.7	265,000	260,000	32	4	96.4%	96.3%	95.8%	96.3%
\$300,000-\$399,999	4	10.5%	0.6	326,900	322,500	7	3	96.9%	96.4%	96.9%	96.4%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



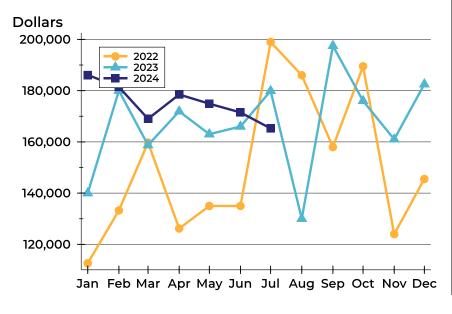


Lyon County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	112,796	170,056	201,460
February	166,151	166,053	188,947
March	193,517	177,669	177,468
April	151,595	180,879	193,485
May	158,363	175,341	177,519
June	187,987	197,045	187,827
July	201,697	209,285	177,784
August	181,734	185,740	
September	171,338	215,396	
October	193,788	193,110	
November	158,288	180,280	
December	181,146	209,332	



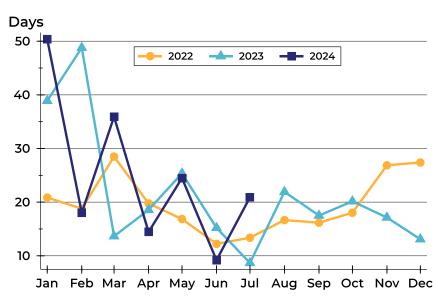
Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	181,450
March	159,750	158,750	169,000
April	126,200	171,900	178,500
May	135,000	163,000	174,900
June	135,000	166,000	171,500
July	199,000	179,900	165,250
August	186,000	130,000	
September	158,000	197,500	
October	189,500	176,000	
November	124,000	161,000	
December	145,500	182,500	





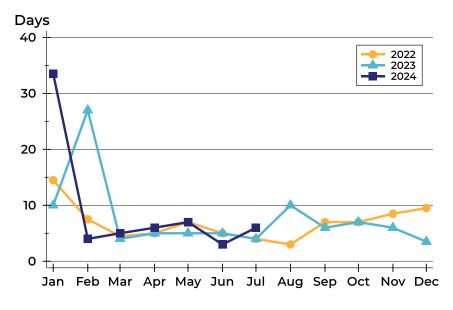
Lyon County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	21	39	50
February	19	49	18
March	29	14	36
April	20	19	14
May	17	25	24
June	12	15	9
July	13	9	21
August	17	22	
September	16	18	
October	18	20	
November	27	17	
December	27	13	

Median DOM



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



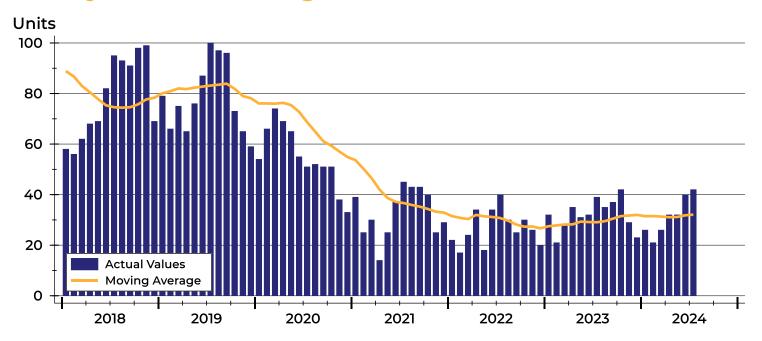
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Ac.	tive Listings	42	39	7.7%
Vo	lume (1,000s)	8,960	11,113	-19.4%
Мс	onths' Supply	1.6	1.2	33.3%
ge	List Price	213,331	284,946	-25.1%
Avera	Days on Market	53	45	17.8%
¥	Percent of Original	95.8%	95.8%	0.0%
_	List Price	184,700	239,900	-23.0%
Media	Days on Market	26	14	85.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 42 homes were available for sale in Lyon County at the end of July. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$184,700, down 23.0% from 2023. The typical time on market for active listings was 26 days, up from 14 days a year earlier.

History of Active Listings

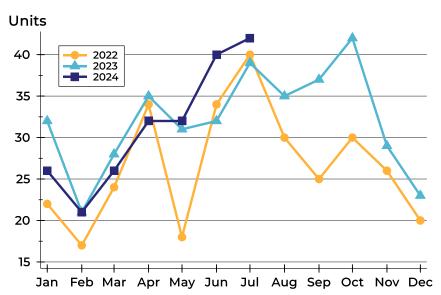






Lyon County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	22	32	26
February	17	21	21
March	24	28	26
April	34	35	32
May	18	31	32
June	34	32	40
July	40	39	42
August	30	35	
September	25	37	
October	30	42	
November	26	29	
December	20	23	

Active Listings by Price Range

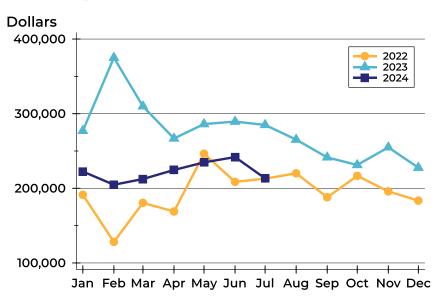
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	19.0%	2.7	78,138	82,450	53	43	92.7%	97.1%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	9.5%	1.1	133,950	133,000	33	10	95.0%	96.5%
\$150,000-\$174,999	6	14.3%	1.7	166,117	167,500	131	58	97.6%	100.0%
\$175,000-\$199,999	6	14.3%	2.1	183,817	184,700	35	13	99.0%	100.0%
\$200,000-\$249,999	8	19.0%	2.0	229,388	227,400	32	18	98.2%	100.0%
\$250,000-\$299,999	5	11.9%	2.7	278,920	279,900	14	7	98.7%	100.0%
\$300,000-\$399,999	2	4.8%	0.6	331,300	331,300	57	57	73.8%	73.8%
\$400,000-\$499,999	2	4.8%	N/A	424,900	424,900	96	96	97.2%	97.2%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	2.4%	N/A	957,320	957,320	49	49	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



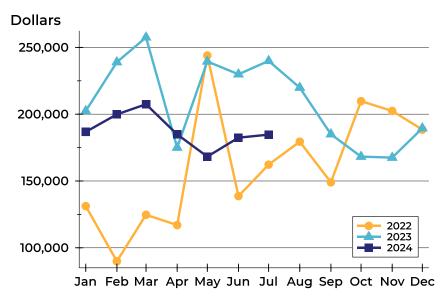


Lyon County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	191,355	277,080	222,492
February	128,212	375,062	204,793
March	180,565	309,907	212,454
April	168,941	266,806	224,564
May	246,403	286,097	234,755
June	208,657	289,425	241,898
July	212,957	284,946	213,331
August	220,128	265,251	
September	188,028	241,450	
October	216,680	231,298	
November	195,892	254,903	
December	183,550	227,696	



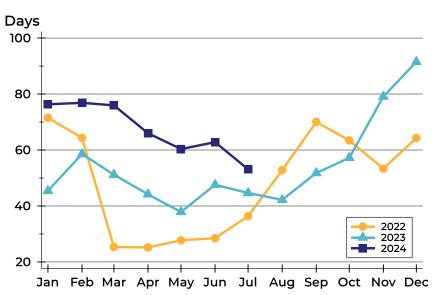
Month	2022	2023	2024
January	131,200	202,450	186,750
February	89,900	239,000	199,900
March	124,700	257,500	207,450
April	117,000	175,000	184,900
May	243,950	239,500	168,250
June	138,700	229,900	182,450
July	162,250	239,900	184,700
August	179,450	219,900	
September	149,000	185,000	
October	209,750	168,250	
November	202,450	167,500	
December	188,450	189,500	





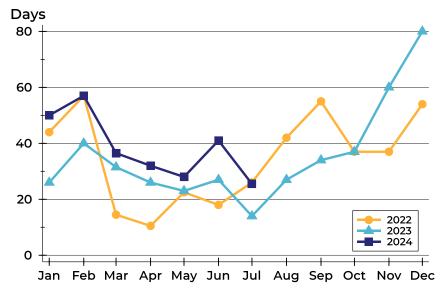
Lyon County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	72	45	76
February	64	59	77
March	25	51	76
April	25	44	66
May	28	38	60
June	29	48	63
July	36	45	53
August	53	42	
September	70	52	
October	63	57	
November	53	79	
December	64	91	

Median DOM



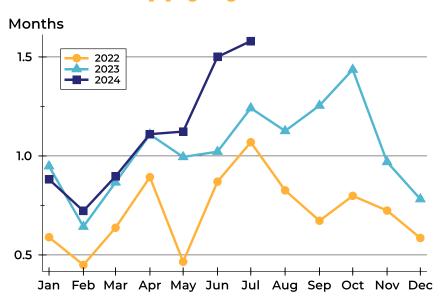
Month	2022	2023	2024
January	44	26	50
February	57	40	57
March	15	32	37
April	11	26	32
May	23	23	28
June	18	27	41
July	26	14	26
August	42	27	
September	55	34	
October	37	37	
November	37	60	
December	54	80	





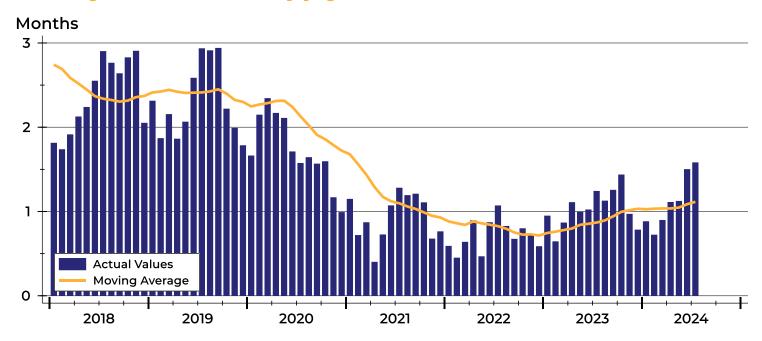
Lyon County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





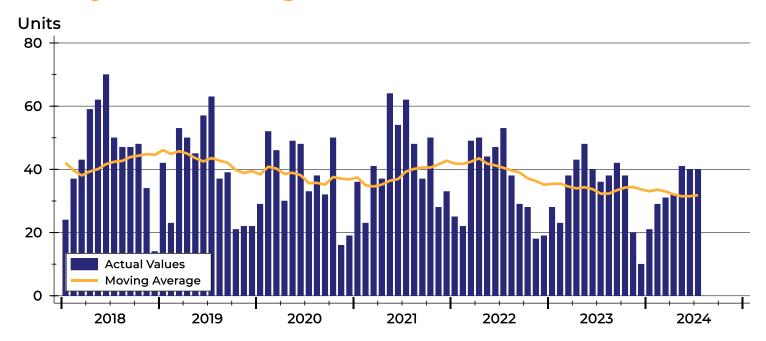
Lyon County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	40	36	11.1%
Month	Volume (1,000s)	7,767	8,022	-3.2%
Current	Average List Price	194,170	222,842	-12.9%
Cu	Median List Price	184,700	199,700	-7.5%
ē	New Listings	234	256	-8.6%
o-Da	Volume (1,000s)	47,156	52,804	-10.7%
Year-to-Date	Average List Price	201,521	206,267	-2.3%
¥	Median List Price	176,950	169,900	4.1%

A total of 40 new listings were added in Lyon County during July, up 11.1% from the same month in 2023. Year-to-date Lyon County has seen 234 new listings.

The median list price of these homes was \$184,700 down from \$199,700 in 2023.

History of New Listings

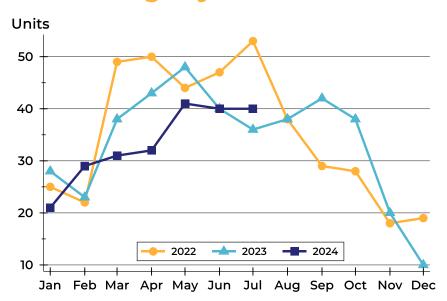






Lyon County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	25	28	21
February	22	23	29
March	49	38	31
April	50	43	32
May	44	48	41
June	47	40	40
July	53	36	40
August	38	38	
September	29	42	
October	28	38	
November	18	20	
December	19	10	

New Listings by Price Range

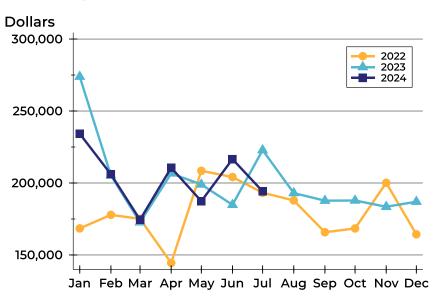
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	8	20.0%	83,575	87,700	14	10	98.4%	100.0%
\$100,000-\$124,999	1	2.5%	114,900	114,900	1	1	100.0%	100.0%
\$125,000-\$149,999	4	10.0%	137,425	134,950	8	6	98.2%	100.0%
\$150,000-\$174,999	4	10.0%	161,425	159,450	6	6	99.5%	100.0%
\$175,000-\$199,999	8	20.0%	189,150	187,450	11	12	99.6%	100.0%
\$200,000-\$249,999	8	20.0%	231,888	229,900	16	16	99.5%	100.0%
\$250,000-\$299,999	4	10.0%	278,675	282,450	10	11	100.0%	100.0%
\$300,000-\$399,999	1	2.5%	339,900	339,900	8	8	100.0%	100.0%
\$400,000-\$499,999	1	2.5%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	1	2.5%	550,000	550,000	0	0	95.5%	95.5%
\$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



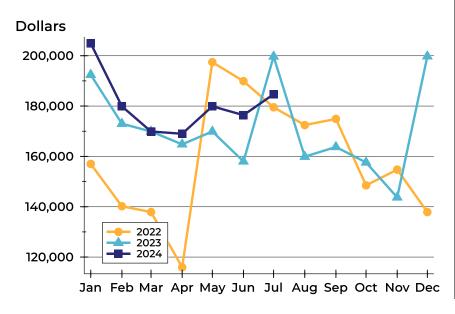


Lyon County New Listings Analysis

Average Price



Month	2022	2023	2024
January	168,444	273,898	234,233
February	177,866	205,309	206,059
March	175,101	172,682	174,489
April	144,455	206,633	210,633
May	208,455	198,958	187,356
June	204,147	184,843	216,588
July	193,221	222,842	194,170
August	187,883	193,003	
September	165,793	187,725	
October	168,418	187,833	
November	200,133	183,490	
December	164,337	187,000	



Month	2022	2023	2024
January	157,000	192,450	204,900
February	140,200	173,000	179,900
March	137,900	169,900	169,900
April	115,950	164,800	169,000
May	197,450	169,900	179,900
June	189,900	158,000	176,400
July	179,500	199,700	184,700
August	172,450	159,900	
September	174,900	163,750	
October	148,500	157,600	
November	154,750	143,700	
December	137,900	199,750	





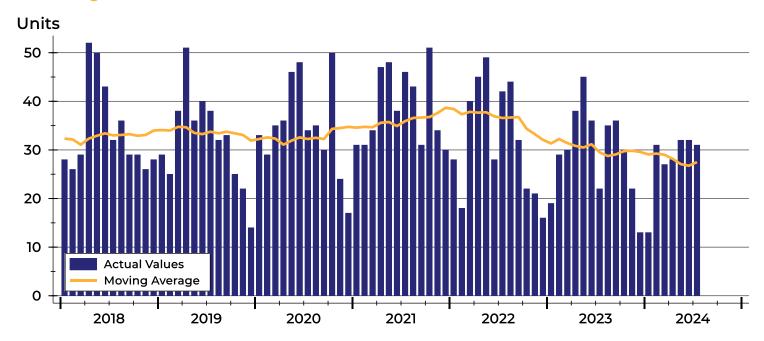
Lyon County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Y024	ear-to-Dat 2023	e Change
Со	ntracts Written	31	22	40.9%	194	219	-11.4%
Vo	ume (1,000s)	6,832	4,803	42.2%	38,656	41,638	-7.2%
ge	Sale Price	220,384	218,305	1.0%	199,257	190,127	4.8%
Avera	Days on Market	36	20	80.0%	22	19	15.8%
Ā	Percent of Original	94.5%	96.8%	-2.4%	97.3%	96.8%	0.5%
=	Sale Price	180,000	180,400	-0.2%	174,900	169,900	2.9%
Median	Days on Market	8	11	-27.3%	5	5	0.0%
Σ	Percent of Original	100.0%	98.0%	2.0%	100.0%	98.7%	1.3%

A total of 31 contracts for sale were written in Lyon County during the month of July, up from 22 in 2023. The median list price of these homes was \$180,000, down from \$180,400 the prior year.

Half of the homes that went under contract in July were on the market less than 8 days, compared to 11 days in July 2023.

History of Contracts Written

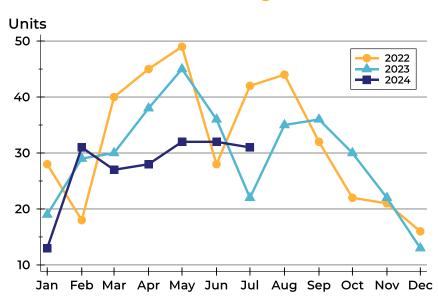






Lyon County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	28	19	13
February	18	29	31
March	40	30	27
April	45	38	28
May	49	45	32
June	28	36	32
July	42	22	31
August	44	35	
September	32	36	
October	22	30	
November	21	22	
December	16	13	

Contracts Written by Price Range

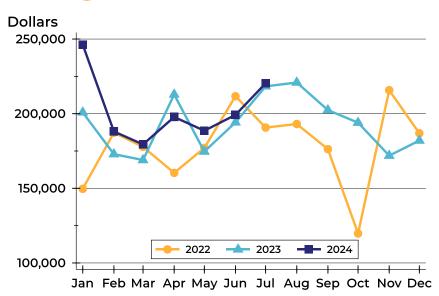
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.2%	39,000	39,000	218	218	41.2%	41.2%
\$50,000-\$99,999	5	16.1%	84,640	79,900	19	7	93.1%	100.0%
\$100,000-\$124,999	2	6.5%	117,450	117,450	8	8	96.2%	96.2%
\$125,000-\$149,999	3	9.7%	139,600	139,000	6	4	96.6%	100.0%
\$150,000-\$174,999	4	12.9%	164,900	164,900	26	15	97.4%	100.0%
\$175,000-\$199,999	5	16.1%	194,940	199,900	11	4	98.7%	100.0%
\$200,000-\$249,999	4	12.9%	226,375	229,900	19	19	97.0%	98.0%
\$250,000-\$299,999	1	3.2%	272,500	272,500	76	76	97.7%	97.7%
\$300,000-\$399,999	2	6.5%	369,900	369,900	35	35	93.1%	93.1%
\$400,000-\$499,999	1	3.2%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	3	9.7%	582,967	599,000	125	96	95.3%	95.2%
\$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



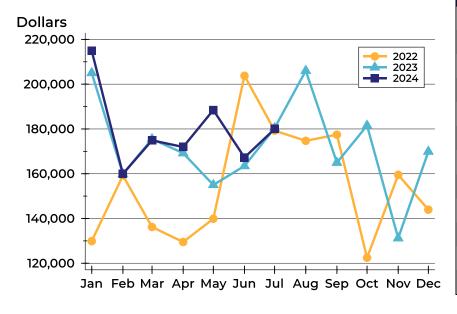


Lyon County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	149,650	200,847	246,292
February	187,306	172,902	188,087
March	177,795	168,947	179,404
April	160,330	212,858	197,787
May	177,049	174,631	188,603
June	211,686	194,150	199,192
July	190,710	218,305	220,384
August	193,070	220,894	
September	176,236	202,414	
October	119,745	193,987	
November	215,743	171,895	
December	186,888	182,000	



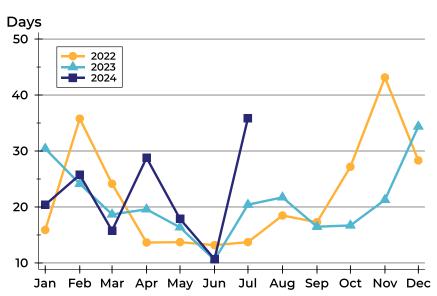
Month	2022	2023	2024
January	129,900	205,000	214,900
February	159,200	159,900	159,900
March	136,200	175,500	174,900
April	129,500	169,200	171,950
May	139,900	155,000	188,450
June	203,750	163,450	167,250
July	179,250	180,400	180,000
August	174,700	206,000	
September	177,450	164,950	
October	122,450	181,500	
November	159,500	131,200	
December	143,950	169,900	





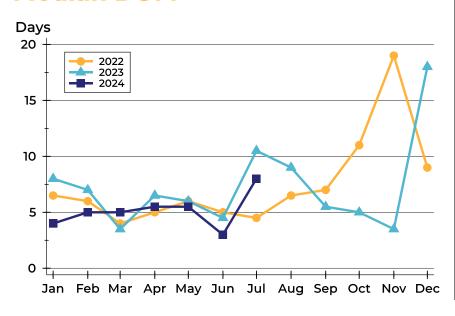
Lyon County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	16	30	20
February	36	24	26
March	24	19	16
April	14	20	29
May	14	16	18
June	13	11	11
July	14	20	36
August	18	22	
September	17	16	
October	27	17	
November	43	21	
December	28	34	

Median DOM



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



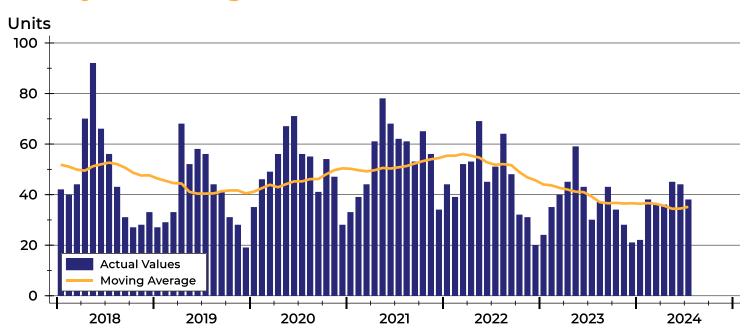
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pe	nding Contracts	38	30	26.7%
Volume (1,000s)		8,861	6,138	44.4%
ge	List Price	233,192	204,597	14.0%
Avera	Days on Market	32	30	6.7%
Ā	Percent of Original	98.0%	98.9%	-0.9%
٦	List Price	187,500	137,450	36.4%
Media	Days on Market	7	10	-30.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 38 listings in Lyon County had contracts pending at the end of July, up from 30 contracts pending at the end of July 2023.

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

History of Pending Contracts

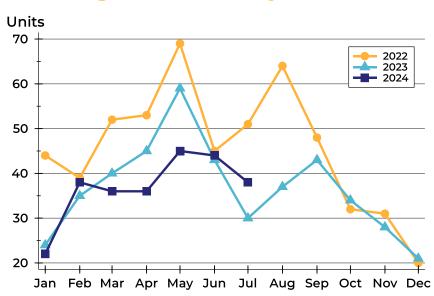






Lyon County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	44	24	22
February	39	35	38
March	52	40	36
April	53	45	36
May	69	59	45
June	45	43	44
July	51	30	38
August	64	37	
September	48	43	
October	32	34	
November	31	28	
December	20	21	

Pending Contracts by Price Range

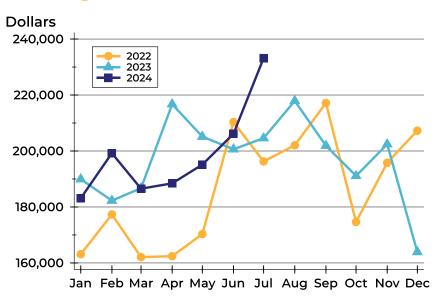
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	6	15.8%	79,617	74,700	22	7	99.9%	100.0%
\$100,000-\$124,999	3	7.9%	117,800	118,500	8	7	97.4%	100.0%
\$125,000-\$149,999	4	10.5%	136,600	135,750	1	1	100.0%	100.0%
\$150,000-\$174,999	5	13.2%	164,320	169,000	18	3	97.9%	100.0%
\$175,000-\$199,999	4	10.5%	193,700	197,450	14	13	98.8%	100.0%
\$200,000-\$249,999	5	13.2%	229,960	229,900	74	15	94.8%	100.0%
\$250,000-\$299,999	1	2.6%	272,500	272,500	76	76	97.7%	97.7%
\$300,000-\$399,999	5	13.2%	349,240	339,900	18	8	97.6%	100.0%
\$400,000-\$499,999	2	5.3%	417,500	417,500	4	4	100.0%	100.0%
\$500,000-\$749,999	3	7.9%	627,967	599,900	125	96	96.8%	95.2%
\$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



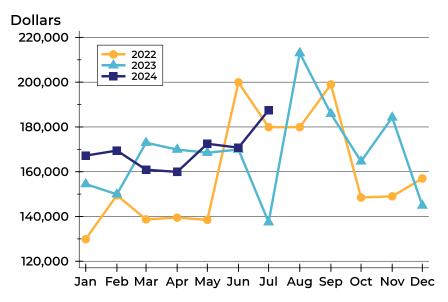


Lyon County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	163,136	189,938	183,114
February	177,336	182,271	199,218
March	162,095	186,702	186,539
April	162,405	216,731	188,440
May	170,326	205,136	195,138
June	210,347	200,621	206,149
July	196,282	204,597	233,192
August	202,045	217,905	
September	217,159	201,893	
October	174,645	191,125	
November	195,790	202,432	
December	207,295	163,905	



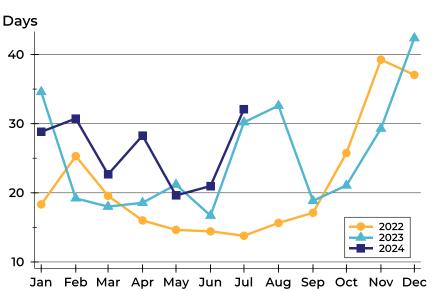
Month	2022	2023	2024
January	129,900	154,500	167,200
February	149,500	149,900	169,450
March	138,700	172,950	160,900
April	139,500	169,900	159,925
Мау	138,500	168,500	172,500
June	199,900	169,900	170,750
July	179,900	137,450	187,500
August	179,900	213,000	
September	199,000	185,900	
October	148,500	164,600	
November	149,000	184,250	
December	157,000	144,900	





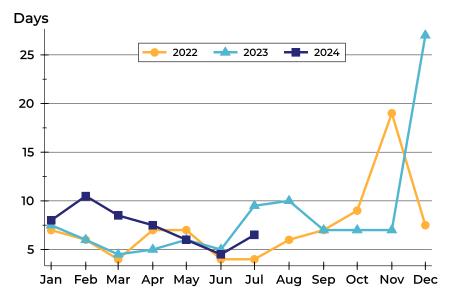
Lyon County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	35	29
February	25	19	31
March	20	18	23
April	16	19	28
May	15	21	20
June	14	17	21
July	14	30	32
August	16	33	
September	17	19	
October	26	21	
November	39	29	
December	37	42	

Median DOM



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





Osage County Housing Report



Market Overview

Osage County Home Sales Rose in July

Total home sales in Osage County rose by 57.1% last month to 22 units, compared to 14 units in July 2023. Total sales volume was \$3.8 million, up 41.6% from a year earlier.

The median sale price in July was \$149,950, down from \$175,500 a year earlier. Homes that sold in July were typically on the market for 23 days and sold for 100.0% of their list prices.

Osage County Active Listings Up at End of July

The total number of active listings in Osage County at the end of July was 24 units, up from 22 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$222,500.

During July, a total of 12 contracts were written down from 19 in July 2023. At the end of the month, there were 14 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

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	Year-to-Date 2024 2023 202		2022
	r me Sales ange from prior year	22 57.1%	14 -39.1%	23 9.5%	96 6.7%	90 -18.2%	110 10.0%
	tive Listings ange from prior year	24 9.1%	22 -21.4%	28 0.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.6 0.0%	1.6 -5.9%	1.7 -10.5%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	17 -22.7%	22 -12.0%	25 4.2%	127 12.4%	113 -17.5%	137 7.9%
	ntracts Written ange from prior year	12 -36.8%	19 11.8%	17 0.0%	102 5.2%	97 -14.9%	114 4.6%
	nding Contracts ange from prior year	14 -17.6%	17 -15.0%	20 11.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	3,769 41.6%	2,661 -26.8%	3,637 0.4%	20,714 24.0%	16,699 -18.0%	20,366 30.1%
	Sale Price Change from prior year	171,339 -9.9%	190,093 20.2%	158,142 -8.3%	215,775 16.3%	185,543 0.2%	185,148 18.3%
	List Price of Actives Change from prior year	350,509 24.1%	282,352 -50.7%	572,721 213.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	63 90.9%	33 37.5%	24 84.6%	35 2.9%	34 0.0%	34 -12.8%
٩	Percent of List Change from prior year	98.3% -2.0%	100.3% 1.9%	98.4% -3.5%	97.1% -1.3%	98.4% -0.2%	98.6% -0.2%
	Percent of Original Change from prior year	93.6% -5.8%	99.4% 1.8%	97.6% -6.0%	94.5% -1.3%	95.7% -1.2%	96.9% -1.4%
	Sale Price Change from prior year	149,950 -14.6%	175,500 27.6%	137,500 -16.7%	183,500 21.1%	151,588 2.1%	148,500 8.7%
	List Price of Actives Change from prior year	222,500 -2.2%	227,500 24.7%	182,450 35.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	23 187.5%	8 60.0%	5 0.0%	12 33.3%	9 50.0%	6 0.0%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%	99.8% -0.2%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	94.7% -5.3%	100.0% 0.0%	100.0% -1.9%	98.0% -0.1%	98.1% -1.9%	100.0% 0.0%

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





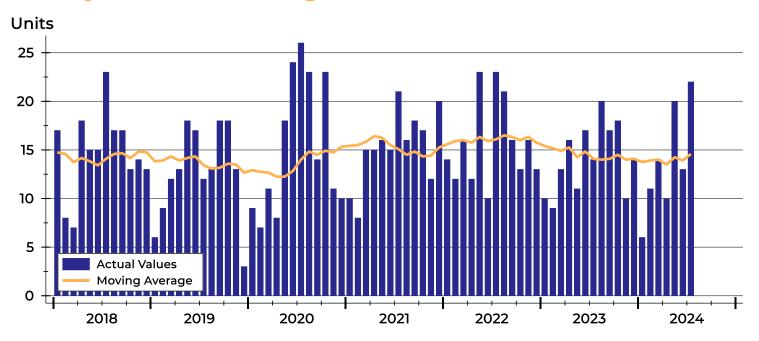
Osage County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Year-to-Date 2 2024 2023 Ch		e Change
Clo	sed Listings	22	14	57.1%	96	90	6.7%
Vo	lume (1,000s)	3,769	2,661	41.6%	20,714	16,699	24.0%
Мс	onths' Supply	1.6	1.6	0.0%	N/A	N/A	N/A
	Sale Price	171,339	190,093	-9.9%	215,775	185,543	16.3%
age	Days on Market	63	33	90.9%	35	34	2.9%
Averag	Percent of List	98.3%	100.3%	-2.0%	97.1%	98.4%	-1.3%
	Percent of Original	93.6%	99.4%	-5.8%	94.5%	95.7%	-1.3%
	Sale Price	149,950	175,500	-14.6%	183,500	151,588	21.1%
ian	Days on Market	23	8	187.5%	12	9	33.3%
Median	Percent of List	100.0%	100.0%	0.0%	99.8%	100.0%	-0.2%
	Percent of Original	94.7%	100.0%	-5.3%	98.0%	98.1%	-0.1%

A total of 22 homes sold in Osage County in July, up from 14 units in July 2023. Total sales volume rose to \$3.8 million compared to \$2.7 million in the previous year.

The median sales price in July was \$149,950, down 14.6% compared to the prior year.
Median days on market was 23 days, up from 22 days in June, and up from 8 in July 2023.

