



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

February 2026 Region Total Statistics

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

Sunflower MLS, Inc.

3646 S.W. Plass Ave.
Topeka, Kansas 66611

Phone: 785/267-3215
Fax: 785/267-4993
E-mail: denise@sunflowerrealtors.com



Central Region Housing Report



Market Overview

Central Region Home Sales Fell in February

Total home sales in Central Region fell last month to 146 units, compared to 152 units in February 2025. Total sales volume was \$28.8 million, down from a year earlier.

The median sale price in February was \$177,950, down from \$190,132 a year earlier. Homes that sold in February were typically on the market for 12 days and sold for 100.0% of their list prices.

Central Region Active Listings Up at End of February

The total number of active listings in Central Region at the end of February was 189 units, up from 181 at the same point in 2025. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$279,500.

During February, a total of 180 contracts were written up from 175 in February 2025. At the end of the month, there were 188 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

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3245
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



Central Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		146	152	156	260	340	314
Change from prior year		-3.9%	-2.6%	-7.1%	-23.5%	8.3%	-5.1%
Active Listings		189	181	172	N/A	N/A	N/A
Change from prior year		4.4%	5.2%	20.3%			
Months' Supply		0.9	0.8	0.8	N/A	N/A	N/A
Change from prior year		12.5%	0.0%	33.3%			
New Listings		177	197	222	343	330	410
Change from prior year		-10.2%	-11.3%	6.2%	3.9%	-19.5%	7.6%
Contracts Written		180	175	185	349	343	374
Change from prior year		2.9%	-5.4%	-5.6%	1.7%	-8.3%	-3.1%
Pending Contracts		188	180	180	N/A	N/A	N/A
Change from prior year		4.4%	0.0%	-8.2%			
Sales Volume (1,000s)		28,828	33,134	31,428	53,100	69,277	63,612
Change from prior year		-13.0%	5.4%	1.6%	-23.4%	8.9%	14.4%
Average	Sale Price	197,449	217,985	201,465	204,231	203,755	202,587
	Change from prior year	-9.4%	8.2%	9.4%	0.2%	0.6%	20.6%
	List Price of Actives	315,676	254,720	290,208	N/A	N/A	N/A
	Change from prior year	23.9%	-12.2%	-22.2%			
	Days on Market	32	43	26	35	34	29
Change from prior year	-25.6%	65.4%	-10.3%	2.9%	17.2%	20.8%	
	Percent of List	96.6%	97.3%	98.4%	97.4%	97.4%	98.1%
Change from prior year	-0.7%	-1.1%	3.3%	0.0%	-0.7%	3.0%	
	Percent of Original	93.9%	94.1%	96.5%	94.7%	94.9%	96.2%
Change from prior year	-0.2%	-2.5%	3.9%	-0.2%	-1.4%	3.6%	
Median	Sale Price	177,950	190,132	177,000	187,000	178,500	180,700
	Change from prior year	-6.4%	7.4%	14.2%	4.8%	-1.2%	25.1%
	List Price of Actives	279,500	214,500	239,450	N/A	N/A	N/A
	Change from prior year	30.3%	-10.4%	-7.9%			
	Days on Market	13	29	9	16	15	11
Change from prior year	-55.2%	222.2%	-10.0%	6.7%	36.4%	37.5%	
	Percent of List	100.0%	99.0%	100.0%	100.0%	100.0%	100.0%
Change from prior year	1.0%	-1.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	98.5%	96.6%	98.4%	97.8%	97.2%	97.7%
Change from prior year	2.0%	-1.8%	1.1%	0.6%	-0.5%	0.3%	

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



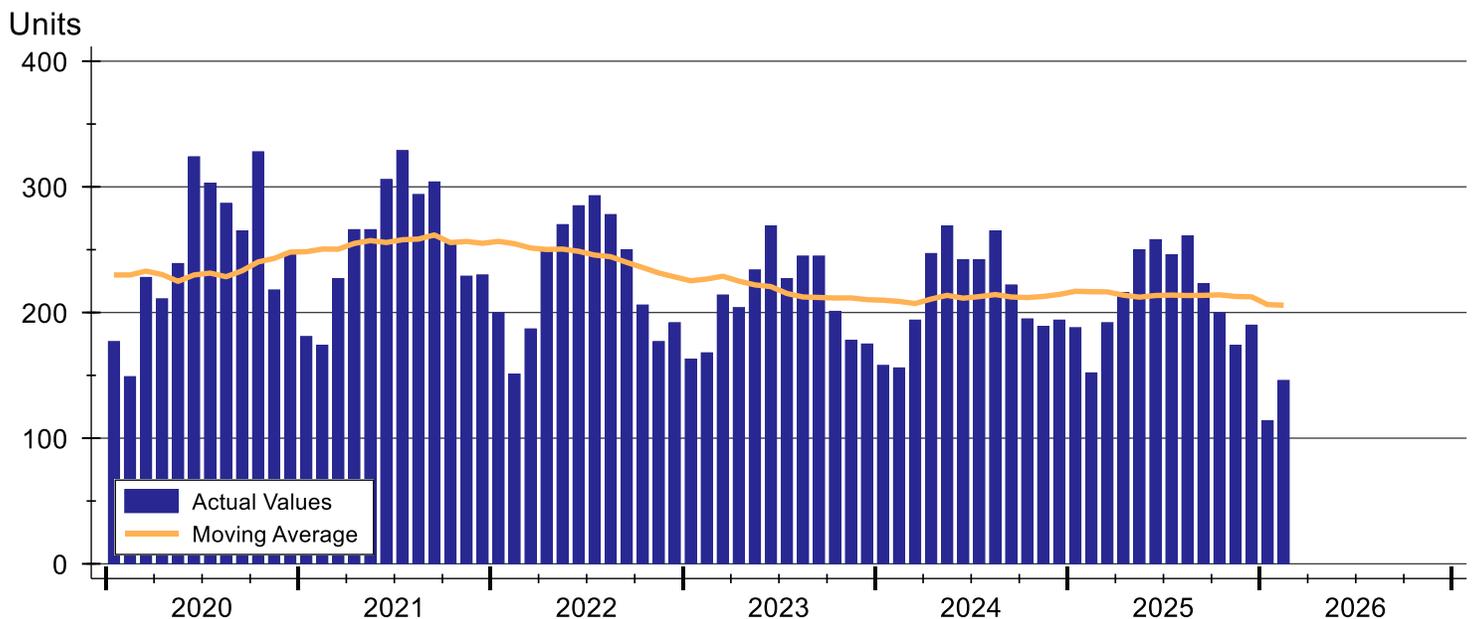
Central Region Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		146	152	-3.9%	260	340	-23.5%
Volume (1,000s)		28,828	33,134	-13.0%	53,100	69,277	-23.4%
Months' Supply		0.9	0.8	12.5%	N/A	N/A	N/A
Average	Sale Price	197,449	217,985	-9.4%	204,231	203,755	0.2%
	Days on Market	32	43	-25.6%	35	34	2.9%
	Percent of List	96.6%	97.3%	-0.7%	97.4%	97.4%	0.0%
	Percent of Original	93.9%	94.1%	-0.2%	94.7%	94.9%	-0.2%
Median	Sale Price	177,950	190,132	-6.4%	187,000	178,500	4.8%
	Days on Market	13	29	-55.2%	16	15	6.7%
	Percent of List	100.0%	99.0%	1.0%	100.0%	100.0%	0.0%
	Percent of Original	98.5%	96.6%	2.0%	97.8%	97.2%	0.6%

A total of 146 homes sold in Central Region in February, down from 152 units in February 2025. Total sales volume fell to \$28.8 million compared to \$33.1 million in the previous year.

The median sales price in February was \$177,950, down 6.4% compared to the prior year. Median days on market was 12 days, down from 22 days in January, and down from 29 in February 2025.

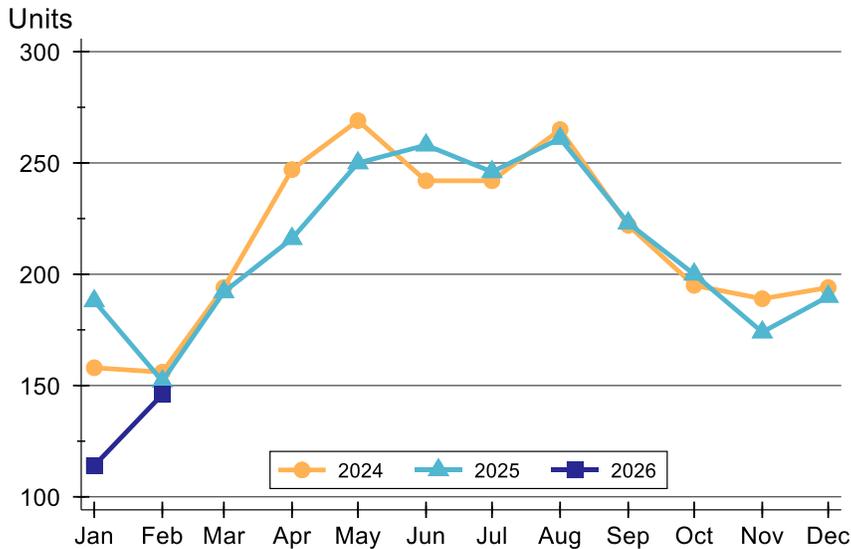
History of Closed Listings





Central Region Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	158	188	114
February	156	152	146
March	194	192	
April	247	216	
May	269	250	
June	242	258	
July	242	246	
August	265	261	
September	222	223	
October	195	200	
November	189	174	
December	194	190	

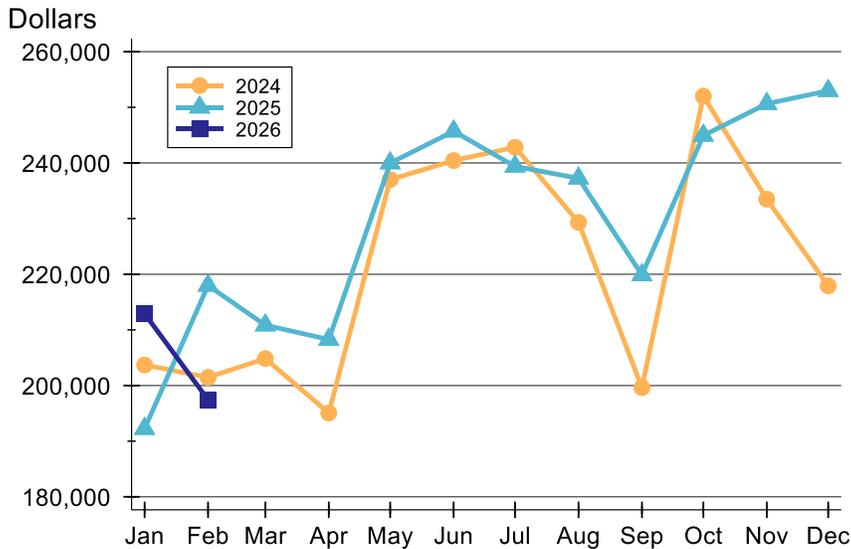
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.7%	1.0	8,250	8,250	73	73	41.5%	41.5%	33.0%	33.0%
\$25,000-\$49,999	5	3.4%	0.6	36,000	33,000	22	25	95.5%	100.0%	84.8%	85.5%
\$50,000-\$99,999	22	15.1%	0.9	76,520	76,500	31	13	89.3%	93.5%	84.3%	88.8%
\$100,000-\$124,999	11	7.5%	0.9	112,523	112,000	38	4	98.7%	100.0%	94.9%	100.0%
\$125,000-\$149,999	19	13.0%	0.9	135,679	135,000	28	3	98.8%	100.0%	96.8%	100.0%
\$150,000-\$174,999	12	8.2%	0.6	160,560	160,500	29	17	96.6%	96.5%	93.3%	94.6%
\$175,000-\$199,999	14	9.6%	0.6	185,814	189,000	36	41	96.9%	98.9%	95.3%	96.7%
\$200,000-\$249,999	17	11.6%	0.3	231,235	232,500	31	5	99.3%	100.0%	97.6%	100.0%
\$250,000-\$299,999	20	13.7%	0.9	270,900	269,750	21	9	98.9%	99.7%	98.1%	99.7%
\$300,000-\$399,999	18	12.3%	1.2	337,292	326,251	38	24	99.2%	99.7%	97.6%	97.1%
\$400,000-\$499,999	6	4.1%	1.8	440,717	425,950	59	38	100.7%	100.3%	98.9%	99.4%
\$500,000-\$749,999	1	0.7%	2.1	547,500	547,500	56	56	95.2%	95.2%	95.2%	95.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



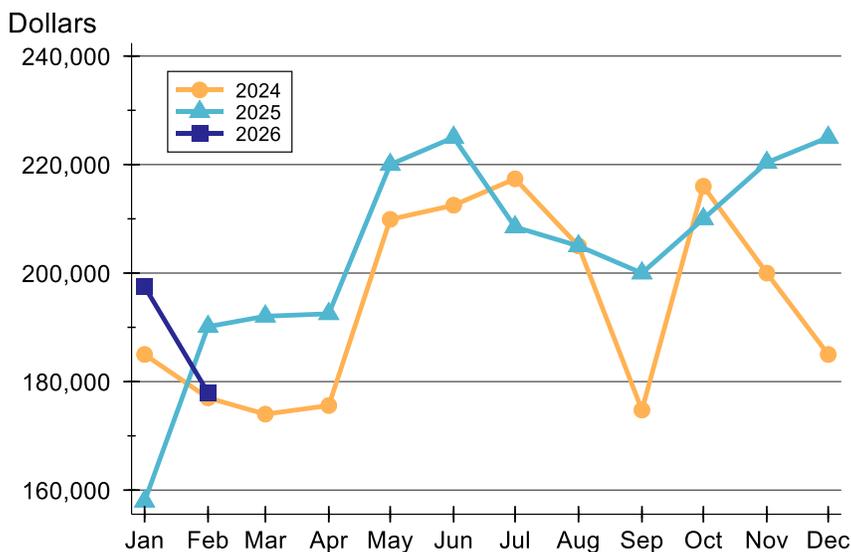
Central Region Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	203,696	192,250	212,917
February	201,465	217,985	197,449
March	204,850	210,845	
April	195,066	208,278	
May	237,013	239,979	
June	240,432	245,704	
July	242,817	239,389	
August	229,323	237,242	
September	199,626	219,879	
October	252,003	244,931	
November	233,489	250,643	
December	217,917	252,973	

Median Price

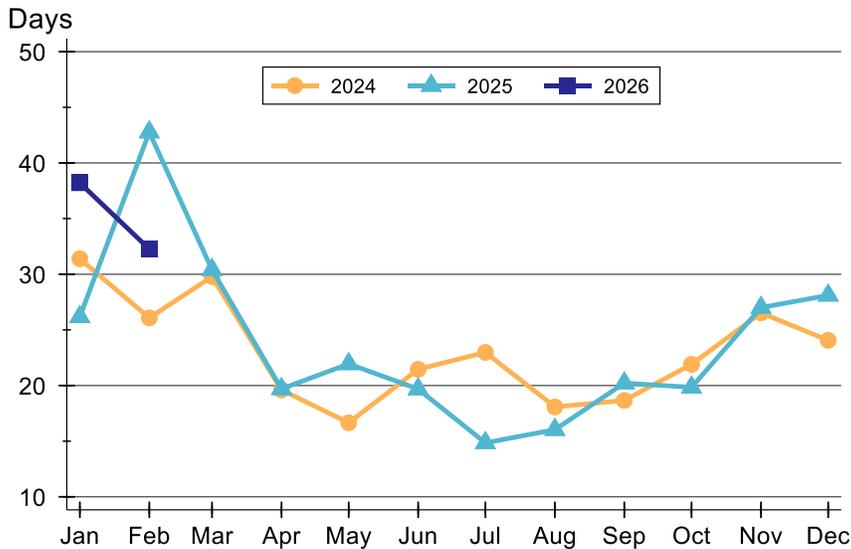


Month	2024	2025	2026
January	185,000	157,950	197,500
February	177,000	190,132	177,950
March	174,000	192,050	
April	175,585	192,500	
May	209,900	220,000	
June	212,500	225,000	
July	217,375	208,500	
August	205,000	205,000	
September	174,750	200,000	
October	216,000	210,000	
November	200,000	220,375	
December	185,000	225,000	



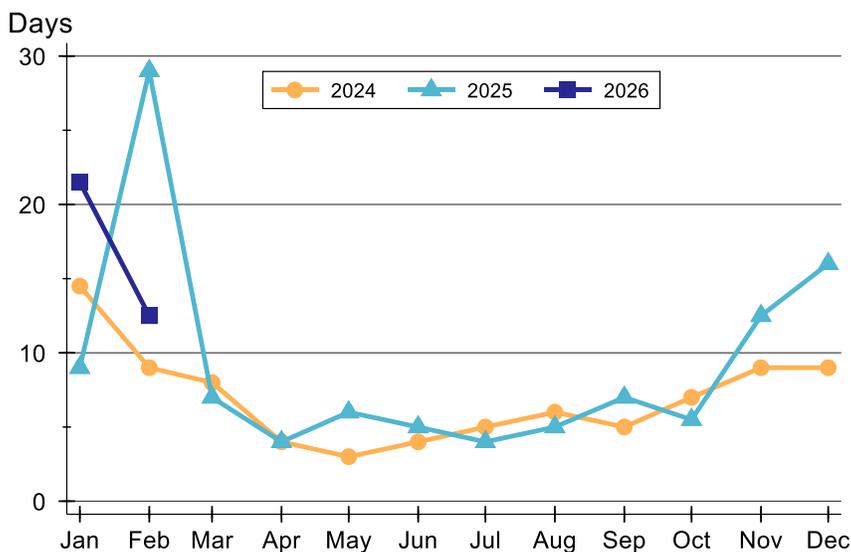
Central Region Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	31	26	38
February	26	43	32
March	30	30	
April	20	20	
May	17	22	
June	21	20	
July	23	15	
August	18	16	
September	19	20	
October	22	20	
November	27	27	
December	24	28	

Median DOM



Month	2024	2025	2026
January	15	9	22
February	9	29	13
March	8	7	
April	4	4	
May	3	6	
June	4	5	
July	5	4	
August	6	5	
September	5	7	
October	7	6	
November	9	13	
December	9	16	



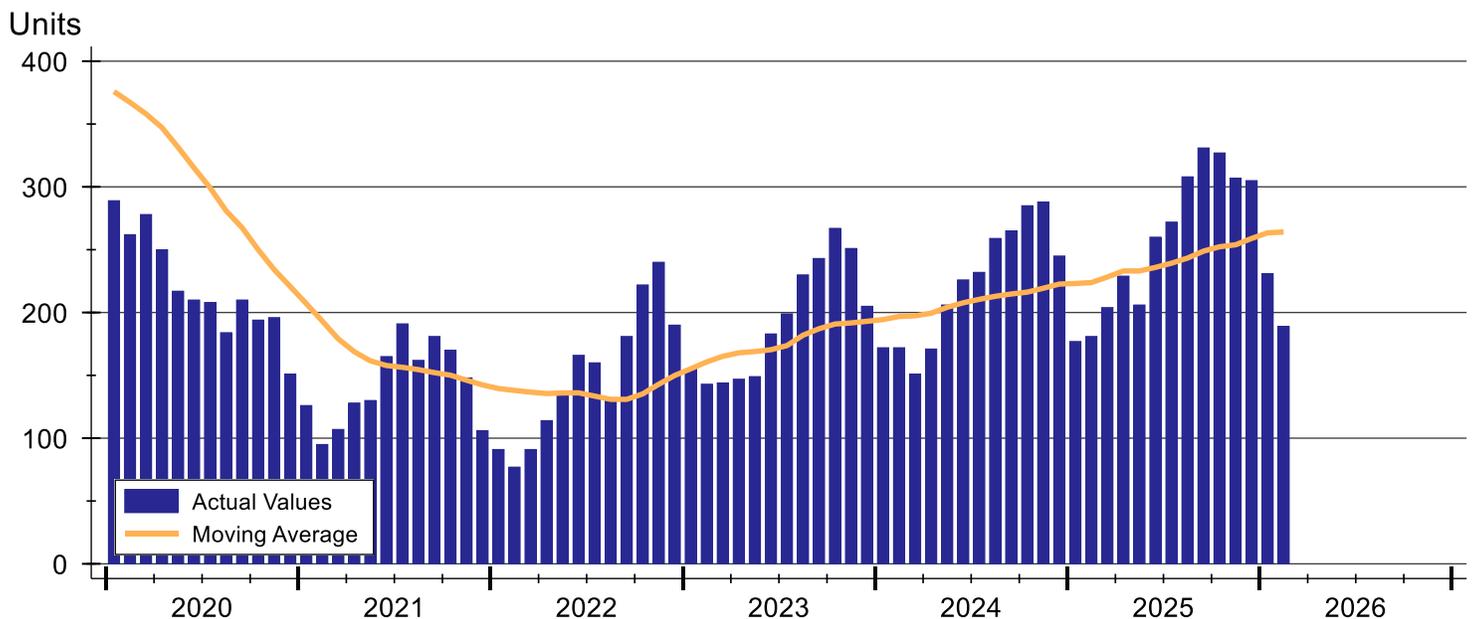
Central Region Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		189	181	4.4%
Volume (1,000s)		59,663	46,104	29.4%
Months' Supply		0.9	0.8	12.5%
Average	List Price	315,676	254,720	23.9%
	Days on Market	51	58	-12.1%
	Percent of Original	96.3%	97.3%	-1.0%
Median	List Price	279,500	214,500	30.3%
	Days on Market	21	26	-19.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 189 homes were available for sale in Central Region at the end of February. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$279,500, up 30.3% from 2025. The typical time on market for active listings was 21 days, down from 26 days a year earlier.

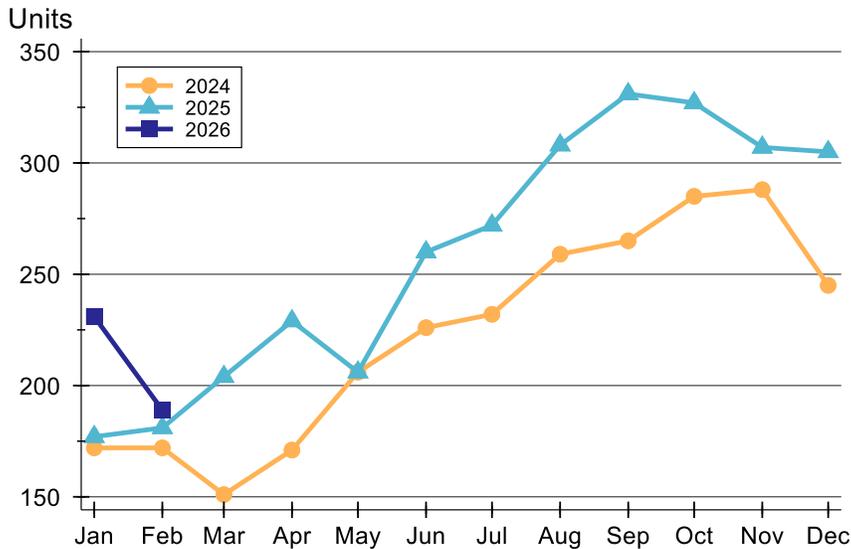
History of Active Listings





Central Region Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	172	177	231
February	172	181	189
March	151	204	
April	171	229	
May	206	206	
June	226	260	
July	232	272	
August	259	308	
September	265	331	
October	285	327	
November	288	307	
December	245	305	

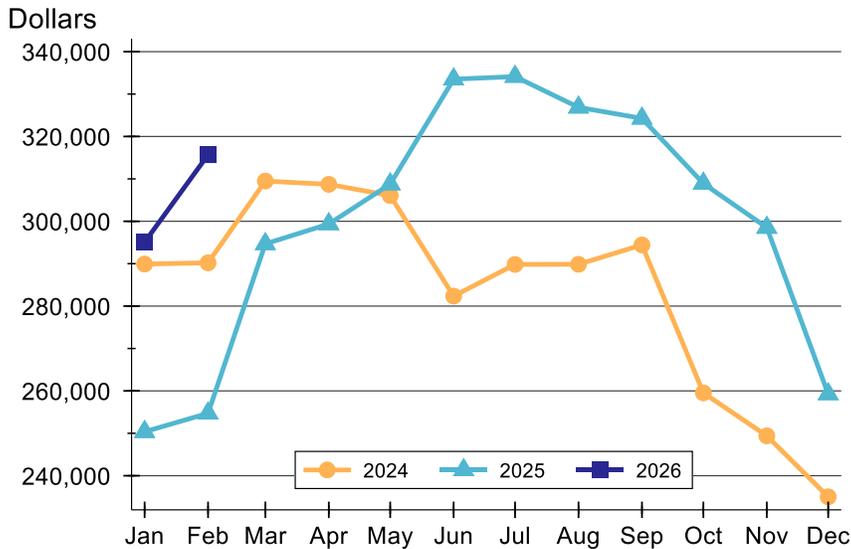
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.1%	1.0	16,950	16,950	30	30	96.7%	96.7%
\$25,000-\$49,999	4	2.1%	0.6	40,125	40,250	60	60	89.1%	90.7%
\$50,000-\$99,999	22	11.6%	0.9	81,957	80,000	67	16	91.9%	95.5%
\$100,000-\$124,999	12	6.3%	0.9	115,404	118,975	65	64	89.6%	100.0%
\$125,000-\$149,999	14	7.4%	0.9	135,960	136,500	51	8	96.4%	100.0%
\$150,000-\$174,999	10	5.3%	0.6	161,312	162,000	75	17	98.0%	100.0%
\$175,000-\$199,999	10	5.3%	0.6	186,451	185,356	30	17	97.2%	100.0%
\$200,000-\$249,999	10	5.3%	0.3	216,880	214,950	37	13	97.9%	100.0%
\$250,000-\$299,999	23	12.2%	0.9	279,510	279,999	35	13	97.8%	100.0%
\$300,000-\$399,999	37	19.6%	1.2	350,393	349,950	52	26	97.5%	100.0%
\$400,000-\$499,999	21	11.1%	1.8	447,401	445,000	44	47	97.8%	100.0%
\$500,000-\$749,999	17	9.0%	2.1	623,056	629,900	60	56	95.8%	99.0%
\$750,000-\$999,999	2	1.1%	N/A	852,500	852,500	52	52	85.9%	85.9%
\$1,000,000 and up	5	2.6%	N/A	1,529,000	1,200,000	47	46	113.3%	100.0%



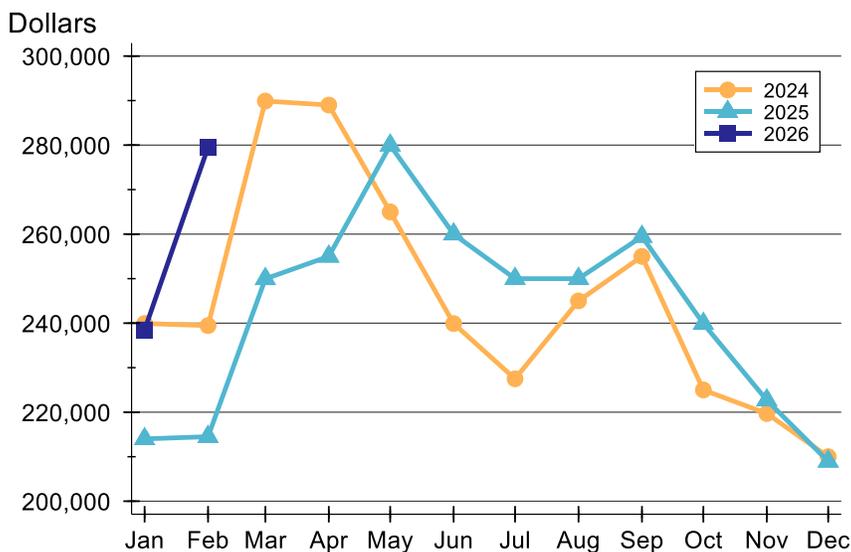
Central Region Active Listings Analysis

Average Price



Month	2024	2025	2026
January	289,916	250,369	295,075
February	290,208	254,720	315,676
March	309,489	294,669	
April	308,722	299,362	
May	306,059	308,764	
June	282,349	333,511	
July	289,831	334,122	
August	289,856	326,873	
September	294,424	324,267	
October	259,542	308,931	
November	249,403	298,525	
December	235,021	259,276	

