



**SUNFLOWER**  
ASSOCIATION OF REALTORS®, INC.

## February 2025 Sunflower MLS Statistics

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# Entire MLS System Housing Report



## Market Overview

### Sunflower MLS Home Sales Rose in February

Total home sales in the Sunflower multiple listing service rose by 1.0% last month to 208 units, compared to 206 units in February 2024. Total sales volume was \$47.3 million, up 12.7% from a year earlier.

The median sale price in February was \$236,500, up from \$179,950 a year earlier. Homes that sold in February were typically on the market for 27 days and sold for 98.5% of their list prices.

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

The total number of active listings in the Sunflower multiple listing service at the end of February was 322 units, up from 297 at the same point in 2024. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$228,750.

During February, a total of 234 contracts were written down from 249 in February 2024. At the end of the month, there were 271 contracts still pending.

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## Entire MLS System Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>208</b>	<b>206</b>	<b>216</b>	<b>420</b>	<b>404</b>	<b>417</b>
Change from prior year		1.0%	-4.6%	-3.6%	4.0%	-3.1%	-12.4%
<b>Active Listings</b>		<b>322</b>	<b>297</b>	<b>232</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		8.4%	28.0%	49.7%			
<b>Months' Supply</b>		<b>1.1</b>	<b>1.0</b>	<b>0.7</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		10.0%	42.9%	75.0%			
<b>New Listings</b>		<b>257</b>	<b>278</b>	<b>279</b>	<b>442</b>	<b>510</b>	<b>506</b>
Change from prior year		-7.6%	-0.4%	12.0%	-13.3%	0.8%	1.8%
<b>Contracts Written</b>		<b>234</b>	<b>249</b>	<b>264</b>	<b>453</b>	<b>476</b>	<b>502</b>
Change from prior year		-6.0%	-5.7%	5.2%	-4.8%	-5.2%	-1.6%
<b>Pending Contracts</b>		<b>271</b>	<b>275</b>	<b>282</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-1.5%	-2.5%	-5.7%			
<b>Sales Volume (1,000s)</b>		<b>47,292</b>	<b>41,950</b>	<b>42,603</b>	<b>100,202</b>	<b>83,048</b>	<b>78,349</b>
Change from prior year		12.7%	-1.5%	7.6%	20.7%	6.0%	-6.9%
Average	<b>Sale Price</b>	<b>227,365</b>	<b>203,641</b>	<b>197,235</b>	<b>238,575</b>	<b>205,564</b>	<b>187,887</b>
	Change from prior year	11.6%	3.2%	11.6%	16.1%	9.4%	6.3%
	<b>List Price of Actives</b>	<b>272,267</b>	<b>295,938</b>	<b>330,328</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-8.0%	-10.4%	28.9%			
	<b>Days on Market</b>	<b>45</b>	<b>32</b>	<b>33</b>	<b>44</b>	<b>33</b>	<b>29</b>
Change from prior year	40.6%	-3.0%	50.0%	33.3%	13.8%	26.1%	
<b>Percent of List</b>	<b>97.2%</b>	<b>97.8%</b>	<b>97.9%</b>	<b>97.1%</b>	<b>97.8%</b>	<b>97.4%</b>	
Change from prior year	-0.6%	-0.1%	-1.8%	-0.7%	0.4%	-1.5%	
<b>Percent of Original</b>	<b>94.1%</b>	<b>95.8%</b>	<b>95.4%</b>	<b>94.4%</b>	<b>95.7%</b>	<b>95.1%</b>	
Change from prior year	-1.8%	0.4%	-3.0%	-1.4%	0.6%	-2.1%	
Median	<b>Sale Price</b>	<b>236,500</b>	<b>179,950</b>	<b>169,750</b>	<b>220,000</b>	<b>184,950</b>	<b>165,000</b>
	Change from prior year	31.4%	6.0%	13.8%	19.0%	12.1%	10.0%
	<b>List Price of Actives</b>	<b>228,750</b>	<b>239,900</b>	<b>239,925</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-4.6%	0.0%	39.1%			
	<b>Days on Market</b>	<b>27</b>	<b>12</b>	<b>15</b>	<b>21</b>	<b>15</b>	<b>11</b>
Change from prior year	125.0%	-20.0%	200.0%	40.0%	36.4%	83.3%	
<b>Percent of List</b>	<b>98.5%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>99.7%</b>	
Change from prior year	-1.5%	0.0%	0.0%	-1.4%	0.3%	-0.3%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>98.4%</b>	<b>97.1%</b>	<b>96.5%</b>	<b>97.7%</b>	<b>97.0%</b>	
Change from prior year	-2.0%	1.3%	-2.9%	-1.2%	0.7%	-3.0%	

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



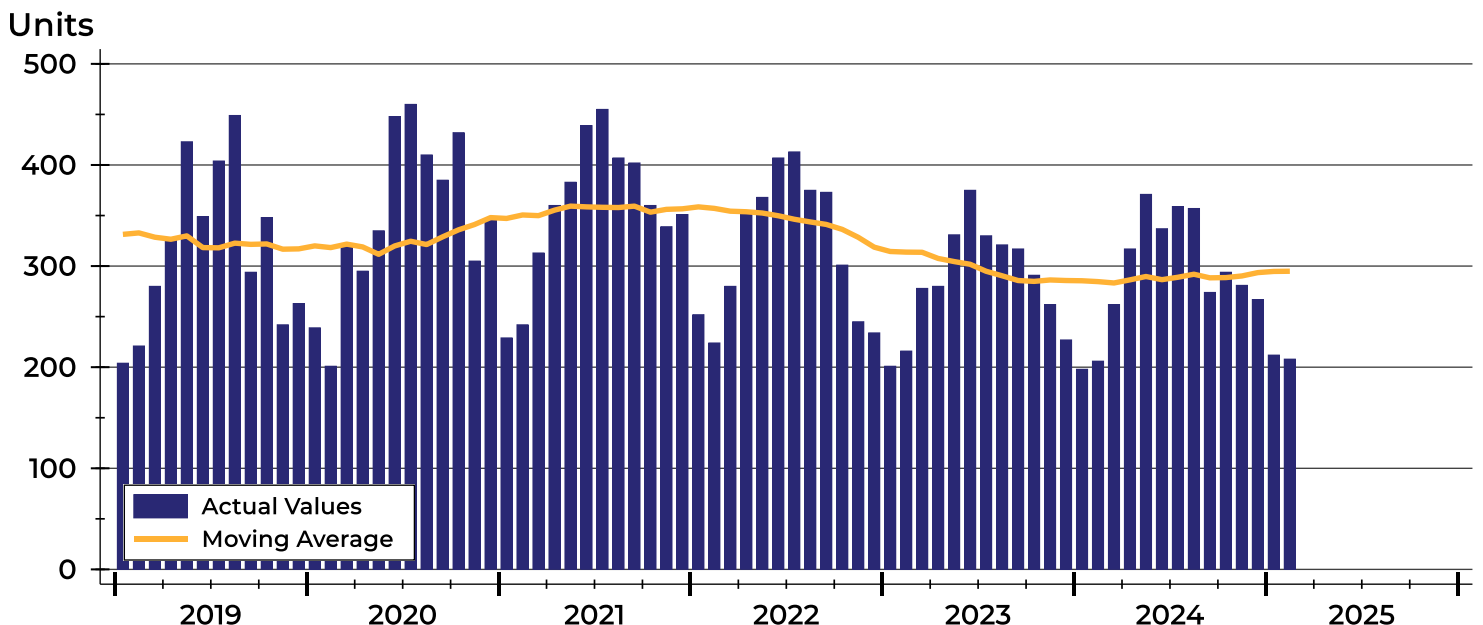
## Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		208	206	1.0%	420	404	4.0%
Volume (1,000s)		47,292	41,950	12.7%	100,202	83,048	20.7%
Months' Supply		1.1	1.0	10.0%	N/A	N/A	N/A
Average	Sale Price	227,365	203,641	11.6%	238,575	205,564	16.1%
	Days on Market	45	32	40.6%	44	33	33.3%
	Percent of List	97.2%	97.8%	-0.6%	97.1%	97.8%	-0.7%
	Percent of Original	94.1%	95.8%	-1.8%	94.4%	95.7%	-1.4%
Median	Sale Price	236,500	179,950	31.4%	220,000	184,950	19.0%
	Days on Market	27	12	125.0%	21	15	40.0%
	Percent of List	98.5%	100.0%	-1.5%	98.6%	100.0%	-1.4%
	Percent of Original	96.4%	98.4%	-2.0%	96.5%	97.7%	-1.2%

A total of 208 homes sold in the Sunflower multiple listing service in February, up from 206 units in February 2024. Total sales volume rose to \$47.3 million compared to \$42.0 million in the previous year.

The median sales price in February was \$236,500, up 31.4% compared to the prior year. Median days on market was 27 days, up from 16 days in January, and up from 12 in February 2024.

## History of Closed Listings

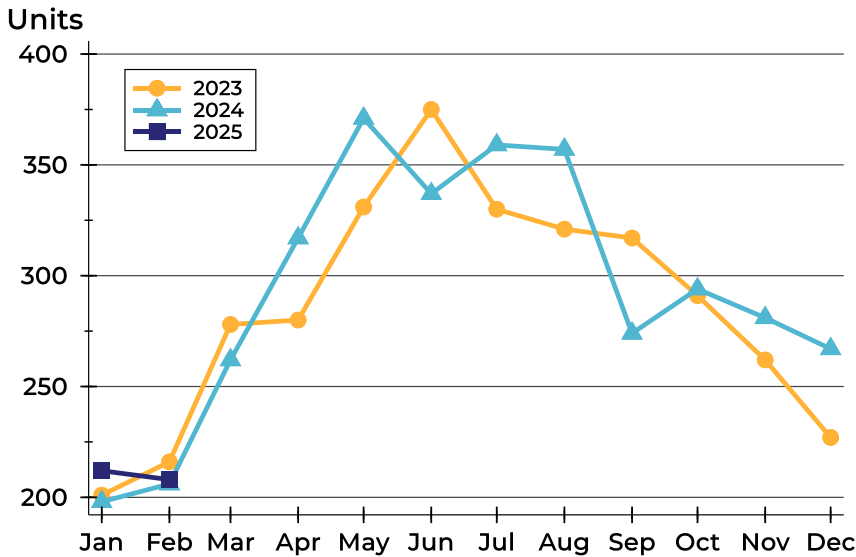






## Entire MLS System Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	201	198	<b>212</b>
February	216	206	<b>208</b>
March	278	262	
April	280	317	
May	331	371	
June	375	337	
July	330	359	
August	321	357	
September	317	274	
October	291	294	
November	262	281	
December	227	267	

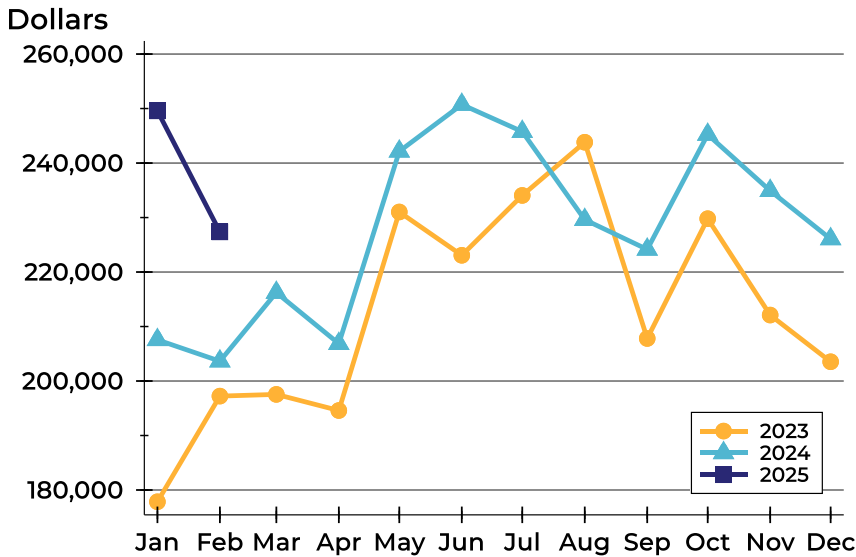
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	0.0	19,000	19,000	1	1	98.1%	98.1%	98.1%	98.1%
\$25,000-\$49,999	6	2.9%	0.6	38,317	40,500	33	32	86.0%	91.6%	76.7%	73.2%
\$50,000-\$99,999	30	14.4%	1.2	74,013	77,500	42	37	91.7%	91.8%	87.4%	86.7%
\$100,000-\$124,999	10	4.8%	1.3	109,748	108,266	45	16	97.6%	97.9%	93.0%	93.6%
\$125,000-\$149,999	17	8.2%	1.3	133,771	131,000	37	14	100.0%	100.0%	97.7%	100.0%
\$150,000-\$174,999	11	5.3%	0.7	160,295	159,000	14	16	97.7%	100.0%	96.4%	98.1%
\$175,000-\$199,999	16	7.7%	0.9	186,010	186,250	29	19	97.8%	99.8%	95.6%	99.2%
\$200,000-\$249,999	23	11.1%	0.8	230,470	235,000	67	39	98.6%	100.0%	95.2%	95.3%
\$250,000-\$299,999	44	21.2%	1.1	271,002	267,500	50	27	98.6%	100.0%	96.4%	98.1%
\$300,000-\$399,999	28	13.5%	1.1	332,249	329,000	34	24	98.4%	98.5%	95.9%	96.2%
\$400,000-\$499,999	14	6.7%	1.4	437,863	431,500	78	71	98.9%	98.2%	94.6%	95.5%
\$500,000-\$749,999	7	3.4%	1.9	576,386	571,800	46	7	98.6%	100.0%	97.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	6.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



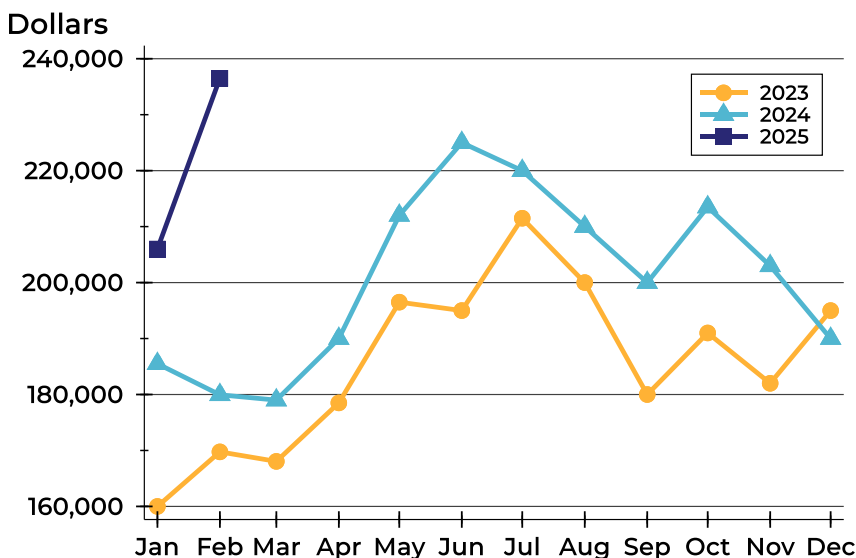
# Entire MLS System Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	177,842	207,563	<b>249,574</b>
February	197,235	203,641	<b>227,365</b>
March	197,546	216,233	
April	194,592	206,859	
May	231,025	242,150	
June	223,072	250,740	
July	234,063	245,771	
August	243,817	229,605	
September	207,809	224,152	
October	229,788	245,237	
November	212,106	234,926	
December	203,539	226,070	

## Median Price

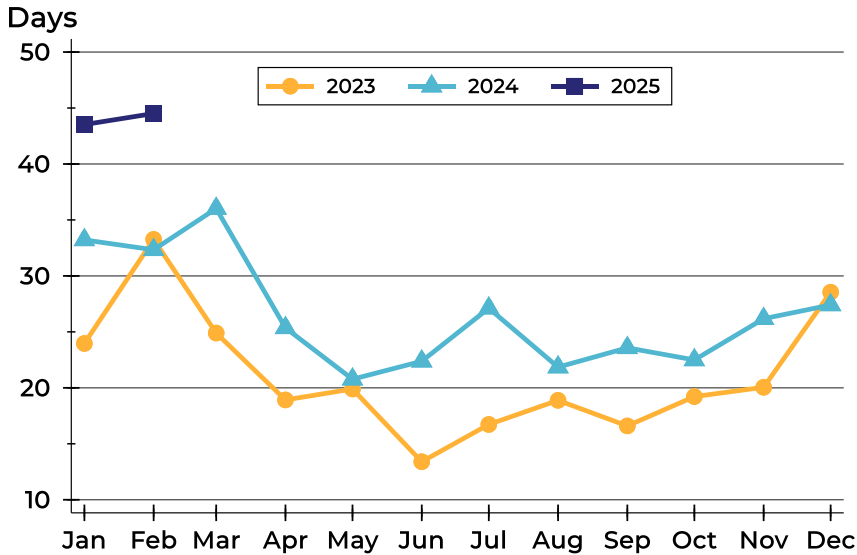


Month	2023	2024	2025
January	160,000	185,500	<b>206,000</b>
February	169,750	179,950	<b>236,500</b>
March	168,050	179,000	
April	178,500	190,000	
May	196,500	212,000	
June	195,000	225,000	
July	211,500	220,000	
August	200,000	210,000	
September	180,000	200,000	
October	191,000	213,500	
November	182,000	203,000	
December	195,000	190,000	



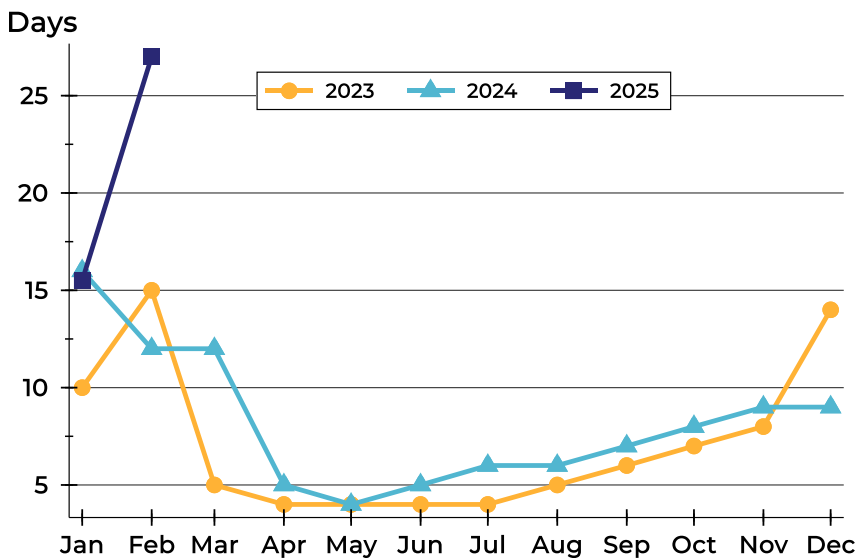
## Entire MLS System Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	24	33	<b>44</b>
February	33	32	<b>45</b>
March	25	36	
April	19	25	
May	20	21	
June	13	22	
July	17	27	
August	19	22	
September	17	24	
October	19	22	
November	20	26	
December	29	27	

### Median DOM



Month	2023	2024	2025
January	10	16	<b>16</b>
February	15	12	<b>27</b>
March	5	12	
April	4	5	
May	4	4	
June	4	5	
July	4	6	
August	5	6	
September	6	7	
October	7	8	
November	8	9	
December	14	9	



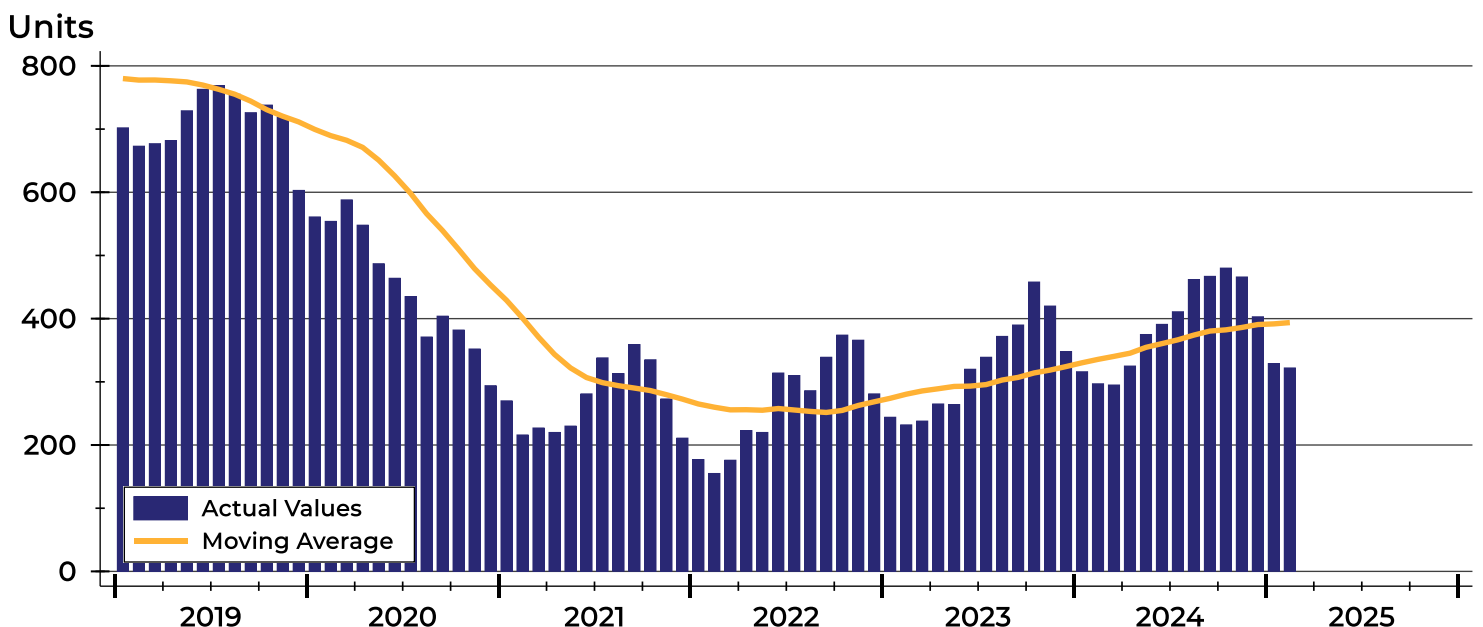
## Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		<b>322</b>	297	8.4%
Volume (1,000s)		<b>87,670</b>	87,894	-0.3%
Months' Supply		<b>1.1</b>	1.0	10.0%
Average	List Price	<b>272,267</b>	295,938	-8.0%
	Days on Market	<b>69</b>	75	-8.0%
	Percent of Original	<b>97.0%</b>	96.7%	0.3%
Median	List Price	<b>228,750</b>	239,900	-4.6%
	Days on Market	<b>40</b>	47	-14.9%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 322 homes were available for sale in the Sunflower multiple listing service at the end of February. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of February was \$228,750, down 4.6% from 2024. The typical time on market for active listings was 40 days, down from 47 days a year earlier.

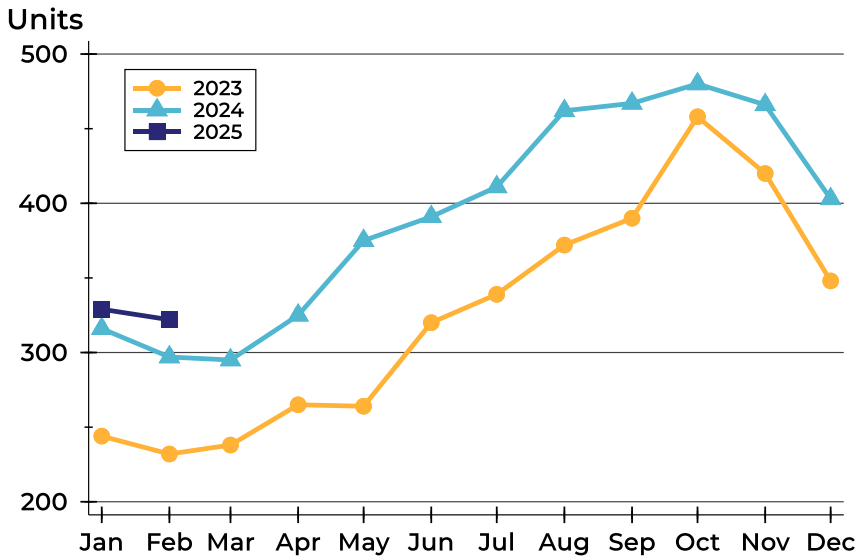
## History of Active Listings





## Entire MLS System Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
January	244	316	<b>329</b>
February	232	297	<b>322</b>
March	238	295	
April	265	325	
May	264	375	
June	320	391	
July	339	411	
August	372	462	
September	390	467	
October	458	480	
November	420	466	
December	348	403	

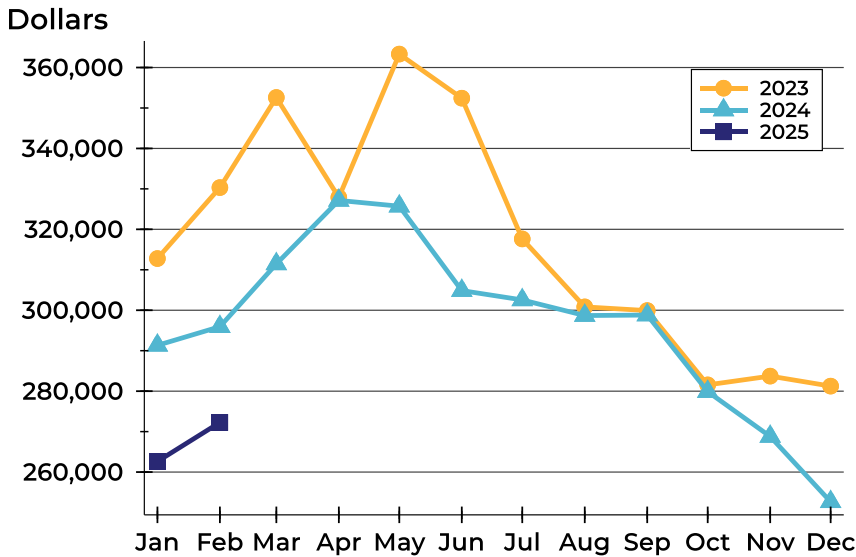
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	5	1.6%	0.6	35,600	35,000	122	122	93.7%	100.0%
\$50,000-\$99,999	40	12.4%	1.2	79,120	79,700	57	35	95.5%	100.0%
\$100,000-\$124,999	22	6.8%	1.3	113,648	114,950	52	39	95.2%	100.0%
\$125,000-\$149,999	34	10.6%	1.3	138,256	137,950	92	87	97.2%	99.6%
\$150,000-\$174,999	21	6.5%	0.7	165,271	165,000	52	19	98.3%	100.0%
\$175,000-\$199,999	23	7.1%	0.9	186,625	185,000	92	83	93.1%	97.3%
\$200,000-\$249,999	35	10.9%	0.8	226,654	229,900	84	24	97.1%	100.0%
\$250,000-\$299,999	42	13.0%	1.1	275,629	274,925	65	38	97.4%	100.0%
\$300,000-\$399,999	44	13.7%	1.1	344,266	342,450	55	27	98.7%	100.0%
\$400,000-\$499,999	25	7.8%	1.4	441,640	435,000	67	37	98.0%	100.0%
\$500,000-\$749,999	24	7.5%	1.9	597,537	575,000	73	48	99.2%	100.0%
\$750,000-\$999,999	3	0.9%	N/A	783,333	775,000	12	2	100.0%	100.0%
\$1,000,000 and up	4	1.2%	6.9	1,743,529	1,172,500	103	35	93.8%	100.0%



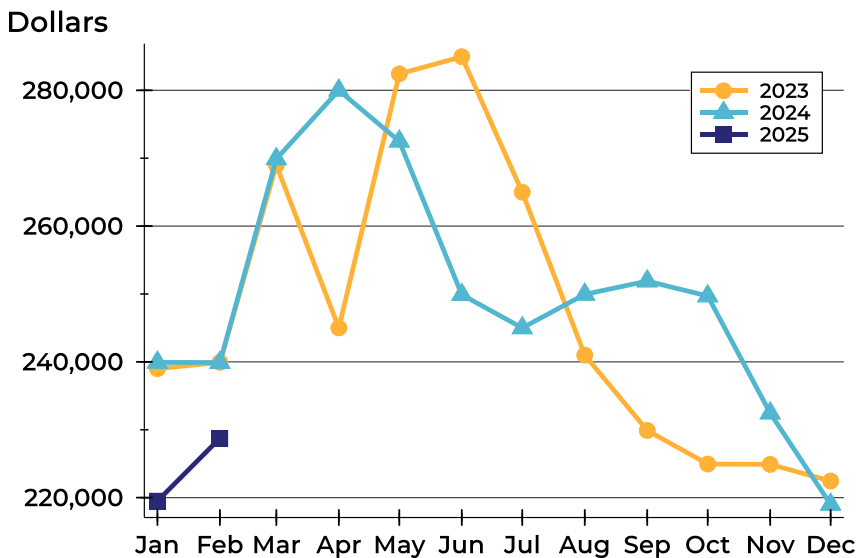
## Entire MLS System Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	312,787	291,332	<b>262,620</b>
<b>February</b>	330,328	295,938	<b>272,267</b>
<b>March</b>	352,597	311,456	
<b>April</b>	327,886	327,157	
<b>May</b>	363,329	325,721	
<b>June</b>	352,426	304,864	
<b>July</b>	317,632	302,555	
<b>August</b>	300,836	298,691	
<b>September</b>	299,924	298,819	
<b>October</b>	281,555	279,893	
<b>November</b>	283,725	268,804	
<b>December</b>	281,246	252,660	

### Median Price

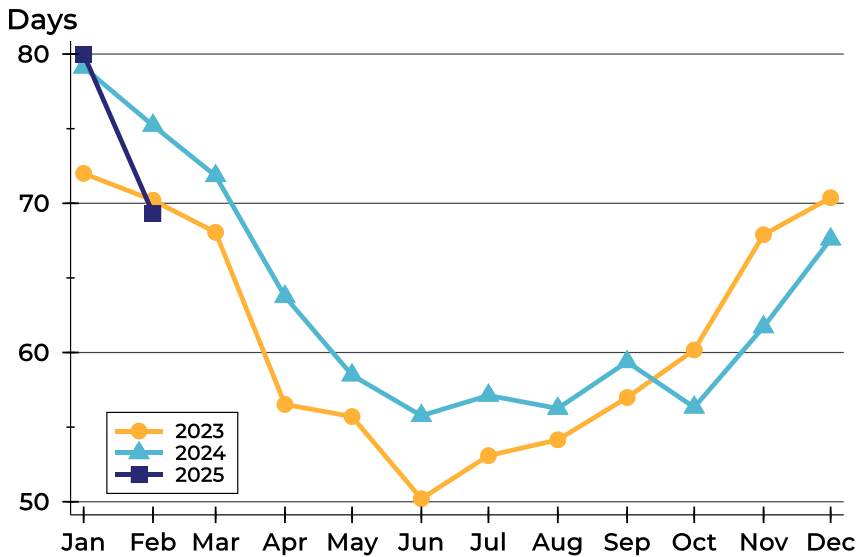


Month	2023	2024	2025
<b>January</b>	239,000	239,925	<b>219,500</b>
<b>February</b>	239,925	239,900	<b>228,750</b>
<b>March</b>	269,000	269,900	
<b>April</b>	245,000	280,000	
<b>May</b>	282,425	272,500	
<b>June</b>	284,950	249,900	
<b>July</b>	265,000	245,000	
<b>August</b>	241,000	249,950	
<b>September</b>	229,900	251,900	
<b>October</b>	224,950	249,700	
<b>November</b>	224,900	232,450	
<b>December</b>	222,450	219,000	



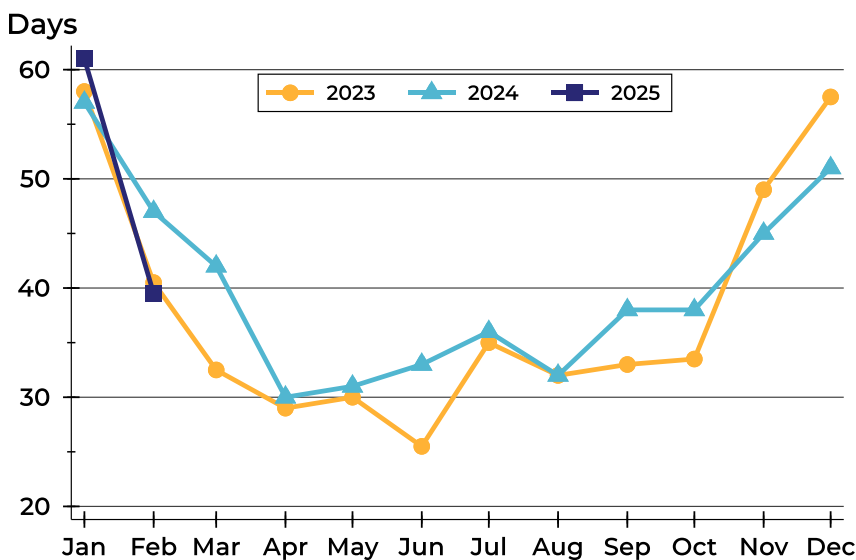
## Entire MLS System Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	72	79	<b>80</b>
February	70	75	<b>69</b>
March	68	72	
April	57	64	
May	56	58	
June	50	56	
July	53	57	
August	54	56	
September	57	59	
October	60	56	
November	68	62	
December	70	68	

### Median DOM



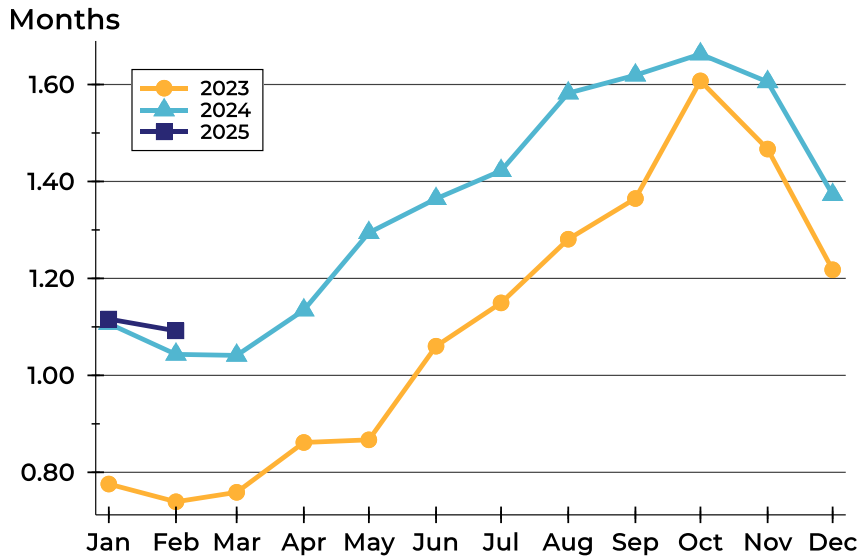
Month	2023	2024	2025
January	58	57	<b>61</b>
February	41	47	<b>40</b>
March	33	42	
April	29	30	
May	30	31	
June	26	33	
July	35	36	
August	32	32	
September	33	38	
October	34	38	
November	49	45	
December	58	51	





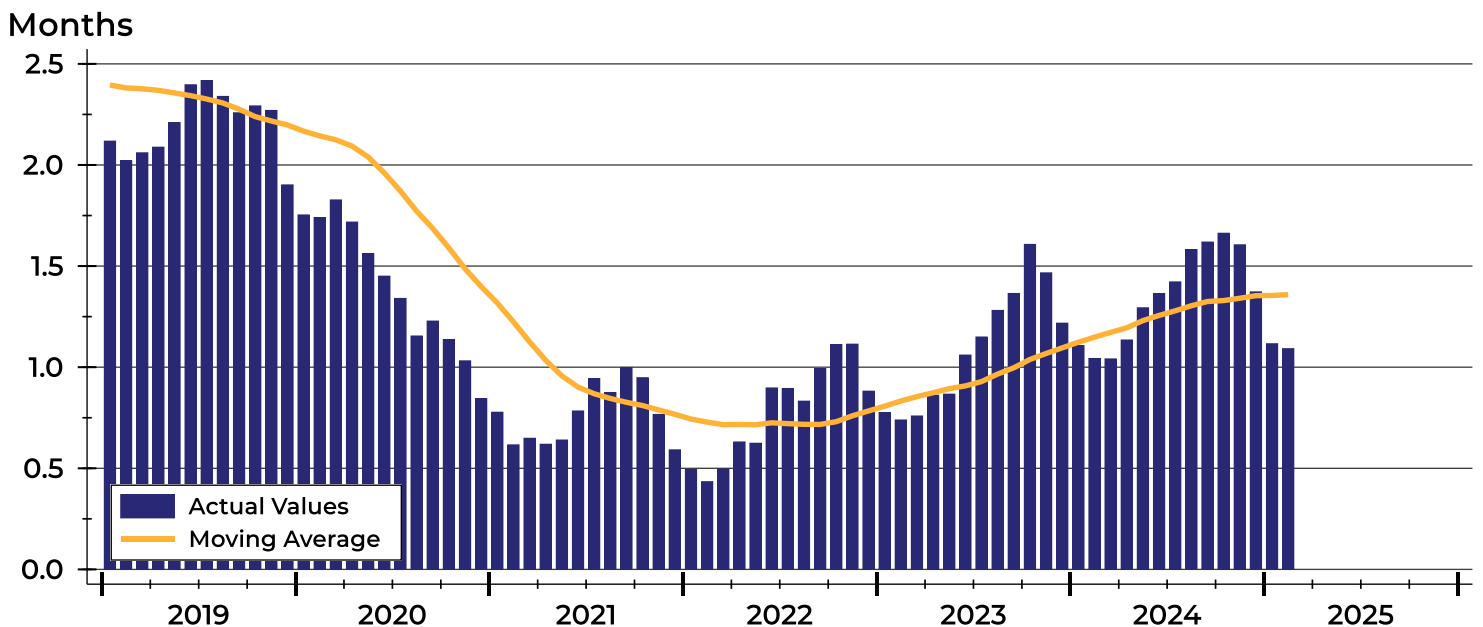
# Entire MLS System Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.8	1.1	1.1
February	0.7	1.0	1.1
March	0.8	1.0	1.0
April	0.9	1.1	1.1
May	0.9	1.3	1.3
June	1.1	1.4	1.4
July	1.1	1.4	1.4
August	1.3	1.6	1.6
September	1.4	1.6	1.6
October	1.6	1.7	1.7
November	1.5	1.6	1.6
December	1.2	1.4	1.4

## History of Month's Supply





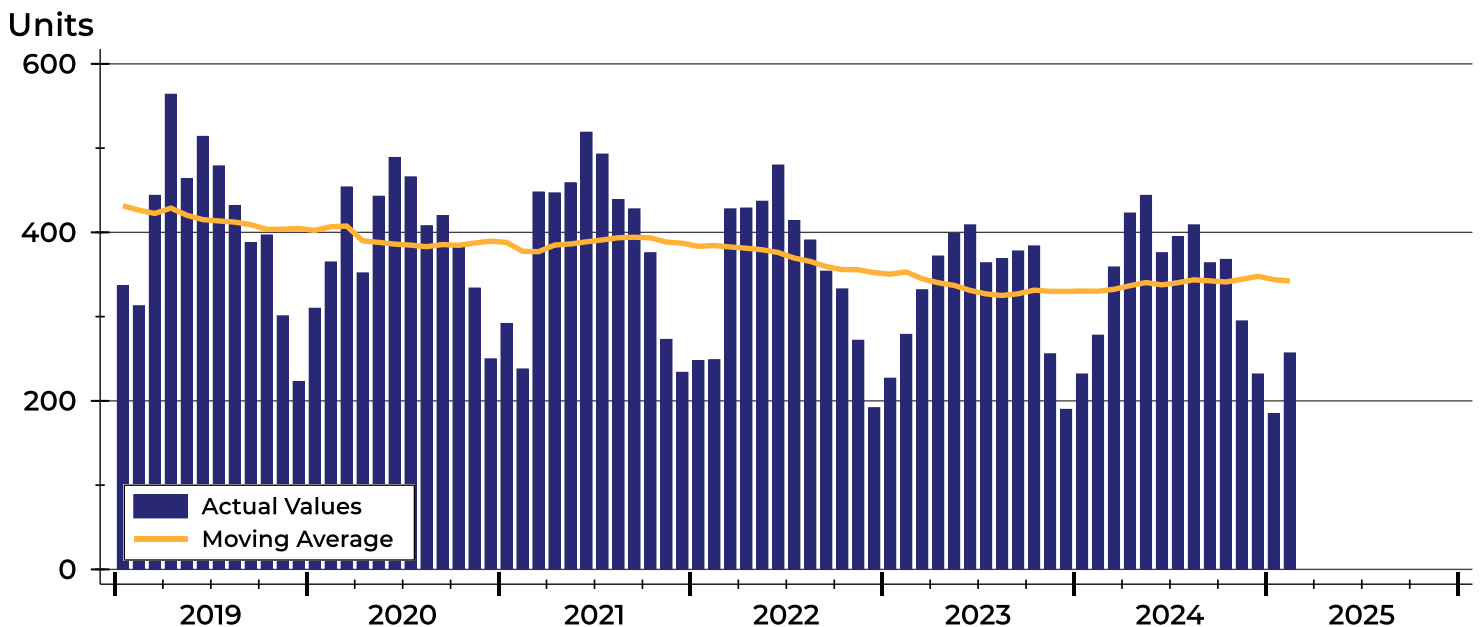
# Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	257	278	-7.6%
	Volume (1,000s)	63,732	63,239	0.8%
	Average List Price	247,985	227,477	9.0%
	Median List Price	210,000	189,950	10.6%
Year-to-Date	New Listings	442	510	-13.3%
	Volume (1,000s)	110,391	112,344	-1.7%
	Average List Price	249,754	220,283	13.4%
	Median List Price	214,950	189,950	13.2%

A total of 257 new listings were added in the Sunflower multiple listing service during February, down 7.6% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 442 new listings.

The median list price of these homes was \$210,000 up from \$189,950 in 2024.

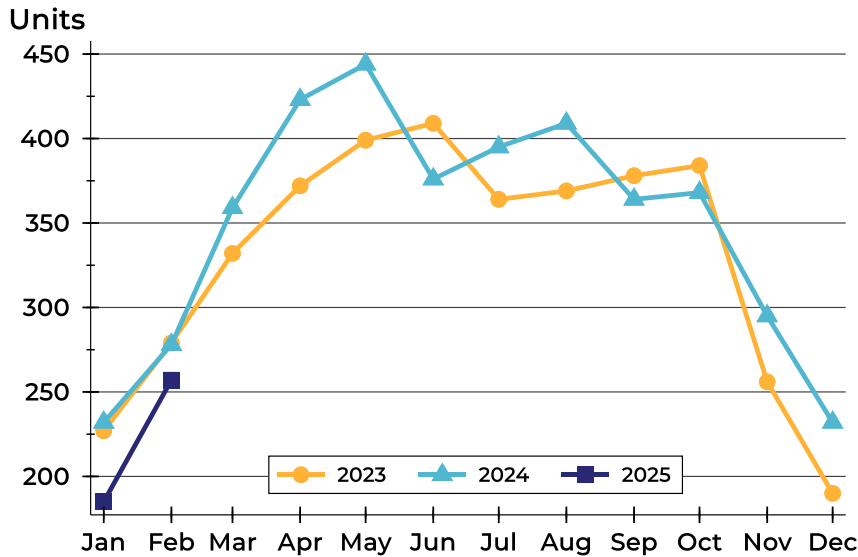
## History of New Listings





## Entire MLS System New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	227	232	<b>185</b>
February	279	278	<b>257</b>
March	332	359	
April	372	423	
May	399	444	
June	409	376	
July	364	395	
August	369	409	
September	378	364	
October	384	368	
November	256	295	
December	190	232	

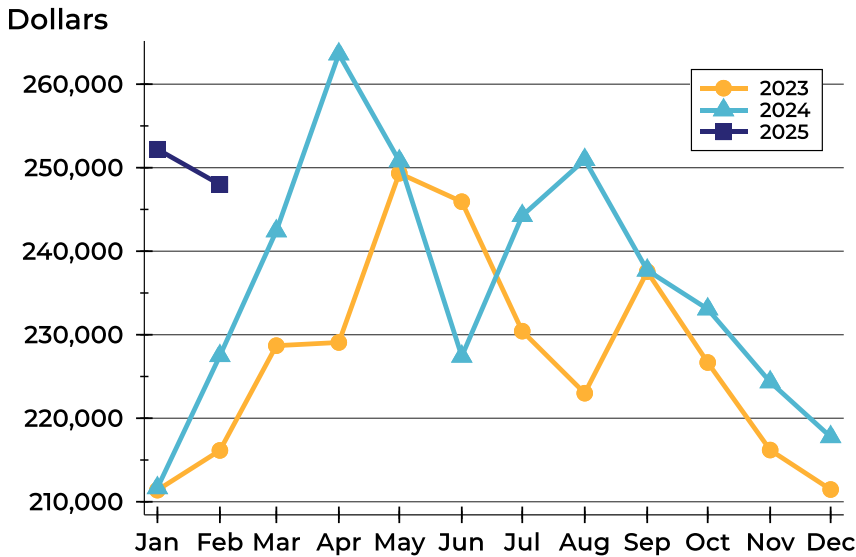
### New Listings by Price Range

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	3	1.2%	33,333	35,000	7	0	88.6%	100.0%
\$50,000-\$99,999	33	12.8%	81,194	79,900	12	8	99.4%	100.0%
\$100,000-\$124,999	15	5.8%	114,883	114,900	9	8	99.6%	100.0%
\$125,000-\$149,999	24	9.3%	139,083	139,500	8	6	99.3%	100.0%
\$150,000-\$174,999	22	8.6%	163,523	164,900	8	6	99.7%	100.0%
\$175,000-\$199,999	24	9.3%	184,496	182,950	9	8	99.7%	100.0%
\$200,000-\$249,999	43	16.7%	226,901	225,000	10	7	99.5%	100.0%
\$250,000-\$299,999	25	9.7%	275,030	274,900	10	8	99.4%	100.0%
\$300,000-\$399,999	34	13.2%	339,949	339,450	13	9	98.9%	100.0%
\$400,000-\$499,999	14	5.4%	443,503	436,250	18	20	99.8%	100.0%
\$500,000-\$749,999	15	5.8%	587,876	589,400	15	6	99.8%	100.0%
\$750,000-\$999,999	3	1.2%	789,667	779,000	7	8	100.0%	100.0%
\$1,000,000 and up	2	0.8%	1,139,559	1,139,559	24	24	100.0%	100.0%



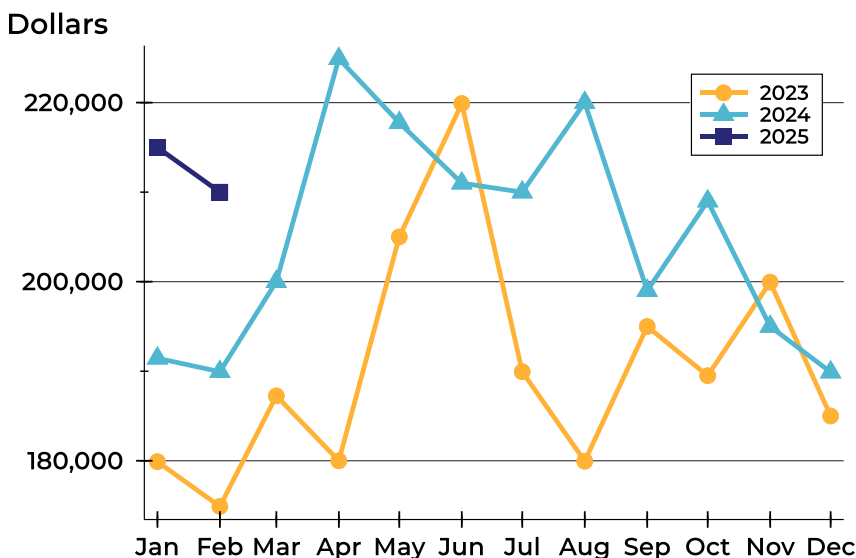
# Entire MLS System New Listings Analysis

## Average Price



Month	2023	2024	2025
January	211,390	211,662	<b>252,211</b>
February	216,149	227,477	<b>247,985</b>
March	228,692	242,421	
April	229,073	263,606	
May	249,334	250,800	
June	245,928	227,408	
July	230,427	244,250	
August	223,000	250,952	
September	237,552	237,715	
October	226,674	233,071	
November	216,193	224,339	
December	211,468	217,773	

## Median Price



Month	2023	2024	2025
January	179,900	191,450	<b>215,000</b>
February	174,900	189,950	<b>210,000</b>
March	187,250	199,999	
April	180,000	224,900	
May	205,000	217,750	
June	219,900	211,000	
July	189,950	210,000	
August	179,950	220,000	
September	195,000	199,000	
October	189,500	209,000	
November	199,950	195,000	
December	185,000	189,900	



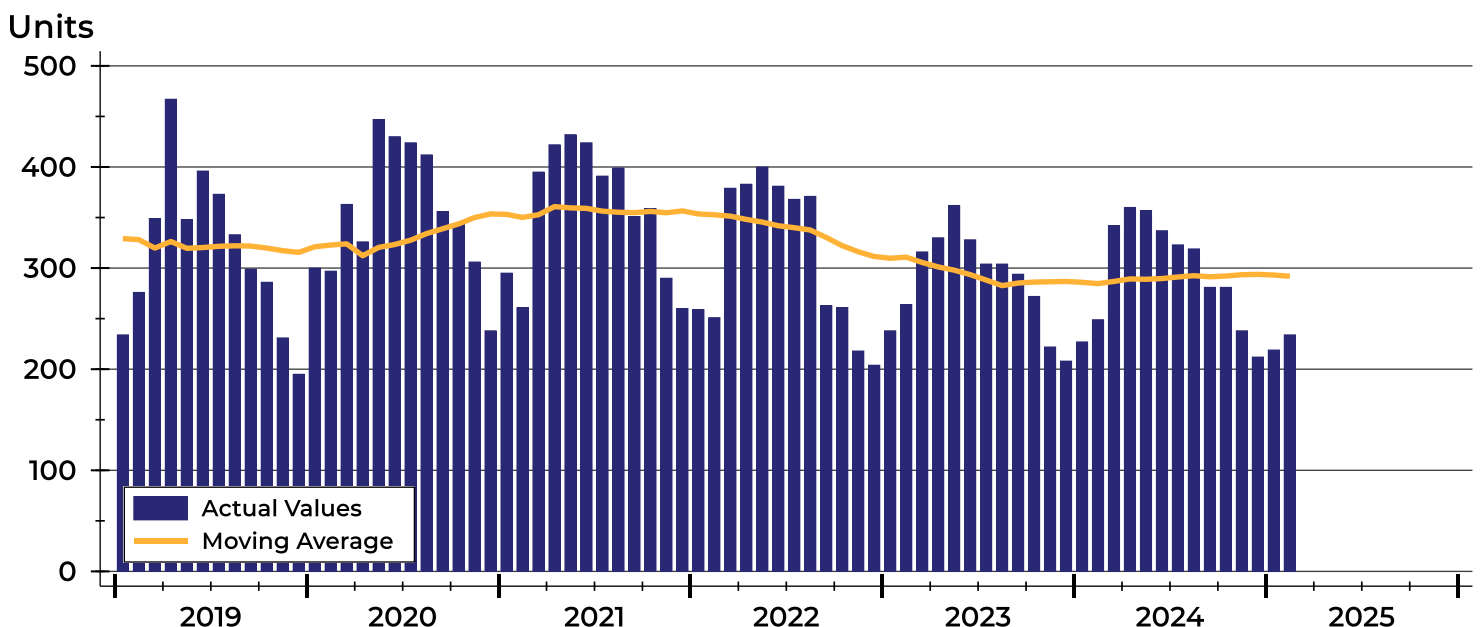
## Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>234</b>	249	-6.0%	<b>453</b>	476	-4.8%
Volume (1,000s)		<b>53,584</b>	54,604	-1.9%	<b>105,692</b>	101,879	3.7%
Average	Sale Price	<b>228,991</b>	219,294	4.4%	<b>233,316</b>	214,032	9.0%
	Days on Market	<b>40</b>	33	21.2%	<b>41</b>	34	20.6%
	Percent of Original	<b>96.9%</b>	96.7%	0.2%	<b>96.0%</b>	96.1%	-0.1%
Median	Sale Price	<b>199,900</b>	189,900	5.3%	<b>205,000</b>	185,000	10.8%
	Days on Market	<b>10</b>	8	25.0%	<b>17</b>	8	112.5%
	Percent of Original	<b>100.0%</b>	98.4%	1.6%	<b>100.0%</b>	98.4%	1.6%

A total of 234 contracts for sale were written in the Sunflower multiple listing service during the month of February, down from 249 in 2024. The median list price of these homes was \$199,900, up from \$189,900 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 8 days in February 2024.