History of Closed Listings

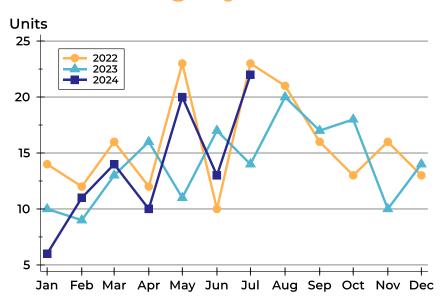






Osage County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	14	10	6
February	12	9	11
March	16	13	14
April	12	16	10
May	23	11	20
June	10	17	13
July	23	14	22
August	21	20	
September	16	17	
October	13	18	
November	16	10	
December	13	14	

Closed Listings by Price Range

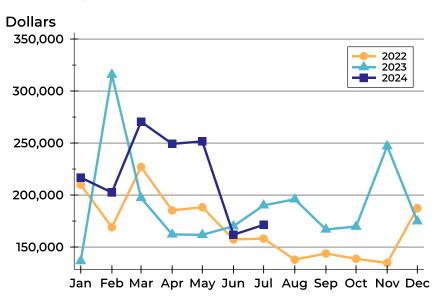
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	0.5	92,625	92,625	47	47	80.1%	80.1%	75.7%	75.7%
\$100,000-\$124,999	5	22.7%	0.7	113,200	113,500	24	20	100.8%	100.0%	95.1%	90.7%
\$125,000-\$149,999	4	18.2%	2.0	135,350	134,700	22	17	99.2%	100.8%	97.8%	100.8%
\$150,000-\$174,999	3	13.6%	1.7	157,300	155,000	39	5	102.6%	103.3%	97.7%	100.0%
\$175,000-\$199,999	4	18.2%	1.0	183,975	183,500	138	28	98.9%	99.5%	90.8%	96.3%
\$200,000-\$249,999	2	9.1%	2.5	232,000	232,000	134	134	101.2%	101.2%	98.2%	98.2%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	4.5%	1.7	355,000	355,000	46	46	98.9%	98.9%	94.7%	94.7%
\$400,000-\$499,999	1	4.5%	3.4	450,000	450,000	97	97	96.2%	96.2%	94.7%	94.7%
\$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



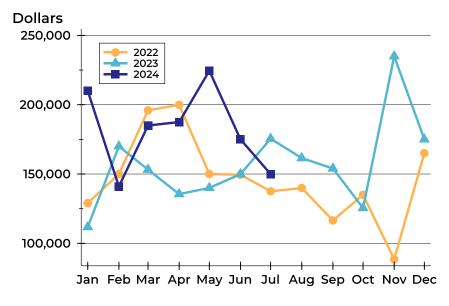


Osage County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	210,071	136,595	216,833
February	168,960	315,833	202,482
March	227,041	197,213	270,536
April	185,215	162,156	249,250
May	188,326	161,773	251,590
June	157,371	170,079	161,913
July	158,142	190,093	171,339
August	137,903	195,960	
September	143,794	166,939	
October	138,754	169,672	
November	134,734	247,040	
December	187,385	174,857	



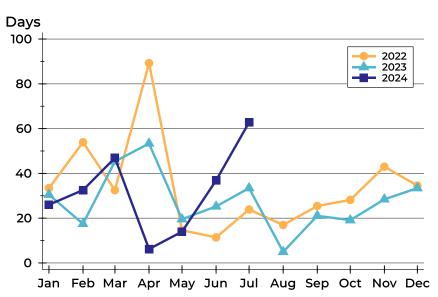
Month	2022	2023	2024
January	129,000	111,750	210,000
February	150,000	170,000	141,000
March	195,900	153,175	185,000
April	199,950	135,500	187,500
May	150,000	140,000	224,500
June	149,500	149,900	175,000
July	137,500	175,500	149,950
August	139,900	161,500	
September	116,500	154,000	
October	135,000	125,500	
November	88,500	235,000	
December	165,000	175,000	





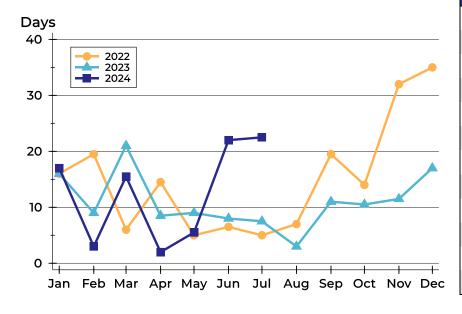
Osage County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	31	26
February	54	17	33
March	33	45	47
April	89	53	6
May	15	20	14
June	11	25	37
July	24	33	63
August	17	5	
September	25	21	
October	28	19	
November	43	28	
December	35	33	

Median DOM



Month	2022	2023	2024
January	16	16	17
February	20	9	3
March	6	21	16
April	15	9	2
May	5	9	6
June	7	8	22
July	5	8	23
August	7	3	
September	20	11	
October	14	11	
November	32	12	
December	35	17	





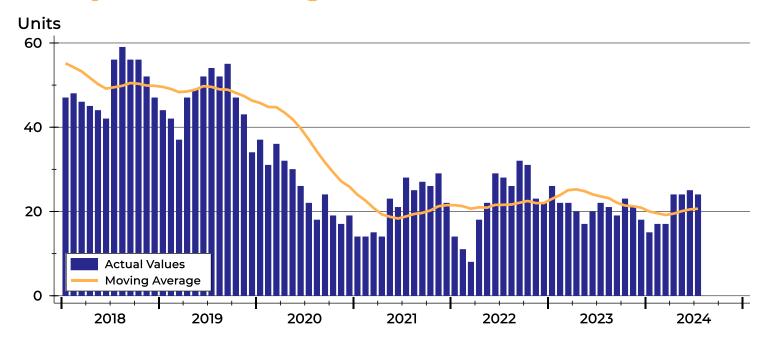
Osage County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Act	tive Listings	24	22	9.1%
Vo	lume (1,000s)	8,412	6,212	35.4%
Мс	onths' Supply	1.6	1.6	0.0%
ge	List Price	350,509	282,352	24.1%
Avera	Days on Market	43	46	-6.5%
¥	Percent of Original	96.4%	97.3%	-0.9%
<u>_</u>	List Price	222,500	227,500	-2.2%
Median	Days on Market	37	42	-11.9%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 24 homes were available for sale in Osage County at the end of July. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$222,500, down 2.2% from 2023. The typical time on market for active listings was 37 days, down from 42 days a year earlier.

History of Active Listings

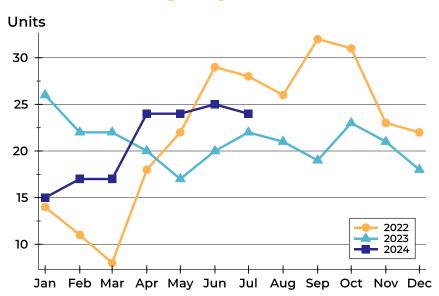






Osage County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	14	26	15
February	11	22	17
March	8	22	17
April	18	20	24
May	22	17	24
June	29	20	25
July	28	22	24
August	26	21	
September	32	19	
October	31	23	
November	23	21	
December	22	18	

Active Listings by Price Range

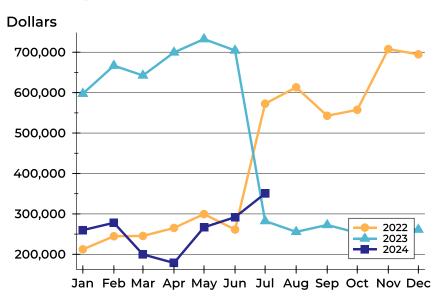
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.2%	0.5	94,000	94,000	184	184	75.2%	75.2%
\$100,000-\$124,999	1	4.2%	0.7	108,500	108,500	56	56	100.0%	100.0%
\$125,000-\$149,999	3	12.5%	2.0	142,167	142,500	35	20	96.2%	95.0%
\$150,000-\$174,999	3	12.5%	1.7	166,133	169,900	61	38	95.9%	97.1%
\$175,000-\$199,999	2	8.3%	1.0	187,000	187,000	44	44	92.3%	92.3%
\$200,000-\$249,999	5	20.8%	2.5	227,000	225,000	23	16	98.7%	97.9%
\$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	8.3%	1.7	316,000	316,000	43	43	94.5%	94.5%
\$400,000-\$499,999	2	8.3%	3.4	459,950	459,950	29	29	97.9%	97.9%
\$500,000-\$749,999	3	12.5%	N/A	589,971	549,914	25	17	100.0%	100.0%
\$750,000-\$999,999	1	4.2%	N/A	829,000	829,000	24	24	100.0%	100.0%
\$1,000,000 and up	Ī	4.2%	N/A	1,625,000	1,625,000	66	66	100.0%	100.0%



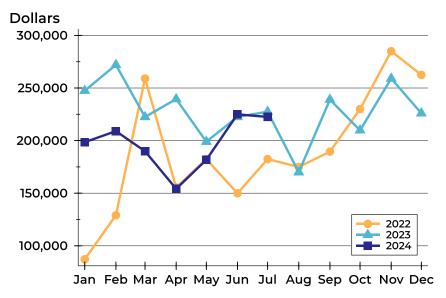


Osage County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	212,281	597,438	259,840
February	244,655	666,846	277,982
March	245,425	642,477	199,709
April	265,206	699,530	178,654
Мау	299,541	732,603	266,875
June	261,248	704,368	291,904
July	572,721	282,352	350,509
August	613,177	255,591	
September	542,797	272,673	
October	557,571	253,219	
November	707,765	262,485	
December	694,918	261,222	



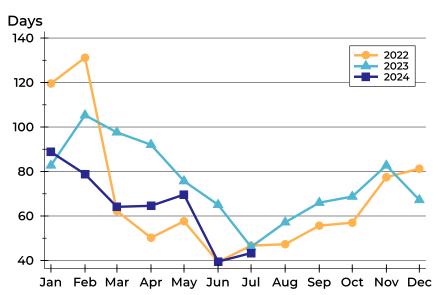
Month	2022	2023	2024
January	87,200	247,450	198,500
February	129,000	272,000	209,000
March	259,000	222,450	189,900
April	155,450	239,495	154,150
May	182,400	199,000	181,750
June	149,900	222,500	225,000
July	182,450	227,500	222,500
August	174,900	169,910	
September	189,500	239,000	
October	230,000	209,750	
November	285,000	259,000	
December	262,450	226,000	





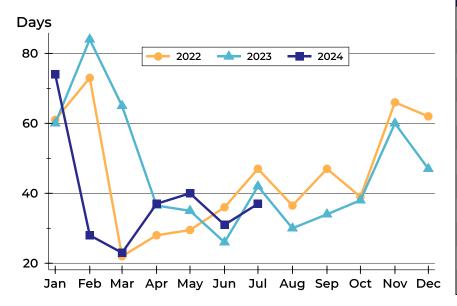
Osage County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	120	83	89
February	131	105	79
March	62	98	64
April	50	92	65
May	58	76	70
June	39	65	39
July	47	46	43
August	47	57	
September	56	66	
October	57	69	
November	77	83	
December	81	67	

Median DOM



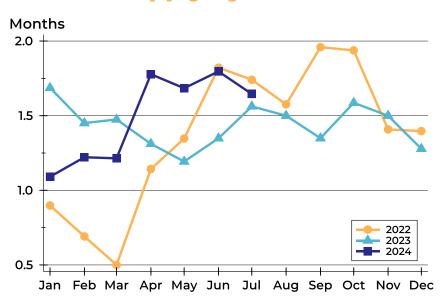
Month	2022	2023	2024
January	61	60	74
February	73	84	28
March	22	65	23
April	28	37	37
May	30	35	40
June	36	26	31
July	47	42	37
August	37	30	
September	47	34	
October	39	38	
November	66	60	
December	62	47	





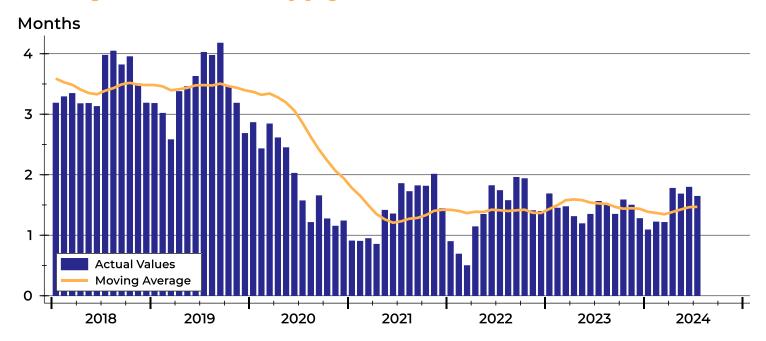
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







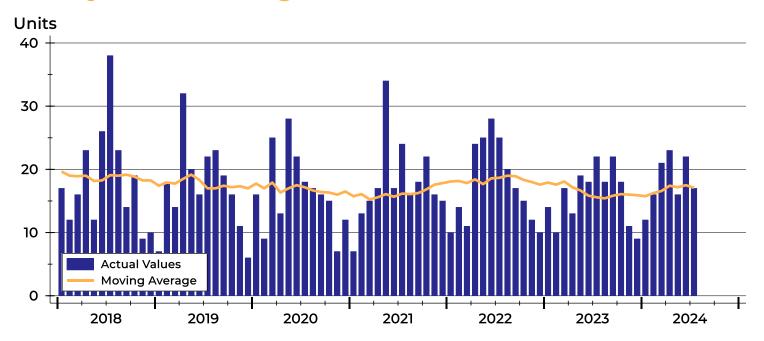
Osage County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	17	22	-22.7%
Month	Volume (1,000s)	5,003	4,663	7.3%
Current	Average List Price	294,271	211,936	38.8%
C	Median List Price	220,000	180,000	22.2%
ē	New Listings	127	113	12.4%
o-Da	Volume (1,000s)	28,603	22,663	26.2%
Year-to-Date	Average List Price	225,217	200,555	12.3%
×	Median List Price	174,900	165,000	6.0%

A total of 17 new listings were added in Osage County during July, down 22.7% from the same month in 2023. Year-to-date Osage County has seen 127 new listings.

The median list price of these homes was \$220,000 up from \$180,000 in 2023.

History of New Listings

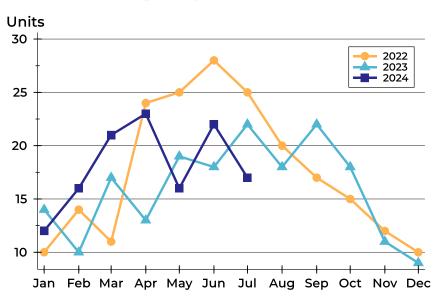






Osage County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	10	14	12
February	14	10	16
March	11	17	21
April	24	13	23
May	25	19	16
June	28	18	22
July	25	22	17
August	20	18	
September	17	22	
October	15	18	
November	12	11	
December	10	9	

New Listings by Price Range

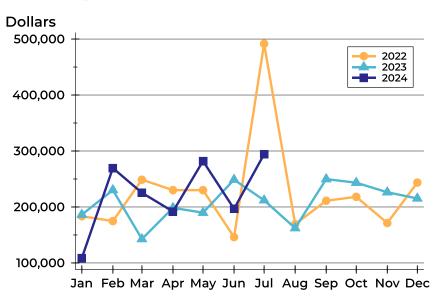
Price Range	New Li Number	stings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	4	23.5%	136,475	135,000	17	20	95.5%	95.7%
\$150,000-\$174,999	1	5.9%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	2	11.8%	180,000	180,000	20	20	100.0%	100.0%
\$200,000-\$249,999	5	29.4%	227,980	225,000	12	9	97.8%	97.9%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	5.9%	307,000	307,000	30	30	100.0%	100.0%
\$400,000-\$499,999	1	5.9%	470,000	470,000	8	8	100.0%	100.0%
\$500,000-\$749,999	2	11.8%	610,000	610,000	23	23	100.0%	100.0%
\$750,000-\$999,999	1	5.9%	799,900	799,900	30	30	96.5%	96.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



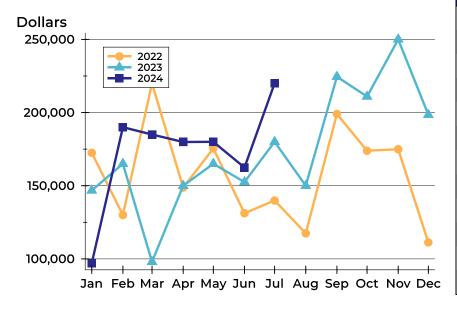


Osage County New Listings Analysis

Average Price



Month	2022	2023	2024
January	183,420	186,286	108,763
February	174,814	230,240	269,481
March	248,700	142,694	225,346
April	230,113	198,423	191,870
May	230,080	189,803	282,006
June	146,211	248,789	196,623
July	491,756	211,936	294,271
August	169,275	162,253	
September	211,147	249,786	
October	218,120	243,340	
November	171,354	226,309	
December	243,600	215,211	



Month	2022	2023	2024
January	172,500	146,750	97,000
February	130,000	165,000	190,000
March	220,000	98,000	185,000
April	148,750	150,000	179,900
May	175,500	165,000	180,000
June	131,200	152,500	162,450
July	139,900	180,000	220,000
August	117,450	150,000	
September	199,005	224,500	
October	173,900	210,961	
November	174,950	250,000	
December	111,250	198,500	





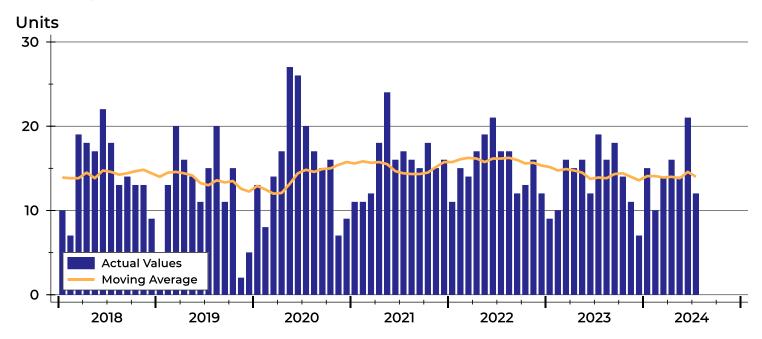
Osage County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Yo 2024	ear-to-Dat 2023	e Change
Со	ntracts Written	12	19	-36.8%	102	97	5.2%
Vo	ume (1,000s)	2,317	3,672	-36.9%	21,047	17,516	20.2%
ge	Sale Price	193,083	193,269	-0.1%	206,338	180,574	14.3%
Avera	Days on Market	24	11	118.2%	34	28	21.4%
¥	Percent of Original	97.5%	101.4%	-3.8%	94.7%	97.1%	-2.5%
=	Sale Price	192,450	171,454	12.2%	182,400	150,000	21.6%
Median	Days on Market	18	5	260.0%	12	8	50.0%
Σ	Percent of Original	98.8%	100.7%	-1.9%	98.5%	100.0%	-1.5%

A total of 12 contracts for sale were written in Osage County during the month of July, down from 19 in 2023. The median list price of these homes was \$192,450, up from \$171,454 the prior year.

Half of the homes that went under contract in July were on the market less than 18 days, compared to 5 days in July 2023.

History of Contracts Written

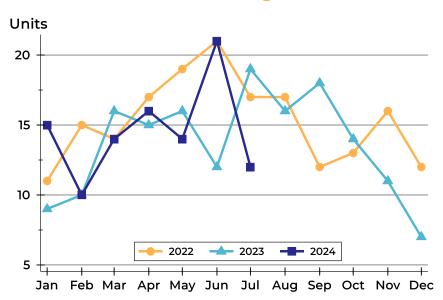






Osage County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

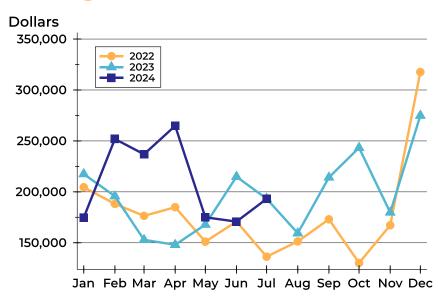
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	8.3%	89,900	89,900	17	17	117.9%	117.9%
\$100,000-\$124,999	1	8.3%	123,000	123,000	60	60	89.1%	89.1%
\$125,000-\$149,999	2	16.7%	130,950	130,950	11	11	94.2%	94.2%
\$150,000-\$174,999	1	8.3%	152,500	152,500	50	50	85.8%	85.8%
\$175,000-\$199,999	2	16.7%	192,450	192,450	29	29	96.3%	96.3%
\$200,000-\$249,999	4	33.3%	232,450	234,950	11	9	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	1	8.3%	375,000	375,000	44	44	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



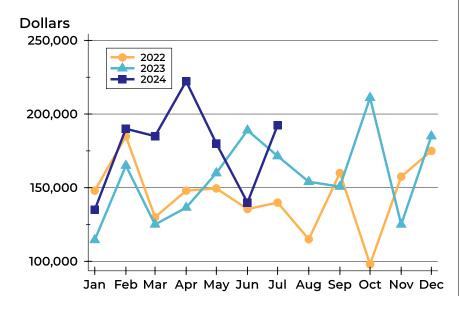


Osage County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	204,523	217,489	174,763
February	188,153	195,750	251,890
March	176,407	152,863	236,893
April	184,918	147,980	264,810
May	151,085	167,806	174,986
June	170,855	214,854	170,757
July	136,309	193,269	193,083
August	151,324	159,364	
September	173,017	214,122	
October	130,177	243,319	
November	167,184	179,750	
December	317,658	274,857	



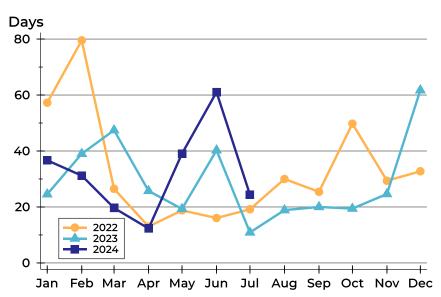
Month	2022	2023	2024
January	148,000	114,500	135,000
February	184,900	165,000	190,000
March	129,950	125,000	185,000
April	148,000	136,500	222,230
May	149,500	159,900	180,000
June	135,500	188,950	139,900
July	139,900	171,454	192,450
August	115,000	154,000	
September	159,950	150,750	
October	98,000	211,086	
November	157,500	125,000	
December	175,000	185,000	





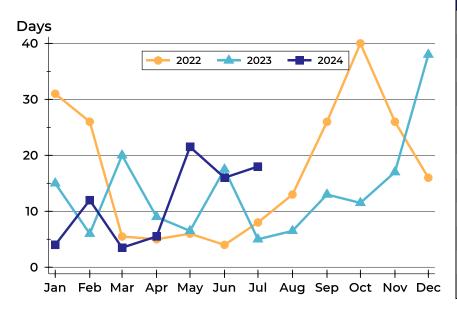
Osage County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	25	37
February	80	39	31
March	27	47	20
April	13	26	12
May	19	19	39
June	16	40	61
July	19	11	24
August	30	19	
September	25	20	
October	50	19	
November	29	25	
December	33	62	

Median DOM



Month	2022	2023	2024
January	31	15	4
February	26	6	12
March	6	20	4
April	5	9	6
May	6	7	22
June	4	18	16
July	8	5	18
August	13	7	
September	26	13	
October	40	12	
November	26	17	
December	16	38	



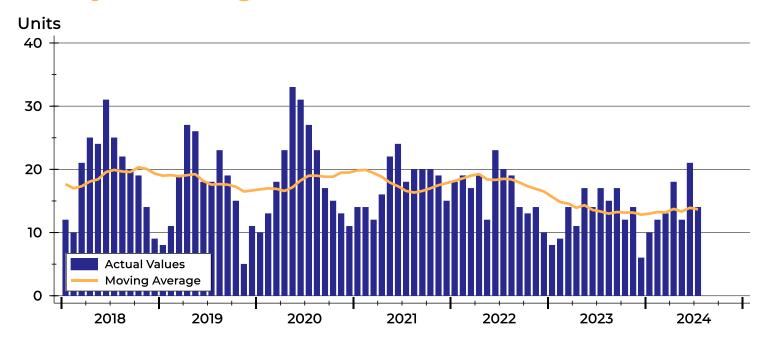
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of July 2023	Change
Pe	nding Contracts	14	17	-17.6%
Vo	lume (1,000s)	2,938	3,475	-15.5%
ge	List Price	209,821	204,430	2.6%
Avera	Days on Market	22	7	214.3%
Ā	Percent of Original	98.1%	100.3%	-2.2%
5	List Price	202,500	160,000	26.6%
Media	Days on Market	14	4	250.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Osage County had contracts pending at the end of July, down from 17 contracts pending at the end of July 2023.

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

History of Pending Contracts

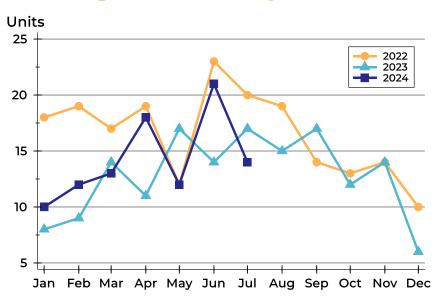






Osage County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	18	8	10
February	19	9	12
March	17	14	13
April	19	11	18
May	12	17	12
June	23	14	21
July	20	17	14
August	19	15	
September	14	17	
October	13	12	
November	14	14	
December	10	6	

Pending Contracts by Price Range

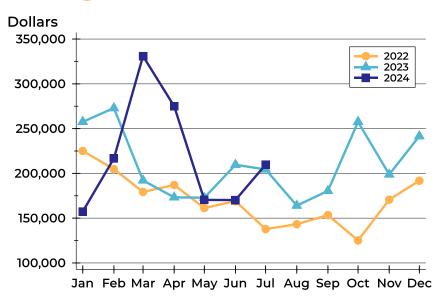
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	7.1%	45,000	45,000	12	12	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	14.3%	123,000	123,000	40	40	95.0%	95.0%
\$125,000-\$149,999	2	14.3%	133,450	133,450	13	13	98.8%	98.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	14.3%	184,950	184,950	4	4	98.7%	98.7%
\$200,000-\$249,999	4	28.6%	232,450	234,950	11	9	98.9%	100.0%
\$250,000-\$299,999	1	7.1%	275,000	275,000	77	77	93.2%	93.2%
\$300,000-\$399,999	1	7.1%	375,000	375,000	44	44	100.0%	100.0%
\$400,000-\$499,999	1	7.1%	429,900	429,900	16	16	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



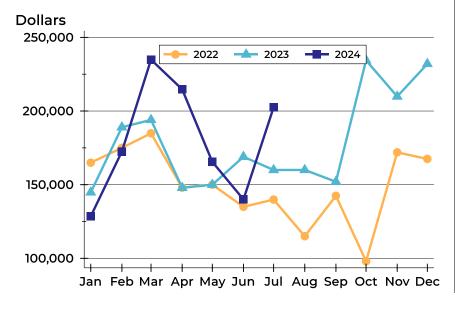


Osage County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	225,058	257,600	157,380
February	204,761	272,922	216,650
March	179,271	192,136	330,969
April	187,026	173,264	275,048
May	161,350	172,788	170,367
June	169,024	209,643	170,233
July	137,757	204,430	209,821
August	143,279	164,022	
September	153,414	180,447	
October	125,092	257,581	
November	170,661	198,816	
December	191,845	241,583	



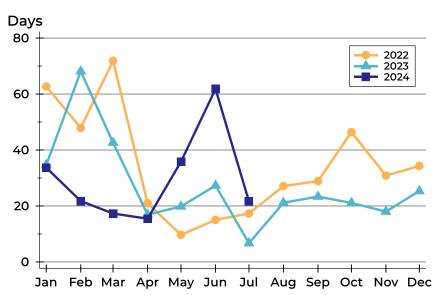
Month	2022	2023	2024
January	164,950	144,750	128,500
February	175,000	189,000	172,500
March	184,900	194,003	234,900
April	148,000	147,900	214,750
May	150,000	150,000	165,500
June	135,000	168,950	140,000
July	139,900	160,000	202,500
August	115,000	160,000	
September	142,450	152,000	
October	98,000	234,450	
November	171,950	209,875	
December	167,500	232,000	





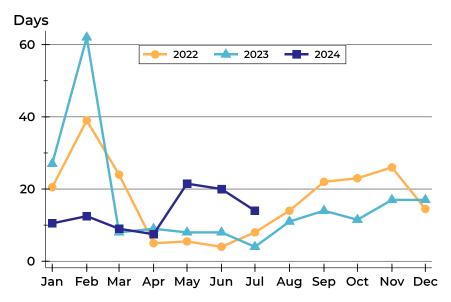
Osage County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	63	35	34
February	48	68	22
March	72	43	17
April	21	17	15
May	10	20	36
June	15	27	62
July	17	7	22
August	27	21	
September	29	23	
October	46	21	
November	31	18	
December	34	25	

Median DOM



Month	2022	2023	2024
January	21	27	11
February	39	62	13
March	24	8	9
April	5	9	8
May	6	8	22
June	4	8	20
July	8	4	14
August	14	11	
September	22	14	
October	23	12	
November	26	17	
December	15	17	





Other Sunflower MLS Counties Housing Report





Market Overview

Other Sunflower MLS Counties Home Sales Fell in July

Total home sales in other counties in the Sunflower MLS fell last month to 15 units, compared to 19 units in July 2023. Total sales volume was \$3.7 million, down from a year earlier.

The median sale price in July was \$210,000, up from \$155,000 a year earlier. Homes that sold in July were typically on the market for 17 days and sold for 98.9% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of July

The total number of active listings in other counties in the Sunflower MLS at the end of July was 36 units, up from 33 at the same point in 2023. This represents a 2.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$298,995.

There were 14 contracts written in July 2024 and 2023, showing no change over the year. At the end of the month, there were 13 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

	ly MLS Statistics ree-year History	2024	Current Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	ome Sales ange from prior year	15 -21.1%	19 35.7%	14 -30.0%	124 17.0%	106 3.9%	102 -14.3%
	tive Listings ange from prior year	36 9.1%	33 22.2%	27 50.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.2 -4.3%	2.3 27.8%	1.8 80.0%	N/A	N/A	N/A
	ew Listings ange from prior year	14 -12.5%	16 14.3%	14 -26.3%	136 9.7%	124 -5.3%	131 17.0%
	ntracts Written ange from prior year	14 0.0%	14 -6.7%	15 -11.8%	124 13.8%	109 -2.7%	112 -8.2%
	nding Contracts ange from prior year	13 18.2%	11 -31.3%	16 -30.4%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	3,677 -5.7%	3,900 9.6%	3,560 -10.6%	28,902 31.2%	22,028 -1.5%	22,366 -8.6%
	Sale Price Change from prior year	245,107 19.4%	205,261 -19.3%	254,254 27.8%	233,077 12.2%	207,808 -5.2%	219,275 6.6%
u	List Price of Actives Change from prior year	384,649 -7.1%	413,864 51.7%	272,802 -30.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	49 145.0%	20 -41.2%	34 -15.0%	43 43.3%	30 30.4%	23 -59.6%
•	Percent of List Change from prior year	98.6% 2.7%	96.0% -0.4%	96.4% -3.6%	98.0% 1.9%	96.2% -2.1%	98.3% 0.4%
	Percent of Original Change from prior year	93.7% -0.6%	94.3% -0.8%	95.1% -3.5%	95.7% 1.3%	94.5% -2.5%	96.9% 0.5%
	Sale Price Change from prior year	210,000 35.5%	155,000 -29.7%	220,500 12.2%	207,500 21.7%	170,500 -7.8%	185,000 5.7%
	List Price of Actives Change from prior year	298,995 30.0%	230,000 31.4%	175,000 -17.5%	N/A	N/A	N/A
Median	Days on Market Change from prior year	17 183.3%	6 -70.0%	20 185.7%	9 28.6%	7 -12.5%	8 -20.0%
2	Percent of List Change from prior year	98.9% -0.5%	99.4% 2.9%	96.6% -3.4%	100.0% 0.9%	99.1% -0.9%	100.0% 0.0%
	Percent of Original Change from prior year	98.9% -0.5%	99.4% 3.9%	95.7% -4.3%	99.1% 1.2%	97.9% -2.1%	100.0% 0.5%

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





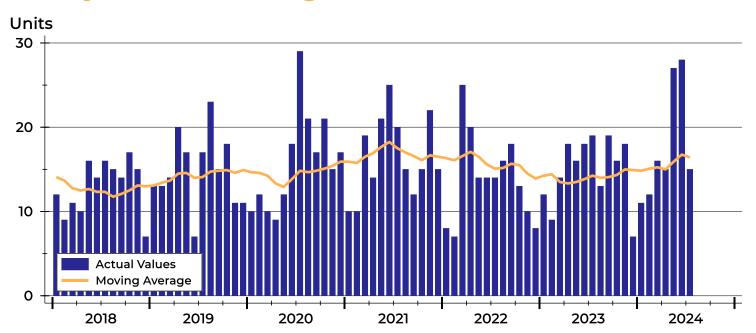
Other Sunflower MLS Counties Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Year-to-Date 2024 2023 Cha		e Change
Clo	osed Listings	15	19	-21.1%	124	106	17.0%
Vo	lume (1,000s)	3,677	3,900	-5.7%	28,902	22,028	31.2%
Мс	onths' Supply	2.2	2.3	-4.3%	N/A	N/A	N/A
	Sale Price	245,107	205,261	19.4%	233,077	207,808	12.2%
age	Days on Market	49	20	145.0%	43	30	43.3%
Averag	Percent of List	98.6%	96.0%	2.7%	98.0%	96.2%	1.9%
	Percent of Original	93.7%	94.3%	-0.6%	95.7%	94.5%	1.3%
	Sale Price	210,000	155,000	35.5%	207,500	170,500	21.7%
dian	Days on Market	17	6	183.3%	9	7	28.6%
Med	Percent of List	98.9%	99.4%	-0.5%	100.0%	99.1%	0.9%
	Percent of Original	98.9%	99.4%	-0.5%	99.1%	97.9%	1.2%

A total of 15 homes sold in other counties in the Sunflower MLS in July, down from 19 units in July 2023. Total sales volume fell to \$3.7 million compared to \$3.9 million in the previous year.

The median sales price in July was \$210,000, up 35.5% compared to the prior year. Median days on market was 17 days, up from 6 days in June, and up from 6 in July 2023.