Median Price

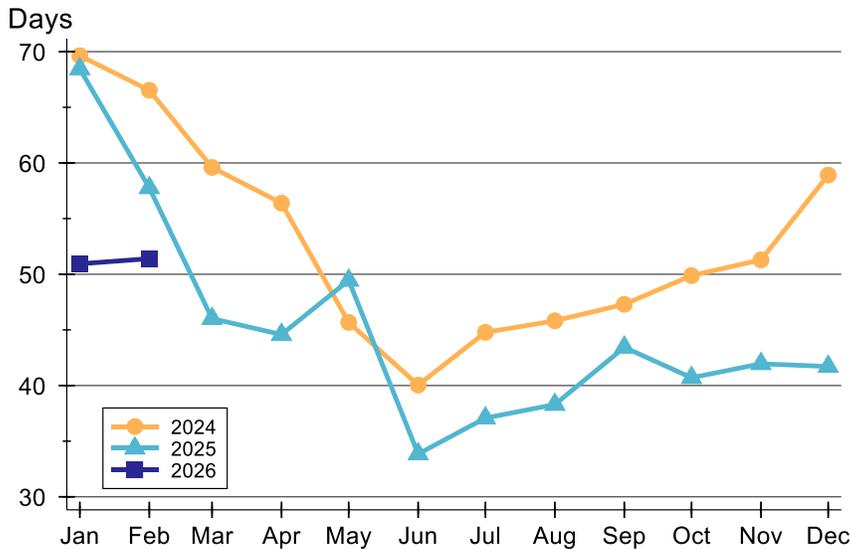


Month	2024	2025	2026
January	239,925	214,000	238,500
February	239,450	214,500	279,500
March	289,900	249,950	
April	289,000	255,000	
May	265,000	279,950	
June	239,900	260,000	
July	227,500	250,000	
August	245,000	250,000	
September	255,000	259,450	
October	225,000	239,900	
November	219,700	222,700	
December	210,000	208,950	



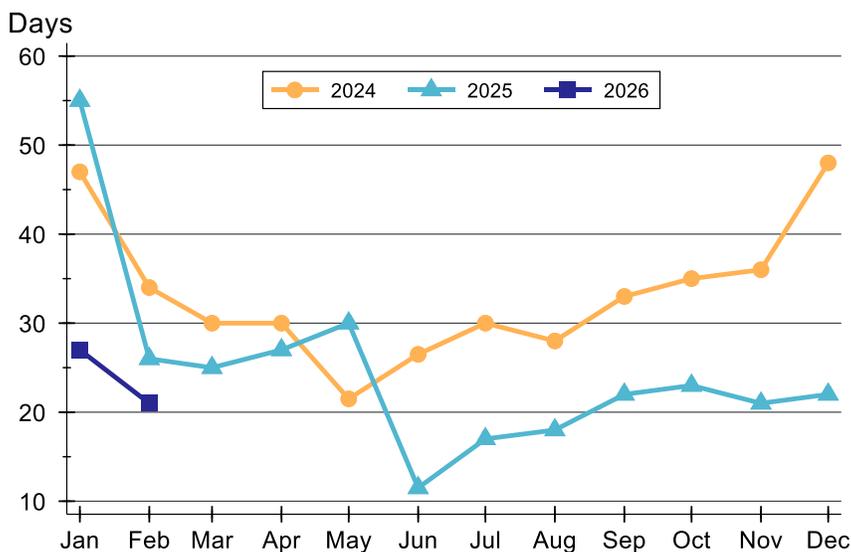
Central Region Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	70	68	51
February	67	58	51
March	60	46	
April	56	45	
May	46	49	
June	40	34	
July	45	37	
August	46	38	
September	47	43	
October	50	41	
November	51	42	
December	59	42	

Median DOM

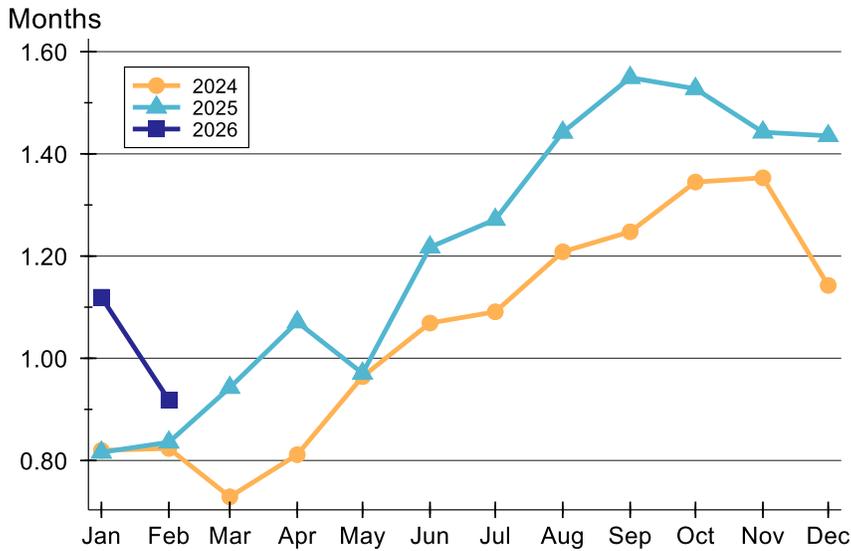


Month	2024	2025	2026
January	47	55	27
February	34	26	21
March	30	25	
April	30	27	
May	22	30	
June	27	12	
July	30	17	
August	28	18	
September	33	22	
October	35	23	
November	36	21	
December	48	22	



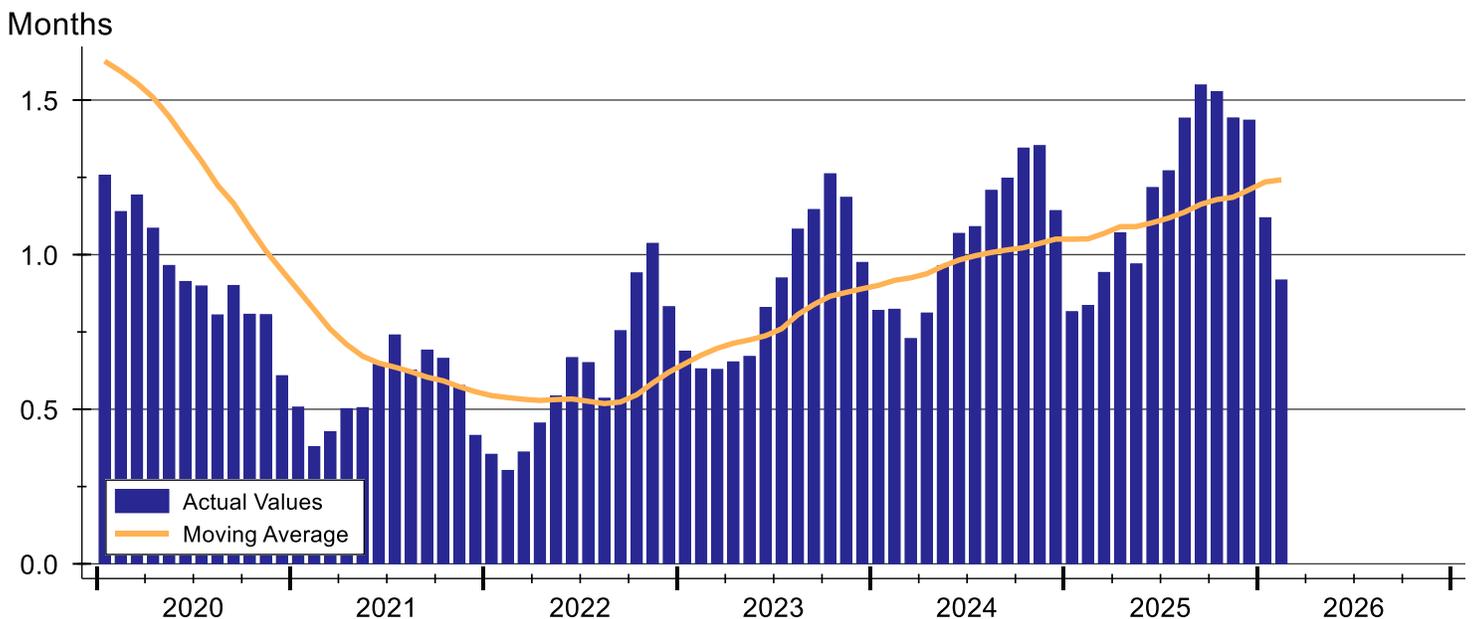
Central Region Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	0.8	0.8	1.1
February	0.8	0.8	0.9
March	0.7	0.9	
April	0.8	1.1	
May	1.0	1.0	
June	1.1	1.2	
July	1.1	1.3	
August	1.2	1.4	
September	1.2	1.5	
October	1.3	1.5	
November	1.4	1.4	
December	1.1	1.4	

History of Month's Supply





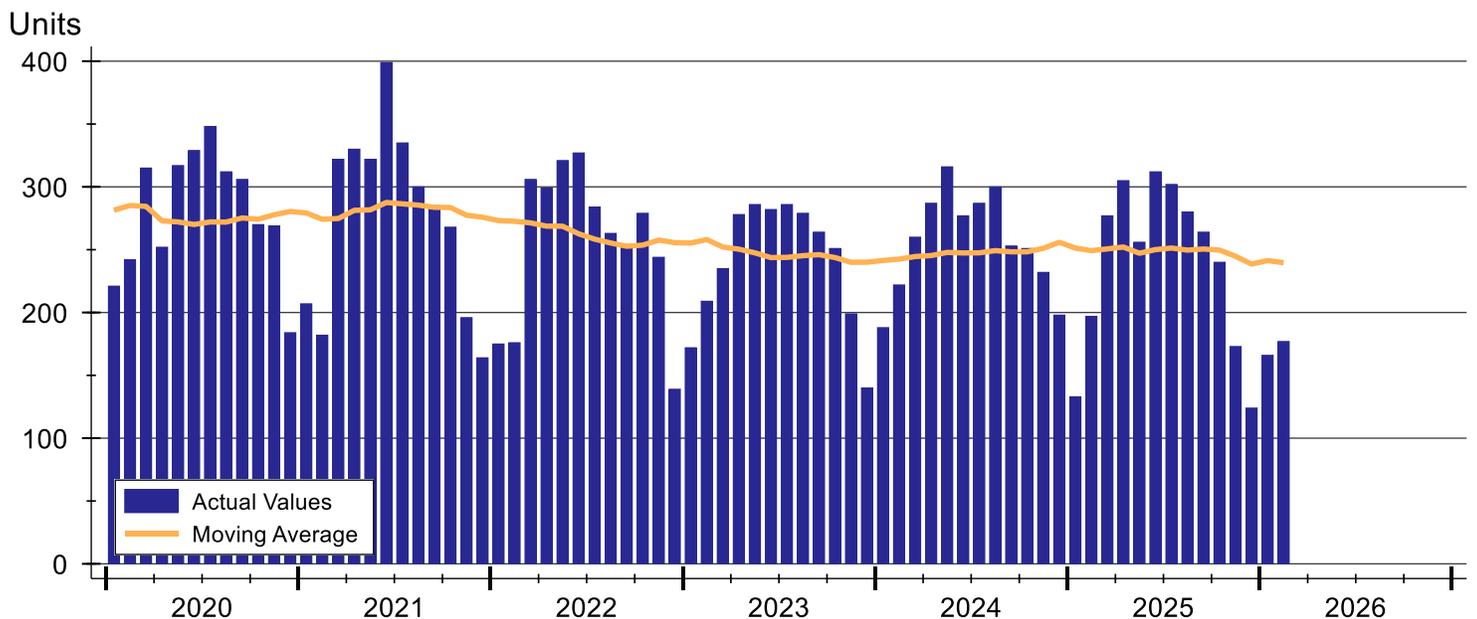
Central Region New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	177	197	-10.2%
	Volume (1,000s)	40,934	43,600	-6.1%
	Average List Price	231,267	221,319	4.5%
	Median List Price	205,000	185,000	10.8%
Year-to-Date	New Listings	343	330	3.9%
	Volume (1,000s)	80,368	75,295	6.7%
	Average List Price	234,308	228,166	2.7%
	Median List Price	205,000	189,700	8.1%

A total of 177 new listings were added in Central Region during February, down 10.2% from the same month in 2025. Year-to-date Central Region has seen 343 new listings.

The median list price of these homes was \$205,000 up from \$185,000 in 2025.

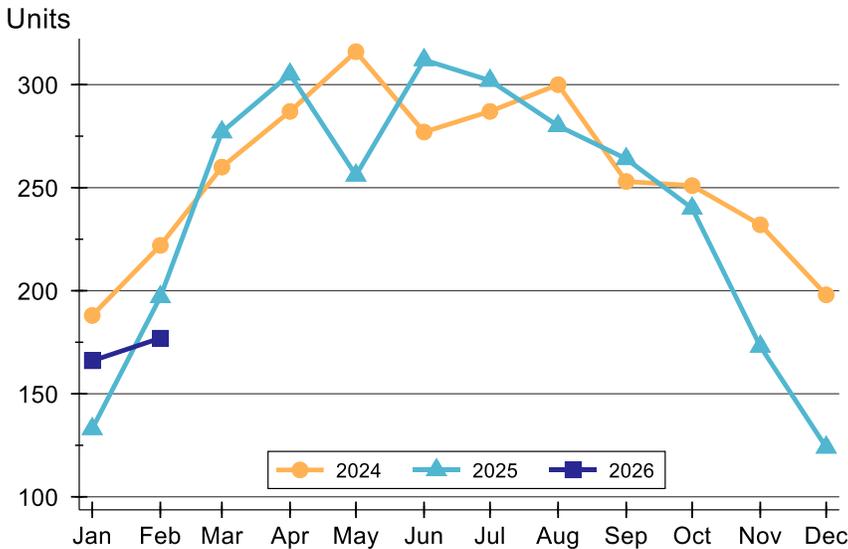
History of New Listings





Central Region New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	188	133	166
February	222	197	177
March	260	277	
April	287	305	
May	316	256	
June	277	312	
July	287	302	
August	300	280	
September	253	264	
October	251	240	
November	232	173	
December	198	124	

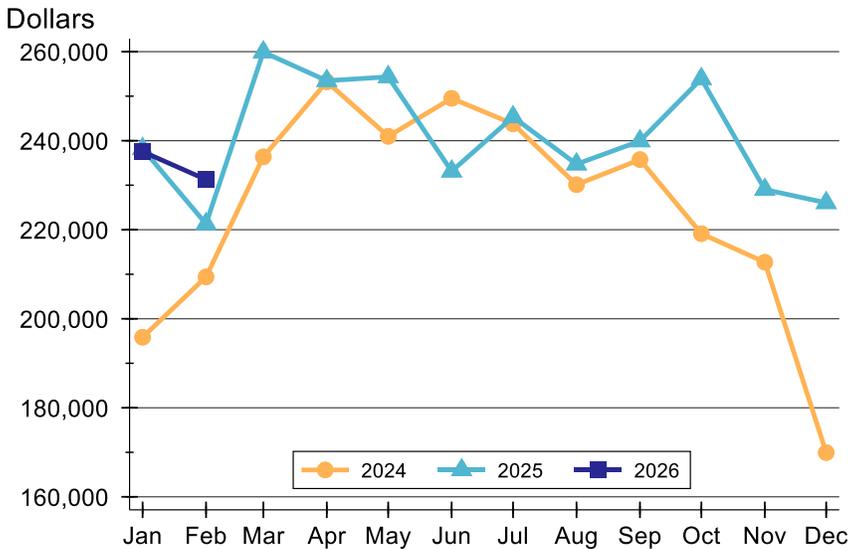
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	19,900	19,900	7	7	100.0%	100.0%
\$25,000-\$49,999	7	4.0%	39,843	40,500	3	1	98.7%	100.0%
\$50,000-\$99,999	24	13.6%	84,506	87,450	8	6	98.3%	100.0%
\$100,000-\$124,999	10	5.6%	112,680	112,500	4	4	100.0%	100.0%
\$125,000-\$149,999	18	10.2%	138,972	138,750	4	3	100.0%	100.0%
\$150,000-\$174,999	14	7.9%	164,089	164,950	7	4	99.4%	100.0%
\$175,000-\$199,999	12	6.8%	184,821	184,500	9	8	99.3%	100.0%
\$200,000-\$249,999	27	15.3%	226,181	225,000	7	4	99.5%	100.0%
\$250,000-\$299,999	19	10.7%	277,253	275,000	13	9	99.5%	100.0%
\$300,000-\$399,999	26	14.7%	347,913	343,750	10	8	99.5%	100.0%
\$400,000-\$499,999	12	6.8%	437,471	430,000	7	5	99.7%	100.0%
\$500,000-\$749,999	6	3.4%	668,983	674,250	10	7	101.2%	100.0%
\$750,000-\$999,999	1	0.6%	780,000	780,000	13	13	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



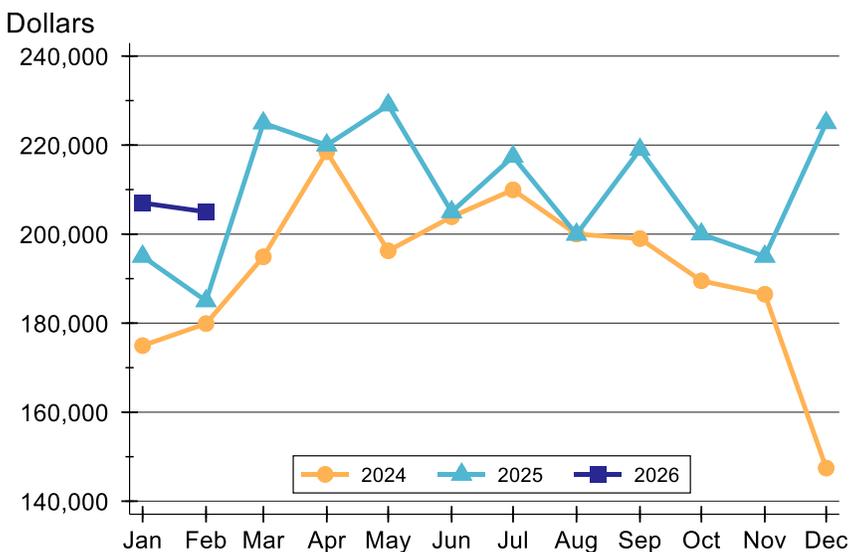
Central Region New Listings Analysis

Average Price



Month	2024	2025	2026
January	195,844	238,204	237,551
February	209,406	221,319	231,267
March	236,370	259,903	
April	253,235	253,472	
May	240,990	254,340	
June	249,517	233,144	
July	243,780	245,340	
August	230,119	234,728	
September	235,747	239,928	
October	219,117	253,900	
November	212,702	229,031	
December	169,934	226,049	

Median Price



Month	2024	2025	2026
January	174,950	195,000	207,000
February	179,900	185,000	205,000
March	194,900	224,950	
April	218,500	220,000	
May	196,250	229,000	
June	203,900	205,000	
July	209,950	217,425	
August	200,000	199,950	
September	199,000	219,000	
October	189,500	200,000	
November	186,500	195,000	
December	147,450	225,000	

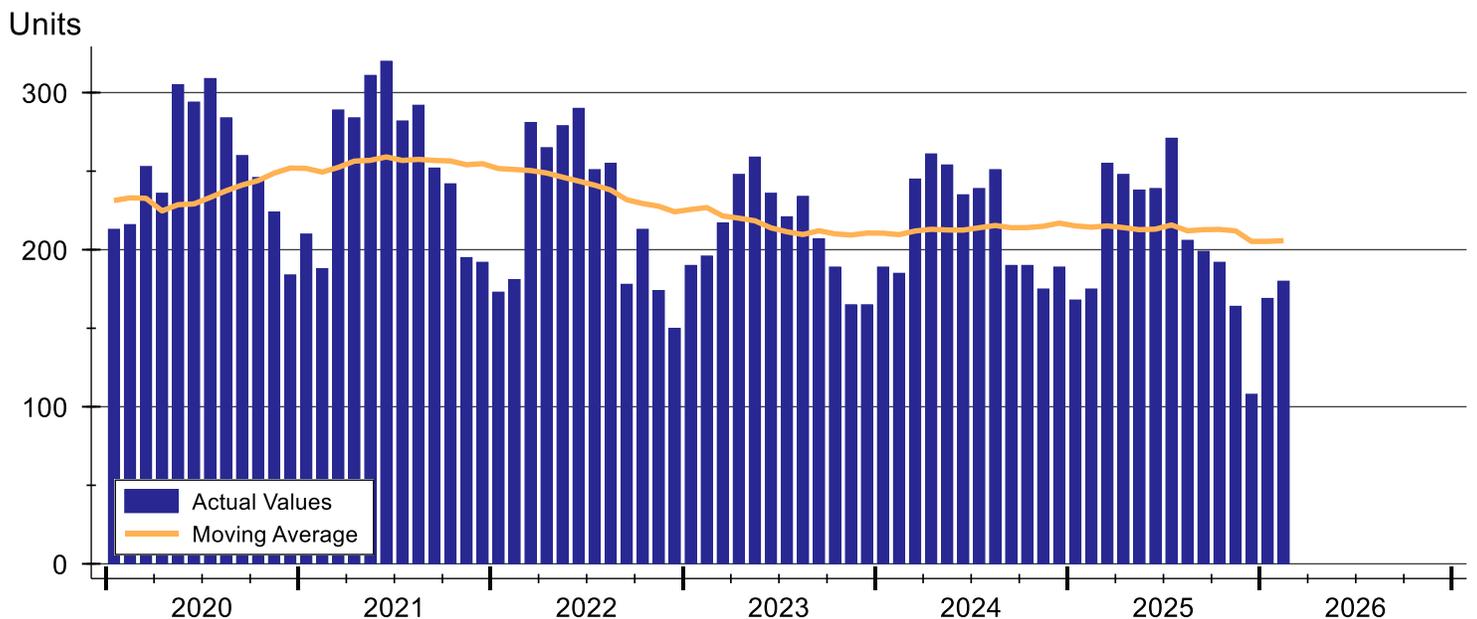


Central Region Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		180	175	2.9%	349	343	1.7%
Volume (1,000s)		38,446	37,415	2.8%	73,438	74,124	-0.9%
Average	Sale Price	213,586	213,800	-0.1%	210,425	216,104	-2.6%
	Days on Market	32	34	-5.9%	34	37	-8.1%
	Percent of Original	97.8%	96.8%	1.0%	95.9%	95.9%	0.0%
Median	Sale Price	184,000	189,777	-3.0%	187,500	189,900	-1.3%
	Days on Market	11	7	57.1%	13	15	-13.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	98.1%	1.9%

A total of 180 contracts for sale were written in Central Region during the month of February, up from 175 in 2025. The median list price of these homes was \$184,000, down from \$189,777 the prior year. Half of the homes that went under contract in February were on the market less than 11 days, compared to 7 days in February 2025.

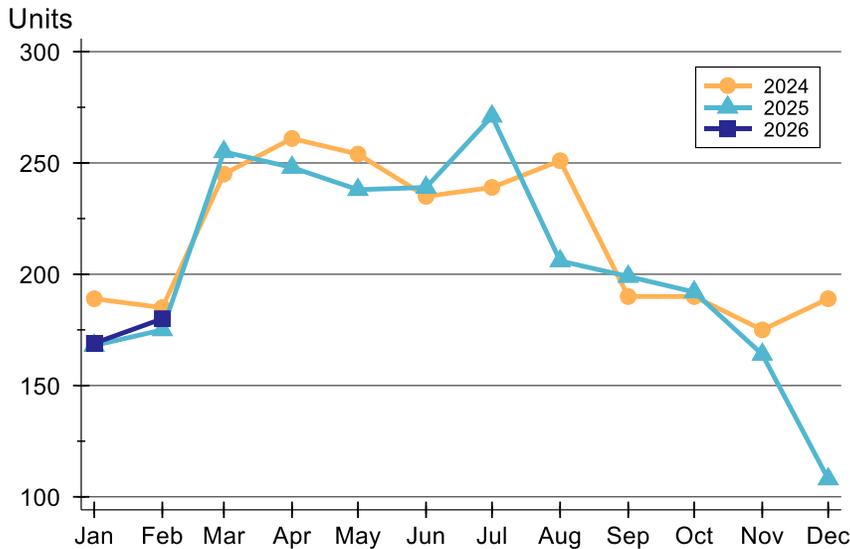
History of Contracts Written





Central Region Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	189	168	169
February	185	175	180
March	245	255	
April	261	248	
May	254	238	
June	235	239	
July	239	271	
August	251	206	
September	190	199	
October	190	192	
November	175	164	
December	189	108	

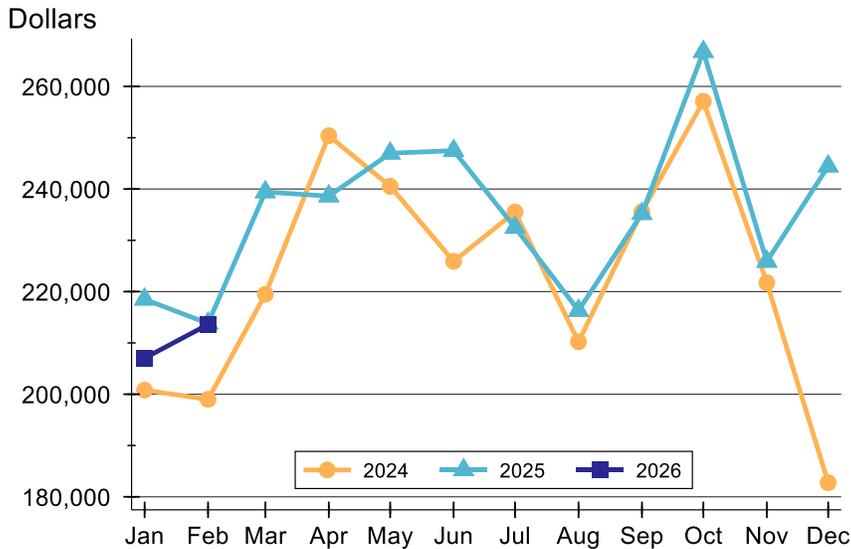
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	3.4%	42,233	42,750	17	1	92.0%	100.0%
\$50,000-\$99,999	28	15.6%	73,507	74,250	28	14	97.9%	100.0%
\$100,000-\$124,999	13	7.3%	115,346	115,000	18	7	96.8%	100.0%
\$125,000-\$149,999	18	10.1%	138,922	138,750	39	3	97.3%	100.0%
\$150,000-\$174,999	20	11.2%	162,926	160,000	54	7	96.6%	100.0%
\$175,000-\$199,999	13	7.3%	187,275	189,900	34	16	98.2%	100.0%
\$200,000-\$249,999	27	15.1%	223,743	224,900	21	6	97.8%	100.0%
\$250,000-\$299,999	15	8.4%	271,875	274,950	29	11	99.5%	100.0%
\$300,000-\$399,999	23	12.8%	345,293	339,730	22	13	99.1%	100.0%
\$400,000-\$499,999	11	6.1%	443,439	435,750	44	51	99.8%	100.0%
\$500,000-\$749,999	3	1.7%	576,133	535,000	54	30	101.5%	100.0%
\$750,000-\$999,999	2	1.1%	780,000	780,000	144	144	87.6%	87.6%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