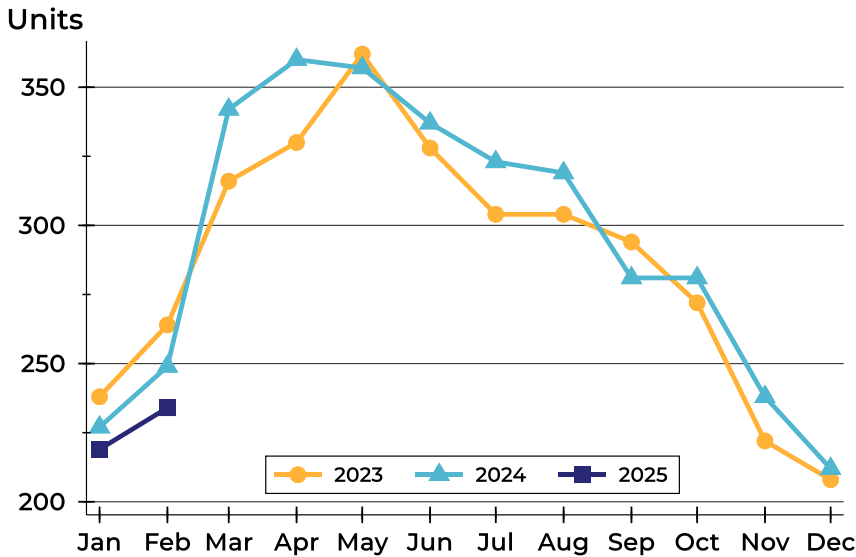
## History of Contracts Written





## Entire MLS System Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	238	227	219
February	264	249	234
March	316	342	
April	330	360	
May	362	357	
June	328	337	
July	304	323	
August	304	319	
September	294	281	
October	272	281	
November	222	238	
December	208	212	

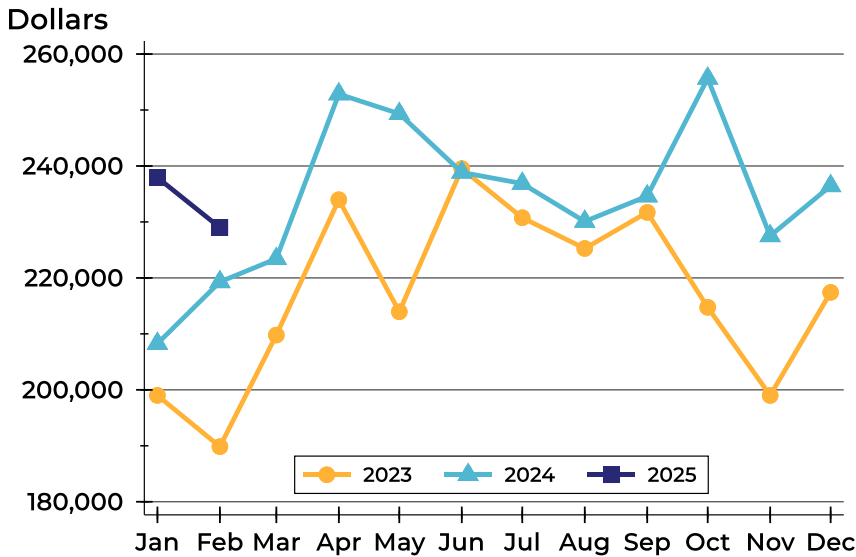
### Contracts Written by Price Range

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	3	1.3%	36,633	35,000	19	0	72.8%	65.7%
\$50,000-\$99,999	32	13.7%	81,998	82,250	47	8	92.6%	100.0%
\$100,000-\$124,999	14	6.0%	117,579	119,900	33	16	97.3%	99.6%
\$125,000-\$149,999	26	11.1%	139,334	138,250	36	16	97.3%	100.0%
\$150,000-\$174,999	21	9.0%	161,805	160,000	27	4	98.3%	100.0%
\$175,000-\$199,999	23	9.8%	186,553	186,500	36	14	98.3%	100.0%
\$200,000-\$249,999	41	17.5%	224,396	224,900	38	7	98.9%	100.0%
\$250,000-\$299,999	26	11.1%	279,441	284,200	37	11	97.8%	100.0%
\$300,000-\$399,999	18	7.7%	343,675	339,950	44	18	97.5%	100.0%
\$400,000-\$499,999	16	6.8%	444,247	437,450	54	27	97.0%	100.0%
\$500,000-\$749,999	13	5.6%	565,673	575,000	71	5	97.6%	100.0%
\$750,000-\$999,999	1	0.4%	779,000	779,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



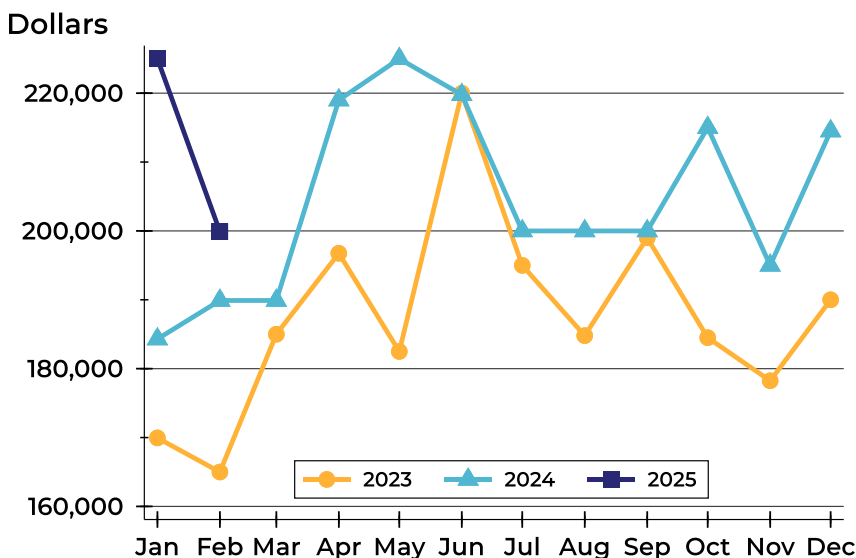
## Entire MLS System Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	199,005	208,262	<b>237,937</b>
February	189,853	219,294	<b>228,991</b>
March	209,791	223,423	
April	233,974	252,849	
May	213,953	249,337	
June	239,525	238,859	
July	230,760	236,863	
August	225,260	230,083	
September	231,708	234,621	
October	214,744	255,656	
November	198,998	227,515	
December	217,411	236,446	

### Median Price



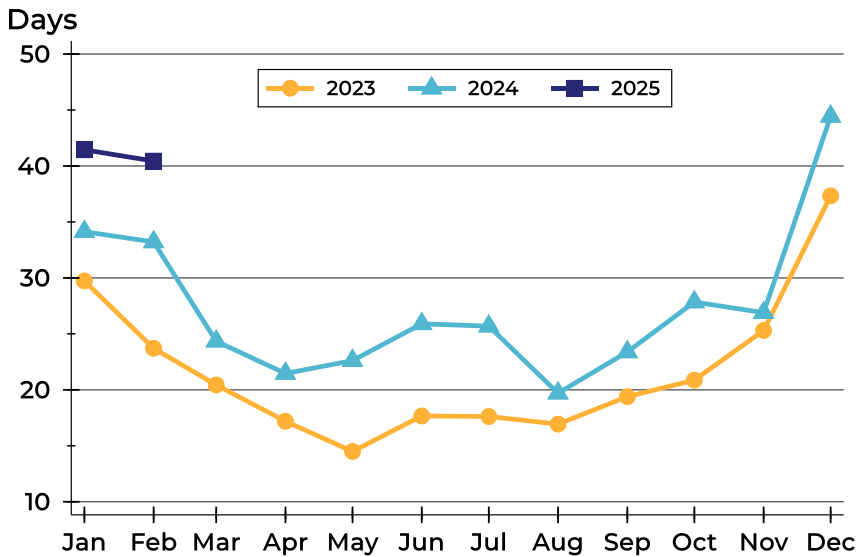
Month	2023	2024	2025
January	169,950	184,300	<b>225,000</b>
February	165,000	189,900	<b>199,900</b>
March	185,000	189,900	
April	196,750	219,000	
May	182,500	225,000	
June	220,000	219,777	
July	195,000	200,000	
August	184,800	200,000	
September	199,000	200,000	
October	184,500	215,000	
November	178,250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





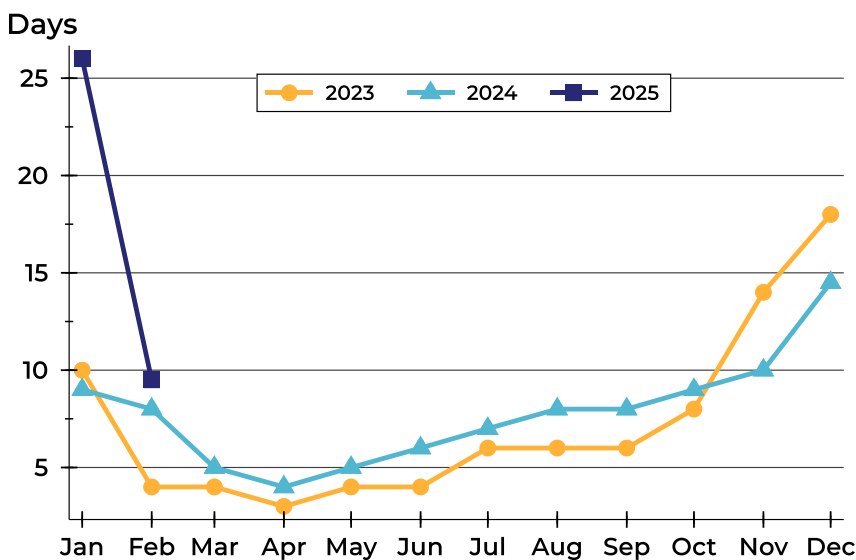
## Entire MLS System Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	30	34	<b>41</b>
February	24	33	<b>40</b>
March	20	24	
April	17	21	
May	14	23	
June	18	26	
July	18	26	
August	17	20	
September	19	23	
October	21	28	
November	25	27	
December	37	44	

### Median DOM



Month	2023	2024	2025
January	10	9	<b>26</b>
February	4	8	<b>10</b>
March	4	5	
April	3	4	
May	4	5	
June	4	6	
July	6	7	
August	6	8	
September	6	8	
October	8	9	
November	14	10	
December	18	15	



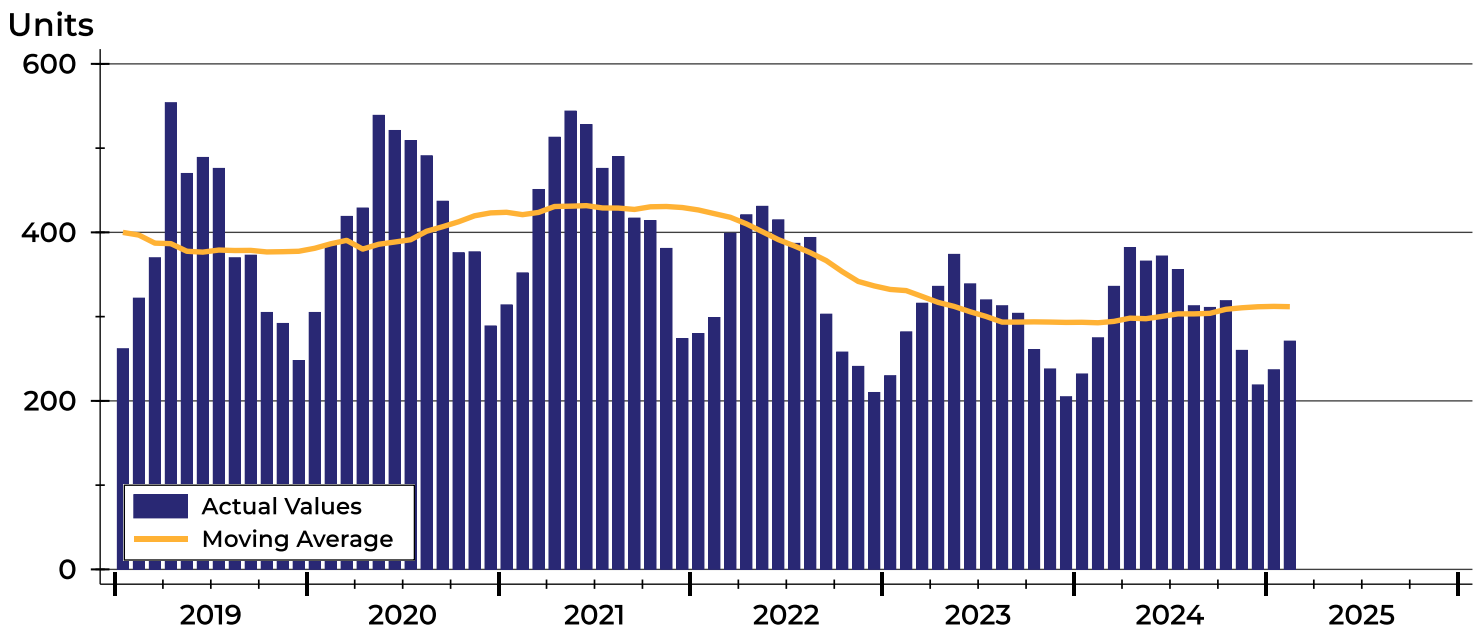
## Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		<b>271</b>	275	-1.5%
Volume (1,000s)		<b>67,750</b>	61,825	9.6%
Average	List Price	<b>250,001</b>	224,817	11.2%
	Days on Market	<b>38</b>	37	2.7%
	Percent of Original	<b>97.8%</b>	98.3%	-0.5%
Median	List Price	<b>210,000</b>	194,900	7.7%
	Days on Market	<b>11</b>	13	-15.4%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 271 listings in the Sunflower multiple listing service had contracts pending at the end of February, down from 275 contracts pending at the end of February 2024.

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

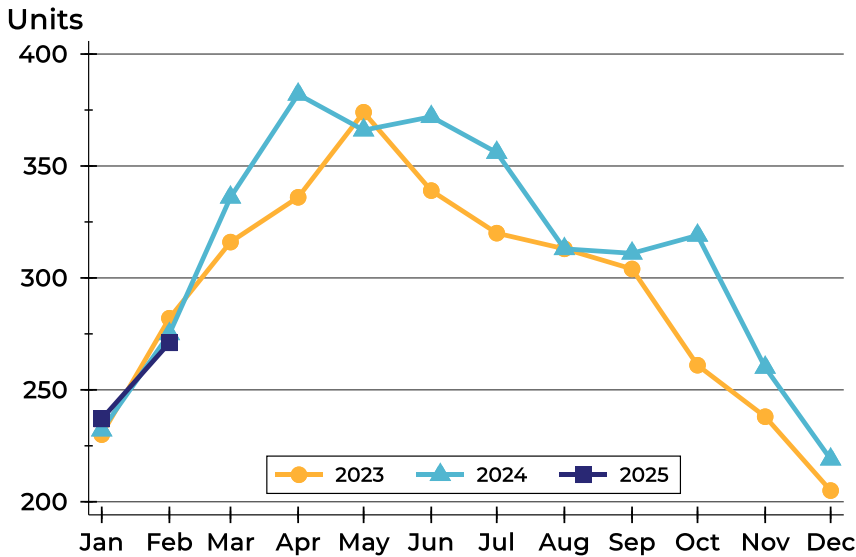
### History of Pending Contracts





## Entire MLS System Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
January	230	232	<b>237</b>
February	282	275	<b>271</b>
March	316	336	
April	336	382	
May	374	366	
June	339	372	
July	320	356	
August	313	313	
September	304	311	
October	261	319	
November	238	260	
December	205	219	

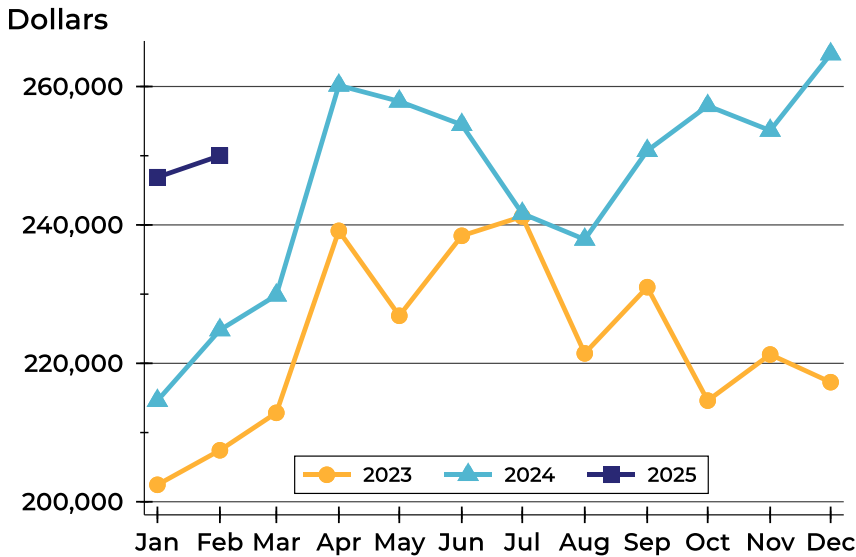
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	0.7%	32,000	32,000	22	22	100.0%	100.0%
\$50,000-\$99,999	31	11.4%	81,160	83,500	53	8	94.0%	100.0%
\$100,000-\$124,999	18	6.6%	116,756	119,200	34	16	97.4%	100.0%
\$125,000-\$149,999	26	9.6%	140,449	141,250	39	19	97.2%	100.0%
\$150,000-\$174,999	25	9.2%	161,472	160,000	24	3	98.7%	100.0%
\$175,000-\$199,999	24	8.9%	186,856	187,000	28	15	98.4%	100.0%
\$200,000-\$249,999	44	16.2%	226,853	224,975	30	9	99.1%	100.0%
\$250,000-\$299,999	34	12.5%	281,073	285,000	38	17	97.7%	100.0%
\$300,000-\$399,999	30	11.1%	350,634	345,000	45	18	98.6%	100.0%
\$400,000-\$499,999	17	6.3%	446,444	447,500	40	18	98.2%	100.0%
\$500,000-\$749,999	15	5.5%	573,644	575,000	62	5	98.1%	100.0%
\$750,000-\$999,999	2	0.7%	814,000	814,000	48	48	97.2%	97.2%
\$1,000,000 and up	2	0.7%	1,500,000	1,500,000	5	5	100.0%	100.0%



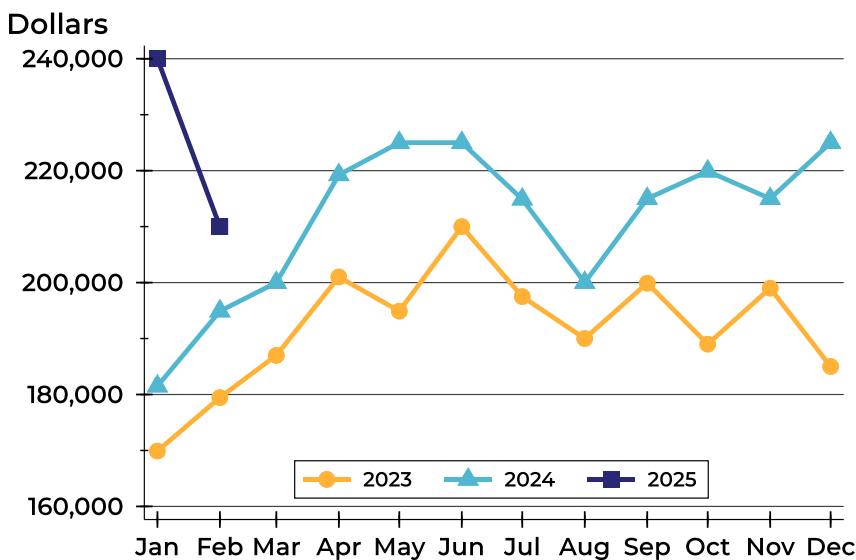
## Entire MLS System Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
January	202,450	214,610	<b>246,895</b>
February	207,439	224,817	<b>250,001</b>
March	212,853	229,833	
April	239,144	260,158	
May	226,876	257,850	
June	238,431	254,478	
July	241,219	241,646	
August	221,444	237,901	
September	231,005	250,722	
October	214,614	257,211	
November	221,280	253,642	
December	217,278	264,687	

### Median Price

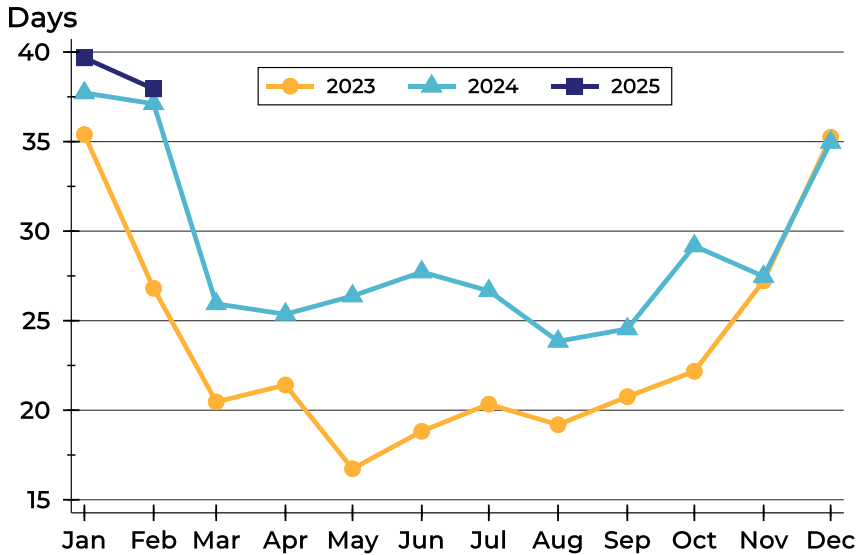


Month	2023	2024	2025
January	169,900	181,490	<b>240,000</b>
February	179,450	194,900	<b>210,000</b>
March	187,000	200,000	
April	201,000	219,250	
May	194,900	225,000	
June	210,000	225,000	
July	197,500	214,900	
August	190,000	200,000	
September	199,900	215,000	
October	189,000	219,900	
November	199,000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



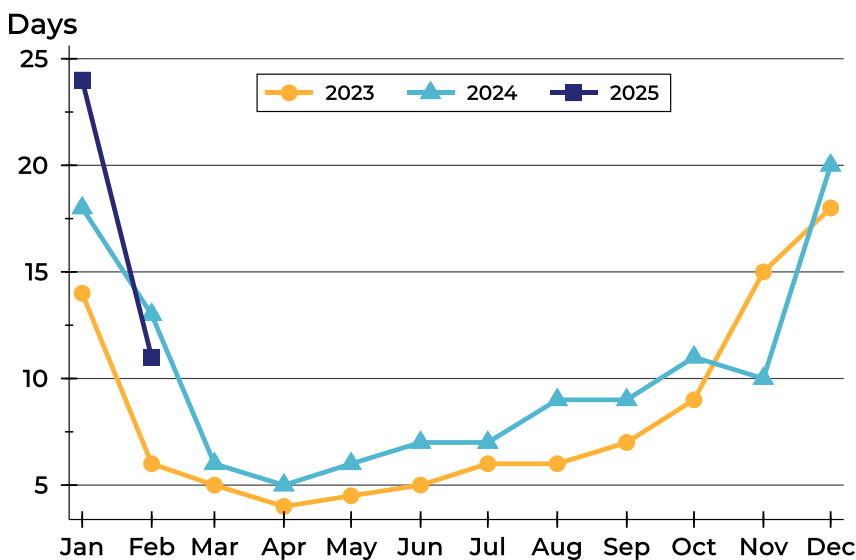
## Entire MLS System Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Coffey County Housing Report



## Market Overview

### Coffey County Home Sales Fell in February

Total home sales in Coffey County fell last month to 2 units, compared to 4 units in February 2024. Total sales volume was \$0.5 million, up from a year earlier.

The median sale price in February was \$245,000, up from \$92,500 a year earlier. Homes that sold in February were typically on the market for 164 days and sold for 89.4% of their list prices.

### Coffey County Active Listings Up at End of February

The total number of active listings in Coffey County at the end of February was 13 units, up from 11 at the same point in 2024. This represents a 2.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$290,000.

During February, a total of 0 contracts were written down from 5 in February 2024. At the end of the month, there was 1 contract still pending.

## Report Contents

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

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## Coffey County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year		<b>2</b> -50.0%	<b>4</b> -33.3%	<b>6</b> 50.0%	<b>2</b> -60.0%	<b>5</b> -58.3%	<b>12</b> 100.0%
<b>Active Listings</b> Change from prior year		<b>13</b> 18.2%	<b>11</b> 37.5%	<b>8</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>2.9</b> 3.6%	<b>2.8</b> 86.7%	<b>1.5</b> 25.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>2</b> -50.0%	<b>4</b> -55.6%	<b>9</b> 80.0%	<b>6</b> -25.0%	<b>8</b> -46.7%	<b>15</b> 66.7%
<b>Contracts Written</b> Change from prior year		<b>0</b> -100.0%	<b>5</b> -44.4%	<b>9</b> 125.0%	<b>2</b> -75.0%	<b>8</b> -46.7%	<b>15</b> 25.0%
<b>Pending Contracts</b> Change from prior year		<b>1</b> -83.3%	<b>6</b> -25.0%	<b>8</b> -20.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>490</b> 11.4%	<b>440</b> -48.1%	<b>848</b> -10.5%	<b>490</b> -13.1%	<b>564</b> -65.2%	<b>1,622</b> 45.9%
Average	<b>Sale Price</b> Change from prior year	<b>245,000</b> 122.7%	<b>110,000</b> -22.2%	<b>141,400</b> -40.3%	<b>245,000</b> 117.4%	<b>112,700</b> -16.6%	<b>135,169</b> -27.1%
	<b>List Price of Actives</b> Change from prior year	<b>271,061</b> -1.2%	<b>274,345</b> 55.6%	<b>176,300</b> 5.9%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>165</b> 266.7%	<b>45</b> -50.5%	<b>91</b> 4.6%	<b>165</b> 302.4%	<b>41</b> -32.8%	<b>61</b> -33.0%
	<b>Percent of List</b> Change from prior year	<b>89.4%</b> 4.8%	<b>85.3%</b> -11.9%	<b>96.8%</b> -0.9%	<b>89.4%</b> 1.6%	<b>88.0%</b> -7.1%	<b>94.7%</b> 0.2%
	<b>Percent of Original</b> Change from prior year	<b>82.8%</b> -3.3%	<b>85.6%</b> -5.4%	<b>90.5%</b> -6.4%	<b>82.8%</b> -6.1%	<b>88.2%</b> -3.7%	<b>91.6%</b> 6.8%
Median	<b>Sale Price</b> Change from prior year	<b>245,000</b> 164.9%	<b>92,500</b> -35.7%	<b>143,750</b> -38.6%	<b>245,000</b> 157.9%	<b>95,000</b> -26.5%	<b>129,313</b> 10.1%
	<b>List Price of Actives</b> Change from prior year	<b>290,000</b> -7.9%	<b>314,900</b> 86.7%	<b>168,700</b> -12.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>165</b> 275.0%	<b>44</b> -51.1%	<b>90</b> 18.4%	<b>165</b> 560.0%	<b>25</b> 108.3%	<b>12</b> -87.8%
	<b>Percent of List</b> Change from prior year	<b>89.4%</b> 5.4%	<b>84.8%</b> -13.7%	<b>98.3%</b> -1.4%	<b>89.4%</b> 2.6%	<b>87.1%</b> -11.4%	<b>98.3%</b> 3.0%
	<b>Percent of Original</b> Change from prior year	<b>82.8%</b> -3.4%	<b>85.7%</b> -10.4%	<b>95.7%</b> -4.0%	<b>82.8%</b> -9.4%	<b>91.4%</b> -5.0%	<b>96.2%</b> 2.6%

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





## Coffey County Closed Listings Analysis

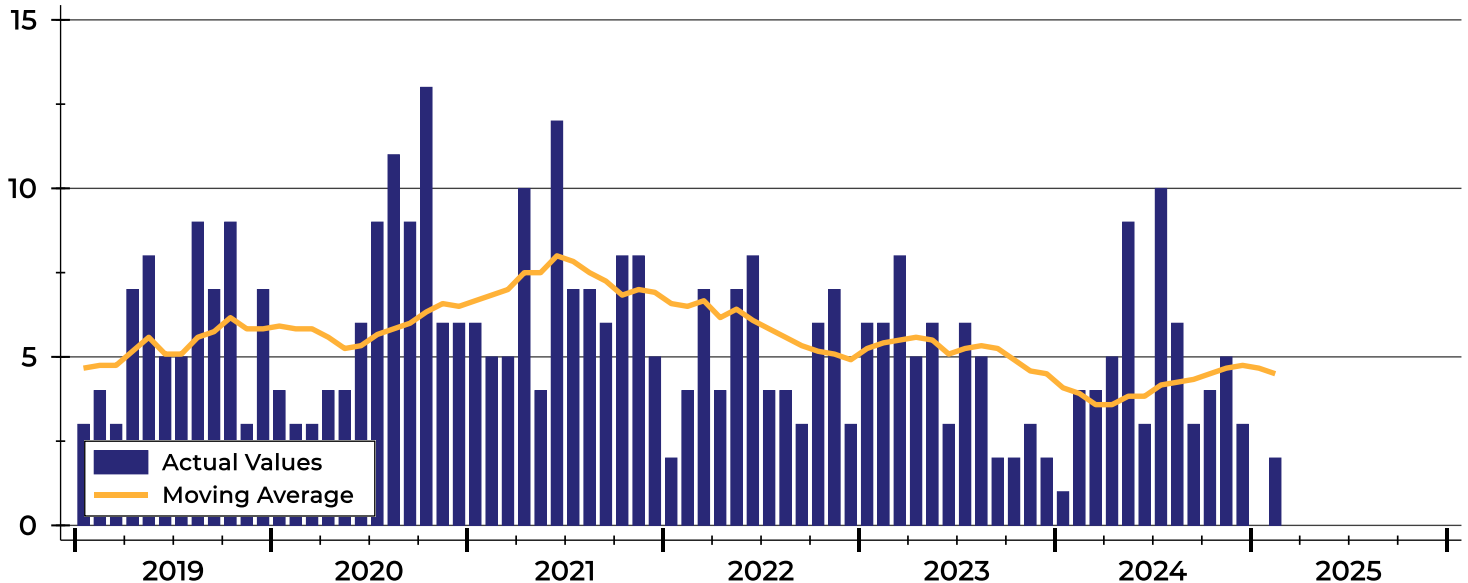
Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		2	4	-50.0%	2	5	-60.0%
Volume (1,000s)		490	440	11.4%	490	564	-13.1%
Months' Supply		2.9	2.8	3.6%	N/A	N/A	N/A
Average	Sale Price	245,000	110,000	122.7%	245,000	112,700	117.4%
	Days on Market	165	45	266.7%	165	41	302.4%
	Percent of List	89.4%	85.3%	4.8%	89.4%	88.0%	1.6%
	Percent of Original	82.8%	85.6%	-3.3%	82.8%	88.2%	-6.1%
Median	Sale Price	245,000	92,500	164.9%	245,000	95,000	157.9%
	Days on Market	165	44	275.0%	165	25	560.0%
	Percent of List	89.4%	84.8%	5.4%	89.4%	87.1%	2.6%
	Percent of Original	82.8%	85.7%	-3.4%	82.8%	91.4%	-9.4%

A total of 2 homes sold in Coffey County in February, down from 4 units in February 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.4 million.

The median sales price in February was \$245,000, up 164.9% compared to the prior year. Median days on market in February was 164 days.

## History of Closed Listings

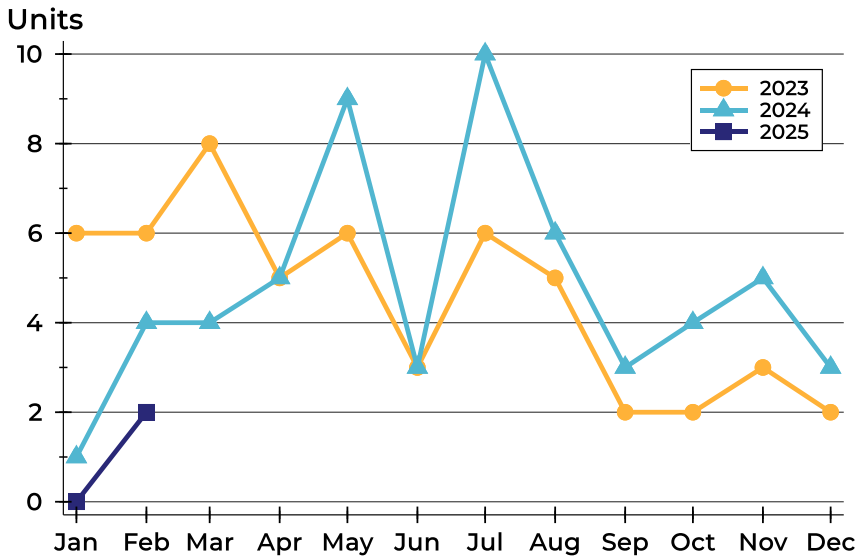
Units





## Coffey County Closed Listings Analysis

### Closed Listings by Month



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

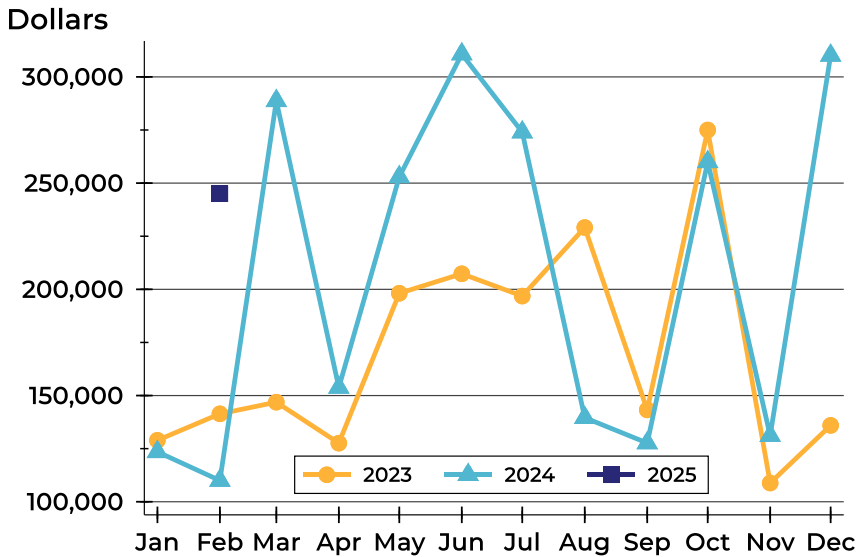
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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	1	50.0%	2.2	240,000	240,000	39	39	94.1%	94.1%	94.1%	94.1%
\$250,000-\$299,999	1	50.0%	6.7	250,000	250,000	290	290	84.7%	84.7%	71.4%	71.4%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



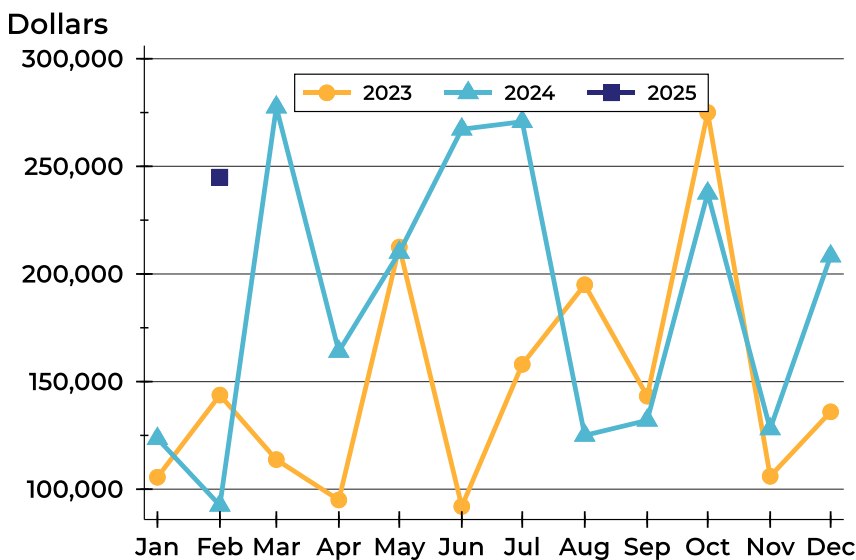
## Coffey County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	<b>245,000</b>
March	146,881	288,750	
April	127,600	153,800	
May	198,150	252,944	
June	207,333	310,750	
July	196,833	273,990	
August	229,100	139,583	
September	143,250	127,667	
October	275,000	260,000	
November	108,833	131,160	
December	135,950	310,100	

### Median Price

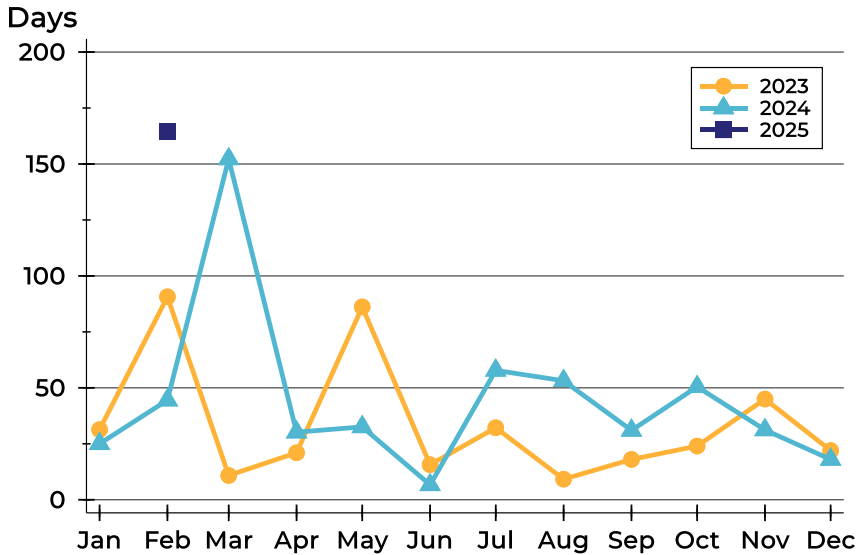


Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	<b>245,000</b>
March	113,750	277,500	
April	95,000	164,000	
May	212,500	210,000	
June	92,000	267,250	
July	158,000	270,750	
August	195,000	125,000	
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950	208,300	



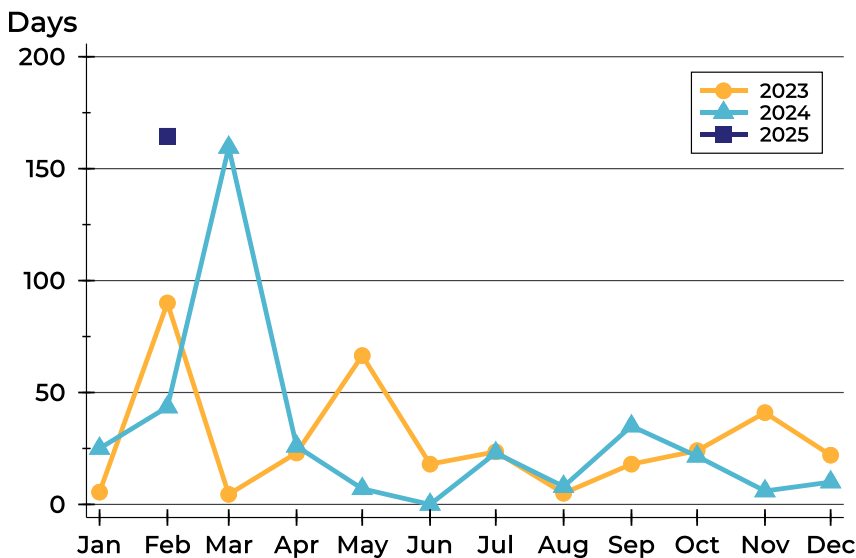
# Coffey County Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	31	25	N/A
February	91	45	165
March	11	152	
April	21	30	
May	86	33	
June	16	7	
July	32	58	
August	9	53	
September	18	31	
October	24	51	
November	45	31	
December	22	18	

## Median DOM



Month	2023	2024	2025
January	6	25	N/A
February	90	44	165
March	5	160	
April	23	26	
May	67	7	
June	18	N/A	
July	24	23	
August	5	8	
September	18	35	
October	24	22	
November	41	6	
December	22	10	



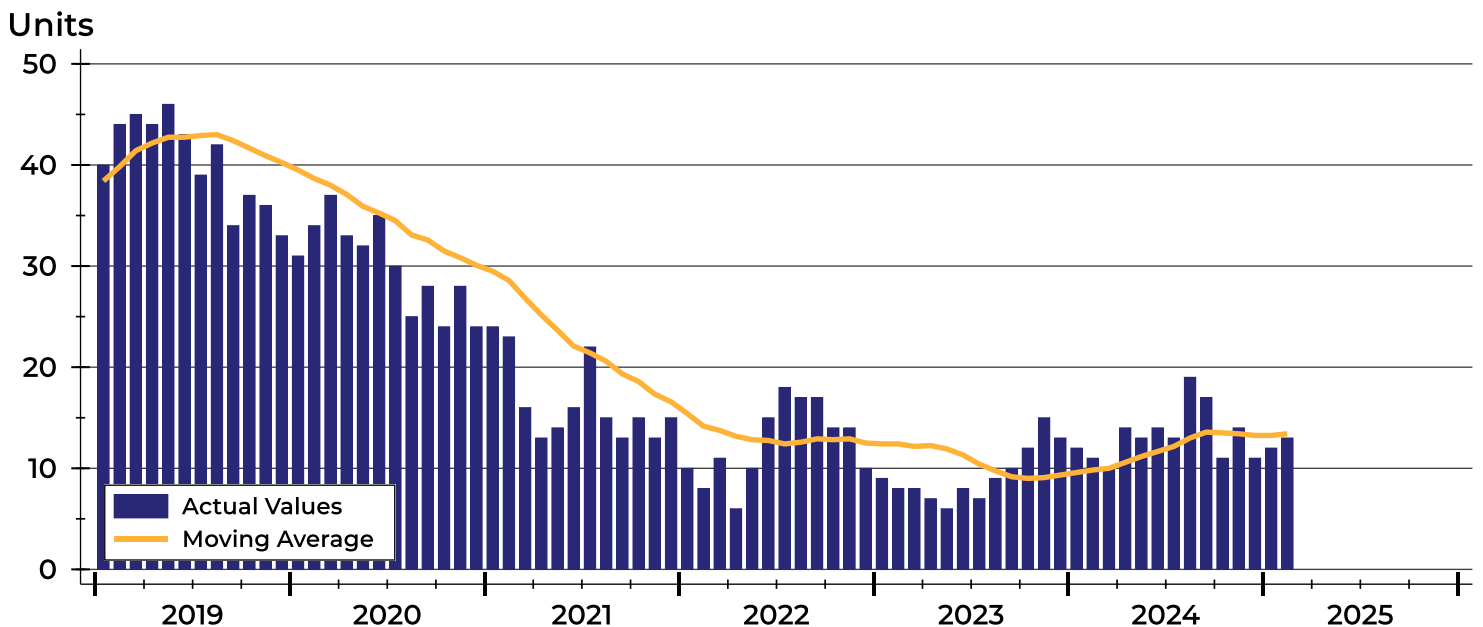
# Coffey County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		13	11	18.2%
Volume (1,000s)		3,524	3,018	16.8%
Months' Supply		2.9	2.8	3.6%
Average	List Price	271,061	274,345	-1.2%
	Days on Market	88	59	49.2%
	Percent of Original	98.4%	98.9%	-0.5%
Median	List Price	290,000	314,900	-7.9%
	Days on Market	61	42	45.2%
	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 February. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$290,000, down 7.9% from 2024. The typical time on market for active listings was 61 days, up from 42 days a year earlier.

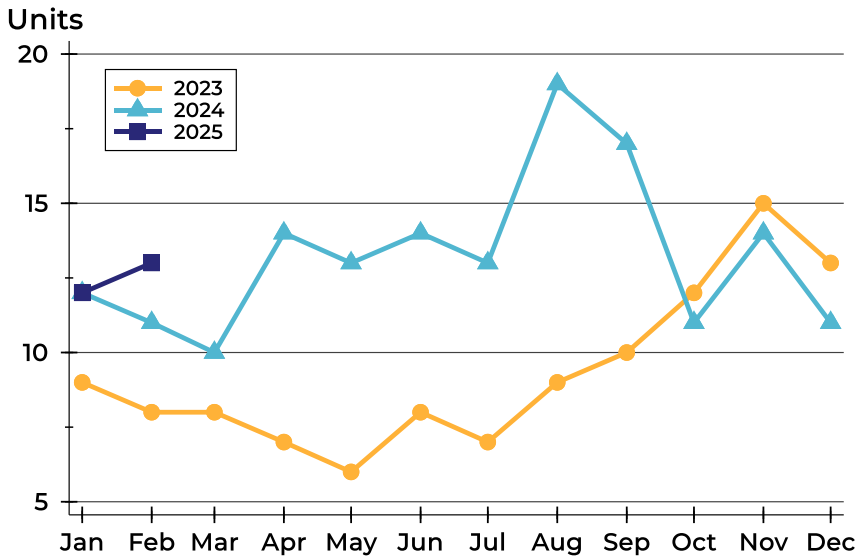
## History of Active Listings





## Coffey County Active Listings Analysis

### Active Listings by Month



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

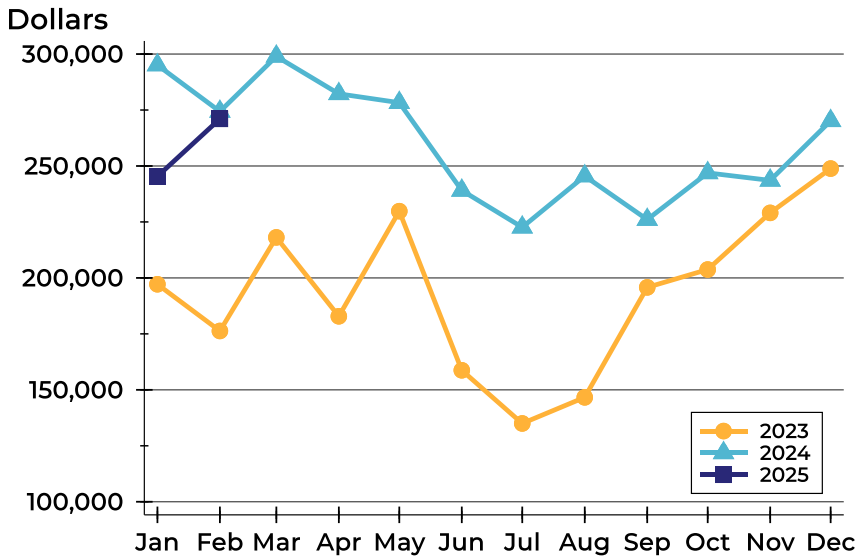
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.7%	N/A	114,900	114,900	39	39	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	N/A	182,400	182,400	93	93	92.4%	92.4%
\$200,000-\$249,999	2	15.4%	2.2	232,295	232,295	115	115	100.0%	100.0%
\$250,000-\$299,999	5	38.5%	6.7	293,860	299,500	75	82	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	N/A	330,150	330,150	146	146	97.0%	97.0%
\$400,000-\$499,999	1	7.7%	N/A	449,900	449,900	22	22	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



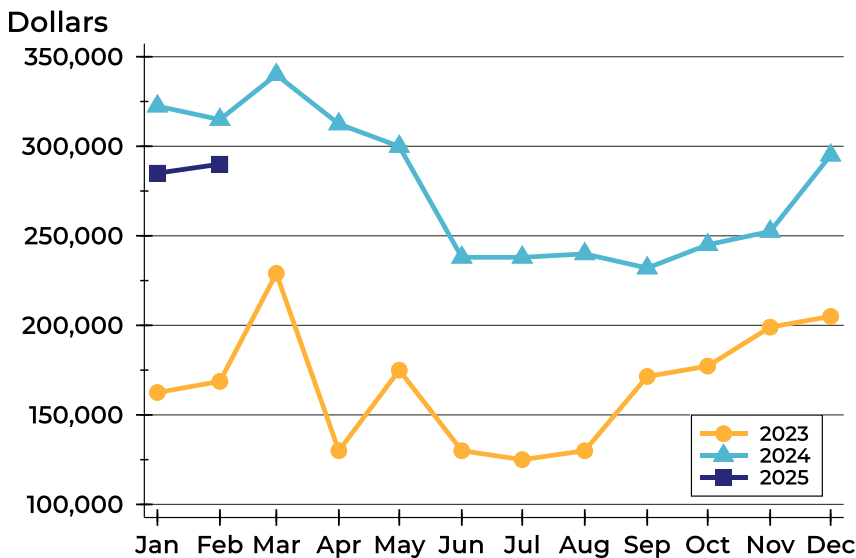
## Coffey County Active Listings Analysis

### Average Price



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

### Median Price



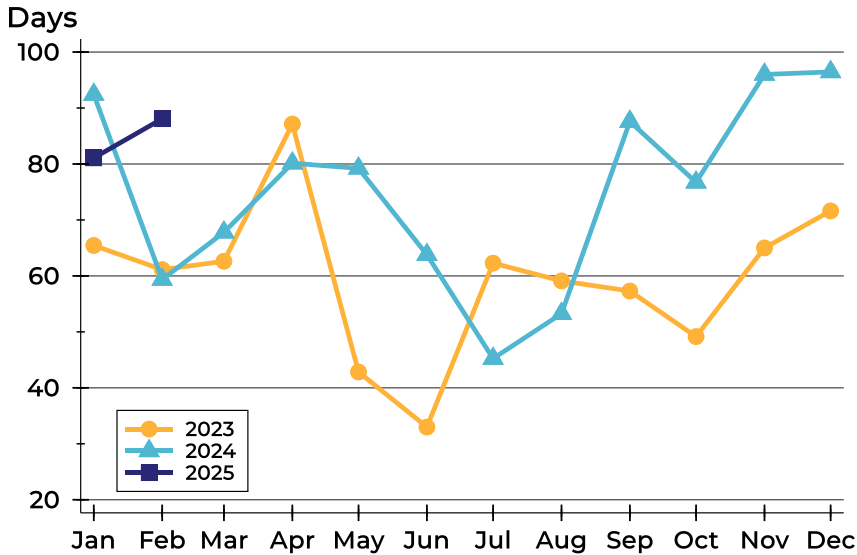
Month	2023	2024	2025
<b>January</b>	162,500	322,400	<b>285,000</b>
<b>February</b>	168,700	314,900	<b>290,000</b>
<b>March</b>	229,000	339,950	
<b>April</b>	130,000	312,450	
<b>May</b>	175,000	299,900	
<b>June</b>	130,000	238,000	
<b>July</b>	125,000	238,000	
<b>August</b>	130,000	239,900	
<b>September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





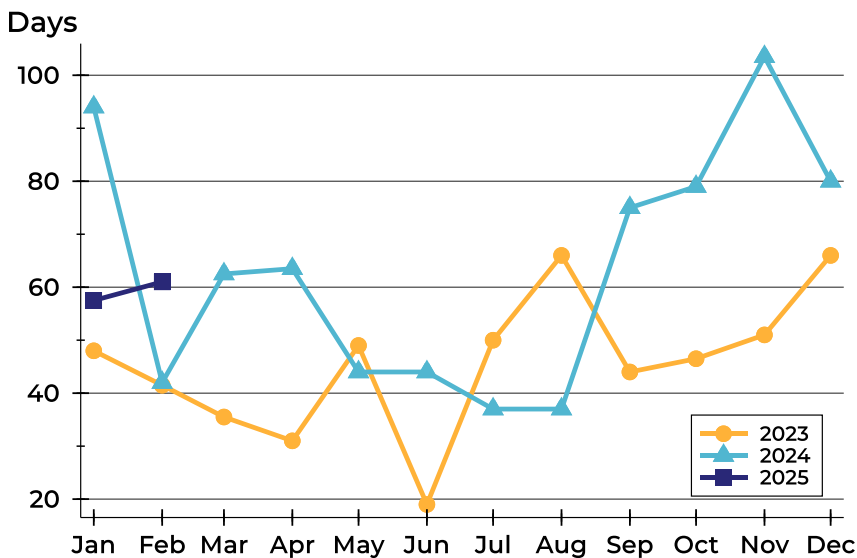
## Coffey County Active Listings Analysis

### Average DOM



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

### Median DOM

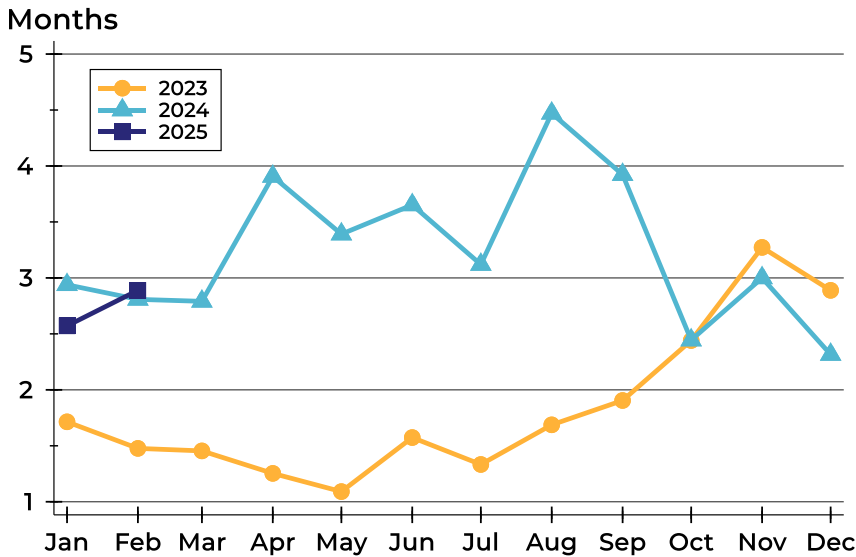


Month	2023	2024	2025
January	48	94	<b>58</b>
February	42	42	<b>61</b>
March	36	63	
April	31	64	
May	49	44	
June	19	44	
July	50	37	
August	66	37	
September	44	75	
October	47	79	
November	51	104	
December	66	80	



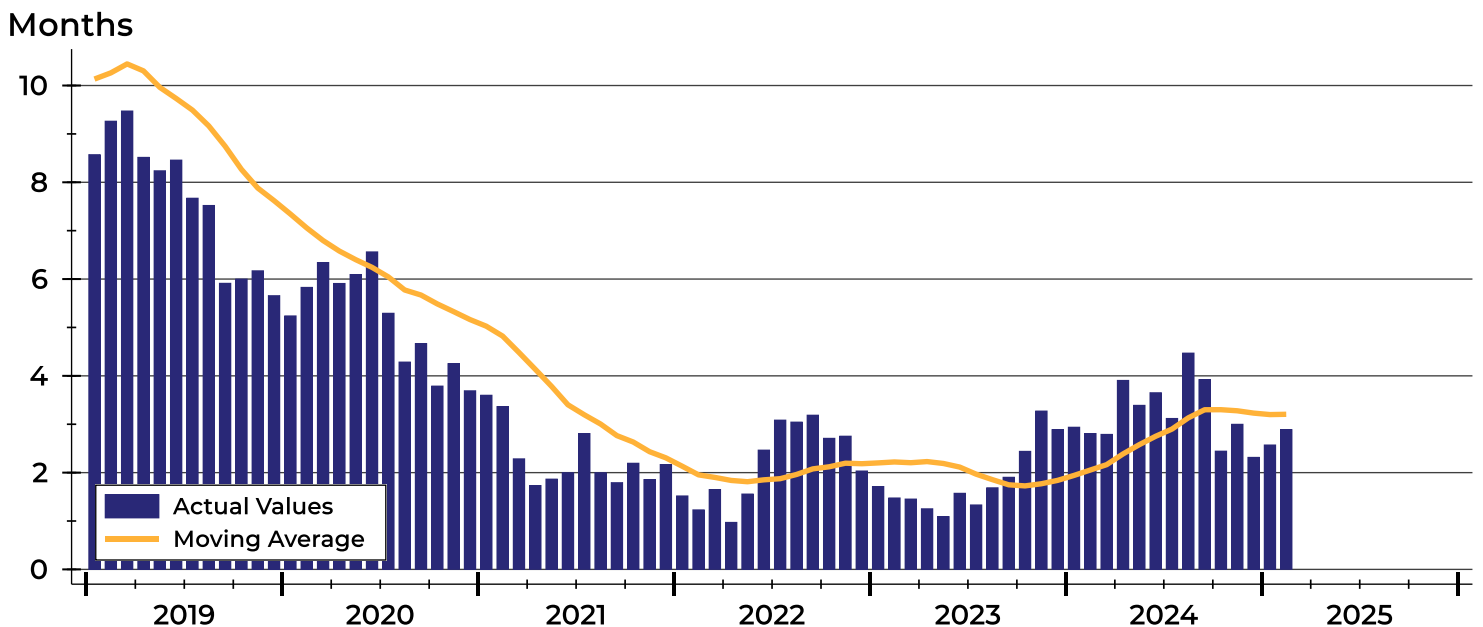
# Coffey County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	<b>2.6</b>
February	1.5	2.8	<b>2.9</b>
March	1.5	2.8	
April	1.3	3.9	
May	1.1	3.4	
June	1.6	3.7	
July	1.3	3.1	
August	1.7	4.5	
September	1.9	3.9	
October	2.4	2.4	
November	3.3	3.0	
December	2.9	2.3	

## History of Month's Supply





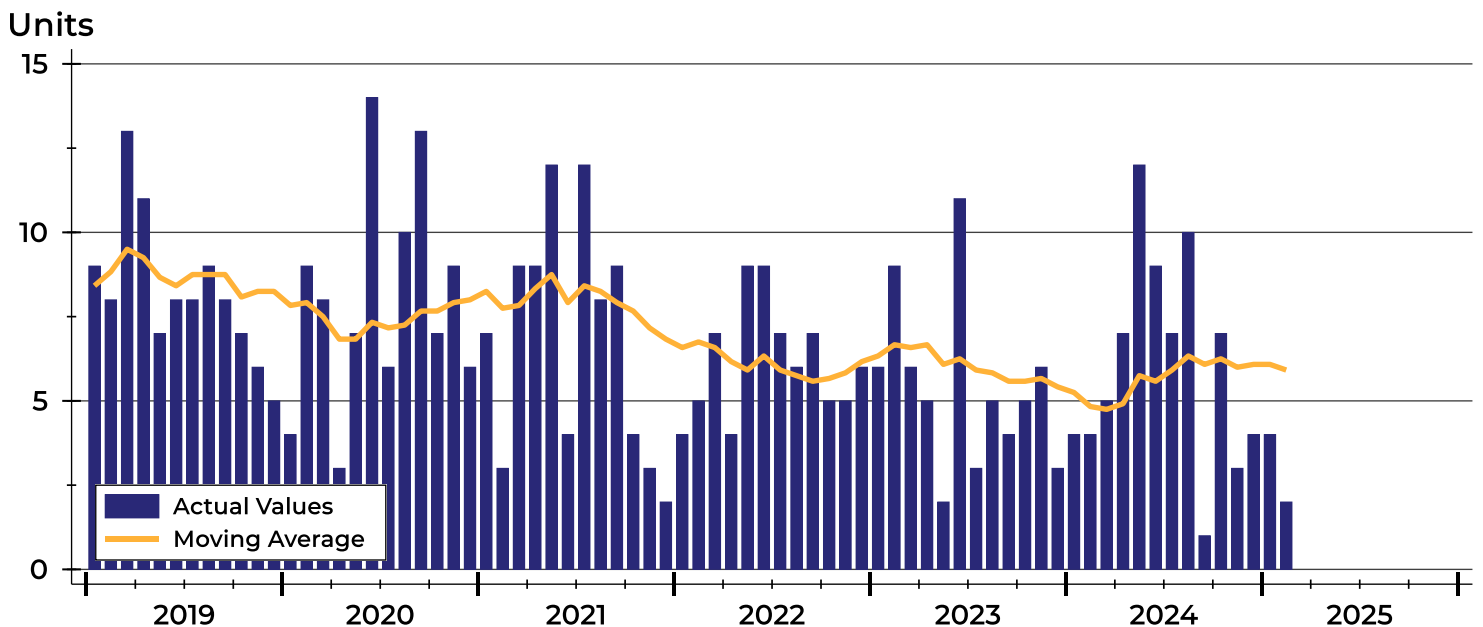
# Coffey County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	2	4	-50.0%
	Volume (1,000s)	689	869	-20.7%
	Average List Price	344,745	217,125	58.8%
	Median List Price	344,745	180,000	91.5%
Year-to-Date	New Listings	6	8	-25.0%
	Volume (1,000s)	1,589	1,913	-16.9%
	Average List Price	264,782	239,150	10.7%
	Median List Price	269,545	224,950	19.8%

A total of 2 new listings were added in Coffey County during February, down 50.0% from the same month in 2024. Year-to-date Coffey County has seen 6 new listings.