History of Closed Listings

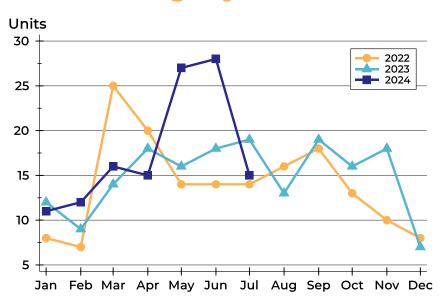






Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	8	12	11
February	7	9	12
March	25	14	16
April	20	18	15
May	14	16	27
June	14	18	28
July	14	19	15
August	16	13	
September	18	19	
October	13	16	
November	10	18	
December	8	7	

Closed Listings by Price Range

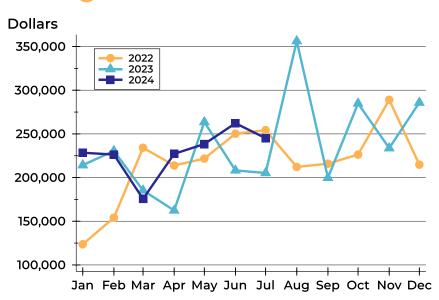
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	0.6	50,000	50,000	87	87	94.5%	94.5%	66.8%	66.8%
\$100,000-\$124,999	1	6.7%	0.0	120,000	120,000	6	6	104.3%	104.3%	104.3%	104.3%
\$125,000-\$149,999	1	6.7%	3.7	142,000	142,000	27	27	101.4%	101.4%	101.4%	101.4%
\$150,000-\$174,999	1	6.7%	2.2	160,000	160,000	3	3	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	3	20.0%	0.8	179,667	176,000	47	64	95.1%	94.2%	87.6%	88.6%
\$200,000-\$249,999	3	20.0%	0.5	221,667	210,000	12	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	6.7%	3.3	262,100	262,100	17	17	104.8%	104.8%	104.8%	104.8%
\$300,000-\$399,999	2	13.3%	4.8	340,000	340,000	10	10	97.1%	97.1%	97.1%	97.1%
\$400,000-\$499,999	1	6.7%	2.0	499,000	499,000	272	272	96.1%	96.1%	73.4%	73.4%
\$500,000-\$749,999	1	6.7%	2.2	559,500	559,500	127	127	98.2%	98.2%	98.2%	98.2%
\$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



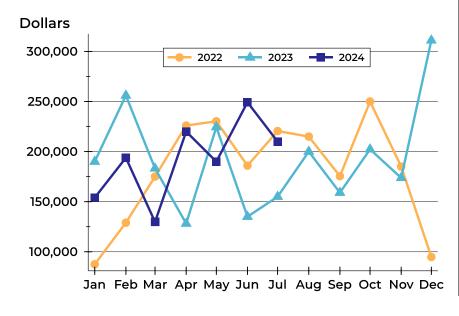


Other Sunflower MLS Counties Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	123,625	214,200	228,436
February	154,129	230,550	226,375
March	234,131	185,379	175,592
April	213,845	162,358	227,156
May	221,750	263,578	238,416
June	250,279	208,183	262,198
July	254,254	205,261	245,107
August	212,156	356,262	
September	215,906	199,734	
October	226,338	284,888	
November	289,037	233,689	
December	214,863	285,857	



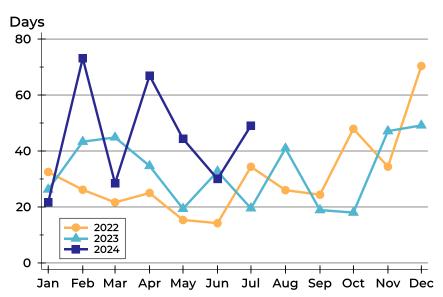
Month	2022	2023	2024
January	87,500	190,000	154,000
February	129,000	256,000	193,850
March	175,000	183,200	129,750
April	226,000	128,125	219,999
May	230,250	224,500	190,000
June	186,000	135,000	249,250
July	220,500	155,000	210,000
August	215,000	200,000	
September	175,500	159,000	
October	250,000	202,250	
November	185,000	173,750	
December	94,750	311,000	





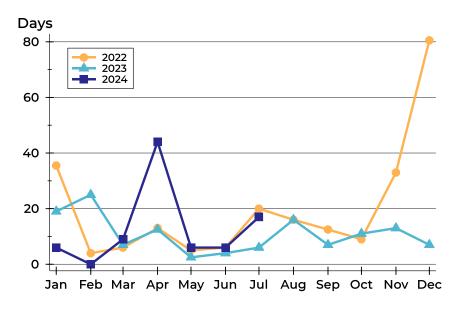
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	33	26	22
February	26	43	73
March	22	45	28
April	25	35	67
May	15	19	44
June	14	33	30
July	34	20	49
August	26	41	
September	24	19	
October	48	18	
November	34	47	
December	70	49	

Median DOM



Month	2022	2023	2024
January	36	19	6
February	4	25	N/A
March	6	7	9
April	13	13	44
May	5	3	6
June	6	4	6
July	20	6	17
August	16	16	
September	13	7	
October	9	11	
November	33	13	
December	81	7	



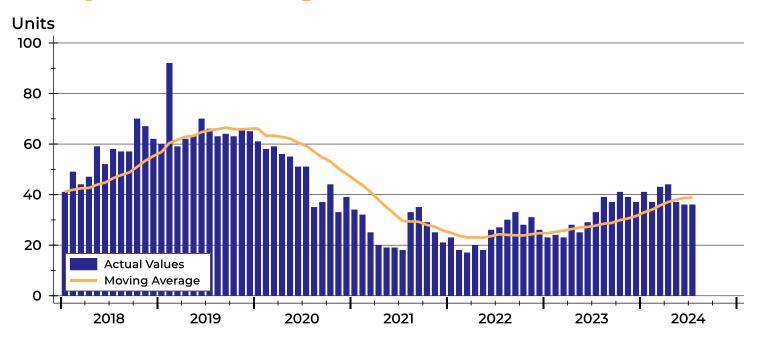
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Ac.	tive Listings	36	33	9.1%
Volume (1,000s)		13,847	13,658	1.4%
Months' Supply		2.2	2.3	-4.3%
ge	List Price	384,649	413,864	-7.1%
Avera	Days on Market	118	94	25.5%
¥	Percent of Original	97.0%	100.8%	-3.8%
<u>_</u>	List Price	298,995	230,000	30.0%
Median	Days on Market	74	59	25.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 36 homes were available for sale in other counties in the Sunflower MLS at the end of July. This represents a 2.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$298,995, up 30.0% from 2023. The typical time on market for active listings was 74 days, up from 59 days a year earlier.

History of Active Listings

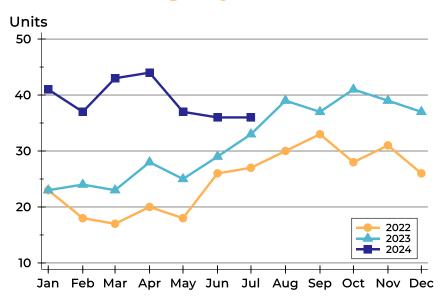






Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	23	23	41
February	18	24	37
March	17	23	43
April	20	28	44
May	18	25	37
June	26	29	36
July	27	33	36
August	30	39	
September	33	37	
October	28	41	
November	31	39	
December	26	37	

Active Listings by Price Range

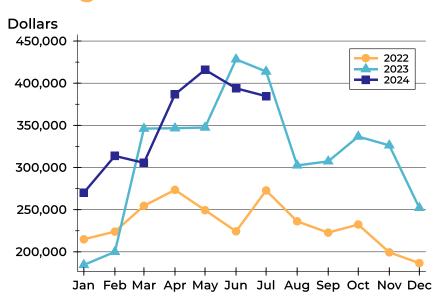
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.8%	1.0	49,900	49,900	117	117	100.0%	100.0%
\$50,000-\$99,999	1	2.8%	0.6	69,900	69,900	33	33	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	5	13.9%	3.7	132,960	129,999	81	52	98.6%	100.0%
\$150,000-\$174,999	4	11.1%	2.2	166,450	165,950	38	38	95.7%	98.2%
\$175,000-\$199,999	1	2.8%	0.8	179,000	179,000	146	146	100.0%	100.0%
\$200,000-\$249,999	1	2.8%	0.5	230,000	230,000	289	289	92.0%	92.0%
\$250,000-\$299,999	5	13.9%	3.3	276,098	280,000	57	48	95.3%	95.7%
\$300,000-\$399,999	12	33.3%	4.8	359,540	364,950	198	254	98.2%	100.0%
\$400,000-\$499,999	2	5.6%	2.0	472,500	472,500	93	93	94.2%	94.2%
\$500,000-\$749,999	2	5.6%	2.2	549,000	549,000	30	30	100.0%	100.0%
\$750,000-\$999,999	1	2.8%	N/A	750,000	750,000	78	78	100.0%	100.0%
\$1,000,000 and up	T	2.8%	N/A	3,500,000	3,500,000	120	120	81.4%	81.4%



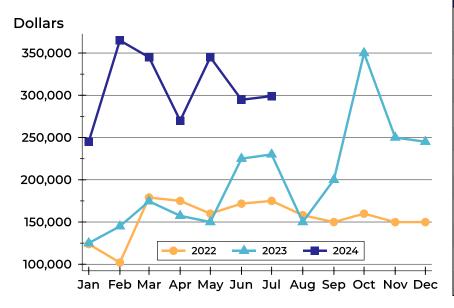


Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2022	2023	2024
January	214,843	184,428	270,194
February	223,958	199,913	313,731
March	254,500	346,191	305,555
April	273,461	346,646	386,806
May	249,394	347,468	415,954
June	224,254	428,307	393,965
July	272,802	413,864	384,649
August	236,167	302,486	
September	222,776	307,308	
October	232,386	336,764	
November	199,360	326,275	
December	186,629	252,154	



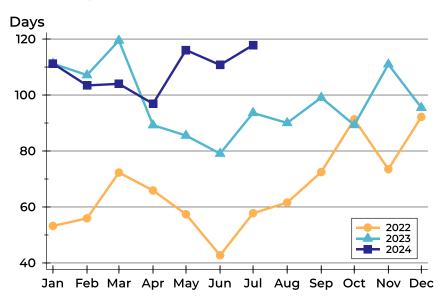
Month	2022	2023	2024
January	123,900	125,000	245,000
February	102,000	144,950	364,950
March	179,000	174,500	345,000
April	175,000	157,400	270,000
May	159,950	150,000	345,000
June	171,750	225,000	294,700
July	175,000	230,000	298,995
August	158,078	150,000	
September	150,000	200,000	
October	159,950	350,000	
November	149,900	250,000	
December	149,950	245,000	





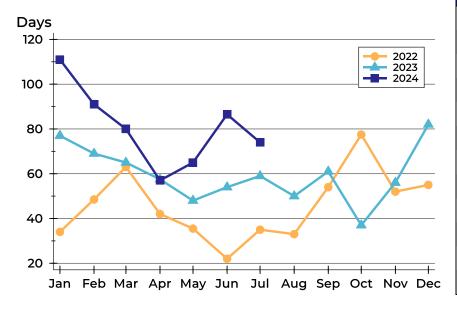
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	53	1111	111
February	56	107	103
March	72	119	104
April	66	89	97
May	57	86	116
June	43	79	111
July	58	94	118
August	62	90	
September	72	99	
October	91	89	
November	74	111	
December	92	95	

Median DOM



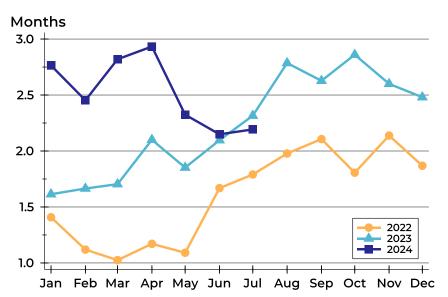
Month	2022	2023	2024
January	34	77	1111
February	49	69	91
March	63	65	80
April	42	58	57
May	36	48	65
June	22	54	87
July	35	59	74
August	33	50	
September	54	61	
October	78	37	
November	52	56	
December	55	82	





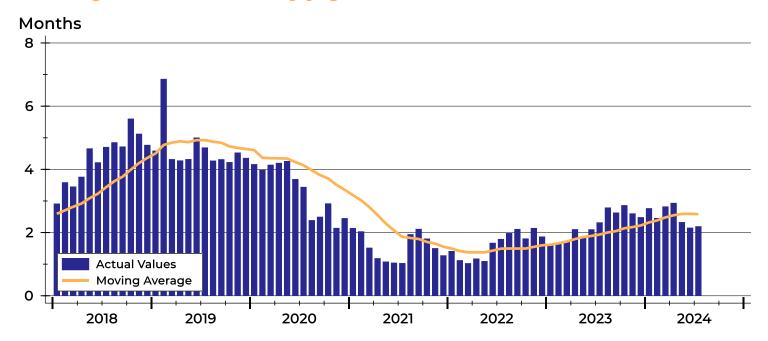
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.4	1.6	2.8
February	1.1	1.7	2.5
March	1.0	1.7	2.8
April	1.2	2.1	2.9
May	1.1	1.9	2.3
June	1.7	2.1	2.1
July	1.8	2.3	2.2
August	2.0	2.8	
September	2.1	2.6	
October	1.8	2.9	
November	2.1	2.6	
December	1.9	2.5	

History of Month's Supply







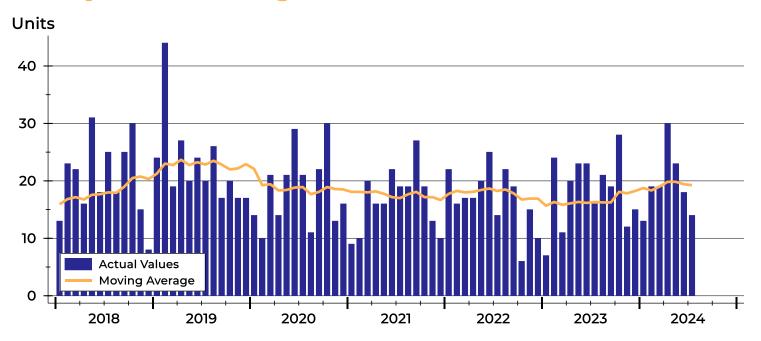
Other Sunflower MLS Counties New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	14	16	-12.5%
Month	Volume (1,000s)	4,028	4,119	-2.2%
Current	Average List Price	287,707	257,413	11.8%
Cu	Median List Price	249,250	159,500	56.3%
ē	New Listings	136	124	9.7%
o-Dai	Volume (1,000s)	37,295	36,306	2.7%
Year-to-Date	Average List Price	274,231	292,787	-6.3%
۶	Median List Price	218,250	191,875	13.7%

A total of 14 new listings were added in other counties in the Sunflower MLS during July, down 12.5% from the same month in 2023. Year-to-date other counties in the Sunflower MLS has seen 136 new listings.

The median list price of these homes was \$249,250 up from \$159,500 in 2023.

History of New Listings

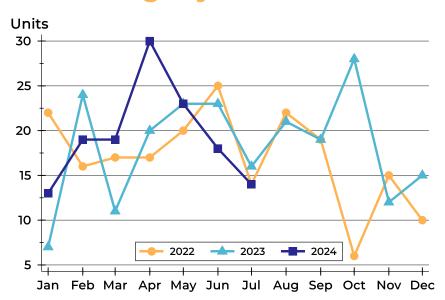






Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	22	7	13
February	16	24	19
March	17	11	19
April	17	20	30
May	20	23	23
June	25	23	18
July	14	16	14
August	22	21	
September	19	19	
October	6	28	
November	15	12	
December	10	15	

New Listings by Price Range

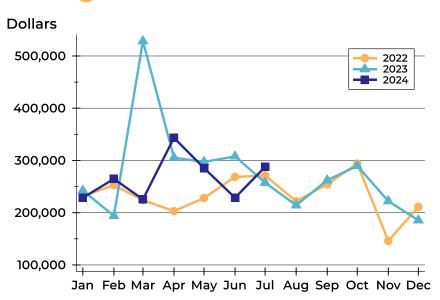
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.1%	75,000	75,000	12	12	100.0%	100.0%
\$100,000-\$124,999	1	7.1%	115,000	115,000	35	35	92.0%	92.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	14.3%	167,400	167,400	20	20	100.0%	100.0%
\$175,000-\$199,999	1	7.1%	197,500	197,500	0	0	100.0%	100.0%
\$200,000-\$249,999	2	14.3%	219,500	219,500	6	6	100.0%	100.0%
\$250,000-\$299,999	2	14.3%	274,750	274,750	16	16	100.0%	100.0%
\$300,000-\$399,999	2	14.3%	349,890	349,890	20	20	98.7%	98.7%
\$400,000-\$499,999	1	7.1%	495,000	495,000	37	37	93.6%	93.6%
\$500,000-\$749,999	2	14.3%	561,160	561,160	1	1	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



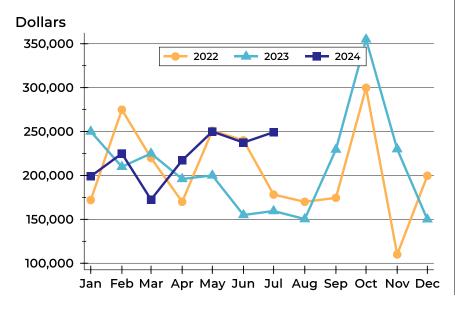


Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2022	2023	2024
January	231,859	242,479	228,504
February	252,629	193,938	264,737
March	224,124	528,527	225,589
April	202,936	305,345	343,323
May	228,105	297,170	285,491
June	268,488	307,804	228,599
July	271,132	257,413	287,707
August	221,862	214,260	
September	254,405	262,173	
October	294,050	289,598	
November	146,017	222,217	
December	211,190	185,447	



Month	2022	2023	2024
January	172,000	250,000	199,000
February	274,900	209,875	225,000
March	219,900	225,000	172,500
April	170,000	196,000	217,200
May	251,000	200,000	250,000
June	240,000	155,000	237,500
July	178,250	159,500	249,250
August	169,950	150,350	
September	174,500	229,500	
October	299,750	354,925	
November	110,000	230,000	
December	199,700	150,000	





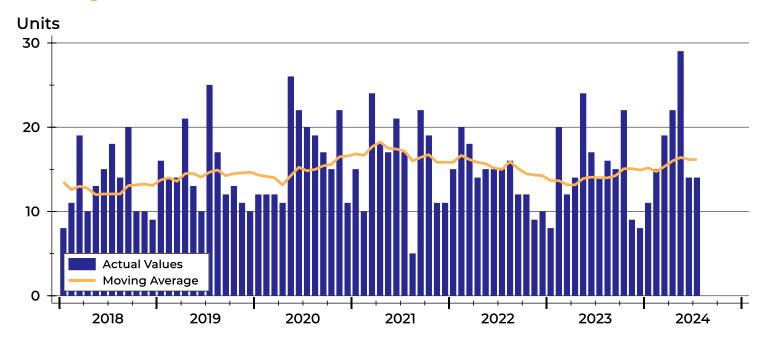
Other Sunflower MLS Counties Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Y024	ear-to-Dat 2023	e Change
Со	ntracts Written	14	14	0.0%	124	109	13.8%
Vo	lume (1,000s)	2,945	2,978	-1.1%	29,252	23,103	26.6%
ge	Sale Price	210,323	212,693	-1.1%	235,902	211,957	11.3%
Average	Days on Market	81	24	237.5%	48	29	65.5%
A	Percent of Original	92.9%	97.0%	-4.2%	95.2%	95.0%	0.2%
_	Sale Price	203,750	165,000	23.5%	214,900	165,000	30.2%
Median	Days on Market	46	8	475.0%	11	6	83.3%
Σ	Percent of Original	100.0%	98.4%	1.6%	98.5%	98.9%	-0.4%

A total of 14 contracts for sale were written in other counties in the Sunflower MLS during the month of July, the same as in 2023. The median list price of these homes was \$203,750, up from \$165,000 the prior year.

Half of the homes that went under contract in July were on the market less than 46 days, compared to 8 days in July 2023.

History of Contracts Written

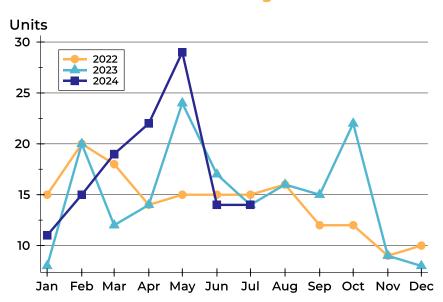






Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	15	8	11
February	20	20	15
March	18	12	19
April	14	14	22
May	15	24	29
June	15	17	14
July	15	14	14
August	16	16	
September	12	15	
October	12	22	
November	9	9	
December	10	8	

Contracts Written by Price Range

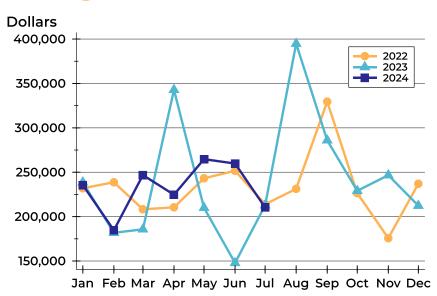
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	28.6%	60,700	58,900	93	105	84.9%	86.4%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	7.1%	172,000	172,000	69	69	86.4%	86.4%
\$175,000-\$199,999	2	14.3%	186,250	186,250	11	11	100.0%	100.0%
\$200,000-\$249,999	4	28.6%	220,975	221,950	95	46	96.4%	96.7%
\$250,000-\$299,999	1	7.1%	250,000	250,000	17	17	104.8%	104.8%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	7.1%	499,000	499,000	280	280	83.9%	83.9%
\$500,000-\$749,999	1	7.1%	524,320	524,320	1	1	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



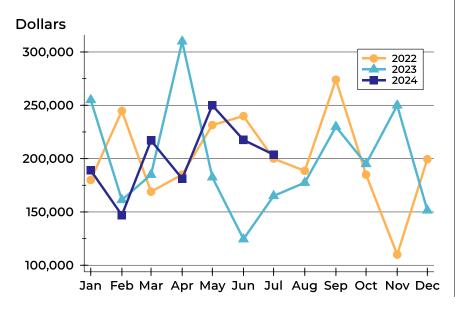


Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	231,987	238,744	235,500
February	238,700	181,775	184,687
March	208,275	185,725	246,797
April	210,464	342,821	224,700
May	243,174	209,946	264,717
June	251,680	147,841	259,800
July	213,920	212,693	210,323
August	231,319	394,841	
September	329,542	285,947	
October	226,425	229,077	
November	175,744	246,683	
December	237,040	212,350	



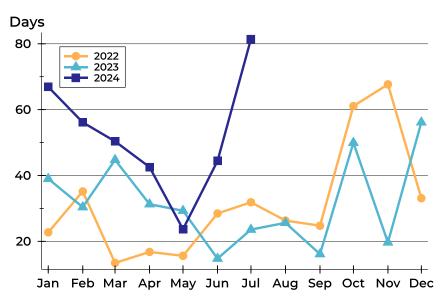
Month	2022	2023	2024
January	180,000	255,000	189,000
February	244,700	161,250	147,000
March	168,950	184,950	216,999
April	185,000	309,900	181,200
May	231,500	182,500	250,000
June	239,900	124,500	217,500
July	200,000	165,000	203,750
August	188,500	177,450	
September	274,000	229,900	
October	185,000	194,998	
November	110,000	249,900	
December	199,450	151,450	





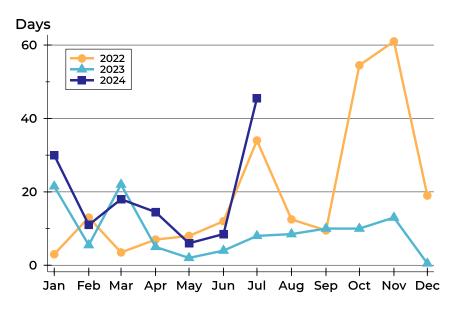
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	39	67
February	35	30	56
March	13	45	50
April	17	31	43
May	16	29	24
June	28	15	44
July	32	24	81
August	26	26	
September	25	16	
October	61	50	
November	68	20	
December	33	56	

Median DOM



Month	2022	2023	2024
January	3	22	30
February	13	6	11
March	4	22	18
April	7	5	15
May	8	2	6
June	12	4	9
July	34	8	46
August	13	9	
September	10	10	
October	55	10	
November	61	13	
December	19	1	





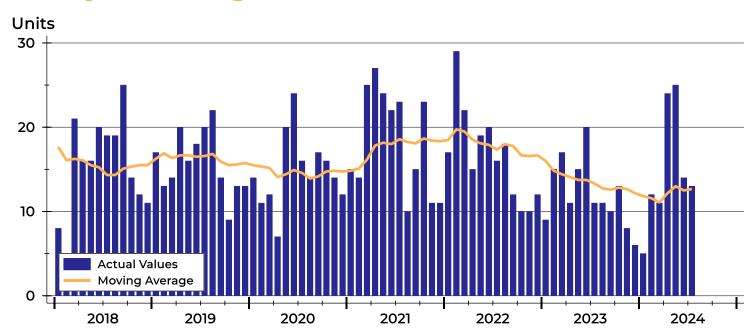
Other Sunflower MLS Counties Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Pe	nding Contracts	13	11	18.2%
Vo	lume (1,000s)	2,922	2,596	12.6%
ge	List Price	224,732	235,955	-4.8%
Avera	Days on Market	54	42	28.6%
Ą	Percent of Original	97.4%	99.3%	-1.9%
5	List Price	214,900	197,000	9.1%
Media	Days on Market	12	17	-29.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in other counties in the Sunflower MLS had contracts pending at the end of July, up from 11 contracts pending at the end of July 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

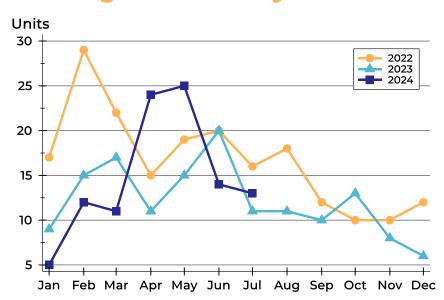






Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	17	9	5
February	29	15	12
March	22	17	11
April	15	11	24
May	19	15	25
June	20	20	14
July	16	11	13
August	18	11	
September	12	10	
October	10	13	
November	10	8	
December	12	6	

Pending Contracts by Price Range

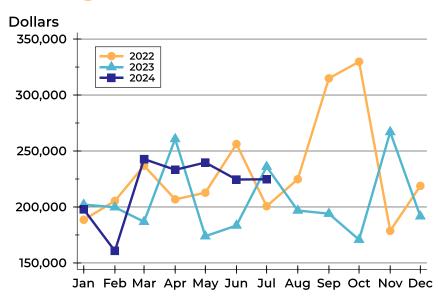
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	23.1%	63,300	64,900	95	122	97.0%	100.0%
\$100,000-\$124,999	1	7.7%	118,900	118,900	1	1	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	186,250	186,250	11	11	100.0%	100.0%
\$200,000-\$249,999	4	30.8%	227,225	227,000	24	9	98.4%	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	1	7.7%	308,000	308,000	19	19	97.8%	97.8%
\$400,000-\$499,999	1	7.7%	499,000	499,000	280	280	83.9%	83.9%
\$500,000-\$749,999	1	7.7%	524,320	524,320	1	1	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



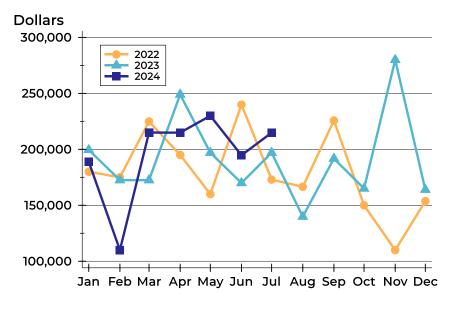


Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	188,541	202,144	197,790
February	205,390	199,740	160,721
March	236,875	186,759	242,800
April	206,793	260,745	233,200
May	212,785	173,873	239,724
June	256,226	183,425	224,521
July	200,675	235,955	224,732
August	224,806	196,827	
September	314,917	194,010	
October	329,760	170,715	
November	178,710	266,963	
December	218,850	191,633	



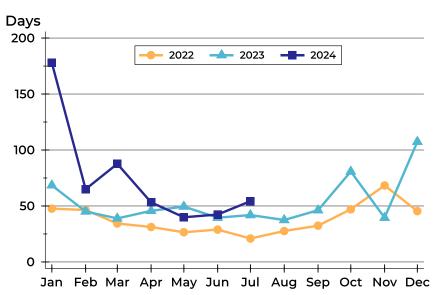
Month	2022	2023	2024
January	180,000	199,500	189,000
February	175,000	172,500	110,000
March	224,900	172,500	215,000
April	195,000	249,000	214,900
May	160,000	197,000	230,000
June	239,950	169,950	194,700
July	173,000	197,000	214,900
August	166,500	139,900	
September	225,750	191,750	
October	150,000	165,000	
November	109,950	279,950	
December	153,750	163,950	





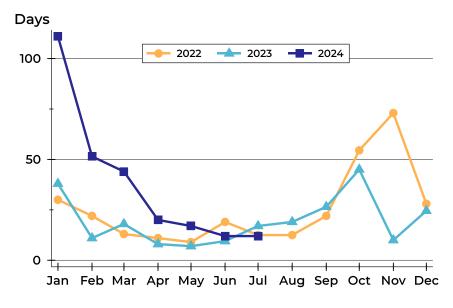
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	48	68	178
February	46	45	65
March	34	39	88
April	31	46	53
May	27	49	40
June	29	40	42
July	21	42	54
August	28	37	
September	32	46	
October	47	81	
November	68	40	
December	45	107	

Median DOM



Month	2022	2023	2024
January	30	38	111
February	22	11	52
March	13	18	44
April	11	8	20
May	9	7	17
June	19	10	12
July	13	17	12
August	13	19	
September	22	27	
October	55	45	
November	73	10	
December	28	25	





Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Rose in July

Total home sales in Pottawatomie County rose by 150.0% last month to 5 units, compared to 2 units in July 2023. Total sales volume was \$1.5 million, up 287.1% from a year earlier.

The median sale price in July was \$239,000, up from \$187,500 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 100.0% of their list prices.

Pottawatomie County Active Listings Down at End of July

The total number of active listings in Pottawatomie County at the end of July was 9 units, down from 11 at the same point in 2023. 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 July was \$365,000.

During July, a total of 0 contracts were written down from 5 in July 2023. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Pottawatomie County Summary Statistics

	ly MLS Statistics ree-year History	2024	Current Mont 2023	h 2022	2024	Year-to-Date 2023	e 2022
_	ome Sales ange from prior year	5 150.0%	2 N/A	0 -100.0%	25 13.6%	22 83.3%	12 -55.6%
	tive Listings ange from prior year	9 -18.2%	11 0.0%	11 266.7%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 -27.8%	3.6 -32.1%	5.3 562.5%	N/A	N/A	N/A
	ew Listings ange from prior year	3 -25.0%	4 33.3%	3 0.0%	29 -9.4%	32 39.1%	23 -23.3%
	ntracts Written ange from prior year	0 -100.0%	5 66.7%	3 0.0%	24 -4.0%	25 78.6%	14 -56.3%
	nding Contracts ange from prior year	2 -50.0%	4 33.3%	3 -25.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	1,452 287.2%	375 N/A	0 -100.0%	6,152 43.3%	4,293 63.4%	2,627 -61.5%
	Sale Price Change from prior year	290,300 54.8%	187,500 N/A	N/A N/A	246,066 26.1%	195,158 -10.9%	218,917 -13.3%
a	List Price of Actives Change from prior year	527,667 56.5%	337,270 -7.0%	362,545 56.5%	N/A	N/A	N/A
Average	Days on Market Change from prior year	12 500.0%	2 N/A	N/A N/A	53 17.8%	45 87.5%	24 -63.6%
⋖	Percent of List Change from prior year	98.2% -1.8%	100.0% N/A	N/A N/A	97.4% 3.1%	94.5% -3.1%	97.5% 0.4%
	Percent of Original Change from prior year	98.2% -1.8%	100.0% N/A	N/A N/A	95.4% 3.5%	92.2% -5.6%	97.7% 1.6%
	Sale Price Change from prior year	239,000 27.5%	187,500 N/A	N/A N/A	197,000 9.8%	179,350 -12.3%	204,500 -0.7%
	List Price of Actives Change from prior year	365,000 55.3%	235,000 -30.9%	340,000 30.8%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 200.0%	2 N/A	N/A N/A	43 186.7%	15 87.5%	8 -38.5%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% N/A	N/A N/A	99.0% 2.7%	96.4% -2.9%	99.3% -0.7%
	Percent of Original Change from prior year	100.0%	100.0% N/A	N/A N/A	98.2% 3.2%	95.2% -4.8%	100.0% 0.0%

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





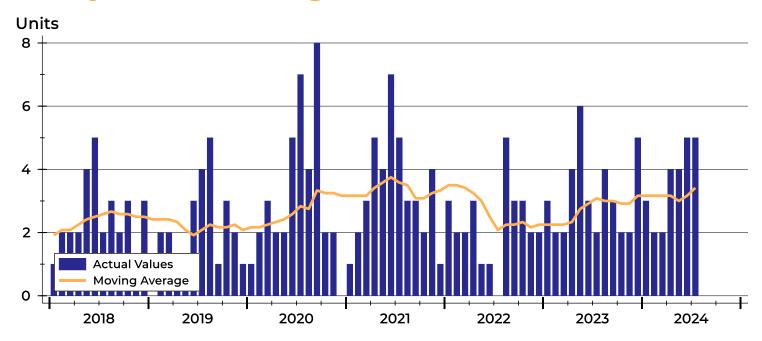
Pottawatomie County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clo	sed Listings	5	2	150.0%	25	22	13.6%
Vo	lume (1,000s)	1,452	375	287.2%	6,152	4,293	43.3%
Мс	onths' Supply	2.6	3.6	-27.8%	N/A	N/A	N/A
	Sale Price	290,300	187,500	54.8%	246,066	195,158	26.1%
age	Days on Market	12	2	500.0%	53	45	17.8%
Averag	Percent of List	98.2%	100.0%	-1.8%	97.4%	94.5%	3.1%
	Percent of Original	98.2%	100.0%	-1.8%	95.4%	92.2%	3.5%
	Sale Price	239,000	187,500	27.5%	197,000	179,350	9.8%
lan	Days on Market	6	2	200.0%	43	15	186.7%
Median	Percent of List	100.0%	100.0%	0.0%	99.0%	96.4%	2.7%
	Percent of Original	100.0%	100.0%	0.0%	98.2%	95.2%	3.2%

A total of 5 homes sold in Pottawatomie County in July, up from 2 units in July 2023. Total sales volume rose to \$1.5 million compared to \$0.4 million in the previous year.

The median sales price in July was \$239,000, up 27.5% compared to the prior year. Median days on market was 6 days, down from 105 days in June, but up from 2 in July 2023.