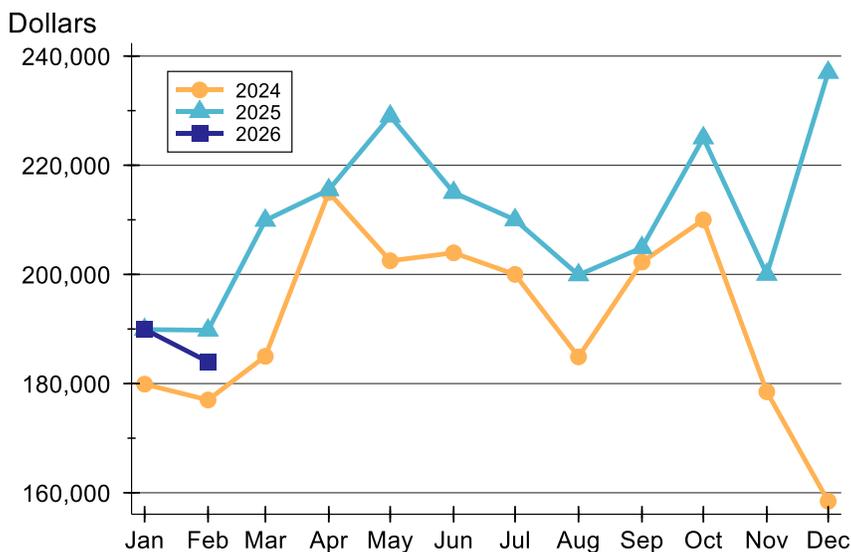
Central Region Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	200,811	218,504	207,037
February	198,990	213,800	213,586
March	219,468	239,428	
April	250,385	238,623	
May	240,528	246,970	
June	225,909	247,486	
July	235,526	232,500	
August	210,226	216,309	
September	235,582	235,199	
October	257,106	266,776	
November	221,743	225,882	
December	182,746	244,450	

Median Price

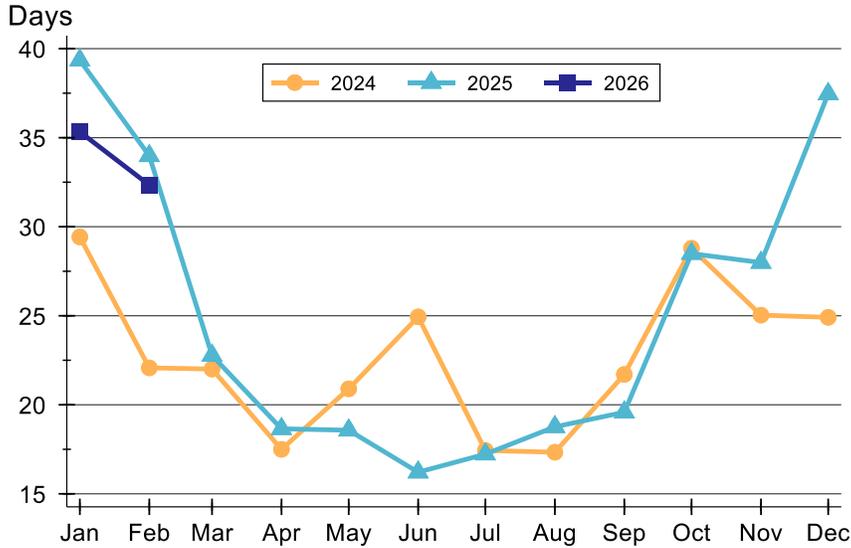


Month	2024	2025	2026
January	179,900	189,900	189,950
February	177,000	189,777	184,000
March	185,000	209,900	
April	215,000	215,500	
May	202,500	229,000	
June	203,950	215,000	
July	200,000	210,000	
August	184,900	199,900	
September	202,250	204,900	
October	210,000	225,000	
November	178,500	200,000	
December	158,450	237,000	



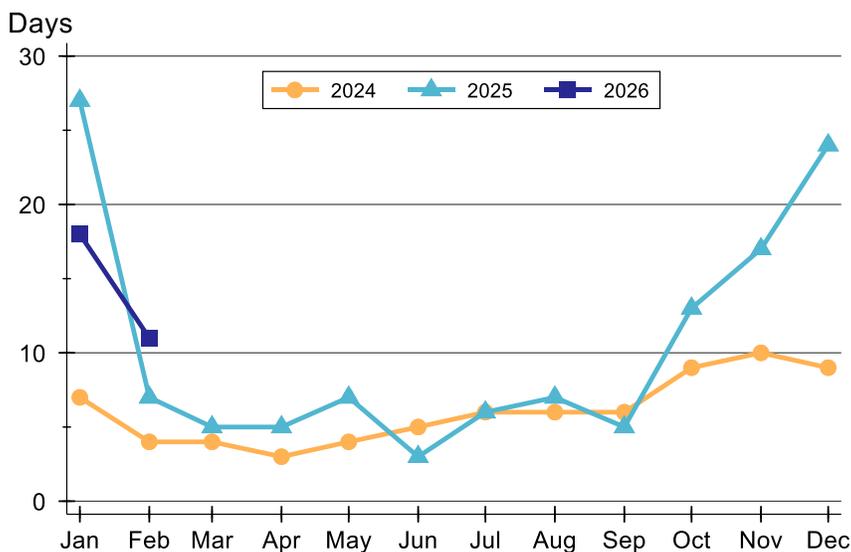
Central Region Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	29	39	35
February	22	34	32
March	22	23	
April	17	19	
May	21	19	
June	25	16	
July	17	17	
August	17	19	
September	22	20	
October	29	28	
November	25	28	
December	25	37	

Median DOM



Month	2024	2025	2026
January	7	27	18
February	4	7	11
March	4	5	
April	3	5	
May	4	7	
June	5	3	
July	6	6	
August	6	7	
September	6	5	
October	9	13	
November	10	17	
December	9	24	



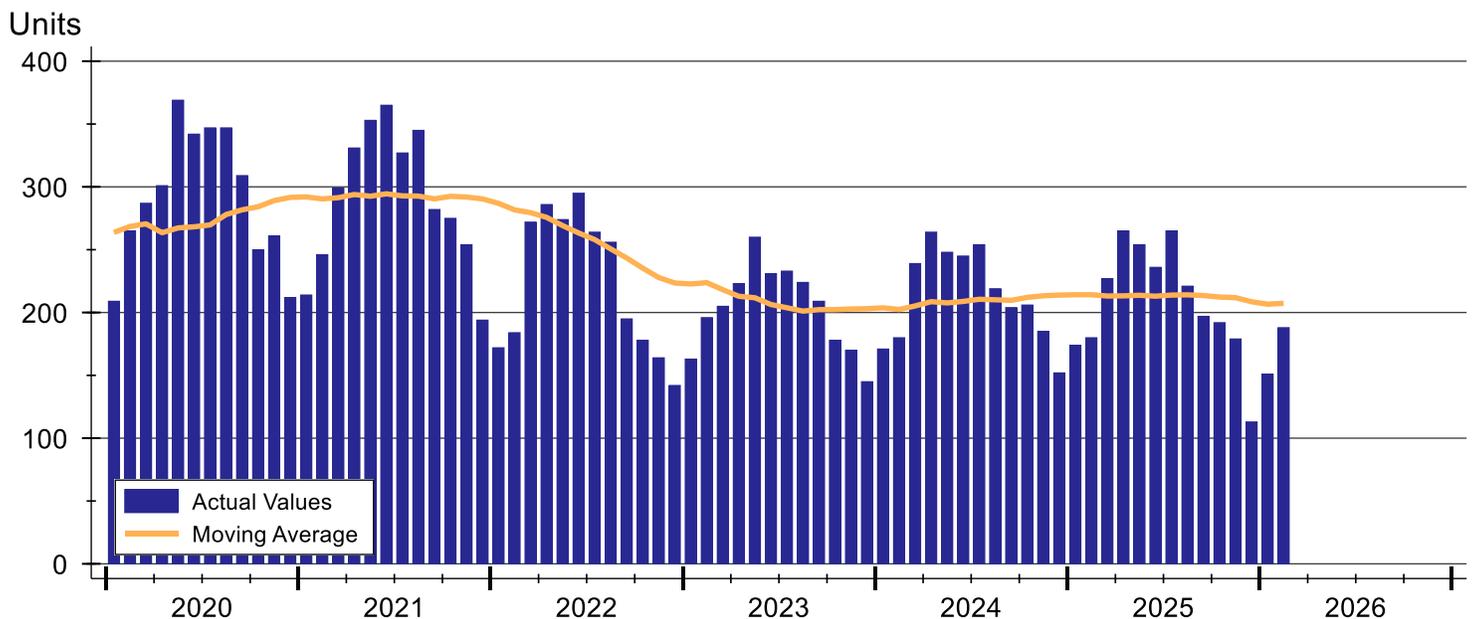
Central Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		188	180	4.4%
Volume (1,000s)		42,055	40,972	2.6%
Average	List Price	223,695	227,623	-1.7%
	Days on Market	37	34	8.8%
	Percent of Original	98.1%	98.1%	0.0%
Median	List Price	205,000	202,450	1.3%
	Days on Market	12	9	33.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 188 listings in Central Region had contracts pending at the end of February, up from 180 contracts pending at the end of February 2025.

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

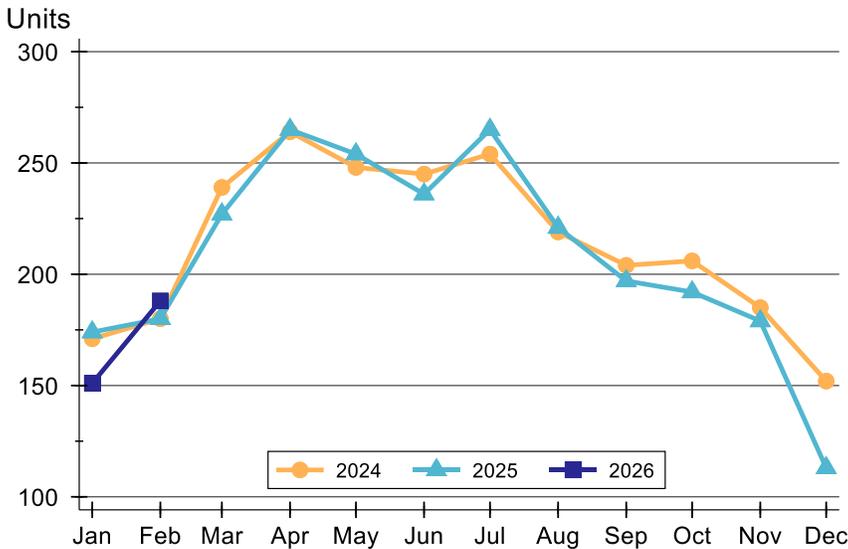
History of Pending Contracts





Central Region Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	171	174	151
February	180	180	188
March	239	227	
April	264	265	
May	248	254	
June	245	236	
July	254	265	
August	219	221	
September	204	197	
October	206	192	
November	185	179	
December	152	113	

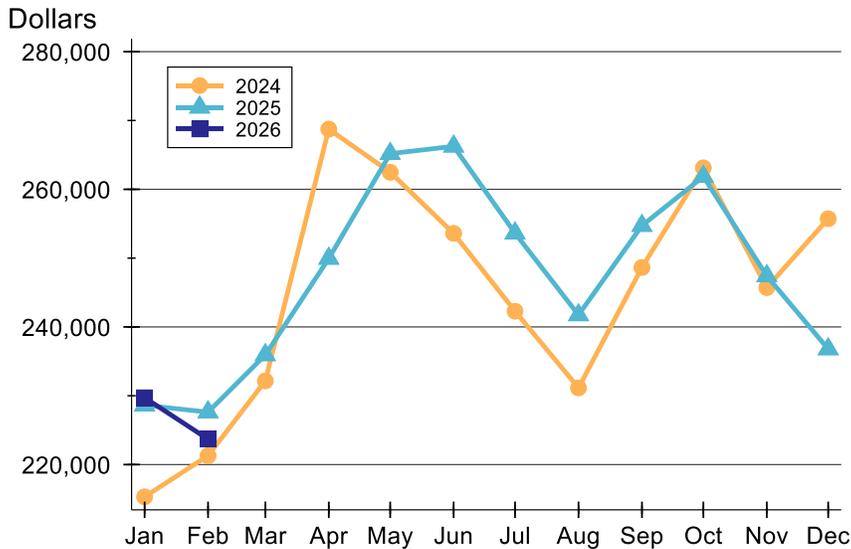
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.6%	41,500	40,500	16	1	100.0%	100.0%
\$50,000-\$99,999	22	11.7%	79,009	75,000	41	17	96.7%	100.0%
\$100,000-\$124,999	12	6.4%	113,800	115,000	26	10	98.1%	100.0%
\$125,000-\$149,999	18	9.6%	139,489	139,450	37	6	97.1%	100.0%
\$150,000-\$174,999	19	10.1%	163,891	164,900	58	10	97.1%	100.0%
\$175,000-\$199,999	16	8.5%	186,405	185,250	40	17	98.8%	100.0%
\$200,000-\$249,999	37	19.7%	224,750	225,000	24	6	98.3%	100.0%
\$250,000-\$299,999	21	11.2%	276,591	275,000	38	11	99.0%	100.0%
\$300,000-\$399,999	28	14.9%	345,678	337,500	30	13	98.7%	100.0%
\$400,000-\$499,999	7	3.7%	441,147	435,750	44	51	99.9%	100.0%
\$500,000-\$749,999	3	1.6%	561,300	535,000	54	30	99.1%	100.0%
\$750,000-\$999,999	2	1.1%	822,000	822,000	151	151	97.4%	97.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



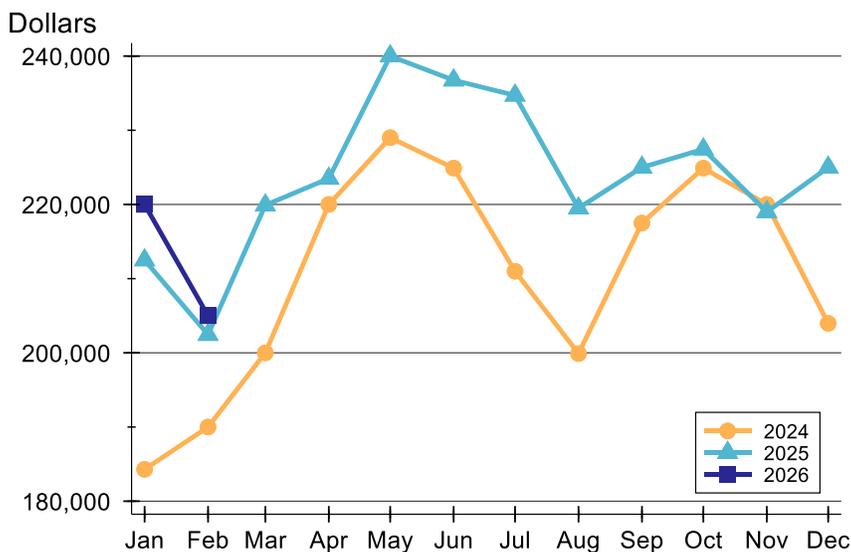
Central Region Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	215,315	228,625	229,725
February	221,291	227,623	223,695
March	232,164	235,935	
April	268,741	249,950	
May	262,479	265,176	
June	253,594	266,250	
July	242,287	253,629	
August	231,146	241,740	
September	248,645	254,722	
October	263,121	261,849	
November	245,716	247,412	
December	255,729	236,791	

Median Price

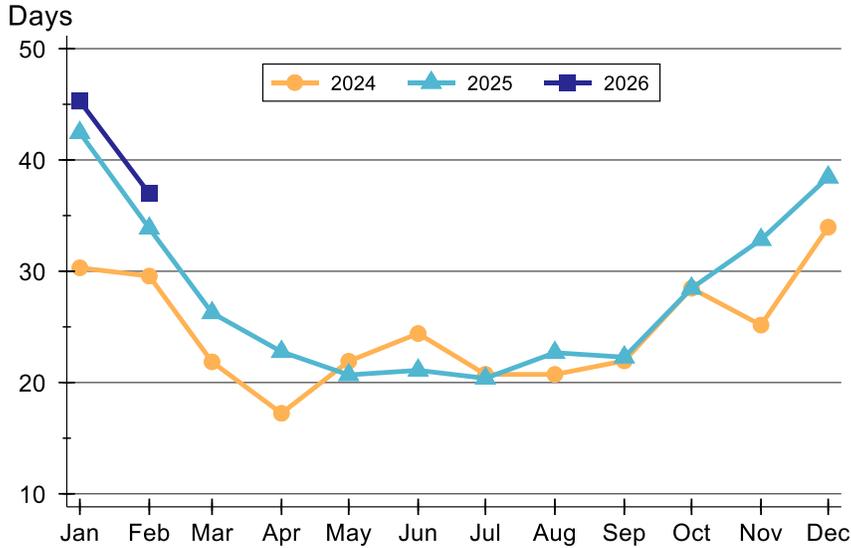


Month	2024	2025	2026
January	184,300	212,500	220,000
February	190,000	202,450	205,000
March	200,000	219,900	
April	220,000	223,500	
May	229,000	240,000	
June	224,900	236,750	
July	210,994	234,700	
August	199,900	219,500	
September	217,500	225,000	
October	224,900	227,450	
November	220,000	219,000	
December	203,975	225,000	



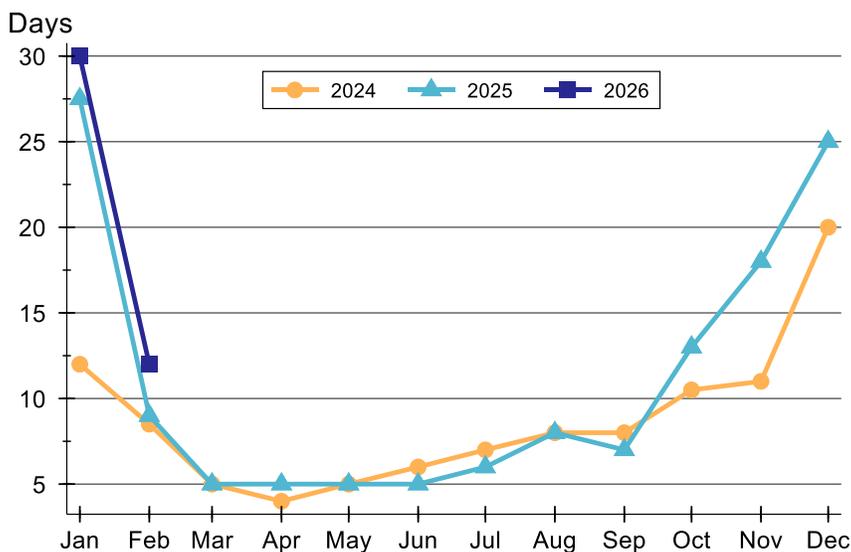
Central Region Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	30	42	45
February	30	34	37
March	22	26	
April	17	23	
May	22	21	
June	24	21	
July	21	20	
August	21	23	
September	22	22	
October	28	28	
November	25	33	
December	34	38	

Median DOM



Month	2024	2025	2026
January	12	28	30
February	9	9	12
March	5	5	
April	4	5	
May	5	5	
June	6	5	
July	7	6	
August	8	8	
September	8	7	
October	11	13	
November	11	18	
December	20	25	



North Region Housing Report



Market Overview

North Region Home Sales Rose in February

Total home sales in North Region rose by 38.5% last month to 18 units, compared to 13 units in February 2025. Total sales volume was \$4.8 million, up 38.1% from a year earlier.

The median sale price in February was \$220,000, down from \$265,000 a year earlier. Homes that sold in February were typically on the market for 30 days and sold for 100.0% of their list prices.

North Region Active Listings Up at End of February

The total number of active listings in North Region at the end of February was 61 units, up from 46 at the same point in 2025. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$287,500.

During February, a total of 14 contracts were written down from 23 in February 2025. At the end of the month, there were 24 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

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3244
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



North Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		18	13	14	30	31	27
Change from prior year		38.5%	-7.1%	7.7%	-3.2%	14.8%	-18.2%
Active Listings		61	46	45	N/A	N/A	N/A
Change from prior year		32.6%	2.2%	18.4%			
Months' Supply		2.3	1.9	1.9	N/A	N/A	N/A
Change from prior year		21.1%	0.0%	46.2%			
New Listings		26	26	16	52	42	35
Change from prior year		0.0%	62.5%	-23.8%	23.8%	20.0%	-18.6%
Contracts Written		14	23	22	35	35	38
Change from prior year		-39.1%	4.5%	22.2%	0.0%	-7.9%	22.6%
Pending Contracts		24	27	24	N/A	N/A	N/A
Change from prior year		-11.1%	12.5%	33.3%			
Sales Volume (1,000s)		4,802	3,477	2,400	7,312	8,941	5,240
Change from prior year		38.1%	44.9%	-12.7%	-18.2%	70.6%	-21.2%
Average	Sale Price	266,764	267,423	171,443	243,725	288,415	194,089
	Change from prior year	-0.2%	56.0%	-18.9%	-15.5%	48.6%	-3.6%
	List Price of Actives	349,719	279,091	251,370	N/A	N/A	N/A
	Change from prior year	25.3%	11.0%	10.3%			
	Days on Market	60	59	53	54	49	45
Change from prior year	1.7%	11.3%	89.3%	10.2%	8.9%	50.0%	
Percent of List	98.5%	98.3%	93.7%	97.9%	97.7%	97.1%	
Change from prior year	0.2%	4.9%	1.7%	0.2%	0.6%	2.8%	
Percent of Original	93.3%	95.8%	90.6%	93.9%	96.2%	94.8%	
Change from prior year	-2.6%	5.7%	0.7%	-2.4%	1.5%	3.7%	
Median	Sale Price	220,000	265,000	132,750	196,200	268,000	179,000
	Change from prior year	-17.0%	99.6%	-29.0%	-26.8%	49.7%	-4.7%
	List Price of Actives	287,500	241,250	200,000	N/A	N/A	N/A
	Change from prior year	19.2%	20.6%	14.6%			
	Days on Market	30	21	42	19	19	31
Change from prior year	42.9%	-50.0%	20.0%	0.0%	-38.7%	93.8%	
Percent of List	100.0%	97.9%	96.0%	100.0%	98.7%	100.0%	
Change from prior year	2.1%	2.0%	-1.3%	1.3%	-1.3%	3.0%	
Percent of Original	97.2%	95.3%	96.0%	97.3%	97.5%	97.8%	
Change from prior year	2.0%	-0.7%	2.9%	-0.2%	-0.3%	4.6%	

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



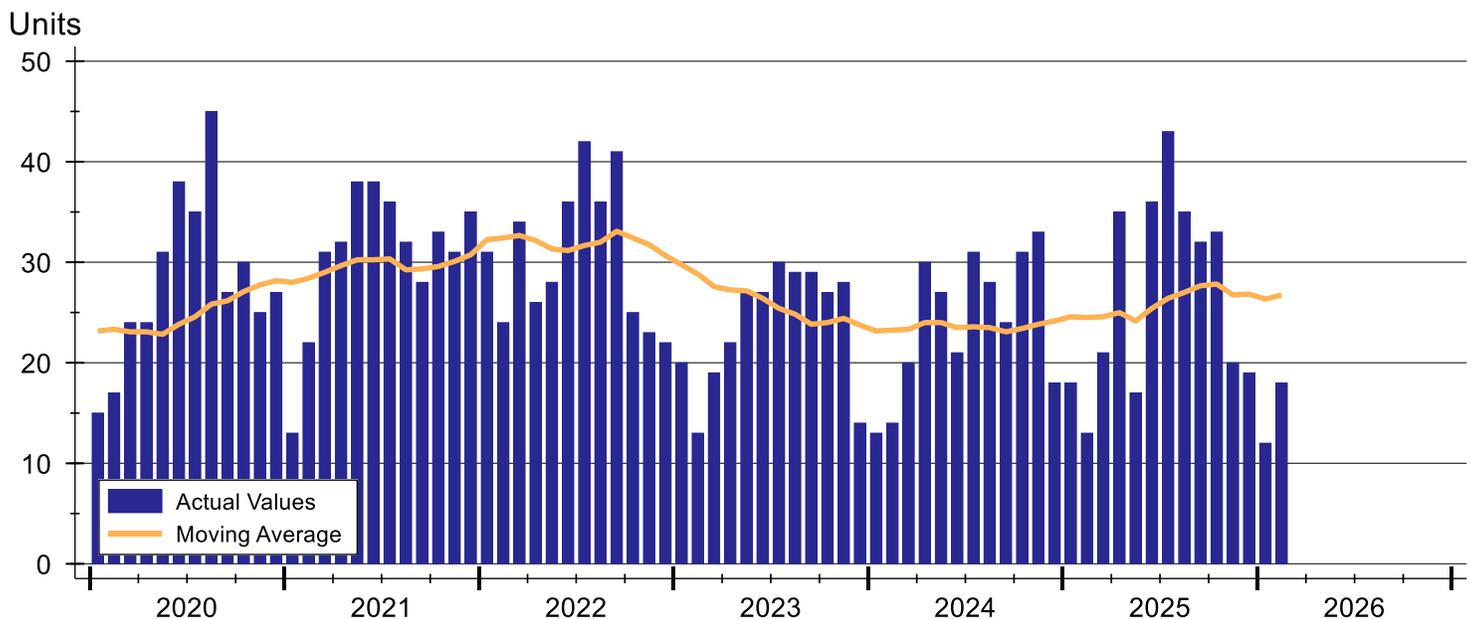
North Region Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		18	13	38.5%	30	31	-3.2%
Volume (1,000s)		4,802	3,477	38.1%	7,312	8,941	-18.2%
Months' Supply		2.3	1.9	21.1%	N/A	N/A	N/A
Average	Sale Price	266,764	267,423	-0.2%	243,725	288,415	-15.5%
	Days on Market	60	59	1.7%	54	49	10.2%
	Percent of List	98.5%	98.3%	0.2%	97.9%	97.7%	0.2%
	Percent of Original	93.3%	95.8%	-2.6%	93.9%	96.2%	-2.4%
Median	Sale Price	220,000	265,000	-17.0%	196,200	268,000	-26.8%
	Days on Market	30	21	42.9%	19	19	0.0%
	Percent of List	100.0%	97.9%	2.1%	100.0%	98.7%	1.3%
	Percent of Original	97.2%	95.3%	2.0%	97.3%	97.5%	-0.2%

A total of 18 homes sold in North Region in February, up from 13 units in February 2025. Total sales volume rose to \$4.8 million compared to \$3.5 million in the previous year.

The median sales price in February was \$220,000, down 17.0% compared to the prior year. Median days on market was 30 days, up from 10 days in January, and up from 21 in February 2025.