The median list price of these homes was \$344,745 up from \$180,000 in 2024.

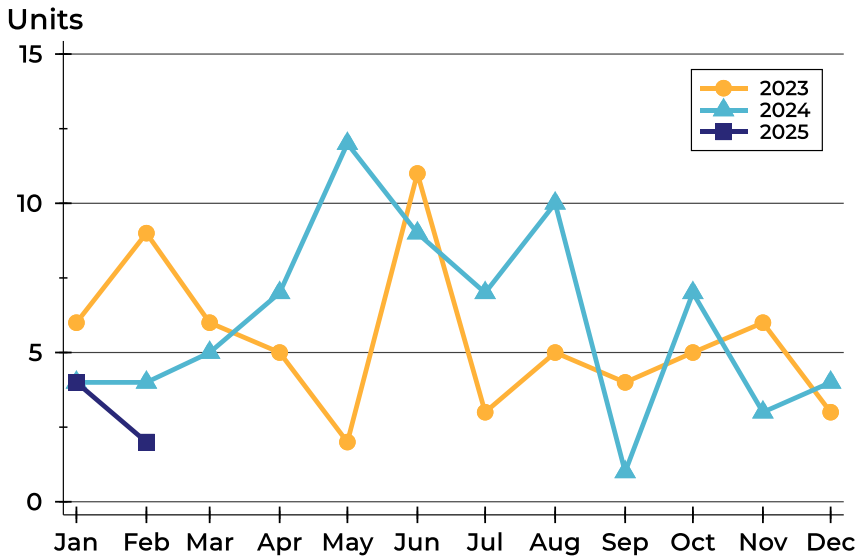
## History of New Listings





## Coffey County New Listings Analysis

### New Listings by Month



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

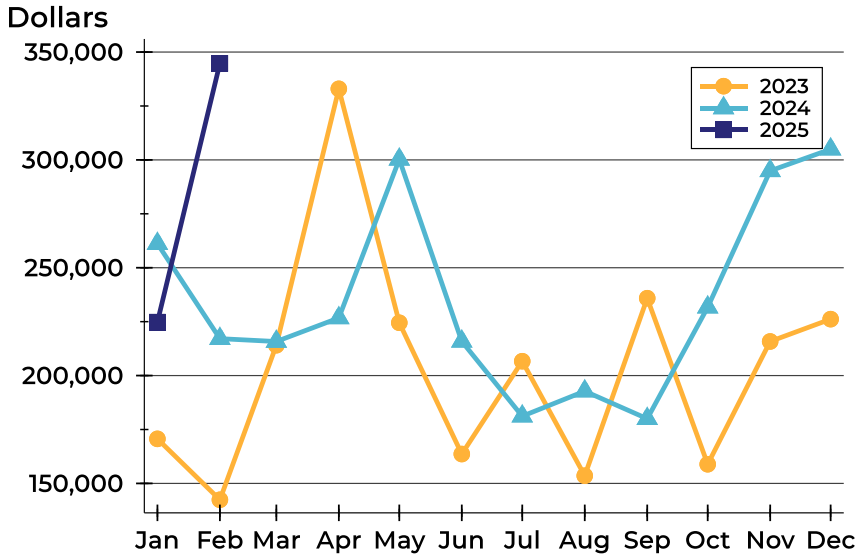
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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%	239,590	239,590	8	8	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	50.0%	449,900	449,900	28	28	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



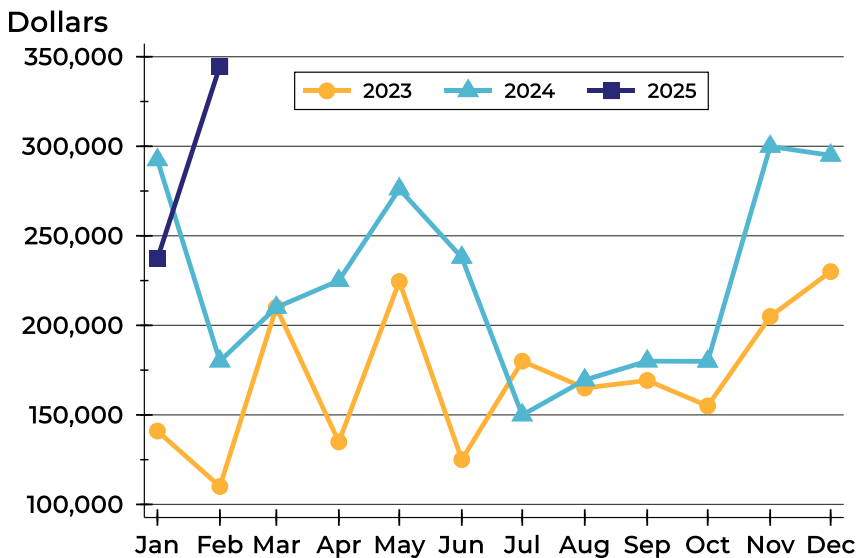
## Coffey County New Listings Analysis

### Average Price



Month	2023	2024	2025
January	170,667	261,175	<b>224,800</b>
February	142,422	217,125	<b>344,745</b>
March	214,083	215,800	
April	332,960	226,714	
May	224,500	300,254	
June	163,627	215,867	
July	206,667	181,171	
August	153,580	192,780	
September	235,875	180,000	
October	158,900	231,700	
November	215,817	294,933	
December	226,167	304,950	

### Median Price



Month	2023	2024	2025
January	141,000	292,400	<b>237,200</b>
February	110,000	180,000	<b>344,745</b>
March	210,000	210,000	
April	134,900	225,000	
May	224,500	276,125	
June	125,000	237,900	
July	180,000	149,900	
August	165,000	169,500	
September	169,250	180,000	
October	155,000	179,900	
November	204,950	299,900	
December	230,000	294,950	



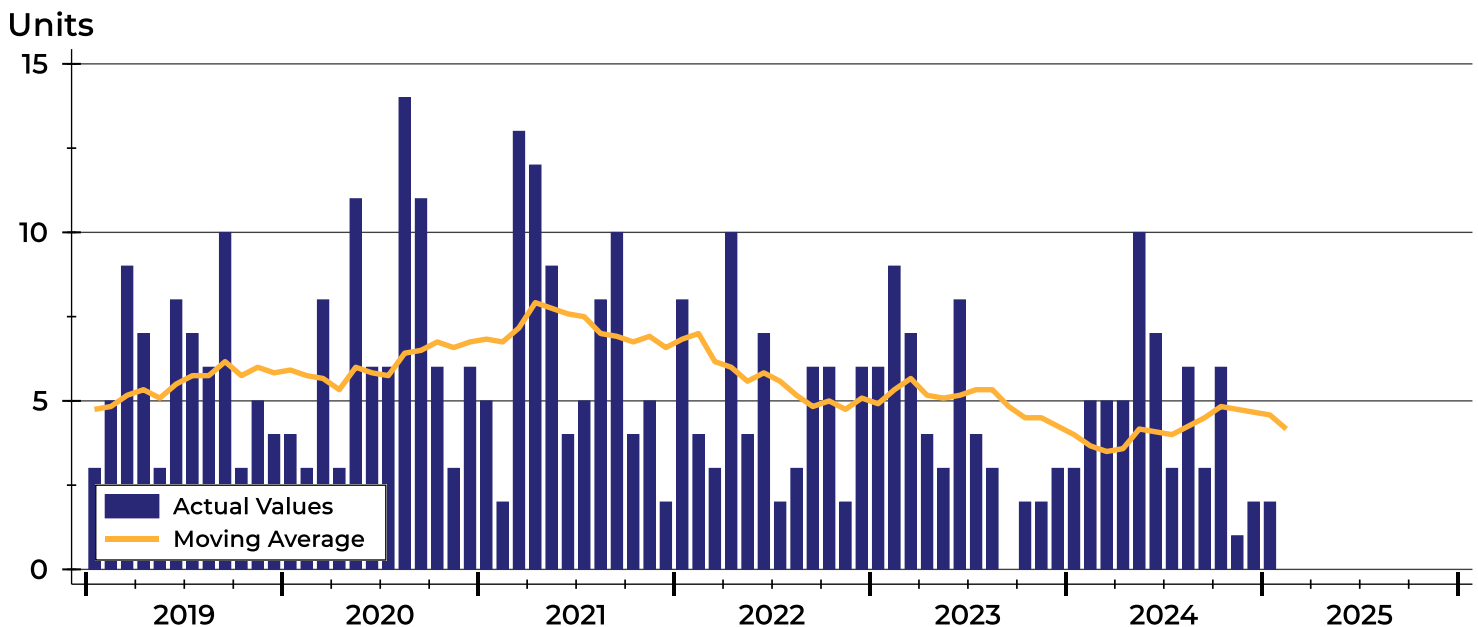
## Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		0	5	-100.0%	2	8	-75.0%
Volume (1,000s)		0	1,462	-100.0%	605	1,855	-67.4%
Average	Sale Price	N/A	292,400	N/A	302,450	231,925	30.4%
	Days on Market	N/A	122	N/A	150	90	66.7%
	Percent of Original	N/A	86.1%	N/A	85.7%	87.1%	-1.6%
Median	Sale Price	N/A	199,000	N/A	302,450	199,000	52.0%
	Days on Market	N/A	144	N/A	150	97	54.6%
	Percent of Original	N/A	86.7%	N/A	85.7%	88.9%	-3.6%

A total of 0 contracts for sale were written in Coffey County during the month of February, down from 5 in 2024. The median list price of these homes in February 2024 was \$199,000.

Half of the homes that went under contract during this period were on the market less than 144 days.

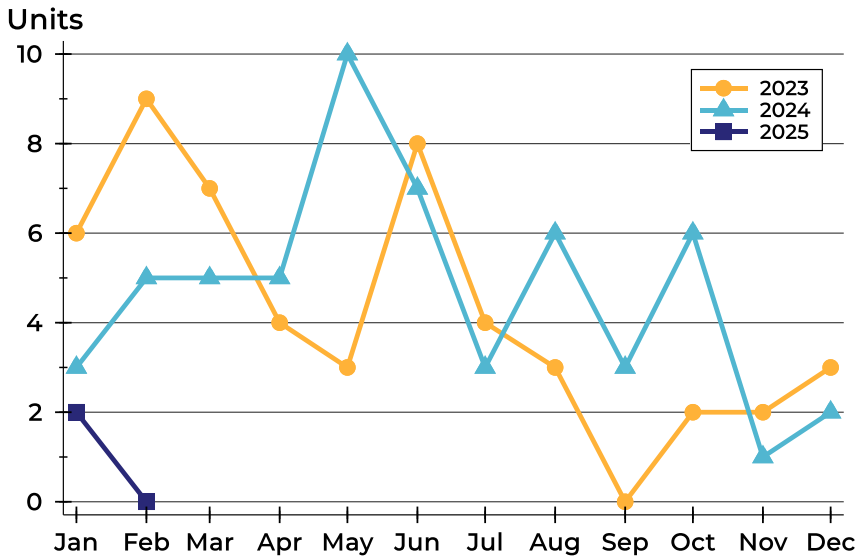
### History of Contracts Written





## Coffey County Contracts Written Analysis

### Contracts Written by Month



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

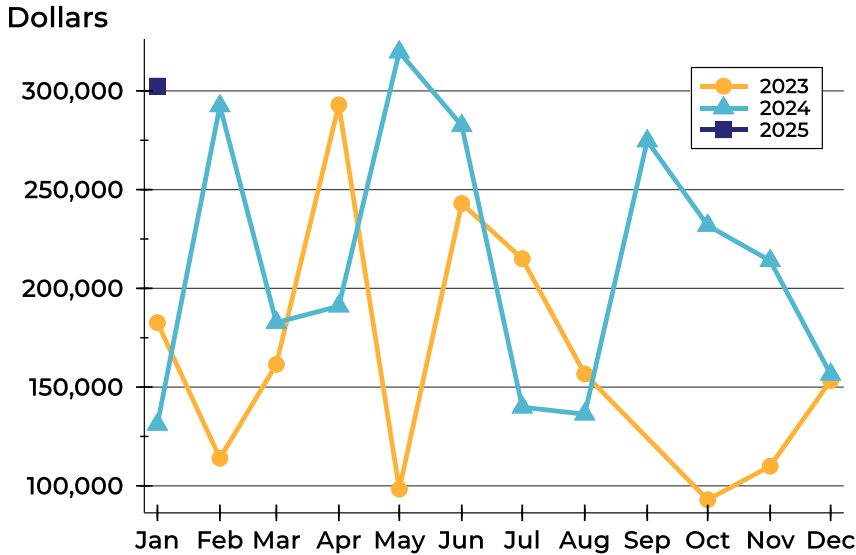
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	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



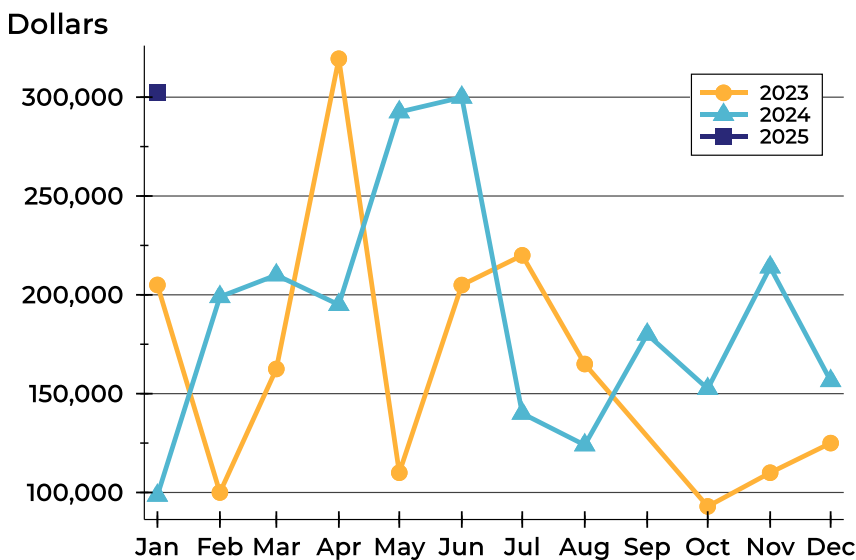
# Coffey County Contracts Written Analysis

## Average Price



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

## Median Price



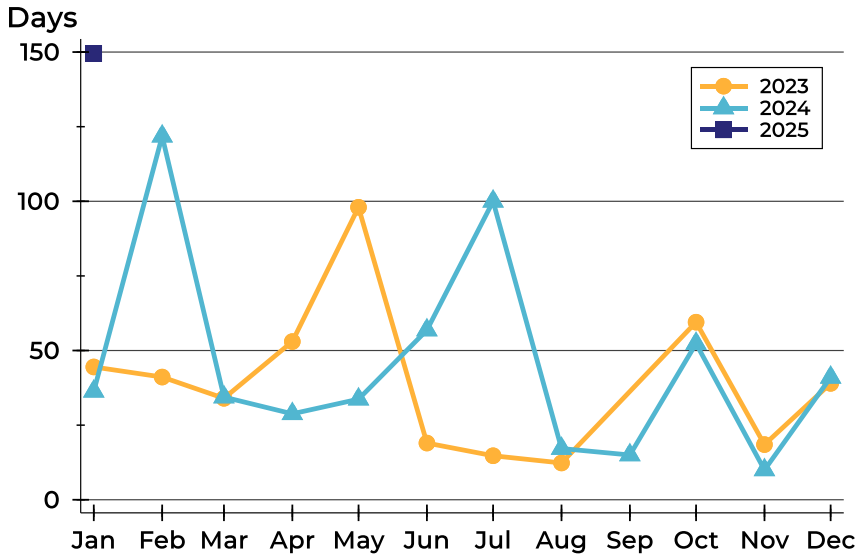
Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	N/A
March	162,500	210,000	
April	319,450	195,000	
May	110,000	292,500	
June	204,950	299,900	
July	220,000	140,000	
August	165,000	124,000	
September	N/A	180,000	
October	92,950	152,500	
November	110,000	214,000	
December	125,000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





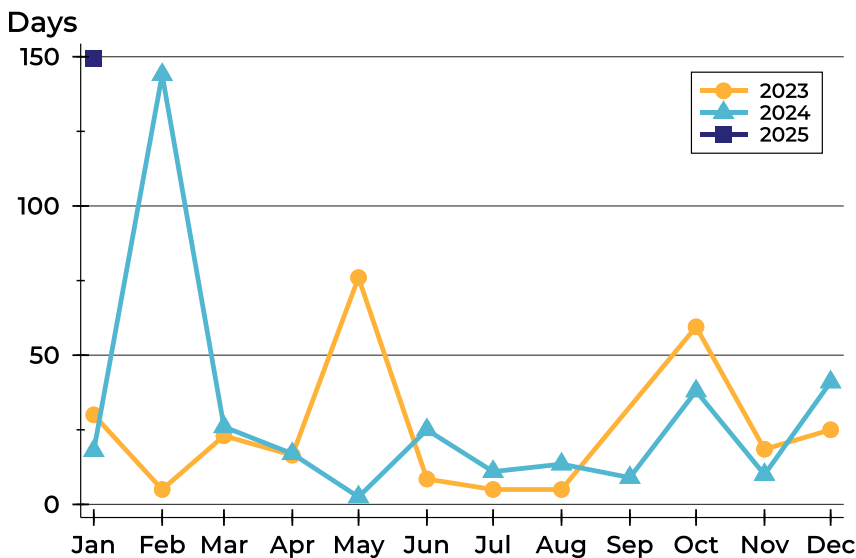
## Coffey County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	45	36	<b>150</b>
February	41	122	<b>N/A</b>
March	34	34	
April	53	29	
May	98	34	
June	19	57	
July	15	100	
August	12	17	
September	N/A	15	
October	60	52	
November	19	10	
December	39	41	

### Median DOM



Month	2023	2024	2025
January	30	18	<b>150</b>
February	5	144	<b>N/A</b>
March	23	26	
April	17	17	
May	76	3	
June	9	25	
July	5	11	
August	5	14	
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	



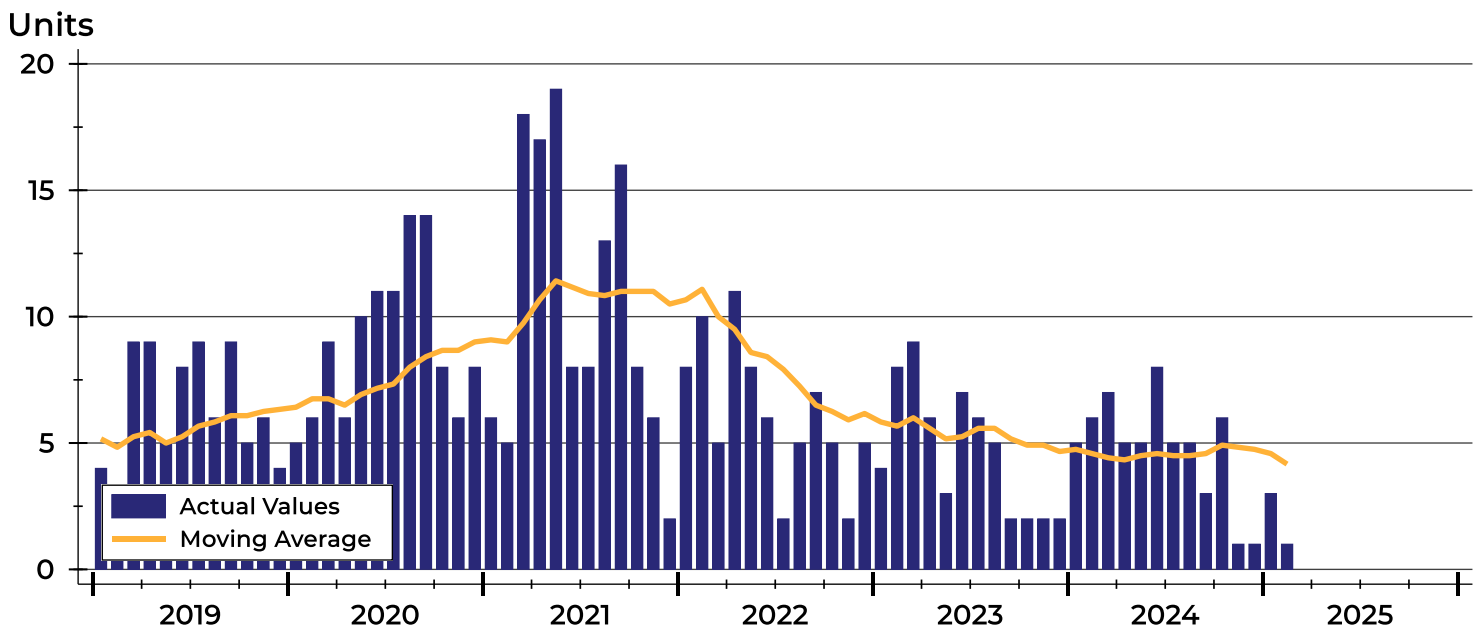
# Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		1	6	-83.3%
Volume (1,000s)		310	1,547	-80.0%
Average	List Price	309,900	257,833	20.2%
	Days on Market	9	137	-93.4%
	Percent of Original	100.0%	95.7%	4.5%
Median	List Price	309,900	199,000	55.7%
	Days on Market	9	157	-94.3%
	Percent of Original	100.0%	97.5%	2.6%

A total of 1 listing in Coffey County had a contract pending at the end of February, down from 6 contracts pending at the end of February 2024.

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

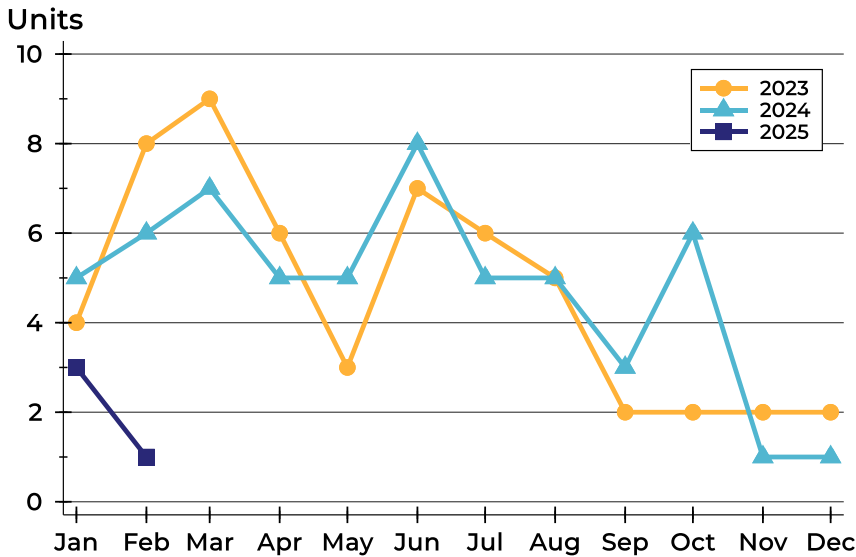
## History of Pending Contracts





## Coffey County Pending Contracts Analysis

### Pending Contracts by Month



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

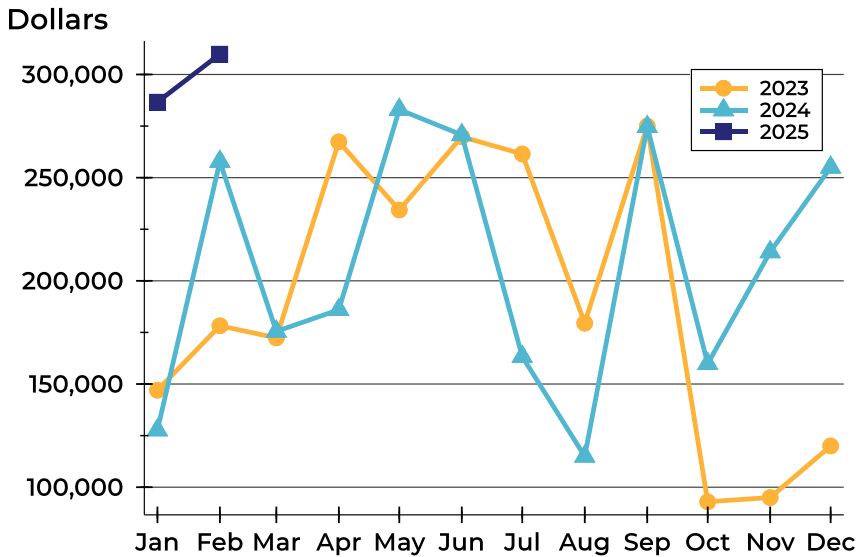
### Pending Contracts by Price Range

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



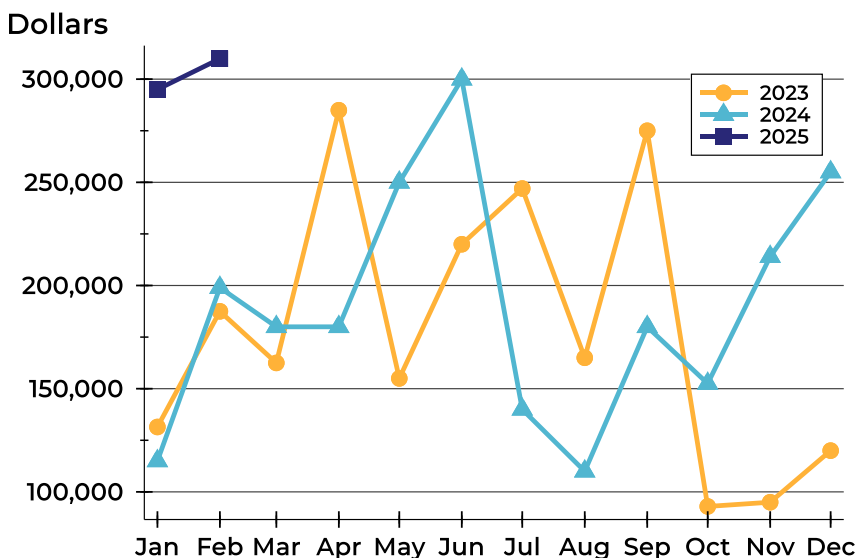
## Coffey County Pending Contracts Analysis

### Average Price



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

### Median Price

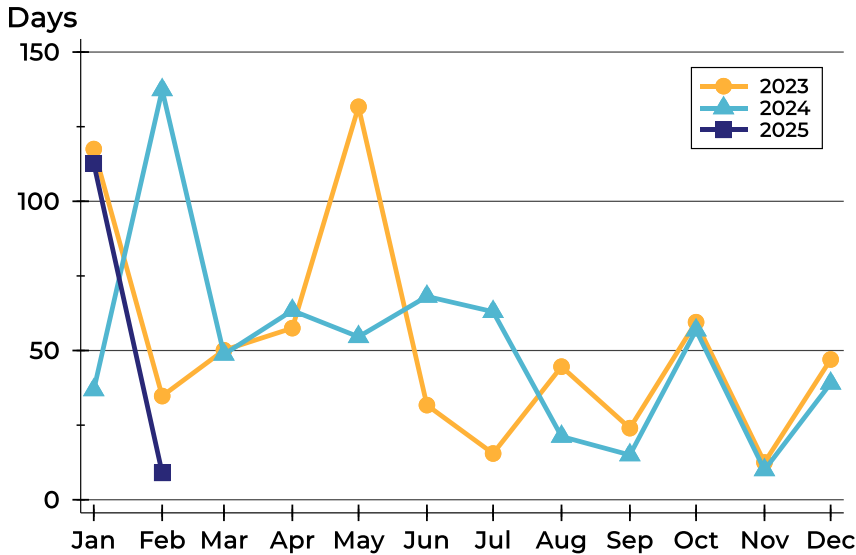


Month	2023	2024	2025
January	131,450	115,000	<b>295,000</b>
February	187,500	199,000	<b>309,900</b>
March	162,500	180,000	
April	284,950	180,000	
May	155,000	250,000	
June	220,000	299,950	
July	247,000	140,000	
August	165,000	110,000	
September	275,000	180,000	
October	92,950	152,500	
November	95,000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



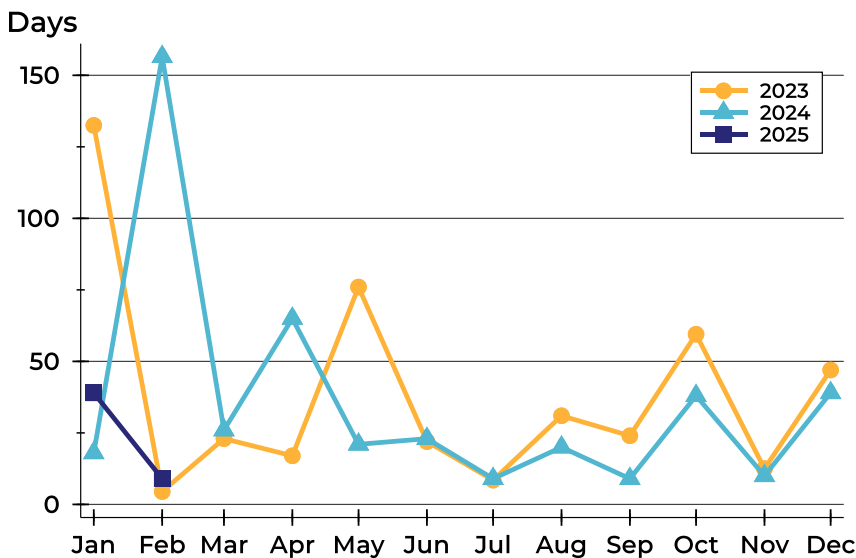
## Coffey County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Douglas County Housing Report



## Market Overview

### Douglas County Home Sales Fell in February

Total home sales in Douglas County fell last month to 6 units, compared to 7 units in February 2024. Total sales volume was \$2.0 million, down from a year earlier.

The median sale price in February was \$293,450, up from \$285,000 a year earlier. Homes that sold in February were typically on the market for 3 days and sold for 98.7% of their list prices.

### Douglas County Active Listings Remain the Same at End of February

The total number of active listings in Douglas County at the end of February was 11 units, the same as in February 2024. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$334,900.

During February, a total of 6 contracts were written down from 15 in February 2024. At the end of the month, there were 10 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>6</b>	<b>7</b>	<b>8</b>	<b>22</b>	<b>14</b>	<b>18</b>
Change from prior year		-14.3%	-12.5%	-11.1%	57.1%	-22.2%	28.6%
<b>Active Listings</b>		<b>11</b>	<b>11</b>	<b>14</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-21.4%	27.3%			
<b>Months' Supply</b>		<b>0.8</b>	<b>0.9</b>	<b>1.0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-11.1%	-10.0%	42.9%			
<b>New Listings</b>		<b>12</b>	<b>13</b>	<b>11</b>	<b>19</b>	<b>19</b>	<b>20</b>
Change from prior year		-7.7%	18.2%	22.2%	0.0%	-5.0%	25.0%
<b>Contracts Written</b>		<b>6</b>	<b>15</b>	<b>9</b>	<b>15</b>	<b>21</b>	<b>17</b>
Change from prior year		-60.0%	66.7%	50.0%	-28.6%	23.5%	-10.5%
<b>Pending Contracts</b>		<b>10</b>	<b>12</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-16.7%	20.0%	42.9%			
<b>Sales Volume (1,000s)</b>		<b>2,037</b>	<b>2,156</b>	<b>2,224</b>	<b>7,429</b>	<b>4,133</b>	<b>5,596</b>
Change from prior year		-5.5%	-3.1%	-9.9%	79.7%	-26.1%	38.4%
<b>Average</b>	<b>Sale Price</b>	<b>339,467</b>	<b>308,036</b>	<b>278,000</b>	<b>337,691</b>	<b>295,229</b>	<b>310,861</b>
	Change from prior year	10.2%	10.8%	1.4%	14.4%	-5.0%	7.6%
	<b>List Price of Actives</b>	<b>410,477</b>	<b>480,427</b>	<b>583,329</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-14.6%	-17.6%	12.6%			
	<b>Days on Market</b>	<b>8</b>	<b>70</b>	<b>35</b>	<b>42</b>	<b>61</b>	<b>27</b>
Change from prior year	-88.6%	100.0%	40.0%	-31.1%	125.9%	-6.9%	
<b>Percent of List</b>	<b>98.8%</b>	<b>98.8%</b>	<b>97.4%</b>	<b>97.8%</b>	<b>97.9%</b>	<b>95.9%</b>	
Change from prior year	0.0%	1.4%	-2.8%	-0.1%	2.1%	-3.4%	
<b>Percent of Original</b>	<b>98.8%</b>	<b>94.8%</b>	<b>95.5%</b>	<b>96.2%</b>	<b>95.1%</b>	<b>94.4%</b>	
Change from prior year	4.2%	-0.7%	-4.0%	1.2%	0.7%	-4.2%	
<b>Median</b>	<b>Sale Price</b>	<b>293,450</b>	<b>285,000</b>	<b>270,500</b>	<b>296,000</b>	<b>282,450</b>	<b>291,500</b>
	Change from prior year	3.0%	5.4%	-9.8%	4.8%	-3.1%	0.2%
	<b>List Price of Actives</b>	<b>334,900</b>	<b>449,000</b>	<b>539,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-25.4%	-16.8%	17.4%			
	<b>Days on Market</b>	<b>3</b>	<b>71</b>	<b>6</b>	<b>6</b>	<b>63</b>	<b>6</b>
Change from prior year	-95.8%	1083.3%	-33.3%	-90.5%	950.0%	-68.4%	
<b>Percent of List</b>	<b>98.7%</b>	<b>100.0%</b>	<b>97.6%</b>	<b>98.8%</b>	<b>99.3%</b>	<b>96.4%</b>	
Change from prior year	-1.3%	2.5%	-2.4%	-0.5%	3.0%	-3.6%	
<b>Percent of Original</b>	<b>98.7%</b>	<b>98.7%</b>	<b>95.1%</b>	<b>98.5%</b>	<b>96.8%</b>	<b>95.4%</b>	
Change from prior year	0.0%	3.8%	-4.9%	1.8%	1.5%	-3.5%	

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



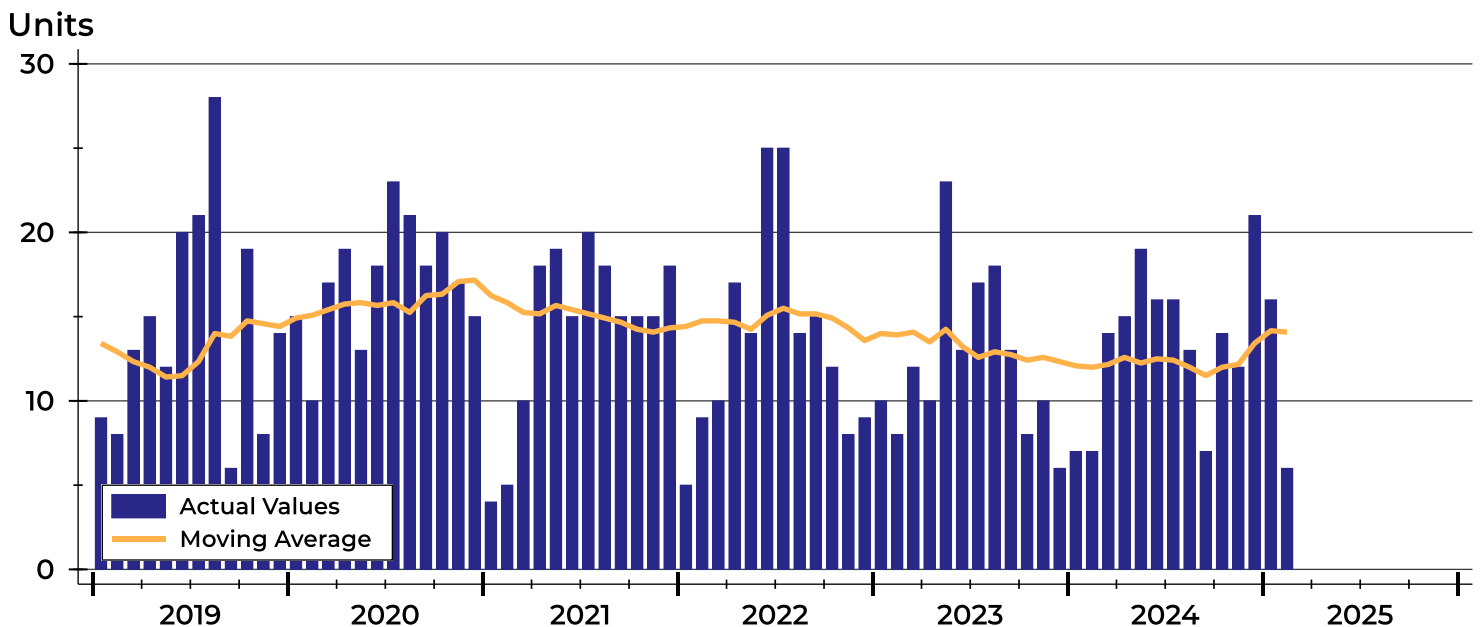
## Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>6</b>	7	-14.3%	<b>22</b>	14	57.1%
Volume (1,000s)		<b>2,037</b>	2,156	-5.5%	<b>7,429</b>	4,133	79.7%
Months' Supply		<b>0.8</b>	0.9	-11.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>339,467</b>	308,036	10.2%	<b>337,691</b>	295,229	14.4%
	Days on Market	<b>8</b>	70	-88.6%	<b>42</b>	61	-31.1%
	Percent of List	<b>98.8%</b>	98.8%	0.0%	<b>97.8%</b>	97.9%	-0.1%
	Percent of Original	<b>98.8%</b>	94.8%	4.2%	<b>96.2%</b>	95.1%	1.2%
Median	Sale Price	<b>293,450</b>	285,000	3.0%	<b>296,000</b>	282,450	4.8%
	Days on Market	<b>3</b>	71	-95.8%	<b>6</b>	63	-90.5%
	Percent of List	<b>98.7%</b>	100.0%	-1.3%	<b>98.8%</b>	99.3%	-0.5%
	Percent of Original	<b>98.7%</b>	98.7%	0.0%	<b>98.5%</b>	96.8%	1.8%

A total of 6 homes sold in Douglas County in February, down from 7 units in February 2024. Total sales volume fell to \$2.0 million compared to \$2.2 million in the previous year.

The median sales price in February was \$293,450, up 3.0% compared to the prior year. Median days on market was 3 days, down from 16 days in January, and down from 71 in February 2024.

## History of Closed Listings

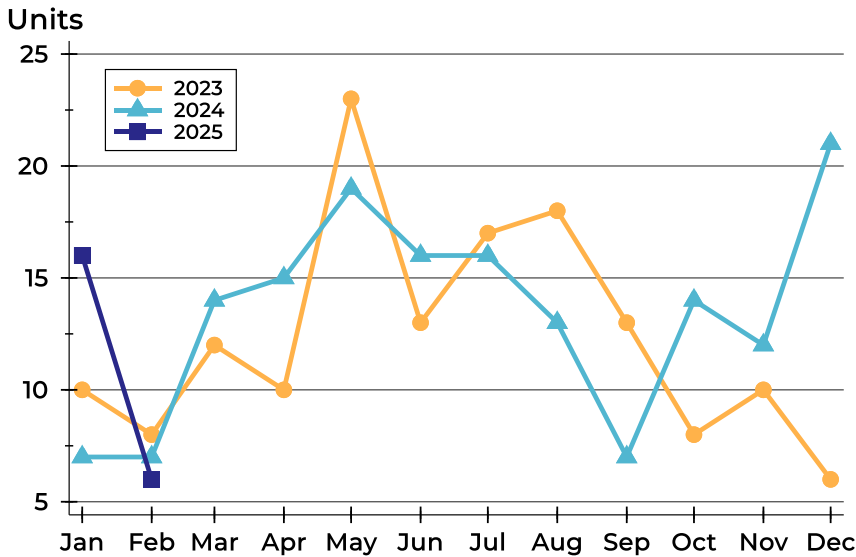






## Douglas County Closed Listings Analysis

### Closed Listings by Month



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

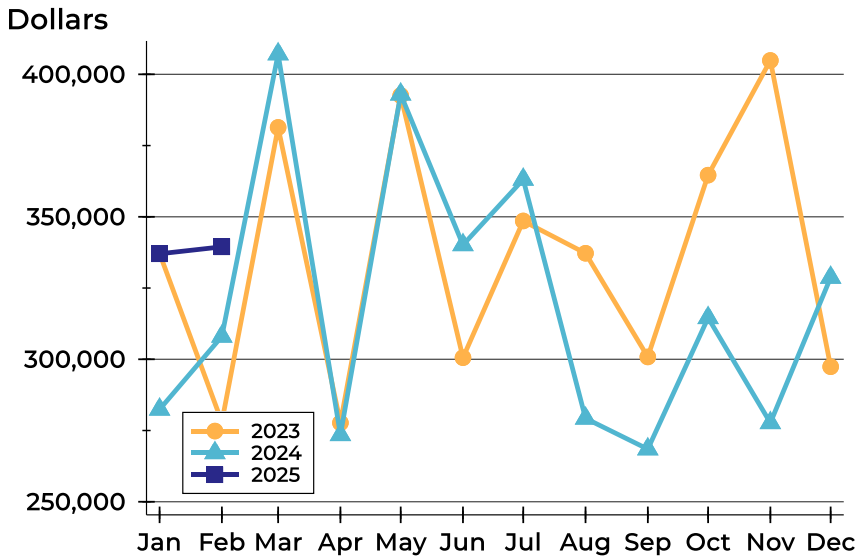
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	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%	0.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	50.0%	0.7	273,300	270,000	3	1	98.4%	96.8%	98.4%	96.8%
\$300,000-\$399,999	2	33.3%	0.7	338,500	338,500	16	16	98.7%	98.7%	98.7%	98.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	0.0	539,900	539,900	5	5	100.0%	100.0%	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



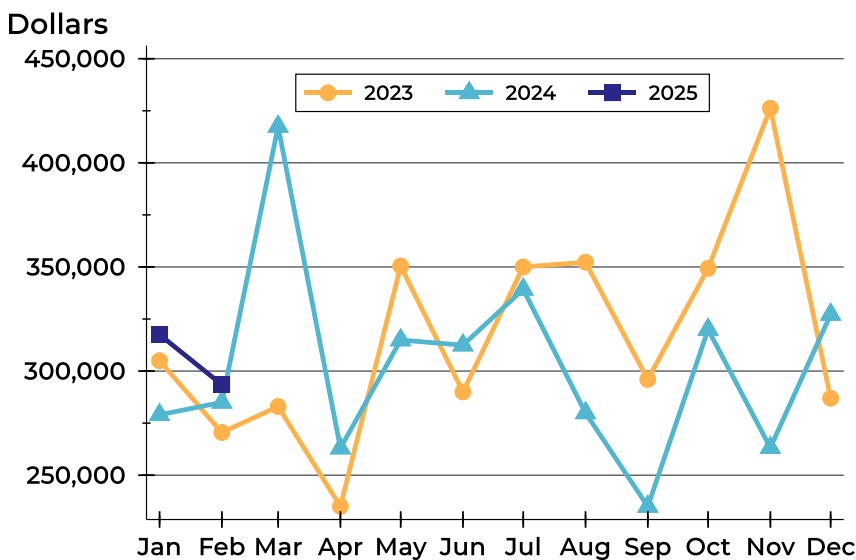
## Douglas County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	337,150	282,421	<b>337,025</b>
<b>February</b>	278,000	308,036	<b>339,467</b>
<b>March</b>	381,375	407,118	
<b>April</b>	277,700	273,490	
<b>May</b>	392,566	393,011	
<b>June</b>	300,569	340,147	
<b>July</b>	348,550	363,116	
<b>August</b>	337,211	279,269	
<b>September</b>	300,827	268,486	
<b>October</b>	364,631	314,554	
<b>November</b>	404,865	277,692	
<b>December</b>	297,400	328,712	

### Median Price

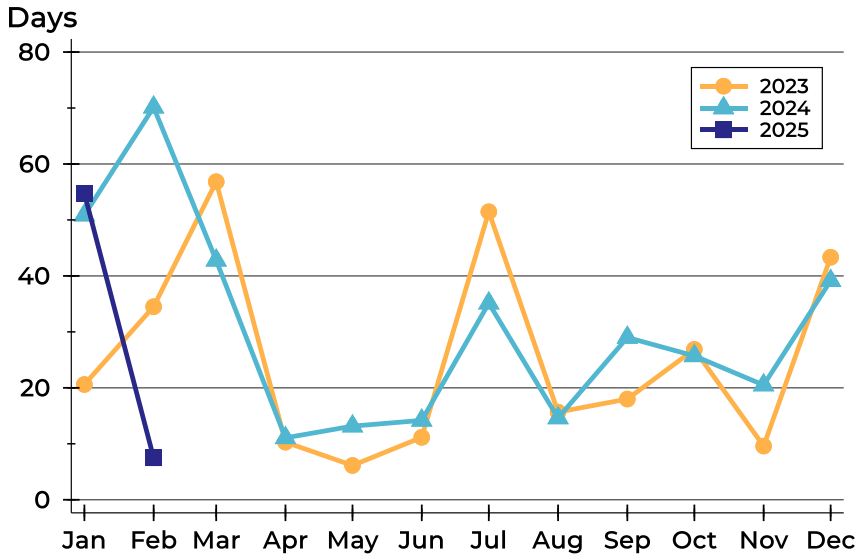


Month	2023	2024	2025
<b>January</b>	305,000	279,000	<b>317,500</b>
<b>February</b>	270,500	285,000	<b>293,450</b>
<b>March</b>	283,000	417,500	
<b>April</b>	235,000	263,000	
<b>May</b>	350,500	314,900	
<b>June</b>	290,000	312,450	
<b>July</b>	350,000	339,250	
<b>August</b>	352,250	279,900	
<b>September</b>	296,000	235,000	
<b>October</b>	349,325	319,950	
<b>November</b>	426,250	263,200	
<b>December</b>	287,000	327,199	



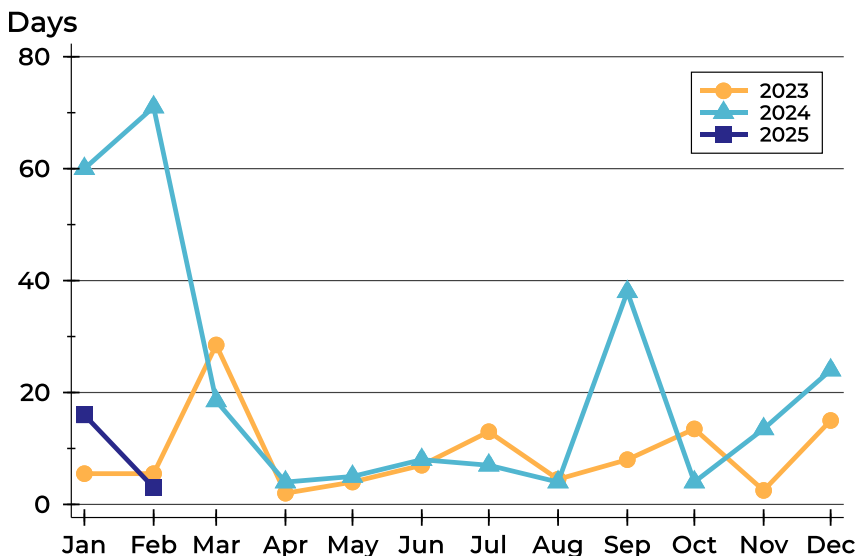
## Douglas County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	21	51	<b>55</b>
February	35	70	<b>8</b>
March	57	43	
April	10	11	
May	6	13	
June	11	14	
July	51	35	
August	16	15	
September	18	29	
October	27	26	
November	10	21	
December	43	39	

### Median DOM



Month	2023	2024	2025
January	6	60	<b>16</b>
February	6	71	<b>3</b>
March	29	19	
April	2	4	
May	4	5	
June	7	8	
July	13	7	
August	5	4	
September	8	38	
October	14	4	
November	3	14	
December	15	24	



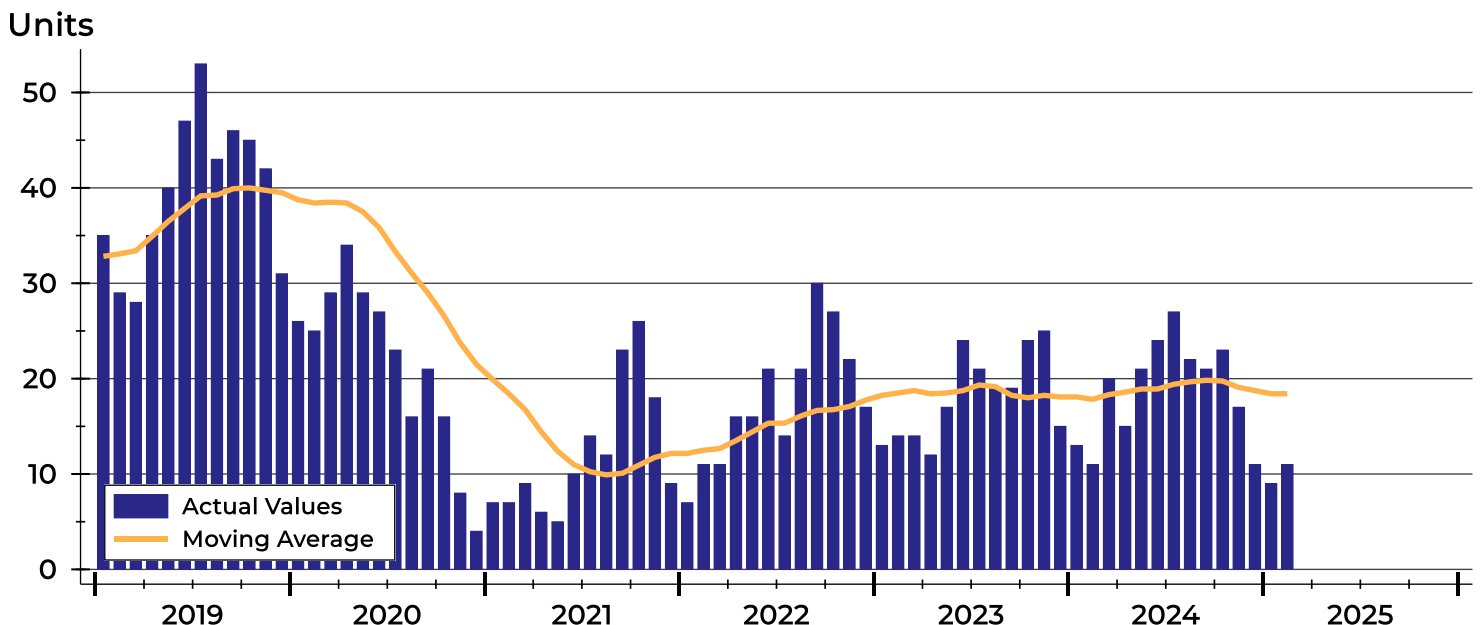
# Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		11	11	0.0%
Volume (1,000s)		4,515	5,285	-14.6%
Months' Supply		0.8	0.9	-11.1%
Average	List Price	410,477	480,427	-14.6%
	Days on Market	44	71	-38.0%
	Percent of Original	98.9%	99.5%	-0.6%
Median	List Price	334,900	449,000	-25.4%
	Days on Market	12	29	-58.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 homes were available for sale in Douglas County at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$334,900, down 25.4% from 2024. The typical time on market for active listings was 12 days, down from 29 days a year earlier.