History of Closed Listings

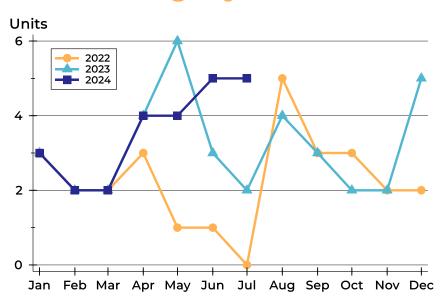






Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

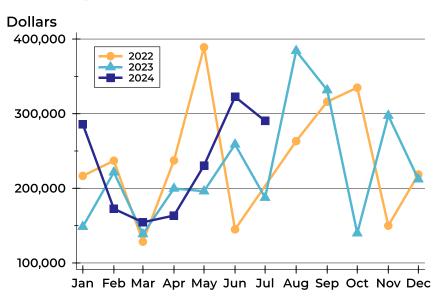
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	20.0%	0.0	85,000	85,000	2	2	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	3.0	130,000	130,000	6	6	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	20.0%	0.0	239,000	239,000	0	0	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	20.0%	0.0	285,000	285,000	43	43	87.7%	87.7%	87.7%	87.7%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	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	20.0%	6.0	712,500	712,500	7	7	103.4%	103.4%	103.4%	103.4%
\$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



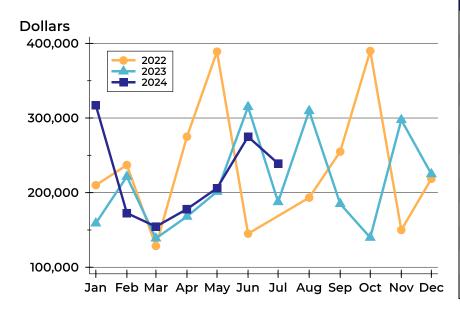


Pottawatomie County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	216,667	148,590	285,667
February	237,000	221,500	172,575
March	128,500	138,750	154,500
April	237,333	199,750	163,500
May	389,000	196,117	230,500
June	145,000	258,833	322,600
July	N/A	187,500	290,300
August	263,255	384,250	
September	316,058	331,667	
October	334,967	139,799	
November	149,950	297,500	
December	218,500	212,200	



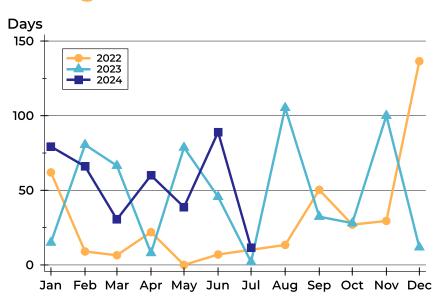
Month	2022	2023	2024
January	210,000	159,000	317,000
February	237,000	221,500	172,575
March	128,500	138,750	154,500
April	275,000	168,000	178,000
May	389,000	201,350	206,000
June	145,000	315,000	275,000
July	N/A	187,500	239,000
August	193,300	309,500	
September	255,000	185,000	
October	389,900	139,799	
November	149,950	297,500	
December	218,500	225,000	





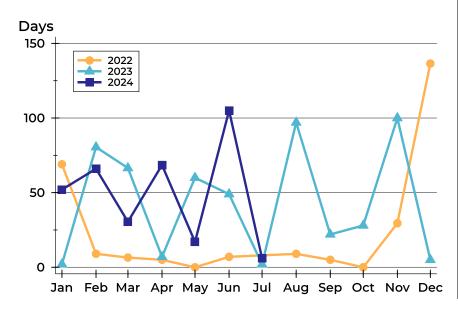
Pottawatomie County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	62	15	79
February	9	81	66
March	7	67	31
April	22	8	60
May	N/A	79	39
June	7	46	89
July	N/A	2	12
August	13	105	
September	50	32	
October	27	28	
November	30	100	
December	137	12	

Median DOM



Month	2022	2023	2024
January	69	2	52
February	9	81	66
March	7	67	31
April	5	7	69
May	N/A	60	17
June	7	49	105
July	N/A	2	6
August	9	97	
September	5	22	
October	N/A	28	
November	30	100	
December	137	5	





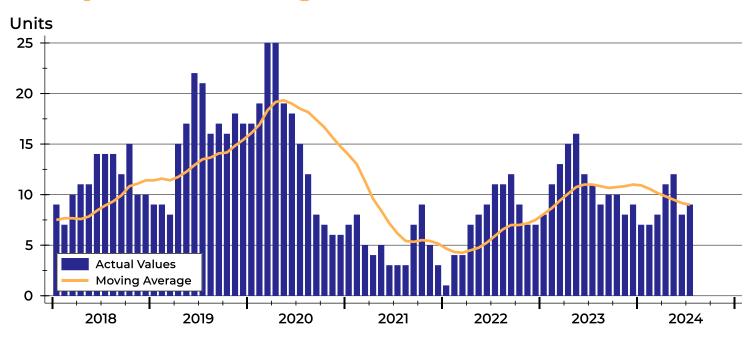
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Act	tive Listings	9	11	-18.2%
Volume (1,000s)		4,749	3,710	28.0%
Months' Supply		2.6	3.6	-27.8%
ge	List Price	527,667	337,270	56.5%
Avera	Days on Market	108	88	22.7%
¥	Percent of Original	97.7%	91.3%	7.0%
<u>_</u>	List Price	365,000	235,000	55.3%
Median	Days on Market	99	84	17.9%
Σ	Percent of Original	100.0%	94.2%	6.2%

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

The median list price of homes on the market at the end of July was \$365,000, up 55.3% from 2023. The typical time on market for active listings was 99 days, up from 84 days a year earlier.

History of Active Listings







Pottawatomie County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

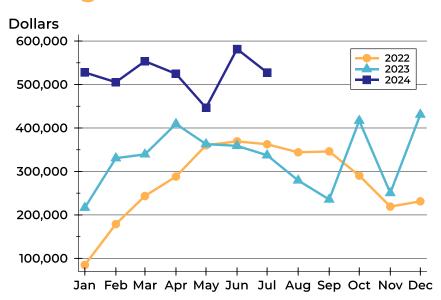
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	11.1%	N/A	120,000	120,000	17	17	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	3.0	135,000	135,000	5	5	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	33.3%	N/A	353,000	359,000	97	51	95.1%	95.7%
\$400,000-\$499,999	1	11.1%	N/A	430,000	430,000	139	139	100.0%	100.0%
\$500,000-\$749,999	2	22.2%	6.0	552,500	552,500	121	121	97.2%	97.2%
\$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	11.1%	N/A	1,900,000	1,900,000	276	276	100.0%	100.0%



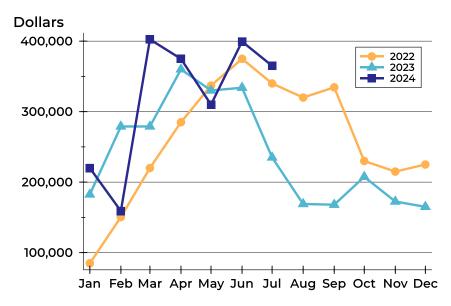


Pottawatomie County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	84,900	216,675	527,700
February	178,950	330,602	505,414
March	243,500	339,271	553,624
April	288,286	409,368	524,709
May	360,375	362,933	446,650
June	369,222	358,948	581,738
July	362,545	337,270	527,667
August	344,073	279,333	
September	346,088	235,490	
October	290,506	416,860	
November	219,186	250,450	
December	231,186	430,889	



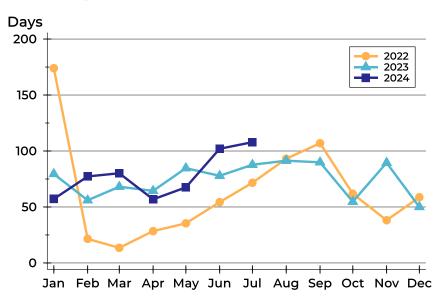
Month	2022	2023	2024
January	84,900	182,500	220,000
February	150,450	279,000	159,000
March	220,000	279,000	402,500
April	285,000	360,000	375,000
Мау	337,000	330,000	310,000
June	375,000	334,000	399,500
July	340,000	235,000	365,000
August	320,000	169,000	
September	334,500	168,000	
October	230,000	207,500	
November	215,000	172,500	
December	225,000	165,000	





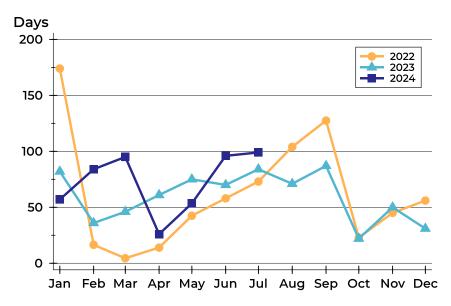
Pottawatomie County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	174	80	57
February	22	56	77
March	14	68	80
April	28	64	57
May	35	85	68
June	54	78	102
July	72	88	108
August	93	91	
September	107	90	
October	62	55	
November	38	90	
December	59	50	

Median DOM

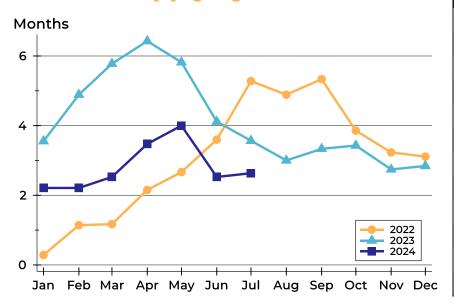


Month	2022	2023	2024
January	174	82	57
February	17	36	84
March	5	46	95
April	14	61	26
May	43	75	54
June	58	70	96
July	73	84	99
August	104	71	
September	128	87	
October	23	22	
November	45	50	
December	56	31	



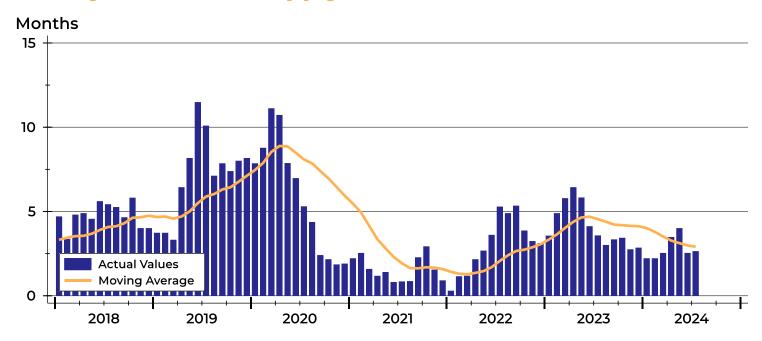
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.3	3.6	2.2
February	1.1	4.9	2.2
March	1.2	5.8	2.5
April	2.2	6.4	3.5
May	2.7	5.8	4.0
June	3.6	4.1	2.5
July	5.3	3.6	2.6
August	4.9	3.0	
September	5.3	3.3	
October	3.9	3.4	
November	3.2	2.7	
December	3.1	2.8	

History of Month's Supply





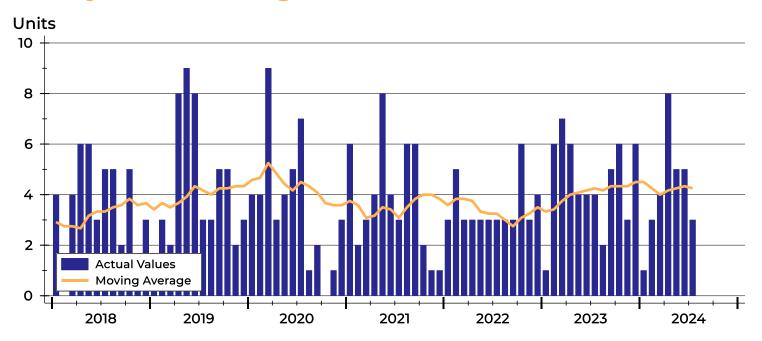
Pottawatomie County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	3	4	-25.0%
Month	Volume (1,000s)	320	903	-64.6%
Current	Average List Price	106,667	225,750	-52.7%
C	Median List Price	120,000	177,500	-32.4%
ē	New Listings	29	32	-9.4%
o-Da	Volume (1,000s)	7,551	9,248	-18.3%
Year-to-Date	Average List Price	260,369	288,997	-9.9%
×	Median List Price	239,000	220,000	8.6%

A total of 3 new listings were added in Pottawatomie County during July, down 25.0% from the same month in 2023. Year-to-date Pottawatomie County has seen 29 new listings.

The median list price of these homes was \$120,000 down from \$177,500 in 2023.

History of New Listings

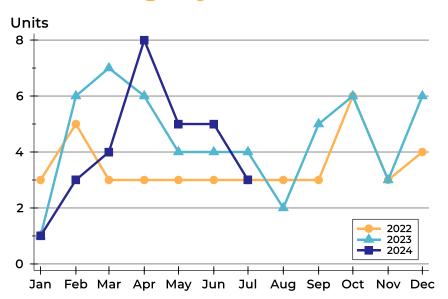






Pottawatomie County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

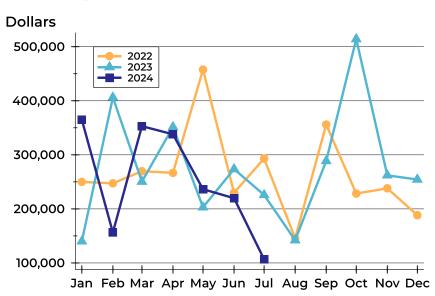
Price Range	New Li Number	stings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	65,000	65,000	7	7	100.0%	100.0%
\$100,000-\$124,999	1	33.3%	120,000	120,000	23	23	100.0%	100.0%
\$125,000-\$149,999	1	33.3%	135,000	135,000	11	11	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



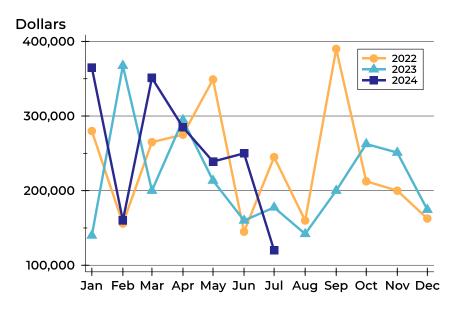


Pottawatomie County New Listings Analysis

Average Price



Month	2022	2023	2024
January	249,900	139,900	365,000
February	247,220	406,188	156,333
March	269,667	250,429	353,000
April	266,633	351,417	337,963
May	457,667	202,975	236,400
June	229,833	273,619	219,800
July	293,167	225,750	106,667
August	145,617	142,000	
September	355,933	288,600	
October	228,333	514,116	
November	238,000	262,000	
December	188,313	254,333	



Month	2022	2023	2024
January	279,900	139,900	365,000
February	155,900	367,500	160,000
March	265,000	200,000	351,000
April	275,000	294,750	284,950
May	349,000	213,500	239,000
June	145,000	160,000	250,000
July	245,000	177,500	120,000
August	159,950	142,000	
September	389,900	200,000	
October	212,500	262,500	
November	200,000	251,000	
December	162,625	174,500	





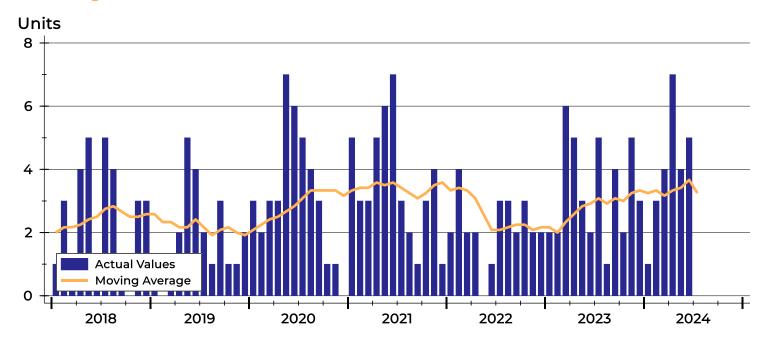
Pottawatomie County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	2024	ear-to-Dat 2023	e Change
Со	ntracts Written	0	5	-100.0%	24	25	-4.0%
Vo	ume (1,000s)	0	1,220	-100.0%	5,908	5,919	-0.2%
ge	Sale Price	N/A	243,900	N/A	246,158	236,777	4.0%
Avera	Days on Market	N/A	68	N/A	47	55	-14.5%
¥	Percent of Original	N/A	89.5%	N/A	95.6%	91.1%	4.9%
=	Sale Price	N/A	200,000	N/A	224,950	200,000	12.5%
Median	Days on Market	N/A	82	N/A	13	32	-59.4%
Σ	Percent of Original	N/A	90.4%	N/A	100.0%	93.3%	7.2%

A total of 0 contracts for sale were written in Pottawatomie County during the month of July, down from 5 in 2023. The median list price of these homes in July 2023 was \$200,000.

Half of the homes that went under contract during this period were on the market less than 82 days.

History of Contracts Written

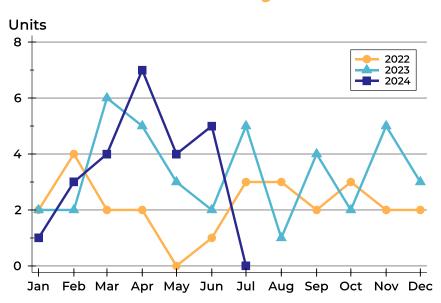






Pottawatomie County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	2	2	1
February	4	2	3
March	2	6	4
April	2	5	7
May	N/A	3	4
June	1	2	5
July	3	5	N/A
August	3	1	
September	2	4	
October	3	2	
November	2	5	
December	2	3	

Contracts Written by Price Range

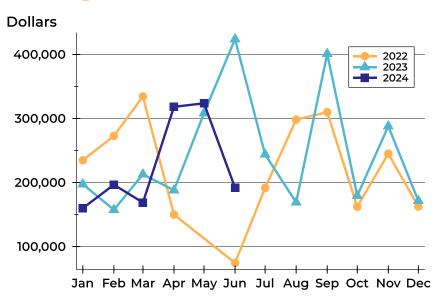
Price Range	Contract: Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	N/A	N/A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



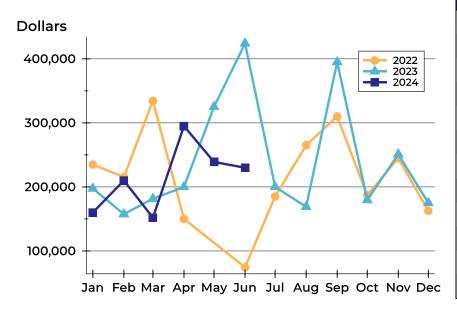


Pottawatomie County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	234,900	197,450	160,000
February	272,775	157,500	196,667
March	334,450	212,833	168,750
April	150,000	187,980	318,271
May	N/A	308,333	323,750
June	74,500	424,063	191,980
July	191,667	243,900	N/A
August	298,317	169,000	
September	309,950	401,119	
October	162,300	179,500	
November	245,000	288,000	
December	162,625	171,566	



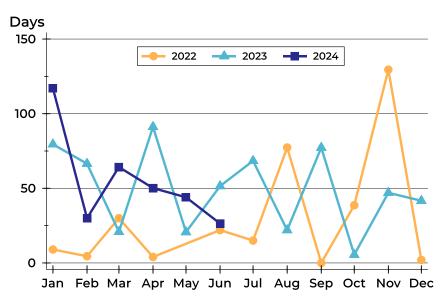
Month	2022	2023	2024
January	234,900	197,450	160,000
February	215,450	157,500	210,000
March	334,450	181,500	152,000
April	150,000	200,000	295,000
May	N/A	325,000	239,000
June	74,500	424,063	229,900
July	185,000	200,000	N/A
August	265,000	169,000	
September	309,950	395,000	
October	187,000	179,500	
November	245,000	251,000	
December	162,625	175,000	





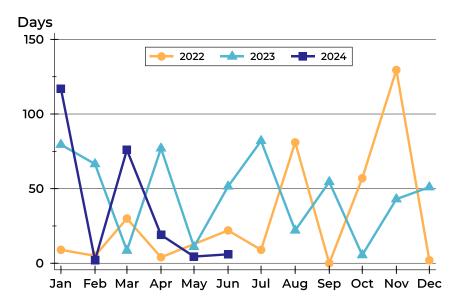
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	9	80	117
February	5	67	30
March	30	21	64
April	4	91	50
May	N/A	21	44
June	22	52	26
July	15	68	N/A
August	77	22	
September	N/A	77	
October	39	6	
November	130	47	
December	2	42	

Median DOM



Month	2022	2023	2024
January	9	80	117
February	5	67	2
March	30	9	76
April	4	77	19
May	N/A	11	5
June	22	52	6
July	9	82	N/A
August	81	22	
September	N/A	55	
October	57	6	
November	130	43	
December	2	51	





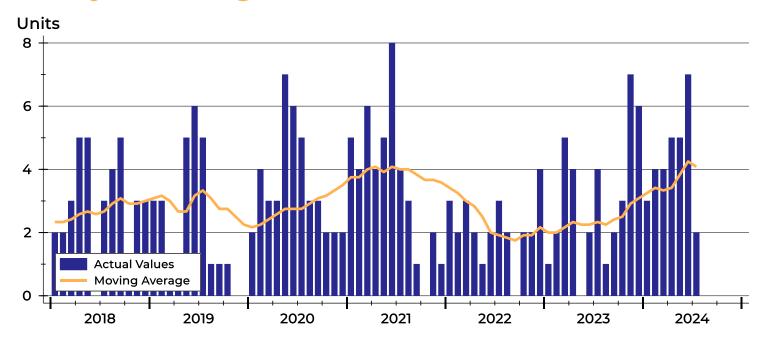
Pottawatomie County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	Change	
Pe	nding Contracts	2	4	-50.0%
Vo	lume (1,000s)	525 1,598		-67.1%
ge	List Price	262,450	399,406	-34.3%
Avera	Days on Market	50	105	-52.4%
¥	Percent of Original	96.2%	94.5%	1.8%
_	List Price	262,450	332,250	-21.0%
Media	Days on Market	50	97	-48.5%
Σ	Percent of Original	96.2%	96.6%	-0.4%

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

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

History of Pending Contracts

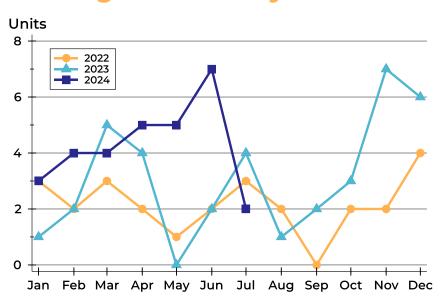






Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

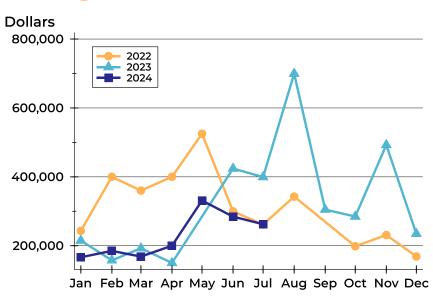
Price Range	Pending Contracts Number Percent		List I Average	List Price Average Median		Days on Market Avg. Med.		% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	229,900	229,900	80	80	92.3%	92.3%
\$250,000-\$299,999	1	50.0%	295,000	295,000	19	19	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



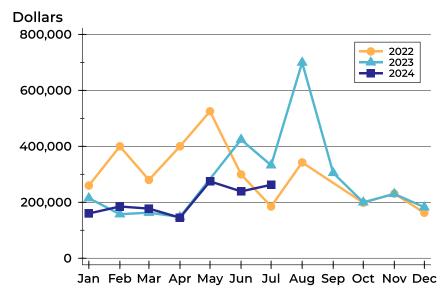


Pottawatomie County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	243,233	215,000	166,566
February	400,100	157,500	184,925
March	360,033	192,600	168,500
April	400,100	150,000	199,980
May	525,200	N/A	331,180
June	299,850	424,063	284,414
July	261,567	399,406	262,450
August	342,575	699,475	
September	N/A	305,000	
October	198,500	284,667	
November	231,000	492,571	
December	168,813	234,616	



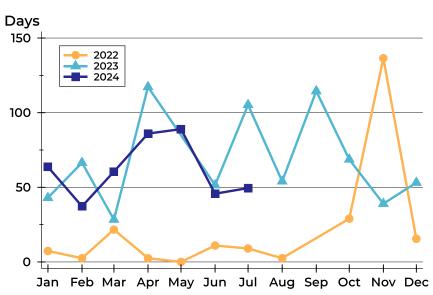
Month	2022	2023	2024
January	259,900	215,000	160,000
February	400,100	157,500	185,000
March	279,900	163,000	177,500
April	400,100	147,500	145,000
May	525,200	N/A	274,900
June	299,850	424,063	239,000
July	185,000	332,250	262,450
August	342,575	699,475	
September	N/A	305,000	
October	198,500	200,000	
November	231,000	230,000	
December	162,625	182,500	





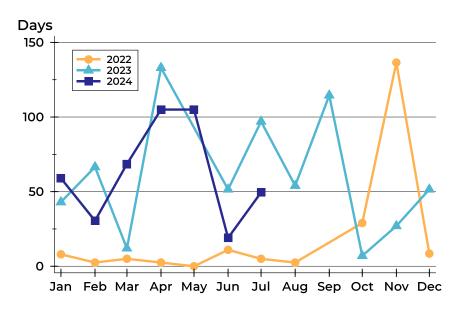
Pottawatomie County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	7	43	64
February	3	67	37
March	22	28	61
April	3	117	86
May	N/A	N/A	89
June	11	52	46
July	9	105	50
August	3	54	
September	N/A	115	
October	29	69	
November	137	39	
December	16	53	

Median DOM



Month	2022	2023	2024
January	8	43	59
February	3	67	31
March	5	12	69
April	3	133	105
May	N/A	N/A	105
June	11	52	19
July	5	97	50
August	3	54	
September	N/A	115	
October	29	7	
November	137	27	
December	9	52	





Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in July

Total home sales in Shawnee County rose by 4.8% last month to 217 units, compared to 207 units in July 2023. Total sales volume was \$54.4 million, up 11.4% from a year earlier.

The median sale price in July was \$230,000, up from \$220,000 a year earlier. Homes that sold in July were typically on the market for 5 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of July

The total number of active listings in Shawnee County at the end of July was 206 units, up from 162 at the same point in 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$227,500.

During July, a total of 213 contracts were written up from 198 in July 2023. At the end of the month, there were 240 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

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	Year-to-Date 2024 2023		2022
Home Sales Change from prior year		217 4.8%	207 -22.5%	267 -6.3%	1,337 3.4%	1,293 -12.5%	1,477 -6.0%
	tive Listings ange from prior year	206 27.2%	162 22.7%	132 -19.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.1 22.2%	0.9 50.0%	0.6 -14.3%	N/A	N/A	N/A
	w Listings ange from prior year	247 6.0%	233 -7.5%	252 -16.6%	1,590 6.0%	1,500 -10.3%	1,673 -10.9%
	ntracts Written ange from prior year	213 7.6%	198 -13.2%	228 -12.0%	1,423 2.9%	1,383 -10.9%	1,553 -8.3%
	nding Contracts ange from prior year	240 13.2%	212 -12.0%	241 -22.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	54,353 11.4%	48,794 -15.9%	58,037 3.3%	299,865 11.5%	268,960 -9.7%	297,963 4.2%
	Sale Price Change from prior year	250,473 6.3%	235,718 8.4%	217,368 10.3%	224,282 7.8%	208,012 3.1%	201,736 10.9%
d	List Price of Actives Change from prior year	277,818 -9.3%	306,421 32.0%	232,214 0.4%	N/A	N/A	N/A
Average	Days on Market Change from prior year	19 46.2%	13 44.4%	9 0.0%	23 43.8%	16 45.5%	11 -15.4%
٩	Percent of List Change from prior year	99.0% -1.5%	100.5% -1.9%	102.4% 0.1%	99.3% -1.0%	100.3% -1.5%	101.8% 0.6%
	Percent of Original Change from prior year	97.2% -2.2%	99.4% -2.0%	101.4% -0.1%	97.8% -1.3%	99.1% -1.7%	100.8% 0.3%
	Sale Price Change from prior year	230,000 4.5%	220,000 13.5%	193,900	199,000 9.4%	181,900 4.5%	174,000 8.8%
	List Price of Actives Change from prior year	227,500 -18.2%	278,200 42.7%	195,000 8.3%	N/A	N/A	N/A
Median	Days on Market Change from prior year	5 66.7%	3 0.0%	3 0.0%	5 25.0%	4 33.3%	3 0.0%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.8%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.7%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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





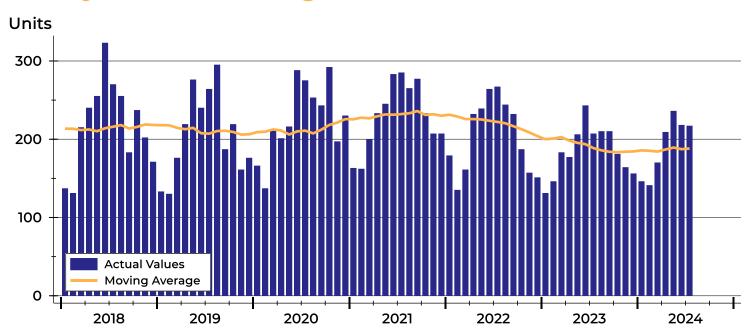
Shawnee County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Y0 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	217	207	4.8%	1,337	1,293	3.4%
Vo	lume (1,000s)	54,353	48,794	11.4%	299,865	268,960	11.5%
Мс	onths' Supply	1.1	0.9	22.2%	N/A	N/A	N/A
	Sale Price	250,473	235,718	6.3%	224,282	208,012	7.8%
age	Days on Market	19	13	46.2%	23	16	43.8%
Averag	Percent of List	99.0%	100.5%	-1.5%	99.3%	100.3%	-1.0%
	Percent of Original	97.2%	99.4%	-2.2%	97.8%	99.1%	-1.3%
	Sale Price	230,000	220,000	4.5%	199,000	181,900	9.4%
dian	Days on Market	5	3	66.7%	5	4	25.0%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 217 homes sold in Shawnee County in July, up from 207 units in July 2023. Total sales volume rose to \$54.4 million compared to \$48.8 million in the previous year.

The median sales price in July was \$230,000, up 4.5% compared to the prior year. Median days on market was 5 days, up from 4 days in June, and up from 3 in July 2023.

History of Closed Listings

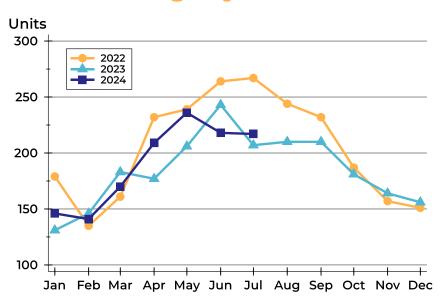






Shawnee County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	179	131	146
February	135	146	141
March	161	183	170
April	232	177	209
May	239	206	236
June	264	243	218
July	267	207	217
August	244	210	
September	232	210	
October	187	181	
November	157	164	
December	151	156	

Closed Listings by Price Range

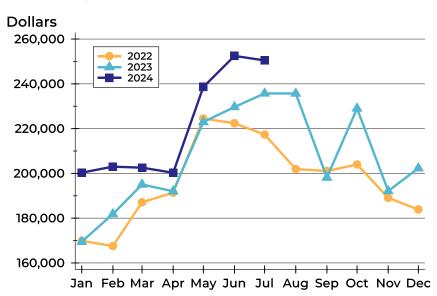
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.5%	0.7	10,000	10,000	9	9	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	8	3.7%	1.1	36,100	35,500	19	14	85.4%	92.4%	82.7%	81.6%
\$50,000-\$99,999	21	9.7%	1.0	77,769	80,000	23	4	99.0%	100.0%	97.5%	100.0%
\$100,000-\$124,999	7	3.2%	0.6	113,286	115,000	14	7	97.1%	100.0%	95.9%	100.0%
\$125,000-\$149,999	15	6.9%	1.2	136,793	137,500	21	2	98.5%	100.0%	97.0%	98.3%
\$150,000-\$174,999	17	7.8%	0.7	162,124	158,000	15	3	100.6%	100.0%	97.3%	98.9%
\$175,000-\$199,999	19	8.8%	0.9	185,648	186,000	11	5	101.0%	100.0%	99.9%	100.0%
\$200,000-\$249,999	35	16.1%	0.8	223,951	223,500	13	4	100.6%	100.2%	99.9%	100.0%
\$250,000-\$299,999	36	16.6%	1.0	270,874	269,250	13	6	99.1%	100.0%	97.7%	100.0%
\$300,000-\$399,999	28	12.9%	1.5	339,736	342,000	18	5	99.9%	100.0%	98.5%	100.0%
\$400,000-\$499,999	19	8.8%	1.6	437,666	445,000	36	12	98.6%	98.9%	95.6%	96.7%
\$500,000-\$749,999	6	2.8%	2.3	541,417	527,500	52	25	98.2%	98.4%	91.2%	94.5%
\$750,000-\$999,999	4	1.8%	10.5	806,463	775,425	24	20	96.9%	98.2%	94.3%	95.0%
\$1,000,000 and up	1	0.5%	4.8	1,400,000	1,400,000	0	0	100.0%	100.0%	100.0%	100.0%



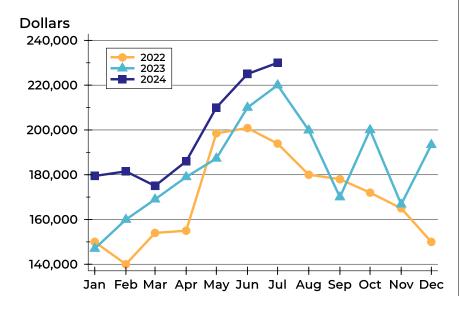


Shawnee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	169,920	169,487	200,325
February	167,521	181,847	203,010
March	187,113	195,038	202,556
April	191,385	192,034	200,278
May	224,517	222,943	238,597
June	222,383	229,653	252,473
July	217,368	235,718	250,473
August	201,942	235,685	
September	201,066	198,134	
October	203,992	229,006	
November	189,048	192,126	
December	183,885	202,308	



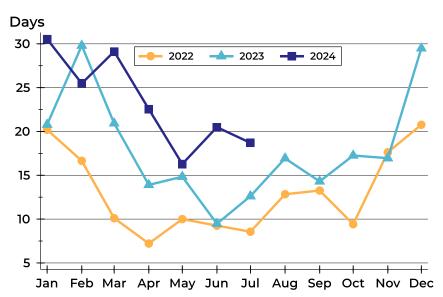
Month	2022	2023	2024
January	150,000	147,000	179,450
February	140,000	159,950	181,500
March	154,000	169,000	175,000
April	155,000	179,000	186,000
May	198,500	187,250	210,000
June	200,850	210,000	225,000
July	193,900	220,000	230,000
August	180,000	199,850	
September	178,006	170,000	
October	172,000	200,000	
November	165,000	166,750	
December	150,000	193,375	





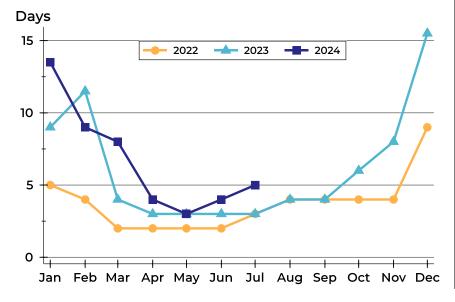
Shawnee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	20	21	31
February	17	30	25
March	10	21	29
April	7	14	23
May	10	15	16
June	9	9	20
July	9	13	19
August	13	17	
September	13	14	
October	9	17	
November	18	17	
December	21	29	

Median DOM



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





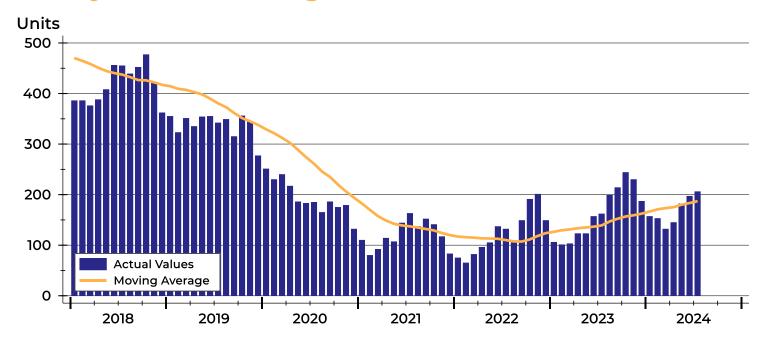
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of July 2023	Change
Ac.	tive Listings	206	162	27.2%
Vo	lume (1,000s)	57,231	49,640	15.3%
Months' Supply		1.1	0.9	22.2%
ge	List Price	277,818	306,421	-9.3%
Avera	Days on Market	45	46	-2.2%
₽	Percent of Original	96.5%	97.1%	-0.6%
_	List Price	227,500	278,200	-18.2%
Median	Days on Market	29	26	11.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 206 homes were available for sale in Shawnee County at the end of July. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of July was \$227,500, down 18.2% from 2023. The typical time on market for active listings was 29 days, up from 26 days a year earlier.