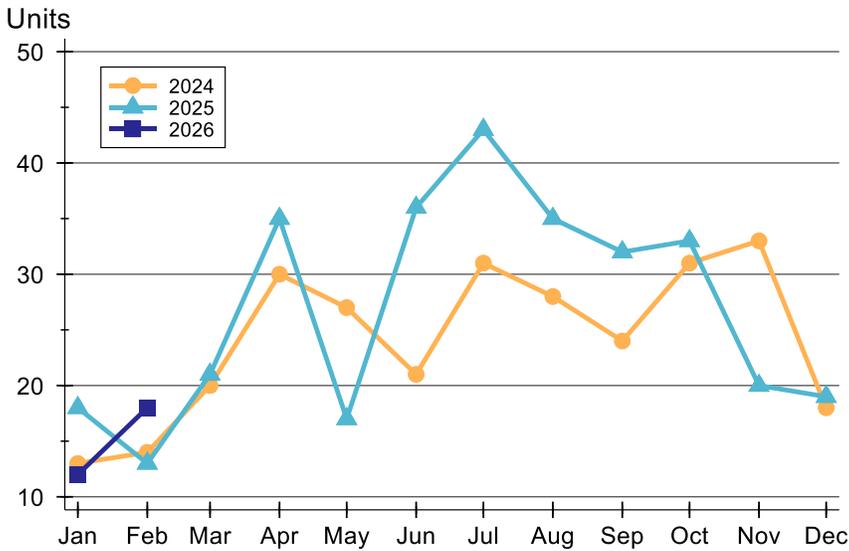
History of Closed Listings





North Region Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	13	18	12
February	14	13	18
March	20	21	
April	30	35	
May	27	17	
June	21	36	
July	31	43	
August	28	35	
September	24	32	
October	31	33	
November	33	20	
December	18	19	

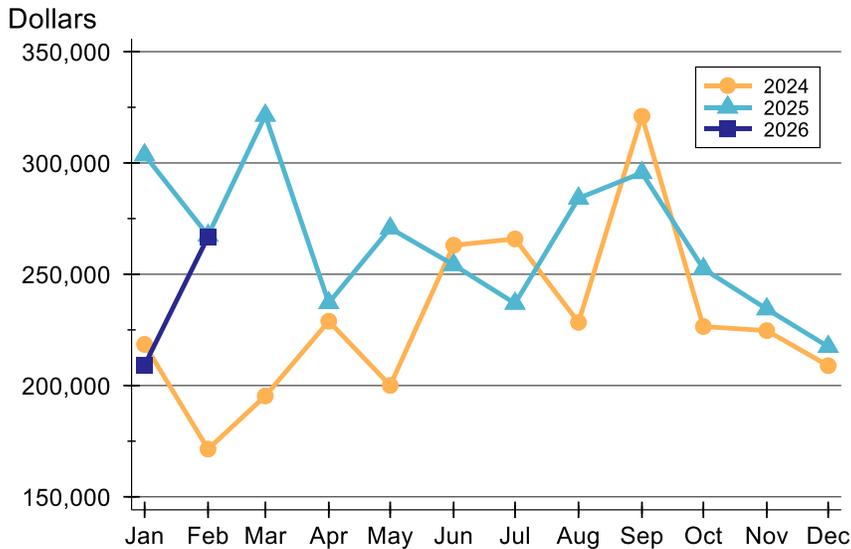
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.6%	1.3	65,000	65,000	6	6	118.2%	118.2%	118.2%	118.2%
\$100,000-\$124,999	1	5.6%	1.4	121,000	121,000	23	23	60.5%	60.5%	35.6%	35.6%
\$125,000-\$149,999	0	0.0%	2.7	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	7	38.9%	1.8	183,764	180,000	68	31	97.6%	100.0%	95.0%	95.1%
\$200,000-\$249,999	1	5.6%	1.5	242,500	242,500	121	121	100.0%	100.0%	91.5%	91.5%
\$250,000-\$299,999	3	16.7%	2.2	274,667	270,000	63	22	101.2%	100.0%	89.1%	99.7%
\$300,000-\$399,999	4	22.2%	3.8	353,225	350,000	21	3	101.9%	100.0%	101.2%	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	5.6%	8.0	850,000	850,000	183	183	101.2%	101.2%	97.1%	97.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



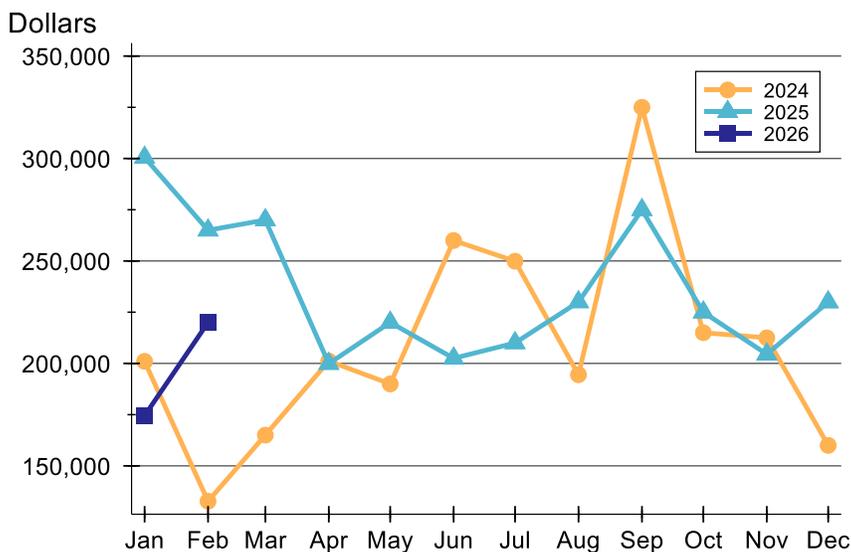
North Region Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	218,477	303,576	209,167
February	171,443	267,423	266,764
March	195,316	321,352	
April	228,895	237,127	
May	200,041	270,665	
June	263,033	254,224	
July	265,879	236,881	
August	228,361	284,109	
September	320,998	295,583	
October	226,499	252,464	
November	224,664	234,360	
December	208,914	217,476	

Median Price

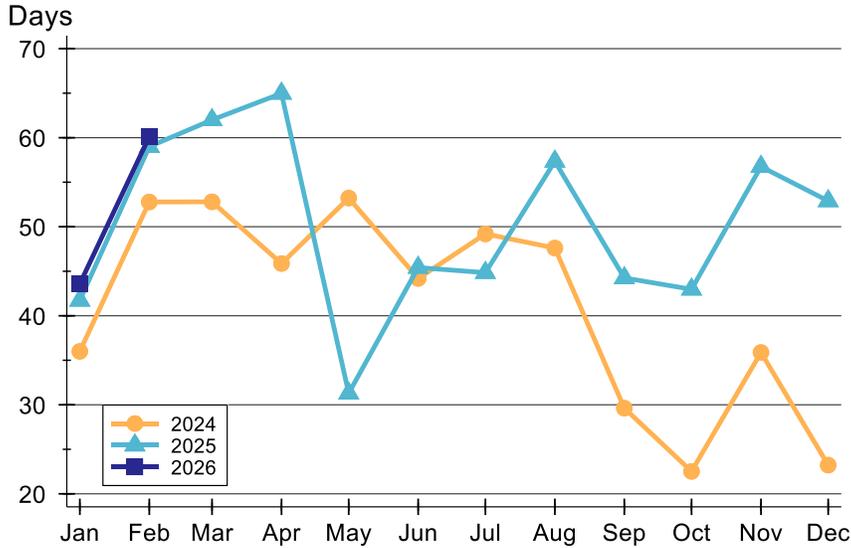


Month	2024	2025	2026
January	201,000	300,500	174,500
February	132,750	265,000	220,000
March	165,000	270,000	
April	201,175	199,900	
May	190,000	220,000	
June	260,000	202,500	
July	249,900	210,000	
August	194,500	230,000	
September	325,000	274,950	
October	215,000	225,000	
November	212,500	204,500	
December	160,000	229,950	



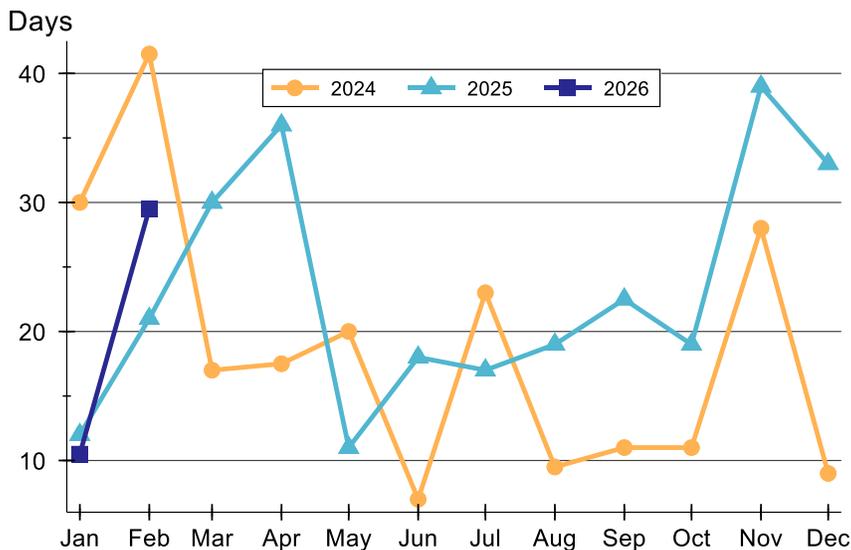
North Region Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	36	42	44
February	53	59	60
March	53	62	
April	46	65	
May	53	31	
June	44	45	
July	49	45	
August	48	57	
September	30	44	
October	23	43	
November	36	57	
December	23	53	

Median DOM



Month	2024	2025	2026
January	30	12	11
February	42	21	30
March	17	30	
April	18	36	
May	20	11	
June	7	18	
July	23	17	
August	10	19	
September	11	23	
October	11	19	
November	28	39	
December	9	33	



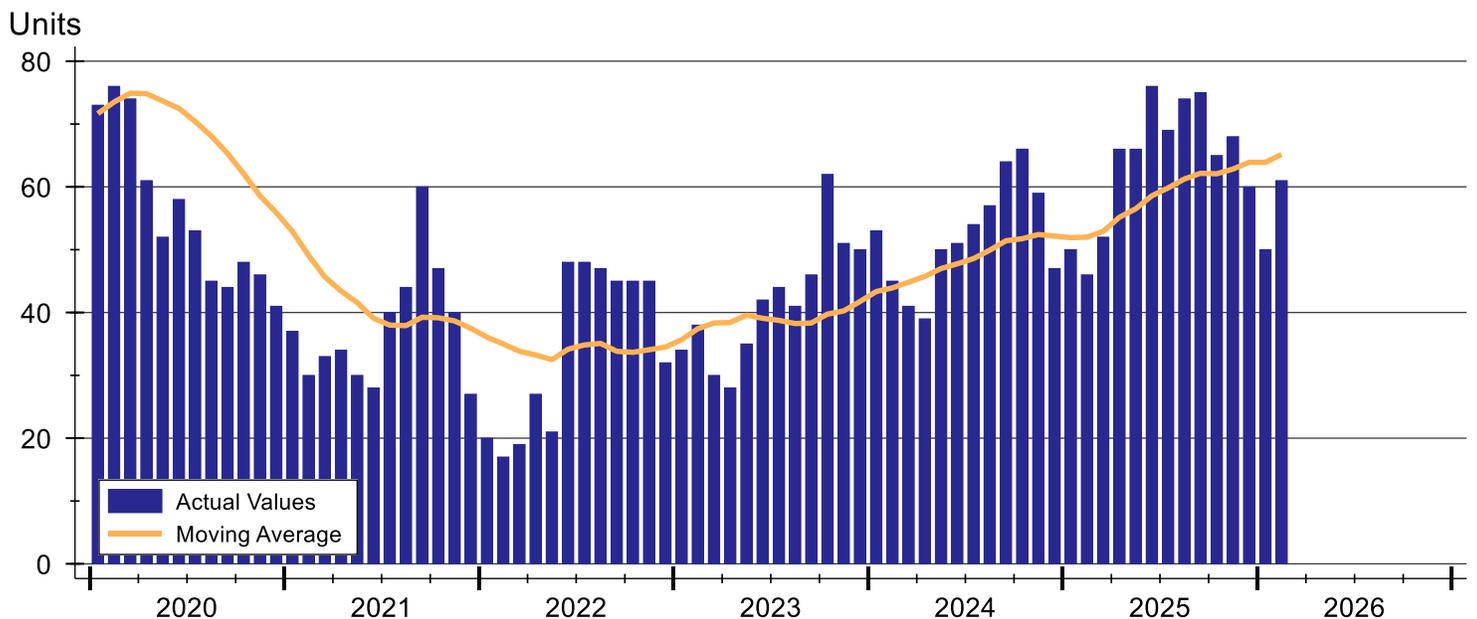
North Region Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2026	2025	Change
Active Listings		61	46	32.6%
Volume (1,000s)		21,333	12,838	66.2%
Months' Supply		2.3	1.9	21.1%
Average	List Price	349,719	279,091	25.3%
	Days on Market	61	89	-31.5%
	Percent of Original	97.0%	96.1%	0.9%
Median	List Price	287,500	241,250	19.2%
	Days on Market	25	68	-63.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 61 homes were available for sale in North Region at the end of February. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of February was \$287,500, up 19.2% from 2025. The typical time on market for active listings was 25 days, down from 68 days a year earlier.

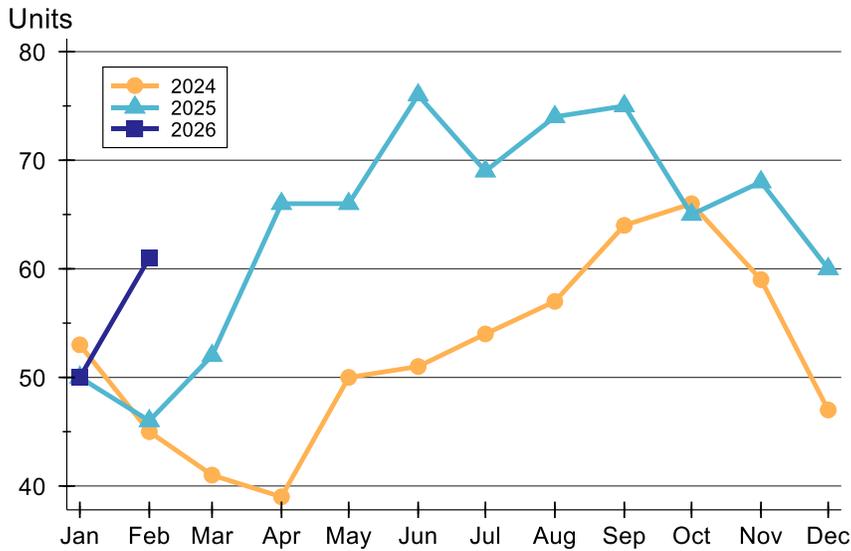
History of Active Listings





North Region Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	53	50	50
February	45	46	61
March	41	52	
April	39	66	
May	50	66	
June	51	76	
July	54	69	
August	57	74	
September	64	75	
October	66	65	
November	59	68	
December	47	60	

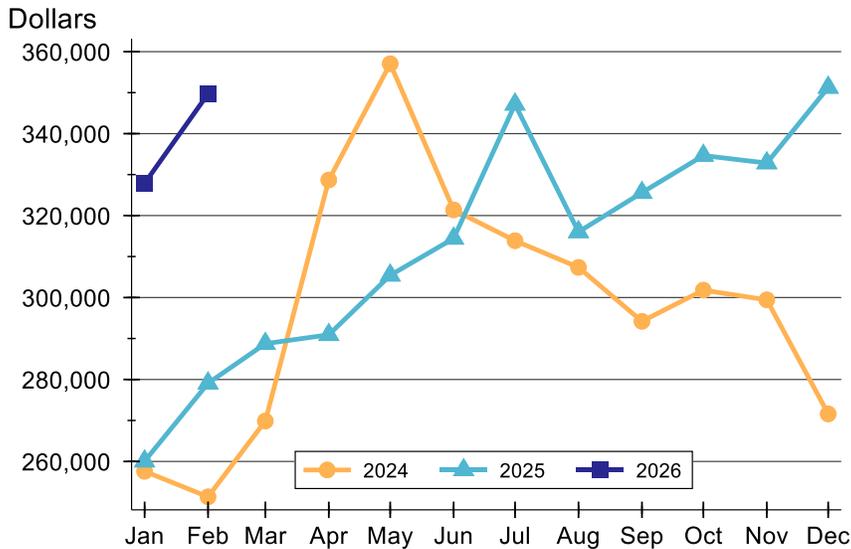
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	6.6%	1.3	78,725	82,500	76	78	92.2%	91.9%
\$100,000-\$124,999	2	3.3%	1.4	110,000	110,000	96	96	100.0%	100.0%
\$125,000-\$149,999	5	8.2%	2.7	126,200	125,000	10	6	98.7%	100.0%
\$150,000-\$174,999	3	4.9%	N/A	160,967	159,900	25	20	99.0%	100.0%
\$175,000-\$199,999	5	8.2%	1.8	183,860	179,900	111	44	93.7%	97.3%
\$200,000-\$249,999	6	9.8%	1.5	221,633	219,950	61	47	96.4%	97.2%
\$250,000-\$299,999	7	11.5%	2.2	279,629	279,000	18	6	99.0%	100.0%
\$300,000-\$399,999	15	24.6%	3.8	352,927	350,000	85	67	96.6%	100.0%
\$400,000-\$499,999	5	8.2%	N/A	450,150	460,000	67	75	98.4%	100.0%
\$500,000-\$749,999	5	8.2%	N/A	586,590	550,000	31	5	98.6%	100.0%
\$750,000-\$999,999	2	3.3%	8.0	849,975	849,975	78	78	94.4%	94.4%
\$1,000,000 and up	2	3.3%	N/A	1,650,000	1,650,000	57	57	96.2%	96.2%



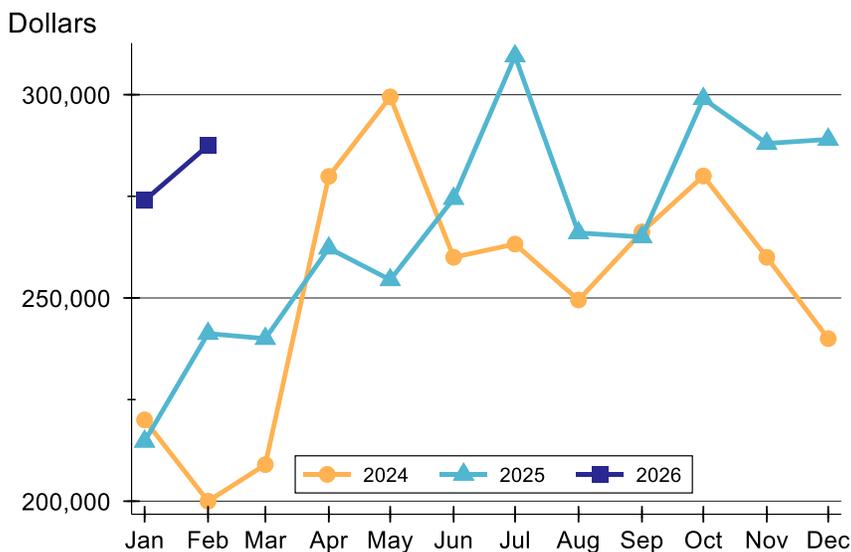
North Region Active Listings Analysis

Average Price



Month	2024	2025	2026
January	257,603	260,064	327,881
February	251,370	279,091	349,719
March	269,865	288,741	
April	328,692	290,914	
May	357,058	305,425	
June	321,401	314,424	
July	313,869	347,154	
August	307,360	316,018	
September	294,195	325,594	
October	301,807	334,648	
November	299,435	332,829	
December	271,601	351,253	

Median Price

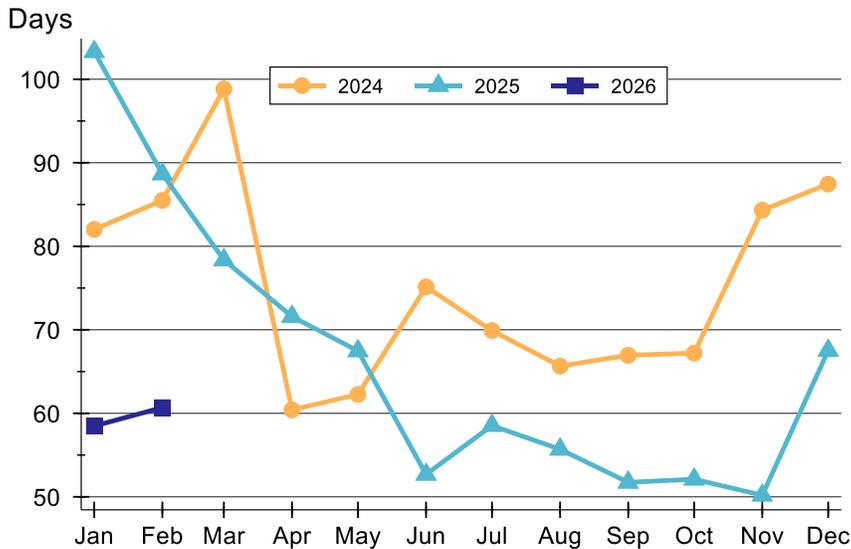


Month	2024	2025	2026
January	220,000	214,725	274,000
February	200,000	241,250	287,500
March	209,000	240,000	
April	279,900	262,250	
May	299,450	254,450	
June	260,000	274,450	
July	263,250	309,500	
August	249,500	266,000	
September	266,250	265,000	
October	280,000	299,000	
November	260,000	288,000	
December	240,000	289,000	



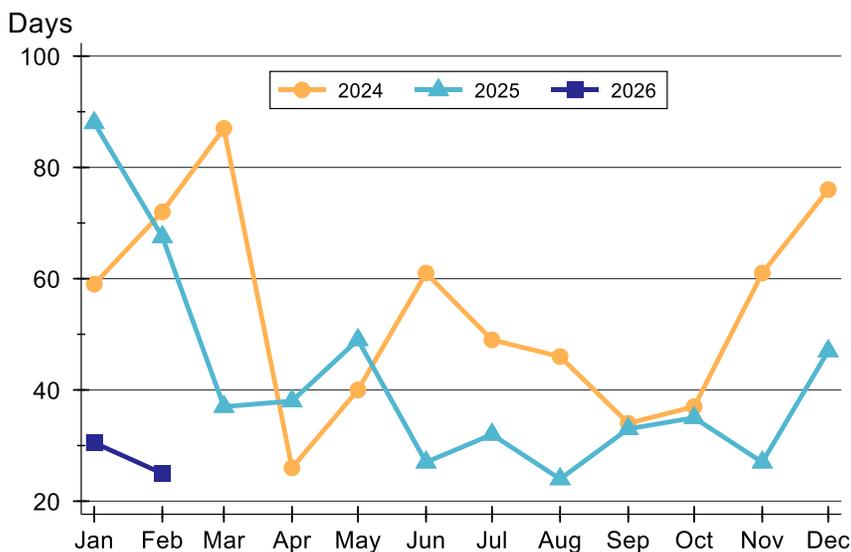
North Region Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	82	103	58
February	85	89	61
March	99	78	
April	60	72	
May	62	67	
June	75	53	
July	70	59	
August	66	56	
September	67	52	
October	67	52	
November	84	50	
December	87	68	

Median DOM

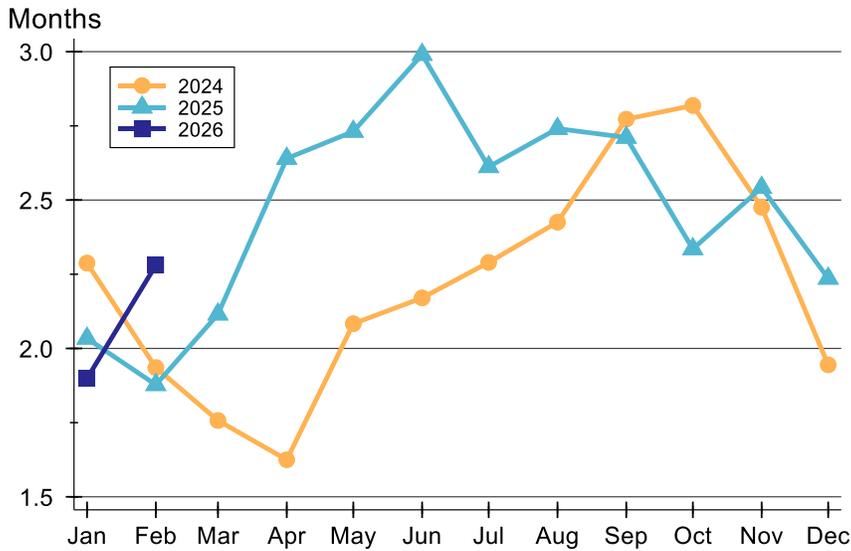


Month	2024	2025	2026
January	59	88	31
February	72	68	25
March	87	37	
April	26	38	
May	40	49	
June	61	27	
July	49	32	
August	46	24	
September	34	33	
October	37	35	
November	61	27	
December	76	47	



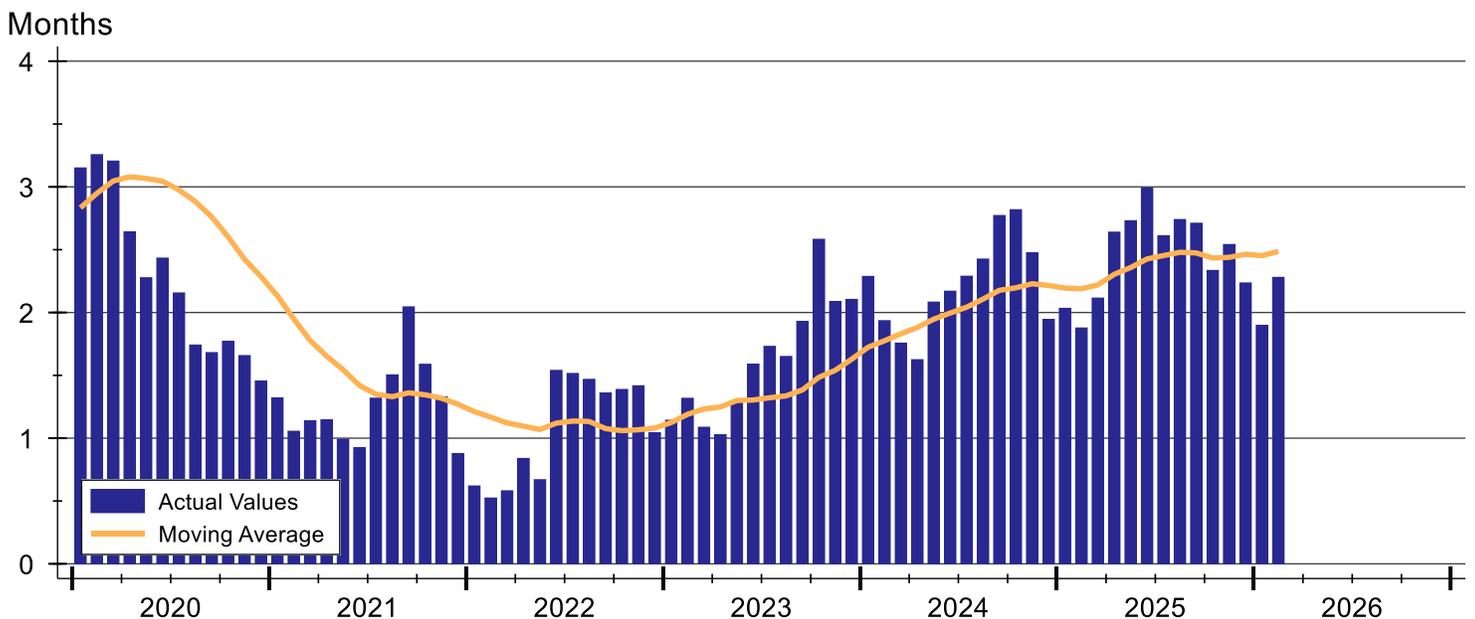
North Region Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	2.3	2.0	1.9
February	1.9	1.9	2.3
March	1.8	2.1	
April	1.6	2.6	
May	2.1	2.7	
June	2.2	3.0	
July	2.3	2.6	
August	2.4	2.7	
September	2.8	2.7	
October	2.8	2.3	
November	2.5	2.5	
December	1.9	2.2	

History of Month's Supply





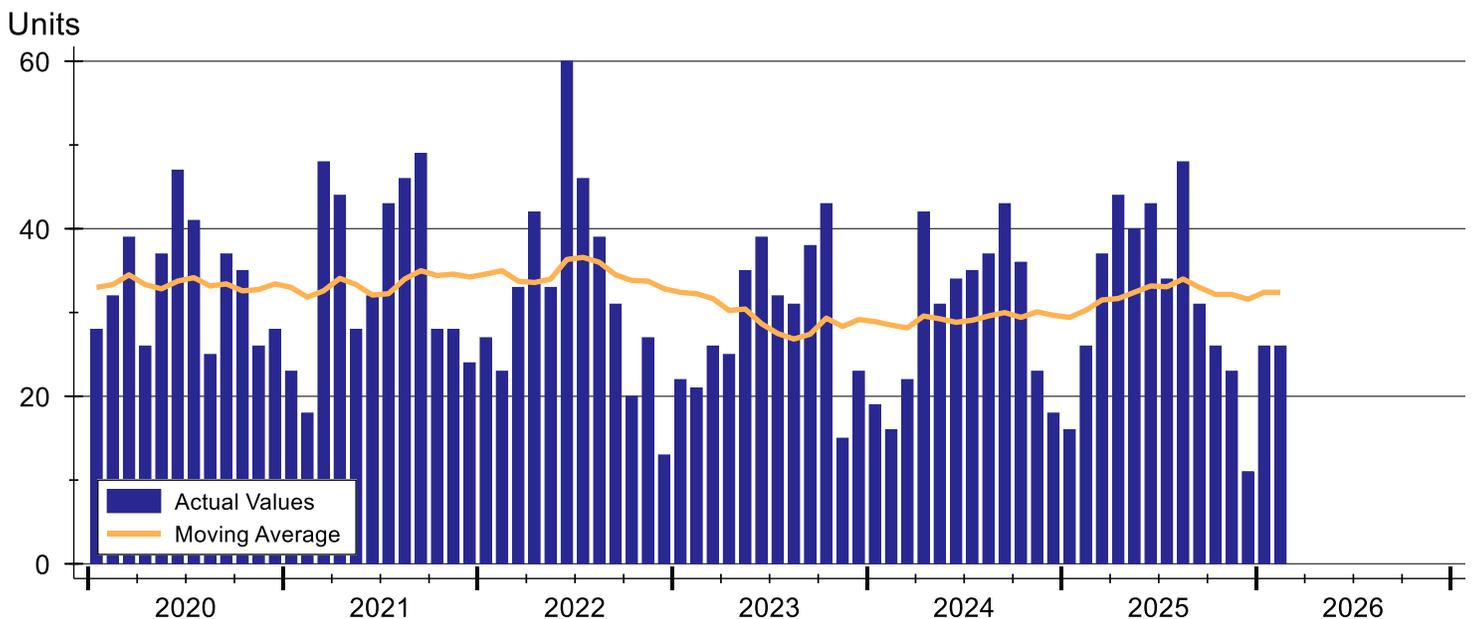
North Region New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	26	26	0.0%
	Volume (1,000s)	10,301	8,603	19.7%
	Average List Price	396,196	330,885	19.7%
	Median List Price	296,400	279,500	6.0%
Year-to-Date	New Listings	52	42	23.8%
	Volume (1,000s)	16,214	12,417	30.6%
	Average List Price	311,804	295,633	5.5%
	Median List Price	269,250	247,450	8.8%

A total of 26 new listings were added in North Region during February, the same figure as reported in 2025. Year-to-date North Region has seen 52 new listings.