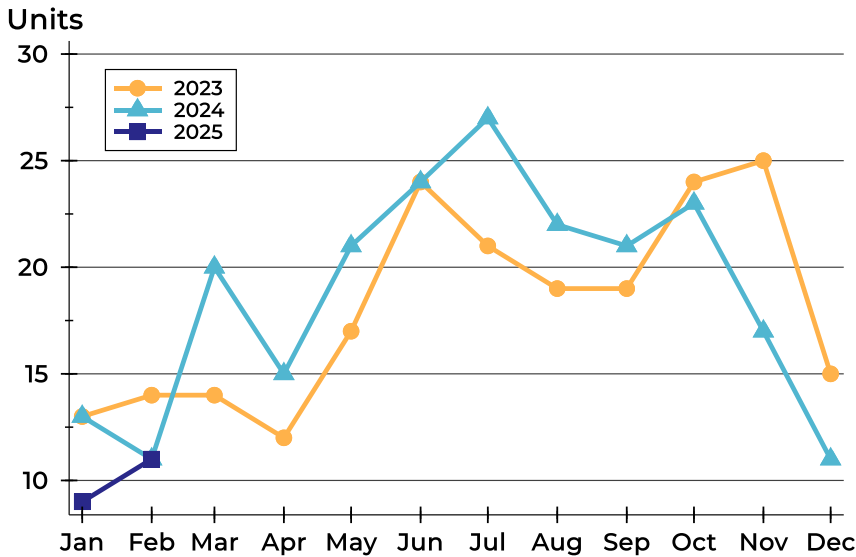
## History of Active Listings





## Douglas County Active Listings Analysis

### Active Listings by Month



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

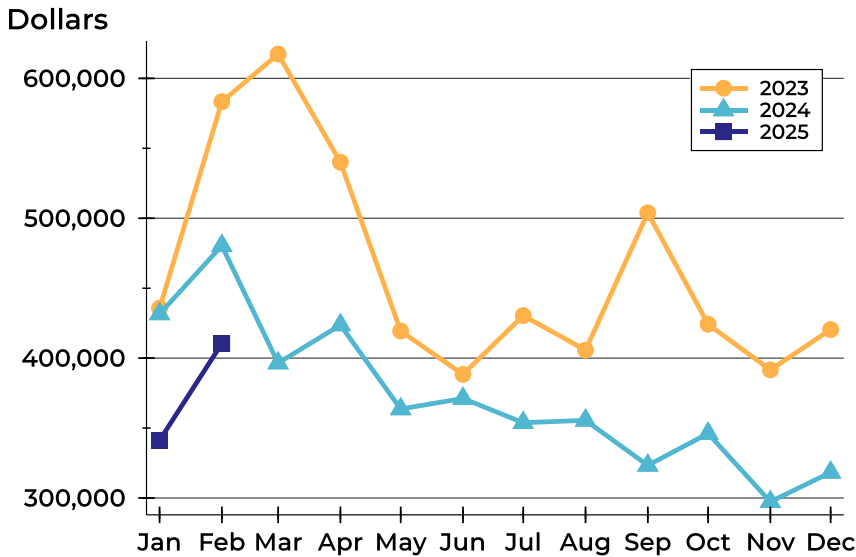
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	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	2	18.2%	0.9	222,225	222,225	190	190	93.7%	93.7%
\$250,000-\$299,999	2	18.2%	0.7	262,000	262,000	7	7	100.0%	100.0%
\$300,000-\$399,999	3	27.3%	0.7	334,633	334,900	19	23	100.0%	100.0%
\$400,000-\$499,999	3	27.3%	N/A	464,300	489,000	8	1	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	9.1%	N/A	1,150,000	1,150,000	12	12	100.0%	100.0%



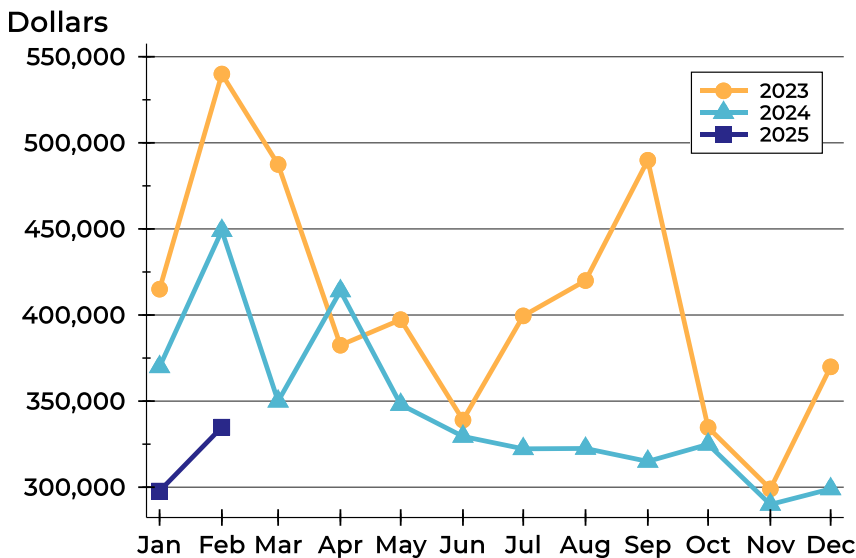
## Douglas County Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	435,738	431,604	<b>341,270</b>
<b>February</b>	583,329	480,427	<b>410,477</b>
<b>March</b>	617,400	396,468	
<b>April</b>	540,133	423,697	
<b>May</b>	419,378	363,640	
<b>June</b>	388,364	371,185	
<b>July</b>	430,408	353,846	
<b>August</b>	405,745	355,529	
<b>September</b>	503,907	323,316	
<b>October</b>	424,216	346,136	
<b>November</b>	391,598	297,309	
<b>December</b>	420,437	318,314	

### Median Price

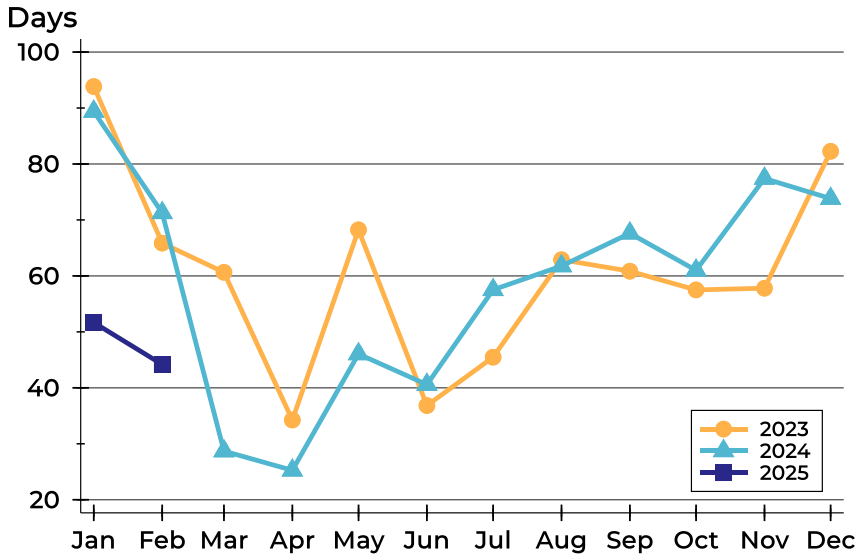


Month	2023	2024	2025
<b>January</b>	415,000	369,900	<b>297,777</b>
<b>February</b>	539,950	449,000	<b>334,900</b>
<b>March</b>	487,450	349,900	
<b>April</b>	382,450	414,000	
<b>May</b>	397,300	348,000	
<b>June</b>	339,000	329,500	
<b>July</b>	399,500	322,300	
<b>August</b>	420,000	322,500	
<b>September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



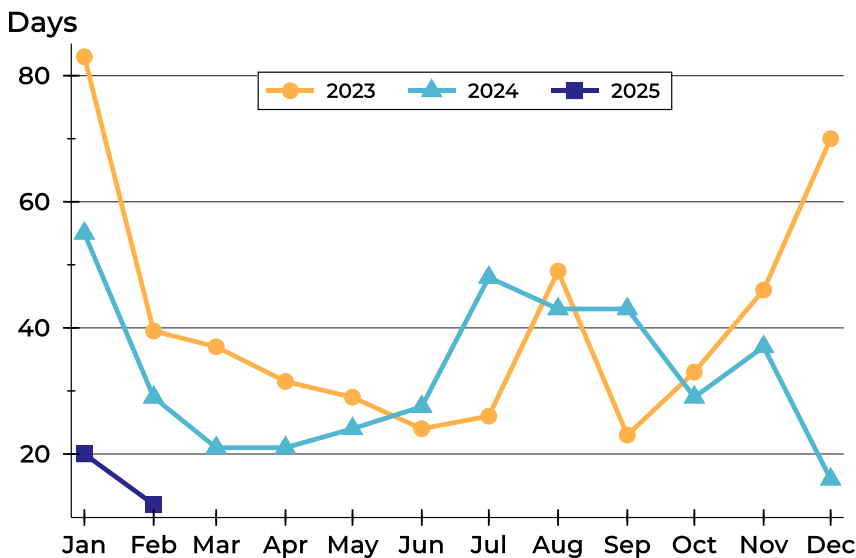
## Douglas County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	94	89	<b>52</b>
February	66	71	<b>44</b>
March	61	29	
April	34	25	
May	68	46	
June	37	41	
July	45	58	
August	63	62	
September	61	68	
October	58	61	
November	58	77	
December	82	74	

### Median DOM

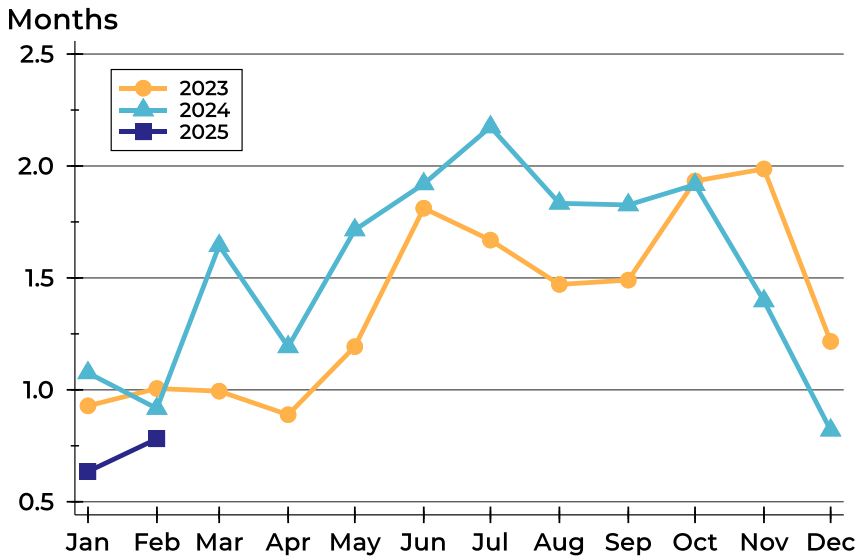


Month	2023	2024	2025
January	83	55	<b>20</b>
February	40	29	<b>12</b>
March	37	21	
April	32	21	
May	29	24	
June	24	28	
July	26	48	
August	49	43	
September	23	43	
October	33	29	
November	46	37	
December	70	16	



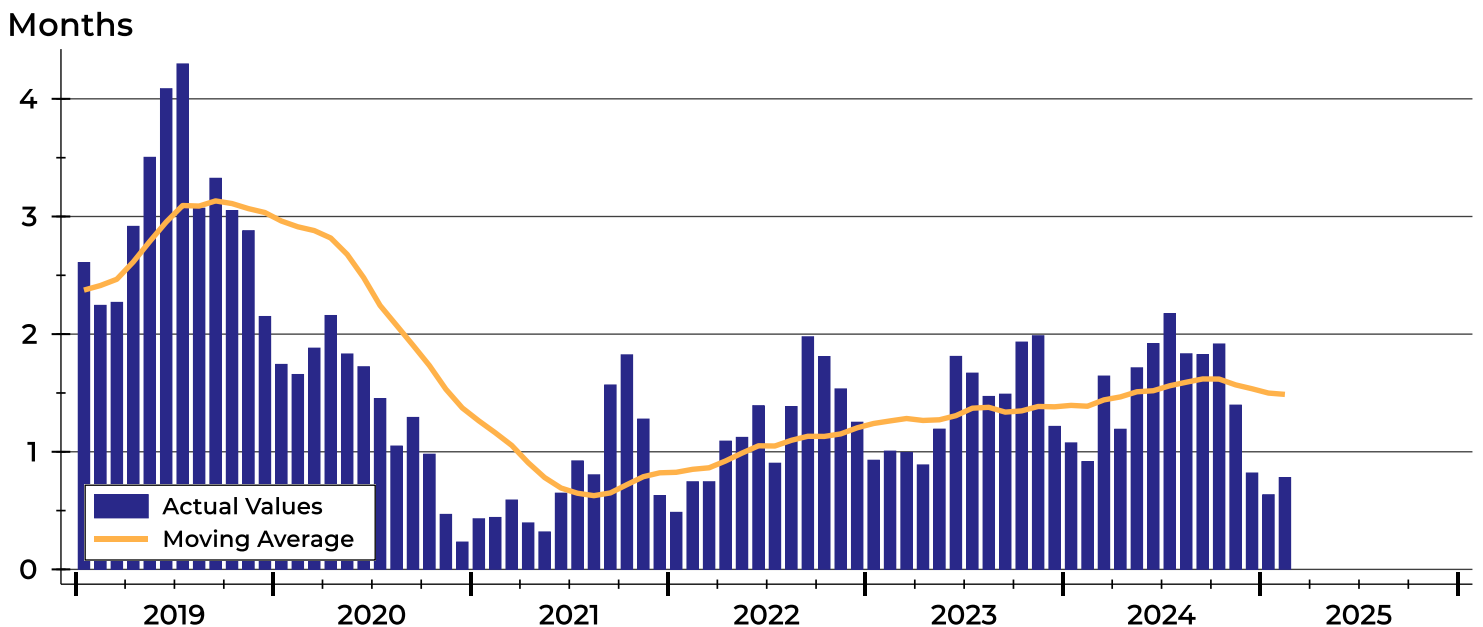
# Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.9	1.1	<b>0.6</b>
February	1.0	0.9	<b>0.8</b>
March	1.0	1.6	
April	0.9	1.2	
May	1.2	1.7	
June	1.8	1.9	
July	1.7	2.2	
August	1.5	1.8	
September	1.5	1.8	
October	1.9	1.9	
November	2.0	1.4	
December	1.2	0.8	

## History of Month's Supply







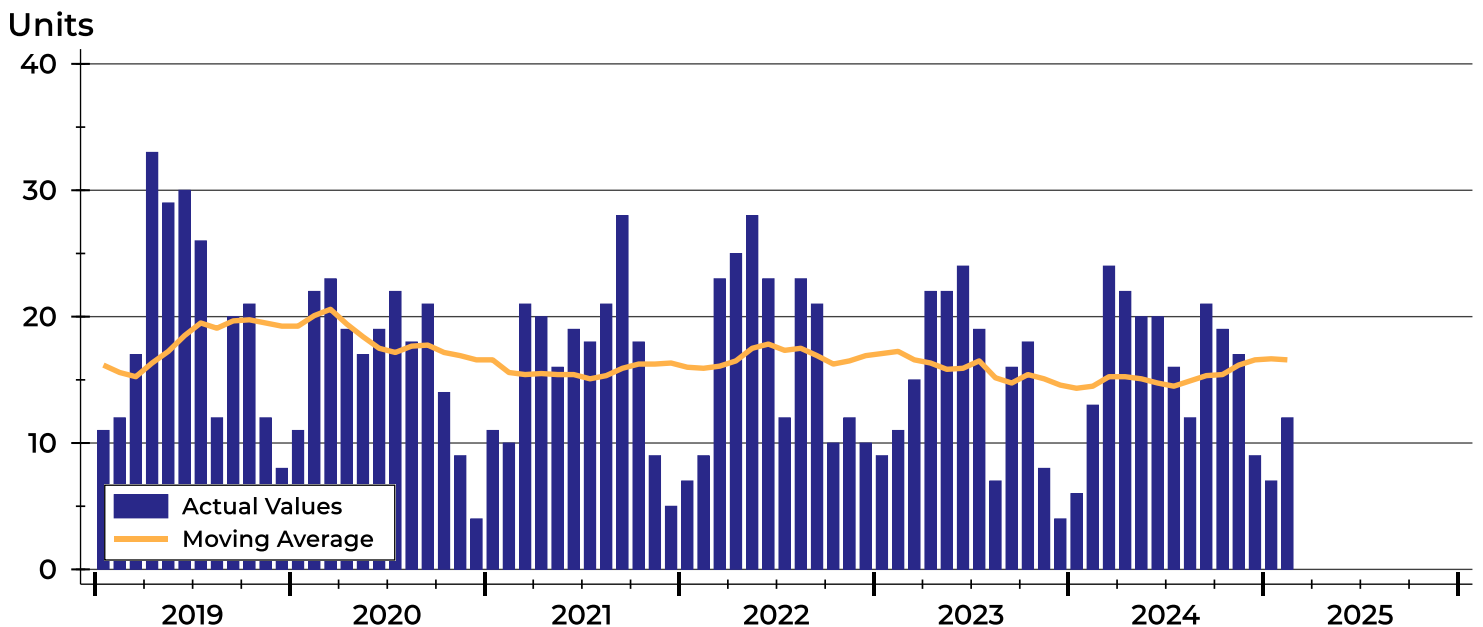
## Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>12</b>	13	-7.7%
	Volume (1,000s)	<b>4,949</b>	5,468	-9.5%
	Average List Price	<b>412,442</b>	420,600	-1.9%
	Median List Price	<b>354,950</b>	425,000	-16.5%
Year-to-Date	New Listings	<b>19</b>	19	0.0%
	Volume (1,000s)	<b>7,682</b>	7,677	0.1%
	Average List Price	<b>404,304</b>	404,068	0.1%
	Median List Price	<b>350,000</b>	349,900	0.0%

A total of 12 new listings were added in Douglas County during February, down 7.7% from the same month in 2024. Year-to-date Douglas County has seen 19 new listings.

The median list price of these homes was \$354,950 down from \$425,000 in 2024.

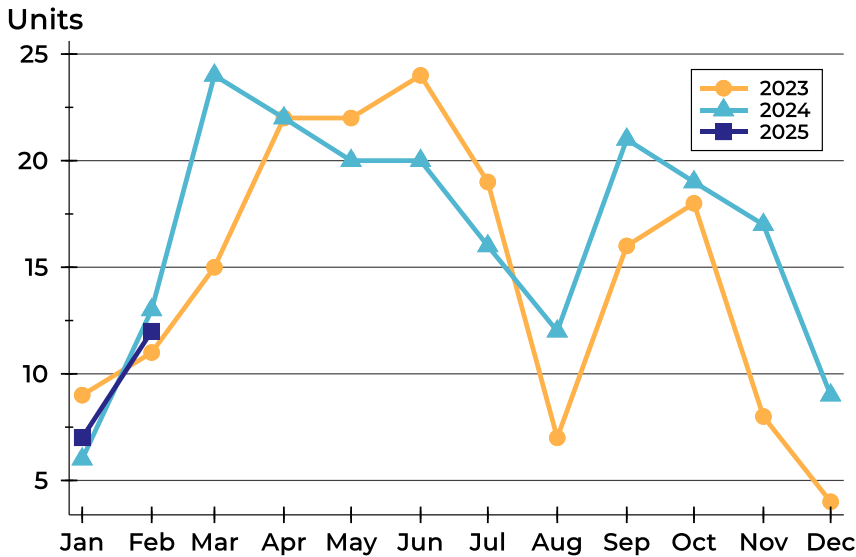
## History of New Listings





## Douglas County New Listings Analysis

### New Listings by Month



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

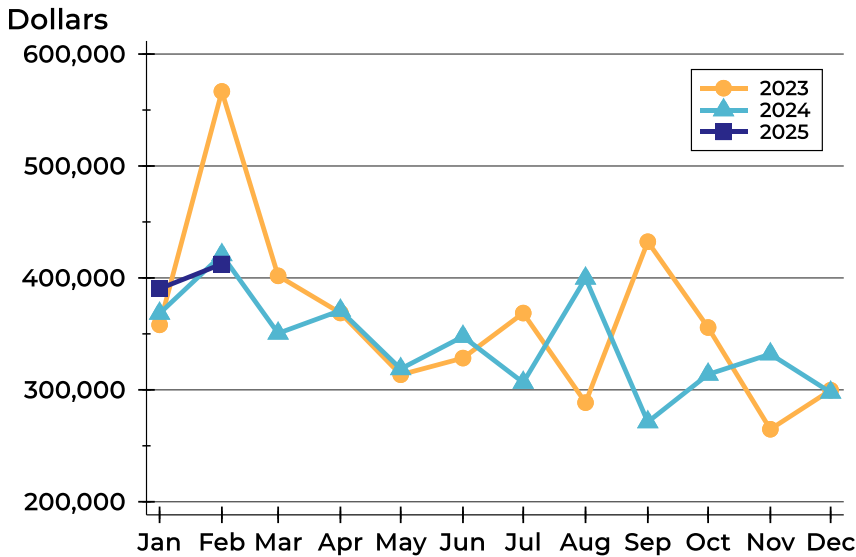
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	184,500	184,500	18	18	100.0%	100.0%
\$200,000-\$249,999	1	8.3%	234,500	234,500	24	24	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	259,000	259,000	15	15	100.0%	100.0%
\$300,000-\$399,999	3	25.0%	342,967	334,900	12	7	100.0%	100.0%
\$400,000-\$499,999	3	25.0%	464,300	489,000	14	7	100.0%	100.0%
\$500,000-\$749,999	1	8.3%	515,000	515,000	2	2	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	8.3%	1,150,000	1,150,000	18	18	100.0%	100.0%



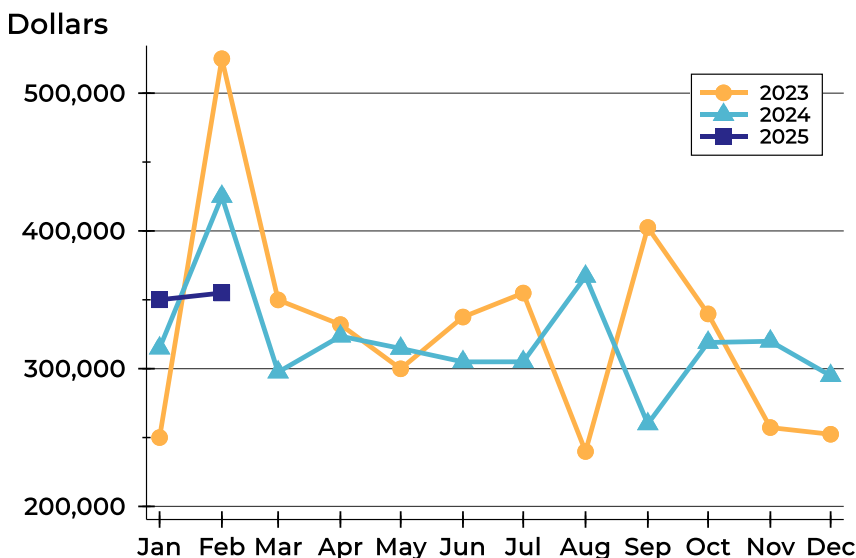
# Douglas County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	358,089	368,250	<b>390,354</b>
February	566,618	420,600	<b>412,442</b>
March	401,847	350,498	
April	368,714	370,895	
May	313,506	318,743	
June	328,375	347,625	
July	368,593	306,500	
August	288,557	399,611	
September	432,319	271,284	
October	355,683	313,795	
November	264,775	331,938	
December	299,663	297,733	

## Median Price



Month	2023	2024	2025
January	250,000	314,900	<b>350,000</b>
February	525,000	425,000	<b>354,950</b>
March	349,900	297,500	
April	332,000	323,600	
May	299,900	314,700	
June	337,500	304,950	
July	354,900	305,000	
August	239,900	367,000	
September	402,500	259,900	
October	339,750	319,000	
November	257,250	319,900	
December	252,400	294,900	



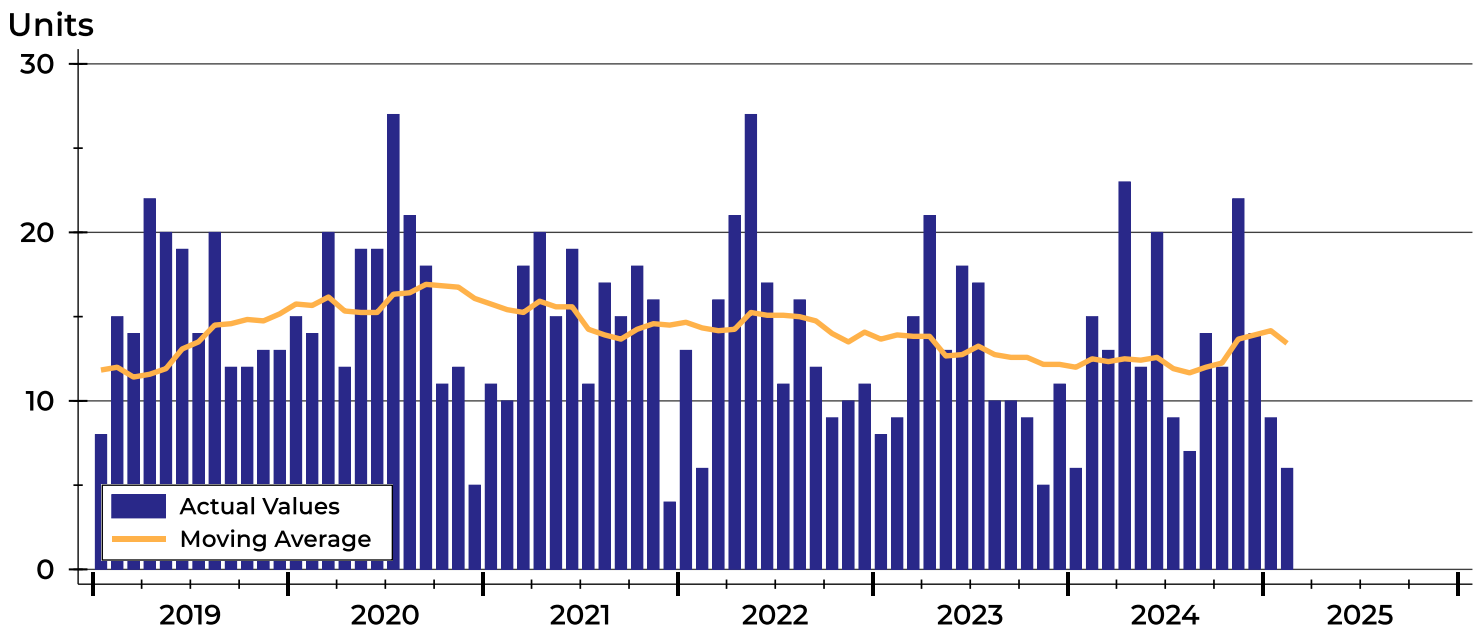
# Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		6	15	-60.0%	15	21	-28.6%
Volume (1,000s)		1,819	6,043	-69.9%	5,167	7,792	-33.7%
Average	Sale Price	303,130	402,837	-24.8%	344,478	371,036	-7.2%
	Days on Market	11	15	-26.7%	37	32	15.6%
	Percent of Original	100.0%	97.9%	2.1%	97.3%	97.6%	-0.3%
Median	Sale Price	267,389	425,000	-37.1%	309,900	324,900	-4.6%
	Days on Market	10	6	66.7%	17	13	30.8%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 6 contracts for sale were written in Douglas County during the month of February, down from 15 in 2024. The median list price of these homes was \$267,388, down from \$425,000 the prior year.

Half of the homes that went under contract in February were on the market less than 10 days, compared to 6 days in February 2024.

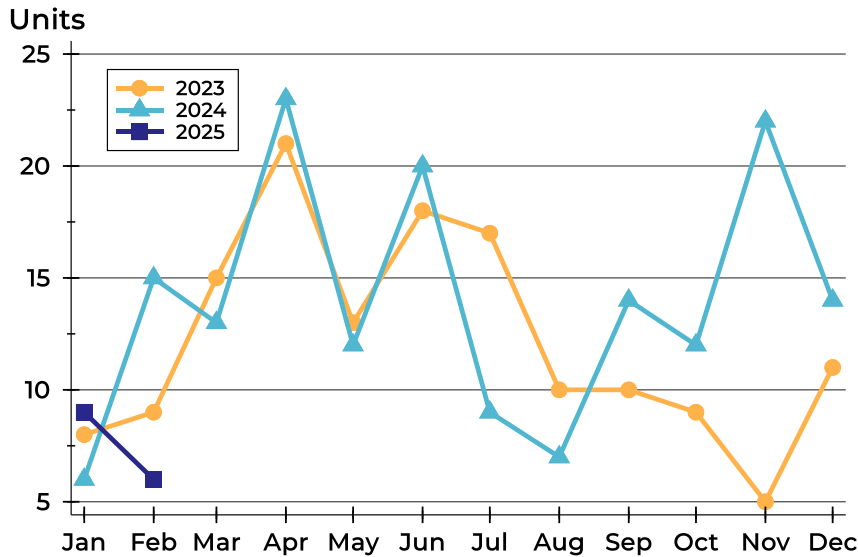
## History of Contracts Written





## Douglas County Contracts Written Analysis

### Contracts Written by Month



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

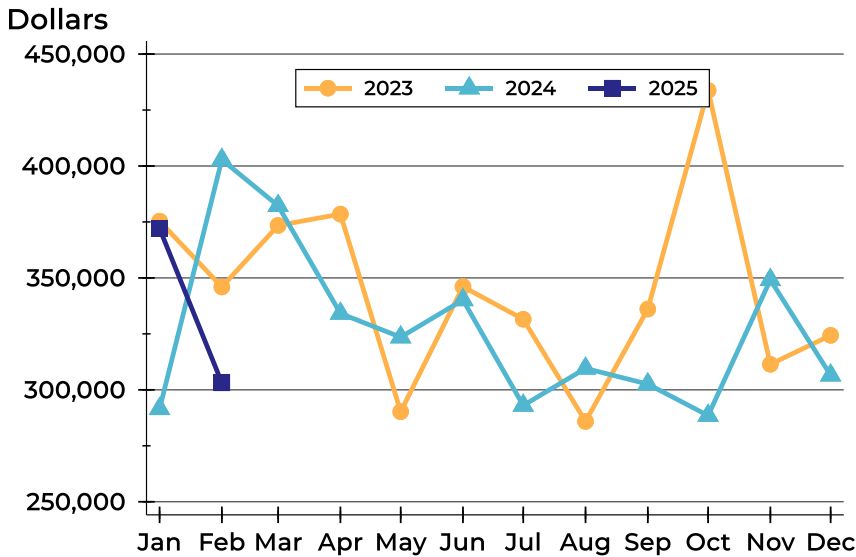
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	16.7%	189,000	189,000	19	19	100.0%	100.0%
\$200,000-\$249,999	2	33.3%	221,000	221,000	9	9	100.0%	100.0%
\$250,000-\$299,999	1	16.7%	297,777	297,777	26	26	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	375,000	375,000	0	0	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	16.7%	515,000	515,000	2	2	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



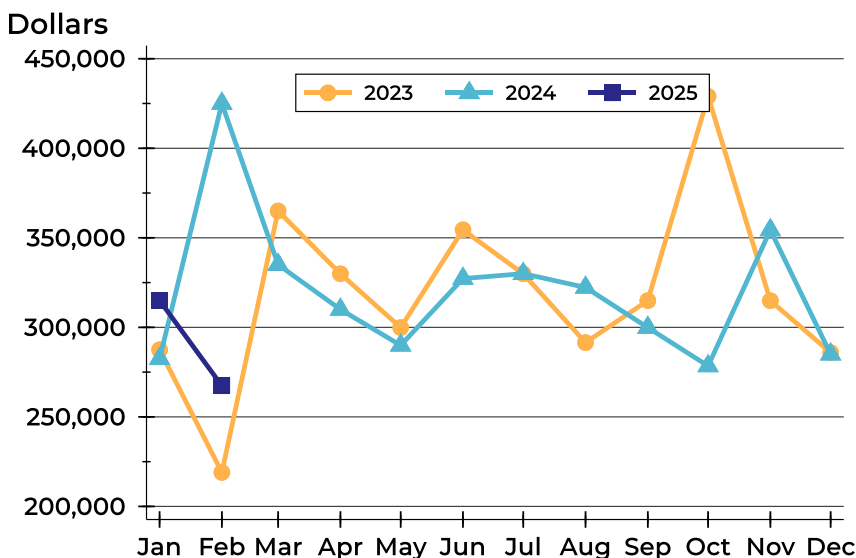
## Douglas County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	375,375	291,533	<b>372,044</b>
February	345,967	402,837	<b>303,130</b>
March	373,447	382,246	
April	378,505	334,122	
May	290,231	323,542	
June	346,106	340,155	
July	331,544	293,022	
August	285,900	309,586	
September	336,080	302,562	
October	433,761	288,521	
November	311,415	349,148	
December	324,341	306,511	

### Median Price

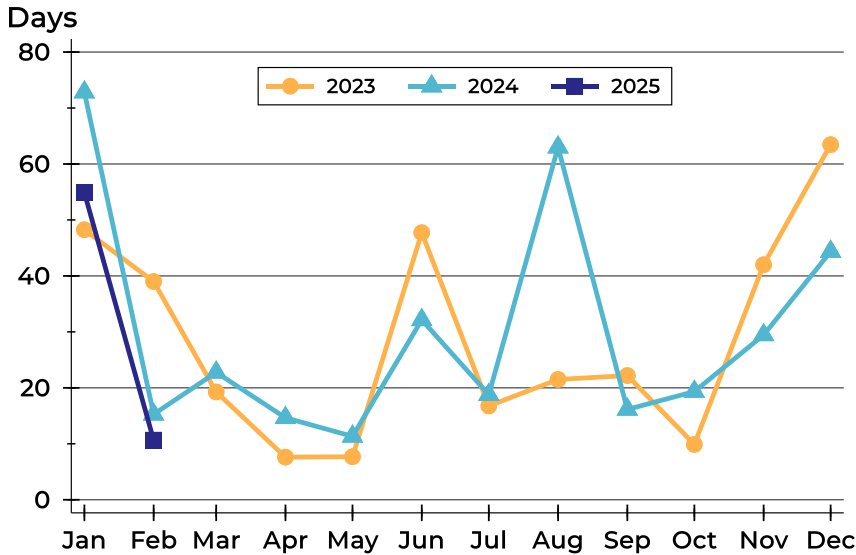


Month	2023	2024	2025
January	287,500	282,450	<b>315,000</b>
February	219,000	425,000	<b>267,389</b>
March	365,000	335,000	
April	329,900	310,000	
May	299,900	289,950	
June	354,500	327,250	
July	329,900	330,000	
August	291,500	322,300	
September	314,950	299,900	
October	429,000	278,450	
November	314,900	354,375	
December	285,900	285,000	



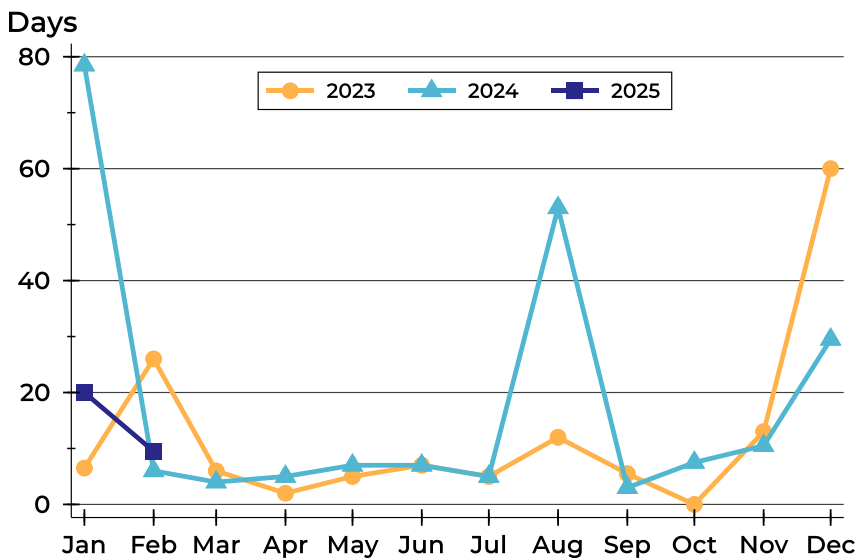
## Douglas County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	48	73	<b>55</b>
February	39	15	<b>11</b>
March	19	23	
April	8	15	
May	8	11	
June	48	32	
July	17	19	
August	22	63	
September	22	16	
October	10	19	
November	42	29	
December	63	44	

### Median DOM



Month	2023	2024	2025
January	7	79	<b>20</b>
February	26	6	<b>10</b>
March	6	4	
April	2	5	
May	5	7	
June	7	7	
July	5	5	
August	12	53	
September	6	3	
October	N/A	8	
November	13	11	
December	60	30	



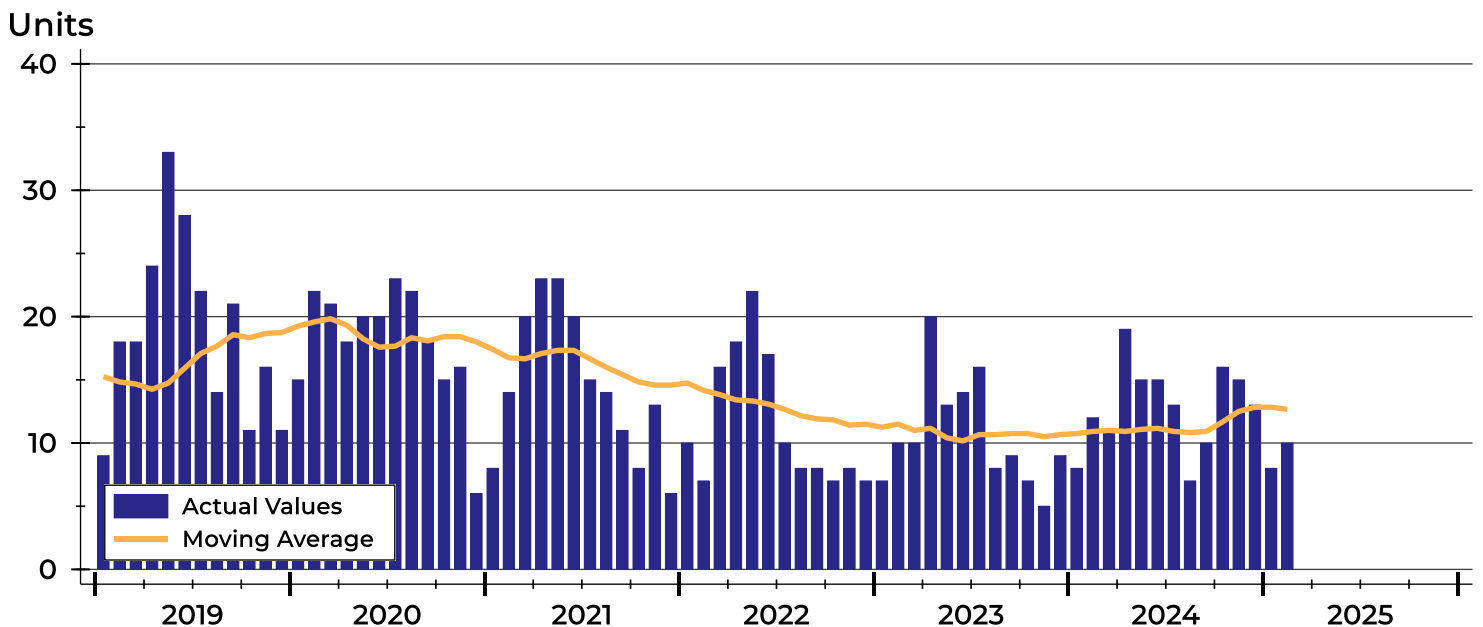
# Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		10	12	-16.7%
Volume (1,000s)		3,084	4,132	-25.4%
Average	List Price	308,438	344,338	-10.4%
	Days on Market	23	35	-34.3%
	Percent of Original	99.1%	98.9%	0.2%
Median	List Price	273,839	319,750	-14.4%
	Days on Market	18	16	12.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 10 listings in Douglas County had contracts pending at the end of February, down from 12 contracts pending at the end of February 2024.

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

## History of Pending Contracts

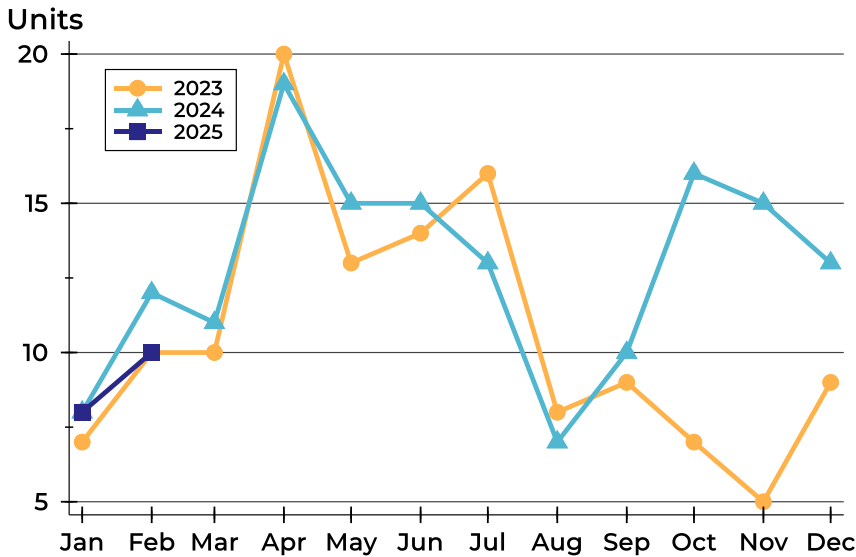






## Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

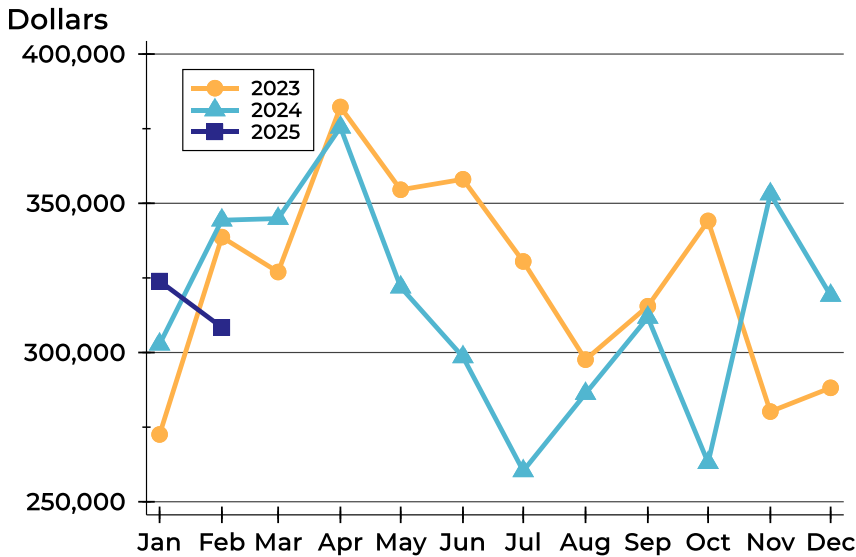
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	10.0%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	2	20.0%	184,500	184,500	11	11	100.0%	100.0%
\$200,000-\$249,999	2	20.0%	227,450	227,450	25	25	98.1%	98.1%
\$250,000-\$299,999	2	20.0%	298,389	298,389	66	66	97.5%	97.5%
\$300,000-\$399,999	1	10.0%	384,900	384,900	20	20	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	20.0%	559,950	559,950	4	4	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



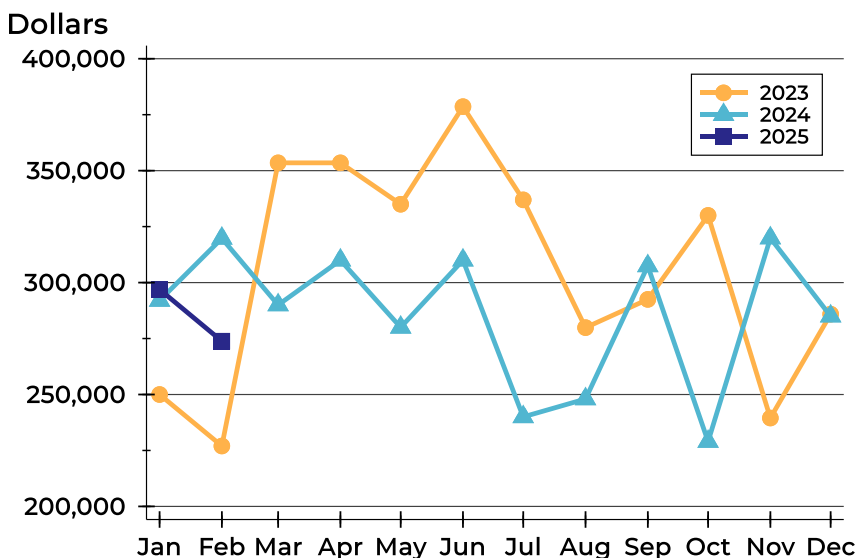
## Douglas County Pending Contracts Analysis

### Average Price



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

### Median Price

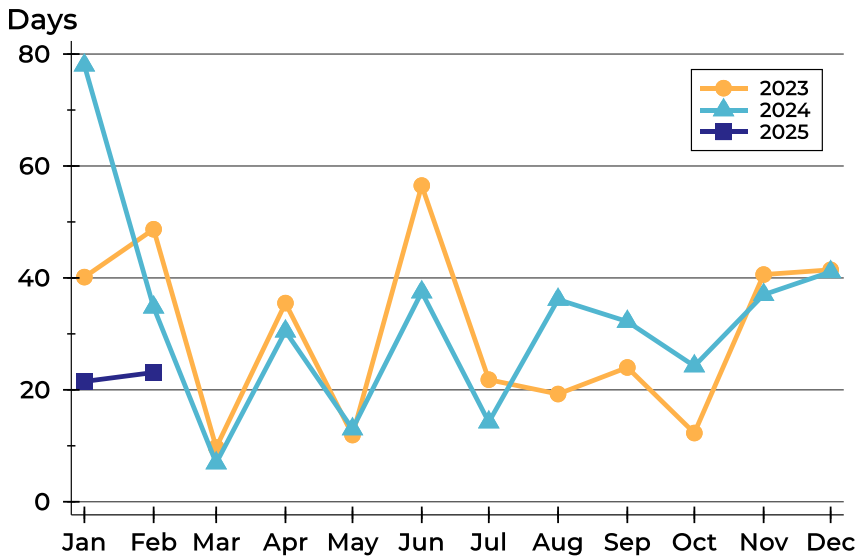


Month	2023	2024	2025
January	250,000	292,000	<b>296,950</b>
February	227,000	319,750	<b>273,839</b>
March	353,500	290,000	
April	353,500	310,000	
May	335,000	280,000	
June	378,600	310,000	
July	336,950	240,000	
August	279,875	248,000	
September	292,500	307,450	
October	330,000	229,000	
November	239,500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



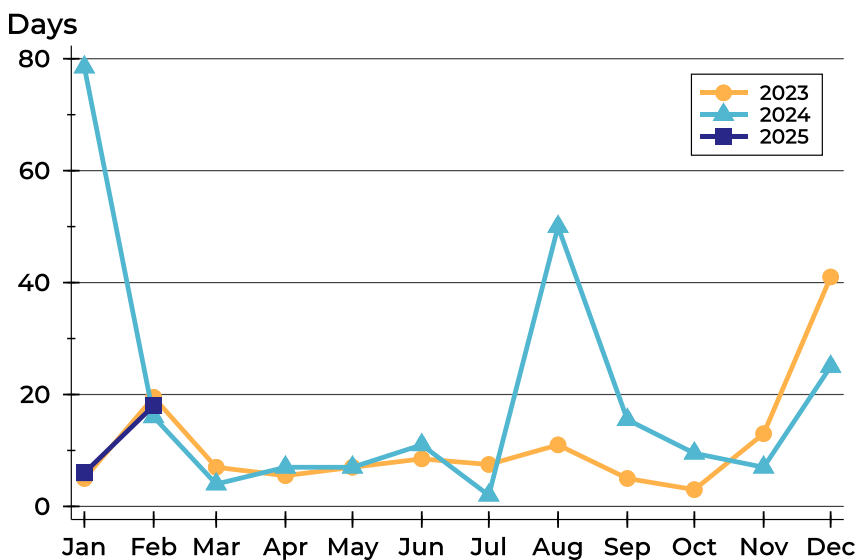
## Douglas County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	40	78	<b>22</b>
February	49	35	<b>23</b>
March	10	7	
April	36	30	
May	12	13	
June	57	37	
July	22	14	
August	19	36	
September	24	32	
October	12	24	
November	41	37	
December	41	41	

### Median DOM



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



# Emporia Area Housing Report



## Market Overview

### Emporia Area Home Sales Rose in February

Total home sales in the Emporia area rose by 5.6% last month to 19 units, compared to 18 units in February 2024. Total sales volume was \$4.3 million, up 38.3% from a year earlier.

The median sale price in February was \$250,000, up from \$156,450 a year earlier. Homes that sold in February were typically on the market for 27 days and sold for 95.6% of their list prices.

### Emporia Area Active Listings Up at End of February

The total number of active listings in the Emporia area at the end of February was 52 units, up from 32 at the same point in 2024. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$229,900.

During February, a total of 21 contracts were written down from 36 in February 2024. At the end of the month, there were 25 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>19</b>	<b>18</b>	<b>25</b>	<b>32</b>	<b>29</b>	<b>40</b>
Change from prior year		5.6%	-28.0%	-30.6%	10.3%	-27.5%	-23.1%
<b>Active Listings</b>		<b>52</b>	<b>32</b>	<b>29</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		62.5%	10.3%	16.0%			
<b>Months' Supply</b>		<b>1.7</b>	<b>1.0</b>	<b>0.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		70.0%	25.0%	33.3%			
<b>New Listings</b>		<b>34</b>	<b>33</b>	<b>32</b>	<b>53</b>	<b>58</b>	<b>66</b>
Change from prior year		3.0%	3.1%	18.5%	-8.6%	-12.1%	17.9%
<b>Contracts Written</b>		<b>21</b>	<b>36</b>	<b>38</b>	<b>38</b>	<b>52</b>	<b>63</b>
Change from prior year		-41.7%	-5.3%	72.7%	-26.9%	-17.5%	8.6%
<b>Pending Contracts</b>		<b>25</b>	<b>44</b>	<b>43</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-43.2%	2.3%	-12.2%			
<b>Sales Volume (1,000s)</b>		<b>4,267</b>	<b>3,085</b>	<b>4,003</b>	<b>6,788</b>	<b>5,223</b>	<b>6,308</b>
Change from prior year		38.3%	-22.9%	-36.1%	30.0%	-17.2%	-21.2%
<b>Average</b>	<b>Sale Price</b>	<b>224,595</b>	<b>171,404</b>	<b>160,136</b>	<b>212,125</b>	<b>180,116</b>	<b>157,688</b>
	Change from prior year	31.0%	7.0%	-8.0%	17.8%	14.2%	2.4%
	<b>List Price of Actives</b>	<b>251,065</b>	<b>228,702</b>	<b>320,231</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	9.8%	-28.6%	128.0%			
	<b>Days on Market</b>	<b>47</b>	<b>24</b>	<b>59</b>	<b>102</b>	<b>33</b>	<b>50</b>
Change from prior year	95.8%	-59.3%	126.9%	209.1%	-34.0%	78.6%	
<b>Percent of List</b>	<b>94.2%</b>	<b>96.1%</b>	<b>97.3%</b>	<b>95.3%</b>	<b>95.9%</b>	<b>95.6%</b>	
Change from prior year	-2.0%	-1.2%	-0.3%	-0.6%	0.3%	-1.1%	
<b>Percent of Original</b>	<b>90.8%</b>	<b>95.8%</b>	<b>94.1%</b>	<b>91.5%</b>	<b>94.8%</b>	<b>92.8%</b>	
Change from prior year	-5.2%	1.8%	-2.8%	-3.5%	2.2%	-1.9%	
<b>Median</b>	<b>Sale Price</b>	<b>250,000</b>	<b>156,450</b>	<b>160,000</b>	<b>227,500</b>	<b>159,900</b>	<b>145,000</b>
	Change from prior year	59.8%	-2.2%	20.1%	42.3%	10.3%	21.4%
	<b>List Price of Actives</b>	<b>229,900</b>	<b>212,500</b>	<b>234,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	8.2%	-9.4%	147.1%			
	<b>Days on Market</b>	<b>27</b>	<b>5</b>	<b>30</b>	<b>27</b>	<b>18</b>	<b>23</b>
Change from prior year	440.0%	-83.3%	275.0%	50.0%	-21.7%	76.9%	
<b>Percent of List</b>	<b>95.6%</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.0%</b>	<b>98.4%</b>	<b>96.6%</b>	
Change from prior year	-4.4%	3.3%	-1.9%	-1.4%	1.9%	-1.3%	
<b>Percent of Original</b>	<b>95.3%</b>	<b>97.9%</b>	<b>95.2%</b>	<b>93.9%</b>	<b>97.3%</b>	<b>95.0%</b>	
Change from prior year	-2.7%	2.8%	-3.5%	-3.5%	2.4%	-2.8%	

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



## Emporia Area Closed Listings Analysis

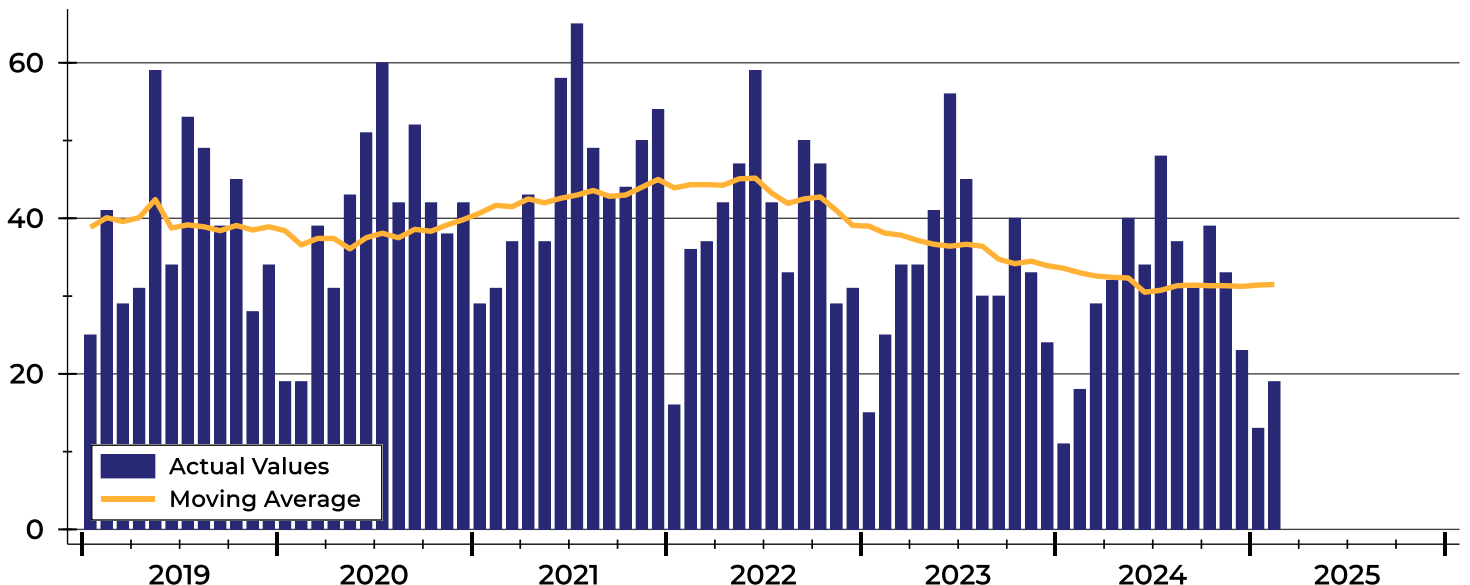
Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		19	18	5.6%	32	29	10.3%
Volume (1,000s)		4,267	3,085	38.3%	6,788	5,223	30.0%
Months' Supply		1.7	1.0	70.0%	N/A	N/A	N/A
Average	Sale Price	224,595	171,404	31.0%	212,125	180,116	17.8%
	Days on Market	47	24	95.8%	102	33	209.1%
	Percent of List	94.2%	96.1%	-2.0%	95.3%	95.9%	-0.6%
	Percent of Original	90.8%	95.8%	-5.2%	91.5%	94.8%	-3.5%
Median	Sale Price	250,000	156,450	59.8%	227,500	159,900	42.3%
	Days on Market	27	5	440.0%	27	18	50.0%
	Percent of List	95.6%	100.0%	-4.4%	97.0%	98.4%	-1.4%
	Percent of Original	95.3%	97.9%	-2.7%	93.9%	97.3%	-3.5%

A total of 19 homes sold in the Emporia area in February, up from 18 units in February 2024. Total sales volume rose to \$4.3 million compared to \$3.1 million in the previous year.

The median sales price in February was \$250,000, up 59.8% compared to the prior year. Median days on market was 27 days, up from 26 days in January, and up from 5 in February 2024.