History of Active Listings

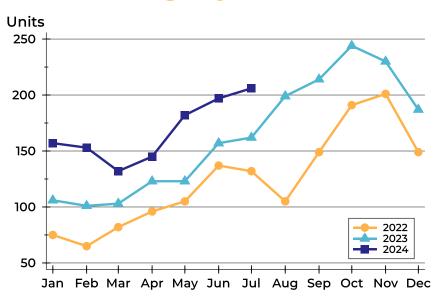






Shawnee County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	75	106	157
February	65	101	153
March	82	103	132
April	96	123	145
May	105	123	182
June	137	157	197
July	132	162	206
August	105	199	
September	149	214	
October	191	244	
November	201	230	
December	149	187	

Active Listings by Price Range

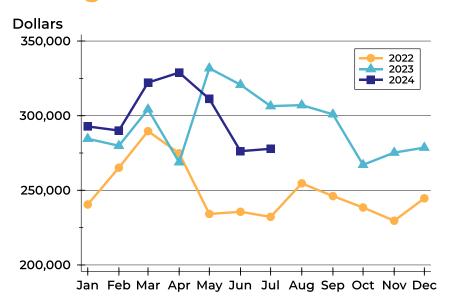
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.5%	0.7	24,900	24,900	43	43	100.0%	100.0%
\$25,000-\$49,999	8	3.9%	1.1	34,797	34,500	60	55	88.7%	93.6%
\$50,000-\$99,999	25	12.1%	1.0	78,464	82,500	35	31	97.2%	100.0%
\$100,000-\$124,999	8	3.9%	0.6	113,681	110,500	32	34	94.3%	93.6%
\$125,000-\$149,999	19	9.2%	1.2	137,423	139,000	31	15	97.9%	100.0%
\$150,000-\$174,999	12	5.8%	0.7	161,700	159,925	36	25	97.9%	100.0%
\$175,000-\$199,999	15	7.3%	0.9	188,737	189,000	47	36	97.4%	100.0%
\$200,000-\$249,999	23	11.2%	0.8	225,843	224,900	40	29	95.3%	98.9%
\$250,000-\$299,999	23	11.2%	1.0	279,476	281,999	40	23	96.6%	96.8%
\$300,000-\$399,999	33	16.0%	1.5	343,639	344,900	49	34	96.4%	98.4%
\$400,000-\$499,999	15	7.3%	1.6	453,059	439,900	41	20	98.3%	100.0%
\$500,000-\$749,999	15	7.3%	2.3	593,180	600,000	97	49	97.6%	100.0%
\$750,000-\$999,999	7	3.4%	10.5	845,386	809,900	44	21	95.1%	100.0%
\$1,000,000 and up	2	1.0%	4.8	1,050,000	1,050,000	22	22	100.0%	100.0%



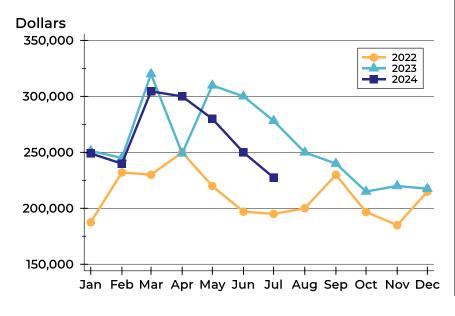


Shawnee County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	240,503	284,543	292,789
February	265,156	279,856	290,058
March	289,648	304,258	322,171
April	274,781	268,778	328,914
May	234,169	331,778	311,226
June	235,608	320,734	276,220
July	232,214	306,421	277,818
August	254,672	307,081	
September	246,136	300,893	
October	238,490	267,090	
November	229,617	275,269	
December	244,641	278,599	



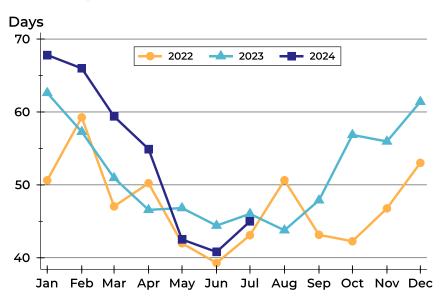
Month	2022	2023	2024
January	187,500	251,225	249,000
February	232,000	245,000	239,900
March	230,000	320,000	304,500
April	249,950	249,000	300,000
May	219,900	309,777	279,950
June	197,000	300,000	249,900
July	195,000	278,200	227,500
August	200,000	249,925	
September	229,900	239,950	
October	196,700	215,000	
November	184,900	219,950	
December	214,900	217,500	





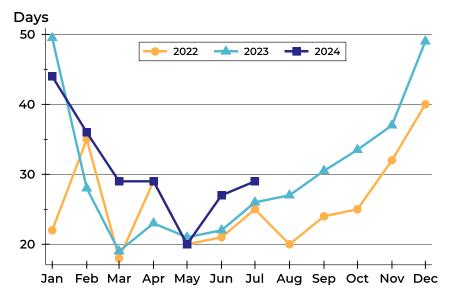
Shawnee County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	51	63	68
February	59	57	66
March	47	51	59
April	50	47	55
May	42	47	43
June	39	44	41
July	43	46	45
August	51	44	
September	43	48	
October	42	57	
November	47	56	
December	53	61	

Median DOM



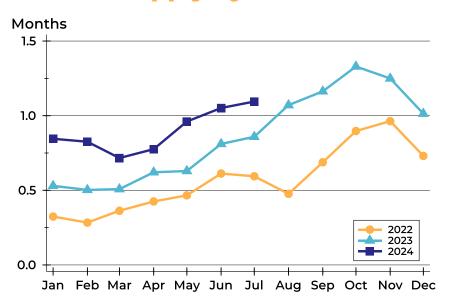
Month	2022	2023	2024
January	22	50	44
February	35	28	36
March	18	19	29
April	29	23	29
May	20	21	20
June	21	22	27
July	25	26	29
August	20	27	
September	24	31	
October	25	34	
November	32	37	
December	40	49	





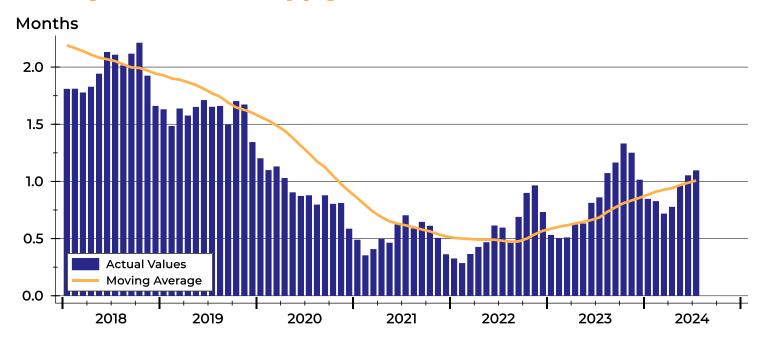
Shawnee County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	0.3	0.5	8.0
February	0.3	0.5	0.8
March	0.4	0.5	0.7
April	0.4	0.6	8.0
May	0.5	0.6	1.0
June	0.6	0.8	1.1
July	0.6	0.9	1.1
August	0.5	1.1	
September	0.7	1.2	
October	0.9	1.3	
November	1.0	1.2	
December	0.7	1.0	

History of Month's Supply







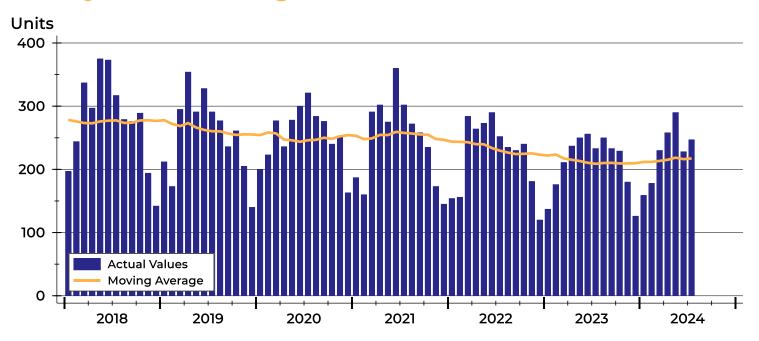
Shawnee County New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
th	New Listings	247	233	6.0%
Month	Volume (1,000s)	60,376	50,255	20.1%
Current	Average List Price	244,437	215,688	13.3%
Cu	Median List Price	199,900	185,000	8.1%
e t	New Listings	1,590	1,500	6.0%
o-Daí	Volume (1,000s)	372,694	330,482	12.8%
Year-to-Date	Average List Price	234,399	220,322	6.4%
۶	Median List Price	200,000	188,500	6.1%

A total of 247 new listings were added in Shawnee County during July, up 6.0% from the same month in 2023. Year-to-date Shawnee County has seen 1,590 new listings.

The median list price of these homes was \$199,900 up from \$185,000 in 2023.

History of New Listings

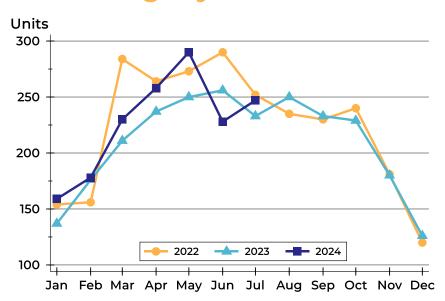






Shawnee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	154	137	159
February	156	176	178
March	284	211	230
April	264	237	258
May	273	250	290
June	290	256	228
July	252	233	247
August	235	250	
September	230	233	
October	240	229	
November	181	180	
December	120	126	

New Listings by Price Range

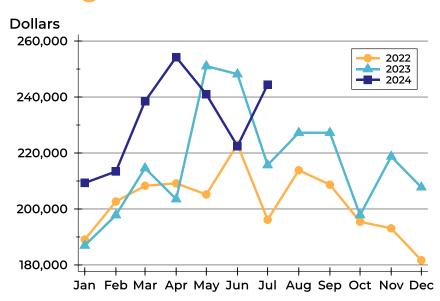
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	9	3.6%	36,039	38,500	11	12	92.3%	95.6%
\$50,000-\$99,999	29	11.7%	80,255	82,500	10	5	98.2%	100.0%
\$100,000-\$124,999	9	3.6%	116,861	120,000	9	10	99.4%	100.0%
\$125,000-\$149,999	26	10.5%	136,808	137,250	10	8	99.3%	100.0%
\$150,000-\$174,999	28	11.3%	161,687	160,000	9	6	99.1%	100.0%
\$175,000-\$199,999	23	9.3%	190,667	190,000	8	5	99.5%	100.0%
\$200,000-\$249,999	31	12.6%	227,465	225,000	10	8	98.6%	100.0%
\$250,000-\$299,999	35	14.2%	277,010	275,000	12	8	99.0%	100.0%
\$300,000-\$399,999	22	8.9%	338,195	332,400	15	12	98.5%	100.0%
\$400,000-\$499,999	19	7.7%	448,058	439,900	12	12	99.5%	100.0%
\$500,000-\$749,999	9	3.6%	594,311	595,000	17	18	99.5%	100.0%
\$750,000-\$999,999	5	2.0%	810,760	799,000	22	23	98.4%	100.0%
\$1,000,000 and up	2	0.8%	1,050,000	1,050,000	28	28	100.0%	100.0%





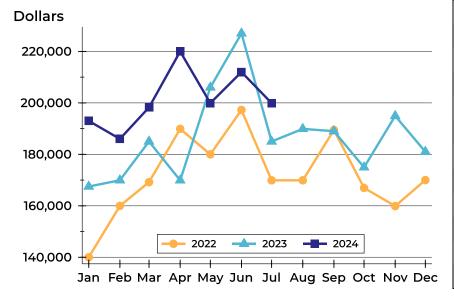
Shawnee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	189,050	186,924	209,293
February	202,646	197,792	213,397
March	208,289	214,587	238,490
April	209,143	203,515	254,258
May	205,180	251,055	240,987
June	223,059	248,173	222,450
July	196,153	215,688	244,437
August	213,837	227,246	
September	208,690	227,243	
October	195,443	197,808	
November	193,072	218,743	
December	181,665	207,731	

Median Price



Month	2022	2023	2024
January	140,000	167,500	193,000
February	159,975	169,925	186,000
March	169,200	185,000	198,250
April	189,900	169,900	220,000
May	180,000	206,000	199,900
June	197,250	227,000	212,000
July	169,900	185,000	199,900
August	169,900	189,900	
September	189,475	189,000	
October	166,950	174,950	
November	159,900	194,925	
December	170,000	181,000	





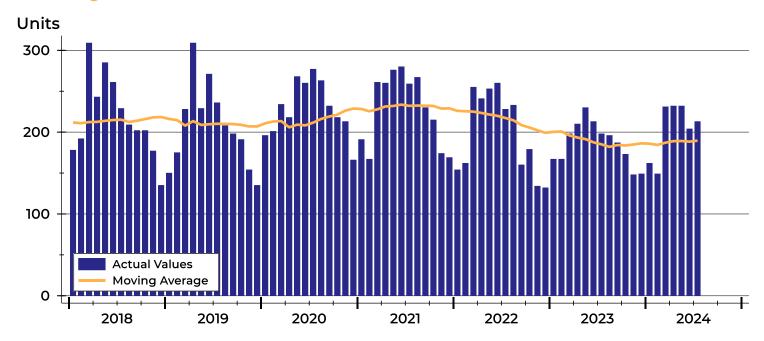
Shawnee County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	2024	ear-to-Dat 2023	e Change
Со	ntracts Written	213	198	7.6%	1,423	1,383	2.9%
Vo	lume (1,000s)	49,241	44,173	11.5%	327,472	295,528	10.8%
ge	Sale Price	231,181	223,098	3.6%	230,128	213,686	7.7%
Avera	Days on Market	19	17	11.8%	22	16	37.5%
¥	Percent of Original	97.7%	99.1%	-1.4%	98.0%	99.4%	-1.4%
=	Sale Price	199,900	189,950	5.2%	199,900	185,000	8.1%
Median	Days on Market	6	5	20.0%	5	4	25.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 213 contracts for sale were written in Shawnee County during the month of July, up from 198 in 2023. The median list price of these homes was \$199,900, up from \$189,950 the prior year.

Half of the homes that went under contract in July were on the market less than 6 days, compared to 5 days in July 2023.

History of Contracts Written

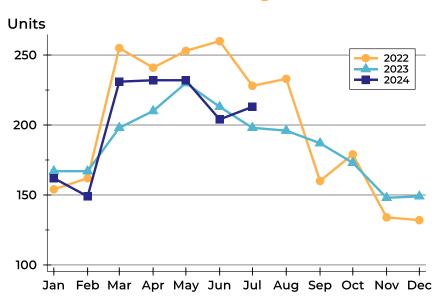






Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	154	167	162
February	162	167	149
March	255	198	231
April	241	210	232
May	253	230	232
June	260	213	204
July	228	198	213
August	233	196	
September	160	187	
October	179	173	
November	134	148	
December	132	149	

Contracts Written by Price Range

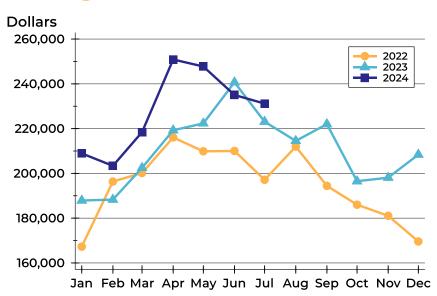
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.5%	10,000	10,000	9	9	100.0%	100.0%
\$25,000-\$49,999	7	3.3%	38,821	43,000	11	4	91.3%	93.3%
\$50,000-\$99,999	28	13.1%	76,179	79,450	14	5	96.8%	100.0%
\$100,000-\$124,999	9	4.2%	114,206	115,000	43	56	95.7%	100.0%
\$125,000-\$149,999	20	9.4%	136,290	135,000	11	4	99.3%	100.0%
\$150,000-\$174,999	20	9.4%	161,862	162,450	5	2	99.1%	100.0%
\$175,000-\$199,999	23	10.8%	190,554	190,000	8	3	99.0%	100.0%
\$200,000-\$249,999	28	13.1%	225,764	225,000	17	7	97.8%	100.0%
\$250,000-\$299,999	31	14.6%	274,393	274,900	20	11	98.3%	100.0%
\$300,000-\$399,999	19	8.9%	346,329	339,900	23	13	98.0%	100.0%
\$400,000-\$499,999	18	8.5%	455,306	455,950	37	19	97.4%	100.0%
\$500,000-\$749,999	7	3.3%	599,971	595,000	57	32	94.4%	95.7%
\$750,000-\$999,999	2	0.9%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





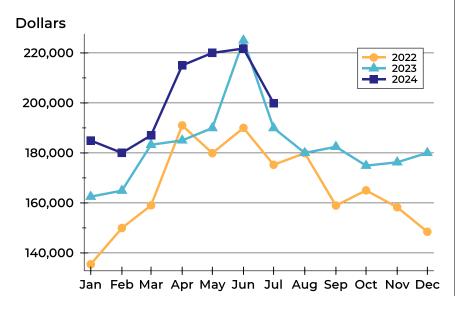
Shawnee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	167,282	187,876	208,932
February	196,370	188,300	203,377
March	200,181	202,470	218,412
April	216,074	219,252	250,879
May	209,866	222,332	247,756
June	210,019	240,681	235,020
July	197,143	223,098	231,181
August	211,991	214,510	
September	194,419	222,004	
October	186,015	196,498	
November	181,053	198,100	
December	169,583	208,391	

Median Price



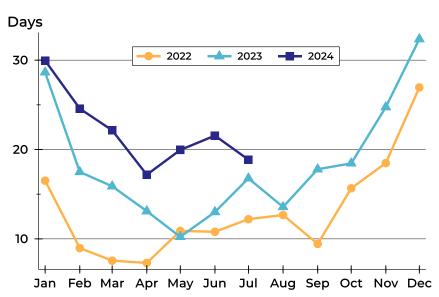
Month	2022	2023	2024
January	135,450	162,500	184,950
February	149,950	164,900	180,000
March	159,000	183,250	187,000
April	191,000	185,000	215,000
May	179,900	189,950	220,000
June	190,000	225,000	221,750
July	175,250	189,950	199,900
August	179,900	180,000	
September	158,950	182,450	
October	165,000	174,900	
November	158,250	176,250	
December	148,450	180,000	





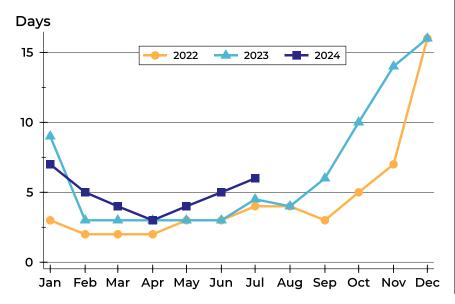
Shawnee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	17	29	30
February	9	17	25
March	8	16	22
April	7	13	17
May	11	10	20
June	11	13	22
July	12	17	19
August	13	14	
September	9	18	
October	16	18	
November	18	25	
December	27	32	

Median DOM



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





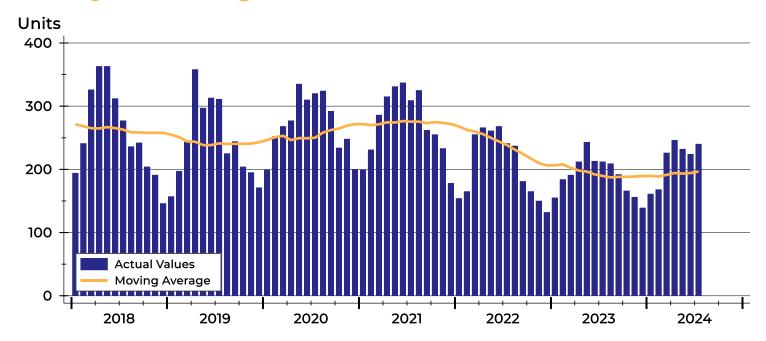
Shawnee County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Pe	nding Contracts	240	212	13.2%
Vo	lume (1,000s)	58,603	49,456	18.5%
ge	List Price	244,180	233,283	4.7%
Avera	Days on Market	21	18	16.7%
Ą	Percent of Original	98.4%	98.9%	-0.5%
5	List Price	210,994	195,000	8.2%
Media	Days on Market	6	6	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 240 listings in Shawnee County had contracts pending at the end of July, up from 212 contracts pending at the end of July 2023.

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

History of Pending Contracts

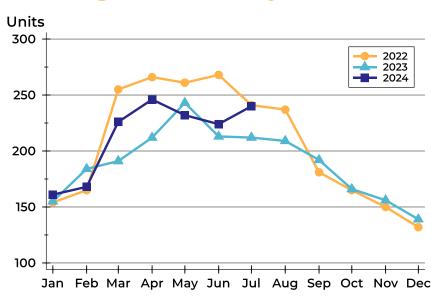






Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	154	155	161
February	165	184	168
March	255	191	226
April	266	212	246
May	261	243	232
June	268	213	224
July	241	212	240
August	237	209	
September	181	192	
October	165	166	
November	150	156	
December	132	139	

Pending Contracts by Price Range

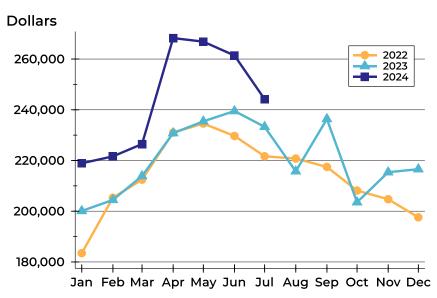
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	3	1.3%	39,300	43,000	12	14	98.5%	100.0%
\$50,000-\$99,999	25	10.4%	79,174	83,800	19	10	98.2%	100.0%
\$100,000-\$124,999	11	4.6%	112,532	115,000	34	13	97.0%	100.0%
\$125,000-\$149,999	25	10.4%	137,206	139,900	17	4	98.7%	100.0%
\$150,000-\$174,999	21	8.8%	161,297	160,000	4	2	99.8%	100.0%
\$175,000-\$199,999	26	10.8%	189,663	189,900	15	4	99.3%	100.0%
\$200,000-\$249,999	35	14.6%	225,527	224,990	24	6	98.2%	100.0%
\$250,000-\$299,999	35	14.6%	273,997	270,000	17	6	98.7%	100.0%
\$300,000-\$399,999	22	9.2%	346,848	342,450	19	17	98.4%	100.0%
\$400,000-\$499,999	25	10.4%	451,180	450,000	30	12	97.8%	100.0%
\$500,000-\$749,999	9	3.8%	606,622	595,000	55	21	96.7%	100.0%
\$750,000-\$999,999	2	0.8%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





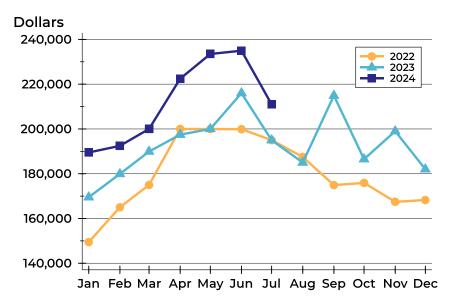
Shawnee County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	183,471	200,095	218,913
February	205,304	204,451	221,623
March	212,455	213,872	226,481
April	231,014	230,805	268,279
May	234,579	235,423	266,871
June	229,679	239,503	261,409
July	221,662	233,283	244,180
August	220,766	215,734	
September	217,463	236,375	
October	208,152	203,540	
November	204,725	215,383	
December	197,592	216,582	

Median Price



Month	2022	2023	2024
January	149,450	169,500	189,500
February	165,000	179,900	192,450
March	174,999	189,900	200,000
April	200,000	197,450	222,450
May	199,950	200,000	233,500
June	199,900	216,000	234,950
July	195,000	195,000	210,994
August	187,500	185,000	
September	174,900	214,900	
October	175,900	186,500	
November	167,450	199,000	
December	168,250	182,000	





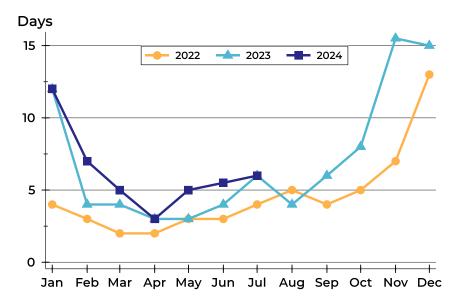
Shawnee County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	18	33	30
February	10	22	30
March	10	16	22
April	8	15	17
May	9	12	21
June	11	13	21
July	13	18	21
August	14	15	
September	11	18	
October	18	17	
November	17	26	
December	30	29	

Median DOM

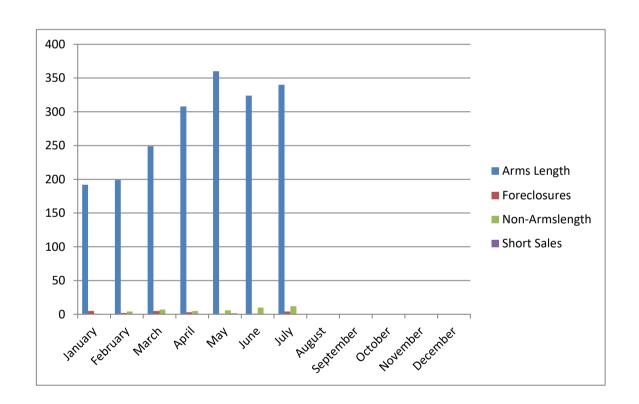


Month	2022	2023	2024
January	4	12	12
February	3	4	7
March	2	4	5
April	2	3	3
May	3	3	5
June	3	4	6
July	4	6	6
August	5	4	
September	4	6	
October	5	8	
November	7	16	
December	13	15	

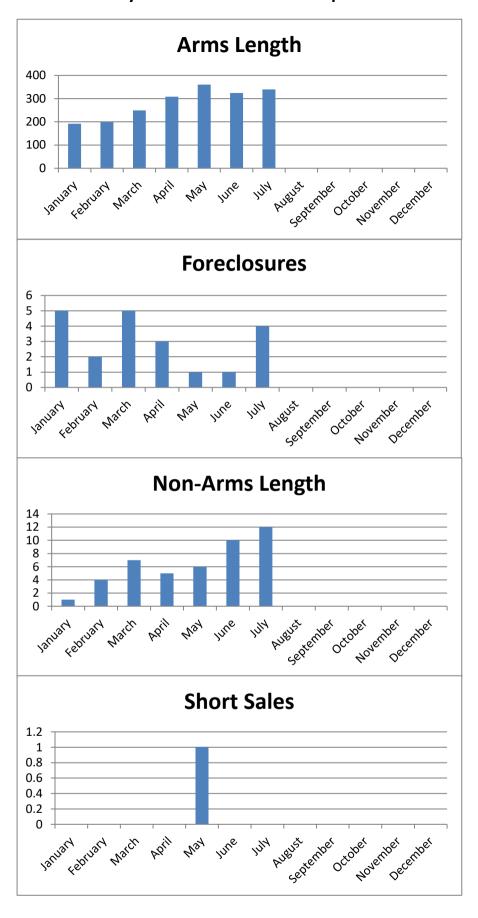
Sunflower Multiple Listing Service July 2024 Distressed Sales Report

	^{Total} Sales	Arms Length	Foreclosures	Non-Armsler	Short Sales
January	198	192	5	1	0
February	205	199	2	4	0
March	261	249	5	7	0
April	316	308	3	5	0
May	368	360	1	6	1
June	335	324	1	10	0
July	356	340	4	12	0
August					
September					
October					
November					
December					
YTD Totals	2039	1972	21	45	1

Distressed Sales	Distressed as % of Total Salor	รูบร
5	3% 1% 2% 1% 1% 0% 1%	
2	1%	
5	2%	
5 2 5 3 2 1 4	1%	
2	1%	
1	0%	
4	1%	
22	1%	



Sunflower Multiple Listing Service July 2024 Distressed Sales Report



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

July 2024																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021
\$1-\$29,999	1	4	4	4	9	3	3						28	41	58	71
\$30,000-\$39,999	3	8	3	7	4	0	6						31	35	36	43
\$40,000-\$49,999	7	4	6	6	1	2	3						29	36	37	64
\$50,000-\$59,999	2	3	8	3	6	2	5						29	64	58	69
\$60,000-\$69,999	5	6	9	14	8	6	7						55	71	82	82
\$70,000-\$79,999	6	5	8	7	7	6	6						45	60	74	88
\$80,000-\$89,999	6	5	11	27	12	13	7						81	59	85	101
\$90,000-\$99,999	8	6	5	6	10	5	9						49	78	73	99
\$100,000-\$119,999	10	10	16	15	11	14	10						86	119	140	175
\$120,000-\$139,999	10	14	15	23	19	15	27						123	154	206	201
\$140,000-\$159,999	19	20	25	26	30	20	23						163	150	169	200
\$160,000-\$179,999	17	18	26	22	26	34	27						170	158	155	190
\$180,000-\$199,999	15	14	22	28	27	23	21						150	125	148	174
\$200,000-\$249,999	26	35	23	54	58	53	58						307	288	312	321
\$250,000-\$299,999	27	22	29	32	50	44	51						255	210	242	203
\$300,000-\$399,999	22	17	30	42	56	56	50						273	238	227	225
\$400,000-\$499,999	10	4	16	10	16	24	24						104	95	118	
\$500,000 or more	4	11	10	8	24	19	22						98	79	91	47
TOTALS	198	206	266	334	374	339	359	0	0	0	0	0	2076	2060	2311	2432





Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in July

Total home sales in the Topeka MSA & Douglas County rose by 10.3% last month to 290 units, compared to 263 units in July 2023. Total sales volume was \$73.7 million, up 16.1% from a year earlier.

The median sale price in July was \$230,000, up from \$222,500 a year earlier. Homes that sold in July 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 July

The total number of active listings in the Topeka MSA & Douglas County at the end of July was 308 units, up from 247 at the same point in 2023. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$249,900.