The median list price of these homes was \$296,400 up from \$279,500 in 2025.

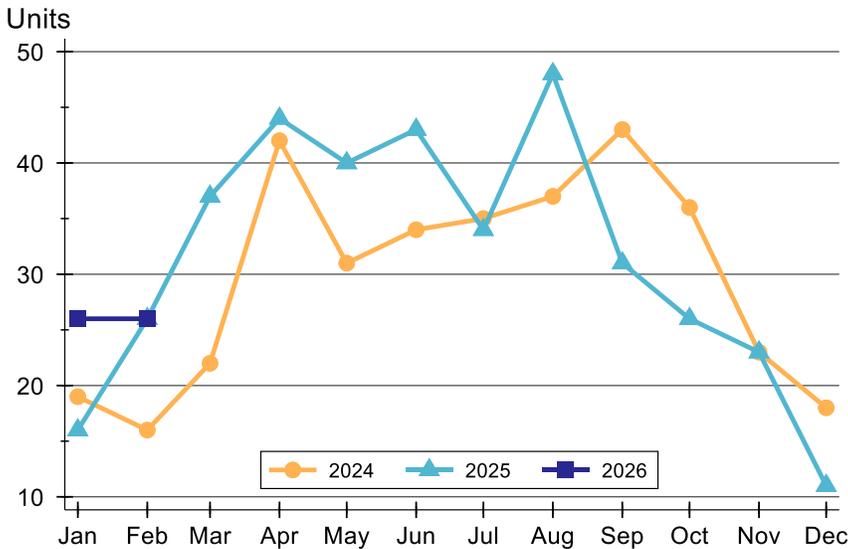
History of New Listings





North Region New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	19	16	26
February	16	26	26
March	22	37	
April	42	44	
May	31	40	
June	34	43	
July	35	34	
August	37	48	
September	43	31	
October	36	26	
November	23	23	
December	18	11	

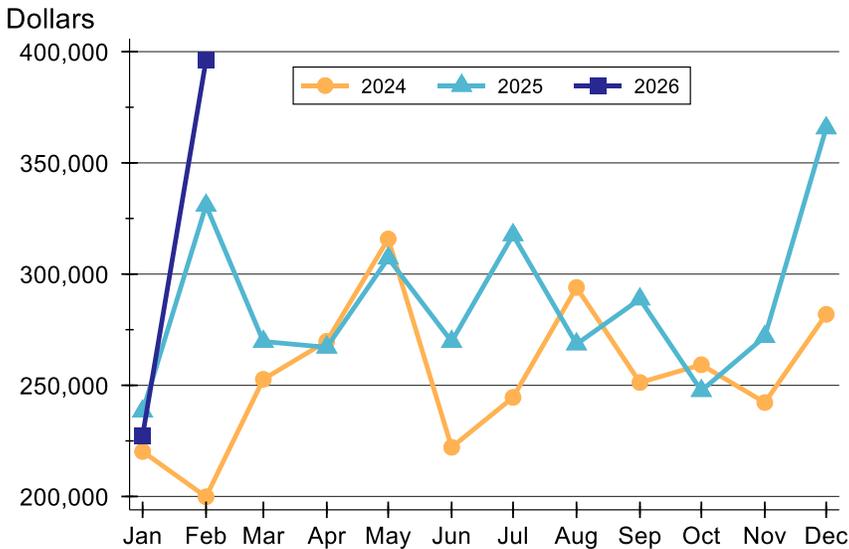
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	3.8%	120,000	120,000	5	5	100.0%	100.0%
\$125,000-\$149,999	2	7.7%	127,500	127,500	5	5	100.0%	100.0%
\$150,000-\$174,999	1	3.8%	160,000	160,000	8	8	100.0%	100.0%
\$175,000-\$199,999	2	7.7%	184,450	184,450	7	7	100.0%	100.0%
\$200,000-\$249,999	3	11.5%	221,467	225,000	16	18	97.9%	99.8%
\$250,000-\$299,999	5	19.2%	281,260	275,000	10	6	99.3%	100.0%
\$300,000-\$399,999	7	26.9%	359,800	369,900	8	10	100.0%	100.0%
\$400,000-\$499,999	1	3.8%	469,900	469,900	0	0	100.0%	100.0%
\$500,000-\$749,999	2	7.7%	619,000	619,000	6	6	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	7.7%	1,550,000	1,550,000	18	18	96.2%	96.2%



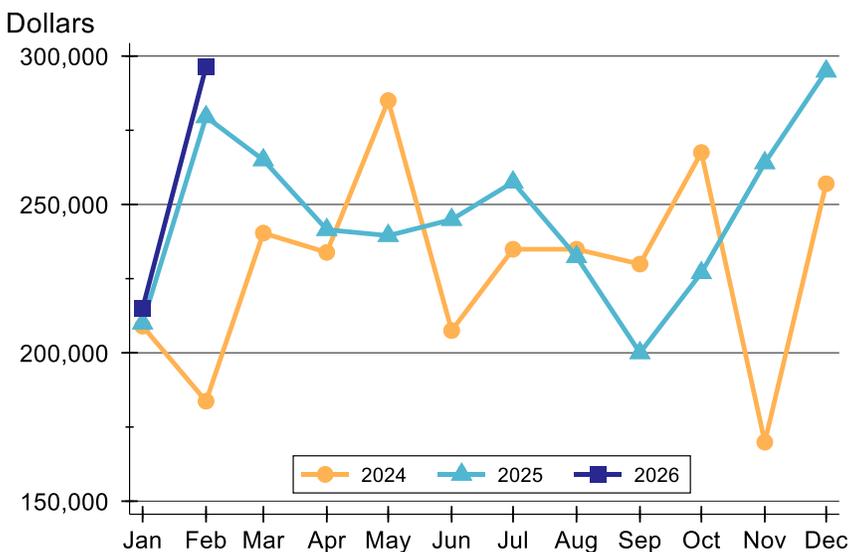
North Region New Listings Analysis

Average Price



Month	2024	2025	2026
January	220,234	238,349	227,412
February	199,853	330,885	396,196
March	252,695	269,692	
April	269,807	267,099	
May	317,797	307,129	
June	222,106	269,660	
July	244,566	317,591	
August	294,002	268,526	
September	251,247	288,737	
October	259,241	247,572	
November	242,239	271,873	
December	281,914	365,664	

Median Price



Month	2024	2025	2026
January	209,000	210,000	215,000
February	183,700	279,500	296,400
March	240,350	265,000	
April	233,850	241,500	
May	285,000	239,500	
June	207,500	244,900	
July	234,900	257,500	
August	234,900	232,400	
September	229,900	200,000	
October	267,500	226,950	
November	169,900	264,000	
December	257,000	294,900	



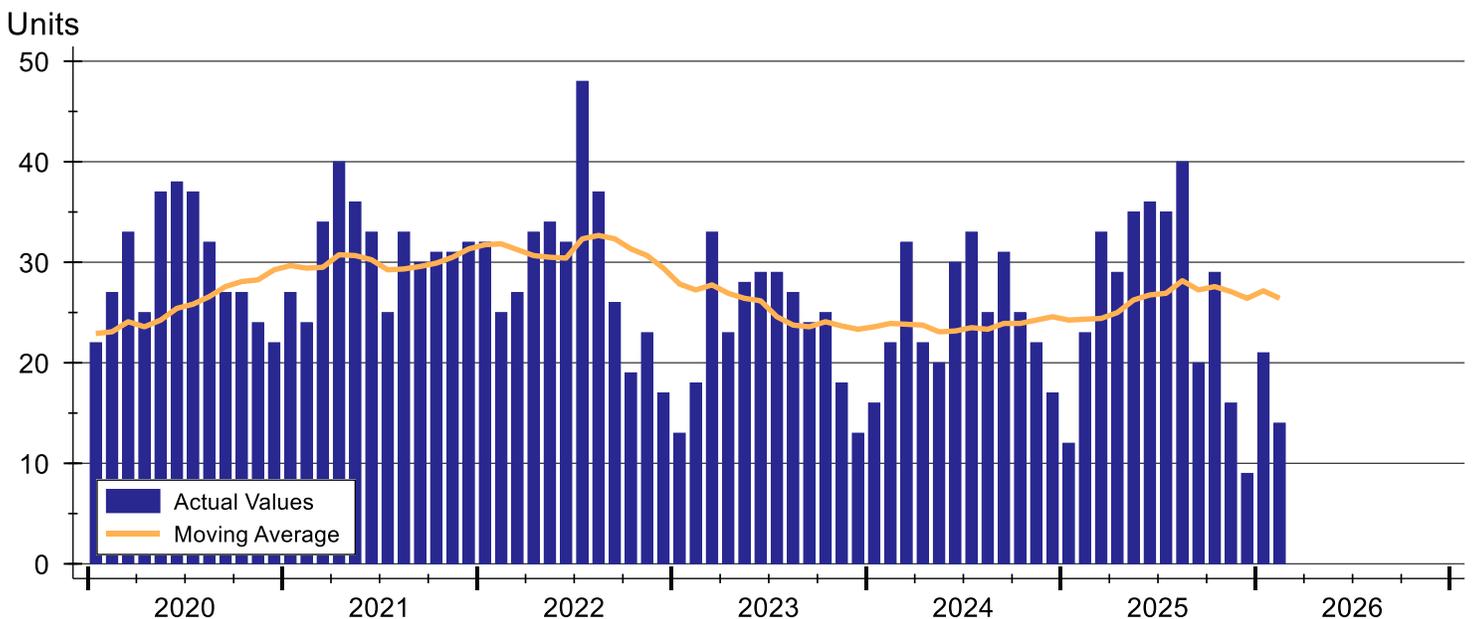
North Region Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		14	23	-39.1%	35	35	0.0%
Volume (1,000s)		4,460	6,370	-30.0%	9,387	9,495	-1.1%
Average	Sale Price	318,579	276,946	15.0%	268,187	271,287	-1.1%
	Days on Market	62	76	-18.4%	72	68	5.9%
	Percent of Original	98.6%	92.9%	6.1%	96.6%	94.1%	2.7%
Median	Sale Price	225,000	239,900	-6.2%	224,000	239,900	-6.6%
	Days on Market	21	30	-30.0%	31	32	-3.1%
	Percent of Original	100.0%	99.7%	0.3%	100.0%	97.8%	2.2%

A total of 14 contracts for sale were written in North Region during the month of February, down from 23 in 2025. The median list price of these homes was \$225,000, down from \$239,900 the prior year.

Half of the homes that went under contract in February were on the market less than 20 days, compared to 30 days in February 2025.

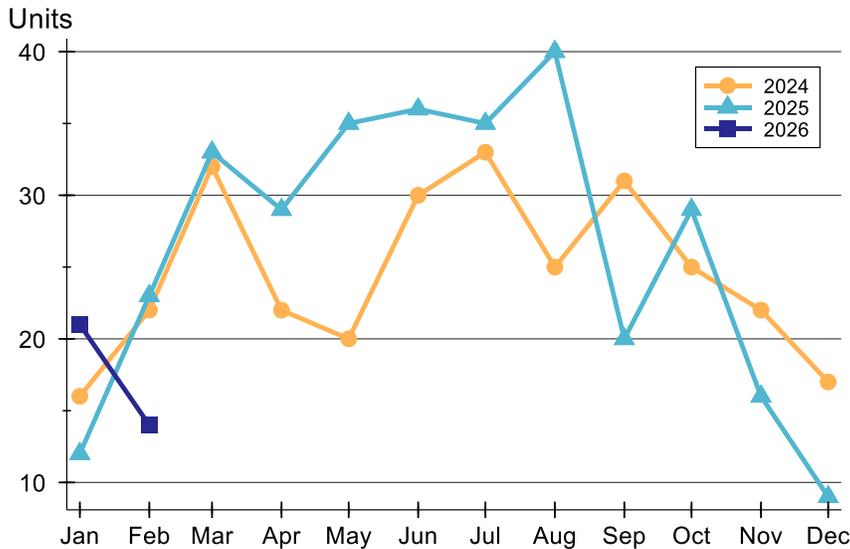
History of Contracts Written





North Region Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	16	12	21
February	22	23	14
March	32	33	
April	22	29	
May	20	35	
June	30	36	
July	33	35	
August	25	40	
September	31	20	
October	25	29	
November	22	16	
December	17	9	

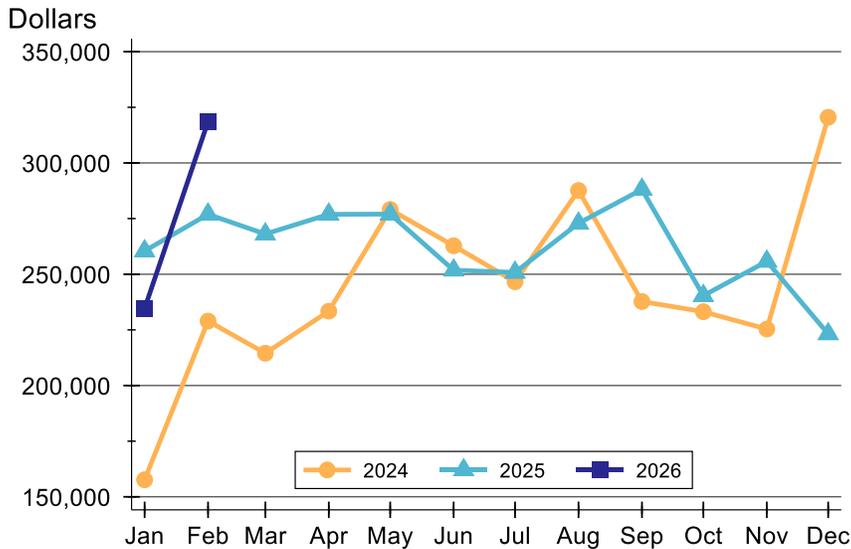
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.1%	110,000	110,000	245	245	85.3%	85.3%
\$125,000-\$149,999	4	28.6%	139,375	139,250	74	53	99.4%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	21.4%	224,667	225,000	62	44	99.6%	100.0%
\$250,000-\$299,999	2	14.3%	287,450	287,450	2	2	100.0%	100.0%
\$300,000-\$399,999	2	14.3%	336,900	336,900	65	65	99.3%	99.3%
\$400,000-\$499,999	1	7.1%	469,900	469,900	0	0	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	7.1%	1,400,000	1,400,000	3	3	100.0%	100.0%



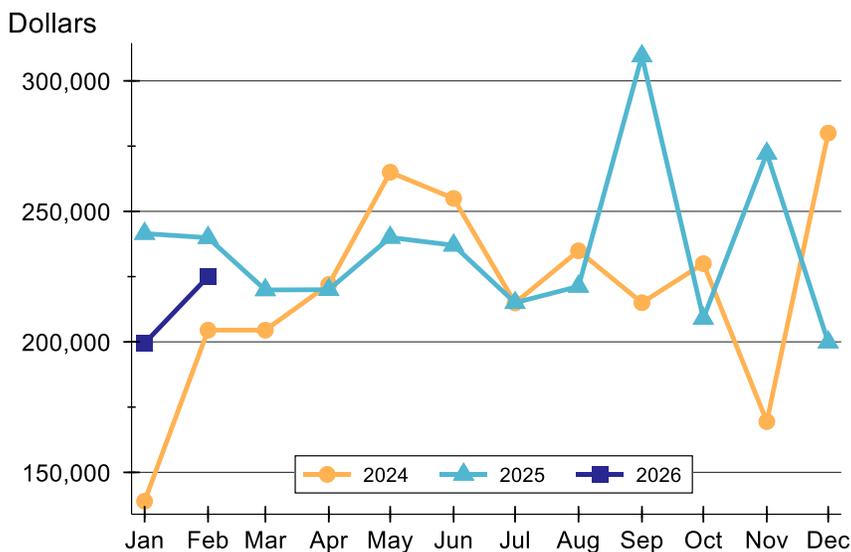
North Region Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	157,637	260,442	234,593
February	228,977	276,946	318,579
March	214,511	268,066	
April	233,409	276,930	
May	279,075	277,009	
June	262,788	251,814	
July	246,650	250,816	
August	287,635	272,890	
September	237,752	288,100	
October	233,169	240,371	
November	225,379	255,784	
December	320,515	223,200	

Median Price

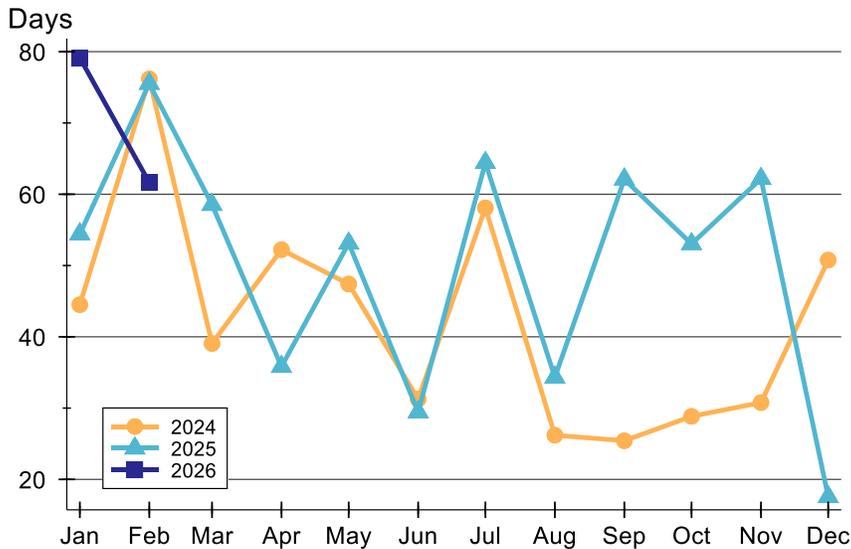


Month	2024	2025	2026
January	138,950	241,500	199,500
February	204,500	239,900	225,000
March	204,500	219,900	
April	222,000	220,000	
May	265,000	240,000	
June	254,950	237,000	
July	214,900	215,000	
August	234,900	221,250	
September	215,000	309,500	
October	230,000	209,000	
November	169,450	272,200	
December	280,000	199,900	



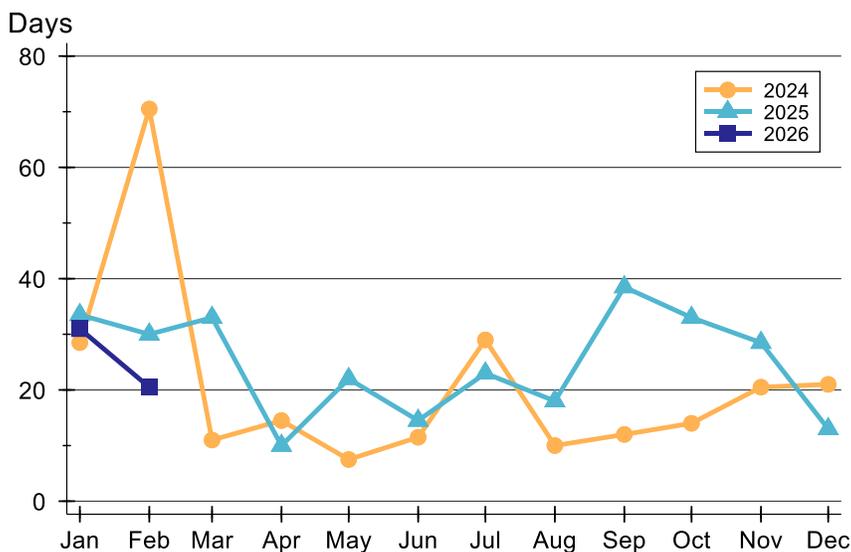
North Region Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	45	54	79
February	76	76	62
March	39	59	
April	52	36	
May	47	53	
June	31	29	
July	58	64	
August	26	34	
September	25	62	
October	29	53	
November	31	62	
December	51	18	

Median DOM



Month	2024	2025	2026
January	29	34	31
February	71	30	21
March	11	33	
April	15	10	
May	8	22	
June	12	15	
July	29	23	
August	10	18	
September	12	39	
October	14	33	
November	21	29	
December	21	13	



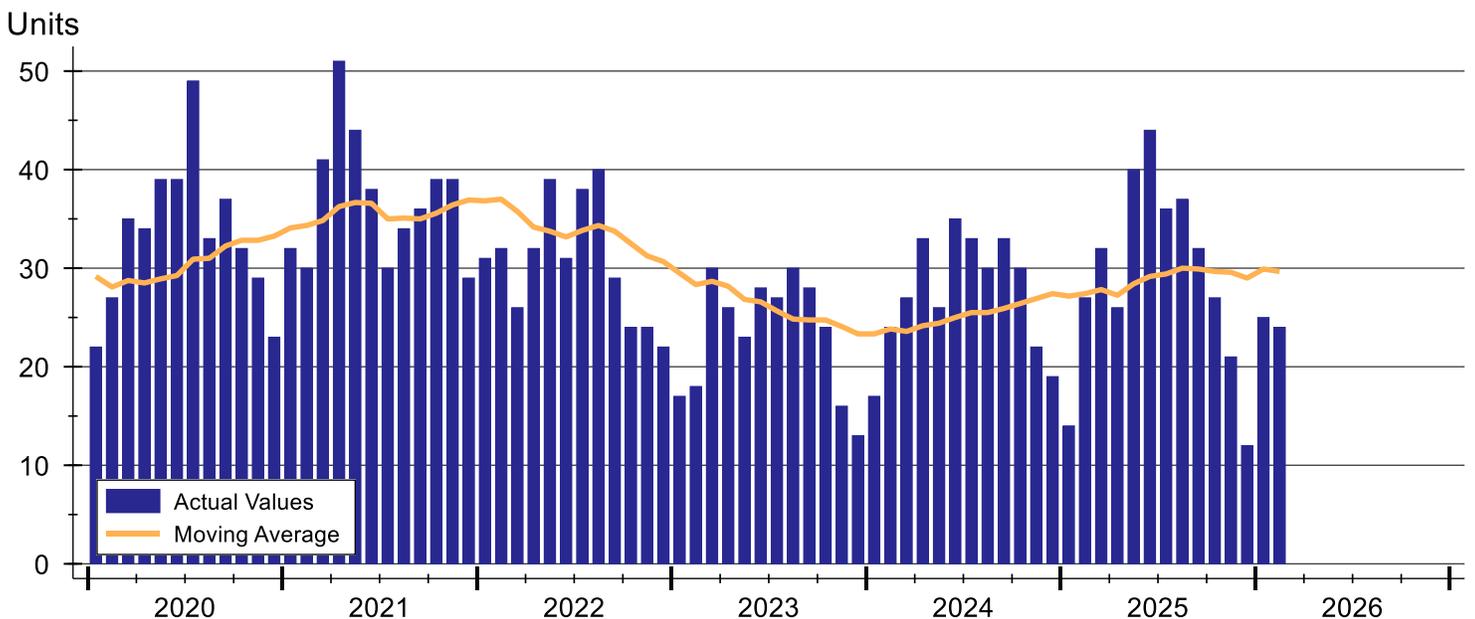
North Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		24	27	-11.1%
Volume (1,000s)		6,567	6,951	-5.5%
Average	List Price	273,621	257,435	6.3%
	Days on Market	65	71	-8.5%
	Percent of Original	93.6%	94.1%	-0.5%
Median	List Price	215,000	240,000	-10.4%
	Days on Market	26	30	-13.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 listings in North Region had contracts pending at the end of February, down from 27 contracts pending at the end of February 2025.