## History of Closed Listings

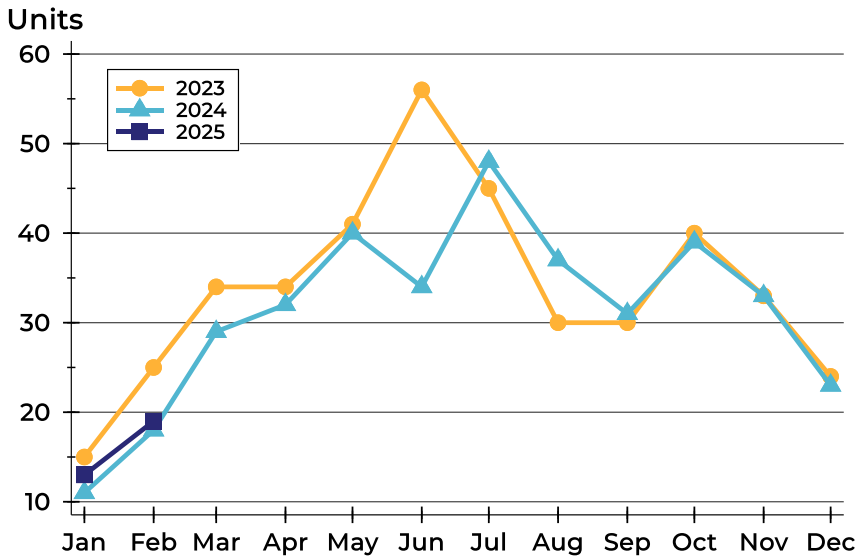
Units





## Emporia Area Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	15	11	13
February	25	18	19
March	34	29	
April	34	32	
May	41	40	
June	56	34	
July	45	48	
August	30	37	
September	30	31	
October	40	39	
November	33	33	
December	24	23	

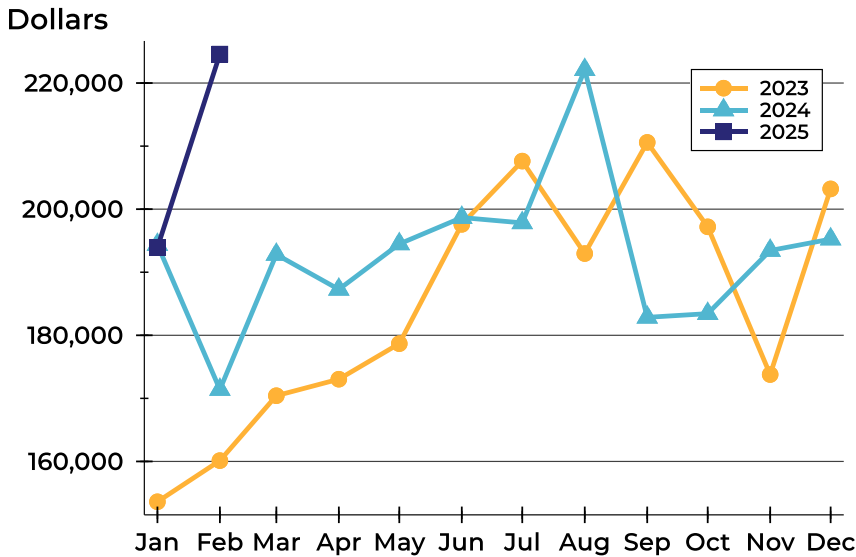
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.3%	0.0	27,000	27,000	36	36	71.2%	71.2%	71.2%	71.2%
\$50,000-\$99,999	2	10.5%	2.5	81,500	81,500	51	51	90.3%	90.3%	85.6%	85.6%
\$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	3	15.8%	1.0	161,300	159,000	17	16	95.4%	100.0%	92.6%	96.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	15.8%	1.2	234,333	238,000	45	39	95.5%	95.3%	93.7%	94.1%
\$250,000-\$299,999	7	36.8%	2.9	266,771	265,000	66	11	96.2%	98.2%	92.1%	98.2%
\$300,000-\$399,999	3	15.8%	2.3	341,000	329,000	35	6	97.2%	96.2%	93.1%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



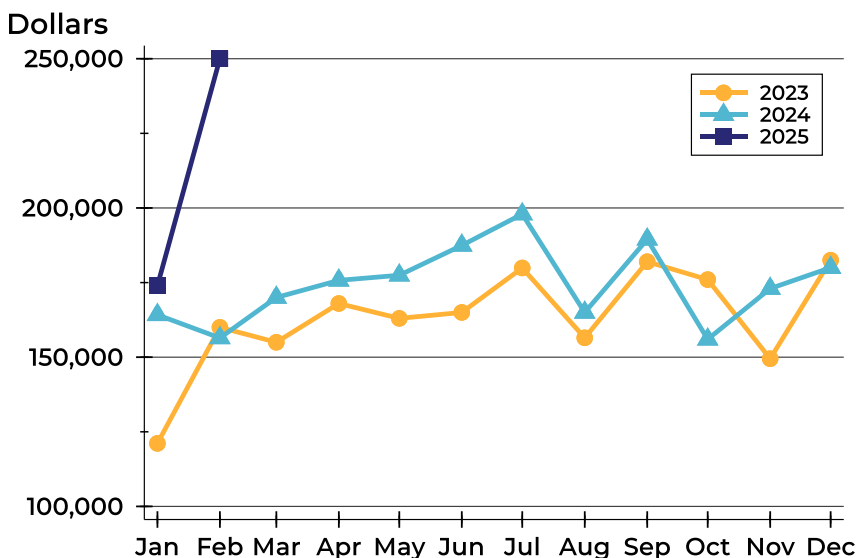
## Emporia Area Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	153,608	194,373	<b>193,901</b>
February	160,136	171,404	<b>224,595</b>
March	170,425	192,817	
April	173,044	187,284	
May	178,679	194,490	
June	197,596	198,674	
July	207,624	197,827	
August	192,967	222,109	
September	210,587	182,850	
October	197,204	183,438	
November	173,785	193,445	
December	203,217	195,252	

### Median Price



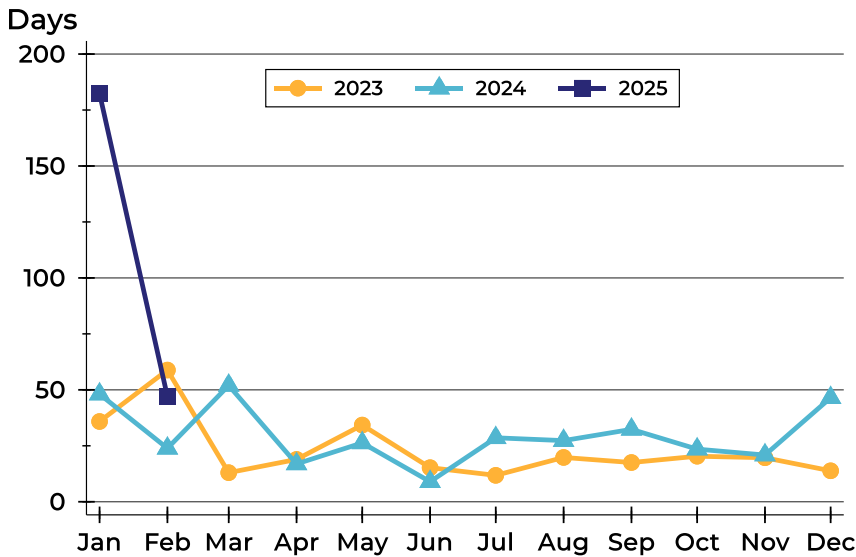
Month	2023	2024	2025
January	121,125	164,200	<b>173,958</b>
February	160,000	156,450	<b>250,000</b>
March	155,000	170,000	
April	168,000	175,750	
May	163,000	177,450	
June	165,000	187,450	
July	179,900	197,950	
August	156,500	165,000	
September	182,000	189,500	
October	176,000	156,000	
November	149,500	173,000	
December	182,500	180,000	





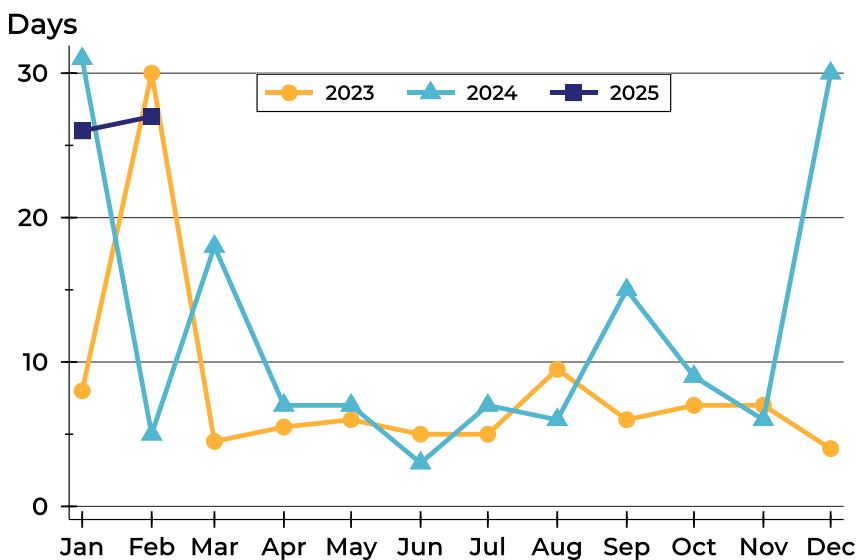
# Emporia Area Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	36	48	<b>182</b>
February	59	24	<b>47</b>
March	13	52	
April	19	17	
May	34	26	
June	15	9	
July	12	29	
August	20	27	
September	18	32	
October	20	24	
November	20	21	
December	14	46	

## Median DOM



Month	2023	2024	2025
January	8	31	<b>26</b>
February	30	5	<b>27</b>
March	5	18	
April	6	7	
May	6	7	
June	5	3	
July	5	7	
August	10	6	
September	6	15	
October	7	9	
November	7	6	
December	4	30	



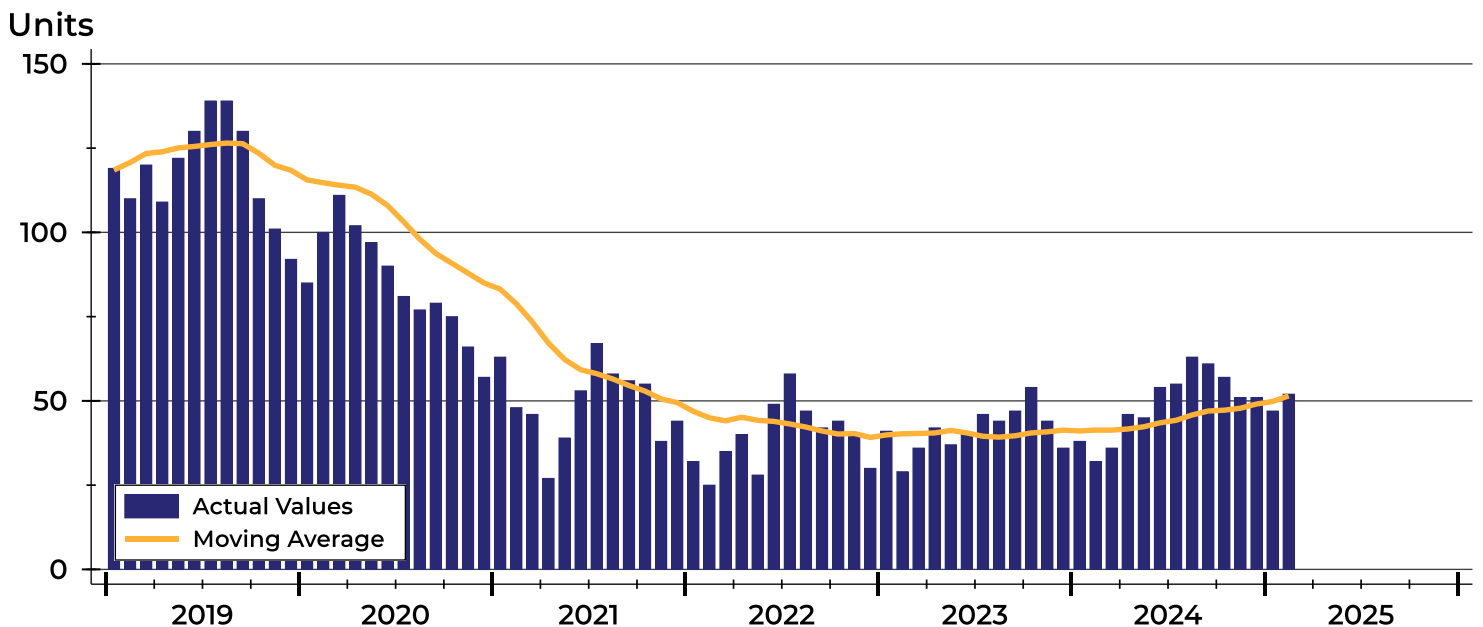
# Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		52	32	62.5%
Volume (1,000s)		13,055	7,318	78.4%
Months' Supply		1.7	1.0	70.0%
Average	List Price	251,065	228,702	9.8%
	Days on Market	67	71	-5.6%
	Percent of Original	97.6%	96.9%	0.7%
Median	List Price	229,900	212,500	8.2%
	Days on Market	43	57	-24.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 52 homes were available for sale in the Emporia area at the end of February. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of February was \$229,900, up 8.2% from 2024. The typical time on market for active listings was 43 days, down from 57 days a year earlier.

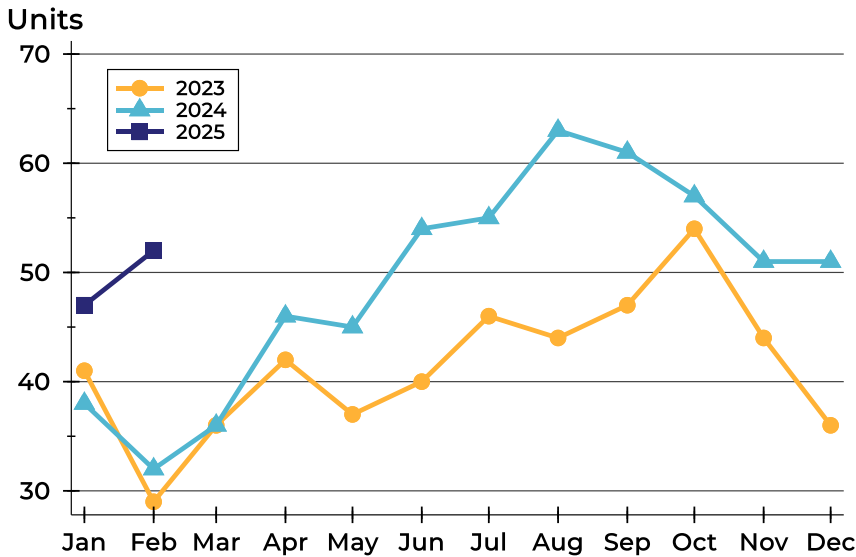
## History of Active Listings





## Emporia Area Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
January	41	38	<b>47</b>
February	29	32	<b>52</b>
March	36	36	
April	42	46	
May	37	45	
June	40	54	
July	46	55	
August	44	63	
September	47	61	
October	54	57	
November	44	51	
December	36	51	

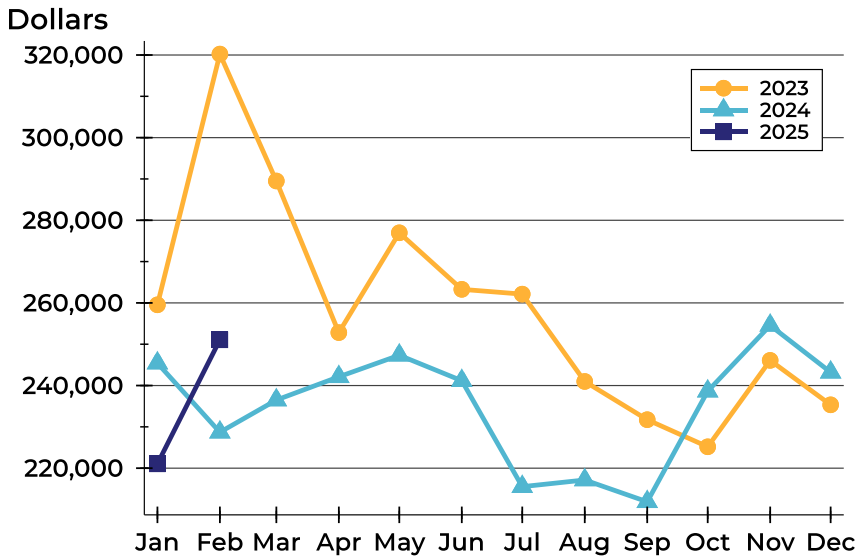
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	9	17.3%	2.5	81,400	79,900	77	45	93.2%	93.7%
\$100,000-\$124,999	1	1.9%	N/A	114,900	114,900	39	39	100.0%	100.0%
\$125,000-\$149,999	3	5.8%	N/A	139,233	138,900	101	75	97.7%	99.3%
\$150,000-\$174,999	5	9.6%	1.0	167,480	167,500	65	2	98.3%	100.0%
\$175,000-\$199,999	5	9.6%	N/A	183,540	183,000	80	47	95.5%	95.2%
\$200,000-\$249,999	6	11.5%	1.2	226,565	229,900	46	7	100.0%	100.0%
\$250,000-\$299,999	10	19.2%	2.9	283,890	287,400	42	33	99.3%	100.0%
\$300,000-\$399,999	7	13.5%	2.3	345,086	339,000	73	45	97.7%	99.5%
\$400,000-\$499,999	3	5.8%	N/A	451,600	449,900	101	124	98.6%	98.9%
\$500,000-\$749,999	3	5.8%	N/A	688,789	717,468	76	43	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



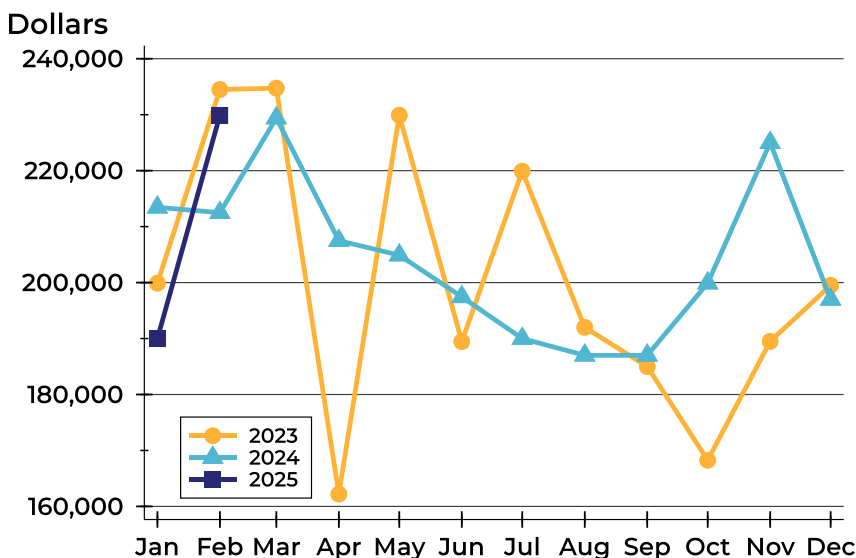
## Emporia Area Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	259,538	245,424	<b>221,040</b>
<b>February</b>	320,231	228,702	<b>251,065</b>
<b>March</b>	289,508	236,489	
<b>April</b>	252,814	242,116	
<b>May</b>	276,970	247,332	
<b>June</b>	263,288	241,171	
<b>July</b>	262,126	215,529	
<b>August</b>	240,991	217,145	
<b>September</b>	231,733	211,868	
<b>October</b>	225,176	238,630	
<b>November</b>	246,093	254,557	
<b>December</b>	235,333	243,214	

### Median Price

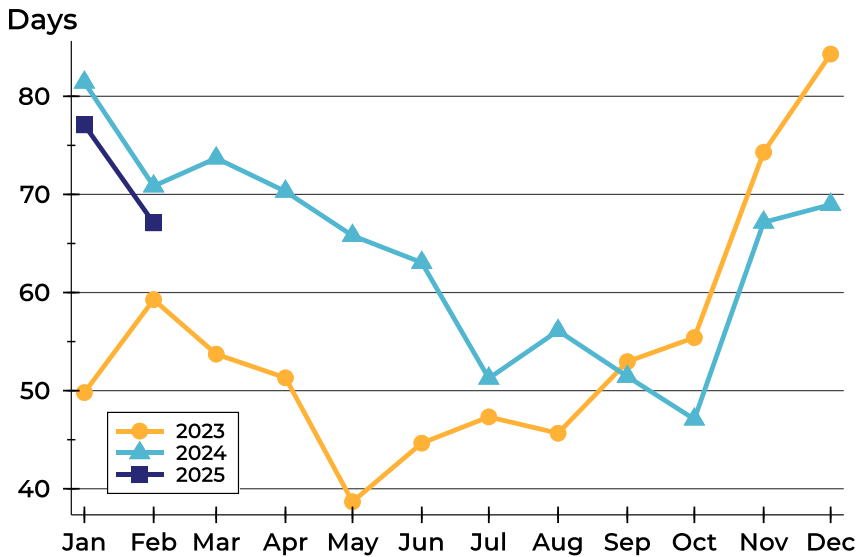


Month	2023	2024	2025
<b>January</b>	199,900	213,450	<b>190,000</b>
<b>February</b>	234,500	212,500	<b>229,900</b>
<b>March</b>	234,750	229,400	
<b>April</b>	162,200	207,500	
<b>May</b>	229,900	204,900	
<b>June</b>	189,450	197,450	
<b>July</b>	219,900	189,999	
<b>August</b>	192,000	187,000	
<b>September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



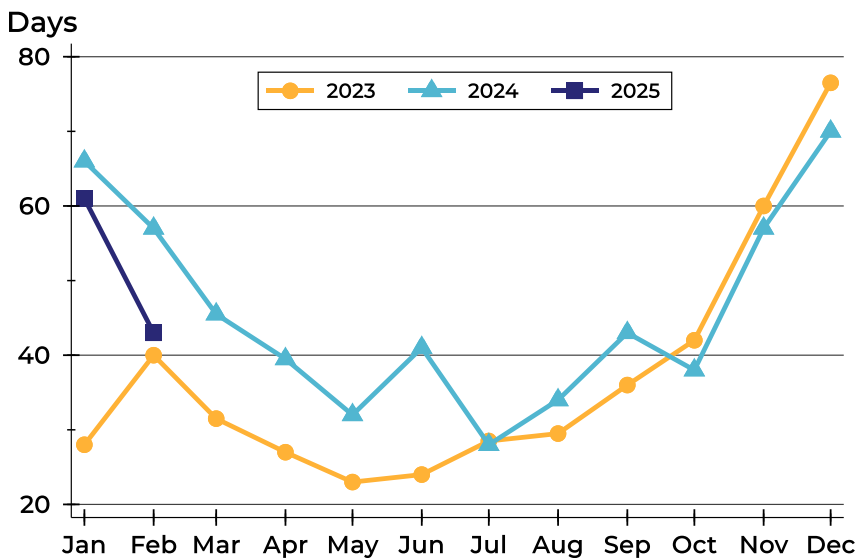
# Emporia Area Active Listings Analysis

## Average DOM



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

## Median DOM

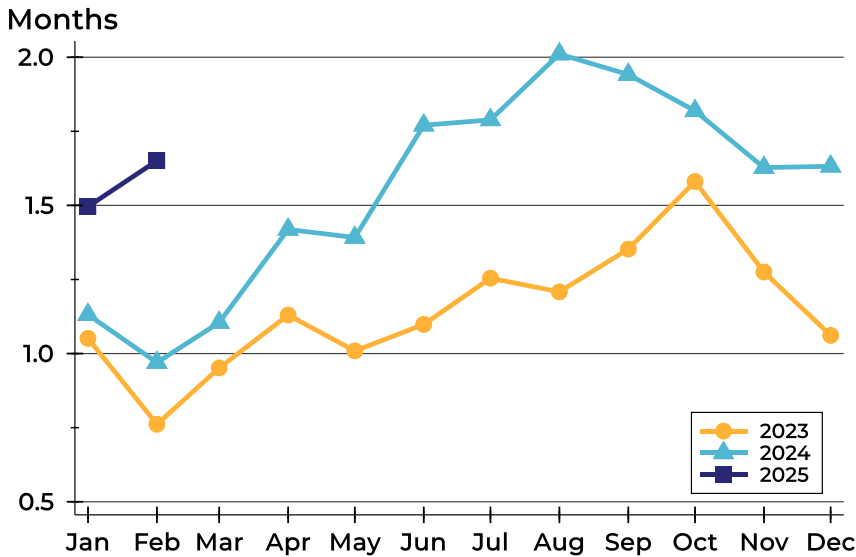


Month	2023	2024	2025
January	28	66	<b>61</b>
February	40	57	<b>43</b>
March	32	46	
April	27	40	
May	23	32	
June	24	41	
July	29	28	
August	30	34	
September	36	43	
October	42	38	
November	60	57	
December	77	70	



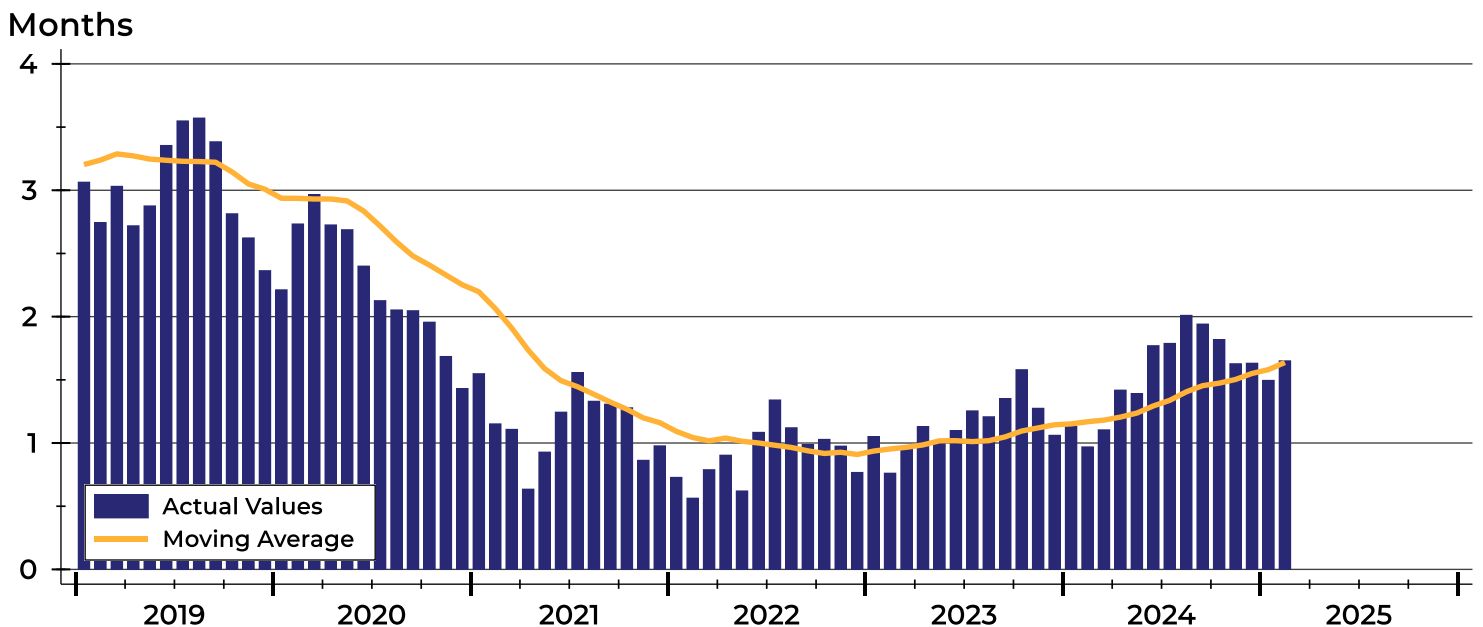
# Emporia Area Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.1	1.5
February	0.8	1.0	1.7
March	1.0	1.1	
April	1.1	1.4	
May	1.0	1.4	
June	1.1	1.8	
July	1.3	1.8	
August	1.2	2.0	
September	1.4	1.9	
October	1.6	1.8	
November	1.3	1.6	
December	1.1	1.6	

## History of Month's Supply





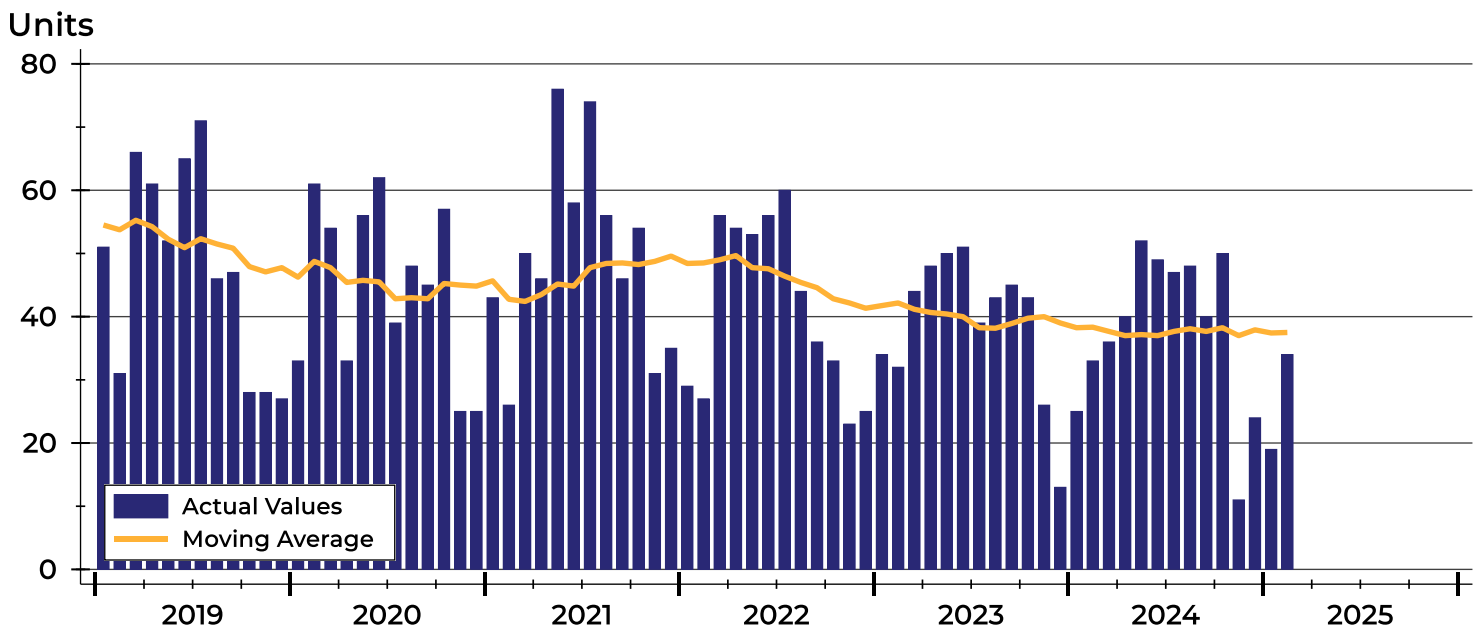
# Emporia Area New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	34	33	3.0%
	Volume (1,000s)	8,137	6,844	18.9%
	Average List Price	239,319	207,400	15.4%
	Median List Price	227,400	180,000	26.3%
Year-to-Date	New Listings	53	58	-8.6%
	Volume (1,000s)	12,119	12,808	-5.4%
	Average List Price	228,656	220,824	3.5%
	Median List Price	224,900	183,000	22.9%

A total of 34 new listings were added in the Emporia area during February, up 3.0% from the same month in 2024. Year-to-date the Emporia area has seen 53 new listings.

The median list price of these homes was \$227,400 up from \$180,000 in 2024.

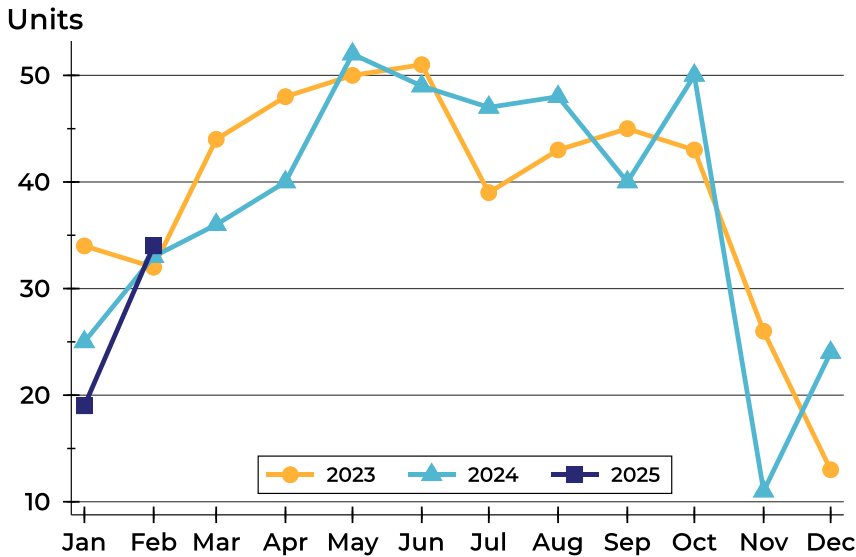
## History of New Listings





## Emporia Area New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	34	25	19
February	32	33	34
March	44	36	
April	48	40	
May	50	52	
June	51	49	
July	39	47	
August	43	48	
September	45	40	
October	43	50	
November	26	11	
December	13	24	

### New Listings by Price Range

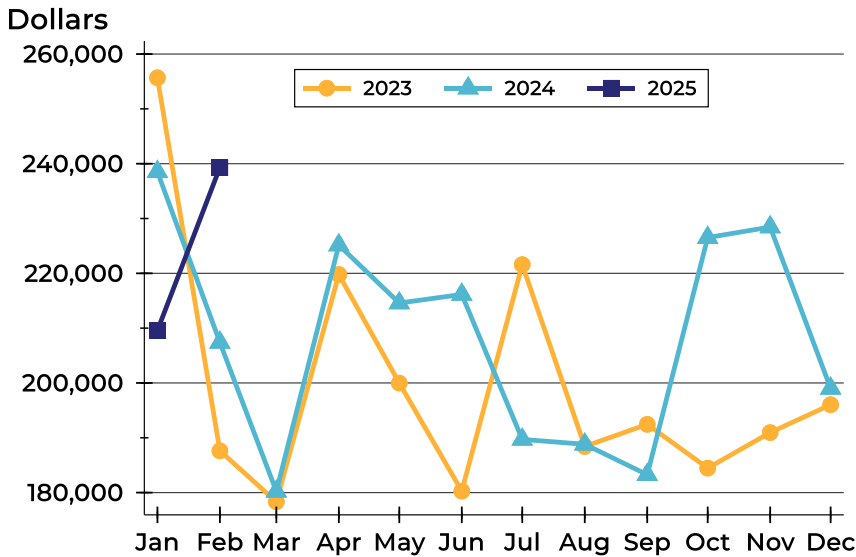
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	5.9%	85,000	85,000	21	21	100.0%	100.0%
\$100,000-\$124,999	1	2.9%	114,900	114,900	1	1	100.0%	100.0%
\$125,000-\$149,999	2	5.9%	141,200	141,200	4	4	100.0%	100.0%
\$150,000-\$174,999	4	11.8%	167,725	168,750	6	7	100.0%	100.0%
\$175,000-\$199,999	5	14.7%	184,860	183,000	15	11	99.5%	100.0%
\$200,000-\$249,999	8	23.5%	228,024	229,900	12	10	100.0%	100.0%
\$250,000-\$299,999	7	20.6%	280,057	284,900	6	7	99.5%	100.0%
\$300,000-\$399,999	3	8.8%	340,800	339,000	24	21	95.7%	96.9%
\$400,000-\$499,999	1	2.9%	449,900	449,900	28	28	100.0%	100.0%
\$500,000-\$749,999	1	2.9%	717,468	717,468	22	22	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





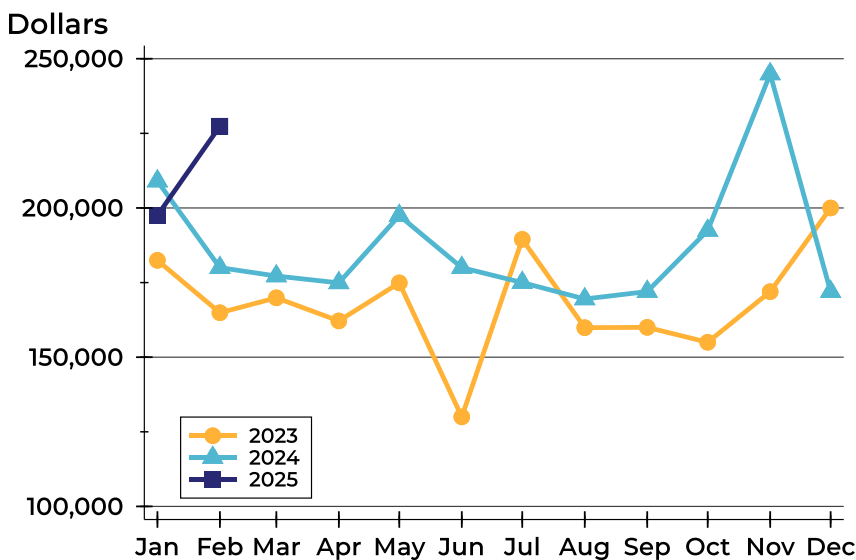
# Emporia Area New Listings Analysis

## Average Price



Month	2023	2024	2025
January	255,681	238,544	<b>209,574</b>
February	187,622	207,400	<b>239,319</b>
March	178,327	180,226	
April	219,792	225,156	
May	199,980	214,582	
June	180,267	216,149	
July	221,597	189,706	
August	188,419	188,815	
September	192,454	183,268	
October	184,469	226,522	
November	190,950	228,445	
December	196,038	199,013	

## Median Price



Month	2023	2024	2025
January	182,450	209,000	<b>197,500</b>
February	164,900	180,000	<b>227,400</b>
March	169,900	177,200	
April	162,150	174,900	
May	174,900	197,450	
June	130,000	180,000	
July	189,500	175,000	
August	159,900	169,500	
September	160,000	172,000	
October	155,000	192,450	
November	171,950	244,900	
December	200,000	171,950	



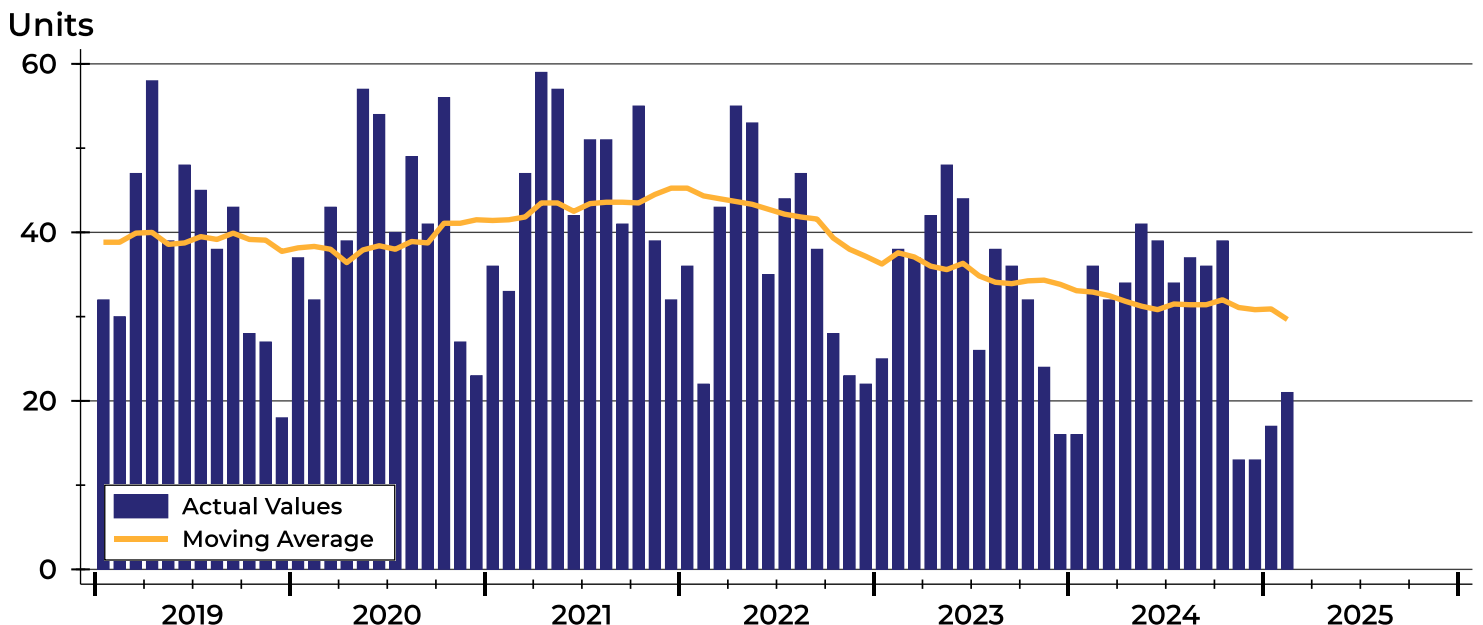
## Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>21</b>	36	-41.7%	<b>38</b>	52	-26.9%
Volume (1,000s)		<b>4,114</b>	7,293	-43.6%	<b>8,972</b>	10,888	-17.6%
Average	Sale Price	<b>195,886</b>	202,575	-3.3%	<b>236,105</b>	209,383	12.8%
	Days on Market	<b>40</b>	39	2.6%	<b>42</b>	34	23.5%
	Percent of Original	<b>96.1%</b>	95.7%	0.4%	<b>94.6%</b>	95.8%	-1.3%
Median	Sale Price	<b>187,500</b>	169,450	10.7%	<b>230,450</b>	177,200	30.1%
	Days on Market	<b>9</b>	8	12.5%	<b>12</b>	8	50.0%
	Percent of Original	<b>100.0%</b>	96.0%	4.2%	<b>99.0%</b>	96.5%	2.6%

A total of 21 contracts for sale were written in the Emporia area during the month of February, down from 36 in 2024. The median list price of these homes was \$187,500, up from \$169,450 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 8 days in February 2024.

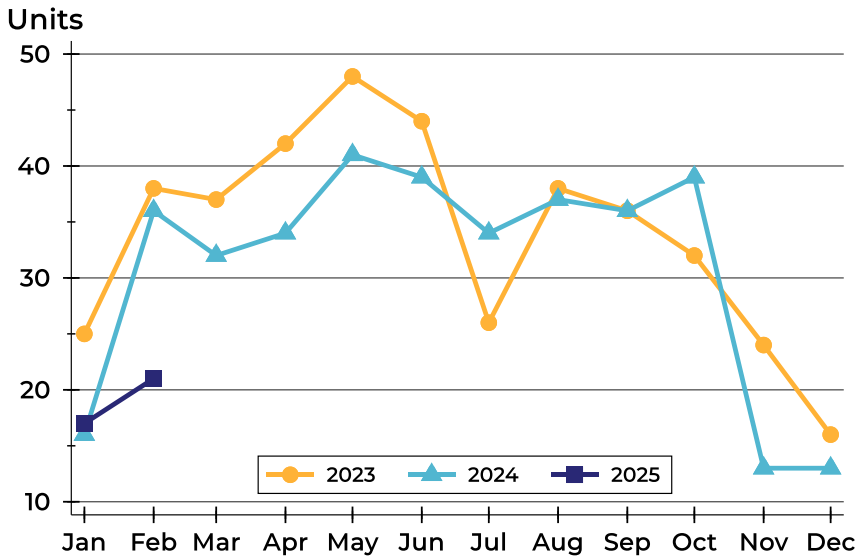
## History of Contracts Written





## Emporia Area Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	25	16	17
February	38	36	21
March	37	32	
April	42	34	
May	48	41	
June	44	39	
July	26	34	
August	38	37	
September	36	36	
October	32	39	
November	24	13	
December	16	13	

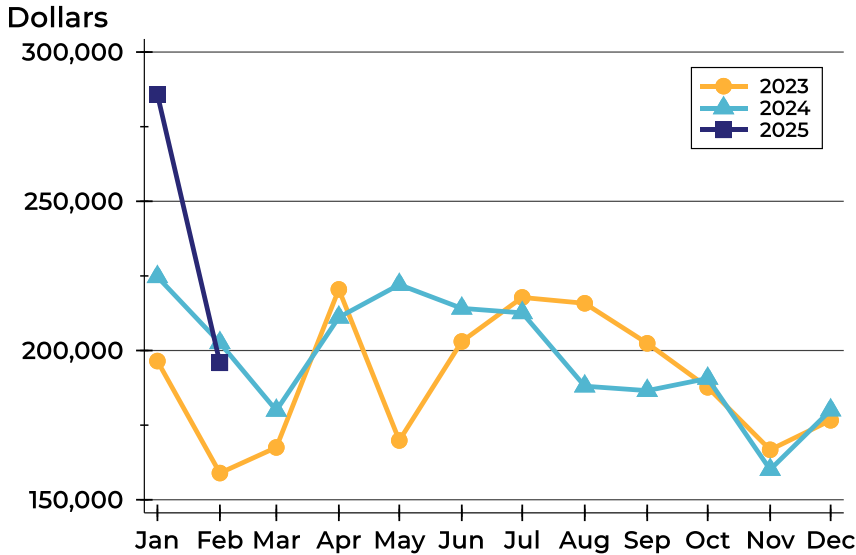
### Contracts Written by Price Range

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	1	4.8%	92,900	92,900	177	177	84.5%	84.5%
\$100,000-\$124,999	3	14.3%	114,900	114,900	57	51	94.7%	92.3%
\$125,000-\$149,999	3	14.3%	139,100	137,500	31	20	97.6%	100.0%
\$150,000-\$174,999	1	4.8%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	19.0%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	5	23.8%	235,940	244,900	26	9	98.3%	100.0%
\$250,000-\$299,999	3	14.3%	286,900	295,900	3	3	100.0%	100.0%
\$300,000-\$399,999	1	4.8%	319,000	319,000	122	122	75.8%	75.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



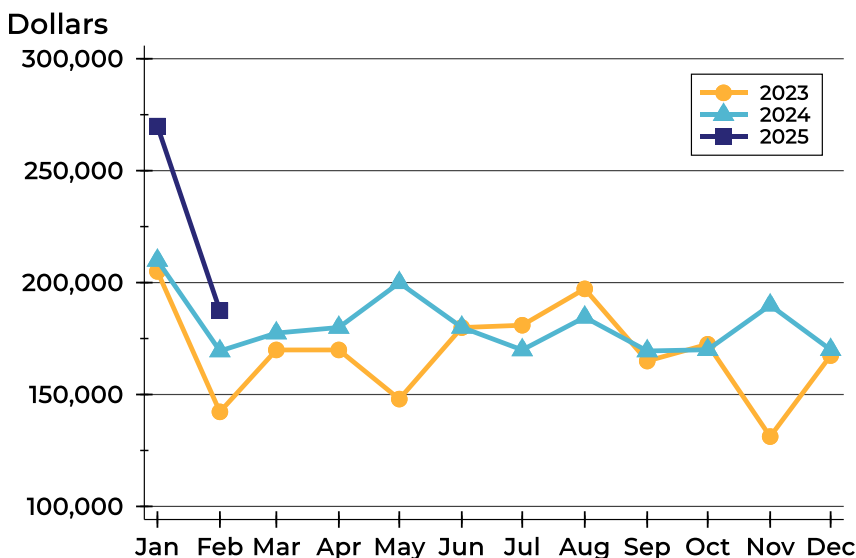
# Emporia Area Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	196,480	224,700	<b>285,788</b>
February	158,949	202,575	<b>195,886</b>
March	167,535	179,919	
April	220,486	211,119	
May	169,863	222,084	
June	203,027	214,129	
July	217,796	212,612	
August	215,824	188,051	
September	202,414	186,564	
October	187,672	190,651	
November	166,738	160,108	
December	176,619	180,031	

## Median Price

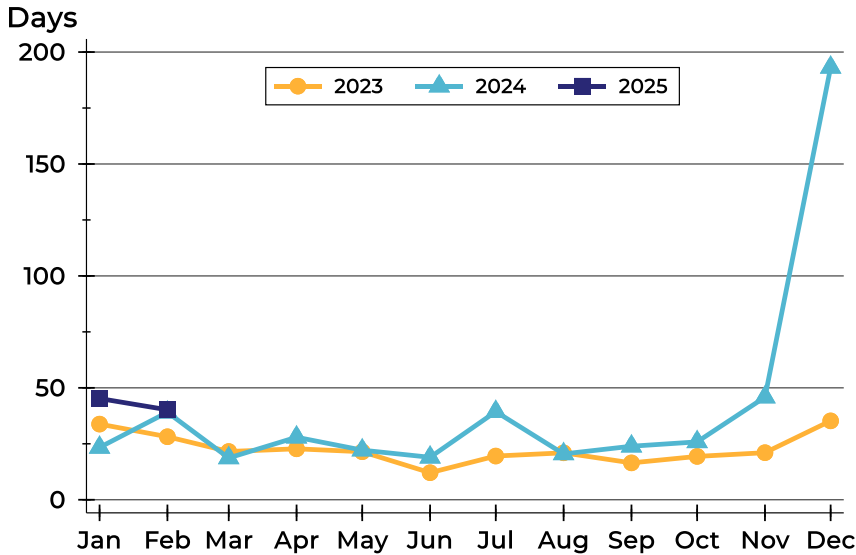


Month	2023	2024	2025
January	205,000	209,900	<b>269,900</b>
February	142,250	169,450	<b>187,500</b>
March	169,900	177,450	
April	169,900	179,950	
May	147,950	199,900	
June	179,900	180,000	
July	180,950	169,900	
August	197,200	184,500	
September	164,950	169,450	
October	172,450	170,000	
November	131,200	189,900	
December	167,400	170,000	



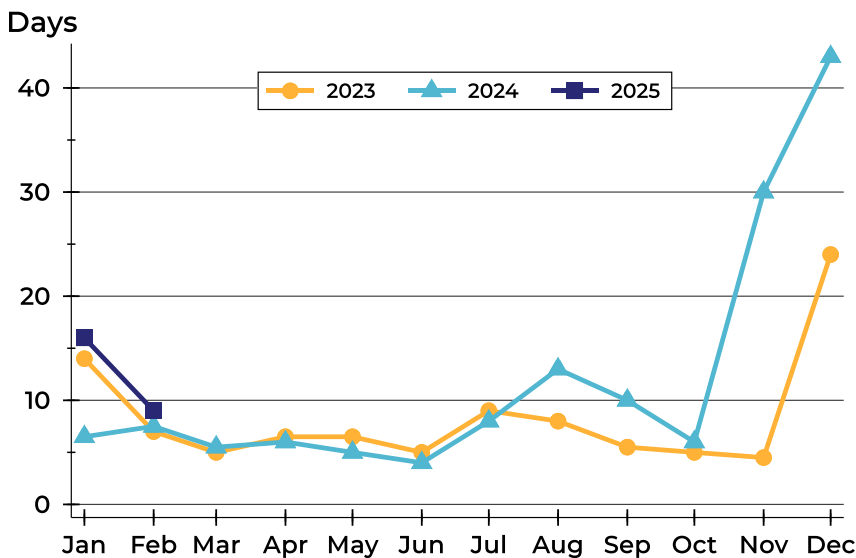
# Emporia Area Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	34	23	45
February	28	39	40
March	22	19	
April	23	28	
May	21	22	
June	12	19	
July	20	39	
August	21	20	
September	16	24	
October	19	26	
November	21	46	
December	35	193	

## Median DOM



Month	2023	2024	2025
January	14	7	16
February	7	8	9
March	5	6	
April	7	6	
May	7	5	
June	5	4	
July	9	8	
August	8	13	
September	6	10	
October	5	6	
November	5	30	
December	24	43	



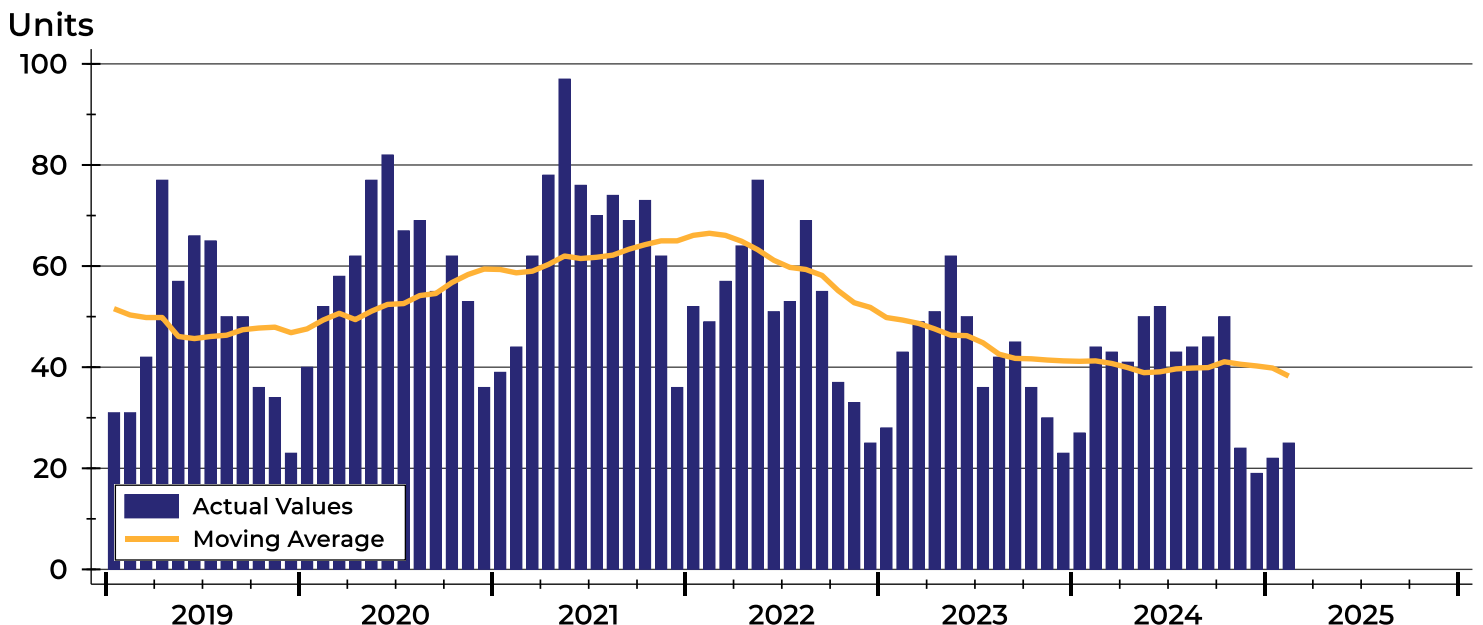
# Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		25	44	-43.2%
Volume (1,000s)		5,527	9,117	-39.4%
Average	List Price	221,064	207,211	6.7%
	Days on Market	34	45	-24.4%
	Percent of Original	97.8%	99.7%	-1.9%
Median	List Price	178,000	172,200	3.4%
	Days on Market	9	15	-40.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 25 listings in the Emporia area had contracts pending at the end of February, down from 44 contracts pending at the end of February 2024.

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

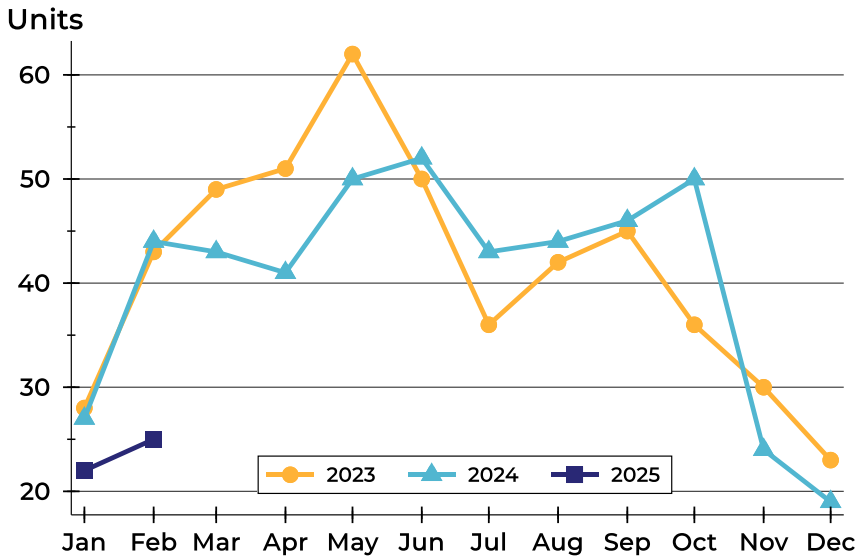
## History of Pending Contracts





## Emporia Area Pending Contracts Analysis

### Pending Contracts by Month



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

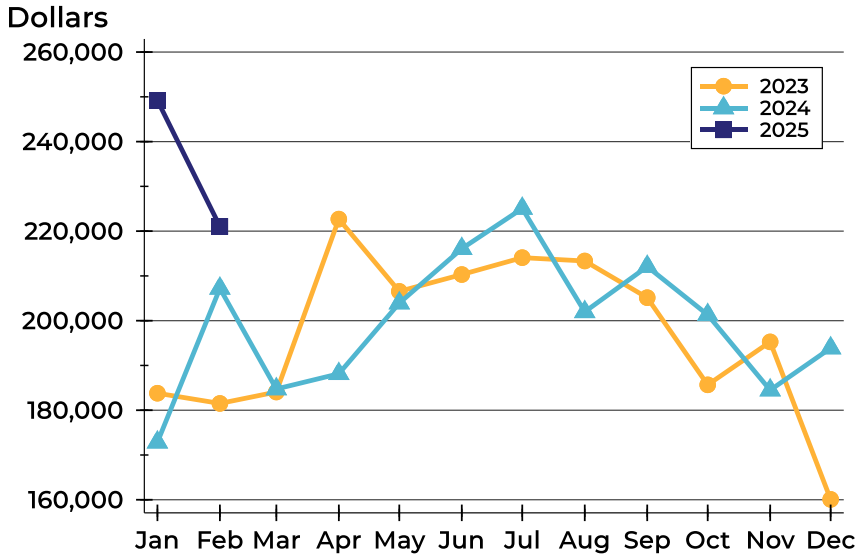
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	12.0%	75,767	69,400	94	106	94.6%	99.3%
\$100,000-\$124,999	4	16.0%	115,800	116,700	45	29	96.0%	96.2%
\$125,000-\$149,999	4	16.0%	140,575	141,250	23	12	98.2%	100.0%
\$150,000-\$174,999	1	4.0%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	16.0%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	4	16.0%	233,700	234,950	12	8	100.0%	100.0%
\$250,000-\$299,999	2	8.0%	297,900	297,900	4	4	100.0%	100.0%
\$300,000-\$399,999	1	4.0%	309,900	309,900	9	9	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.0%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	1	4.0%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



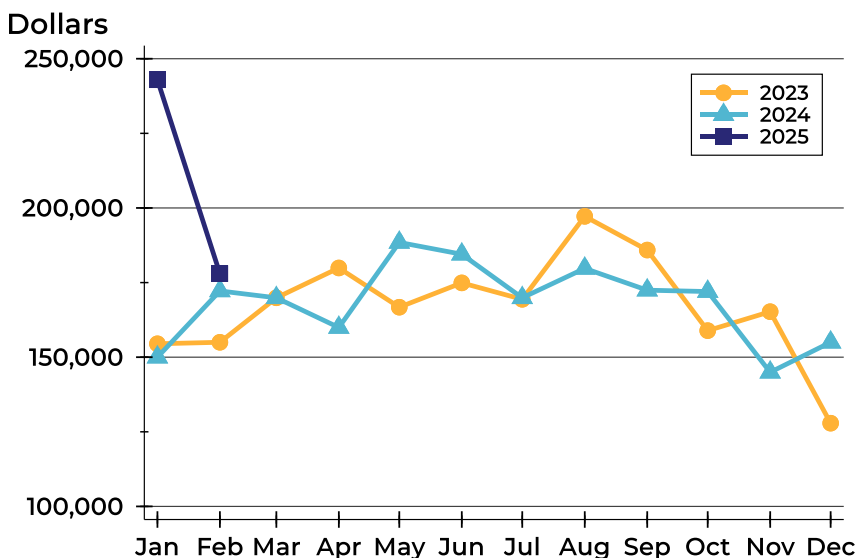
# Emporia Area Pending Contracts Analysis

## Average Price



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

## Median Price



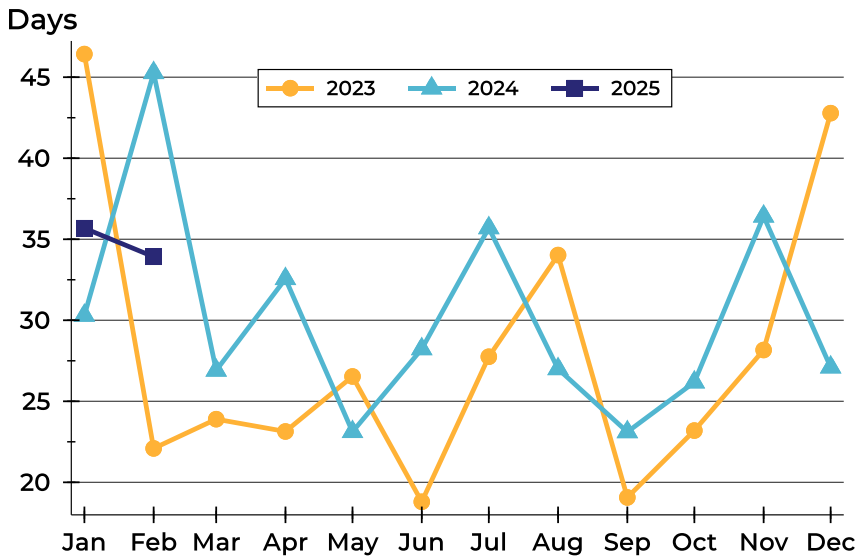
Month	2023	2024	2025
January	154,500	150,000	<b>242,950</b>
February	155,000	172,200	<b>178,000</b>
March	169,900	169,900	
April	179,900	159,950	
May	166,750	188,450	
June	174,900	184,500	
July	169,400	169,900	
August	197,200	179,750	
September	185,900	172,450	
October	158,900	172,000	
November	165,250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





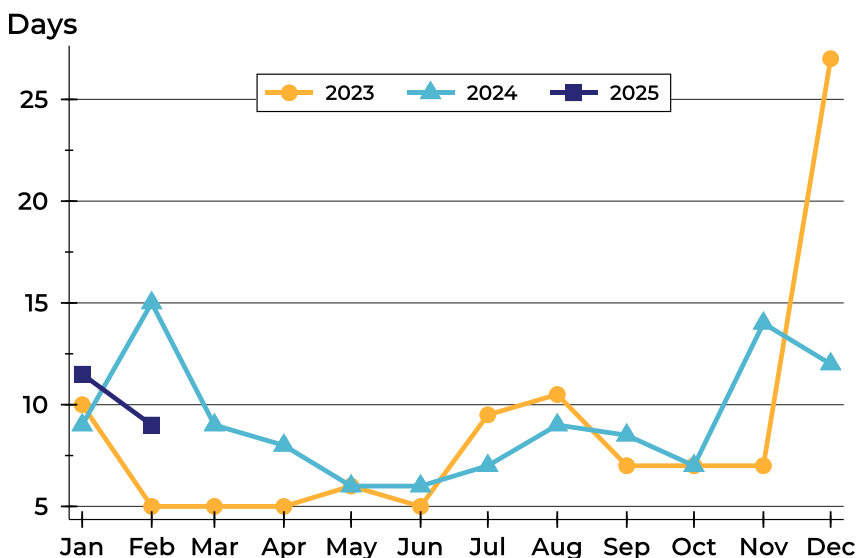
## Emporia Area Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2023	2024	2025
January	10	9	<b>12</b>
February	5	15	<b>9</b>
March	5	9	
April	5	8	
May	6	6	
June	5	6	
July	10	7	
August	11	9	
September	7	9	
October	7	7	
November	7	14	
December	27	12	



## Greenwood County Housing Report



### Market Overview

#### Greenwood County Home Sales Fell in February

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

The median sale price in February 2024 was \$38,000. Homes that sold in this same period were typically on the market for 20 days and sold for 69.2% of their list prices.