During July, a total of 261 contracts were written up from 259 in July 2023. At the end of the month, there were 298 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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Topeka MSA & Douglas County Summary Statistics

	y MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	me Sales ange from prior year	290 10.3%	263 -26.3%	357 -1.7%	1,685 3.5%	1,628 -14.3%	1,900 -3.4%
	tive Listings ange from prior year	308 24.7%	247 15.4%	214 -13.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.3 30.0%	1.0 25.0%	0.8 0.0%	N/A	N/A	N/A
	w Listings ange from prior year	312 2.6%	304 -9.8%	337 -14.2%	2,034 5.9%	1,921 -12.3%	2,191 -7.5%
	ntracts Written ange from prior year	261 0.8%	259 -15.1%	305 -3.8%	1,788 2.6%	1,742 -13.0%	2,002 -6.1%
	nding Contracts ange from prior year	298 11.2%	268 -14.4%	313 -16.8%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	73,710 16.1%	63,494 -19.4%	78,788 9.8%	391,917	352,512 -11.8%	399,601 8.9%
	Sale Price Change from prior year	254,171 5.3%	241,421 9.4%	220,695 11.7%	232,592 7.4%	216,531 3.0%	210,316 12.8%
υ υ	List Price of Actives Change from prior year	304,495 -3.7%	316,123 9.1%	289,675 28.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	26 44.4%	18 80.0%	10 -9.1%	26 36.8%	19 35.7%	14 -6.7%
⋖	Percent of List Change from prior year	98.8% -1.5%	100.3% -1.3%	101.6% -0.3%	99.0% -0.9%	99.9% -1.5%	101.4% 0.6%
	Percent of Original Change from prior year	96.8% -2.2%	99.0% -1.7%	100.7% -0.5%	97.4% -1.1%	98.5% -1.9%	100.4% 0.2%
	Sale Price Change from prior year	230,000 3.4%	222,500 13.8%	195,500 15.0%	203,000 9.7%	185,000 1.5%	182,250 10.5%
	List Price of Actives Change from prior year	249,900 -10.7%	279,900 33.3%	209,950 16.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 50.0%	4 33.3%	3 0.0%	6 50.0%	4 33.3%	3 0.0%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.4%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	99.9% -0.1%	100.0% 0.0%	100.0% -0.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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





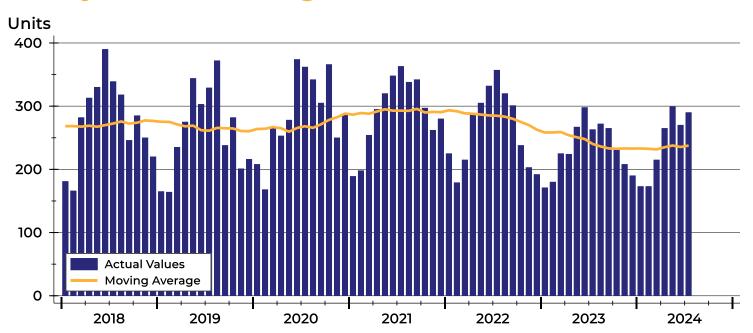
Topeka MSA & Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	290	263	10.3%	1,685	1,628	3.5%
Vo	lume (1,000s)	73,710	63,494	16.1%	391,917	352,512	11.2%
Мс	onths' Supply	1.3	1.0	30.0%	N/A	N/A	N/A
	Sale Price	254,171	241,421	5.3%	232,592	216,531	7.4%
age	Days on Market	26	18	44.4%	26	19	36.8%
Averag	Percent of List	98.8%	100.3%	-1.5%	99.0%	99.9%	-0.9%
	Percent of Original	96.8%	99.0%	-2.2%	97.4%	98.5%	-1.1%
	Sale Price	230,000	222,500	3.4%	203,000	185,000	9.7%
lian	Days on Market	6	4	50.0%	6	4	50.0%
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 290 homes sold in the Topeka MSA & Douglas County in July, up from 263 units in July 2023. Total sales volume rose to \$73.7 million compared to \$63.5 million in the previous year.

The median sales price in July was \$230,000, up 3.4% compared to the prior year. Median days on market was 6 days, up from 5 days in June, and up from 4 in July 2023.

History of Closed Listings

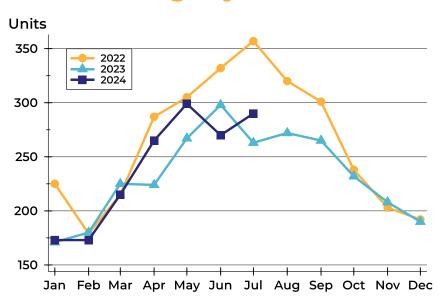






Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	225	171	173
February	179	180	173
March	215	225	215
April	287	224	265
May	305	267	299
June	332	298	270
July	357	263	290
August	320	272	
September	301	265	
October	238	232	
November	203	208	
December	192	190	

Closed Listings by Price Range

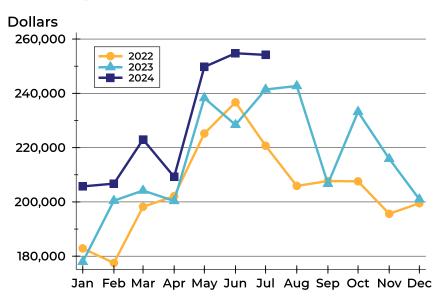
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁽ Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.6	10,000	10,000	9	9	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	9	3.1%	1.0	35,700	35,000	18	6	87.0%	92.4%	84.6%	83.1%
\$50,000-\$99,999	28	9.7%	1.0	78,920	80,050	28	5	96.8%	100.0%	94.9%	99.0%
\$100,000-\$124,999	14	4.8%	0.6	113,054	114,250	45	19	98.2%	100.0%	95.0%	92.3%
\$125,000-\$149,999	22	7.6%	1.4	136,605	136,250	19	5	98.8%	100.0%	97.1%	99.3%
\$150,000-\$174,999	22	7.6%	0.9	161,591	160,000	18	4	100.8%	100.0%	97.6%	99.4%
\$175,000-\$199,999	23	7.9%	1.1	185,357	185,000	33	5	100.6%	100.0%	98.3%	100.0%
\$200,000-\$249,999	43	14.8%	1.1	224,877	225,000	21	6	100.0%	100.0%	98.6%	100.0%
\$250,000-\$299,999	44	15.2%	1.1	272,417	271,500	24	6	99.2%	100.0%	98.0%	100.0%
\$300,000-\$399,999	41	14.1%	1.5	342,273	345,000	18	5	100.2%	100.0%	98.8%	100.0%
\$400,000-\$499,999	23	7.9%	2.2	440,007	448,000	38	21	98.4%	98.9%	95.6%	94.7%
\$500,000-\$749,999	15	5.2%	3.4	555,133	540,000	46	16	96.9%	96.4%	92.7%	95.5%
\$750,000-\$999,999	4	1.4%	8.3	806,463	775,425	24	20	96.9%	98.2%	94.3%	95.0%
\$1,000,000 and up	1	0.3%	6.9	1,400,000	1,400,000	0	0	100.0%	100.0%	100.0%	100.0%





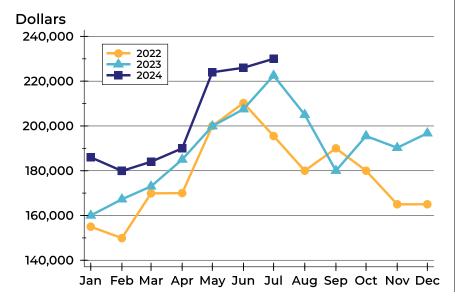
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	182,865	177,930	205,720
February	177,517	200,452	206,735
March	198,204	204,189	222,990
April	202,102	200,361	209,235
Мау	225,211	238,294	249,741
June	236,704	228,399	254,778
July	220,695	241,421	254,171
August	205,899	242,709	
September	207,696	206,671	
October	207,577	233,209	
November	195,625	215,906	
December	199,500	200,985	

Median Price



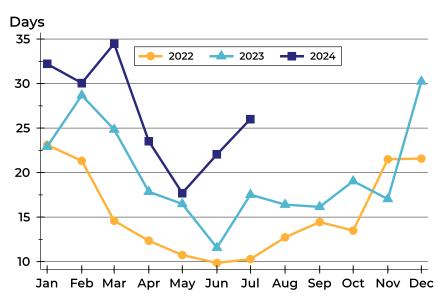
Month	2022	2023	2024
January	155,000	160,000	186,000
February	149,900	167,250	179,900
March	169,900	173,000	184,000
April	170,001	185,000	190,000
May	200,000	199,900	224,000
June	210,250	207,500	226,000
July	195,500	222,500	230,000
August	180,000	205,000	
September	190,000	180,000	
October	180,000	195,500	
November	165,000	190,250	
December	165,000	196,750	





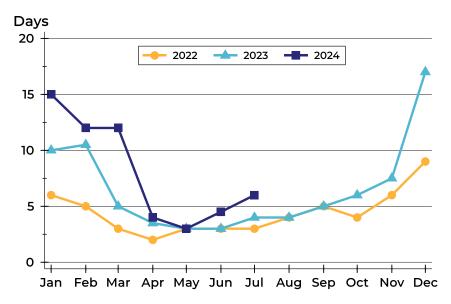
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	23	23	32
February	21	29	30
March	15	25	34
April	12	18	24
May	11	16	18
June	10	12	22
July	10	18	26
August	13	16	
September	14	16	
October	13	19	
November	21	17	
December	22	30	

Median DOM



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



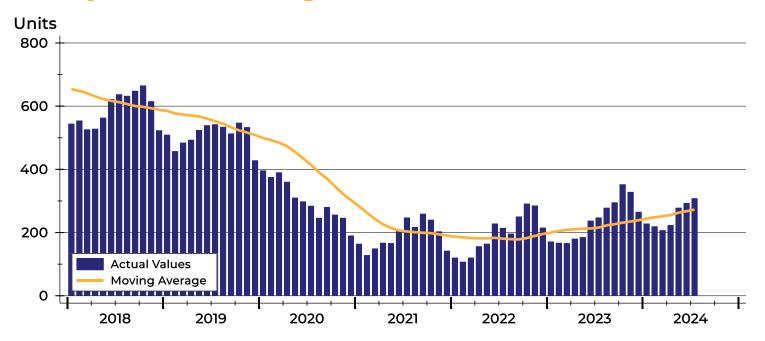
Topeka MSA & Douglas County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Ac.	tive Listings	308	247	24.7%
Volume (1,000s)		93,785	78,082	20.1%
Months' Supply		1.3	1.0	30.0%
ge	List Price	304,495	316,123	-3.7%
Avera	Days on Market	49	47	4.3%
₽	Percent of Original	96.6%	97.2%	-0.6%
<u>_</u>	List Price	249,900	279,900	-10.7%
Median	Days on Market	33	32	3.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 308 homes were available for sale in the Topeka MSA & Douglas County at the end of July. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$249,900, down 10.7% from 2023. The typical time on market for active listings was 33 days, up from 32 days a year earlier.

History of Active Listings

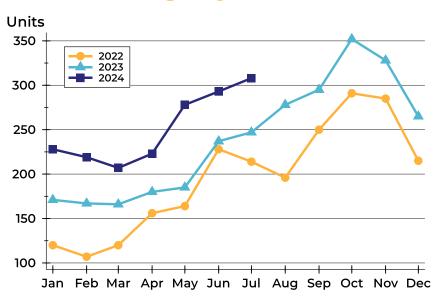






Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	120	171	228
February	107	167	219
March	120	166	207
April	156	180	223
May	164	185	278
June	228	237	293
July	214	247	308
August	196	278	
September	250	295	
October	291	352	
November	285	328	
December	215	265	

Active Listings by Price Range

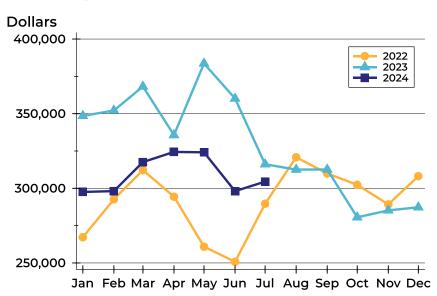
Price Range	Active I Number	istings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.6	24,900	24,900	43	43	100.0%	100.0%
\$25,000-\$49,999	9	2.9%	1.0	35,964	35,000	54	46	89.9%	100.0%
\$50,000-\$99,999	28	9.1%	1.0	79,080	83,700	41	33	96.3%	100.0%
\$100,000-\$124,999	10	3.2%	0.6	113,545	111,750	31	34	95.4%	97.3%
\$125,000-\$149,999	27	8.8%	1.4	137,257	138,000	34	16	97.6%	100.0%
\$150,000-\$174,999	19	6.2%	0.9	163,824	165,000	49	36	96.5%	97.1%
\$175,000-\$199,999	22	7.1%	1.1	189,339	189,500	45	37	97.1%	100.0%
\$200,000-\$249,999	39	12.7%	1.1	228,149	225,000	44	33	96.0%	97.9%
\$250,000-\$299,999	33	10.7%	1.1	277,329	279,900	40	23	96.9%	100.0%
\$300,000-\$399,999	45	14.6%	1.5	345,608	344,900	49	31	96.4%	98.4%
\$400,000-\$499,999	29	9.4%	2.2	451,963	449,999	50	37	98.0%	100.0%
\$500,000-\$749,999	33	10.7%	3.4	602,170	599,000	83	49	96.5%	100.0%
\$750,000-\$999,999	9	2.9%	8.3	844,078	825,000	88	24	96.2%	100.0%
\$1,000,000 and up	4	1.3%	6.9	1,231,250	1,150,000	30	22	100.0%	100.0%





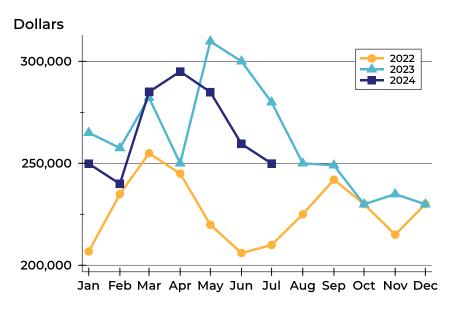
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	267,205	348,519	297,579
February	292,627	352,143	298,129
March	312,200	368,210	317,576
April	294,384	335,695	324,383
May	260,918	383,634	324,123
June	250,771	360,176	298,095
July	289,675	316,123	304,495
August	320,814	312,541	
September	309,934	312,626	
October	302,351	280,559	
November	289,231	285,207	
December	308,183	287,298	

Median Price



Month	2022	2023	2024
January	206,750	265,000	249,839
February	234,900	257,500	239,900
March	254,950	282,200	285,000
April	244,950	249,950	295,000
May	219,900	309,777	284,925
June	206,000	300,000	259,500
July	209,950	279,900	249,900
August	225,000	250,000	
September	241,985	249,000	
October	230,000	229,900	
November	215,000	234,900	
December	230,000	229,900	





Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	64	71	74
February	74	67	71
March	49	64	64
April	48	52	56
May	46	53	49
June	37	47	46
July	44	47	49
August	48	49	
September	47	51	
October	48	58	
November	54	61	
December	61	66	

Median DOM



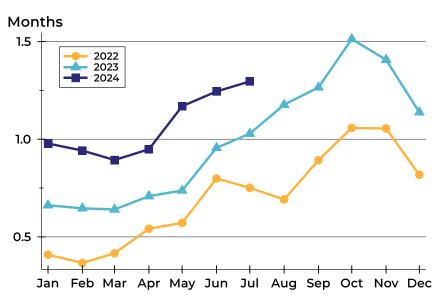
Month	2022	2023	2024
January	34	56	50
February	44	38	39
March	19	25	33
April	26	28	27
May	26	26	24
June	21	23	30
July	29	32	33
August	23	31	
September	29	31	
October	29	33	
November	36	44	
December	45	54	





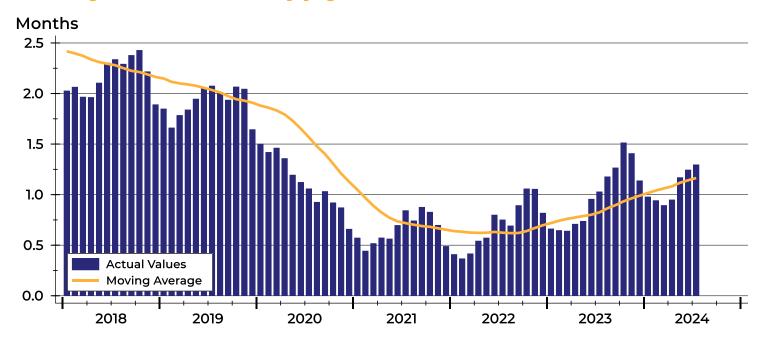
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





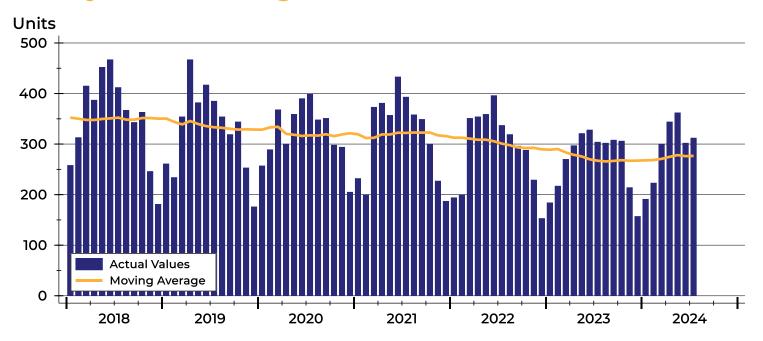
Topeka MSA & Douglas County New Listings Analysis

	mmary Statistics New Listings	2024	Change	
ţ	New Listings	312	304	2.6%
Month	Volume (1,000s)	80,237	70,130	14.4%
Current	Average List Price	257,169	230,689	11.5%
C	Median List Price	219,950	195,000	12.8%
ē	New Listings	2,034	1,921	5.9%
o-Da	Volume (1,000s)	498,851	446,113	11.8%
Year-to-Date	Average List Price	245,256	232,230	5.6%
۶	Median List Price	215,000	199,000	8.0%

A total of 312 new listings were added in the Topeka MSA & Douglas County during July, up 2.6% from the same month in 2023. Year-to-date the Topeka MSA & Douglas County has seen 2,034 new listings.

The median list price of these homes was \$219,950 up from \$195,000 in 2023.

History of New Listings

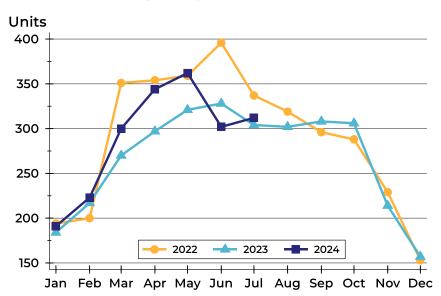






Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	194	184	191
February	200	217	223
March	351	270	300
April	354	297	344
May	359	321	362
June	396	328	302
July	337	304	312
August	319	302	
September	296	308	
October	288	306	
November	229	214	
December	153	157	

New Listings by Price Range

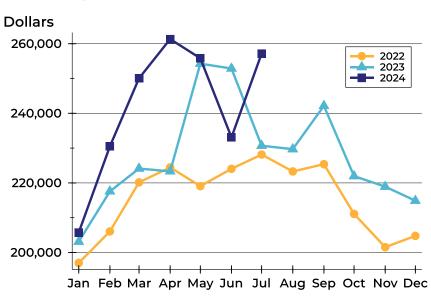
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	11	3.5%	36,559	38,500	11	12	93.7%	100.0%
\$50,000-\$99,999	31	9.9%	80,848	84,900	10	5	98.3%	100.0%
\$100,000-\$124,999	12	3.8%	117,188	120,000	11	11	99.0%	100.0%
\$125,000-\$149,999	32	10.3%	136,275	135,000	12	11	98.9%	100.0%
\$150,000-\$174,999	31	9.9%	161,286	159,980	9	6	99.1%	100.0%
\$175,000-\$199,999	28	9.0%	189,866	190,000	10	5	99.5%	100.0%
\$200,000-\$249,999	44	14.1%	229,060	227,000	11	8	98.7%	100.0%
\$250,000-\$299,999	40	12.8%	276,134	275,000	12	11	99.0%	100.0%
\$300,000-\$399,999	35	11.2%	346,527	349,500	14	11	100.2%	100.0%
\$400,000-\$499,999	24	7.7%	449,646	444,950	13	13	99.5%	100.0%
\$500,000-\$749,999	15	4.8%	603,173	595,000	18	21	99.5%	100.0%
\$750,000-\$999,999	6	1.9%	808,950	799,450	23	25	98.1%	98.2%
\$1,000,000 and up	3	1.0%	1,100,000	1,100,000	23	19	100.0%	100.0%





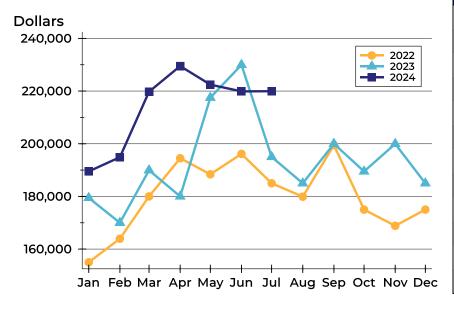
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,996	203,115	205,742
February	206,048	217,557	230,499
March	220,151	224,120	250,062
April	224,448	223,315	261,337
May	219,072	254,269	255,819
June	224,050	252,875	233,083
July	228,155	230,689	257,169
August	223,292	229,697	
September	225,374	242,146	
October	211,083	221,952	
November	201,527	218,916	
December	204,773	214,890	

Median Price



Month	2022	2023	2024
January	155,000	179,450	189,500
February	163,950	170,000	194,900
March	180,000	189,950	219,750
April	194,500	180,000	229,500
May	188,400	217,500	222,450
June	196,150	229,950	219,889
July	185,000	195,000	219,950
August	179,900	185,000	
September	199,500	200,000	
October	175,000	189,500	
November	168,850	199,950	
December	175,000	185,000	





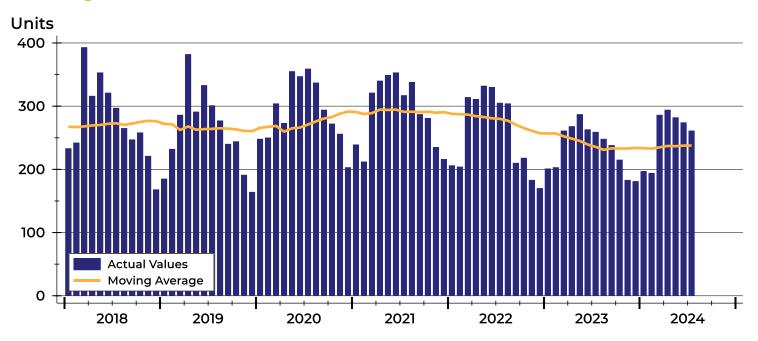
Topeka MSA & Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	2024	ear-to-Dat 2023	e Change
Со	ntracts Written	261	259	0.8%	1,788	1,742	2.6%
Vol	lume (1,000s)	60,728	60,291	0.7%	423,592	388,199	9.1%
ge	Sale Price	232,676	232,784	0.0%	236,908	222,847	6.3%
Avera	Days on Market	24	16	50.0%	25	18	38.9%
¥	Percent of Original	97.6%	98.9%	-1.3%	97.6%	98.9%	-1.3%
=	Sale Price	207,000	198,000	4.5%	209,000	190,000	10.0%
Median	Days on Market	7	5	40.0%	5	4	25.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 261 contracts for sale were written in the Topeka MSA & Douglas County during the month of July, up from 259 in 2023. The median list price of these homes was \$207,000, up from \$198,000 the prior year.

Half of the homes that went under contract in July were on the market less than 7 days, compared to 5 days in July 2023.

History of Contracts Written

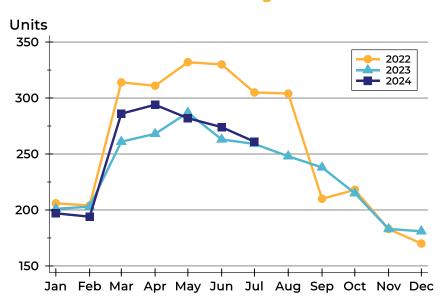






Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	206	201	197
February	204	203	194
March	314	261	286
April	311	268	294
May	332	287	282
June	330	263	274
July	305	259	261
August	304	248	
September	210	238	
October	218	215	
November	183	183	
December	170	181	

Contracts Written by Price Range

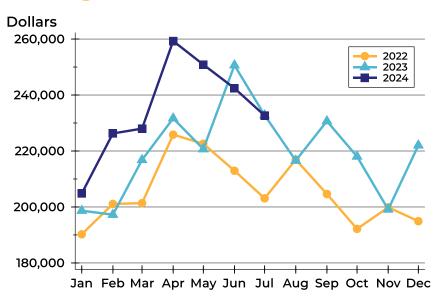
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	10,000	10,000	9	9	100.0%	100.0%
\$25,000-\$49,999	9	3.4%	38,806	43,000	15	6	93.2%	95.6%
\$50,000-\$99,999	33	12.6%	77,661	79,950	28	6	95.6%	100.0%
\$100,000-\$124,999	11	4.2%	115,532	118,000	42	56	95.5%	100.0%
\$125,000-\$149,999	23	8.8%	135,552	135,000	14	4	98.9%	100.0%
\$150,000-\$174,999	25	9.6%	161,513	162,800	21	5	97.1%	100.0%
\$175,000-\$199,999	26	10.0%	190,487	190,000	9	4	98.8%	100.0%
\$200,000-\$249,999	38	14.6%	228,049	229,250	17	7	97.8%	100.0%
\$250,000-\$299,999	37	14.2%	275,132	275,000	27	13	99.0%	100.0%
\$300,000-\$399,999	28	10.7%	348,118	344,450	28	19	99.3%	100.0%
\$400,000-\$499,999	18	6.9%	455,306	455,950	37	19	97.4%	100.0%
\$500,000-\$749,999	10	3.8%	598,870	575,000	49	37	94.2%	97.8%
\$750,000-\$999,999	2	0.8%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





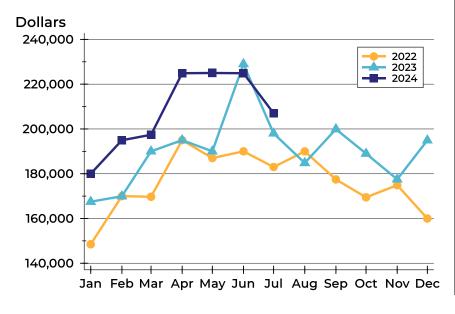
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024	
January	190,241	198,679	204,821	
February	201,076	197,245	226,269	
March	201,369	216,818	228,008	
April	225,842	231,666	259,310	
May	222,595	220,676	250,873	
June	212,952	250,657	242,423	
July	203,075	232,784	232,676	
August	216,919	216,578		
September	204,632	230,675		
October	192,159	218,033		
November	199,883	199,103		
December	194,924	222,001		

Median Price



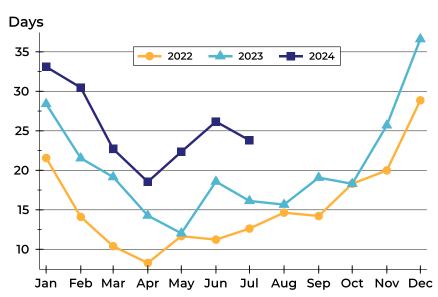
Month	2022	2023	2024
January	148,500	167,500	180,000
February	170,000	169,950	194,950
March	169,700	190,000	197,400
April	195,000	195,000	224,900
May	187,000	190,000	225,000
June	190,000	229,000	224,900
July	183,000	198,000	207,000
August	189,975	184,800	
September	177,450	199,900	
October	169,450	189,000	
November	174,900	177,500	
December	160,000	194,900	





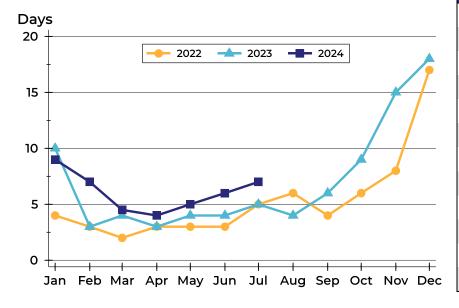
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	22	28	33
February	14	22	30
March	10	19	23
April	8	14	19
May	12	12	22
June	11	19	26
July	13	16	24
August	15	16	
September	14	19	
October	18	18	
November	20	26	
December	29	37	

Median DOM



Month	2022	2023	2024	
January	4	10	9	
February	3	3	7	
March	2	4	5	
April	3	3	4	
May	3	4	5	
June	3	4	6	
July	5	5	7	
August	6	4		
September	4	6		
October	6	9		
November	8	15		
December	17	18		



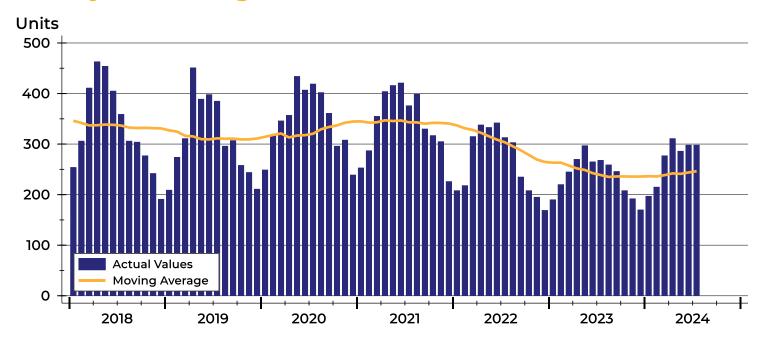
Topeka MSA & Douglas County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	Change	
Pending Contracts		298	268	11.2%
Volume (1,000s)		72,902	65,072	12.0%
ge	List Price	244,637	242,806	0.8%
Avera	Days on Market	24	17	41.2%
Percent of Original		98.3%	98.8%	-0.5%
_	List Price	219,089	198,500	10.4%
Media	Days on Market	7	5	40.0%
Percent of Original		100.0%	100.0%	0.0%

A total of 298 listings in the Topeka MSA & Douglas County had contracts pending at the end of July, up from 268 contracts pending at the end of July 2023.

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

History of Pending Contracts

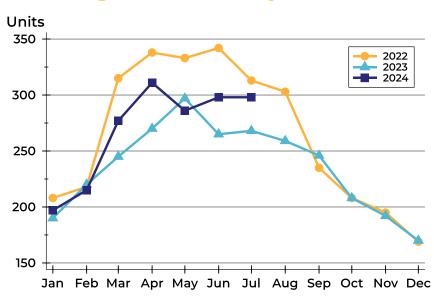






Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	208	190	197
February	218	220	215
March	315	245	277
April	338	270	311
May	333	297	286
June	342	265	298
July	313	268	298
August	303	259	
September	235	246	
October	208	208	
November	195	192	
December	169	170	

Pending Contracts by Price Range

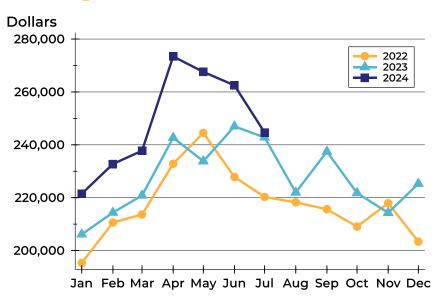
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.7%	41,580	45,000	19	14	99.1%	100.0%
\$50,000-\$99,999	30	10.1%	79,613	84,350	31	11	96.6%	100.0%
\$100,000-\$124,999	15	5.0%	115,123	118,000	31	13	97.1%	100.0%
\$125,000-\$149,999	29	9.7%	136,967	139,900	18	4	98.8%	100.0%
\$150,000-\$174,999	25	8.4%	161,069	160,000	19	2	98.3%	100.0%
\$175,000-\$199,999	29	9.7%	189,178	189,000	13	3	99.3%	100.0%
\$200,000-\$249,999	46	15.4%	226,412	225,000	20	6	98.5%	100.0%
\$250,000-\$299,999	43	14.4%	274,502	274,900	23	6	98.8%	100.0%
\$300,000-\$399,999	35	11.7%	348,163	345,000	24	18	99.1%	100.0%
\$400,000-\$499,999	26	8.7%	450,362	450,000	29	13	97.9%	100.0%
\$500,000-\$749,999	12	4.0%	609,458	597,000	61	36	95.8%	100.0%
\$750,000-\$999,999	2	0.7%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



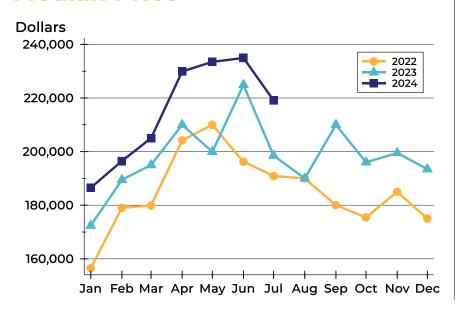


Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	195,316	206,120	221,493
February	210,606	214,370	232,740
March	213,633	220,833	237,747
April	232,819	242,693	273,424
May	244,501	233,797	267,580
June	227,830	246,977	262,483
July	220,275	242,806	244,637
August	218,226	221,959	
September	215,617	237,441	
October	209,061	221,769	
November	217,936	214,286	
December	203,368	225,309	



Month	2022	2023	2024
January	156,475	172,400	186,500
February	179,000	189,450	196,500
March	179,900	195,000	205,000
April	204,200	210,000	229,900
May	210,000	199,900	233,500
June	196,250	224,900	234,950
July	190,900	198,500	219,089
August	190,000	190,000	
September	180,000	210,000	
October	175,450	196,000	
November	185,000	199,500	
December	175,000	193,450	





Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	24	32	35
February	14	26	34
March	14	18	23
April	9	19	21
May	10	13	25
June	12	17	27
July	14	17	24
August	16	16	
September	15	19	
October	22	18	
November	19	26	
December	31	31	

Median DOM



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





Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in July

Total home sales in the Topeka MSA rose by 11.4% last month to 274 units, compared to 246 units in July 2023. Total sales volume was \$67.9 million, up 17.9% from a year earlier.

The median sale price in July was \$220,250, up from \$215,000 a year earlier. Homes that sold in July 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 July

The total number of active listings in the Topeka MSA at the end of July was 281 units, up from 226 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 July was \$240,000.

During July, a total of 253 contracts were written up from 242 in July 2023. At the end of the month, there were 285 contracts still pending.