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

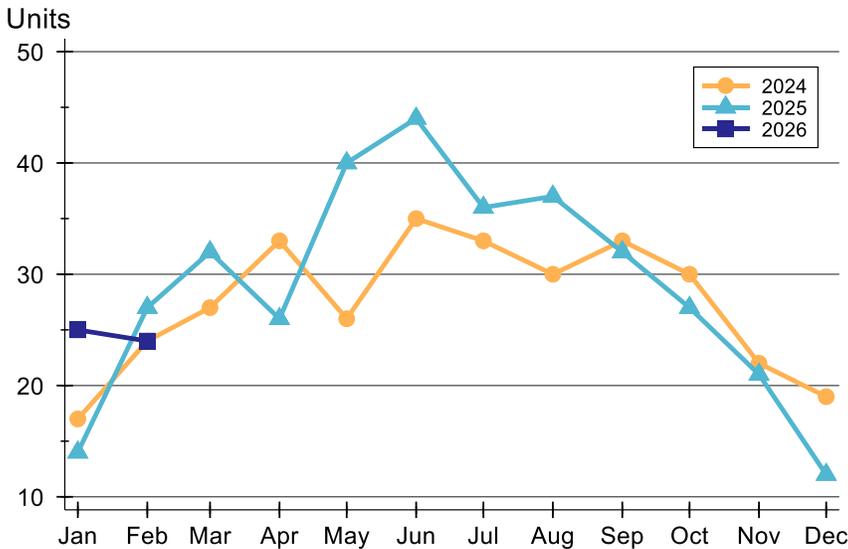
History of Pending Contracts





North Region Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	17	14	25
February	24	27	24
March	27	32	
April	33	26	
May	26	40	
June	35	44	
July	33	36	
August	30	37	
September	33	32	
October	30	27	
November	22	21	
December	19	12	

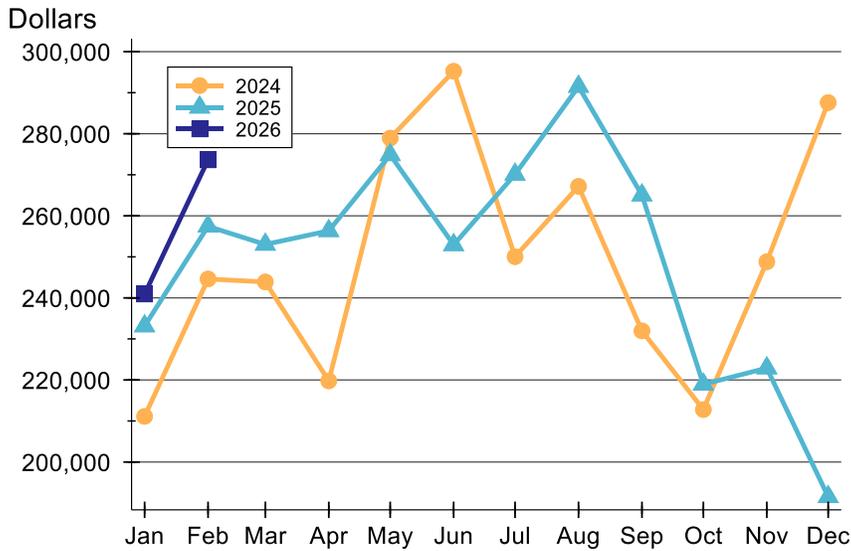
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.2%	30,000	30,000	220	220	60.1%	60.1%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	4.2%	110,000	110,000	0	0	85.3%	85.3%
\$125,000-\$149,999	4	16.7%	141,875	144,250	89	81	95.5%	96.1%
\$150,000-\$174,999	3	12.5%	167,633	169,000	161	137	91.6%	91.4%
\$175,000-\$199,999	1	4.2%	198,500	198,500	28	28	100.0%	100.0%
\$200,000-\$249,999	5	20.8%	216,000	224,000	59	44	89.2%	98.7%
\$250,000-\$299,999	3	12.5%	295,633	298,000	6	5	100.0%	100.0%
\$300,000-\$399,999	4	16.7%	330,300	323,700	43	30	99.7%	100.0%
\$400,000-\$499,999	1	4.2%	469,900	469,900	0	0	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	4.2%	1,400,000	1,400,000	3	3	100.0%	100.0%



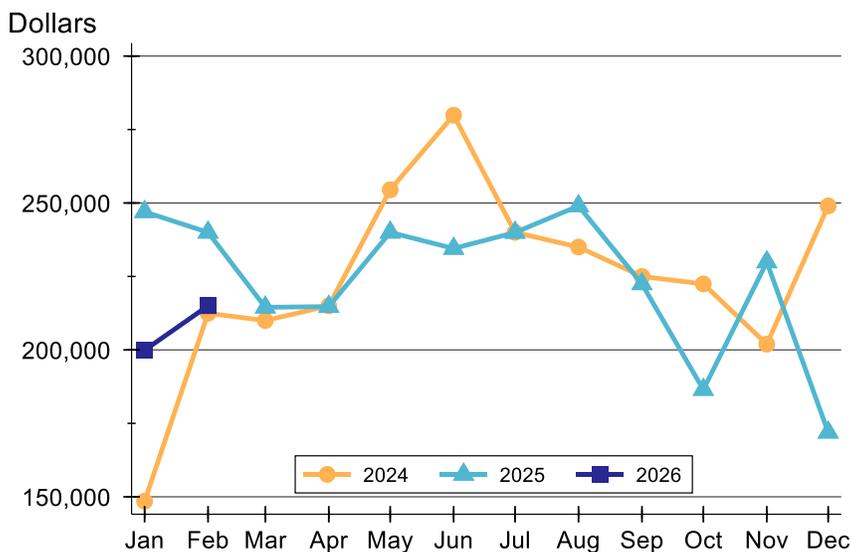
North Region Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	211,123	233,136	240,924
February	244,604	257,435	273,621
March	243,876	253,025	
April	219,782	256,353	
May	278,938	274,855	
June	295,233	252,923	
July	250,042	270,096	
August	267,183	291,508	
September	231,961	265,041	
October	212,784	218,937	
November	248,802	222,893	
December	287,595	191,521	

Median Price

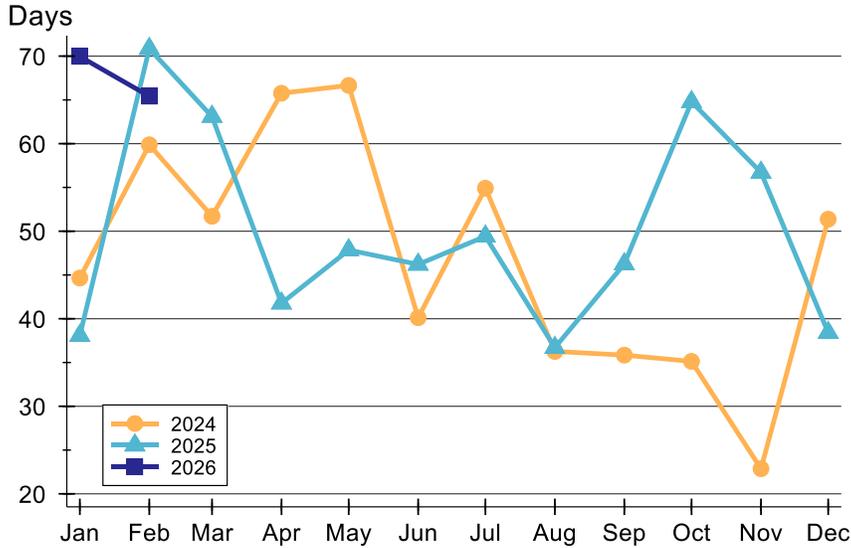


Month	2024	2025	2026
January	148,500	247,000	199,900
February	212,450	240,000	215,000
March	210,000	214,500	
April	215,000	214,750	
May	254,500	240,000	
June	279,900	234,500	
July	240,000	239,950	
August	235,000	249,000	
September	225,000	222,450	
October	222,450	186,500	
November	201,950	229,900	
December	249,000	171,950	



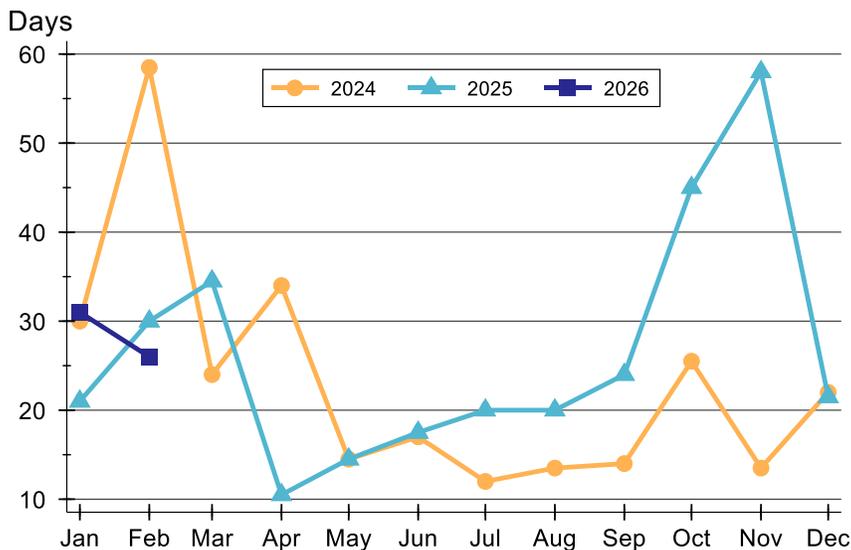
North Region Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	45	38	70
February	60	71	65
March	52	63	
April	66	42	
May	67	48	
June	40	46	
July	55	49	
August	36	37	
September	36	46	
October	35	65	
November	23	57	
December	51	38	

Median DOM



Month	2024	2025	2026
January	30	21	31
February	59	30	26
March	24	35	
April	34	11	
May	15	15	
June	17	18	
July	12	20	
August	14	20	
September	14	24	
October	26	45	
November	14	58	
December	22	22	



South Region Housing Report



Market Overview

South Region Home Sales Rose in February

Total home sales in South Region rose by 5.6% last month to 19 units, compared to 18 units in February 2025. Total sales volume was \$3.7 million, down 3.5% from a year earlier.

The median sale price in February was \$175,000, down from \$244,000 a year earlier. Homes that sold in February were typically on the market for 56 days and sold for 96.3% of their list prices.

South Region Active Listings Up at End of February

The total number of active listings in South Region at the end of February was 48 units, up from 41 at the same point in 2025. 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 February was \$262,200.

During February, a total of 32 contracts were written up from 24 in February 2025. At the end of the month, there were 37 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

Denise Humphrey, Association Executive
 Sunflower Association of REALTORS®
 3646 SW Plass
 Topeka, KS 66611
 785-267-3246
denise@sunflowerrealtors.com
www.SunflowerRealtors.com



South Region Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2026	2025	2024	2026	2025	2024
Home Sales		19	18	15	39	32	25
Change from prior year		5.6%	20.0%	-25.0%	21.9%	28.0%	-13.8%
Active Listings		48	41	23	N/A	N/A	N/A
Change from prior year		17.1%	78.3%	4.5%			
Months' Supply		1.6	1.4	0.8	N/A	N/A	N/A
Change from prior year		14.3%	75.0%	33.3%			
New Listings		26	35	33	48	53	55
Change from prior year		-25.7%	6.1%	37.5%	-9.4%	-3.6%	3.8%
Contracts Written		32	24	34	52	39	47
Change from prior year		33.3%	-29.4%	13.3%	33.3%	-17.0%	-9.6%
Pending Contracts		37	26	38	N/A	N/A	N/A
Change from prior year		42.3%	-31.6%	2.7%			
Sales Volume (1,000s)		3,701	3,835	2,683	7,267	6,436	4,698
Change from prior year		-3.5%	42.9%	-52.6%	12.9%	37.0%	-34.6%
Average	Sale Price	194,810	213,072	178,884	186,324	201,125	187,915
	Change from prior year	-8.6%	19.1%	-36.7%	-7.4%	7.0%	-24.2%
	List Price of Actives	267,168	234,185	193,028	N/A	N/A	N/A
	Change from prior year	14.1%	21.3%	-46.8%			
	Days on Market	76	34	18	57	94	31
Change from prior year	123.5%	88.9%	-60.9%	-39.4%	203.2%	-29.5%	
Percent of List	94.5%	93.9%	97.3%	95.4%	95.0%	96.4%	
Change from prior year	0.6%	-3.5%	-0.3%	0.4%	-1.5%	0.3%	
Percent of Original	89.8%	90.0%	96.4%	92.2%	90.8%	94.8%	
Change from prior year	-0.2%	-6.6%	0.9%	1.5%	-4.2%	1.4%	
Median	Sale Price	175,000	244,000	159,900	160,300	195,000	164,200
	Change from prior year	-28.3%	52.6%	-14.9%	-17.8%	18.8%	-8.8%
	List Price of Actives	262,200	183,000	199,900	N/A	N/A	N/A
	Change from prior year	43.3%	-8.5%	-15.6%			
	Days on Market	56	22	4	29	27	13
Change from prior year	154.5%	450.0%	-84.6%	7.4%	107.7%	-48.0%	
Percent of List	96.3%	95.9%	100.0%	96.6%	97.0%	99.6%	
Change from prior year	0.4%	-4.1%	3.2%	-0.4%	-2.6%	3.0%	
Percent of Original	92.7%	95.4%	100.0%	95.7%	93.7%	97.8%	
Change from prior year	-2.8%	-4.6%	4.8%	2.1%	-4.2%	4.0%	

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



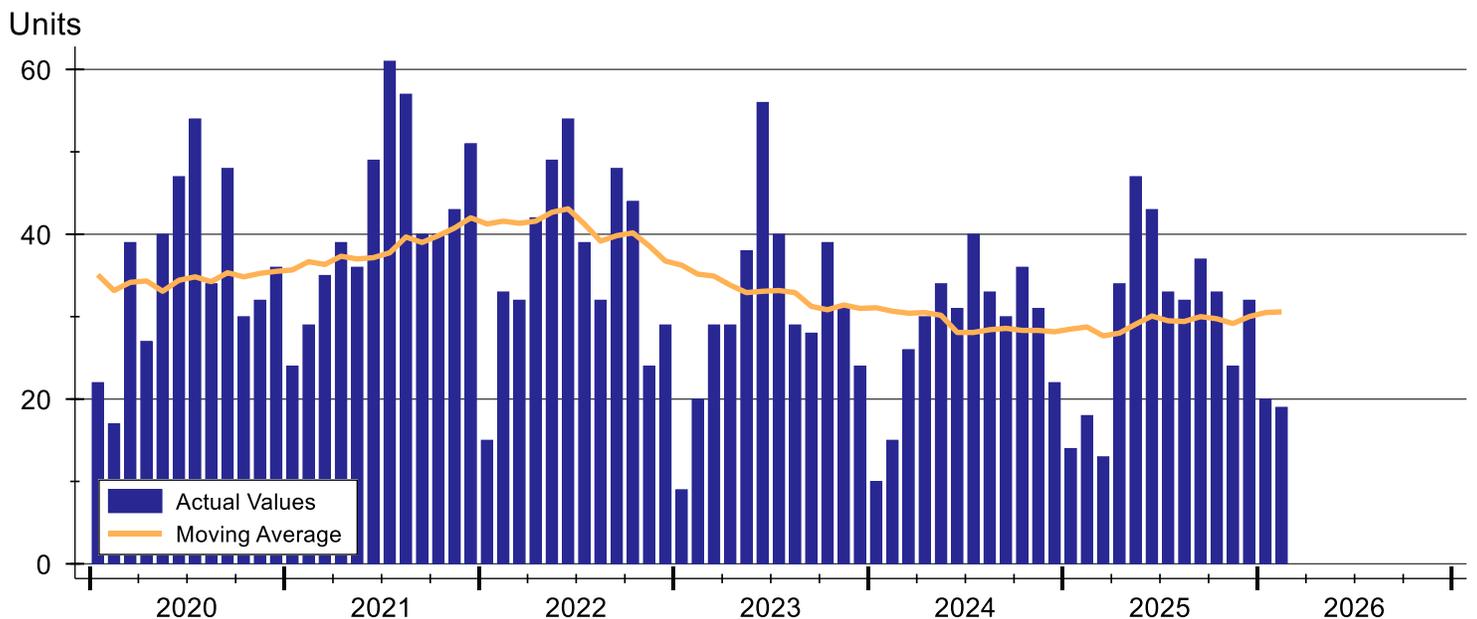
South Region Closed Listings Analysis

Summary Statistics for Closed Listings		February 2025			Year-to-Date 2025		
		2026	2025	Change	2026	2025	Change
Closed Listings		19	18	5.6%	39	32	21.9%
Volume (1,000s)		3,701	3,835	-3.5%	7,267	6,436	12.9%
Months' Supply		1.6	1.4	14.3%	N/A	N/A	N/A
Average	Sale Price	194,810	213,072	-8.6%	186,324	201,125	-7.4%
	Days on Market	76	34	123.5%	57	94	-39.4%
	Percent of List	94.5%	93.9%	0.6%	95.4%	95.0%	0.4%
	Percent of Original	89.8%	90.0%	-0.2%	92.2%	90.8%	1.5%
Median	Sale Price	175,000	244,000	-28.3%	160,300	195,000	-17.8%
	Days on Market	56	22	154.5%	29	27	7.4%
	Percent of List	96.3%	95.9%	0.4%	96.6%	97.0%	-0.4%
	Percent of Original	92.7%	95.4%	-2.8%	95.7%	93.7%	2.1%

A total of 19 homes sold in South Region in February, up from 18 units in February 2025. Total sales volume fell to \$3.7 million compared to \$3.8 million in the previous year.

The median sales price in February was \$175,000, down 28.3% compared to the prior year. Median days on market was 56 days, up from 17 days in January, and up from 22 in February 2025.

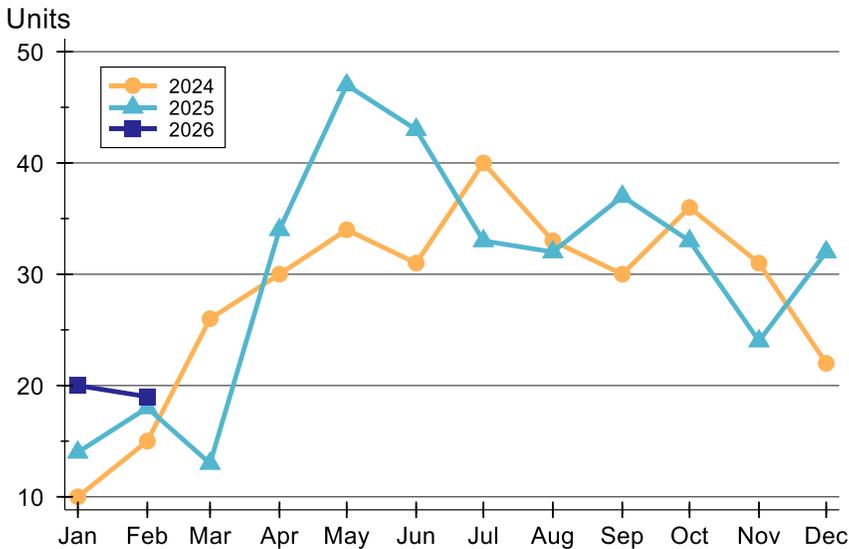
History of Closed Listings





South Region Closed Listings Analysis

Closed Listings by Month



Month	2024	2025	2026
January	10	14	20
February	15	18	19
March	26	13	
April	30	34	
May	34	47	
June	31	43	
July	40	33	
August	33	32	
September	30	37	
October	36	33	
November	31	24	
December	22	32	

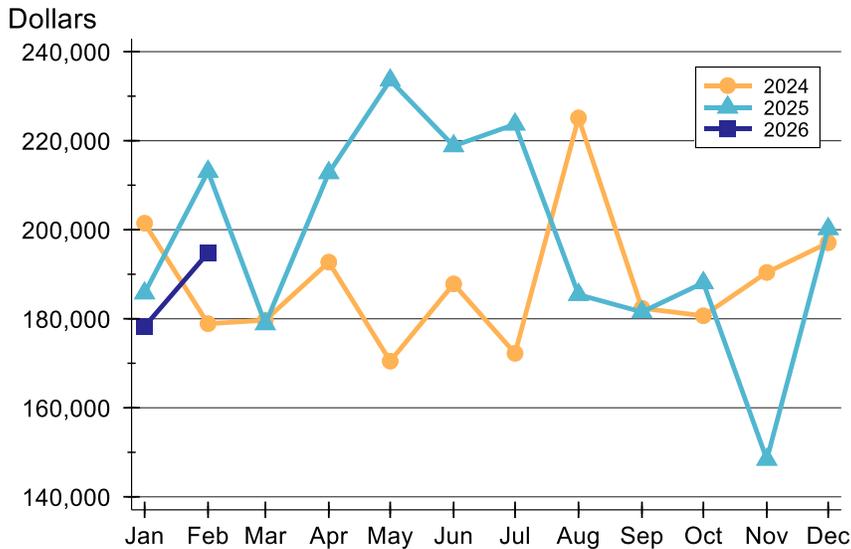
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	5.3%	2.0	23,000	23,000	17	17	83.6%	83.6%	59.0%	59.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.3%	1.1	89,095	89,095	56	56	96.3%	96.3%	96.3%	96.3%
\$100,000-\$124,999	2	10.5%	1.4	117,000	117,000	87	87	91.4%	91.4%	86.8%	86.8%
\$125,000-\$149,999	2	10.5%	0.9	141,000	141,000	59	59	94.0%	94.0%	94.0%	94.0%
\$150,000-\$174,999	3	15.8%	0.3	155,967	157,500	143	18	95.1%	98.5%	90.2%	95.7%
\$175,000-\$199,999	2	10.5%	0.6	181,450	181,450	73	73	96.2%	96.2%	86.5%	86.5%
\$200,000-\$249,999	3	15.8%	2.1	229,833	239,500	39	48	98.0%	97.7%	94.0%	92.7%
\$250,000-\$299,999	1	5.3%	2.1	253,000	253,000	7	7	96.0%	96.0%	96.0%	96.0%
\$300,000-\$399,999	4	21.1%	3.3	325,000	325,000	95	97	94.3%	94.5%	91.8%	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



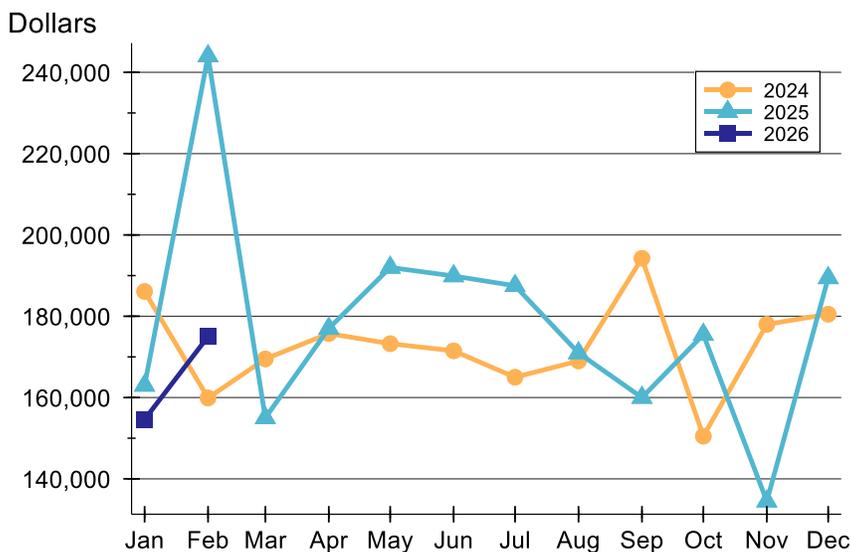
South Region Closed Listings Analysis

Average Price



Month	2024	2025	2026
January	201,460	185,765	178,262
February	178,884	213,072	194,810
March	179,681	178,838	
April	192,720	212,770	
May	170,474	233,582	
June	187,827	218,816	
July	172,238	223,690	
August	225,108	185,422	
September	182,362	181,519	
October	180,669	188,073	
November	190,400	148,396	
December	197,068	200,208	

Median Price

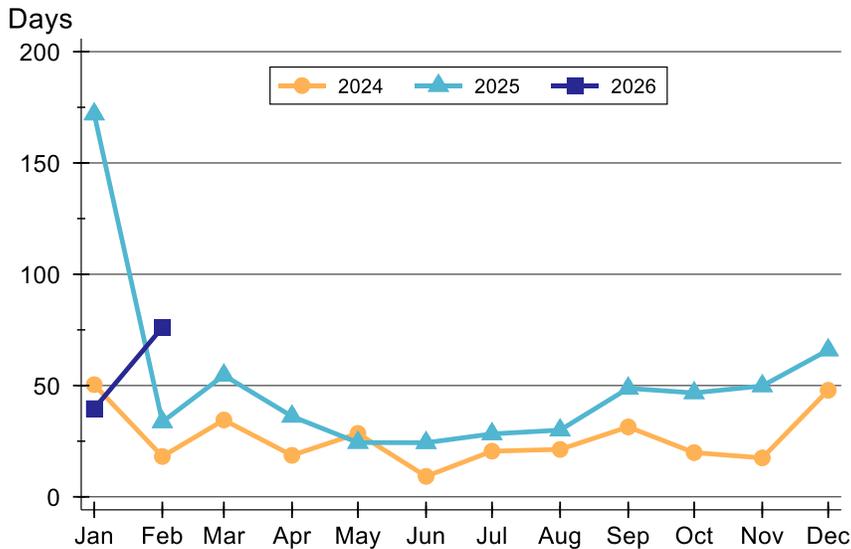


Month	2024	2025	2026
January	186,100	162,979	154,625
February	159,900	244,000	175,000
March	169,500	155,000	
April	175,750	177,000	
May	173,250	192,000	
June	171,500	189,900	
July	165,000	187,500	
August	169,000	170,965	
September	194,250	160,000	
October	150,500	175,500	
November	178,000	134,500	
December	180,500	189,433	



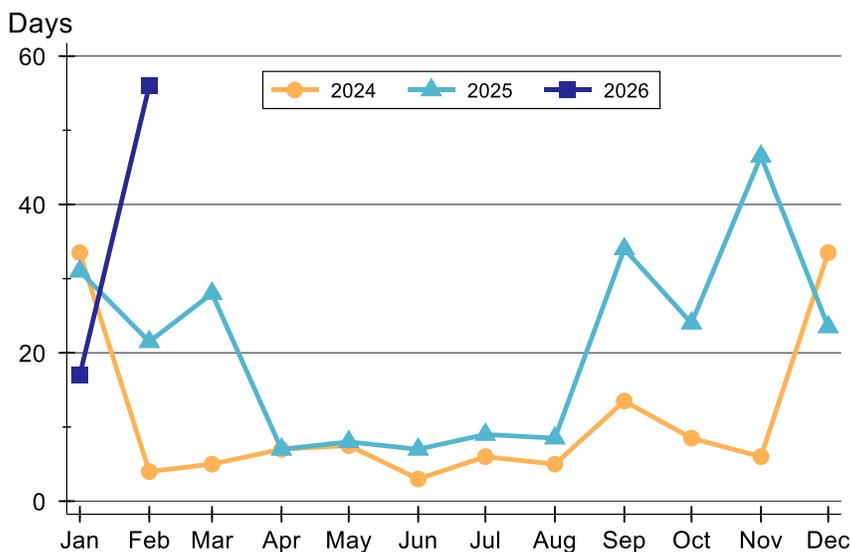
South Region Closed Listings Analysis

Average DOM



Month	2024	2025	2026
January	50	172	40
February	18	34	76
March	35	55	
April	19	36	
May	29	24	
June	9	24	
July	21	28	
August	21	30	
September	31	49	
October	20	47	
November	17	50	
December	48	66	

Median DOM



Month	2024	2025	2026
January	34	31	17
February	4	22	56
March	5	28	
April	7	7	
May	8	8	
June	3	7	
July	6	9	
August	5	9	
September	14	34	
October	9	24	
November	6	47	
December	34	24	



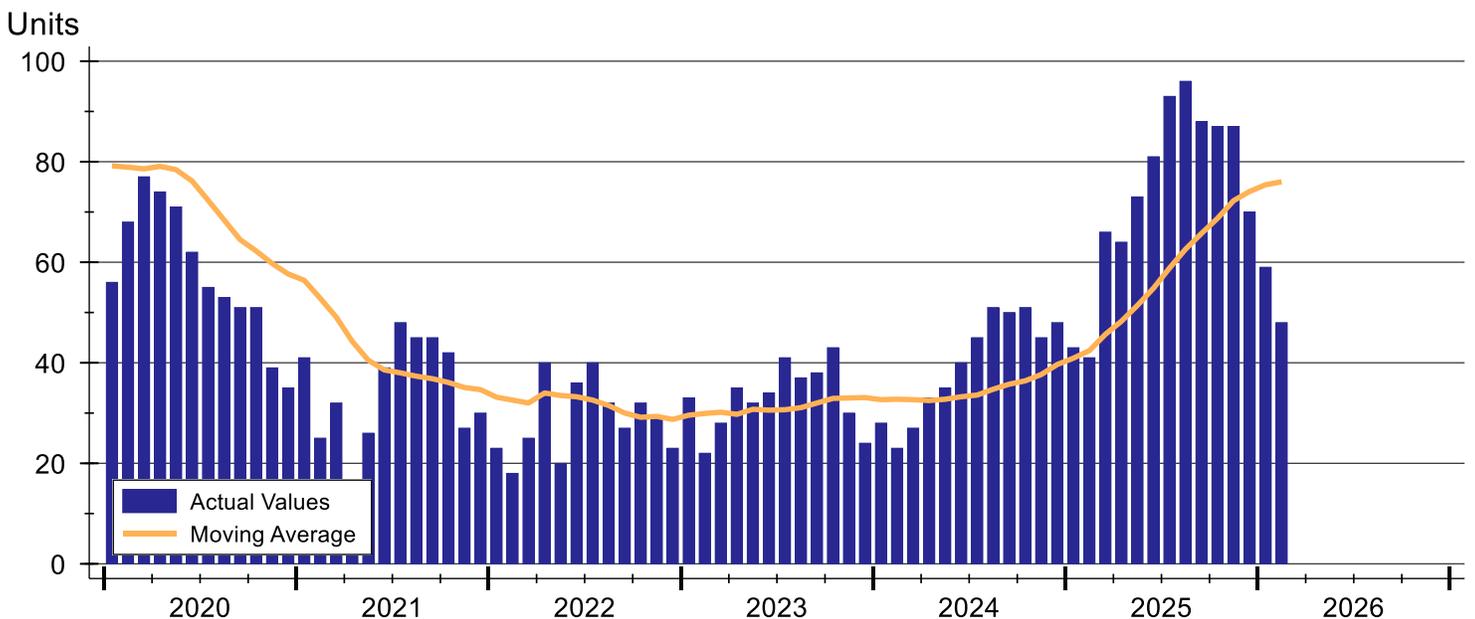
South Region Active Listings Analysis

Summary Statistics for Active Listings		2026	End of February 2025	Change
Active Listings		48	41	17.1%
Volume (1,000s)		12,824	9,602	33.6%
Months' Supply		1.6	1.4	14.3%
Average	List Price	267,168	234,185	14.1%
	Days on Market	97	66	47.0%
	Percent of Original	95.8%	97.4%	-1.6%
Median	List Price	262,200	183,000	43.3%
	Days on Market	52	37	40.5%
	Percent of Original	99.6%	100.0%	-0.4%

A total of 48 homes were available for sale in South Region at the end of February. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of February was \$262,200, up 43.3% from 2025. The typical time on market for active listings was 52 days, up from 37 days a year earlier.