#### Greenwood County Active Listings Remain the Same at End of February

The total number of active listings in Greenwood County at the end of February was 2 units, the same as in February 2024. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of February was \$35,000.

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

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## Greenwood County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year	<b>0</b> -100.0%	<b>1</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%	<b>1</b> N/A	<b>0</b> N/A	
<b>Active Listings</b> Change from prior year	<b>2</b> 0.0%	<b>2</b> 100.0%	<b>1</b> 0.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Months' Supply</b> Change from prior year	<b>3.4</b> 54.5%	<b>2.2</b> 46.7%	<b>1.5</b> 87.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>New Listings</b> Change from prior year	<b>0</b> -100.0%	<b>1</b> N/A	<b>0</b> -100.0%	<b>0</b> -100.0%	<b>2</b> 100.0%	<b>1</b> 0.0%	
<b>Contracts Written</b> Change from prior year	<b>2</b> 100.0%	<b>1</b> 0.0%	<b>1</b> 0.0%	<b>2</b> 100.0%	<b>1</b> -66.7%	<b>3</b> 200.0%	
<b>Pending Contracts</b> Change from prior year	<b>2</b> N/A	<b>0</b> -100.0%	<b>2</b> 100.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
<b>Sales Volume (1,000s)</b> Change from prior year	<b>0</b> -100.0%	<b>38</b> N/A	<b>0</b> N/A	<b>0</b> -100.0%	<b>38</b> N/A	<b>0</b> N/A	
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>N/A</b> N/A	<b>38,000</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>38,000</b> N/A	<b>N/A</b> N/A
	<b>List Price of Actives</b> Change from prior year	<b>35,000</b> -49.6%	<b>69,500</b> -35.0%	<b>107,000</b> -27.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>N/A</b> N/A	<b>20</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>20</b> N/A	<b>N/A</b> N/A
	<b>Percent of List</b> Change from prior year	<b>N/A</b> N/A	<b>69.2%</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>69.2%</b> N/A	<b>N/A</b> N/A
	<b>Percent of Original</b> Change from prior year	<b>N/A</b> N/A	<b>63.4%</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>63.4%</b> N/A	<b>N/A</b> N/A
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>N/A</b> N/A	<b>38,000</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>38,000</b> N/A	<b>N/A</b> N/A
	<b>List Price of Actives</b> Change from prior year	<b>35,000</b> -49.6%	<b>69,500</b> -35.0%	<b>107,000</b> -27.2%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>N/A</b> N/A	<b>20</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>20</b> N/A	<b>N/A</b> N/A
	<b>Percent of List</b> Change from prior year	<b>N/A</b> N/A	<b>69.2%</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>69.2%</b> N/A	<b>N/A</b> N/A
	<b>Percent of Original</b> Change from prior year	<b>N/A</b> N/A	<b>63.4%</b> N/A	<b>N/A</b> N/A	<b>N/A</b> N/A	<b>63.4%</b> N/A	<b>N/A</b> N/A

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



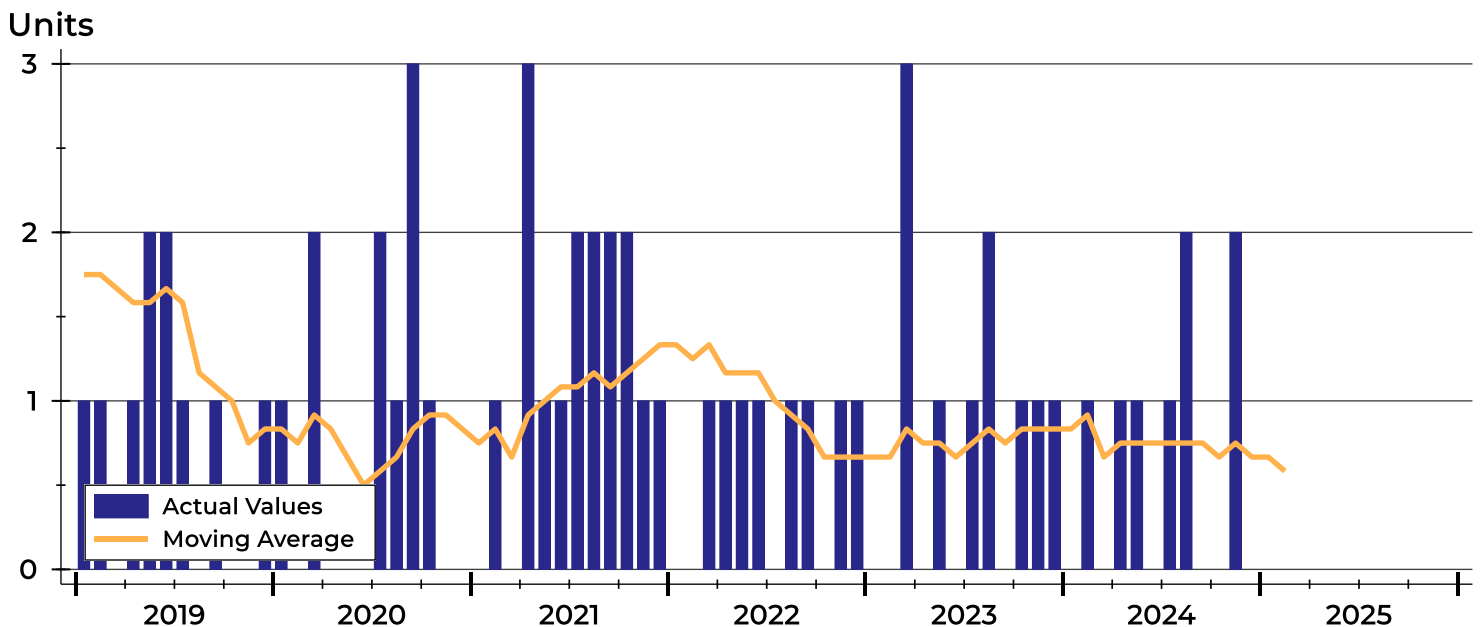
## Greenwood County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		0	1	-100.0%	0	1	-100.0%
Volume (1,000s)		0	38	-100.0%	0	38	-100.0%
Months' Supply		3.4	2.2	54.5%	N/A	N/A	N/A
Average	Sale Price	N/A	38,000	N/A	N/A	38,000	N/A
	Days on Market	N/A	20	N/A	N/A	20	N/A
	Percent of List	N/A	69.2%	N/A	N/A	69.2%	N/A
	Percent of Original	N/A	63.4%	N/A	N/A	63.4%	N/A
Median	Sale Price	N/A	38,000	N/A	N/A	38,000	N/A
	Days on Market	N/A	20	N/A	N/A	20	N/A
	Percent of List	N/A	69.2%	N/A	N/A	69.2%	N/A
	Percent of Original	N/A	63.4%	N/A	N/A	63.4%	N/A

A total of 0 homes sold in Greenwood County in February, down from 1 unit in February 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.0 million.

The median sales price in February 2024 was \$38,000. Median days on market for the same time period was 20 days.

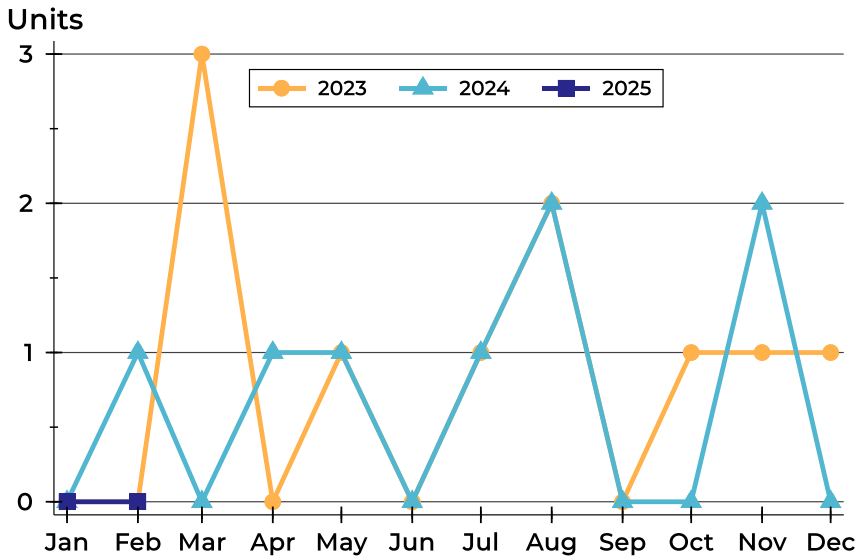
### History of Closed Listings





## Greenwood County Closed Listings Analysis

### Closed Listings by Month



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

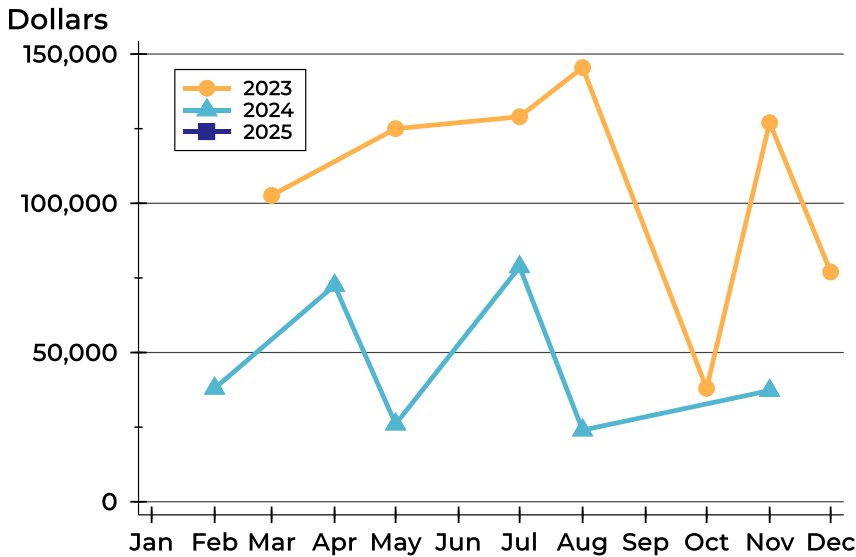
### Closed Listings by Price Range

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



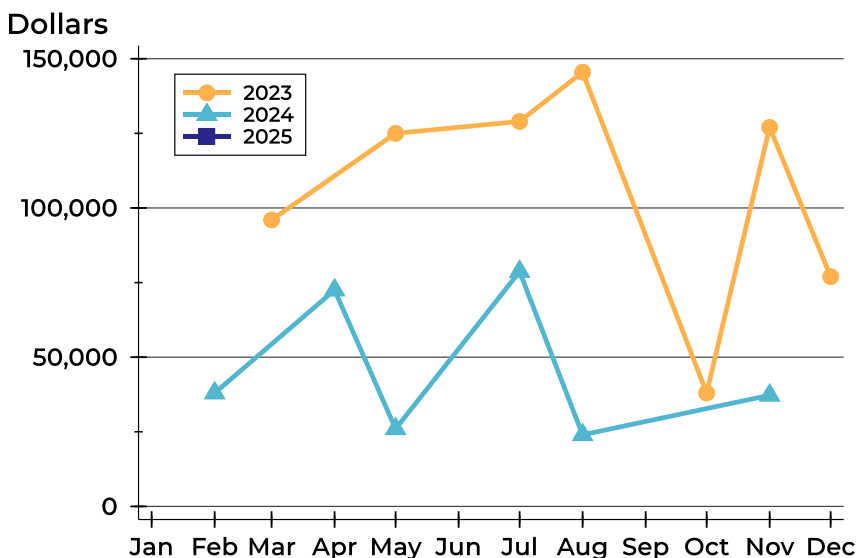
# Greenwood County Closed Listings Analysis

## Average Price



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

## Median Price

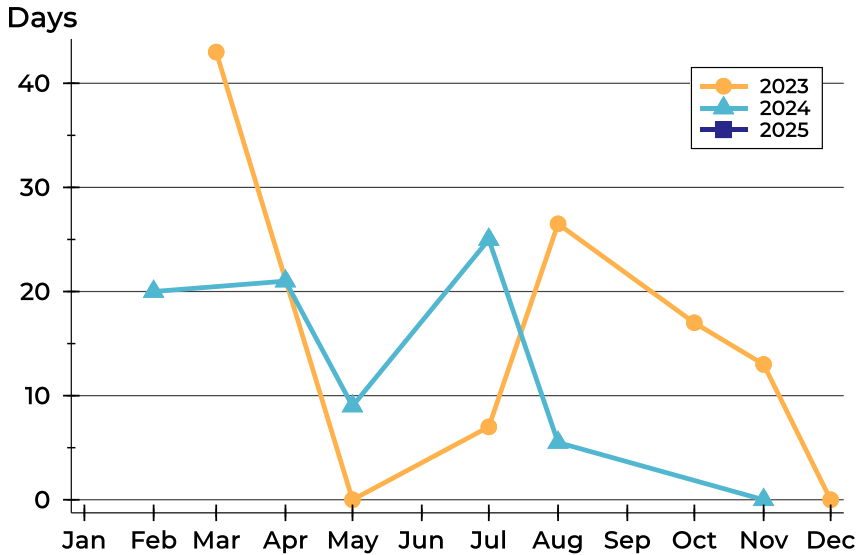


Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	N/A
April	N/A	72,500	N/A
May	125,000	26,000	N/A
June	N/A	N/A	N/A
July	129,000	78,700	N/A
August	145,500	24,000	N/A
September	N/A	N/A	N/A
October	38,000	N/A	N/A
November	127,000	37,250	N/A
December	77,000	N/A	N/A



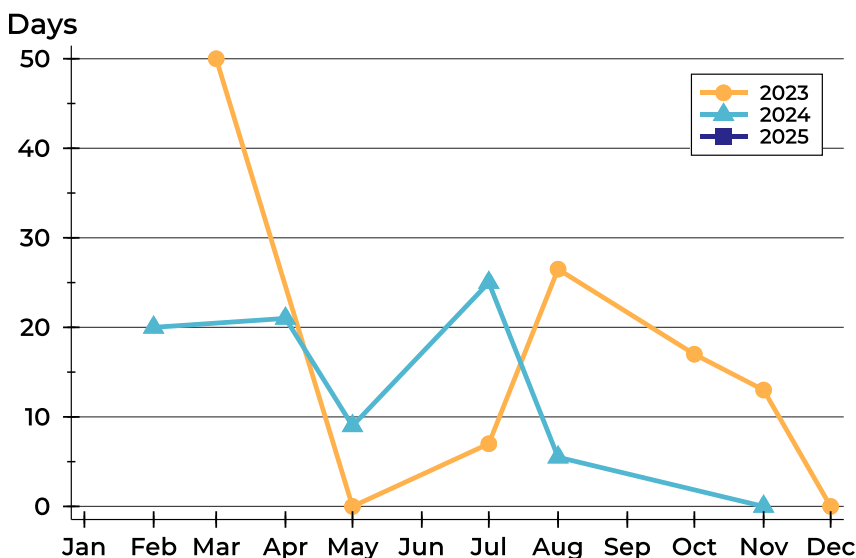
# Greenwood County Closed Listings Analysis

## Average DOM



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

## Median DOM



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



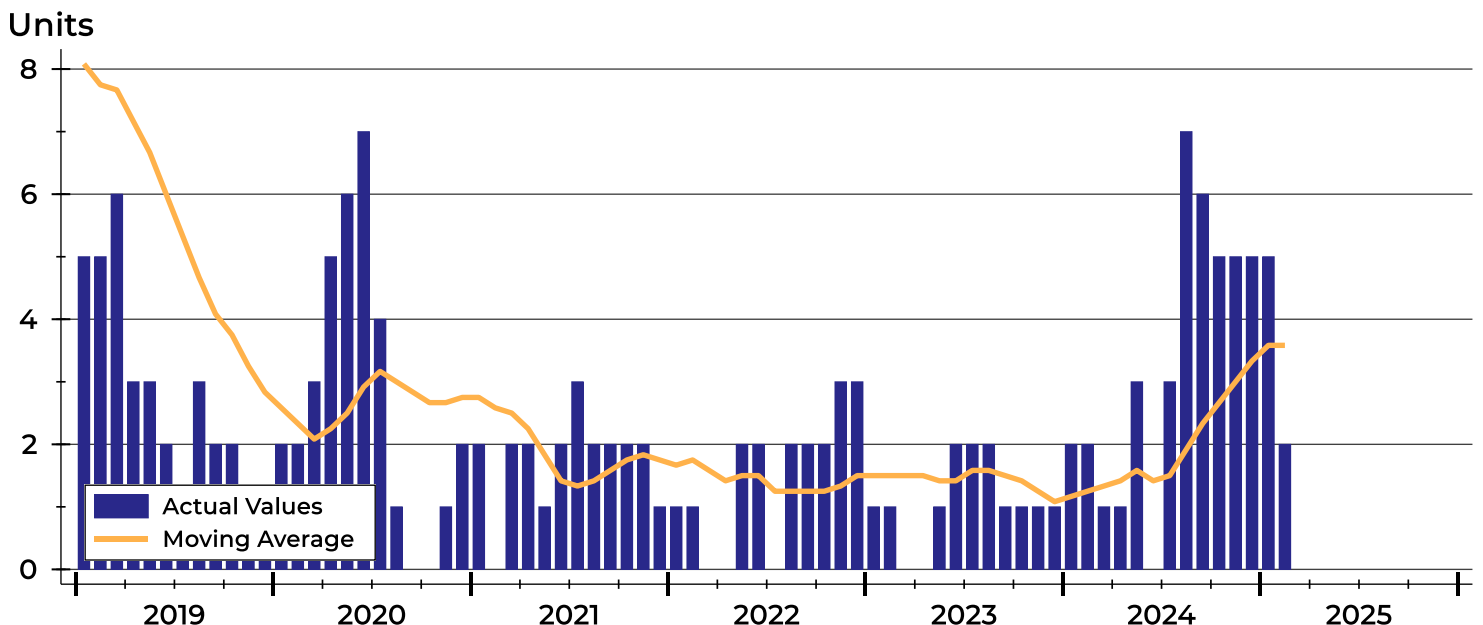
## Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		<b>2</b>	2	0.0%
Volume (1,000s)		<b>70</b>	139	-49.6%
Months' Supply		<b>3.4</b>	2.2	54.5%
Average	List Price	<b>35,000</b>	69,500	-49.6%
	Days on Market	<b>188</b>	78	141.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%
Median	List Price	<b>35,000</b>	69,500	-49.6%
	Days on Market	<b>188</b>	78	141.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 2 homes were available for sale in Greenwood County at the end of February. The months' supply of active listings cannot be calculated since there were no home sales in the previous month.

The median list price of homes on the market at the end of February was \$35,000, down 49.6% from 2024. The typical time on market for active listings was 188 days, up from 78 days a year earlier.

## History of Active Listings

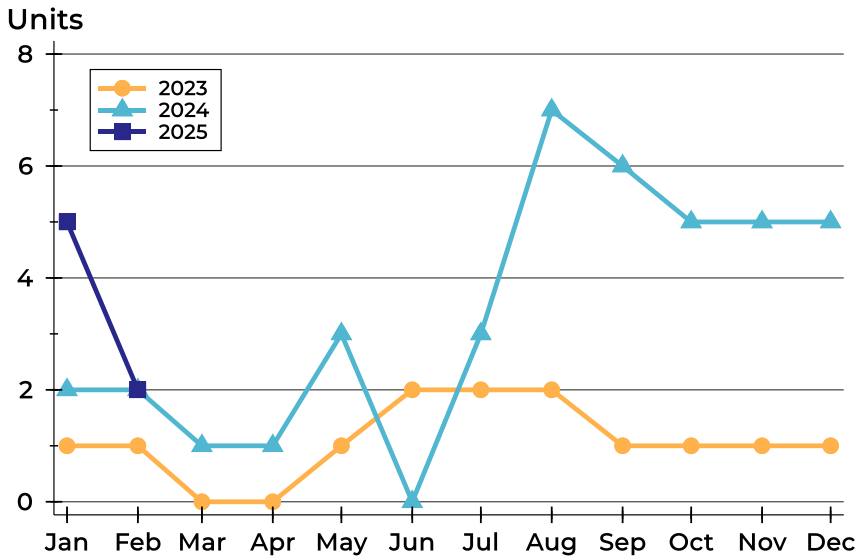






## Greenwood County Active Listings Analysis

### Active Listings by Month



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

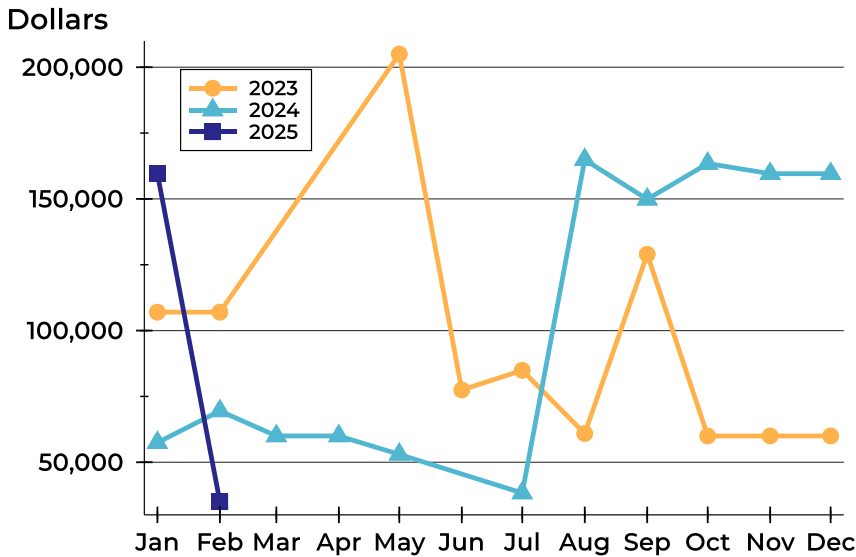
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	100.0%	N/A	35,000	35,000	188	188	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	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



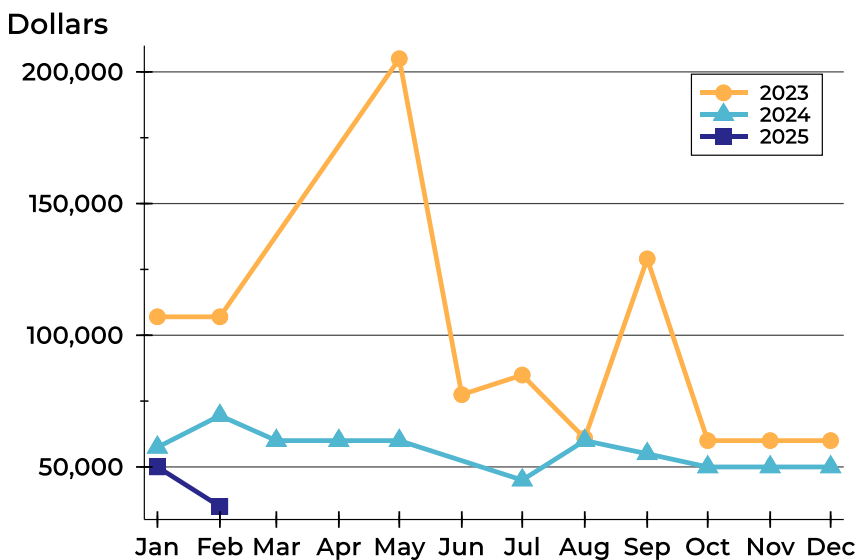
## Greenwood County Active Listings Analysis

### Average Price



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

### Median Price

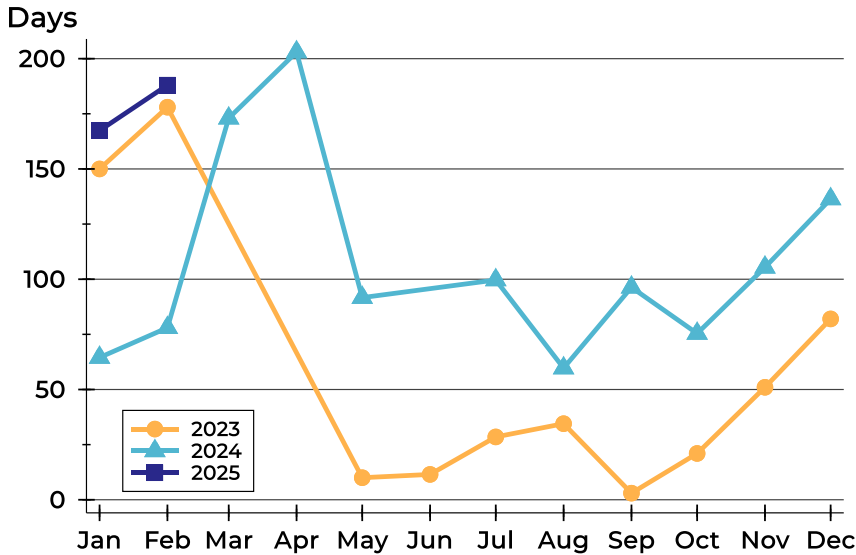


Month	2023	2024	2025
January	107,000	57,450	<b>49,995</b>
February	107,000	69,500	<b>35,000</b>
March	N/A	60,000	
April	N/A	60,000	
May	205,000	60,000	
June	77,450	N/A	
July	84,900	45,000	
August	60,900	60,000	
September	129,000	54,998	
October	60,000	49,995	
November	60,000	49,995	
December	60,000	49,995	



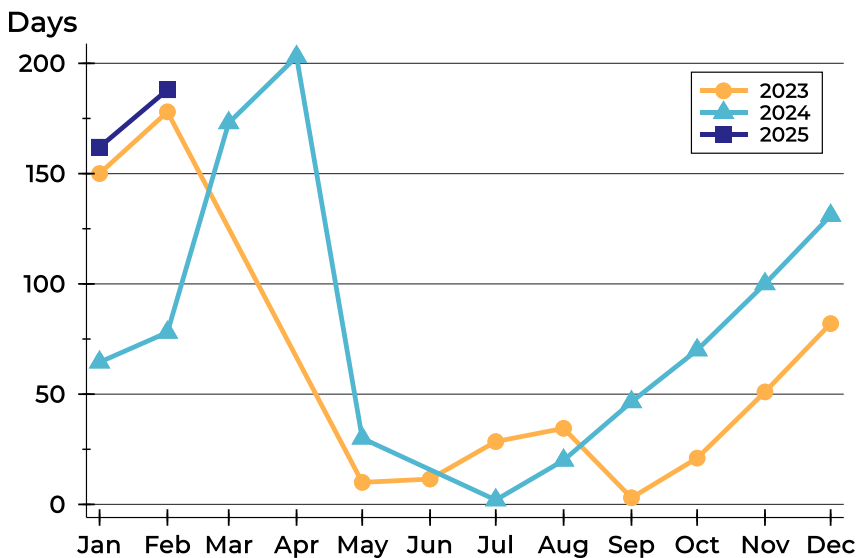
## Greenwood County Active Listings Analysis

### Average DOM



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

### Median DOM

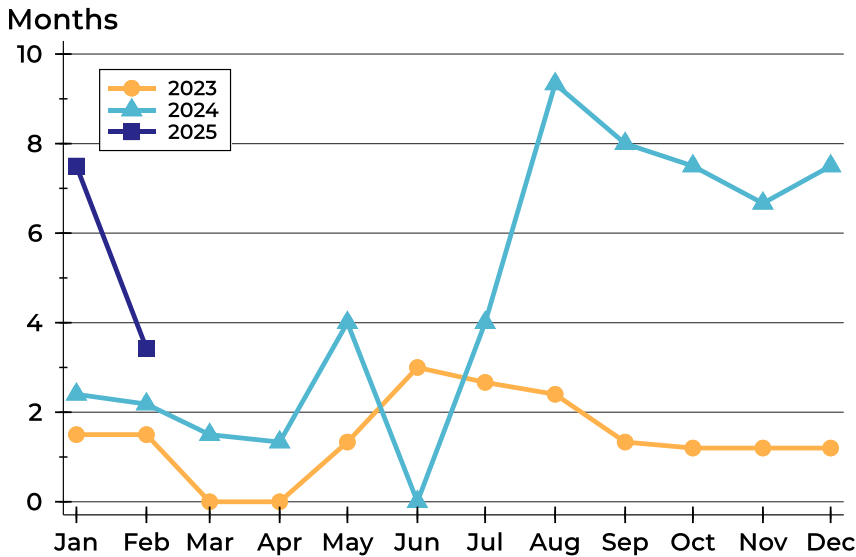


Month	2023	2024	2025
January	150	65	<b>162</b>
February	178	78	<b>188</b>
March	N/A	173	
April	N/A	203	
May	10	30	
June	12	N/A	
July	29	2	
August	35	20	
September	3	47	
October	21	70	
November	51	100	
December	82	131	



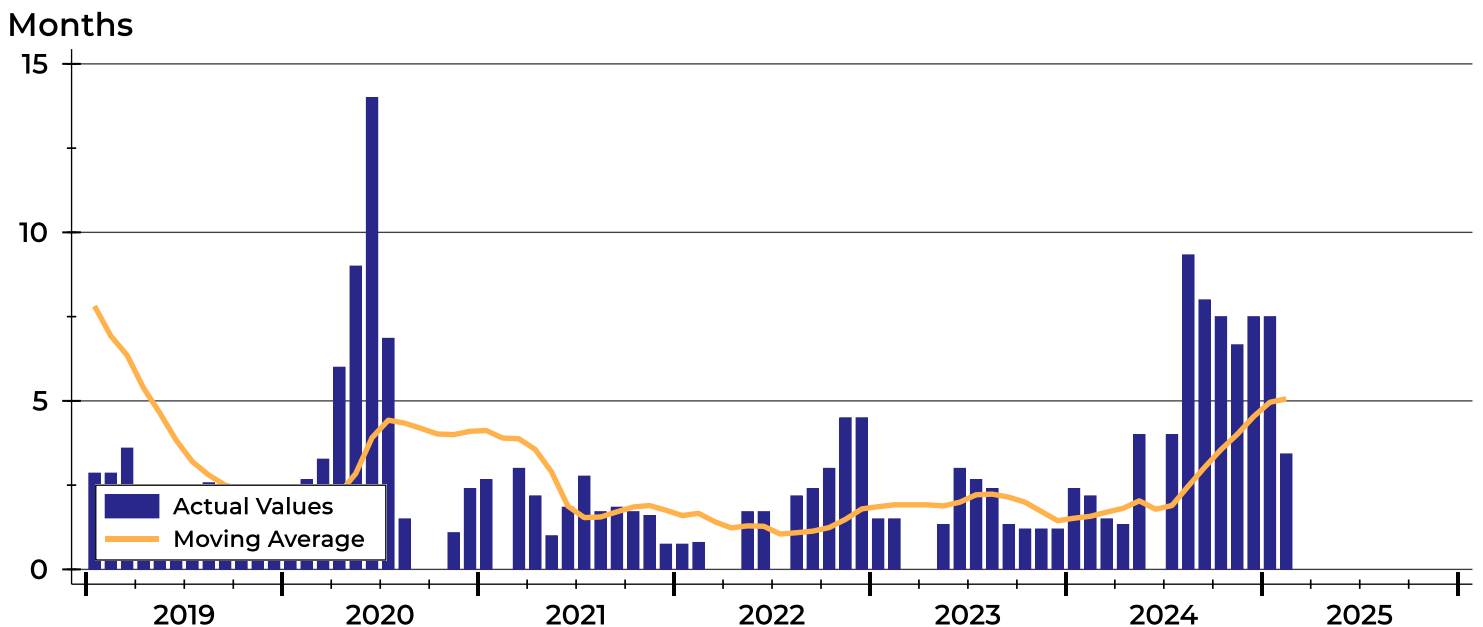
## Greenwood County Months' Supply Analysis

### Months' Supply by Month



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

### History of Month's Supply





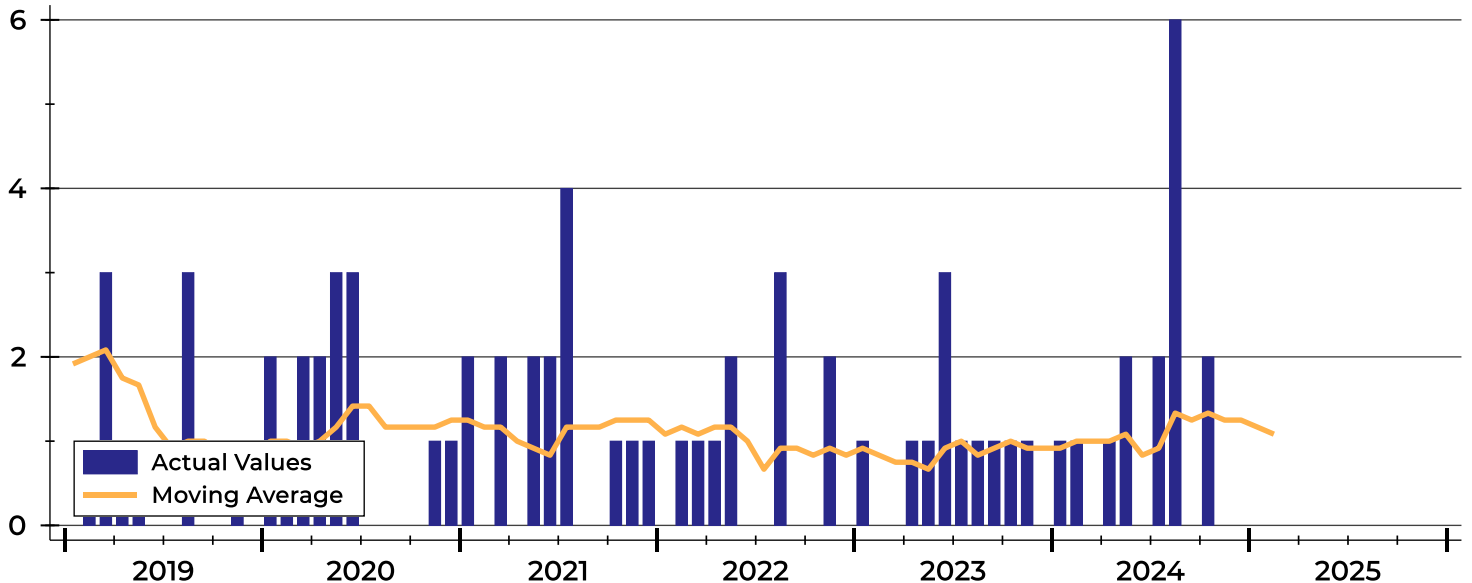
# Greenwood County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	0	1	-100.0%
	Volume (1,000s)	0	79	-100.0%
	Average List Price	N/A	79,000	N/A
	Median List Price	N/A	79,000	N/A
Year-to-Date	New Listings	0	2	-100.0%
	Volume (1,000s)	N/A	134	N/A
	Average List Price	N/A	66,950	N/A
	Median List Price	N/A	66,950	N/A

No new listings were added in Greenwood County during February. In comparison, 1 new listings were added in February 2024. Year-to-date Greenwood County has seen 0 new listings.

## History of New Listings

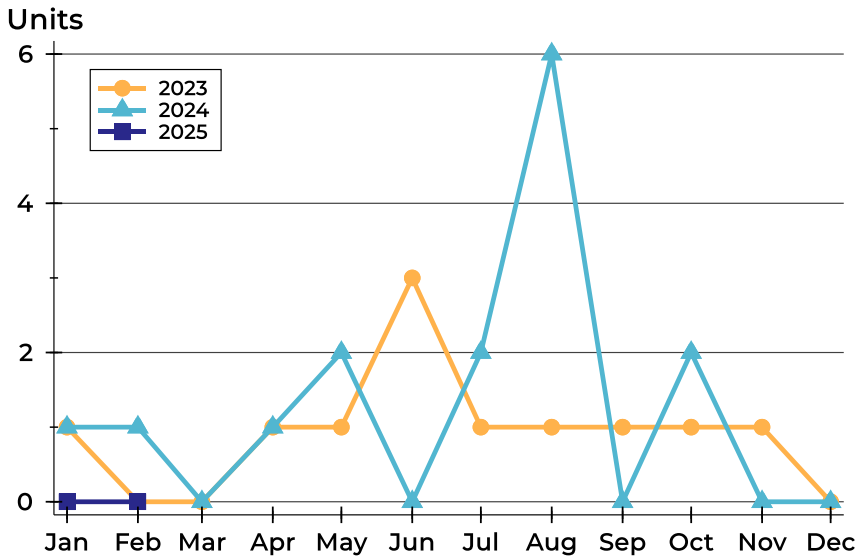
Units





## Greenwood County New Listings Analysis

### New Listings by Month



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

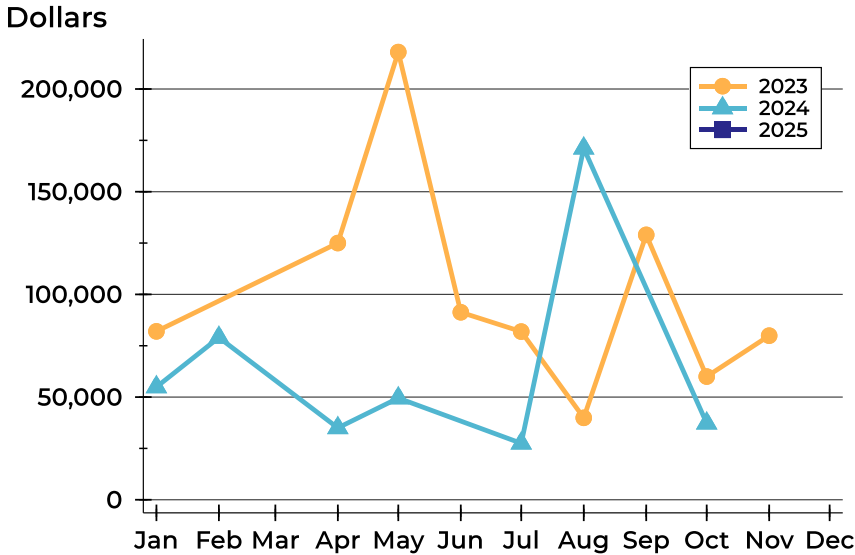
### New Listings by Price Range

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



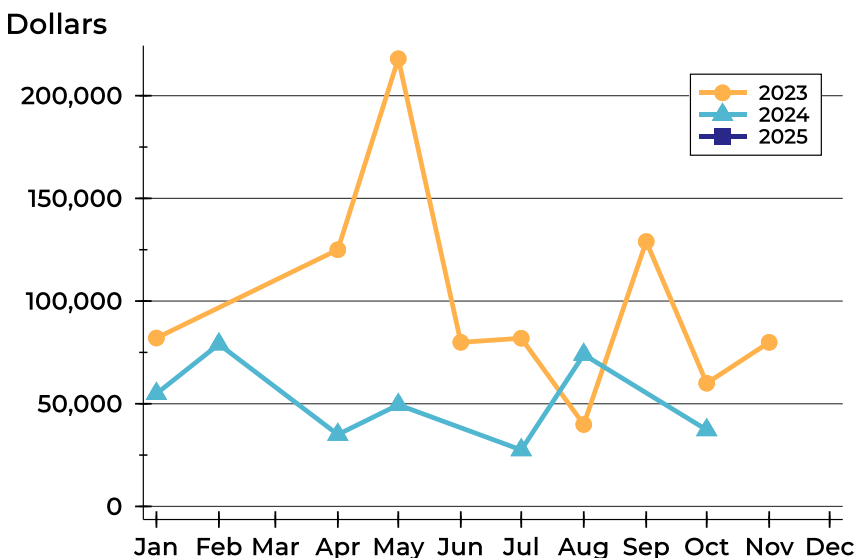
# Greenwood County New Listings Analysis

## Average Price



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

## Median Price



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



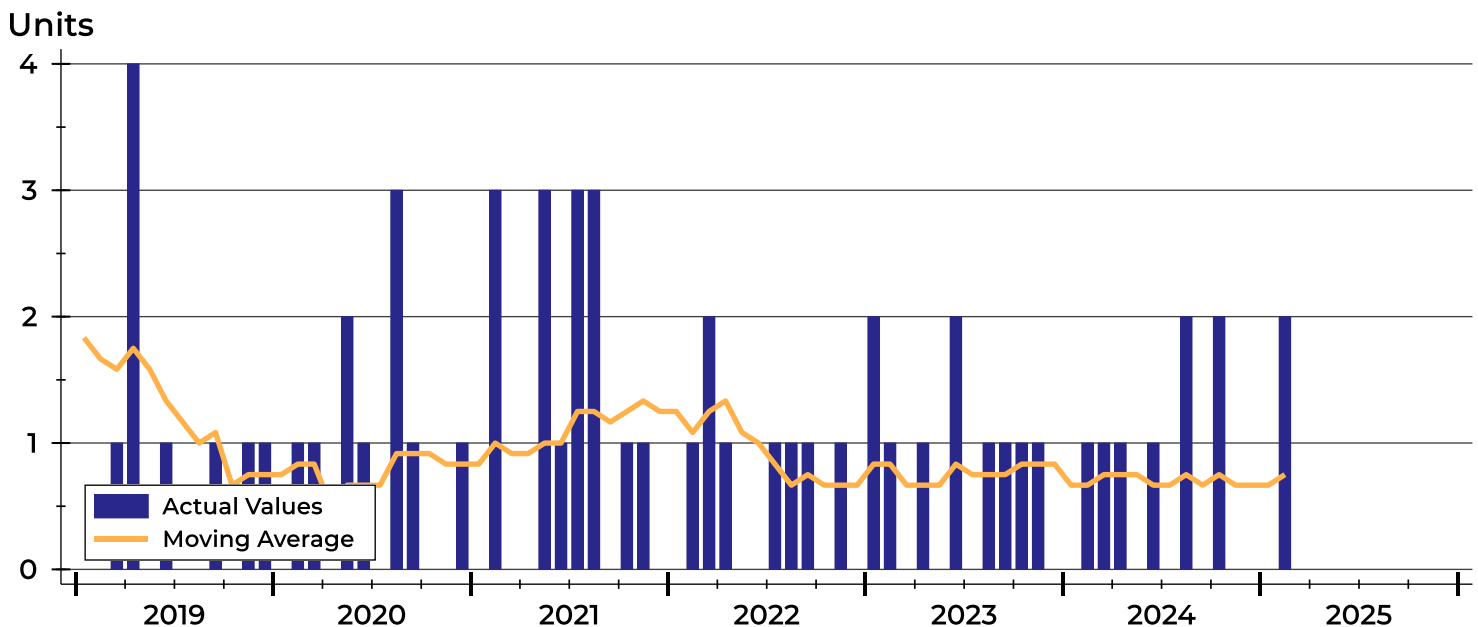
# Greenwood County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		2	1	100.0%	2	1	100.0%
Volume (1,000s)		678	55	1132.7%	678	55	1132.7%
Average	Sale Price	338,950	54,900	517.4%	338,950	54,900	517.4%
	Days on Market	194	20	870.0%	194	20	870.0%
	Percent of Original	92.7%	63.4%	46.2%	92.7%	63.4%	46.2%
Median	Sale Price	338,950	54,900	517.4%	338,950	54,900	517.4%
	Days on Market	194	20	870.0%	194	20	870.0%
	Percent of Original	92.7%	63.4%	46.2%	92.7%	63.4%	46.2%

A total of 2 contracts for sale were written in Greenwood County during the month of February, up from 1 in 2024. The median list price of these homes was \$338,950, up from \$54,900 the prior year.

Half of the homes that went under contract in February were on the market less than 194 days, compared to 20 days in February 2024.

## History of Contracts Written

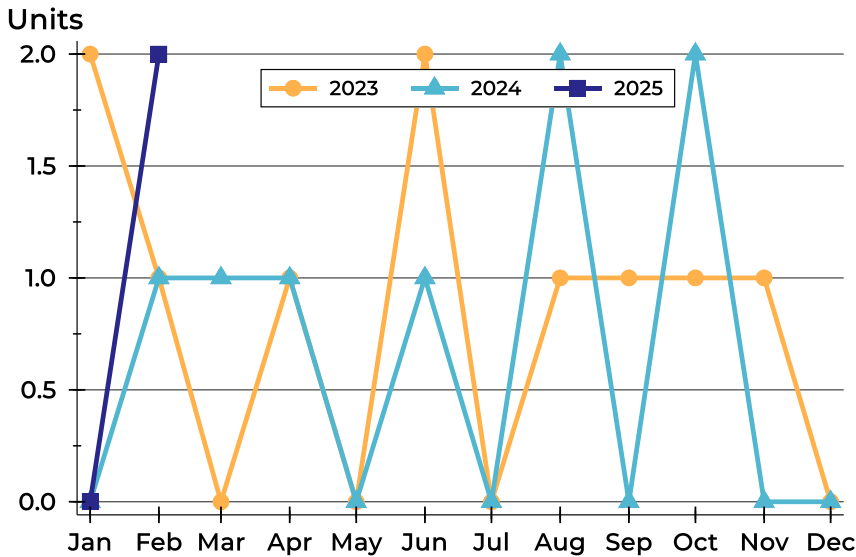






## Greenwood County Contracts Written Analysis

### Contracts Written by Month



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

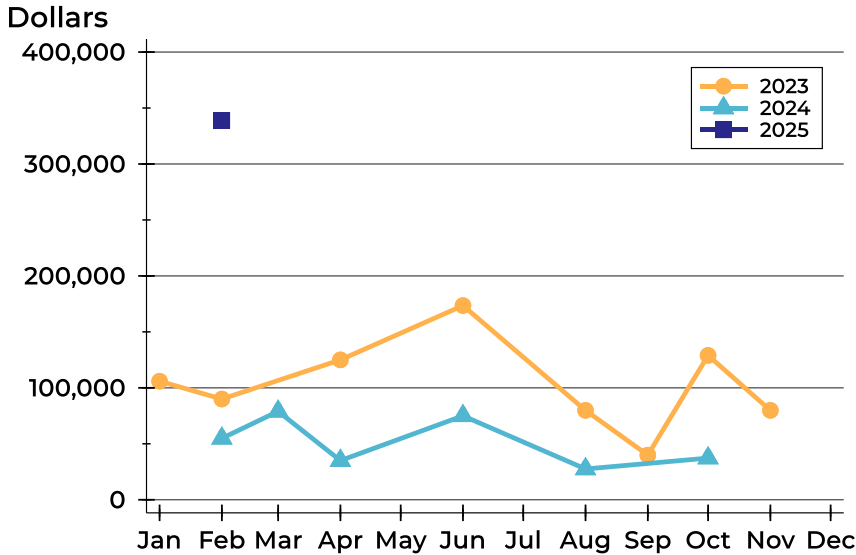
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	97,900	97,900	194	194	98.0%	98.0%
\$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	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	1	50.0%	580,000	580,000	193	193	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



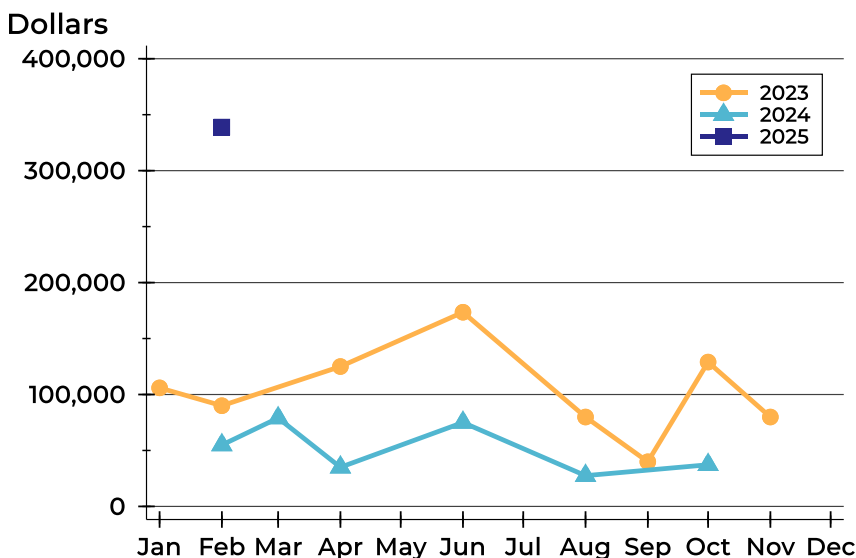
## Greenwood County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	<b>338,950</b>
March	N/A	79,000	
April	125,000	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	

### Median Price

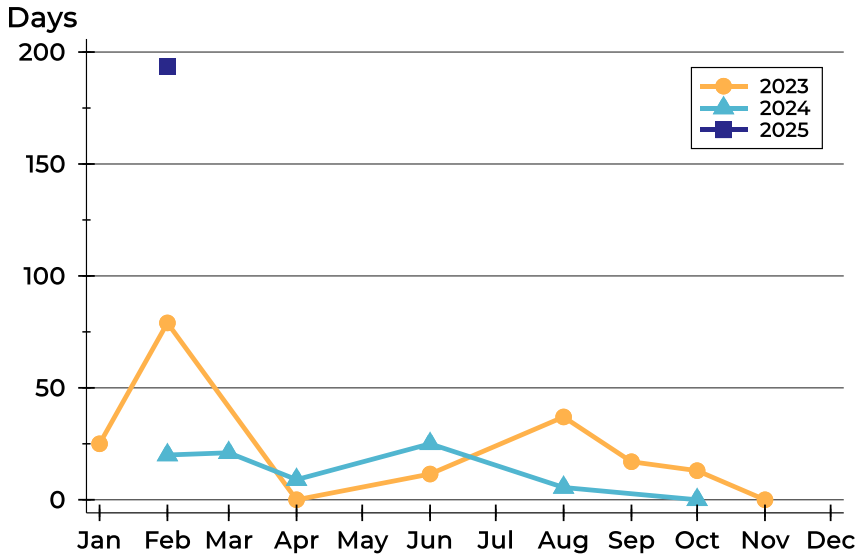


Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	<b>338,950</b>
March	N/A	79,000	
April	125,000	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	



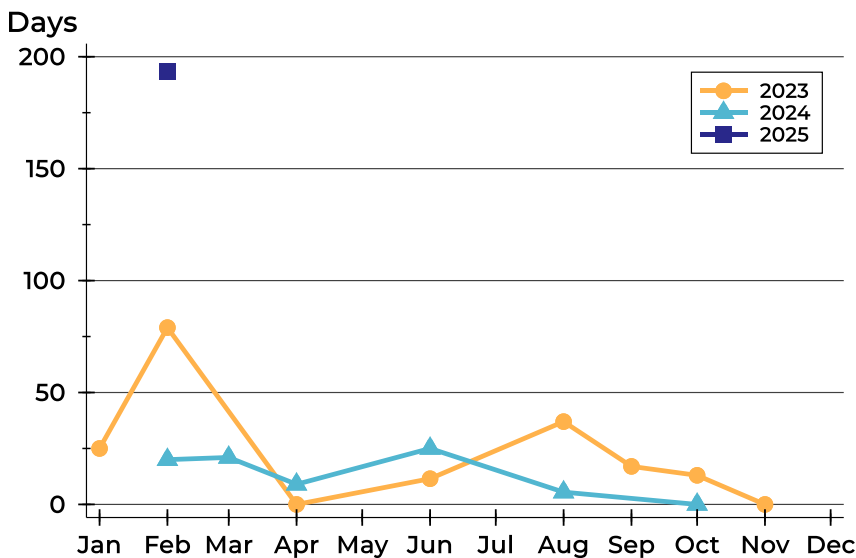
# Greenwood County Contracts Written Analysis

## Average DOM



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

## Median DOM



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



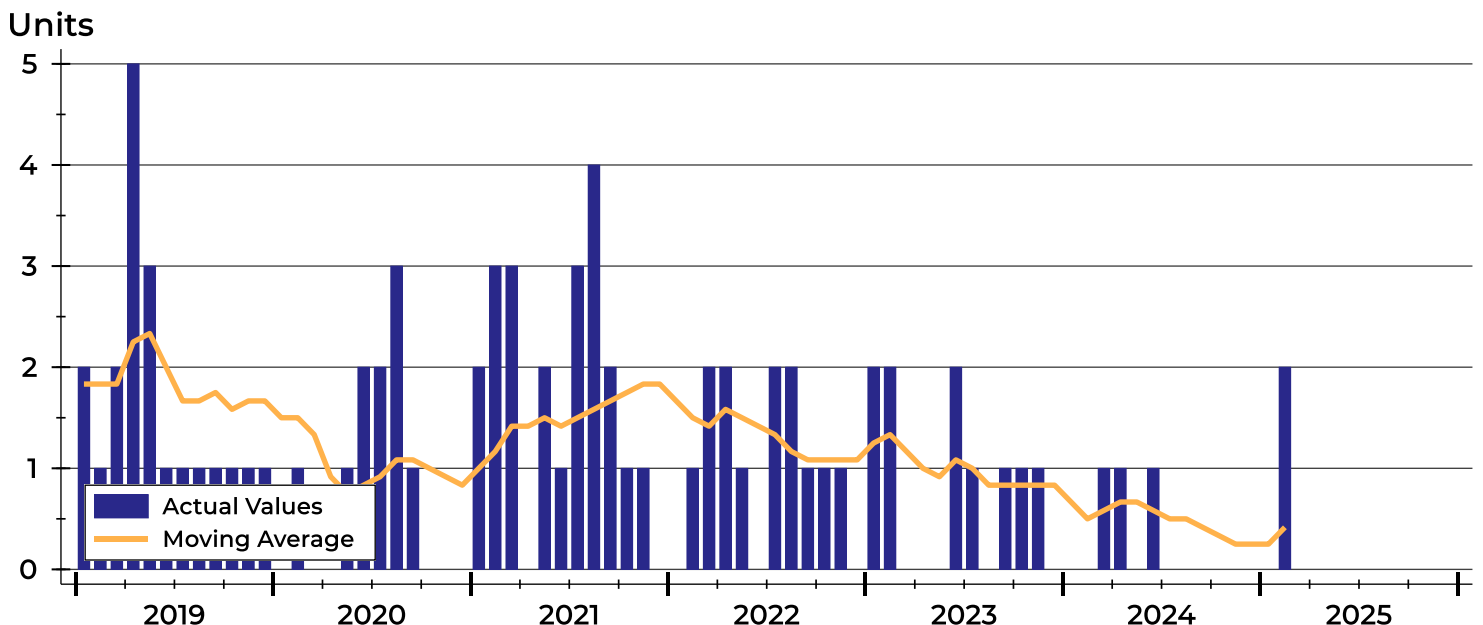
# Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		2	0	N/A
Volume (1,000s)		678	0	N/A
Average	List Price	338,950	N/A	N/A
	Days on Market	194	N/A	N/A
	Percent of Original	92.7%	N/A	N/A
Median	List Price	338,950	N/A	N/A
	Days on Market	194	N/A	N/A
	Percent of Original	92.7%	N/A	N/A

A total of 2 listings in Greenwood County had contracts pending at the end of February, up from 0 contracts pending at the end of February 2024.