Report Contents

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

Contact Information

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





Topeka Metropolitan Area Summary Statistics

	ly MLS Statistics ree-year History	2024	urrent Mont 2023	h 2022	2024	Year-to-Date 2023	2022
	ome Sales ange from prior year	274 11.4%	246 -25.9%	332 -3.2%	1,591 3.6%	1,535 -14.5%	1,795 -4.3%
	tive Listings ange from prior year	281 24.3%	226 13.0%	200 -14.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.2 20.0%	1.0 42.9%	0.7 -12.5%	N/A	N/A	N/A
	ew Listings ange from prior year	296 3.9%	285 -12.3%	325 -13.3%	1,914 6.4%	1,799 -12.8%	2,064 -8.4%
	ntracts Written ange from prior year	253 4.5%	242 -17.7%	294 -3.9%	1,692 3.1%	1,641 -13.2%	1,891 -6.7%
	nding Contracts ange from prior year	285 13.1%	252 -16.8%	303 -16.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	67,900 17.9%	57,568 -18.2%	70,375 6.6%	359,263 12.0%	320,701 -12.0%	364,511 7.2%
	Sale Price Change from prior year	247,809 5.9%	234,017 10.4%	211,973 10.1%	225,809 8.1%	208,926 2.9%	203,070 12.1%
ð	List Price of Actives Change from prior year	299,753 -1.9%	305,503 7.3%	284,625 29.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	25 66.7%	15 50.0%	10 -16.7%	25 31.6%	19 35.7%	14 -6.7%
⋖	Percent of List Change from prior year	98.9% -1.5%	100.4% -1.2%	101.6% -0.3%	99.0% -1.0%	100.0% -1.3%	101.3% 0.5%
	Percent of Original Change from prior year	96.7% -2.5%	99.2% -1.5%	100.7% -0.5%	97.3% -1.3%	98.6% -1.7%	100.3% 0.2%
	Sale Price Change from prior year	220,250 2.4%	215,000 13.2%	190,000 13.8%	199,000 10.6%	180,000 2.9%	175,000 9.4%
	List Price of Actives Change from prior year	240,000 -11.9%	272,450 36.3%	199,900 14.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 50.0%	4 33.3%	3 0.0%	6 50.0%	4 33.3%	3 0.0%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.3%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% -0.2%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%

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





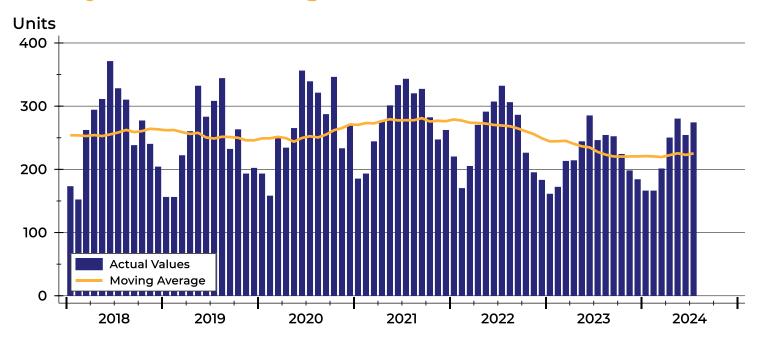
Topeka Metropolitan Area Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	274	246	11.4%	1,591	1,535	3.6%
Vo	lume (1,000s)	67,900	57,568	17.9%	359,263	320,701	12.0%
Мс	onths' Supply	1.2	1.0	20.0%	N/A	N/A	N/A
	Sale Price	247,809	234,017	5.9%	225,809	208,926	8.1%
age	Days on Market	25	15	66.7%	25	19	31.6%
Averag	Percent of List	98.9%	100.4%	-1.5%	99.0%	100.0%	-1.0%
	Percent of Original	96.7%	99.2%	-2.5%	97.3%	98.6%	-1.3%
	Sale Price	220,250	215,000	2.4%	199,000	180,000	10.6%
lian	Days on Market	6	4	50.0%	6	4	50.0%
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 274 homes sold in the Topeka MSA in July, up from 246 units in July 2023. Total sales volume rose to \$67.9 million compared to \$57.6 million in the previous year.

The median sales price in July was \$220,250, up 2.4% compared to the prior year. Median days on market was 6 days, up from 4 days in June, and up from 4 in July 2023.

History of Closed Listings

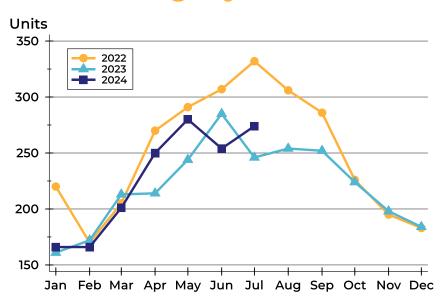






Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2022	2023	2024
January	220	161	166
February	170	172	166
March	205	213	201
April	270	214	250
May	291	244	280
June	307	285	254
July	332	246	274
August	306	254	
September	286	252	
October	226	224	
November	195	198	
December	183	184	

Closed Listings by Price Range

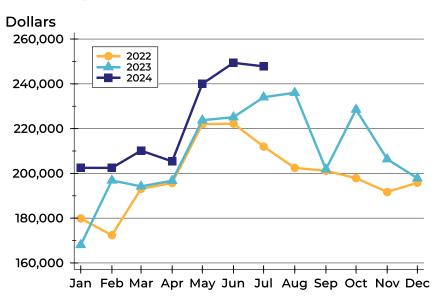
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	10,000	10,000	9	9	100.0%	100.0%	100.0%	100.0%
\$25,000-\$49,999	9	3.3%	1.0	35,700	35,000	18	6	87.0%	92.4%	84.6%	83.1%
\$50,000-\$99,999	28	10.2%	1.0	78,920	80,050	28	5	96.8%	100.0%	94.9%	99.0%
\$100,000-\$124,999	13	4.7%	0.7	113,731	115,000	20	17	98.7%	100.0%	95.3%	92.4%
\$125,000-\$149,999	22	8.0%	1.4	136,605	136,250	19	5	98.8%	100.0%	97.1%	99.3%
\$150,000-\$174,999	22	8.0%	0.8	161,591	160,000	18	4	100.8%	100.0%	97.6%	99.4%
\$175,000-\$199,999	23	8.4%	1.0	185,357	185,000	33	5	100.6%	100.0%	98.3%	100.0%
\$200,000-\$249,999	41	15.0%	1.1	224,334	223,500	21	5	100.2%	100.0%	98.8%	100.0%
\$250,000-\$299,999	42	15.3%	1.0	271,725	269,750	25	7	99.2%	100.0%	97.9%	100.0%
\$300,000-\$399,999	34	12.4%	1.5	340,868	345,000	19	5	100.4%	100.0%	98.7%	100.0%
\$400,000-\$499,999	23	8.4%	1.8	440,007	448,000	38	21	98.4%	98.9%	95.6%	94.7%
\$500,000-\$749,999	11	4.0%	3.6	555,545	530,000	61	23	96.9%	96.4%	91.2%	93.6%
\$750,000-\$999,999	4	1.5%	9.8	806,463	775,425	24	20	96.9%	98.2%	94.3%	95.0%
\$1,000,000 and up	1	0.4%	6.9	1,400,000	1,400,000	0	0	100.0%	100.0%	100.0%	100.0%



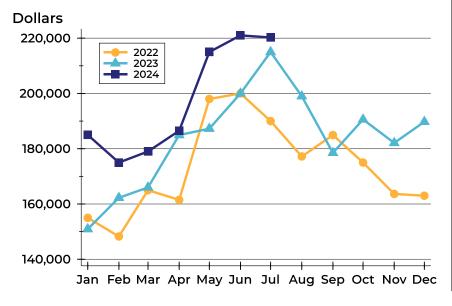


Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	179,853	168,040	202,486
February	172,403	196,845	202,464
March	193,111	194,207	210,165
April	195,708	196,747	205,380
May	222,005	223,752	240,020
June	222,239	225,107	249,400
July	211,973	234,017	247,809
August	202,462	236,013	
September	201,178	201,814	
October	197,888	228,515	
November	191,686	206,363	
December	195,832	197,841	



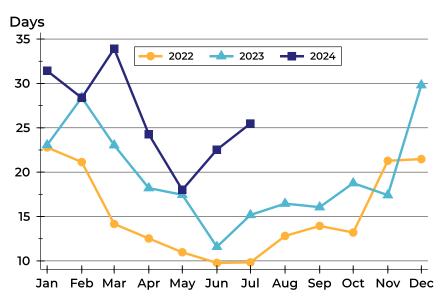
Month	2022	2023	2024
January	155,000	150,927	185,000
February	148,250	162,250	175,000
March	165,000	166,000	179,000
April	161,500	184,950	186,500
May	198,000	187,250	215,000
June	200,000	200,000	221,000
July	190,000	215,000	220,250
August	177,200	199,000	
September	184,950	178,500	
October	175,000	190,578	
November	163,645	182,100	
December	163,000	189,750	





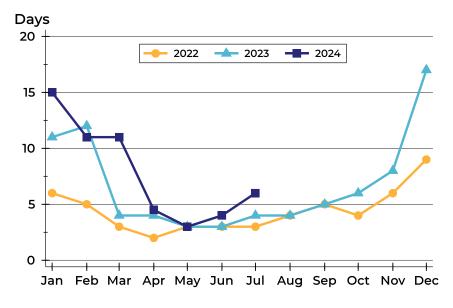
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	23	23	31
February	21	28	28
March	14	23	34
April	13	18	24
May	11	17	18
June	10	12	23
July	10	15	25
August	13	16	
September	14	16	
October	13	19	
November	21	17	
December	21	30	

Median DOM



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



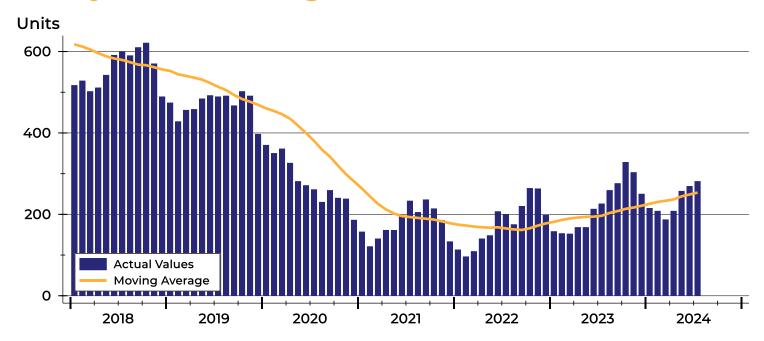
Topeka Metropolitan Area Active Listings Analysis

	mmary Statistics · Active Listings	2024	Change	
Ac.	tive Listings	281	226	24.3%
Volume (1,000s)		84,231	69,044	22.0%
Мс	onths' Supply	1.2	1.0	20.0%
ge	List Price	299,753	305,503	-1.9%
Avera	Days on Market	48	48	0.0%
¥	Percent of Original	96.5%	97.1%	-0.6%
<u>_</u>	List Price	240,000	272,450	-11.9%
Median	Days on Market	30	32	-6.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 281 homes were available for sale in the Topeka MSA at the end of July. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$240,000, down 11.9% from 2023. The typical time on market for active listings was 30 days, down from 32 days a year earlier.

History of Active Listings

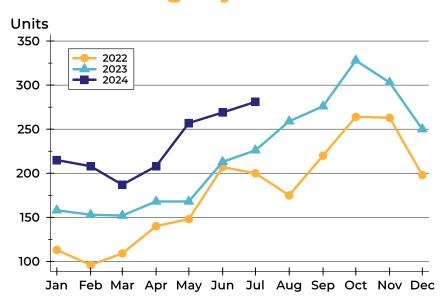






Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	113	158	215
February	96	153	208
March	109	152	187
April	140	168	208
May	148	168	257
June	207	213	269
July	200	226	281
August	175	259	
September	220	276	
October	264	328	
November	263	303	
December	198	250	

Active Listings by Price Range

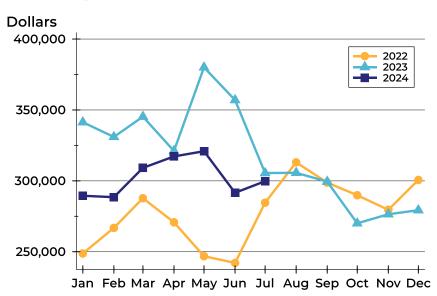
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	24,900	24,900	43	43	100.0%	100.0%
\$25,000-\$49,999	9	3.2%	1.0	35,964	35,000	54	46	89.9%	100.0%
\$50,000-\$99,999	28	10.0%	1.0	79,080	83,700	41	33	96.3%	100.0%
\$100,000-\$124,999	10	3.6%	0.7	113,545	111,750	31	34	95.4%	97.3%
\$125,000-\$149,999	27	9.6%	1.4	137,257	138,000	34	16	97.6%	100.0%
\$150,000-\$174,999	18	6.4%	0.8	163,481	162,475	50	33	96.8%	98.5%
\$175,000-\$199,999	20	7.1%	1.0	188,728	189,000	48	38	96.8%	99.7%
\$200,000-\$249,999	35	12.5%	1.1	227,066	224,900	41	30	95.9%	98.9%
\$250,000-\$299,999	28	10.0%	1.0	278,105	279,950	41	22	96.7%	98.4%
\$300,000-\$399,999	41	14.6%	1.5	346,952	349,500	47	31	96.6%	98.4%
\$400,000-\$499,999	21	7.5%	1.8	453,361	449,999	46	29	97.9%	100.0%
\$500,000-\$749,999	30	10.7%	3.6	603,590	598,750	82	49	96.5%	100.0%
\$750,000-\$999,999	9	3.2%	9.8	844,078	825,000	88	24	96.2%	100.0%
\$1,000,000 and up	4	1.4%	6.9	1,231,250	1,150,000	30	22	100.0%	100.0%



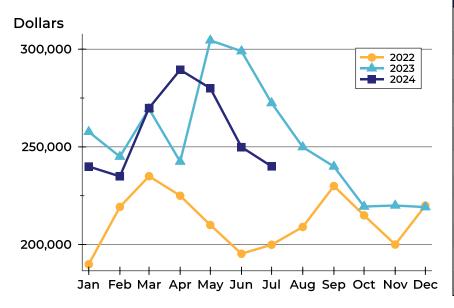


Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2022	2023	2024
January	248,769	341,343	289,475
February	266,806	330,989	288,488
March	287,764	345,258	309,138
April	270,742	321,092	317,221
May	246,841	380,017	320,894
June	242,098	357,000	291,574
July	284,625	305,503	299,753
August	313,055	305,677	
September	298,772	299,458	
October	289,847	270,048	
November	279,594	276,429	
December	300,614	279,310	



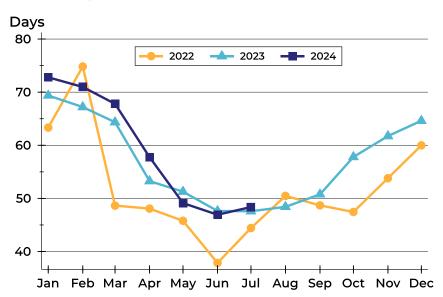
Month	2022	2023	2024
January	189,900	257,700	239,950
February	219,250	245,000	234,900
March	235,000	269,450	269,900
April	225,000	242,450	289,450
May	210,000	304,500	280,000
June	195,300	299,000	249,900
July	199,900	272,450	240,000
August	209,000	249,900	
September	229,950	239,950	
October	214,950	219,450	
November	200,000	220,000	
December	219,900	219,150	





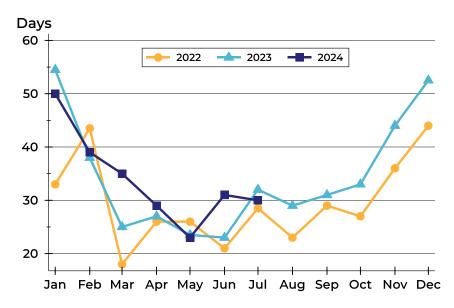
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2022	2023	2024
January	63	69	73
February	75	67	71
March	49	64	68
April	48	53	58
May	46	51	49
June	38	48	47
July	44	48	48
August	50	48	
September	49	51	
October	47	58	
November	54	62	
December	60	65	

Median DOM



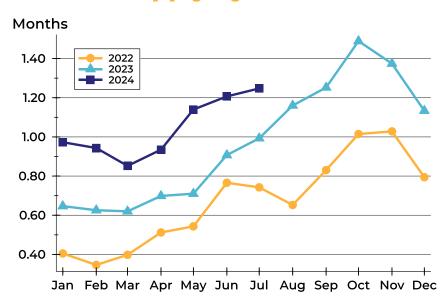
Month	2022	2023	2024
January	33	55	50
February	44	38	39
March	18	25	35
April	26	27	29
May	26	24	23
June	21	23	31
July	29	32	30
August	23	29	
September	29	31	
October	27	33	
November	36	44	
December	44	53	





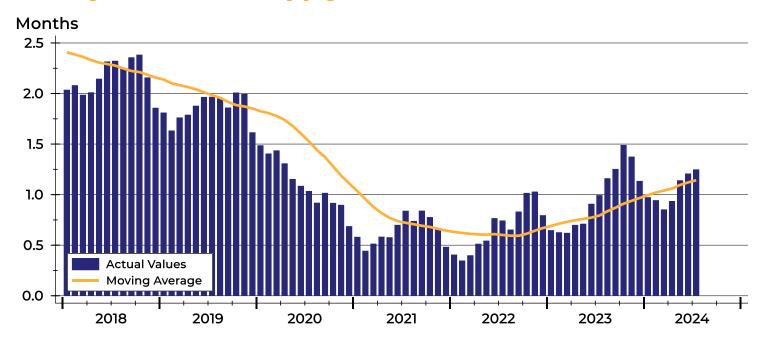
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







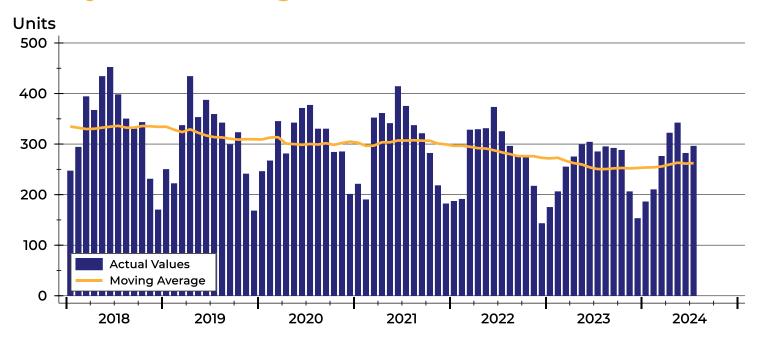
Topeka Metropolitan Area New Listings Analysis

	mmary Statistics New Listings	2024	July 2023	Change
ţ	New Listings	296	285	3.9%
: Month	Volume (1,000s)	75,245	63,126	19.2%
Current	Average List Price	254,205	221,496	14.8%
C	Median List Price	212,994	186,000	14.5%
ē	New Listings	1,914	1,799	6.4%
Year-to-Date	Volume (1,000s)	456,659	400,737	14.0%
ar-to	Average List Price	238,589	222,755	7.1%
۶	Median List Price	204,900	189,000	8.4%

A total of 296 new listings were added in the Topeka MSA during July, up 3.9% from the same month in 2023. Year-to-date the Topeka MSA has seen 1,914 new listings.

The median list price of these homes was \$212,994 up from \$186,000 in 2023.

History of New Listings

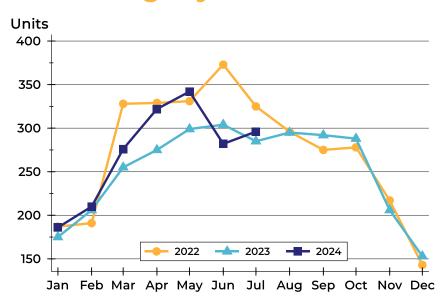






Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	187	175	186
February	191	206	210
March	328	255	276
April	329	275	322
May	331	299	342
June	373	304	282
July	325	285	296
August	296	295	
September	275	292	
October	278	288	
November	217	206	
December	143	153	

New Listings by Price Range

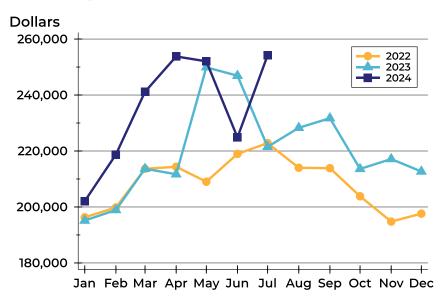
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	11	3.7%	36,559	38,500	11	12	93.7%	100.0%
\$50,000-\$99,999	30	10.1%	80,547	83,700	10	6	98.3%	100.0%
\$100,000-\$124,999	12	4.1%	117,188	120,000	11	11	99.0%	100.0%
\$125,000-\$149,999	32	10.8%	136,275	135,000	12	11	98.9%	100.0%
\$150,000-\$174,999	31	10.5%	161,286	159,980	9	6	99.1%	100.0%
\$175,000-\$199,999	26	8.8%	189,629	189,950	9	5	99.6%	100.0%
\$200,000-\$249,999	41	13.9%	228,554	225,000	11	8	98.5%	100.0%
\$250,000-\$299,999	39	13.2%	275,778	275,000	12	8	99.0%	100.0%
\$300,000-\$399,999	29	9.8%	343,398	345,000	15	11	98.9%	100.0%
\$400,000-\$499,999	21	7.1%	449,667	450,000	12	12	99.5%	100.0%
\$500,000-\$749,999	15	5.1%	603,173	595,000	18	21	99.5%	100.0%
\$750,000-\$999,999	6	2.0%	808,950	799,450	23	25	98.1%	98.2%
\$1,000,000 and up	3	1.0%	1,100,000	1,100,000	23	19	100.0%	100.0%



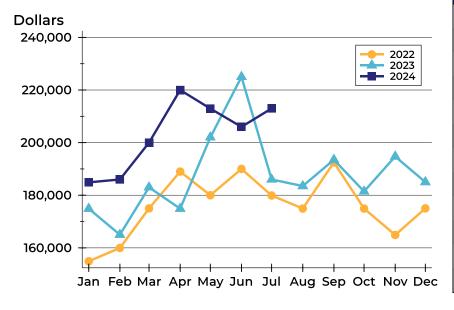


Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,296	195,145	202,081
February	199,819	198,918	218,731
March	213,649	213,666	241,173
April	214,354	211,683	253,789
Мау	209,033	249,910	252,052
June	218,973	246,915	224,853
July	222,812	221,496	254,205
August	214,004	228,295	
September	213,872	231,725	
October	203,824	213,593	
November	194,779	217,135	
December	197,626	212,673	



Month	2022	2023	2024
January	154,900	174,900	184,900
February	159,950	165,000	186,000
March	175,000	183,000	200,000
April	189,000	174,900	220,000
May	180,000	202,000	212,950
June	190,000	225,000	206,000
July	179,900	186,000	212,994
August	174,950	183,500	
September	192,500	193,500	
October	174,950	181,450	
November	164,900	194,725	
December	175,000	185,000	





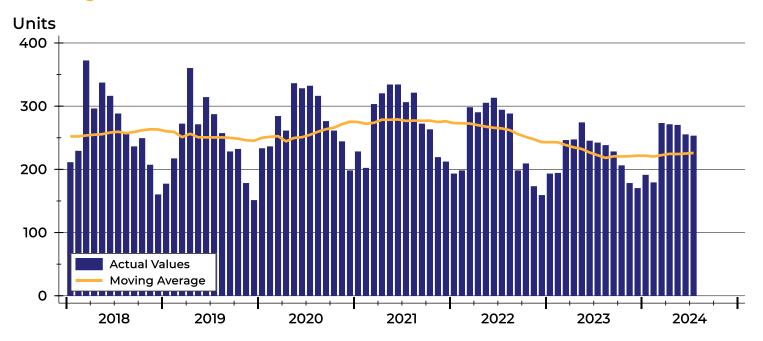
Topeka Metropolitan Area Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Yo 2024	ear-to-Dat 2023	e Change
Со	ntracts Written	253	242	4.5%	1,692	1,641	3.1%
Vo	lume (1,000s)	58,520	54,655	7.1%	390,721	352,893	10.7%
ge	Sale Price	231,303	225,847	2.4%	230,922	215,047	7.4%
Avera	Days on Market	24	16	50.0%	25	18	38.9%
¥	Percent of Original	97.3%	99.1%	-1.8%	97.5%	99.0%	-1.5%
=	Sale Price	199,900	189,950	5.2%	199,900	185,000	8.1%
Median	Days on Market	7	5	40.0%	5	4	25.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 253 contracts for sale were written in the Topeka MSA during the month of July, up from 242 in 2023. The median list price of these homes was \$199,900, up from \$189,950 the prior year.

Half of the homes that went under contract in July were on the market less than 7 days, compared to 5 days in July 2023.

History of Contracts Written

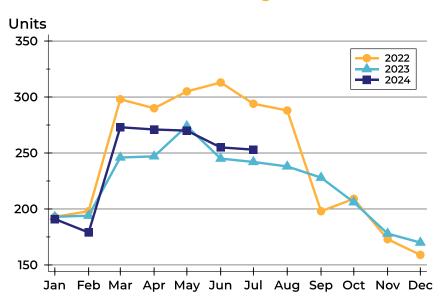






Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	193	193	191
February	198	194	179
March	298	246	273
April	290	247	271
May	305	274	270
June	313	245	255
July	294	242	253
August	288	238	
September	198	228	
October	209	206	
November	173	178	
December	159	170	

Contracts Written by Price Range

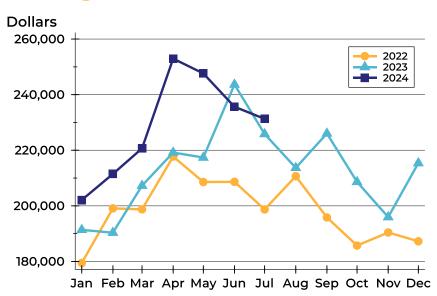
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	10,000	10,000	9	9	100.0%	100.0%
\$25,000-\$49,999	9	3.6%	38,806	43,000	15	6	93.2%	95.6%
\$50,000-\$99,999	32	12.6%	77,278	79,925	28	7	95.5%	100.0%
\$100,000-\$124,999	11	4.3%	115,532	118,000	42	56	95.5%	100.0%
\$125,000-\$149,999	23	9.1%	135,552	135,000	14	4	98.9%	100.0%
\$150,000-\$174,999	25	9.9%	161,513	162,800	21	5	97.1%	100.0%
\$175,000-\$199,999	26	10.3%	190,487	190,000	9	4	98.8%	100.0%
\$200,000-\$249,999	35	13.8%	227,885	229,000	17	8	97.5%	100.0%
\$250,000-\$299,999	37	14.6%	275,132	275,000	27	13	99.0%	100.0%
\$300,000-\$399,999	24	9.5%	346,600	342,450	27	19	97.9%	100.0%
\$400,000-\$499,999	18	7.1%	455,306	455,950	37	19	97.4%	100.0%
\$500,000-\$749,999	10	4.0%	598,870	575,000	49	37	94.2%	97.8%
\$750,000-\$999,999	2	0.8%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



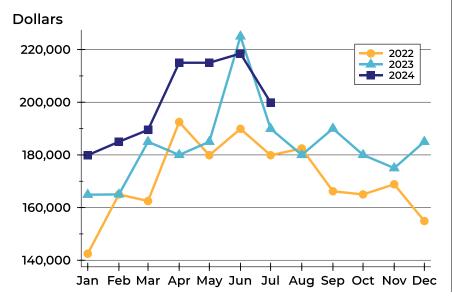


Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	179,460	191,355	202,097
February	199,090	190,345	211,473
March	198,740	207,268	220,663
April	217,752	219,182	252,961
Мау	208,576	217,376	247,643
June	208,632	243,644	235,646
July	198,718	225,847	231,303
August	210,662	213,666	
September	195,832	226,032	
October	185,711	208,608	
November	190,417	195,948	
December	187,241	215,379	



Month	2022	2023	2024
January	142,500	164,900	179,900
February	165,000	165,000	185,000
March	162,500	185,000	189,500
April	192,500	180,000	215,000
May	179,900	185,000	215,000
June	189,900	225,000	218,500
July	179,900	189,950	199,900
August	182,450	180,000	
September	166,200	190,000	
October	165,000	180,000	
November	168,850	175,000	
December	154,900	185,000	





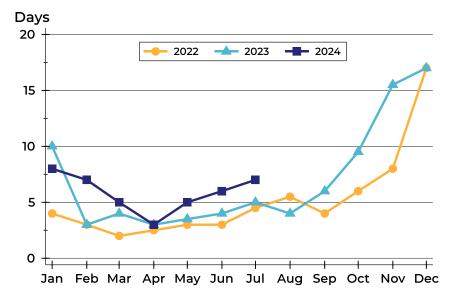
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	21	28	32
February	14	21	32
March	11	19	23
April	8	15	19
May	11	12	23
June	11	16	26
July	12	16	24
August	14	15	
September	14	19	
October	19	19	
November	20	25	
December	29	35	

Median DOM



Month	2022	2023	2024
January	4	10	8
February	3	3	7
March	2	4	5
April	3	3	3
May	3	4	5
June	3	4	6
July	5	5	7
August	6	4	
September	4	6	
October	6	10	
November	8	16	
December	17	17	





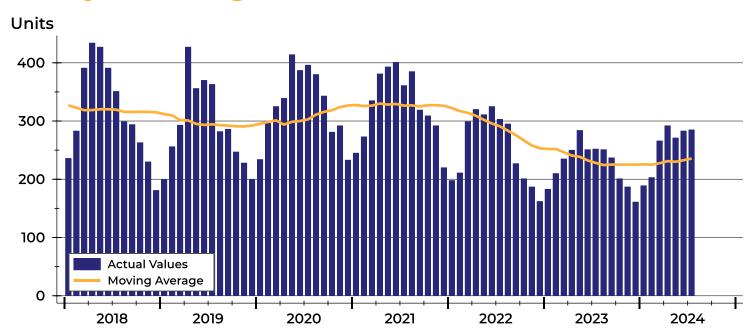
Topeka Metropolitan Area Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	End of July 2023	Change
Ре	nding Contracts	285	252	13.1%
Vo	lume (1,000s)	69,517	59,784	16.3%
ge	List Price	243,920	237,237	2.8%
Avera	Days on Market	24	17	41.2%
¥	Percent of Original	98.1%	98.8%	-0.7%
5	List Price	215,000	192,500	11.7%
Median	Days on Market	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 285 listings in the Topeka MSA had contracts pending at the end of July, up from 252 contracts pending at the end of July 2023.

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

History of Pending Contracts

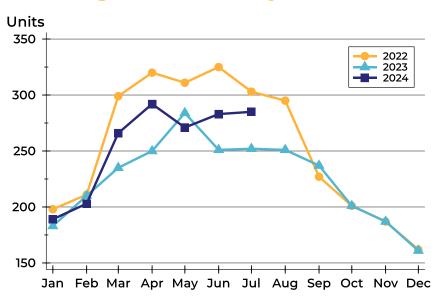






Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2022	2023	2024
January	198	183	189
February	211	210	203
March	299	235	266
April	320	250	292
May	311	284	271
June	325	251	283
July	303	252	285
August	295	251	
September	227	237	
October	201	201	
November	187	187	
December	162	161	

Pending Contracts by Price Range

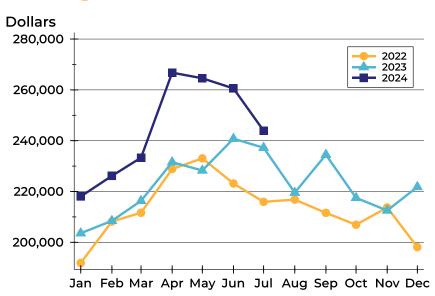
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.8%	41,580	45,000	19	14	99.1%	100.0%
\$50,000-\$99,999	29	10.2%	79,259	83,800	31	12	96.5%	100.0%
\$100,000-\$124,999	15	5.3%	115,123	118,000	31	13	97.1%	100.0%
\$125,000-\$149,999	29	10.2%	136,967	139,900	18	4	98.8%	100.0%
\$150,000-\$174,999	24	8.4%	161,160	161,400	19	2	98.3%	100.0%
\$175,000-\$199,999	29	10.2%	189,178	189,000	13	3	99.3%	100.0%
\$200,000-\$249,999	41	14.4%	226,784	225,000	22	6	98.3%	100.0%
\$250,000-\$299,999	42	14.7%	274,373	274,900	23	6	98.8%	100.0%
\$300,000-\$399,999	30	10.5%	348,227	347,000	23	20	97.9%	100.0%
\$400,000-\$499,999	26	9.1%	450,362	450,000	29	13	97.9%	100.0%
\$500,000-\$749,999	12	4.2%	609,458	597,000	61	36	95.8%	100.0%
\$750,000-\$999,999	2	0.7%	825,000	825,000	37	37	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



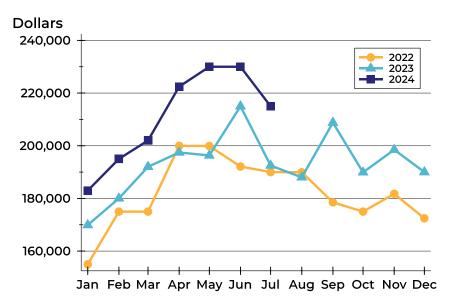


Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	191,884	203,579	218,052
February	208,192	208,451	226,143
March	211,646	216,317	233,317
April	228,862	231,527	266,784
Мау	233,045	228,270	264,574
June	223,160	240,782	260,573
July	215,927	237,237	243,920
August	216,826	219,548	
September	211,596	234,464	
October	206,921	217,509	
November	213,715	212,523	
December	198,114	221,795	



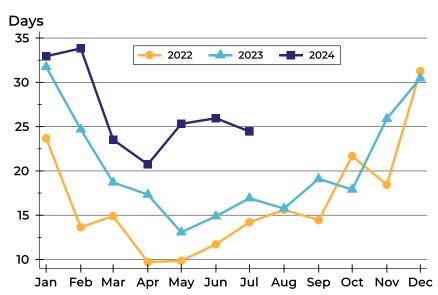
Month	2022	2023	2024
January	155,000	169,900	182,980
February	175,000	180,000	195,000
March	175,000	192,000	202,000
April	199,975	197,450	222,450
May	199,900	196,320	230,000
June	192,110	215,000	230,000
July	190,000	192,500	215,000
August	189,950	188,000	
September	178,500	208,777	
October	175,000	189,900	
November	181,750	198,500	
December	172,450	190,000	





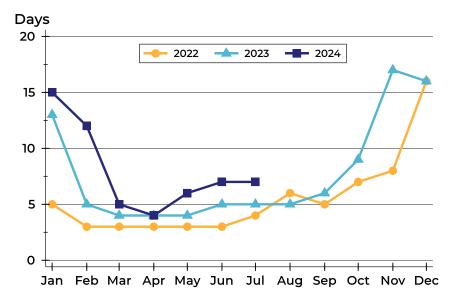
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	24	32	33
February	14	25	34
March	15	19	24
April	10	17	21
May	10	13	25
June	12	15	26
July	14	17	24
August	16	16	
September	14	19	
October	22	18	
November	18	26	
December	31	30	

Median DOM



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

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

July 2024																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2024	YTD2023	YTD2022	YTD2021
\$1-\$29,999	1	2	1	4	7	3	2						20	30	45	50
\$30,000-\$39,999	3	7	3	6	3	0	5						27	27	30	33
\$40,000-\$49,999	7	4	5	5	1	1	3						26	32	24	48
\$50,000-\$59,999	1	2	6	2	5	2	4						22	56	52	59
\$60,000-\$69,999	5	6	8	12	8	4	5						48	58	68	67
\$70,000-\$79,999	6	5	5	5	5	5	4						35	45	57	69
\$80,000-\$89,999	5	5	10	25	9	13	6						73	51	62	79
\$90,000-\$99,999	7	4	5	4	5	5	9						39	61	54	74
\$100,000-\$119,999	10	8	14	11	9	11	9						72	90	107	137
\$120,000-\$139,999	7	13	12	21	14	9	19						95	111	163	165
\$140,000-\$159,999	14	14	20	23	21	13	19						124	126	149	163
\$160,000-\$179,999	15	17	18	17	20	29	17						133	127	127	167
\$180,000-\$199,999	15	11	19	22	21	18	17						123	107	120	140
\$200,000-\$249,999	24	27	19	46	49	42	43						250	224	251	272
\$250,000-\$299,999	26	20	26	28	44	34	44						222	176	216	170
\$300,000-\$399,999	14	14	24	36	46	46	41						221	203	198	178
\$400,000-\$499,999	9	4	15	7	14	21	23						93	85	103	66
\$500,000 or more	4	10	9	8	21	16	20						88	67	81	39
TOTALS	173	173	219	282	302	272	290	0	0	0	0	0	1711	1676	1907	1976





Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in July

Total home sales in Wabaunsee County rose by 250.0% last month to 7 units, compared to 2 units in July 2023. Total sales volume was \$2.0 million, up 464.3% from a year earlier.