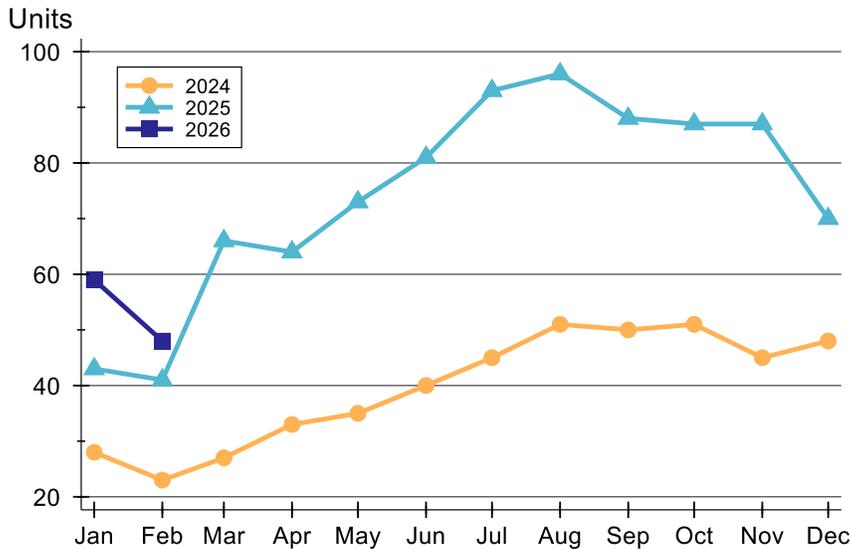
History of Active Listings





South Region Active Listings Analysis

Active Listings by Month



Month	2024	2025	2026
January	28	43	59
February	23	41	48
March	27	66	
April	33	64	
May	35	73	
June	40	81	
July	45	93	
August	51	96	
September	50	88	
October	51	87	
November	45	87	
December	48	70	

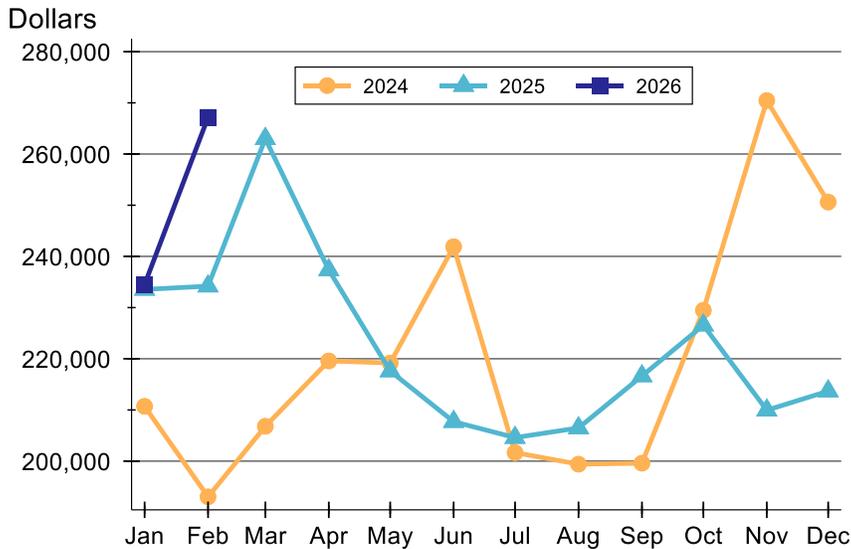
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	1	2.1%	2.0	850	850	6	6	100.0%	100.0%
\$25,000-\$49,999	1	2.1%	N/A	31,000	31,000	531	531	88.6%	88.6%
\$50,000-\$99,999	4	8.3%	1.1	82,325	88,450	55	21	98.0%	100.0%
\$100,000-\$124,999	3	6.3%	1.4	121,333	120,000	333	364	76.3%	71.6%
\$125,000-\$149,999	3	6.3%	0.9	134,633	139,000	8	6	97.8%	100.0%
\$150,000-\$174,999	1	2.1%	0.3	159,500	159,500	5	5	100.0%	100.0%
\$175,000-\$199,999	2	4.2%	0.6	182,450	182,450	21	21	92.1%	92.1%
\$200,000-\$249,999	9	18.8%	2.1	230,533	229,900	92	91	96.3%	100.0%
\$250,000-\$299,999	6	12.5%	2.1	277,800	277,450	54	67	98.4%	99.0%
\$300,000-\$399,999	10	20.8%	3.3	353,560	349,450	78	53	97.4%	99.6%
\$400,000-\$499,999	6	12.5%	N/A	443,933	444,900	93	67	98.5%	98.9%
\$500,000-\$749,999	2	4.2%	N/A	614,900	614,900	174	174	95.0%	95.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



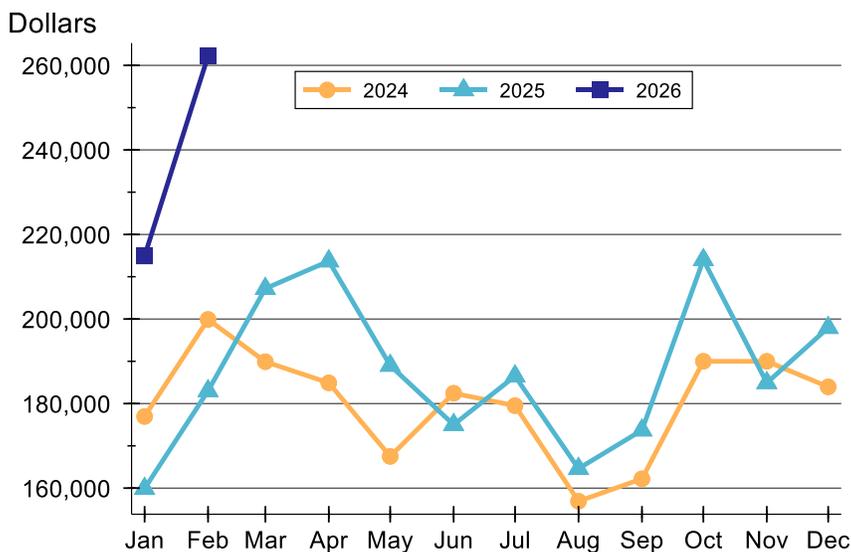
South Region Active Listings Analysis

Average Price



Month	2024	2025	2026
January	210,704	233,546	234,507
February	193,028	234,185	267,168
March	206,807	262,997	
April	219,577	237,344	
May	219,176	217,608	
June	241,898	207,711	
July	201,665	204,598	
August	199,405	206,484	
September	199,601	216,639	
October	229,471	226,558	
November	270,451	209,954	
December	250,621	213,684	

Median Price

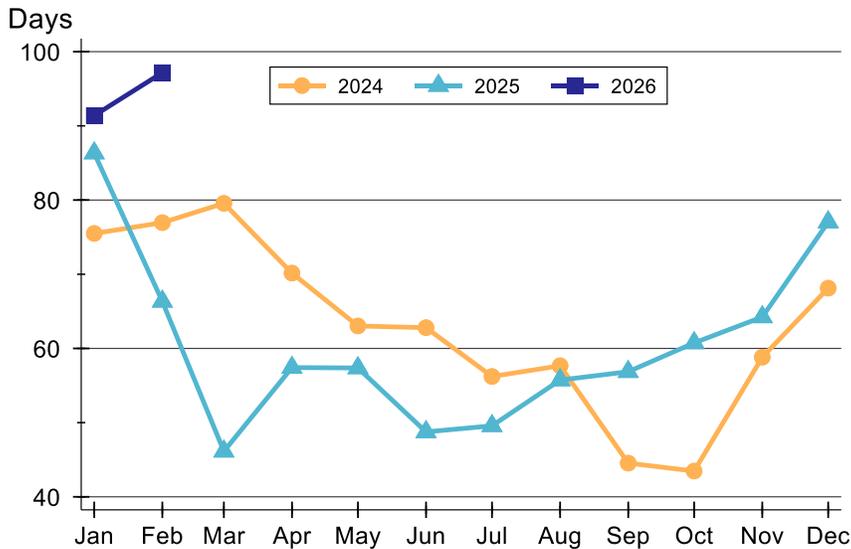


Month	2024	2025	2026
January	176,950	159,900	214,900
February	199,900	183,000	262,200
March	189,900	207,200	
April	184,900	213,700	
May	167,500	189,000	
June	182,450	175,000	
July	179,500	186,500	
August	156,900	164,617	
September	162,200	173,700	
October	190,000	214,000	
November	190,000	184,900	
December	183,950	197,950	



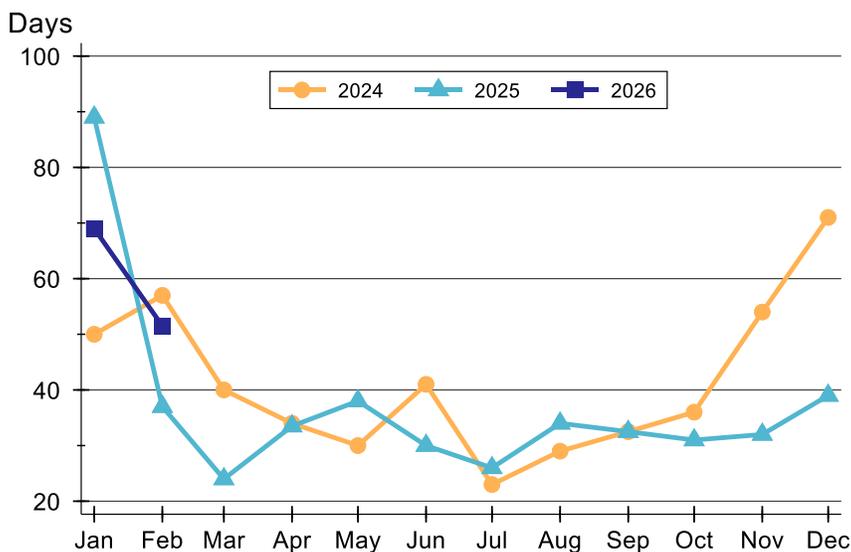
South Region Active Listings Analysis

Average DOM



Month	2024	2025	2026
January	76	86	91
February	77	66	97
March	80	46	
April	70	57	
May	63	57	
June	63	49	
July	56	50	
August	58	56	
September	45	57	
October	43	61	
November	59	64	
December	68	77	

Median DOM

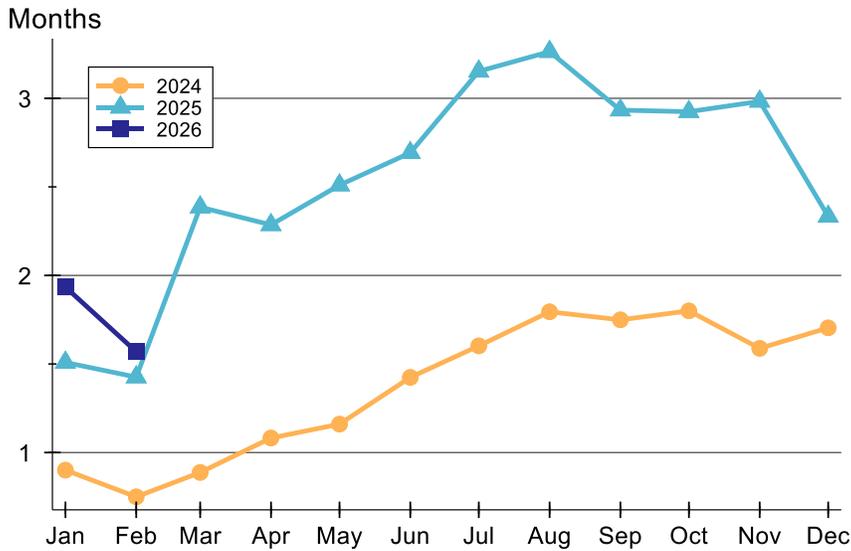


Month	2024	2025	2026
January	50	89	69
February	57	37	52
March	40	24	
April	34	34	
May	30	38	
June	41	30	
July	23	26	
August	29	34	
September	33	33	
October	36	31	
November	54	32	
December	71	39	



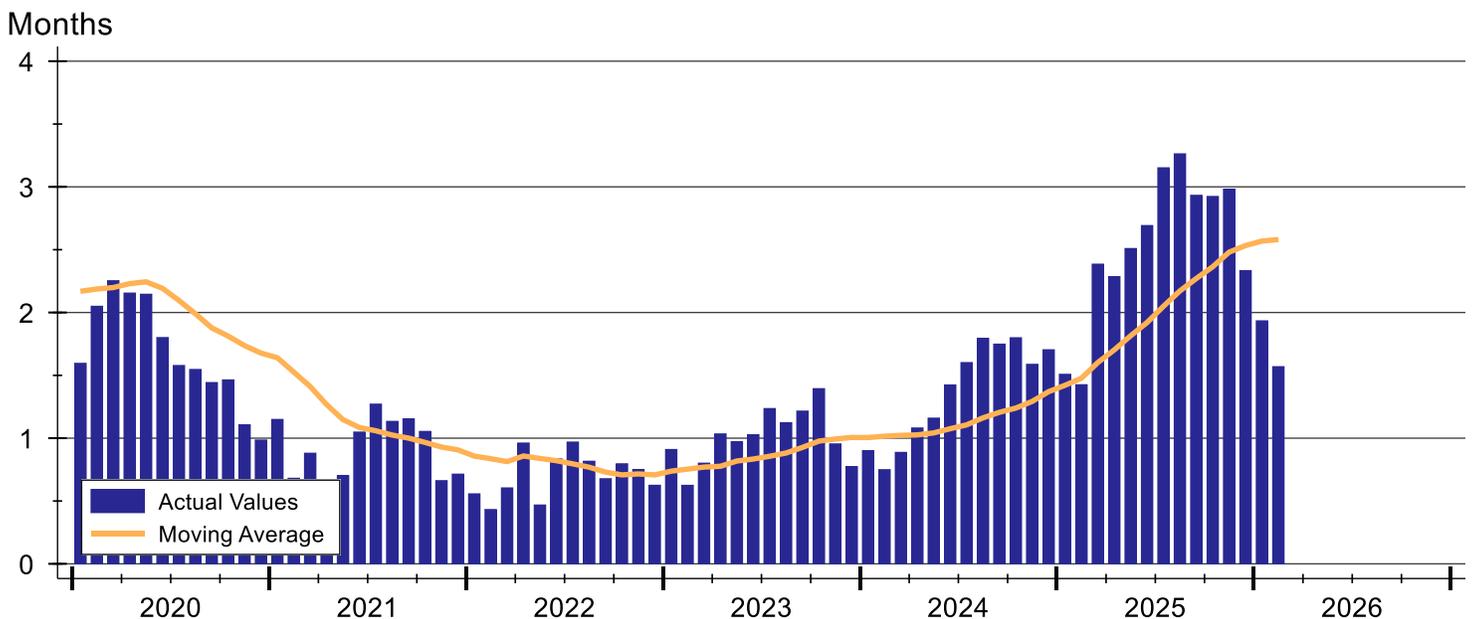
South Region Months' Supply Analysis

Months' Supply by Month



Month	2024	2025	2026
January	0.9	1.5	1.9
February	0.8	1.4	1.6
March	0.9	2.4	
April	1.1	2.3	
May	1.2	2.5	
June	1.4	2.7	
July	1.6	3.2	
August	1.8	3.3	
September	1.7	2.9	
October	1.8	2.9	
November	1.6	3.0	
December	1.7	2.3	

History of Month's Supply





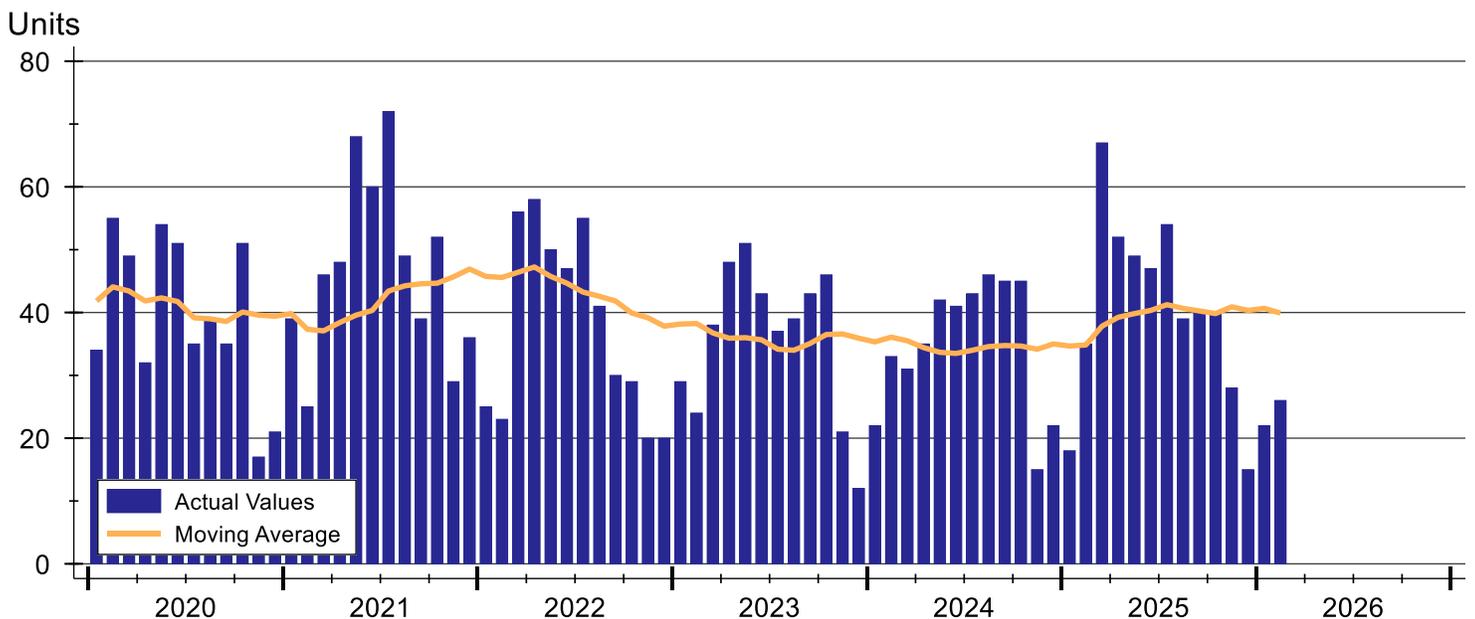
South Region New Listings Analysis

Summary Statistics for New Listings		2026	February 2025	Change
Current Month	New Listings	26	35	-25.7%
	Volume (1,000s)	5,667	8,100	-30.0%
	Average List Price	217,977	231,422	-5.8%
	Median List Price	219,450	220,000	-0.2%
Year-to-Date	New Listings	48	53	-9.4%
	Volume (1,000s)	10,346	11,523	-10.2%
	Average List Price	215,531	217,413	-0.9%
	Median List Price	207,450	205,000	1.2%

A total of 26 new listings were added in South Region during February, down 25.7% from the same month in 2025. Year-to-date South Region has seen 48 new listings.

The median list price of these homes was \$219,450 down from \$220,000 in 2025.

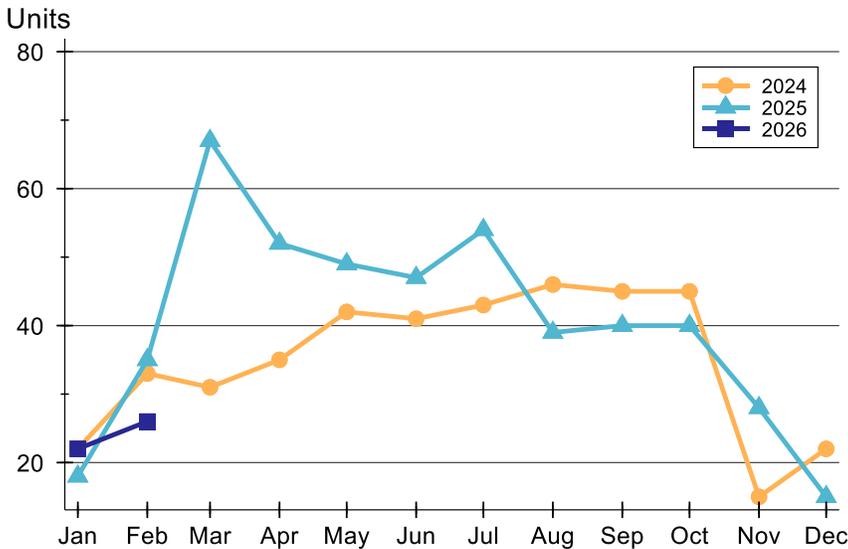
History of New Listings





South Region New Listings Analysis

New Listings by Month



Month	2024	2025	2026
January	22	18	22
February	33	35	26
March	31	67	
April	35	52	
May	42	49	
June	41	47	
July	43	54	
August	46	39	
September	45	40	
October	45	40	
November	15	28	
December	22	15	

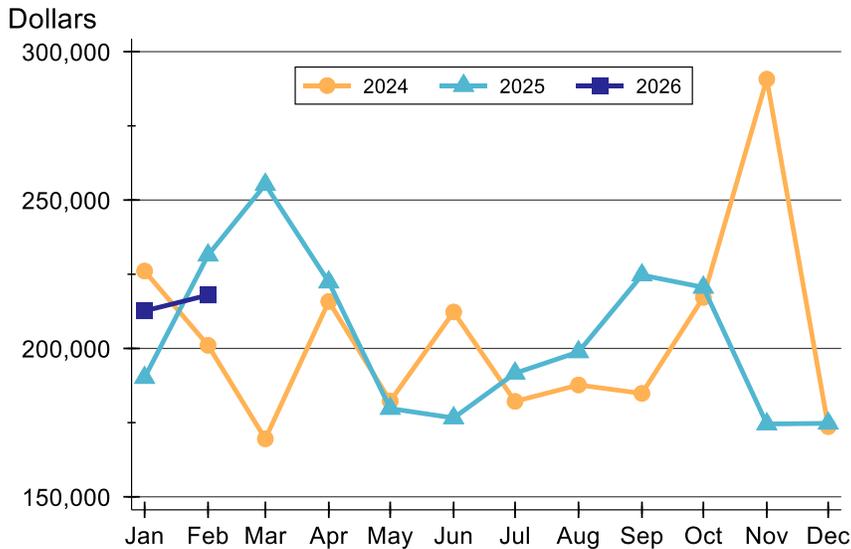
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	11.5%	900	850	6	6	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	7.7%	77,400	77,400	10	10	98.6%	98.6%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	6	23.1%	134,350	134,450	8	6	98.9%	100.0%
\$150,000-\$174,999	1	3.8%	164,900	164,900	6	6	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	4	15.4%	230,975	234,950	5	3	100.0%	100.0%
\$250,000-\$299,999	2	7.7%	273,500	273,500	14	14	97.7%	97.7%
\$300,000-\$399,999	6	23.1%	357,333	354,250	13	14	99.2%	100.0%
\$400,000-\$499,999	2	7.7%	462,000	462,000	17	17	97.2%	97.2%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



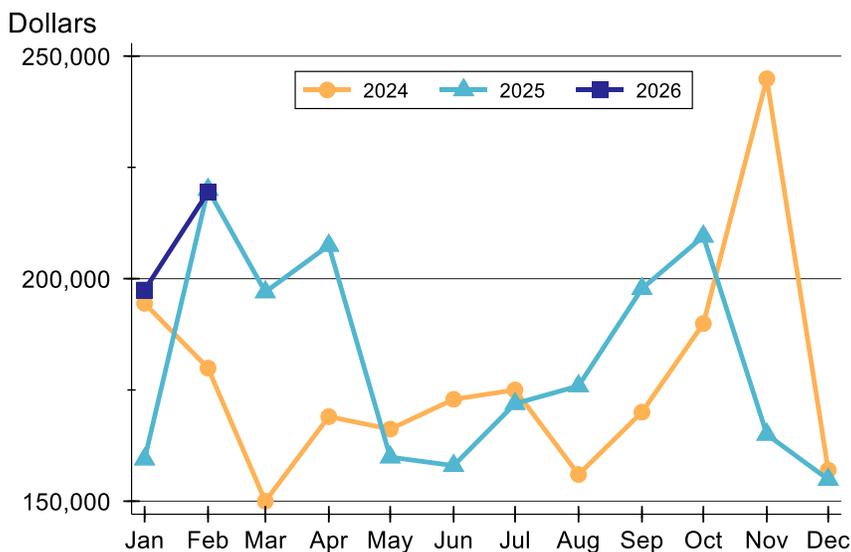
South Region New Listings Analysis

Average Price



Month	2024	2025	2026
January	226,082	190,172	212,641
February	201,052	231,422	217,977
March	169,521	255,260	
April	215,821	222,336	
May	182,243	179,753	
June	212,281	176,576	
July	182,160	191,646	
August	187,691	198,838	
September	184,844	224,712	
October	217,193	220,587	
November	290,733	174,545	
December	173,652	174,767	