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

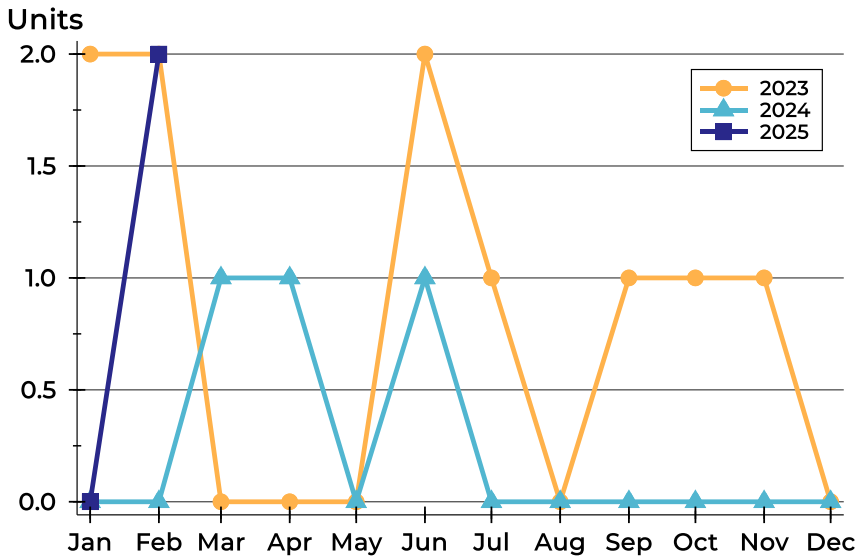
## History of Pending Contracts





## Greenwood County Pending Contracts Analysis

### Pending Contracts by Month



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

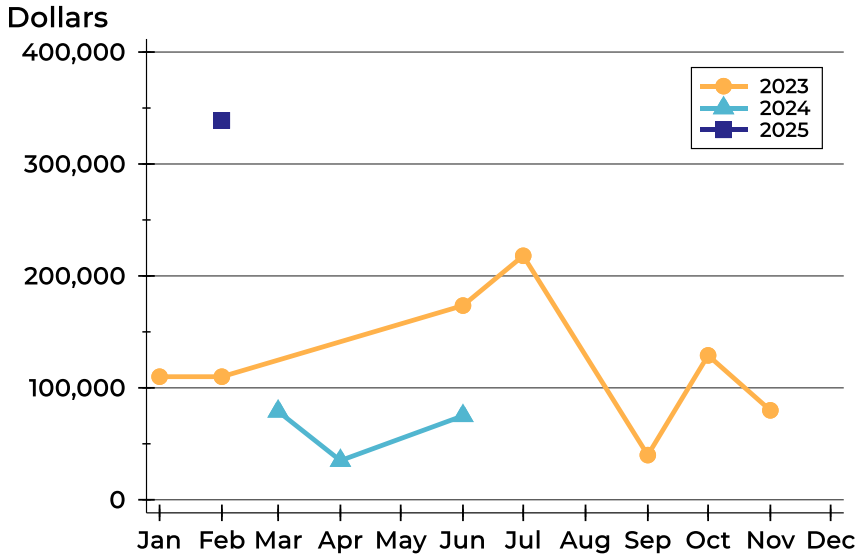
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	97,900	97,900	194	194	98.0%	98.0%
\$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	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	1	50.0%	580,000	580,000	193	193	87.3%	87.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



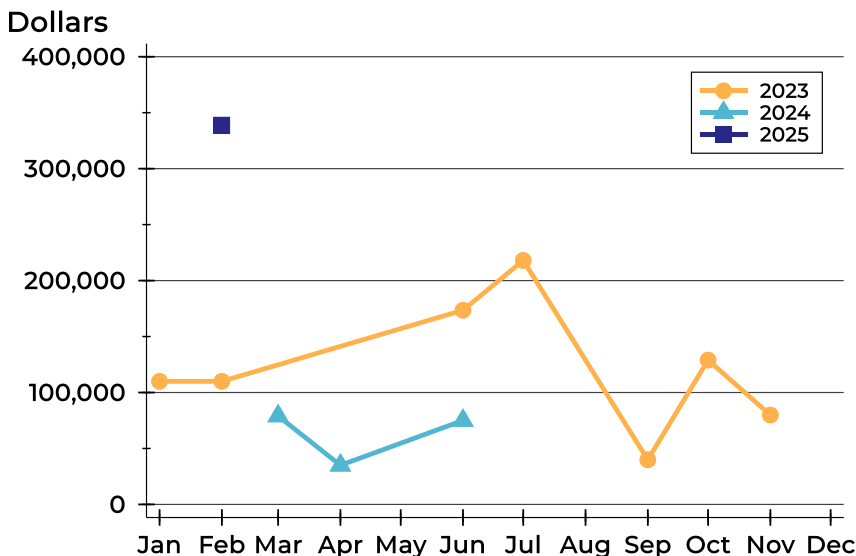
# Greenwood County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	
April	N/A	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	

## Median Price

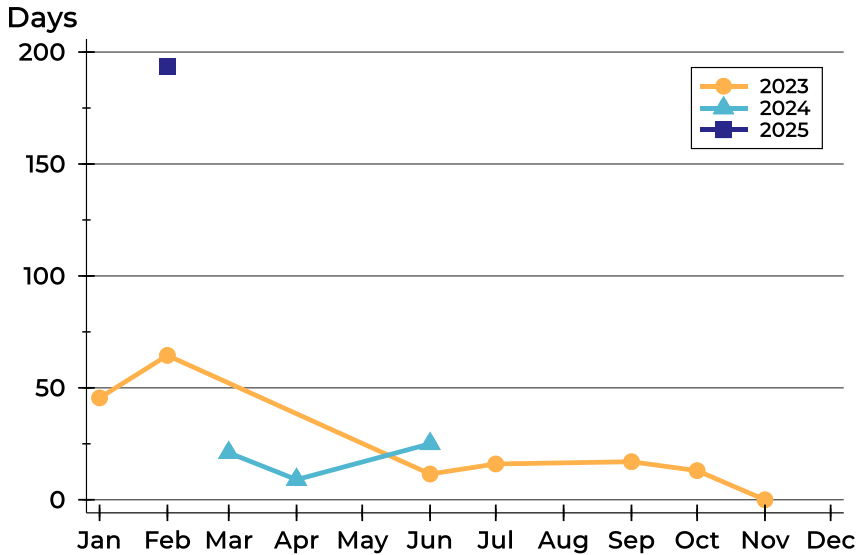


Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	
April	N/A	35,000	
May	N/A	N/A	
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	



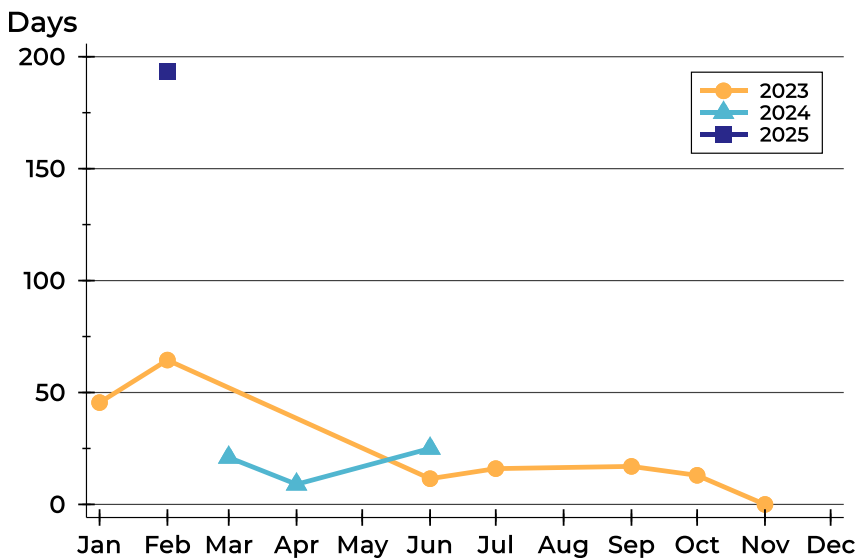
# Greenwood County Pending Contracts Analysis

## Average DOM



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

## Median DOM



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



# Jackson County Housing Report



## Market Overview

### Jackson County Home Sales Fell in February

Total home sales in Jackson County fell last month to 3 units, compared to 6 units in February 2024. Total sales volume was \$0.9 million, up from a year earlier.

The median sale price in February was \$268,000, up from \$116,000 a year earlier. Homes that sold in February were typically on the market for 18 days and sold for 100.0% of their list prices.

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

The total number of active listings in Jackson County at the end of February was 19 units, up from 13 at the same point in 2024. This represents a 2.5 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$229,900.

During February, a total of 7 contracts were written down from 10 in February 2024. 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>3</b>	<b>6</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>9</b>
Change from prior year		-50.0%	100.0%	-75.0%	-14.3%	-22.2%	-60.9%
<b>Active Listings</b>		<b>19</b>	<b>13</b>	<b>12</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		46.2%	8.3%	33.3%			
<b>Months' Supply</b>		<b>2.5</b>	<b>1.8</b>	<b>1.1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		38.9%	63.6%	37.5%			
<b>New Listings</b>		<b>11</b>	<b>2</b>	<b>6</b>	<b>18</b>	<b>3</b>	<b>12</b>
Change from prior year		450.0%	-66.7%	-45.5%	500.0%	-75.0%	-47.8%
<b>Contracts Written</b>		<b>7</b>	<b>10</b>	<b>5</b>	<b>10</b>	<b>16</b>	<b>7</b>
Change from prior year		-30.0%	100.0%	-44.4%	-37.5%	128.6%	-72.0%
<b>Pending Contracts</b>		<b>9</b>	<b>9</b>	<b>5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	80.0%	-66.7%			
<b>Sales Volume (1,000s)</b>		<b>871</b>	<b>662</b>	<b>653</b>	<b>1,938</b>	<b>862</b>	<b>1,611</b>
Change from prior year		31.6%	1.4%	-72.9%	124.8%	-46.5%	-65.6%
<b>Average</b>	<b>Sale Price</b>	<b>290,333</b>	<b>110,250</b>	<b>217,742</b>	<b>323,000</b>	<b>123,071</b>	<b>179,014</b>
	Change from prior year	163.3%	-49.4%	8.5%	162.5%	-31.3%	-12.0%
	<b>List Price of Actives</b>	<b>279,700</b>	<b>269,900</b>	<b>297,717</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	3.6%	-9.3%	25.2%			
	<b>Days on Market</b>	<b>70</b>	<b>65</b>	<b>24</b>	<b>52</b>	<b>65</b>	<b>42</b>
Change from prior year	7.7%	170.8%	-22.6%	-20.0%	54.8%	31.3%	
<b>Percent of List</b>	<b>99.1%</b>	<b>91.5%</b>	<b>95.7%</b>	<b>97.5%</b>	<b>92.7%</b>	<b>94.8%</b>	
Change from prior year	8.3%	-4.4%	-3.0%	5.2%	-2.2%	-3.3%	
<b>Percent of Original</b>	<b>97.7%</b>	<b>85.5%</b>	<b>95.7%</b>	<b>96.8%</b>	<b>86.9%</b>	<b>88.6%</b>	
Change from prior year	14.3%	-10.7%	-2.1%	11.4%	-1.9%	-8.8%	
<b>Median</b>	<b>Sale Price</b>	<b>268,000</b>	<b>116,000</b>	<b>238,225</b>	<b>314,000</b>	<b>127,000</b>	<b>200,000</b>
	Change from prior year	131.0%	-51.3%	40.1%	147.2%	-36.5%	14.3%
	<b>List Price of Actives</b>	<b>229,900</b>	<b>187,500</b>	<b>209,950</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	22.6%	-10.7%	0.0%			
	<b>Days on Market</b>	<b>18</b>	<b>63</b>	<b>35</b>	<b>14</b>	<b>66</b>	<b>35</b>
Change from prior year	-71.4%	80.0%	600.0%	-78.8%	88.6%	133.3%	
<b>Percent of List</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.1%</b>	<b>98.7%</b>	<b>97.8%</b>	<b>97.0%</b>	
Change from prior year	3.3%	-0.3%	-2.3%	0.9%	0.8%	-3.0%	
<b>Percent of Original</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.1%</b>	<b>98.5%</b>	<b>95.8%</b>	<b>93.0%</b>	
Change from prior year	3.3%	-0.3%	-1.4%	2.8%	3.0%	-5.9%	

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



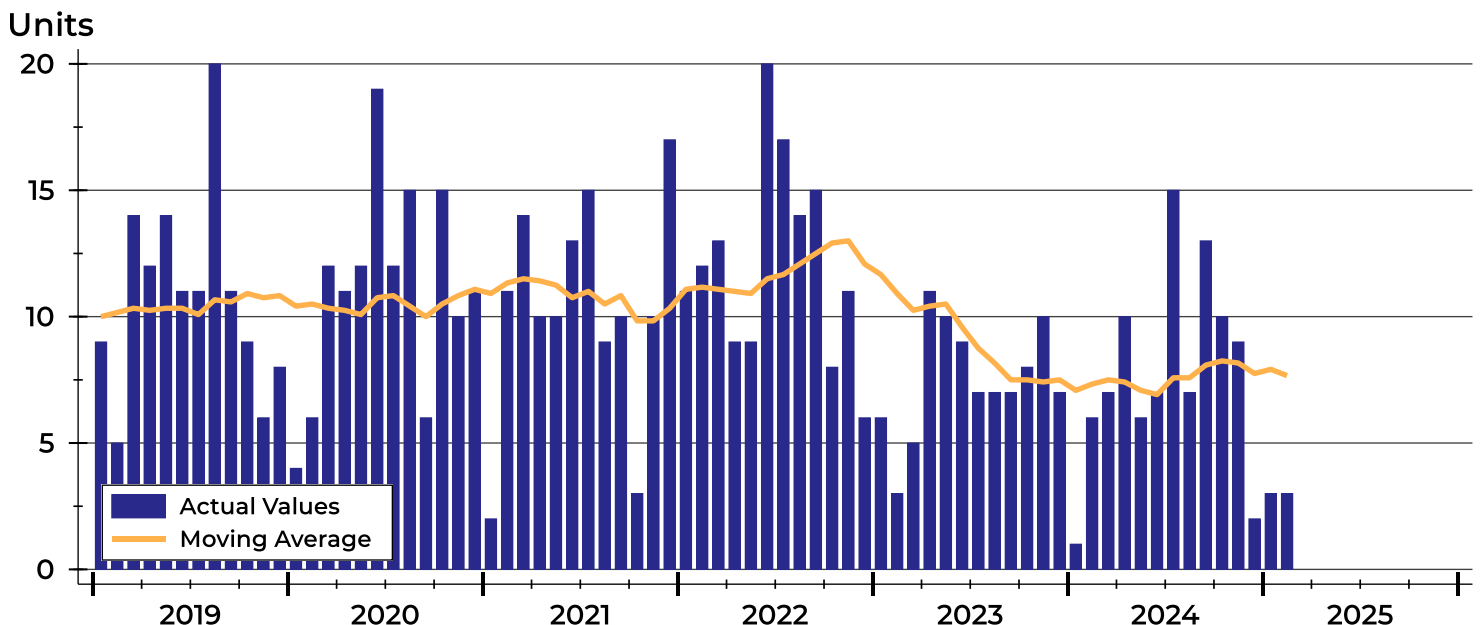
## Jackson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>3</b>	6	-50.0%	<b>6</b>	7	-14.3%
Volume (1,000s)		<b>871</b>	662	31.6%	<b>1,938</b>	862	124.8%
Months' Supply		<b>2.5</b>	1.8	38.9%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>290,333</b>	110,250	163.3%	<b>323,000</b>	123,071	162.5%
	Days on Market	<b>70</b>	65	7.7%	<b>52</b>	65	-20.0%
	Percent of List	<b>99.1%</b>	91.5%	8.3%	<b>97.5%</b>	92.7%	5.2%
	Percent of Original	<b>97.7%</b>	85.5%	14.3%	<b>96.8%</b>	86.9%	11.4%
Median	Sale Price	<b>268,000</b>	116,000	131.0%	<b>314,000</b>	127,000	147.2%
	Days on Market	<b>18</b>	63	-71.4%	<b>14</b>	66	-78.8%
	Percent of List	<b>100.0%</b>	96.8%	3.3%	<b>98.7%</b>	97.8%	0.9%
	Percent of Original	<b>100.0%</b>	96.8%	3.3%	<b>98.5%</b>	95.8%	2.8%

A total of 3 homes sold in Jackson County in February, down from 6 units in February 2024. Total sales volume rose to \$0.9 million compared to \$0.7 million in the previous year.

The median sales price in February was \$268,000, up 131.0% compared to the prior year. Median days on market was 18 days, up from 9 days in January, but down from 62 in February 2024.

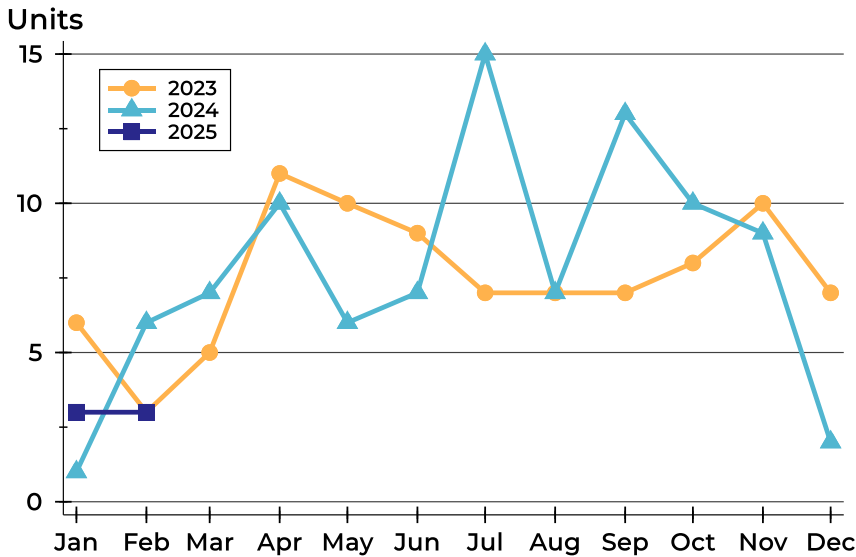
## History of Closed Listings





## Jackson County Closed Listings Analysis

### Closed Listings by Month



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

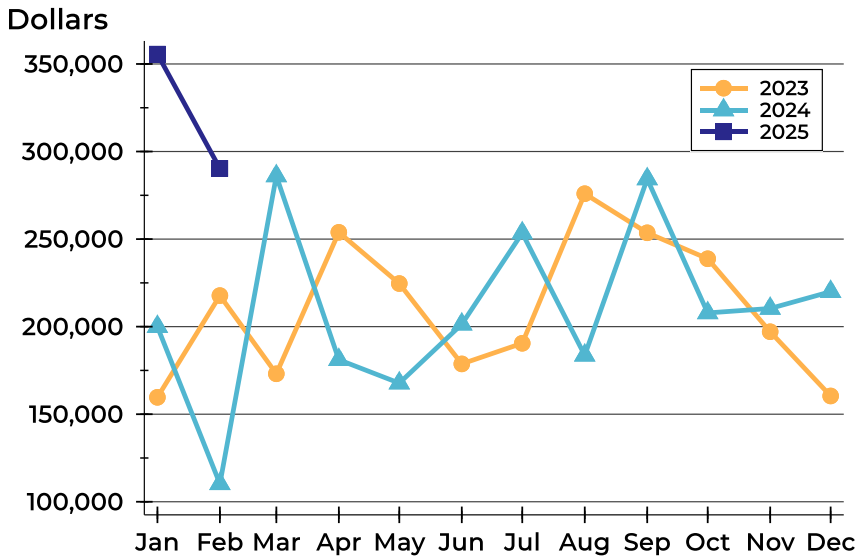
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	1	33.3%	0.0	175,000	175,000	18	18	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	0.9	268,000	268,000	0	0	100.0%	100.0%	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	1.2	428,000	428,000	191	191	97.4%	97.4%	93.1%	93.1%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



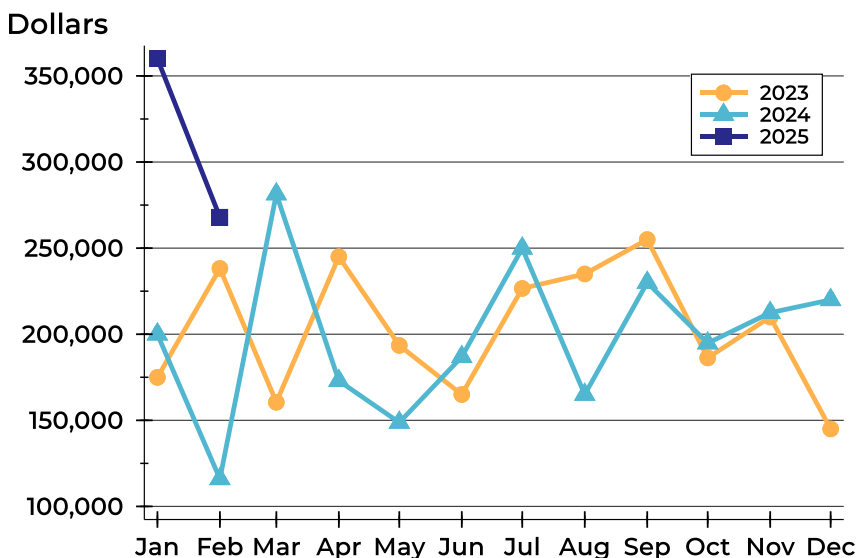
## Jackson County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	159,650	200,000	<b>355,667</b>
<b>February</b>	217,742	110,250	<b>290,333</b>
<b>March</b>	173,090	286,057	
<b>April</b>	253,864	181,100	
<b>May</b>	224,630	167,750	
<b>June</b>	178,722	201,386	
<b>July</b>	190,514	253,460	
<b>August</b>	275,929	183,637	
<b>September</b>	253,600	284,342	
<b>October</b>	238,768	207,848	
<b>November</b>	197,100	210,378	
<b>December</b>	160,414	219,975	

### Median Price

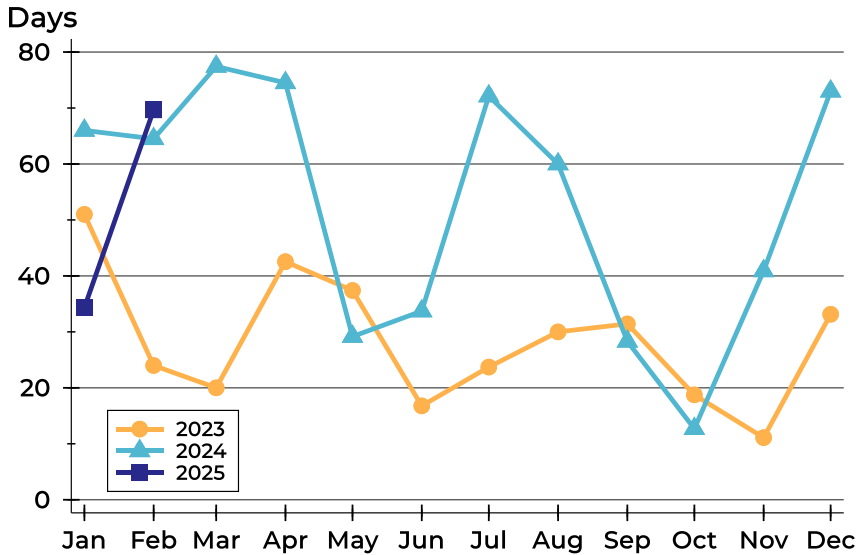


Month	2023	2024	2025
<b>January</b>	174,950	200,000	<b>360,000</b>
<b>February</b>	238,225	116,000	<b>268,000</b>
<b>March</b>	160,500	281,400	
<b>April</b>	245,000	173,000	
<b>May</b>	193,500	148,750	
<b>June</b>	165,000	186,900	
<b>July</b>	226,600	249,900	
<b>August</b>	235,000	165,000	
<b>September</b>	255,000	230,000	
<b>October</b>	186,250	194,817	
<b>November</b>	210,000	212,500	
<b>December</b>	145,000	219,975	



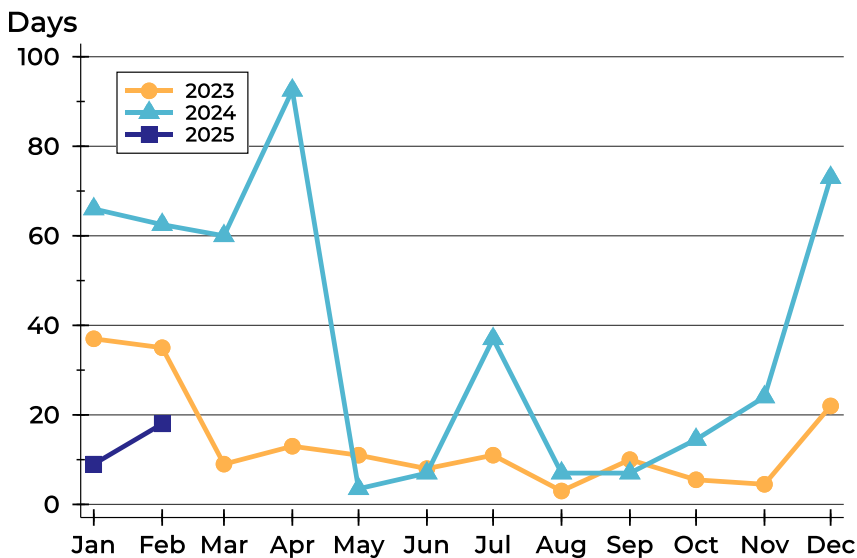
## Jackson County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	51	66	<b>34</b>
February	24	65	<b>70</b>
March	20	77	
April	43	75	
May	37	29	
June	17	34	
July	24	72	
August	30	60	
September	31	28	
October	19	13	
November	11	41	
December	33	73	

### Median DOM



Month	2023	2024	2025
January	37	66	<b>9</b>
February	35	63	<b>18</b>
March	9	60	
April	13	93	
May	11	4	
June	8	7	
July	11	37	
August	3	7	
September	10	7	
October	6	15	
November	5	24	
December	22	73	



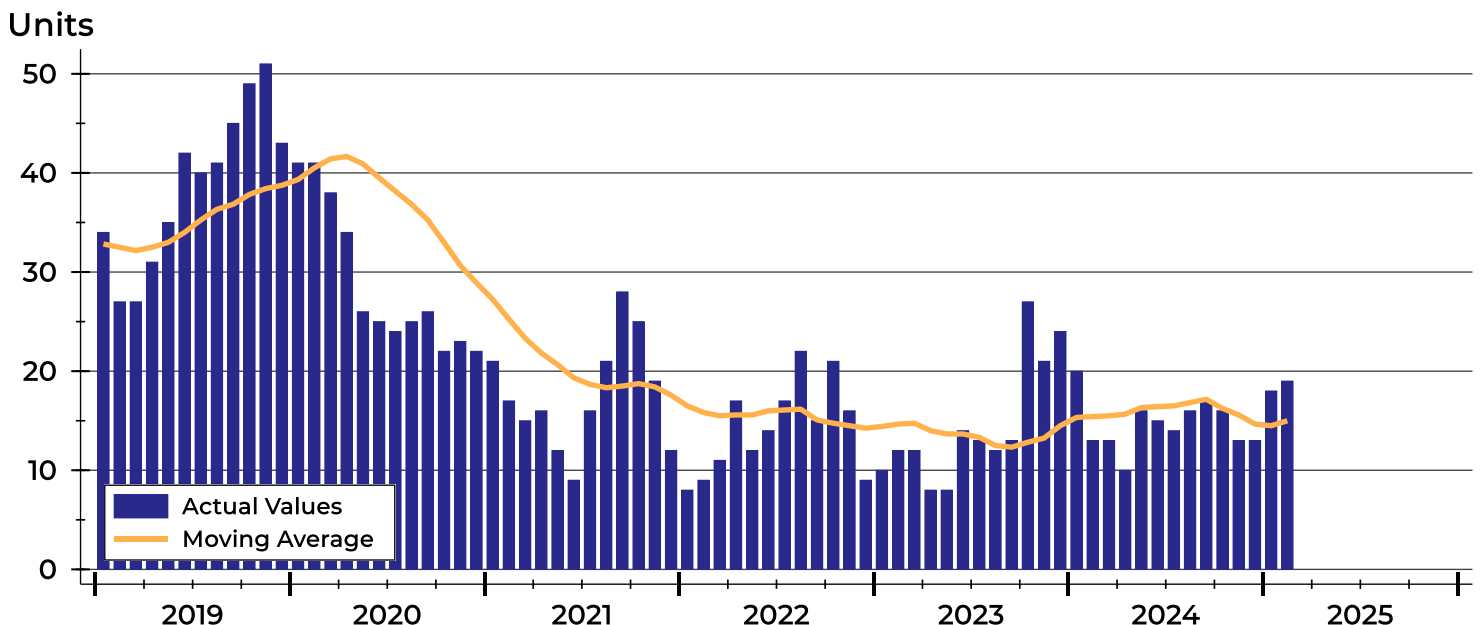
# Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		19	13	46.2%
Volume (1,000s)		5,314	3,509	51.4%
Months' Supply		2.5	1.8	38.9%
Average	List Price	279,700	269,900	3.6%
	Days on Market	65	126	-48.4%
	Percent of Original	98.0%	99.5%	-1.5%
Median	List Price	229,900	187,500	22.6%
	Days on Market	29	124	-76.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 homes were available for sale in Jackson County at the end of February. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of February was \$229,900, up 22.6% from 2024. The typical time on market for active listings was 29 days, down from 124 days a year earlier.

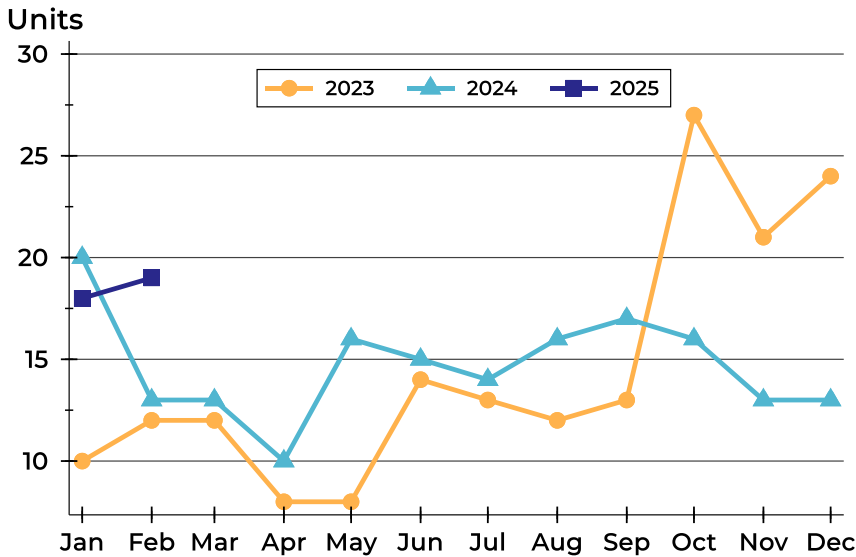
## History of Active Listings





## Jackson County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
January	10	20	<b>18</b>
February	12	13	<b>19</b>
March	12	13	
April	8	10	
May	8	16	
June	14	15	
July	13	14	
August	12	16	
September	13	17	
October	27	16	
November	21	13	
December	24	13	

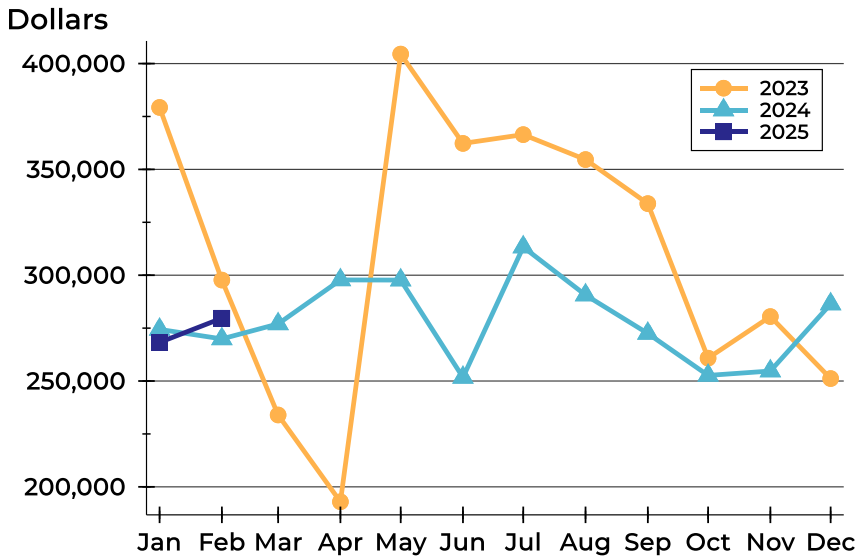
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	15.8%	N/A	80,300	79,900	28	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	1	5.3%	N/A	135,500	135,500	3	3	100.0%	100.0%
\$150,000-\$174,999	2	10.5%	N/A	167,450	167,450	13	13	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	6	31.6%	N/A	229,967	229,200	139	163	95.3%	98.8%
\$250,000-\$299,999	1	5.3%	0.9	254,500	254,500	15	15	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	N/A	342,500	342,500	61	61	97.9%	97.9%
\$400,000-\$499,999	1	5.3%	1.2	489,500	489,500	67	67	94.1%	94.1%
\$500,000-\$749,999	3	15.8%	N/A	598,065	599,900	27	32	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



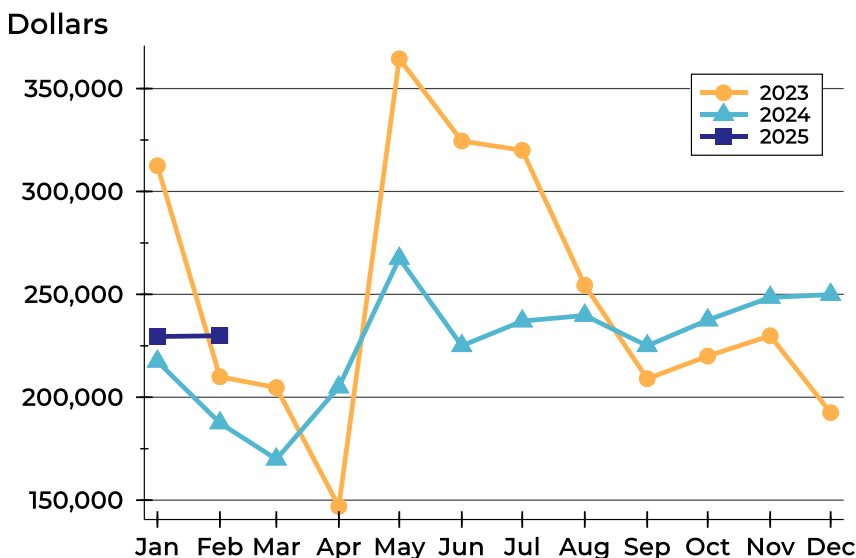
# Jackson County Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	379,285	274,408	<b>268,255</b>
February	297,717	269,900	<b>279,700</b>
March	233,967	277,000	
April	192,950	297,780	
May	404,500	297,694	
June	362,286	251,713	
July	366,446	313,318	
August	354,654	290,628	
September	333,838	272,497	
October	260,818	252,663	
November	280,466	254,735	
December	251,167	286,396	

## Median Price



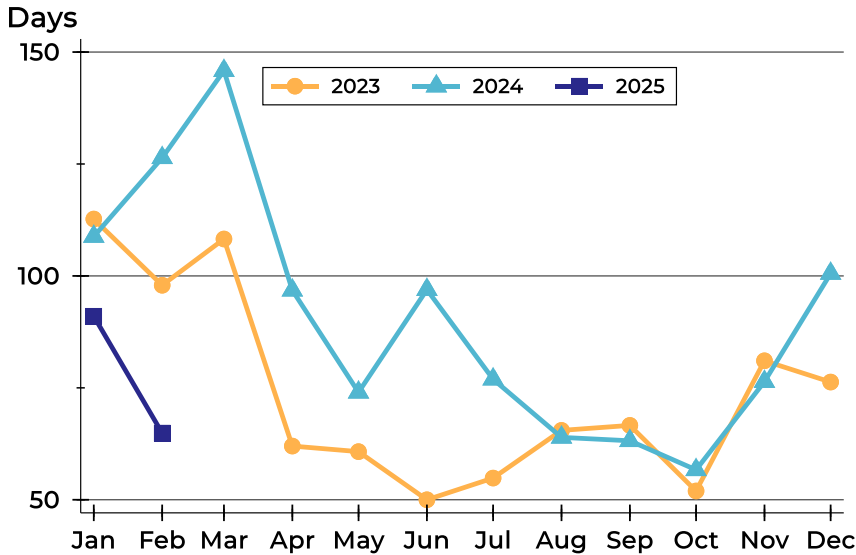
Month	2023	2024	2025
January	312,475	217,450	<b>229,500</b>
February	209,950	187,500	<b>229,900</b>
March	204,700	169,900	
April	146,950	204,950	
May	364,500	267,450	
June	324,500	225,000	
July	320,000	237,000	
August	254,475	239,750	
September	209,000	225,000	
October	220,000	237,500	
November	229,900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





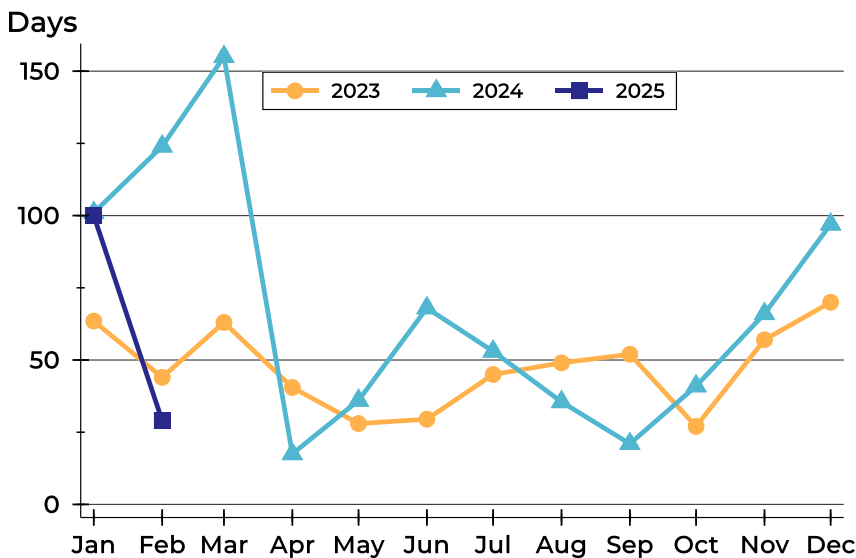
## Jackson County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	113	109	<b>91</b>
February	98	126	<b>65</b>
March	108	146	
April	62	97	
May	61	74	
June	50	97	
July	55	77	
August	66	64	
September	67	63	
October	52	57	
November	81	76	
December	76	101	

### Median DOM

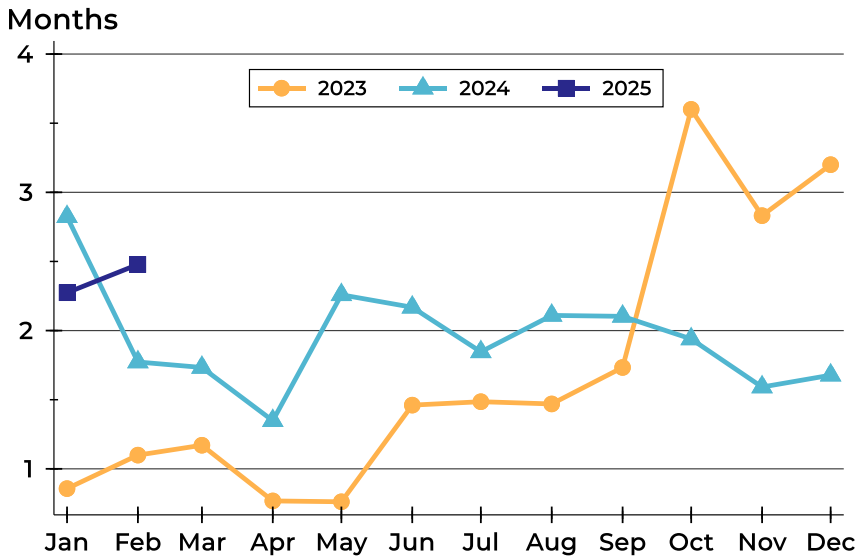


Month	2023	2024	2025
January	64	101	<b>100</b>
February	44	124	<b>29</b>
March	63	155	
April	41	18	
May	28	36	
June	30	68	
July	45	53	
August	49	36	
September	52	21	
October	27	41	
November	57	66	
December	70	97	



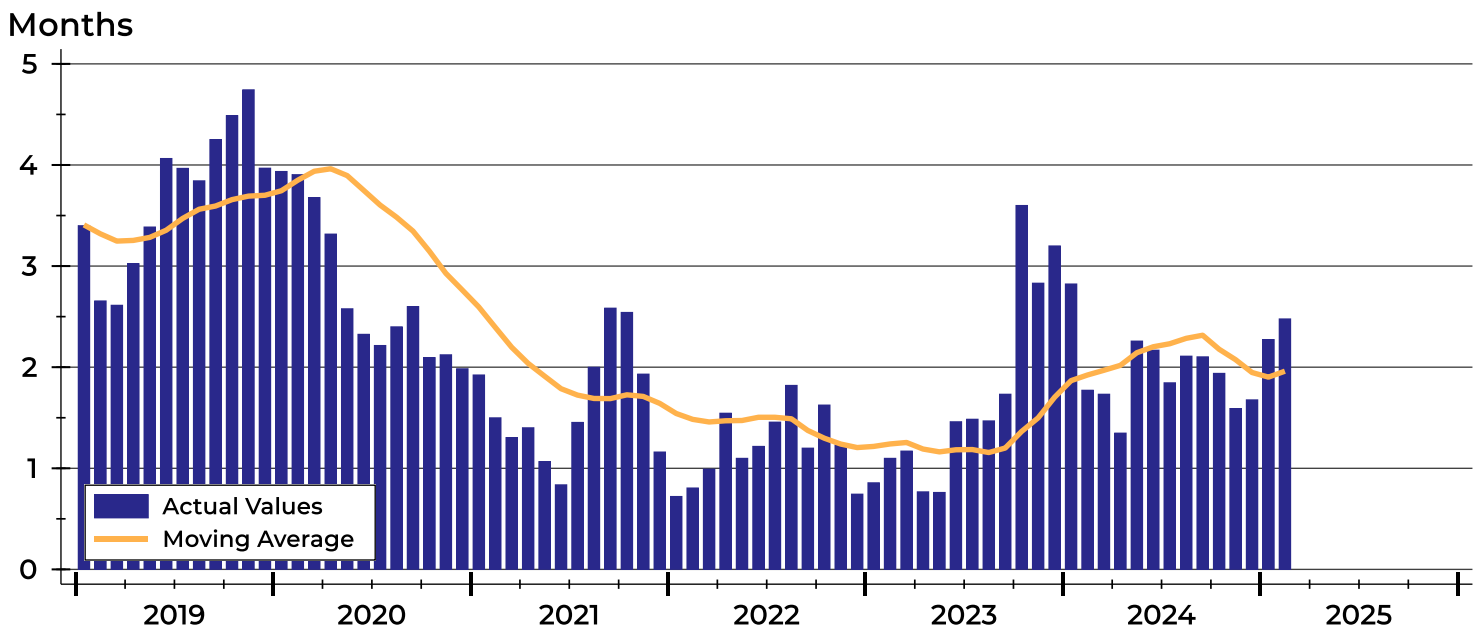
# Jackson County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.9	2.8	<b>2.3</b>
February	1.1	1.8	<b>2.5</b>
March	1.2	1.7	
April	0.8	1.3	
May	0.8	2.3	
June	1.5	2.2	
July	1.5	1.8	
August	1.5	2.1	
September	1.7	2.1	
October	3.6	1.9	
November	2.8	1.6	
December	3.2	1.7	

## History of Month's Supply





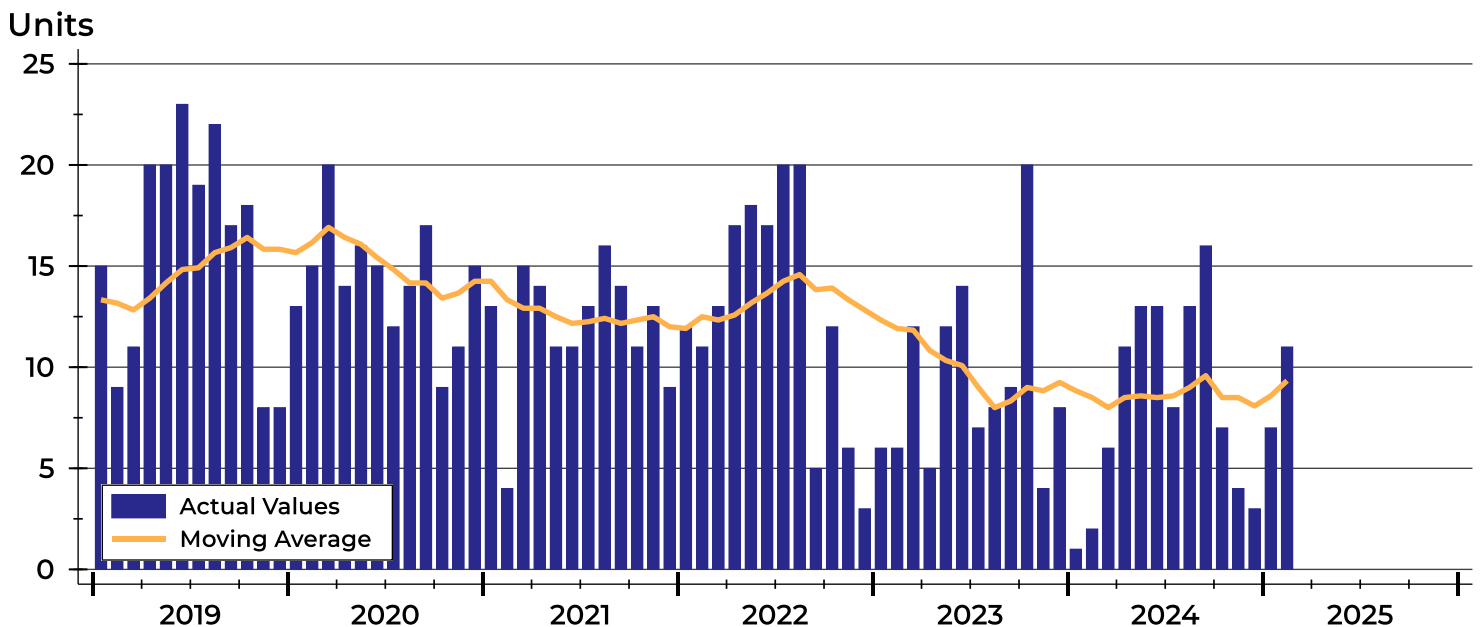
## Jackson County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>11</b>	2	450.0%
	Volume (1,000s)	<b>2,978</b>	637	367.5%
	Average List Price	<b>270,718</b>	318,700	-15.1%
	Median List Price	<b>229,900</b>	318,700	-27.9%
Year-to-Date	New Listings	<b>18</b>	3	500.0%
	Volume (1,000s)	<b>4,821</b>	802	501.1%
	Average List Price	<b>267,844</b>	267,467	0.1%
	Median List Price	<b>204,450</b>	187,500	9.0%

A total of 11 new listings were added in Jackson County during February, up 450.0% from the same month in 2024. Year-to-date Jackson County has seen 18 new listings.

The median list price of these homes was \$229,900 down from \$318,700 in 2024.

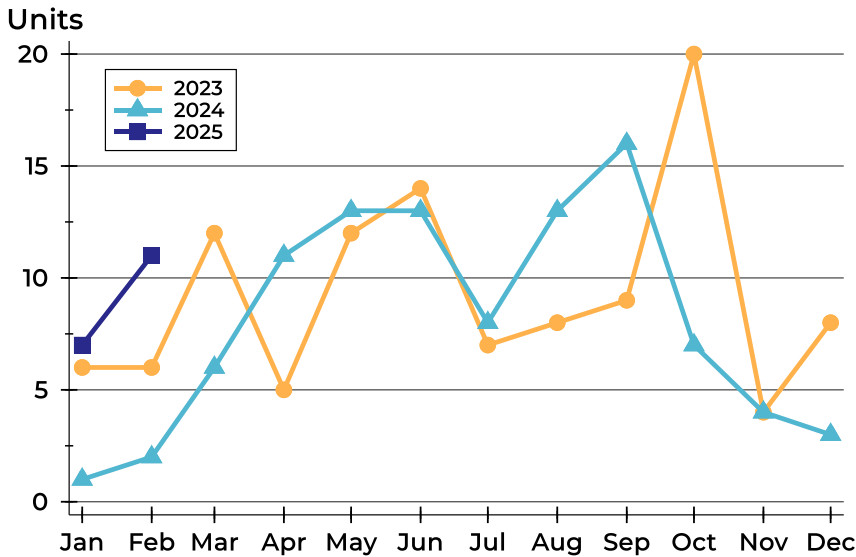
### History of New Listings





## Jackson County New Listings Analysis

### New Listings by Month



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

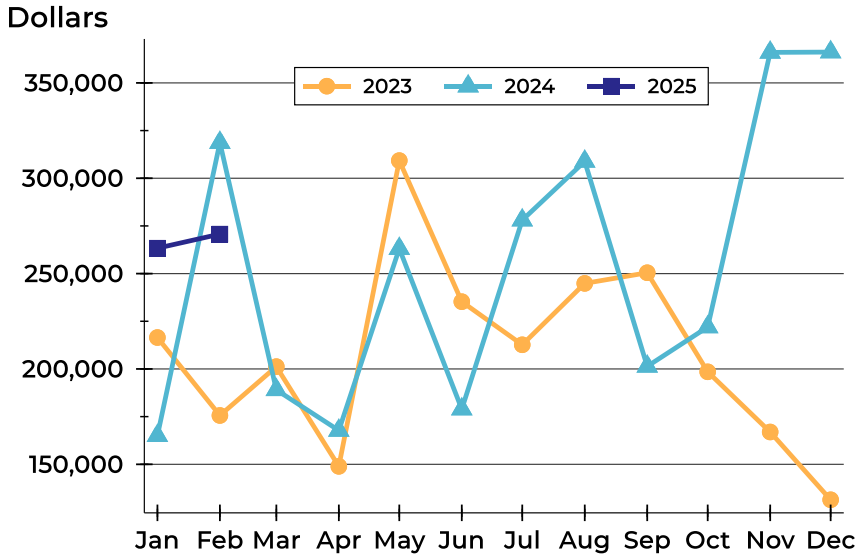
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	79,900	79,900	10	10	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	9.1%	135,500	135,500	9	9	100.0%	100.0%
\$150,000-\$174,999	2	18.2%	167,450	167,450	17	17	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	179,000	179,000	19	19	100.0%	100.0%
\$200,000-\$249,999	3	27.3%	236,433	229,900	22	21	97.6%	98.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	9.1%	350,000	350,000	10	10	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	18.2%	594,650	594,650	13	13	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



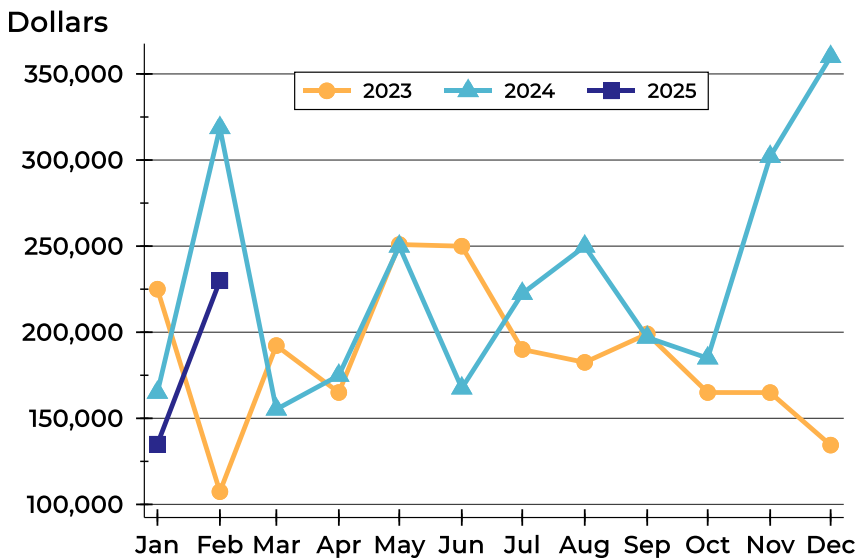
# Jackson County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	216,492	165,000	<b>263,328</b>
February	175,617	318,700	<b>270,718</b>
March	201,233	189,067	
April	148,940	167,745	
May	309,267	263,108	
June	235,275	178,954	
July	212,686	278,031	
August	244,875	308,852	
September	250,460	201,363	
October	198,515	221,996	
November	166,950	365,988	
December	131,413	366,167	

## Median Price



Month	2023	2024	2025
January	225,000	165,000	<b>135,000</b>
February	107,400	318,700	<b>229,900</b>
March	192,250	155,250	
April	165,000	174,900	
May	250,950	249,900	
June	249,975	167,500	
July	190,000	222,450	
August	182,500	249,900	
September	199,000	197,000	
October	165,000	184,950	
November	164,950	302,000	
December	134,450	360,000	

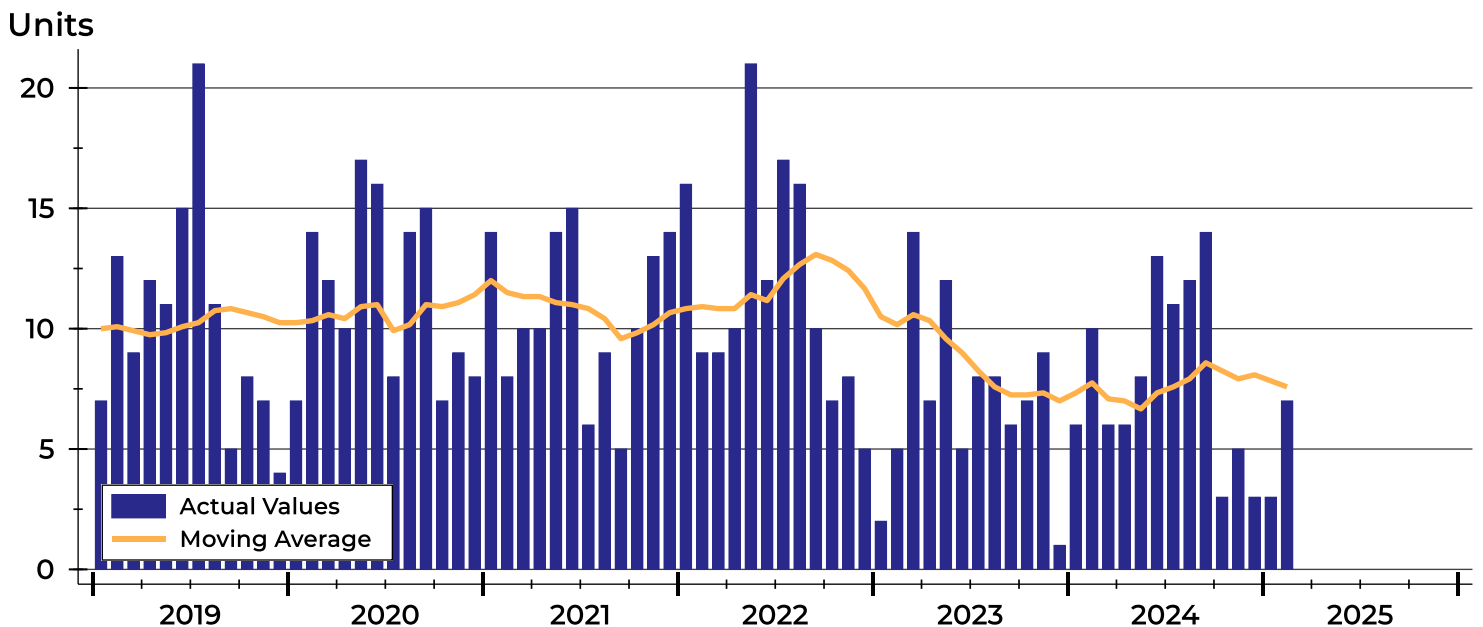


## Jackson County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>7</b>	10	-30.0%	<b>10</b>	16	-37.5%
Volume (1,000s)		<b>1,504</b>	2,472	-39.2%	<b>2,701</b>	3,238	-16.6%
Average	Sale Price	<b>214,907</b>	247,160	-13.0%	<b>270,135</b>	202,400	33.5%
	Days on Market	<b>68</b>	97	-29.9%	<b>70</b>	81	-13.6%
	Percent of Original	<b>95.8%</b>	94.8%	1.1%	<b>95.5%</b>	91.3%	4.6%
Median	Sale Price	<b>179,000</b>	229,950	-22.2%	<b>217,475</b>	154,950	40.4%
	Days on Market	<b>30</b>	92	-67.4%	<b>31</b>	71	-56.3%
	Percent of Original	<b>100.0%</b>	97.9%	2.1%	<b>96.5%</b>	97.7%	-1.2%

A total of 7 contracts for sale were written in Jackson County during the month of February, down from 10 in 2024. The median list price of these homes was \$179,000, down from \$229,950 the prior year. Half of the homes that went under contract in February were on the market less than 30 days, compared to 92 days in February 2024.