The median sale price in July was \$300,000, up from \$177,500 a year earlier. Homes that sold in July were typically on the market for 7 days and sold for 100.0% of their list prices.

Wabaunsee County Active Listings Up at End of July

The total number of active listings in Wabaunsee County at the end of July was 7 units, up from 5 at the same point in 2023. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$575,000.

During July, a total of 1 contract was written down from 2 in July 2023. At the end of the month, there were 2 contracts still pending.

Report Contents

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

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Wabaunsee County Summary Statistics

	ly MLS Statistics ree-year History	2024	Current Mont 2023	h 2022	2024	Year-to-Date 2023	2022
_	ome Sales ange from prior year	7 250.0%	2 -33.3%	3 -50.0%	27 35.0%	20 11.1%	18 -28.0%
	tive Listings ange from prior year	7 40.0%	5 400.0%	1 -83.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.0 25.0%	1.6 433.3%	0.3 -78.6%	N/A	N/A	N/A
	ew Listings ange from prior year	4 0.0%	4 -42.9%	7 -30.0%	36 63.6%	22 -21.4%	28 -28.2%
	ntracts Written ange from prior year	1 -50.0%	2 -66.7%	6 -25.0%	25 38.9%	18 -28.0%	25 -24.2%
	nding Contracts ange from prior year	2 0.0%	2 -77.8%	9 28.6%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,003 464.2%	355 -1.9%	362 -62.5%	7,372 38.4%	5,325 17.3%	4,541 -12.6%
	Sale Price Change from prior year	286,200 61.2%	177,500 47.1%	120,667 -25.1%	273,046 2.6%	266,225 5.5%	252,278 21.4%
u	List Price of Actives Change from prior year	545,879 104.9%	266,360 33.2%	199,900 -19.1%	N/A	N/A	N/A
Average	Days on Market Change from prior year	13 -83.5%	79 393.8%	16 433.3%	35 52.2%	23 -17.9%	28 64.7%
⋖	Percent of List Change from prior year	102.2% 2.2%	100.0% 1.8%	98.2% 0.8%	98.9% 0.9%	98.0% -1.3%	99.3% 3.1%
	Percent of Original Change from prior year	99.1% 13.9%	87.0% -11.4%	98.2% 0.8%	94.7% -1.3%	95.9% -2.6%	98.5% 2.5%
	Sale Price Change from prior year	300,000 69.0%	177,500 27.7%	139,000 -15.5%	260,000 53.4%	169,500 -15.0%	199,500 33.0%
	List Price of Actives Change from prior year	575,000 150.1%	229,900 15.0%	199,900 -29.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	7 -91.1%	79 1028.6%	7 600.0%	12 200.0%	4 -50.0%	8 33.3%
2	Percent of List Change from prior year	100.0% 0.0%	100.0% 0.0%	100.0% 1.2%	100.0% 0.0%	100.0% 0.0%	100.0% 0.0%
	Percent of Original Change from prior year	98.6% 13.3%	87.0% -13.0%	100.0% 1.2%	98.6% 0.0%	98.6% -1.4%	100.0% 0.0%

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





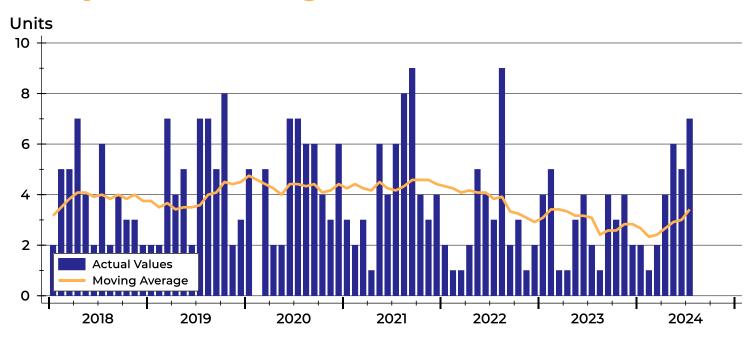
Wabaunsee County Closed Listings Analysis

	mmary Statistics Closed Listings	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	e Change
Clc	sed Listings	7	2	250.0%	27	20	35.0%
Vo	lume (1,000s)	2,003	355	464.2%	7,372	5,325	38.4%
Мс	onths' Supply	2.0	1.6	25.0%	N/A	N/A	N/A
	Sale Price	286,200	177,500	61.2%	273,046	266,225	2.6%
age	Days on Market	13	79	-83.5%	35	23	52.2%
Averag	Percent of List	102.2%	100.0%	2.2%	98.9%	98.0%	0.9%
	Percent of Original	99.1%	87.0%	13.9%	94.7%	95.9%	-1.3%
	Sale Price	300,000	177,500	69.0%	260,000	169,500	53.4%
dian	Days on Market	7	79	-91.1%	12	4	200.0%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	98.6%	87.0%	13.3%	98.6%	98.6%	0.0%

A total of 7 homes sold in Wabaunsee County in July, up from 2 units in July 2023. Total sales volume rose to \$2.0 million compared to \$0.4 million in the previous year.

The median sales price in July was \$300,000, up 69.0% compared to the prior year. Median days on market was 7 days, up from 1 days in June, but down from 79 in July 2023.

History of Closed Listings

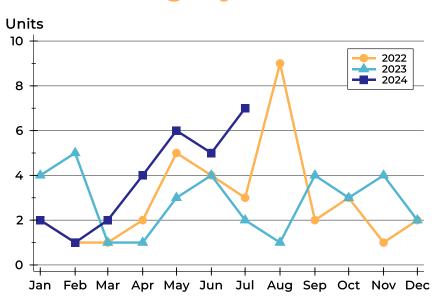






Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

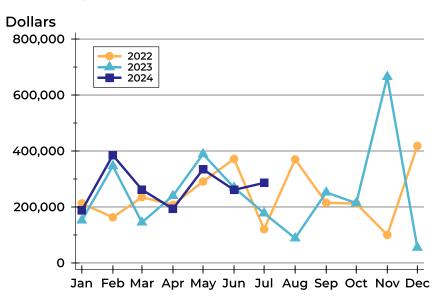
Price Range	7 1	les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	28.6%	0.0	139,500	139,500	9	9	100.0%	100.0%	95.5%	95.5%
\$150,000-\$174,999	1	14.3%	0.0	162,000	162,000	3	3	101.9%	101.9%	101.9%	101.9%
\$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	3	42.9%	1.5	344,967	345,000	22	12	105.9%	98.6%	101.7%	98.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	14.3%	12.0	527,500	527,500	7	7	95.9%	95.9%	95.9%	95.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



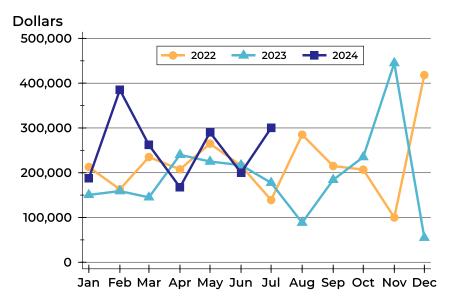


Wabaunsee County Closed Listings Analysis

Average Price



Month	2022	2023	2024
January	212,750	152,000	187,500
February	163,000	346,400	385,000
March	235,000	145,000	262,000
April	207,500	240,000	193,125
May	290,800	389,167	334,558
June	371,625	269,250	261,000
July	120,667	177,500	286,200
August	369,778	88,450	
September	215,000	252,048	
October	212,300	213,667	
November	100,000	665,000	
December	418,085	54,875	



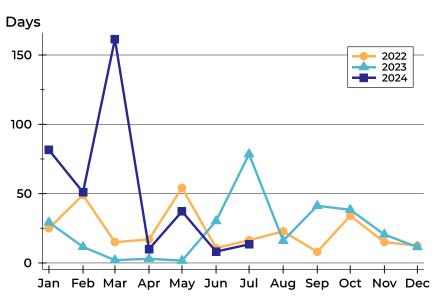
Month	2022	2023	2024
January	212,750	150,500	187,500
February	163,000	159,000	385,000
March	235,000	145,000	262,000
April	207,500	240,000	167,500
May	265,000	225,000	290,000
June	215,750	217,000	200,000
July	139,000	177,500	300,000
August	285,000	88,450	
September	215,000	184,095	
October	206,900	235,000	
November	100,000	445,000	
December	418,085	54,875	





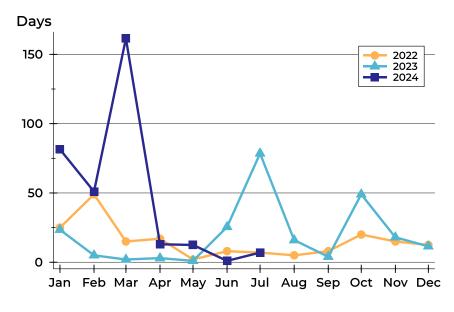
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2022	2023	2024
January	25	29	82
February	49	12	51
March	15	2	162
April	17	3	10
May	54	2	37
June	11	30	8
July	16	79	13
August	23	16	
September	8	41	
October	34	38	
November	15	21	
December	13	12	

Median DOM



Month	2022	2023	2024
January	25	24	82
February	49	5	51
March	15	2	162
April	17	3	13
May	2	1	13
June	8	26	1
July	7	79	7
August	5	16	
September	8	4	
October	20	49	
November	15	18	
December	13	12	



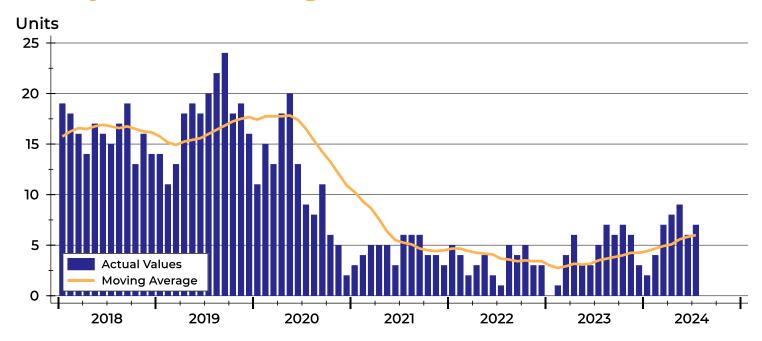
Wabaunsee County Active Listings Analysis

	mmary Statistics Active Listings	2024	End of July 2023	Change
Act	tive Listings	7	5	40.0%
Vol	lume (1,000s)	3,821	1,332	186.9%
Мо	onths' Supply	2.0	1.6	25.0%
ge	List Price	545,879	266,360	104.9%
Avera	Days on Market	58	62	-6.5%
A	Percent of Original	94.5%	95.2%	-0.7%
_	List Price	575,000	229,900	150.1%
Median	Days on Market	27	41	-34.1%
Σ	Percent of Original	96.6%	100.0%	-3.4%

A total of 7 homes were available for sale in Wabaunsee County at the end of July. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$575,000, up 150.1% from 2023. The typical time on market for active listings was 27 days, down from 41 days a year earlier.

History of Active Listings







Wabaunsee County Active Listings Analysis

Active Listings by Month



Month	2022	2023	2024
January	5	0	2
February	4	1	4
March	2	4	7
April	3	6	8
Мау	4	3	9
June	2	3	6
July	1	5	7
August	5	7	
September	4	6	
October	5	7	
November	3	6	
December	3	3	

Active Listings by Price Range

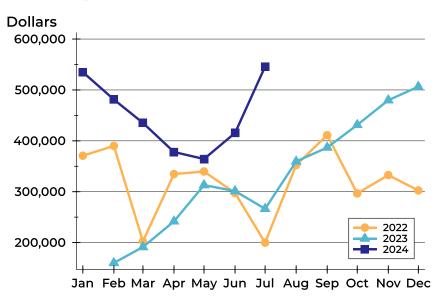
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	N/A	69,650	69,650	76	76	92.1%	92.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	N/A	265,000	265,000	12	12	100.0%	100.0%
\$300,000-\$399,999	1	14.3%	1.5	399,000	399,000	1	1	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	42.9%	12.0	629,167	620,000	103	101	89.8%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	14.3%	N/A	1,200,000	1,200,000	9	9	100.0%	100.0%



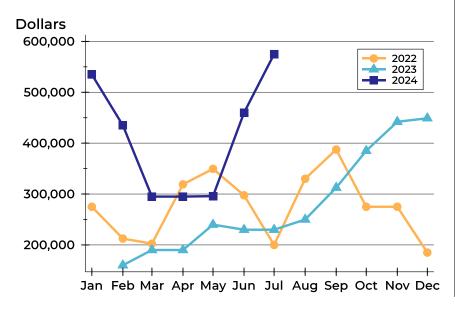


Wabaunsee County Active Listings Analysis

Average Price



Month	2022	2023	2024
January	370,800	N/A	535,000
February	390,000	160,000	481,250
March	202,450	191,225	435,286
April	334,667	241,667	378,063
May	339,750	312,967	364,272
June	297,500	301,300	415,508
July	199,900	266,360	545,879
August	352,360	359,414	
September	411,250	386,833	
October	296,600	431,271	
November	332,667	479,833	
December	302,500	506,333	



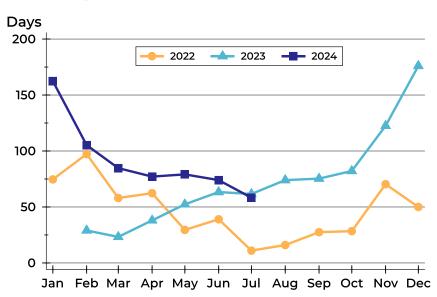
Month	2022	2023	2024
January	275,000	N/A	535,000
February	212,500	160,000	435,000
March	202,450	190,000	295,000
April	319,000	190,000	295,000
May	349,500	239,900	295,900
June	297,500	229,900	459,950
July	199,900	229,900	575,000
August	330,000	249,900	
September	387,500	312,500	
October	275,000	385,000	
November	275,000	442,000	
December	185,000	449,000	





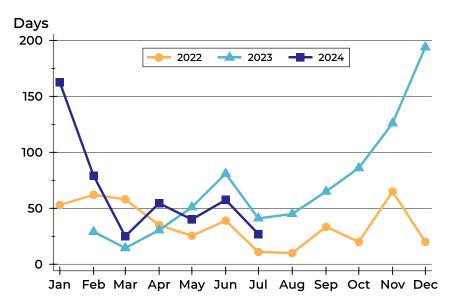
Wabaunsee County Active Listings Analysis

Average DOM



	0000		000/
Month	2022	2023	2024
January	75	N/A	163
February	97	29	105
March	58	23	85
April	62	38	77
May	30	52	79
June	39	63	74
July	11	62	58
August	16	74	
September	28	75	
October	28	82	
November	70	123	
December	50	176	

Median DOM



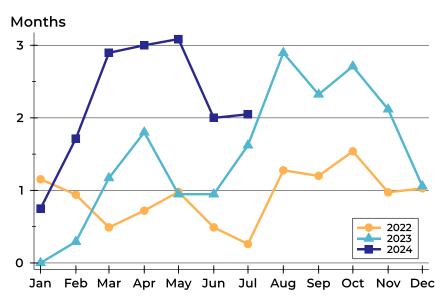
Month	2022	2023	2024
January	53	N/A	163
February	62	29	79
March	58	15	25
April	35	31	55
May	26	51	40
June	39	81	58
July	11	41	27
August	10	45	
September	34	65	
October	20	86	
November	65	126	
December	20	194	





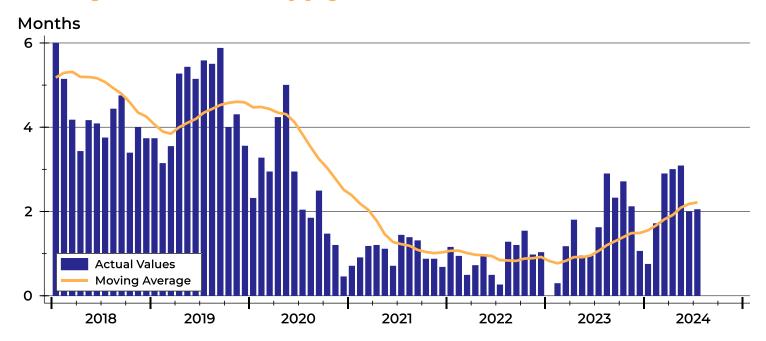
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2022	2023	2024
January	1.2	0.0	8.0
February	0.9	0.3	1.7
March	0.5	1.2	2.9
April	0.7	1.8	3.0
May	1.0	0.9	3.1
June	0.5	0.9	2.0
July	0.3	1.6	2.0
August	1.3	2.9	
September	1.2	2.3	
October	1.5	2.7	
November	1.0	2.1	
December	1.0	1.1	

History of Month's Supply







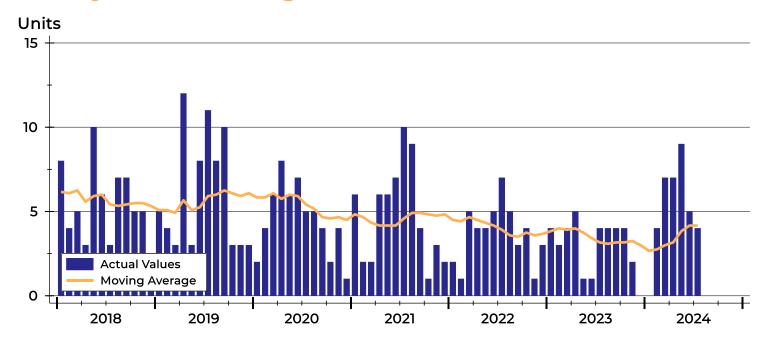
Wabaunsee County New Listings Analysis

	mmary Statistics New Listings	2024	Change	
ıth	New Listings	4	4	0.0%
Month	Volume (1,000s)	2,424	980	147.3%
Current	Average List Price	606,000	244,975	147.4%
Cu	Median List Price	487,000	169,950	186.6%
te	New Listings	36	22	63.6%
o-Da	Volume (1,000s)	11,243	5,435	106.9%
Year-to-Date	Average List Price	312,304	247,059	26.4%
χ	Median List Price	270,000	187,500	44.0%

A total of 4 new listings were added in Wabaunsee County during July, the same figure as reported in 2023. Year-to-date Wabaunsee County has seen 36 new listings.

The median list price of these homes was \$487,000 up from \$169,950 in 2023.

History of New Listings

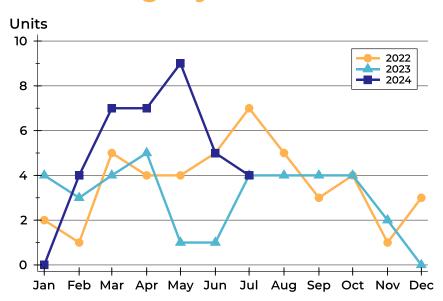






Wabaunsee County New Listings Analysis

New Listings by Month



Month	2022	2023	2024
January	2	4	0
February	1	3	4
March	5	4	7
April	4	5	7
May	4	1	9
June	5	1	5
July	7	4	4
August	5	4	
September	3	4	
October	4	4	
November	1	2	
December	3	0	

New Listings by Price Range

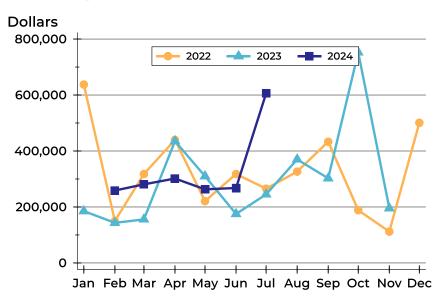
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	25.0%	250,000	250,000	18	18	94.3%	94.3%
\$300,000-\$399,999	1	25.0%	399,000	399,000	7	7	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	25.0%	575,000	575,000	33	33	96.6%	96.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	25.0%	1,200,000	1,200,000	15	15	100.0%	100.0%



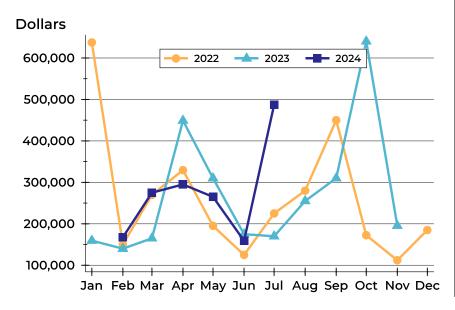


Wabaunsee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	637,500	185,250	N/A
February	150,000	143,333	258,750
March	317,780	155,625	280,843
April	439,750	435,380	301,643
May	220,841	310,000	263,061
June	317,800	175,000	267,800
July	265,343	244,975	606,000
August	326,380	370,000	
September	433,333	302,450	
October	188,250	752,475	
November	112,000	195,500	
December	500,833	N/A	



Month	2022	2023	2024
January	637,500	159,500	N/A
February	150,000	140,000	167,500
March	269,900	165,000	275,000
April	329,500	449,000	295,000
May	195,000	310,000	265,000
June	125,000	175,000	159,000
July	225,000	169,950	487,000
August	280,000	255,000	
September	450,000	310,000	
October	172,500	640,000	
November	112,000	195,500	
December	185,000	N/A	





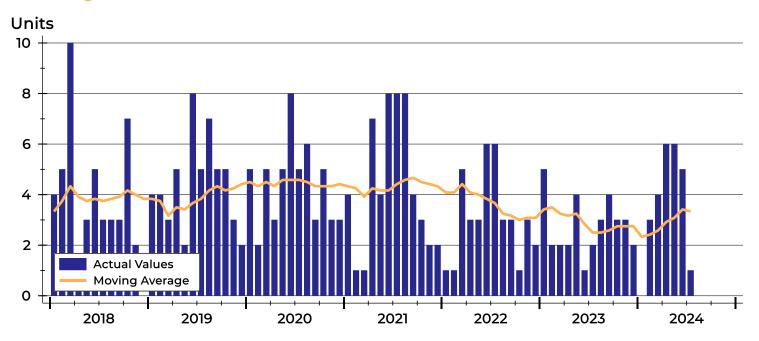
Wabaunsee County Contracts Written Analysis

	mmary Statistics Contracts Written	2024	July 2023	Change	Ye 2024	ear-to-Dat 2023	te Change
Со	ntracts Written	1	2	-50.0%	25	18	38.9%
Vol	lume (1,000s)	290	645	-55.0%	7,114	4,539	56.7%
ge	Sale Price	289,900	322,500	-10.1%	284,552	252,161	12.8%
Avera	Days on Market	50	11	354.5%	29	21	38.1%
¥	Percent of Original	121.9%	92.9%	31.2%	96.3%	96.0%	0.3%
<u>_</u>	Sale Price	289,900	322,500	-10.1%	275,000	172,500	59.4%
Median	Days on Market	50	11	354.5%	12	4	200.0%
Σ	Percent of Original	121.9%	92.9%	31.2%	100.0%	98.6%	1.4%

A total of 1 contract for sale was written in Wabaunsee County during the month of July, down from 2 in 2023. The median list price of this home was \$289,900, down from \$322,500 the prior year.

Half of the homes that went under contract in July were on the market less than 50 days, compared to 11 days in July 2023.

History of Contracts Written

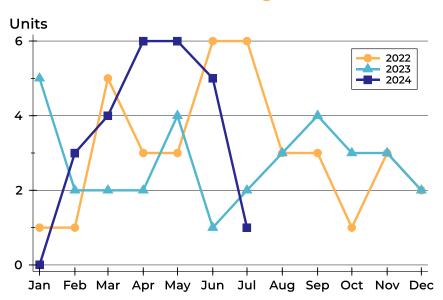






Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

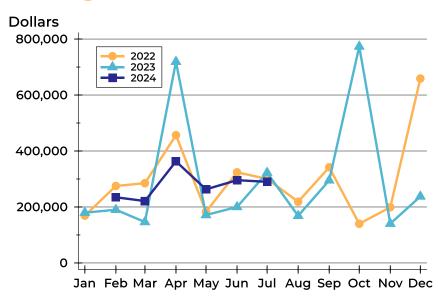
Price Range	Contract: Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	100.0%	289,900	289,900	50	50	121.9%	121.9%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



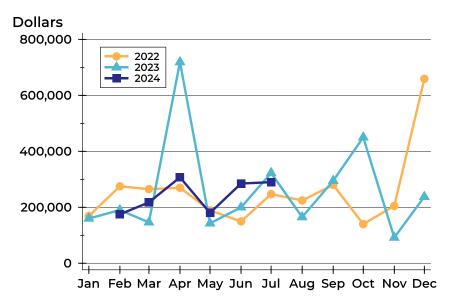


Wabaunsee County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	169,000	179,700	N/A
February	275,000	190,000	234,667
March	285,000	146,250	221,225
April	456,633	719,000	363,000
May	183,000	171,225	263,000
June	323,833	200,000	295,800
July	300,500	322,500	289,900
August	218,800	168,333	
September	341,633	294,925	
October	140,000	773,333	
November	199,000	140,300	
December	659,000	237,500	



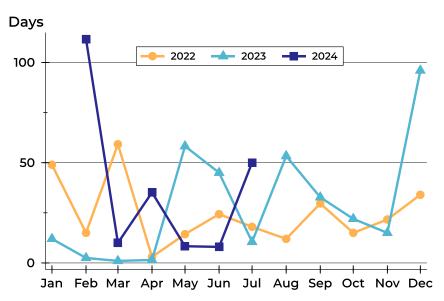
Month	2022	2023	2024
January	169,000	160,000	N/A
February	275,000	190,000	175,000
March	265,000	146,250	217,500
April	269,900	719,000	307,250
May	189,000	142,500	180,000
June	149,500	200,000	285,000
July	247,000	322,500	289,900
August	224,500	165,000	
September	280,000	294,950	
October	140,000	450,000	
November	205,000	92,000	
December	659,000	237,500	





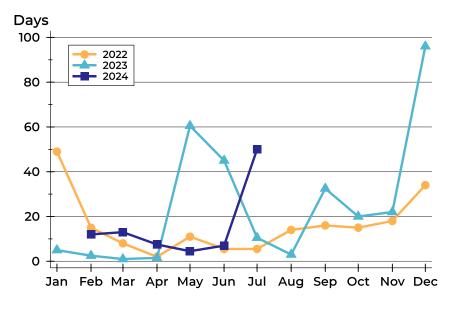
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	49	12	N/A
February	15	3	112
March	59	1	10
April	3	2	35
May	14	58	8
June	24	45	8
July	18	11	50
August	12	53	
September	30	33	
October	15	22	
November	22	15	
December	34	96	

Median DOM



Month	2022	2023	2024
January	49	5	N/A
February	15	3	12
March	8	1	13
April	2	2	8
May	11	61	5
June	6	45	7
July	6	11	50
August	14	3	
September	16	33	
October	15	20	
November	18	22	
December	34	96	





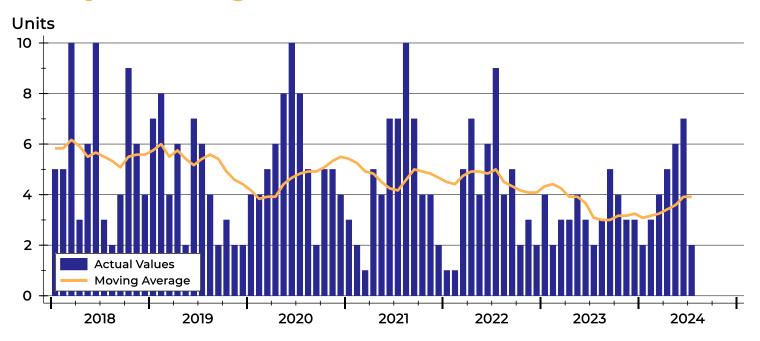
Wabaunsee County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2024	Change	
Pe	nding Contracts	2	2	0.0%
Vo	lume (1,000s)	430	645	-33.3%
ge	List Price	215,000	322,500	-33.3%
Avera	Days on Market	3	11	-72.7%
¥	Percent of Original	100.0%	100.0%	0.0%
_	List Price	215,000	322,500	-33.3%
Media	Days on Market	3	11	-72.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 2 listings in Wabaunsee County had contracts pending at the end of July, the same number of contracts pending at the end of July 2023.

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

History of Pending Contracts

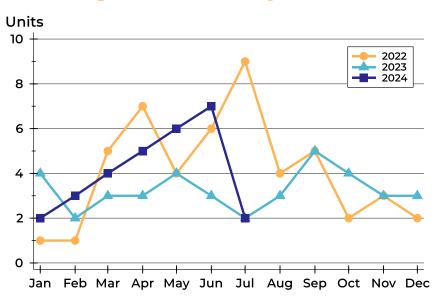






Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

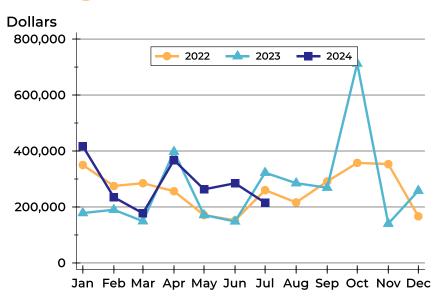
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	145,000	145,000	1	1	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	1	50.0%	285,000	285,000	5	5	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



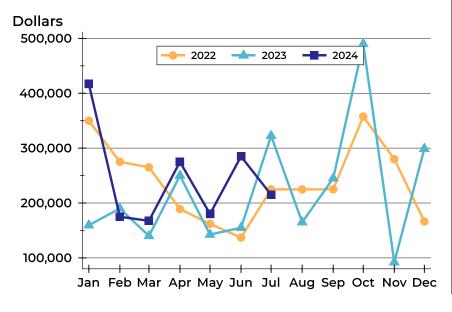


Wabaunsee County Pending Contracts Analysis

Average Price



Month	2022	2023	2024
January	350,000	178,375	417,000
February	275,000	190,000	234,667
March	285,000	149,167	177,475
April	256,271	397,467	367,600
May	171,000	171,225	263,000
June	152,167	148,300	284,714
July	260,222	322,500	215,000
August	216,125	285,000	
September	291,360	268,940	
October	357,500	712,475	
November	353,333	140,300	
December	166,500	258,000	



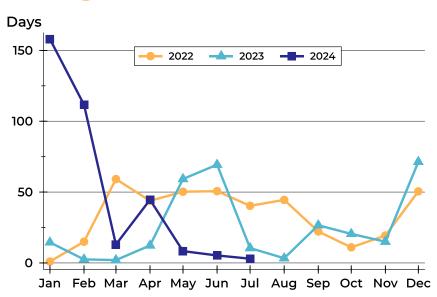
Month	2022	2023	2024
January	350,000	159,500	417,000
February	275,000	190,000	175,000
March	265,000	140,000	167,500
April	189,000	249,900	275,000
May	162,000	142,500	180,000
June	137,000	155,000	285,000
July	225,000	322,500	215,000
August	224,750	165,000	
September	225,000	244,900	
October	357,500	489,950	
November	280,000	92,000	
December	166,500	299,000	





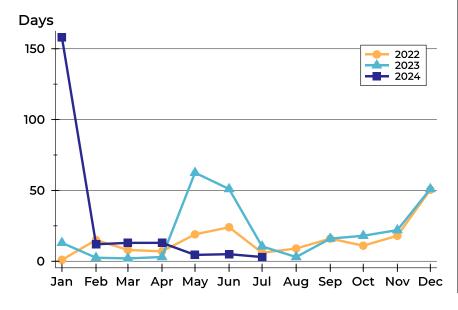
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2022	2023	2024
January	1	15	158
February	15	3	112
March	59	2	13
April	44	12	45
May	50	59	8
June	51	69	5
July	40	11	3
August	45	3	
September	22	27	
October	11	21	
November	19	15	
December	51	71	

Median DOM



Month	2022	2023	2024
January	1	13	158
February	15	3	12
March	8	2	13
April	7	3	13
May	19	63	5
June	24	51	5
July	6	11	3
August	9	3	
September	16	16	
October	11	18	
November	18	22	
December	51	51	