Median Price



Month	2024	2025	2026
January	194,450	159,450	197,450
February	179,900	220,000	219,450
March	150,000	197,000	
April	169,000	207,450	
May	166,200	159,900	
June	172,900	158,000	
July	175,000	171,915	
August	156,000	175,900	
September	170,000	197,750	
October	189,900	209,500	
November	244,900	165,000	
December	157,000	154,900	



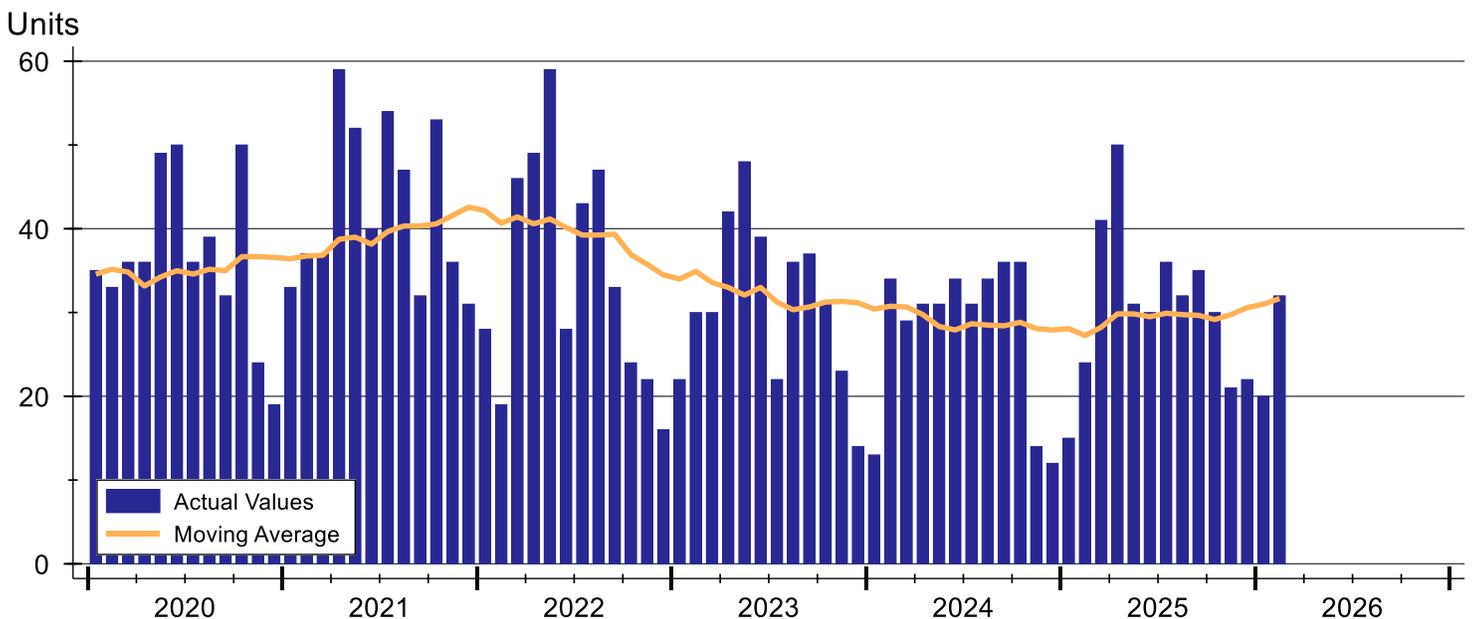
South Region Contracts Written Analysis

Summary Statistics for Contracts Written		2026	February 2025	Change	2026	Year-to-Date 2025	Change
Contracts Written		32	24	33.3%	52	39	33.3%
Volume (1,000s)		5,864	5,121	14.5%	10,362	9,375	10.5%
Average	Sale Price	183,253	213,392	-14.1%	199,263	240,382	-17.1%
	Days on Market	66	53	24.5%	69	45	53.3%
	Percent of Original	95.1%	93.7%	1.5%	93.7%	93.5%	0.2%
Median	Sale Price	155,950	201,250	-22.5%	172,425	236,000	-26.9%
	Days on Market	27	9	200.0%	40	13	207.7%
	Percent of Original	99.1%	97.3%	1.8%	96.2%	96.2%	0.0%

A total of 32 contracts for sale were written in South Region during the month of February, up from 24 in 2025. The median list price of these homes was \$155,950, down from \$201,250 the prior year.

Half of the homes that went under contract in February were on the market less than 27 days, compared to 9 days in February 2025.

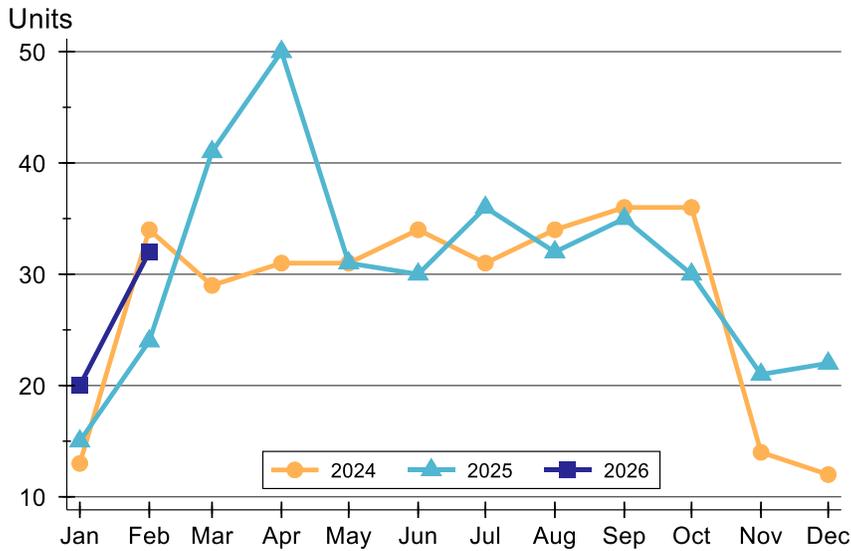
History of Contracts Written





South Region Contracts Written Analysis

Contracts Written by Month



Month	2024	2025	2026
January	13	15	20
February	34	24	32
March	29	41	
April	31	50	
May	31	31	
June	34	30	
July	31	36	
August	34	32	
September	36	35	
October	36	30	
November	14	21	
December	12	22	

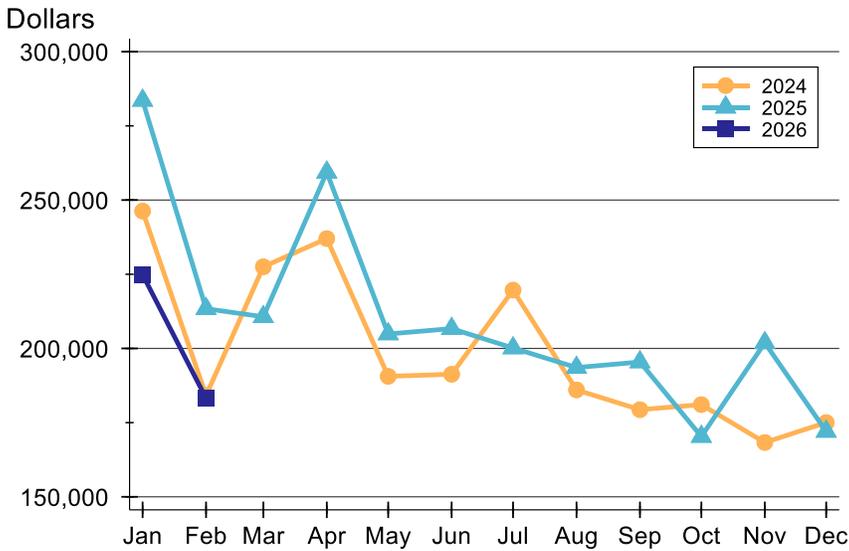
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	3.1%	27,500	27,500	17	17	59.0%	59.0%
\$50,000-\$99,999	4	12.5%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	6.3%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	8	25.0%	133,250	129,900	46	31	94.4%	96.4%
\$150,000-\$174,999	5	15.6%	159,240	159,500	83	65	95.7%	100.0%
\$175,000-\$199,999	1	3.1%	199,500	199,500	173	173	95.0%	95.0%
\$200,000-\$249,999	4	12.5%	233,700	240,400	41	11	99.0%	100.0%
\$250,000-\$299,999	4	12.5%	266,325	264,950	106	104	97.3%	97.4%
\$300,000-\$399,999	2	6.3%	365,500	365,500	12	12	99.1%	99.1%
\$400,000-\$499,999	1	3.1%	499,000	499,000	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



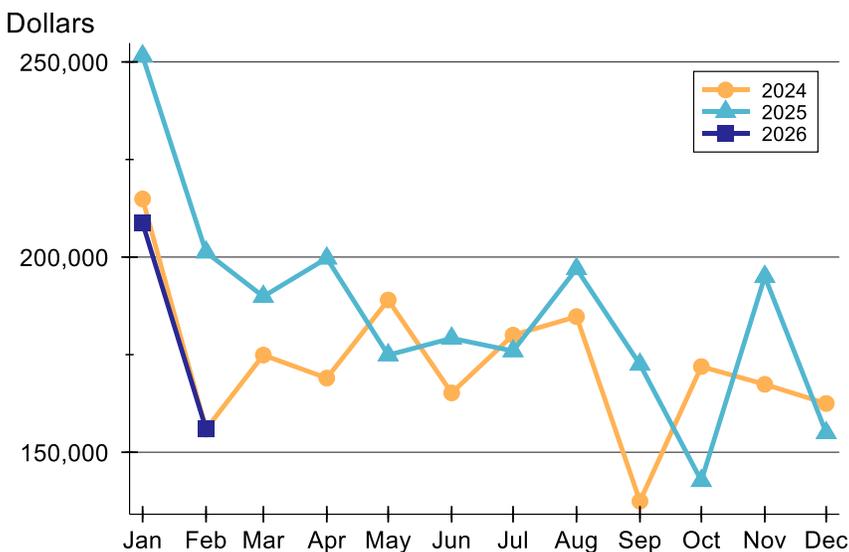
South Region Contracts Written Analysis

Average Price



Month	2024	2025	2026
January	246,292	283,567	224,878
February	184,135	213,392	183,253
March	227,514	210,658	
April	237,018	259,354	
May	190,606	204,870	
June	191,299	206,679	
July	219,655	200,142	
August	186,032	193,562	
September	179,369	195,434	
October	181,078	170,320	
November	168,307	201,895	
December	175,033	172,031	

Median Price

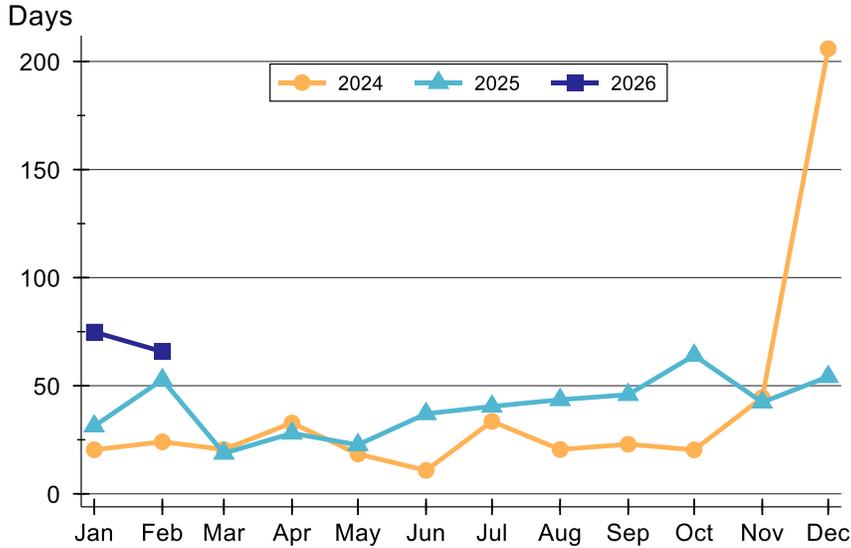


Month	2024	2025	2026
January	214,900	251,500	208,700
February	155,900	201,250	155,950
March	174,900	189,900	
April	169,000	199,700	
May	189,000	174,900	
June	165,200	179,200	
July	180,000	175,950	
August	184,750	197,000	
September	137,450	172,500	
October	171,950	142,700	
November	167,400	195,000	
December	162,500	154,950	



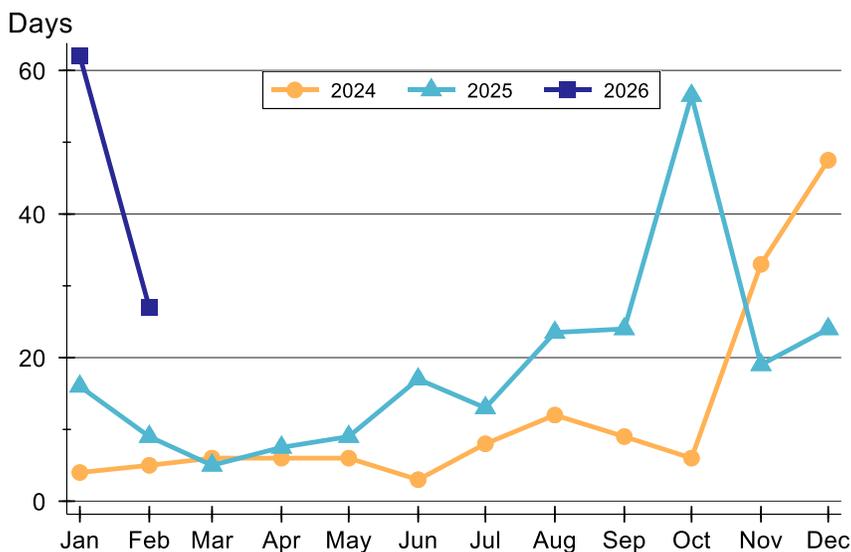
South Region Contracts Written Analysis

Average DOM



Month	2024	2025	2026
January	20	31	75
February	24	53	66
March	21	19	
April	33	28	
May	18	23	
June	11	37	
July	34	40	
August	21	44	
September	23	46	
October	20	64	
November	45	42	
December	206	54	

Median DOM



Month	2024	2025	2026
January	4	16	62
February	5	9	27
March	6	5	
April	6	8	
May	6	9	
June	3	17	
July	8	13	
August	12	24	
September	9	24	
October	6	57	
November	33	19	
December	48	24	



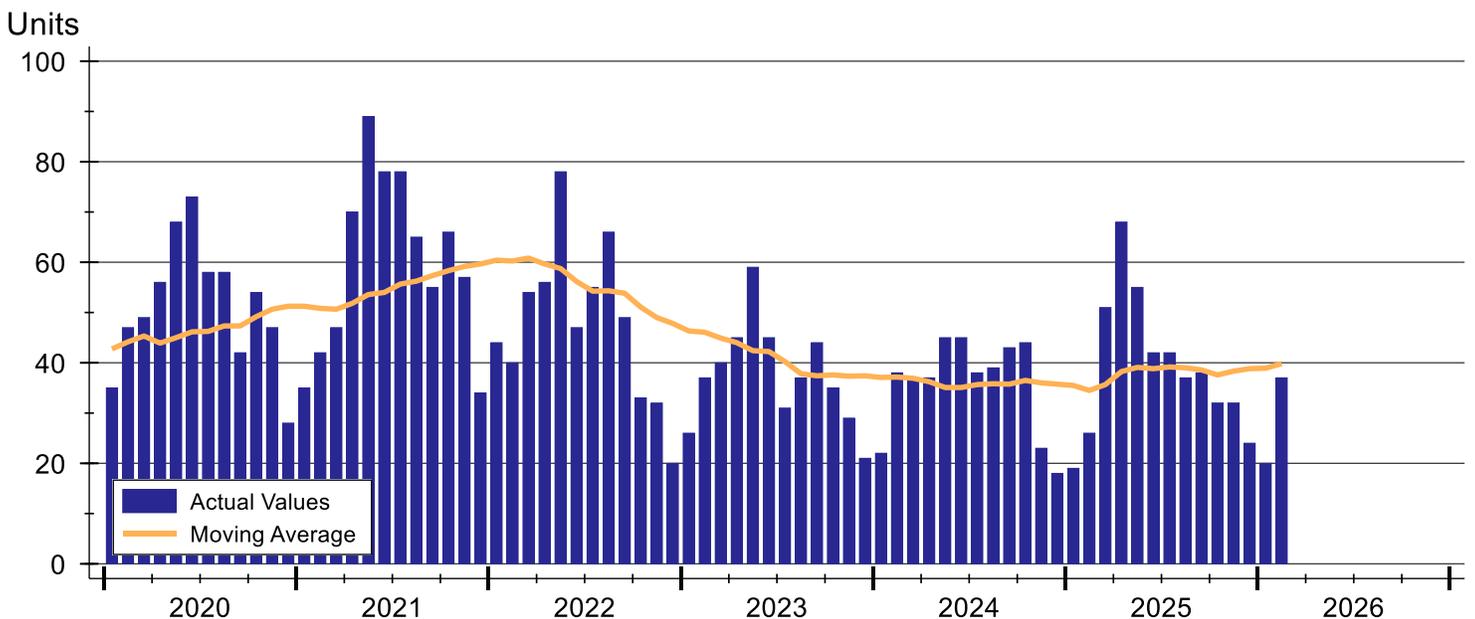
South Region Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2026	2025	Change
Pending Contracts		37	26	42.3%
Volume (1,000s)		7,557	5,895	28.2%
Average	List Price	204,234	226,715	-9.9%
	Days on Market	69	47	46.8%
	Percent of Original	96.9%	97.3%	-0.4%
Median	List Price	189,000	168,950	11.9%
	Days on Market	19	9	111.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 37 listings in South Region had contracts pending at the end of February, up from 26 contracts pending at the end of February 2025.

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

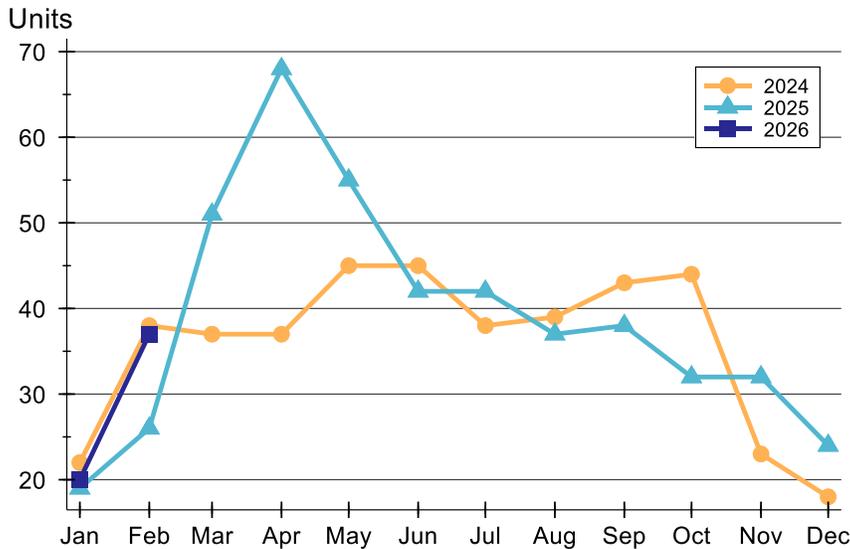
History of Pending Contracts





South Region Pending Contracts Analysis

Pending Contracts by Month



Month	2024	2025	2026
January	22	19	20
February	38	26	37
March	37	51	
April	37	68	
May	45	55	
June	45	42	
July	38	42	
August	39	37	
September	43	38	
October	44	32	
November	23	32	
December	18	24	

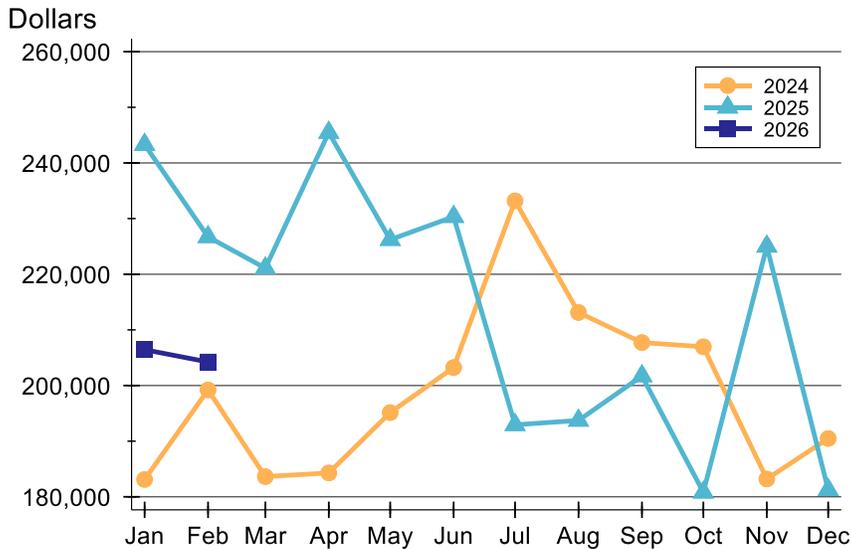
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	10.8%	78,975	76,250	72	33	94.5%	96.2%
\$100,000-\$124,999	2	5.4%	114,450	114,450	115	115	96.5%	96.5%
\$125,000-\$149,999	6	16.2%	131,850	129,900	44	26	96.5%	98.2%
\$150,000-\$174,999	5	13.5%	159,320	159,900	74	18	96.8%	97.2%
\$175,000-\$199,999	3	8.1%	189,483	189,000	197	173	93.6%	95.0%
\$200,000-\$249,999	7	18.9%	230,257	235,900	35	2	98.7%	100.0%
\$250,000-\$299,999	5	13.5%	261,180	260,000	92	111	96.6%	98.1%
\$300,000-\$399,999	4	10.8%	359,750	365,500	28	12	99.5%	100.0%
\$400,000-\$499,999	1	2.7%	499,000	499,000	5	5	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



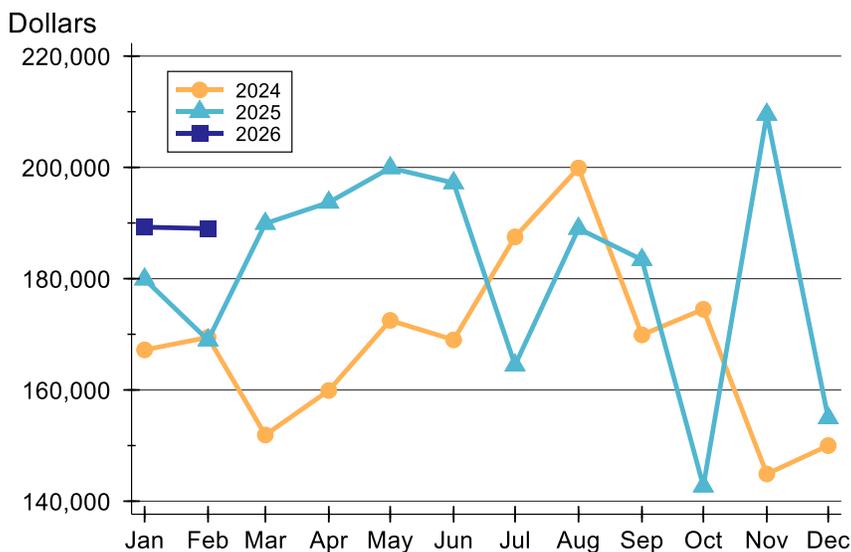
South Region Pending Contracts Analysis

Average Price



Month	2024	2025	2026
January	183,114	243,305	206,443
February	199,218	226,715	204,234
March	183,632	221,097	
April	184,293	245,463	
May	195,138	226,216	
June	203,234	230,346	
July	233,192	192,943	
August	213,126	193,724	
September	207,723	201,716	
October	206,968	180,812	
November	183,204	225,009	
December	190,483	181,266	

Median Price

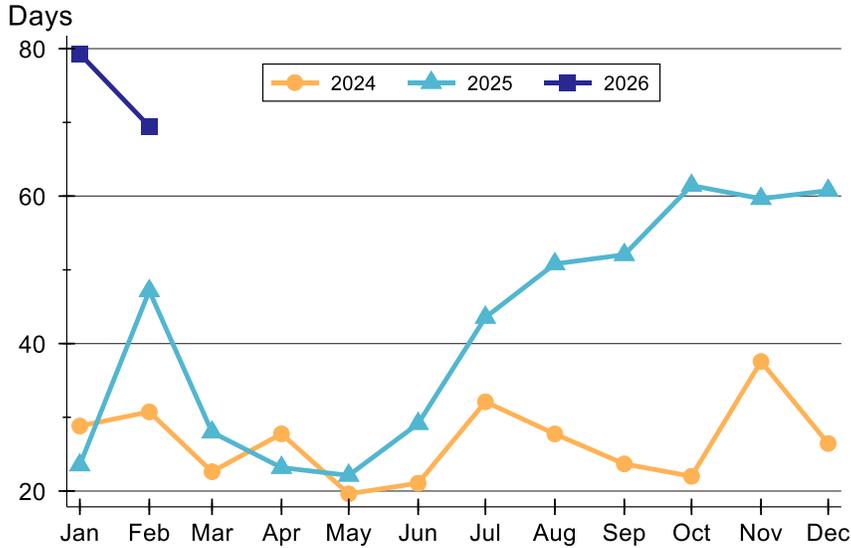


Month	2024	2025	2026
January	167,200	179,900	189,250
February	169,450	168,950	189,000
March	151,900	189,900	
April	159,900	193,700	
May	172,500	199,900	
June	169,000	197,200	
July	187,500	164,450	
August	199,900	189,000	
September	169,900	183,400	
October	174,500	142,700	
November	144,900	209,500	
December	150,000	154,950	



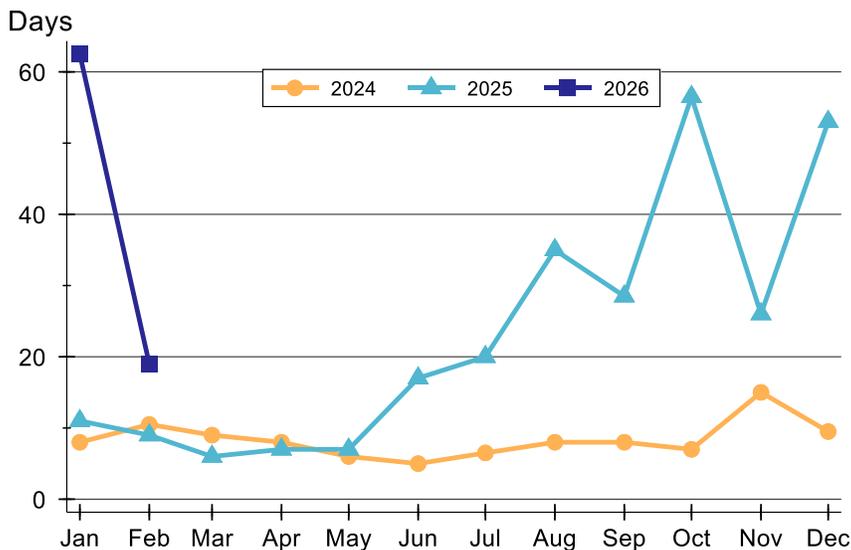
South Region Pending Contracts Analysis

Average DOM



Month	2024	2025	2026
January	29	24	79
February	31	47	69
March	23	28	
April	28	23	
May	20	22	
June	21	29	
July	32	44	
August	28	51	
September	24	52	
October	22	61	
November	38	60	
December	26	61	

Median DOM



Month	2024	2025	2026
January	8	11	63
February	11	9	19
March	9	6	
April	8	7	
May	6	7	
June	5	17	
July	7	20	
August	8	35	
September	8	29	
October	7	57	
November	15	26	
December	10	53	