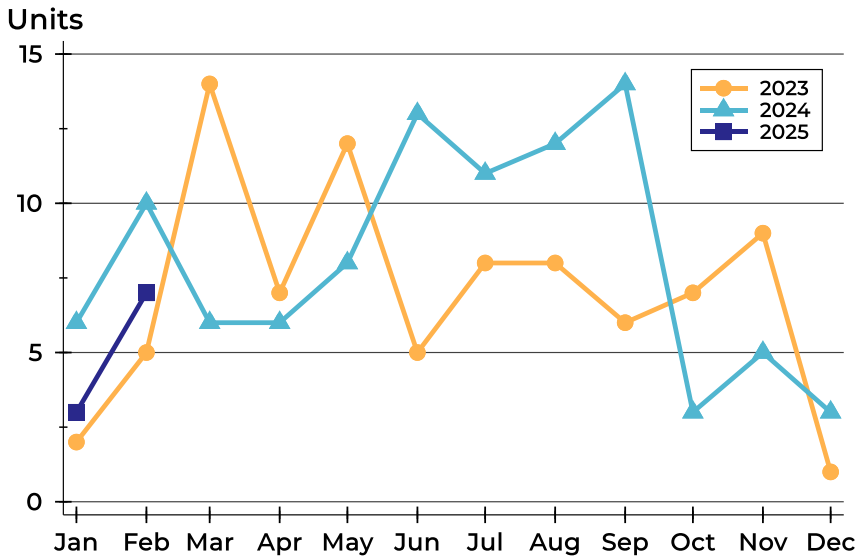
### History of Contracts Written





## Jackson County Contracts Written Analysis

### Contracts Written by Month



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

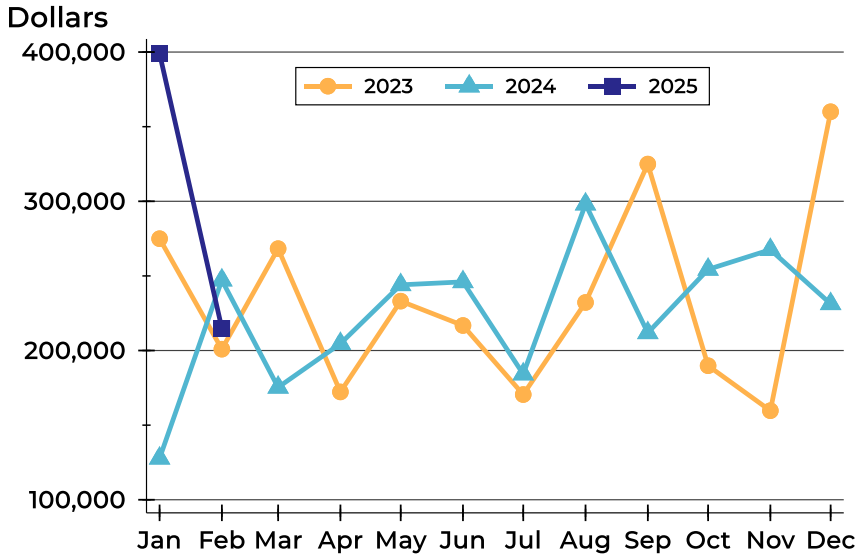
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	28.6%	83,000	83,000	70	70	94.0%	94.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	14.3%	135,000	135,000	30	30	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	28.6%	181,975	181,975	68	68	96.5%	96.5%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	14.3%	250,000	250,000	168	168	89.3%	89.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	14.3%	589,400	589,400	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



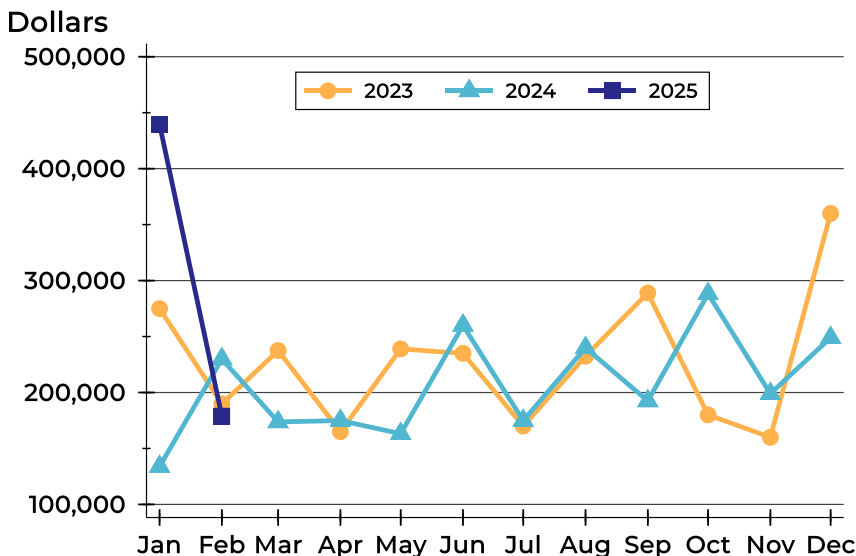
## Jackson County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	274,950	127,800	<b>399,000</b>
February	200,930	247,160	<b>214,907</b>
March	268,271	175,333	
April	172,257	204,625	
May	233,117	244,013	
June	216,780	246,008	
July	170,500	184,200	
August	232,225	298,073	
September	324,948	211,850	
October	189,829	254,375	
November	159,688	267,590	
December	360,000	231,300	

### Median Price



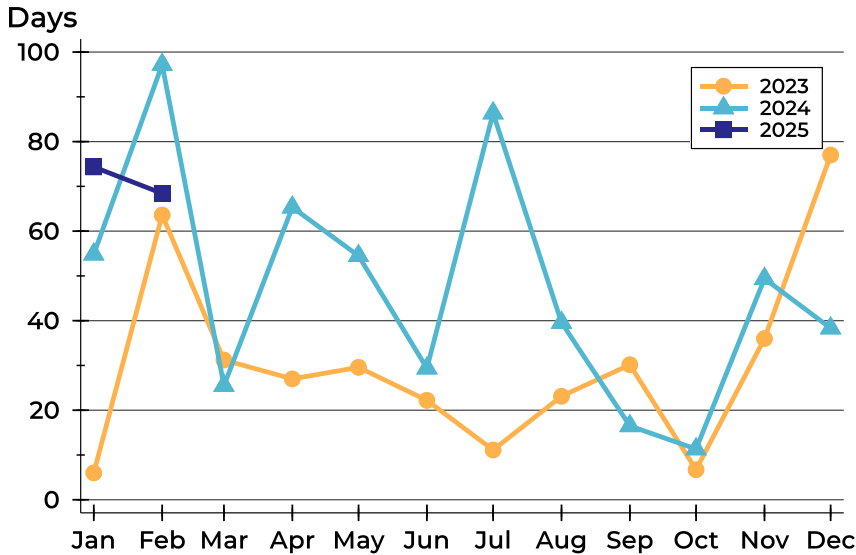
Month	2023	2024	2025
January	274,950	133,900	<b>439,500</b>
February	189,900	229,950	<b>179,000</b>
March	237,500	173,750	
April	165,000	174,925	
May	238,950	163,200	
June	235,000	260,000	
July	170,000	174,900	
August	232,450	239,950	
September	288,975	192,450	
October	180,000	288,225	
November	160,000	199,000	
December	360,000	249,000	





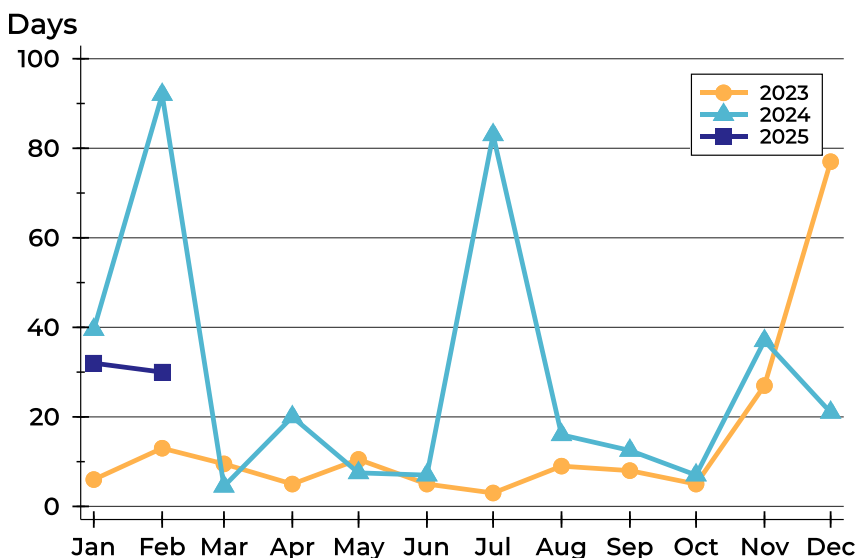
## Jackson County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	6	55	<b>74</b>
February	64	97	<b>68</b>
March	31	26	
April	27	65	
May	30	55	
June	22	29	
July	11	86	
August	23	40	
September	30	17	
October	7	11	
November	36	49	
December	77	38	

### Median DOM



Month	2023	2024	2025
January	6	40	<b>32</b>
February	13	92	<b>30</b>
March	10	5	
April	5	20	
May	11	8	
June	5	7	
July	3	83	
August	9	16	
September	8	13	
October	5	7	
November	27	37	
December	77	21	



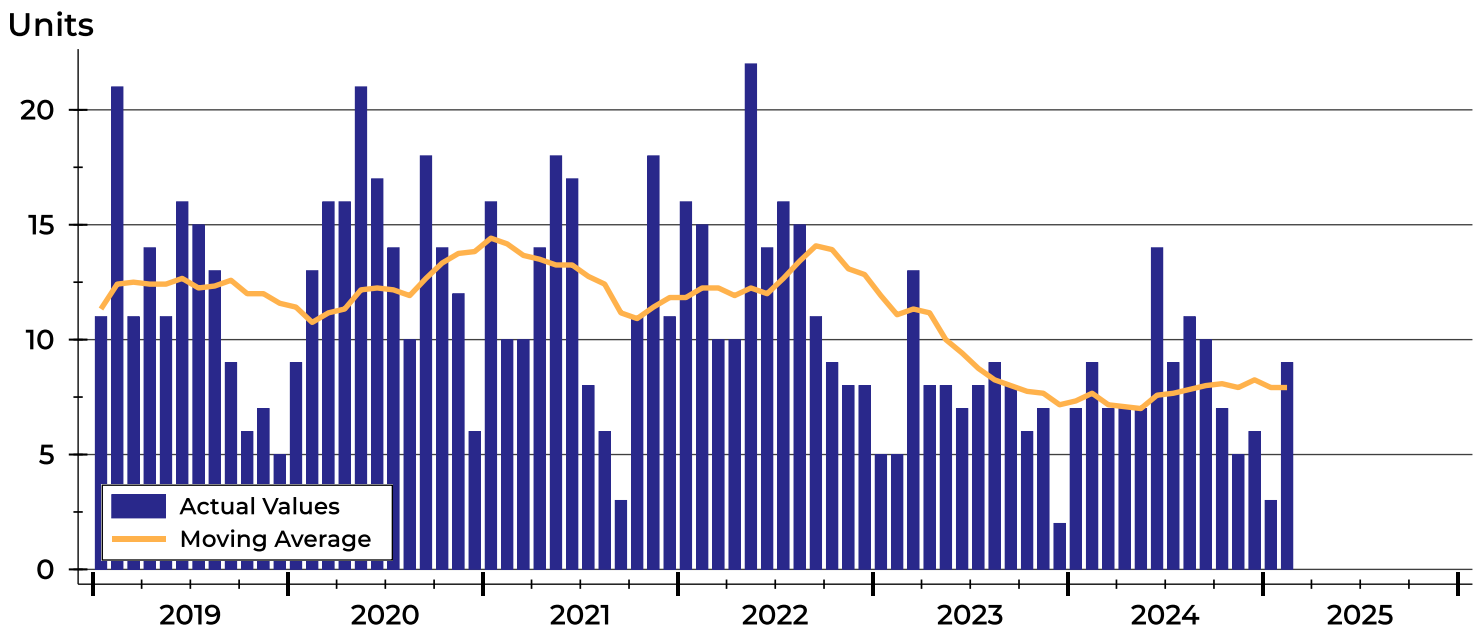
## Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		<b>9</b>	9	0.0%
Volume (1,000s)		<b>1,952</b>	2,566	-23.9%
Average	List Price	<b>216,928</b>	285,078	-23.9%
	Days on Market	<b>62</b>	88	-29.5%
	Percent of Original	<b>96.7%</b>	95.2%	1.6%
Median	List Price	<b>184,950</b>	269,000	-31.2%
	Days on Market	<b>30</b>	77	-61.0%
	Percent of Original	<b>100.0%</b>	96.5%	3.6%

A total of 9 listings in Jackson County had contracts pending at the end of February, the same number of contracts pending at the end of February 2024.

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

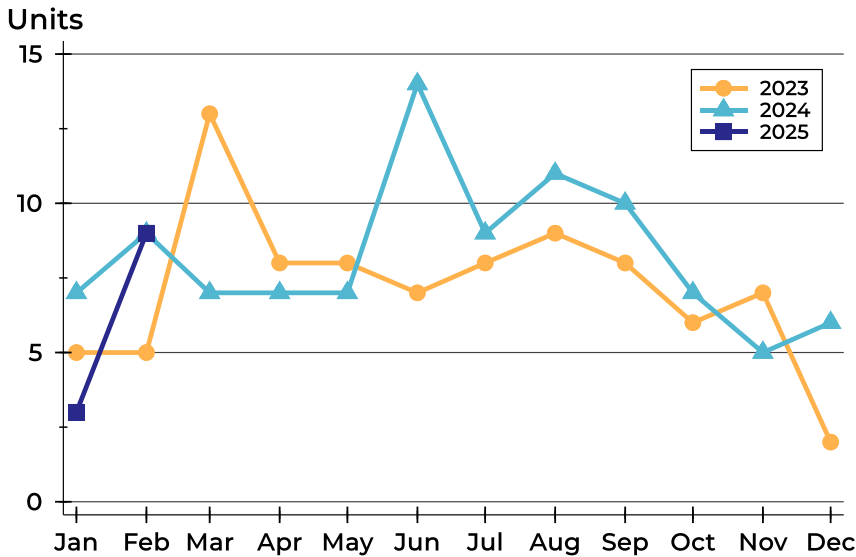
### History of Pending Contracts





## Jackson County Pending Contracts Analysis

### Pending Contracts by Month



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

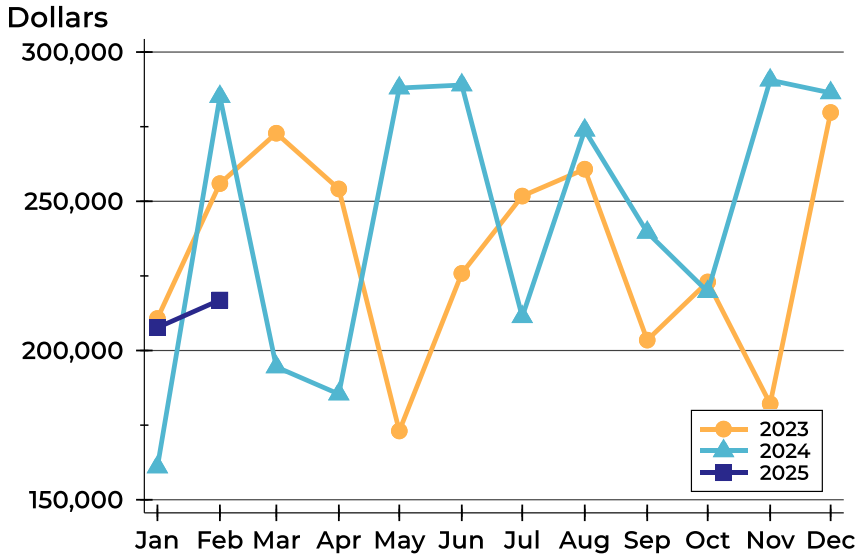
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	22.2%	83,000	83,000	70	70	94.0%	94.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	135,000	135,000	30	30	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	3	33.3%	187,650	184,950	64	55	97.7%	100.0%
\$200,000-\$249,999	1	11.1%	249,000	249,000	21	21	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	250,000	250,000	168	168	89.3%	89.3%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	589,400	589,400	5	5	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



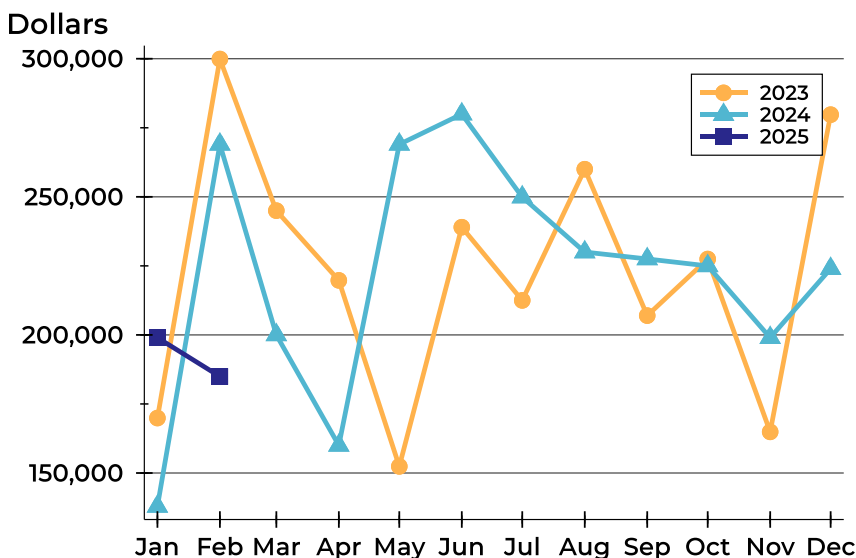
## Jackson County Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	210,740	160,971	<b>207,667</b>
<b>February</b>	255,930	285,078	<b>216,928</b>
<b>March</b>	272,815	194,486	
<b>April</b>	254,138	185,407	
<b>May</b>	173,050	287,943	
<b>June</b>	225,843	288,964	
<b>July</b>	251,750	211,300	
<b>August</b>	260,767	273,807	
<b>September</b>	203,494	239,580	
<b>October</b>	222,992	219,704	
<b>November</b>	182,171	290,590	
<b>December</b>	279,750	286,317	

### Median Price

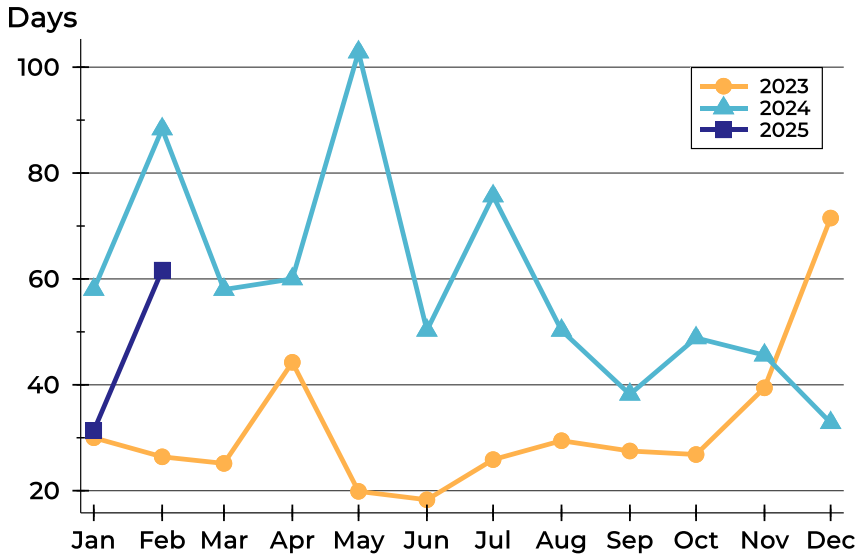


Month	2023	2024	2025
<b>January</b>	169,900	137,900	<b>199,000</b>
<b>February</b>	299,900	269,000	<b>184,950</b>
<b>March</b>	245,000	200,000	
<b>April</b>	219,750	160,000	
<b>May</b>	152,400	269,000	
<b>June</b>	239,000	279,950	
<b>July</b>	212,500	249,900	
<b>August</b>	260,000	230,000	
<b>September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



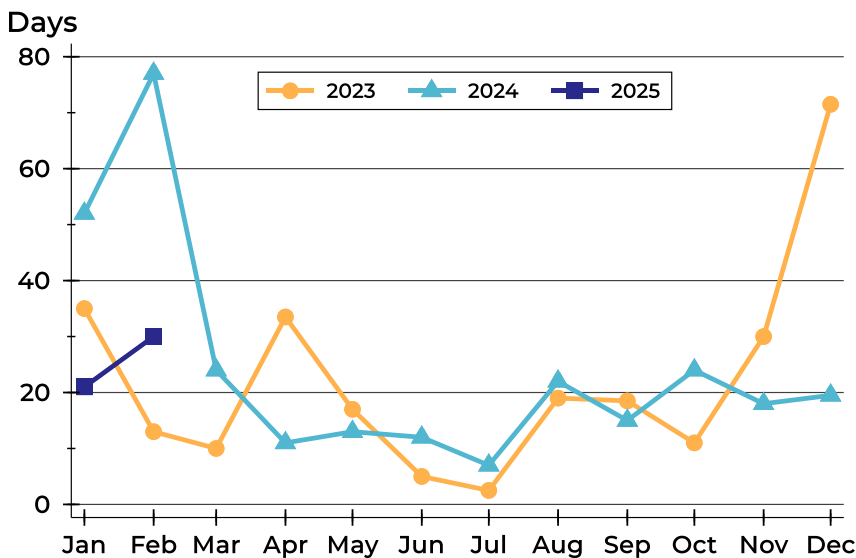
# Jackson County Pending Contracts Analysis

## Average DOM



Month	2023	2024	2025
January	30	58	31
February	26	88	62
March	25	58	
April	44	60	
May	20	103	
June	18	50	
July	26	76	
August	29	50	
September	28	38	
October	27	49	
November	39	46	
December	72	33	

## Median DOM



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



# Jefferson County Housing Report



## Market Overview

### Jefferson County Home Sales Rose in February

Total home sales in Jefferson County rose by 14.3% last month to 8 units, compared to 7 units in February 2024. Total sales volume was \$2.1 million, up 23.7% from a year earlier.

The median sale price in February was \$269,000, up from \$199,900 a year earlier. Homes that sold in February were typically on the market for 79 days and sold for 97.5% of their list prices.

### Jefferson County Active Listings Up at End of February

The total number of active listings in Jefferson County at the end of February was 22 units, up from 21 at the same point in 2024. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$299,500.

During February, a total of 10 contracts were written up from 7 in February 2024. 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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## Jefferson County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>8</b>	<b>7</b>	<b>9</b>	<b>22</b>	<b>18</b>	<b>19</b>
Change from prior year		14.3%	-22.2%	-10.0%	22.2%	-5.3%	-20.8%
<b>Active Listings</b>		<b>22</b>	<b>21</b>	<b>17</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		4.8%	23.5%	142.9%			
<b>Months' Supply</b>		<b>1.6</b>	<b>1.8</b>	<b>1.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-11.1%	50.0%	200.0%			
<b>New Listings</b>		<b>11</b>	<b>10</b>	<b>11</b>	<b>19</b>	<b>24</b>	<b>25</b>
Change from prior year		10.0%	-9.1%	22.2%	-20.8%	-4.0%	38.9%
<b>Contracts Written</b>		<b>10</b>	<b>7</b>	<b>10</b>	<b>19</b>	<b>15</b>	<b>20</b>
Change from prior year		42.9%	-30.0%	-9.1%	26.7%	-25.0%	-9.1%
<b>Pending Contracts</b>		<b>13</b>	<b>11</b>	<b>10</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		18.2%	10.0%	-9.1%			
<b>Sales Volume (1,000s)</b>		<b>2,116</b>	<b>1,711</b>	<b>2,080</b>	<b>6,458</b>	<b>4,200</b>	<b>4,000</b>
Change from prior year		23.7%	-17.7%	-0.7%	53.8%	5.0%	-28.7%
Average	<b>Sale Price</b>	<b>264,438</b>	<b>244,400</b>	<b>231,111</b>	<b>293,539</b>	<b>233,333</b>	<b>210,516</b>
	Change from prior year	8.2%	5.8%	10.4%	25.8%	10.8%	-9.9%
	<b>List Price of Actives</b>	<b>296,568</b>	<b>260,340</b>	<b>233,685</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	13.9%	11.4%	-17.7%			
	<b>Days on Market</b>	<b>67</b>	<b>46</b>	<b>28</b>	<b>47</b>	<b>39</b>	<b>27</b>
Change from prior year	45.7%	64.3%	-3.4%	20.5%	44.4%	-18.2%	
<b>Percent of List</b>	<b>97.6%</b>	<b>95.8%</b>	<b>97.2%</b>	<b>98.3%</b>	<b>98.9%</b>	<b>95.6%</b>	
Change from prior year	1.9%	-1.4%	-6.4%	-0.6%	3.5%	-5.2%	
<b>Percent of Original</b>	<b>94.1%</b>	<b>94.6%</b>	<b>94.1%</b>	<b>96.8%</b>	<b>97.8%</b>	<b>93.3%</b>	
Change from prior year	-0.5%	0.5%	-7.1%	-1.0%	4.8%	-4.9%	
Median	<b>Sale Price</b>	<b>269,000</b>	<b>199,900</b>	<b>187,000</b>	<b>274,000</b>	<b>220,500</b>	<b>187,900</b>
	Change from prior year	34.6%	6.9%	2.9%	24.3%	17.3%	-4.6%
	<b>List Price of Actives</b>	<b>299,500</b>	<b>230,000</b>	<b>249,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	30.2%	-7.6%	-4.2%			
	<b>Days on Market</b>	<b>79</b>	<b>31</b>	<b>14</b>	<b>20</b>	<b>31</b>	<b>16</b>
Change from prior year	154.8%	121.4%	-30.0%	-35.5%	93.8%	33.3%	
<b>Percent of List</b>	<b>97.5%</b>	<b>96.3%</b>	<b>98.4%</b>	<b>98.6%</b>	<b>100.0%</b>	<b>97.3%</b>	
Change from prior year	1.2%	-2.1%	-1.6%	-1.4%	2.8%	-2.7%	
<b>Percent of Original</b>	<b>95.2%</b>	<b>96.3%</b>	<b>93.3%</b>	<b>97.0%</b>	<b>99.9%</b>	<b>93.3%</b>	
Change from prior year	-1.1%	3.2%	-6.7%	-2.9%	7.1%	-6.0%	

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



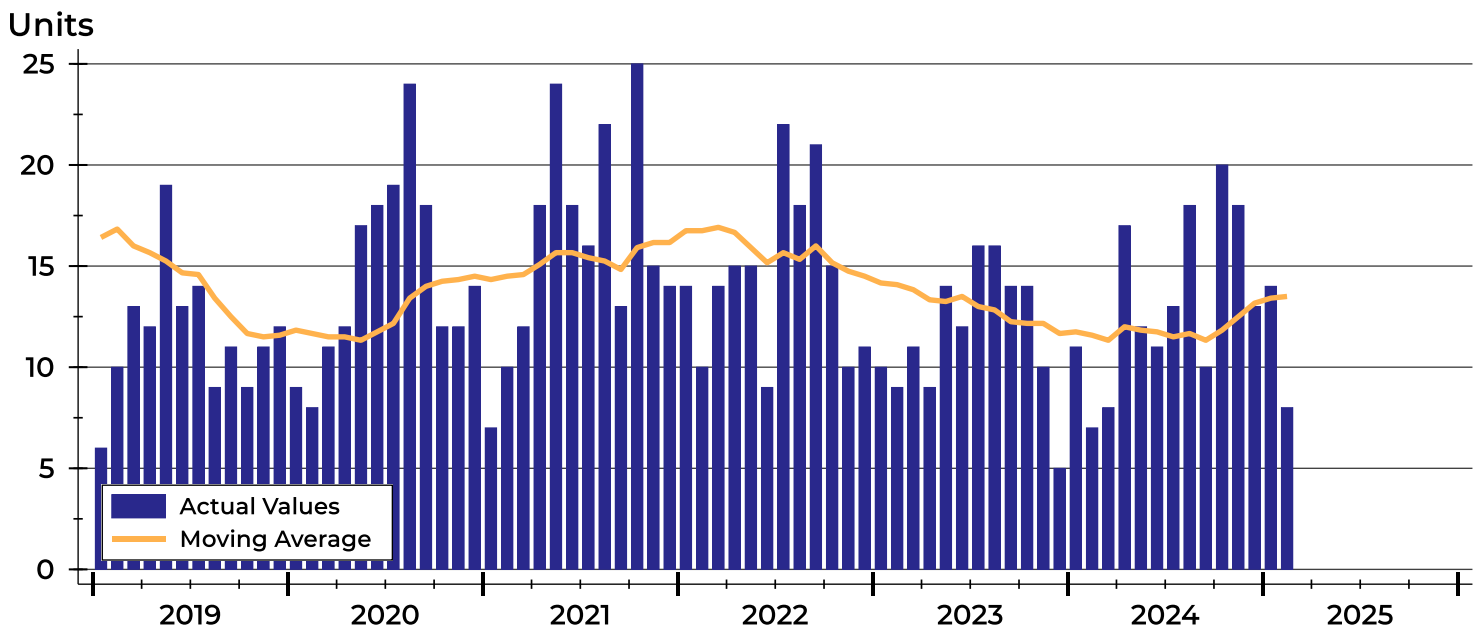
## Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>8</b>	7	14.3%	<b>22</b>	18	22.2%
Volume (1,000s)		<b>2,116</b>	1,711	23.7%	<b>6,458</b>	4,200	53.8%
Months' Supply		<b>1.6</b>	1.8	-11.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>264,438</b>	244,400	8.2%	<b>293,539</b>	233,333	25.8%
	Days on Market	<b>67</b>	46	45.7%	<b>47</b>	39	20.5%
	Percent of List	<b>97.6%</b>	95.8%	1.9%	<b>98.3%</b>	98.9%	-0.6%
	Percent of Original	<b>94.1%</b>	94.6%	-0.5%	<b>96.8%</b>	97.8%	-1.0%
Median	Sale Price	<b>269,000</b>	199,900	34.6%	<b>274,000</b>	220,500	24.3%
	Days on Market	<b>79</b>	31	154.8%	<b>20</b>	31	-35.5%
	Percent of List	<b>97.5%</b>	96.3%	1.2%	<b>98.6%</b>	100.0%	-1.4%
	Percent of Original	<b>95.2%</b>	96.3%	-1.1%	<b>97.0%</b>	99.9%	-2.9%

A total of 8 homes sold in Jefferson County in February, up from 7 units in February 2024. Total sales volume rose to \$2.1 million compared to \$1.7 million in the previous year.

The median sales price in February was \$269,000, up 34.6% compared to the prior year. Median days on market was 79 days, up from 12 days in January, and up from 31 in February 2024.

## History of Closed Listings

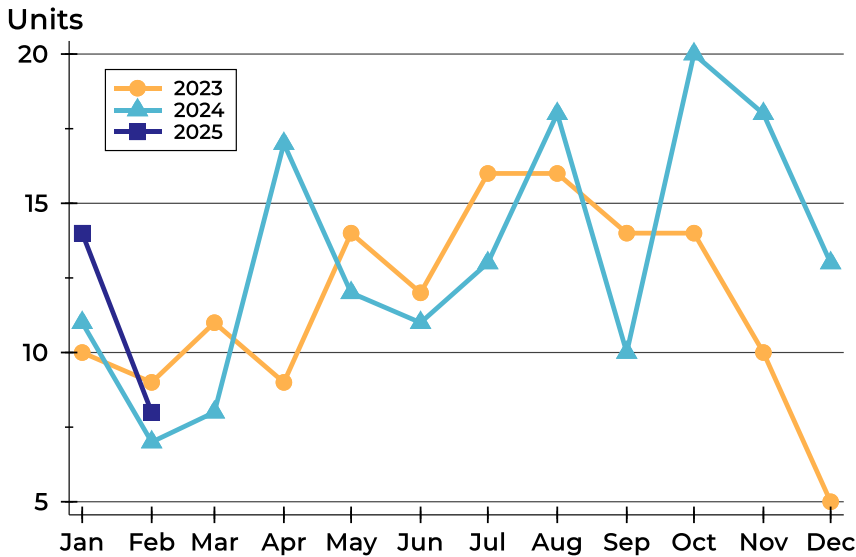






## Jefferson County Closed Listings Analysis

### Closed Listings by Month



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

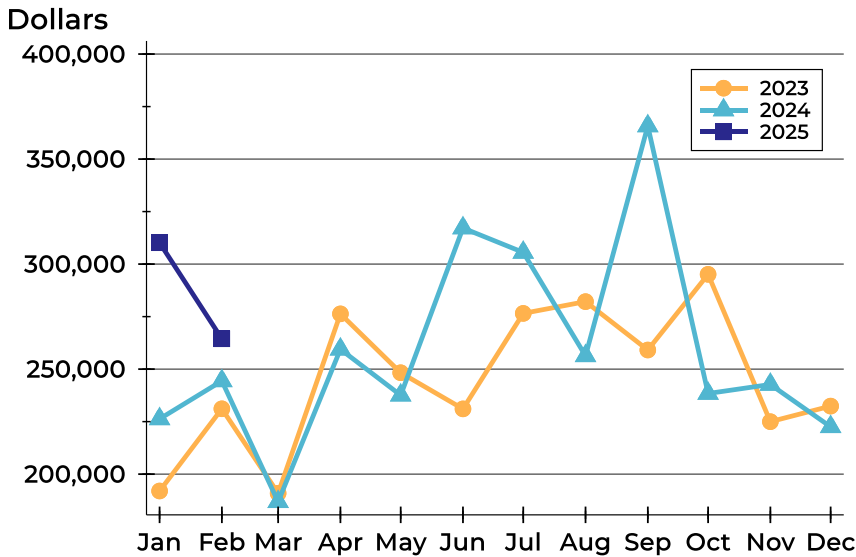
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	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	12.5%	2.0	78,000	78,000	1	1	97.5%	97.5%	97.5%	97.5%
\$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	25.0%	0.0	202,500	202,500	56	56	96.5%	96.5%	95.3%	95.3%
\$250,000-\$299,999	2	25.0%	0.5	269,000	269,000	73	73	98.0%	98.0%	98.0%	98.0%
\$300,000-\$399,999	2	25.0%	1.1	310,000	310,000	79	79	98.4%	98.4%	94.8%	94.8%
\$400,000-\$499,999	1	12.5%	2.4	474,500	474,500	120	120	97.9%	97.9%	79.3%	79.3%
\$500,000-\$749,999	0	0.0%	6.0	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



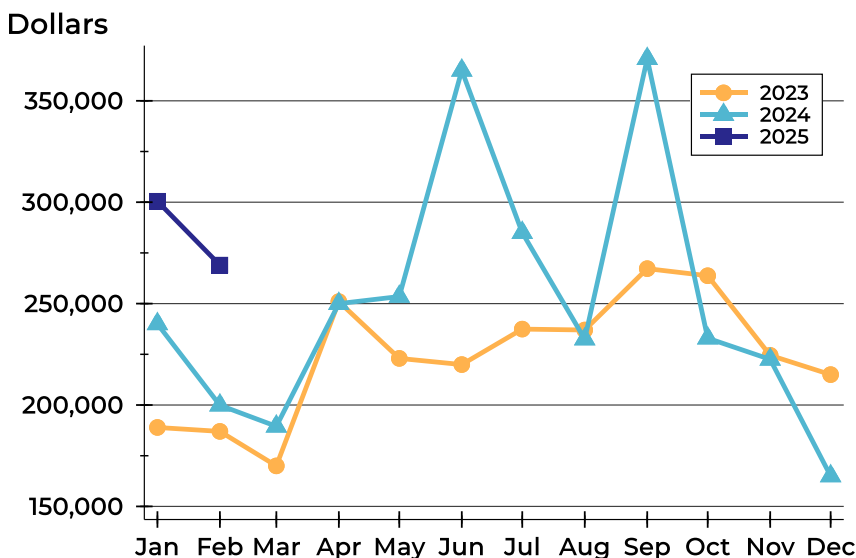
# Jefferson County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	191,980	226,291	<b>310,169</b>
February	231,111	244,400	<b>264,438</b>
March	190,909	186,850	
April	276,311	259,462	
May	248,286	237,575	
June	231,075	317,182	
July	276,540	305,565	
August	282,138	256,319	
September	259,107	365,750	
October	295,143	238,400	
November	224,978	242,694	
December	232,400	222,538	

## Median Price

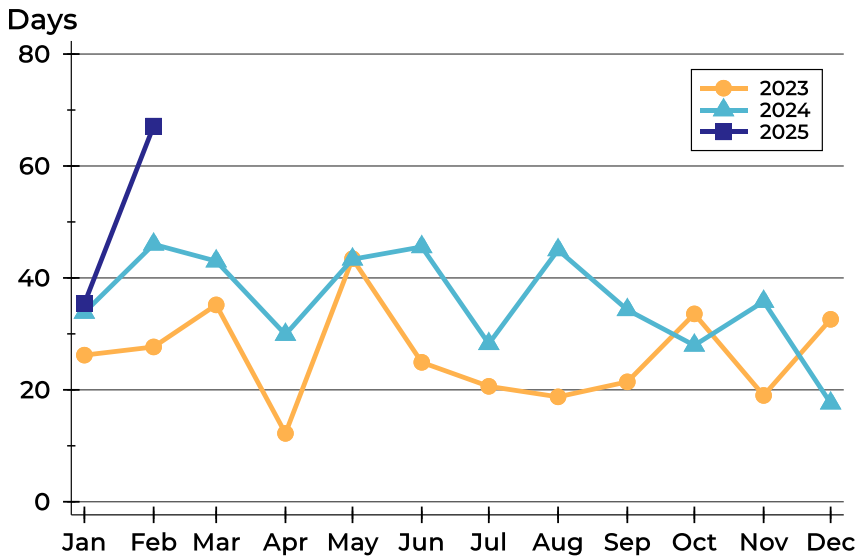


Month	2023	2024	2025
January	188,950	240,000	<b>300,500</b>
February	187,000	199,900	<b>269,000</b>
March	170,000	189,500	
April	251,000	250,000	
May	223,000	253,500	
June	219,950	365,000	
July	237,450	285,000	
August	237,000	232,500	
September	267,250	370,750	
October	263,750	232,950	
November	224,500	222,500	
December	215,000	165,000	



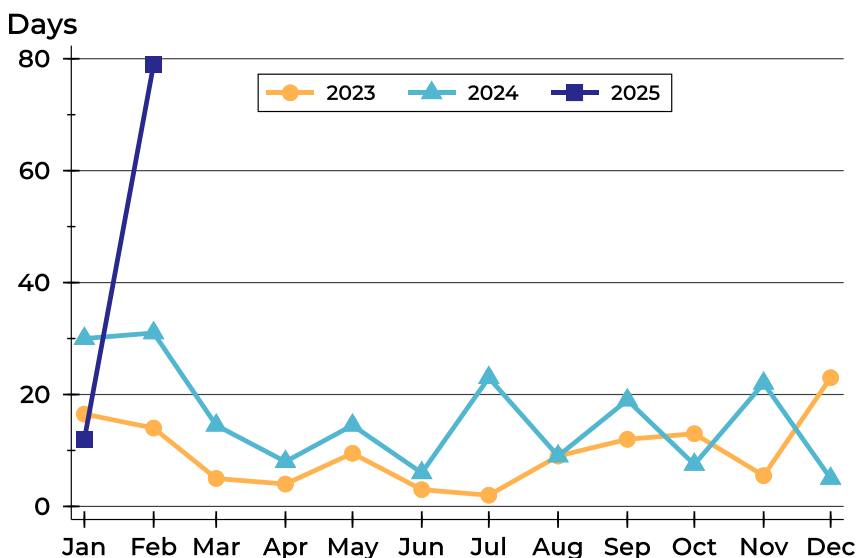
## Jefferson County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	26	34	<b>35</b>
February	28	46	<b>67</b>
March	35	43	
April	12	30	
May	43	43	
June	25	46	
July	21	28	
August	19	45	
September	21	34	
October	34	28	
November	19	36	
December	33	18	

### Median DOM



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



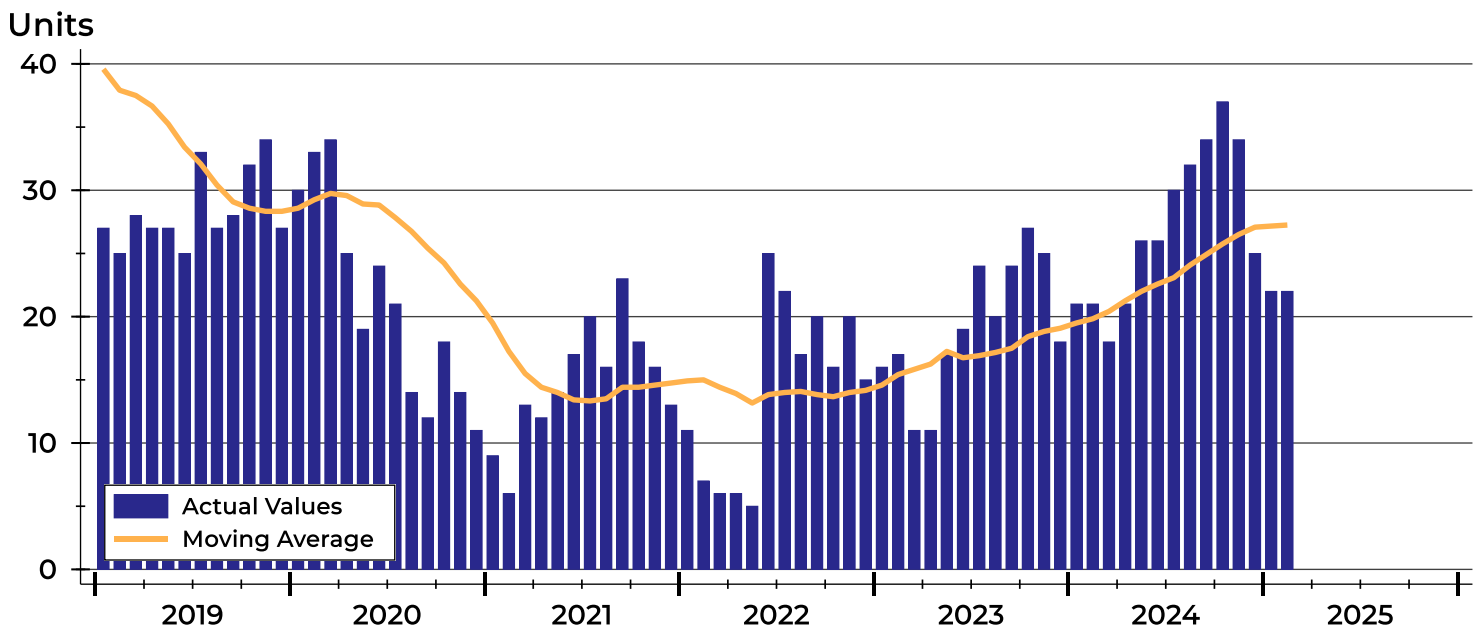
# Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		22	21	4.8%
Volume (1,000s)		6,525	5,467	19.4%
Months' Supply		1.6	1.8	-11.1%
Average	List Price	296,568	260,340	13.9%
	Days on Market	86	60	43.3%
	Percent of Original	95.0%	97.1%	-2.2%
Median	List Price	299,500	230,000	30.2%
	Days on Market	86	44	95.5%
	Percent of Original	97.0%	100.0%	-3.0%

A total of 22 homes were available for sale in Jefferson County 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 \$299,500, up 30.2% from 2024. The typical time on market for active listings was 86 days, up from 44 days a year earlier.

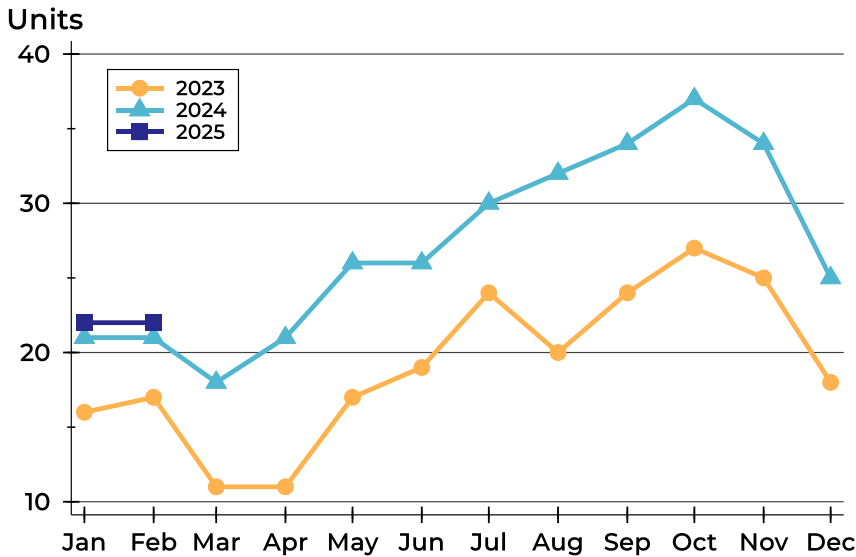
## History of Active Listings





## Jefferson County Active Listings Analysis

### Active Listings by Month



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

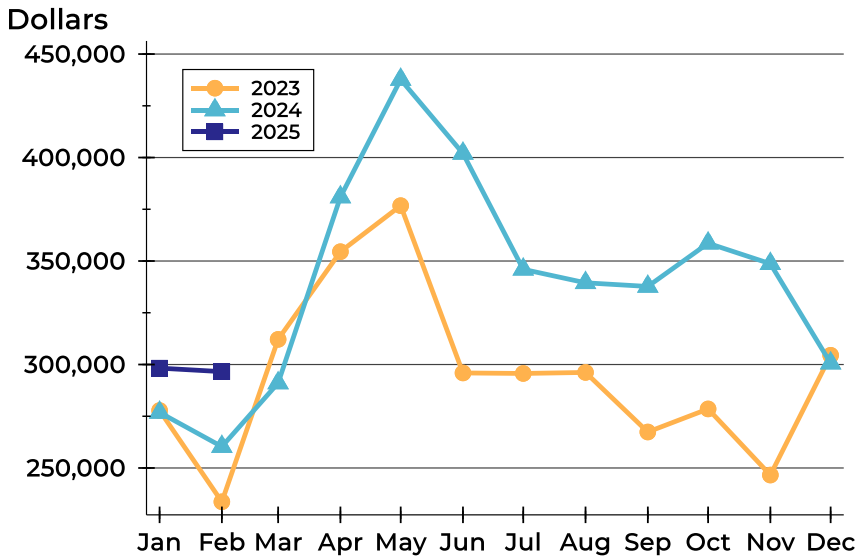
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	2.0	63,450	63,450	82	82	92.9%	92.9%
\$100,000-\$124,999	4	18.2%	N/A	113,975	116,000	73	90	85.5%	85.8%
\$125,000-\$149,999	3	13.6%	N/A	144,267	145,900	161	134	96.2%	97.3%
\$150,000-\$174,999	1	4.5%	N/A	164,900	164,900	50	50	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	4.5%	0.5	294,000	294,000	115	115	96.7%	96.7%
\$300,000-\$399,999	3	13.6%	1.1	339,933	344,900	52	27	98.2%	100.0%
\$400,000-\$499,999	3	13.6%	2.4	441,133	444,000	82	82	97.6%	96.7%
\$500,000-\$749,999	5	22.7%	6.0	541,360	545,000	79	28	98.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



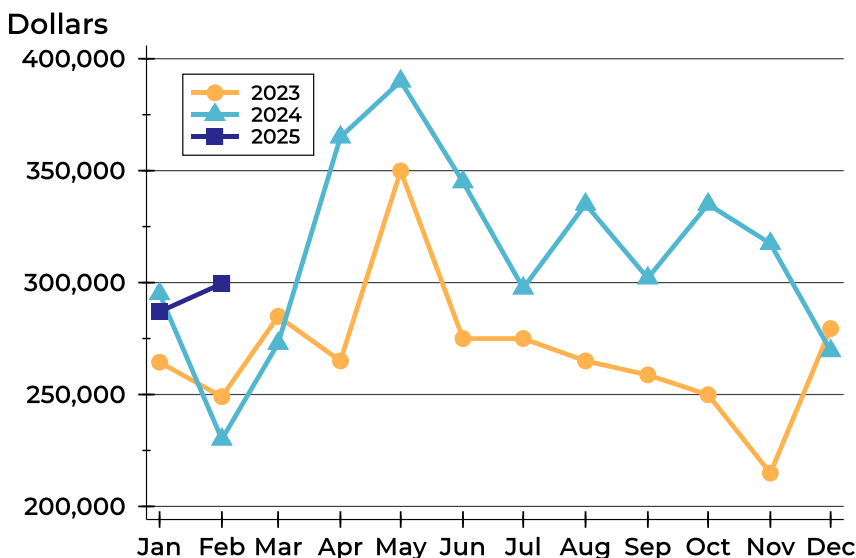
## Jefferson County Active Listings Analysis

### Average Price



Month	2023	2024	2025
January	277,778	276,829	<b>298,250</b>
February	233,685	260,340	<b>296,568</b>
March	312,145	291,064	
April	354,509	380,924	
May	376,765	437,700	
June	295,921	401,990	
July	295,677	346,012	
August	296,175	339,489	
September	267,396	337,709	
October	278,540	358,588	
November	246,606	348,703	
December	304,466	300,636	

### Median Price

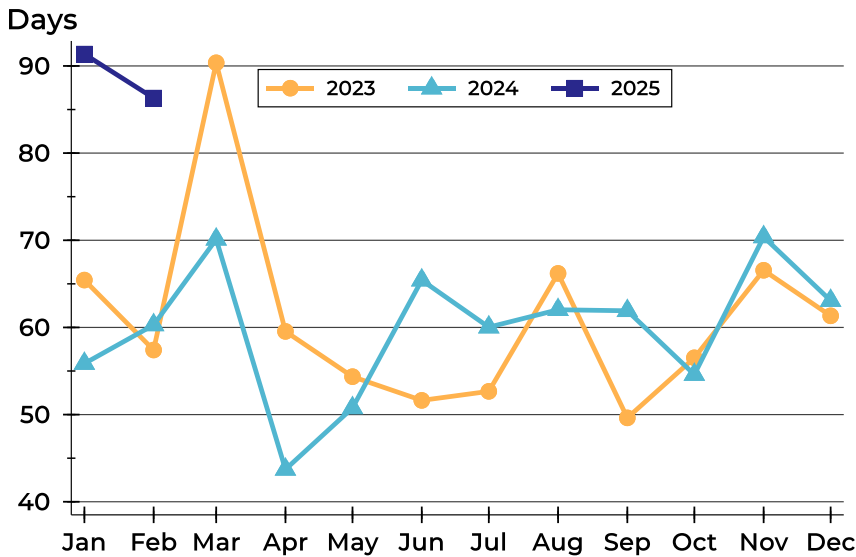


Month	2023	2024	2025
January	264,450	295,000	<b>287,000</b>
February	249,000	230,000	<b>299,500</b>
March	284,900	272,800	
April	265,000	365,000	
May	349,900	389,950	
June	275,000	344,950	
July	275,000	297,500	
August	265,000	335,000	
September	258,750	302,000	
October	249,888	335,000	
November	214,900	317,450	
December	279,444	269,500	



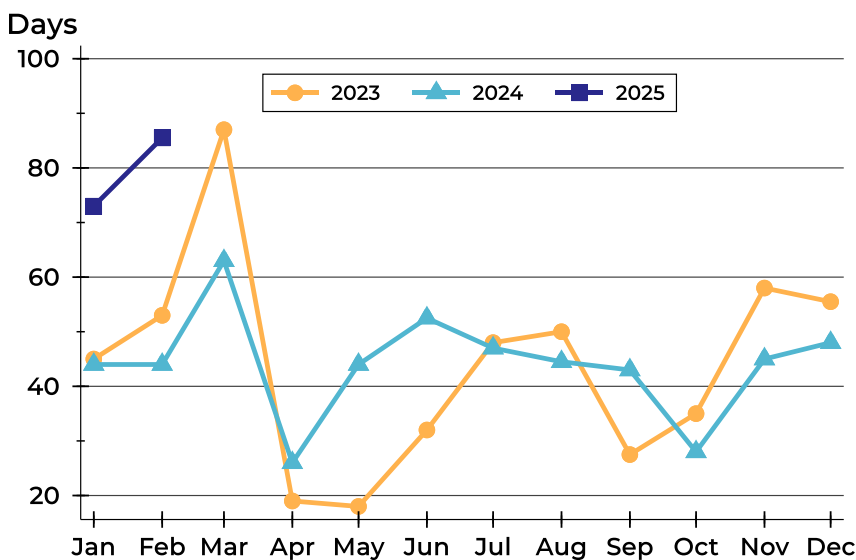
# Jefferson County Active Listings Analysis

## Average DOM



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	
April	60	44	
May	54	51	
June	52	65	
July	53	60	
August	66	62	
September	50	62	
October	57	55	
November	67	70	
December	61	63	

## Median DOM



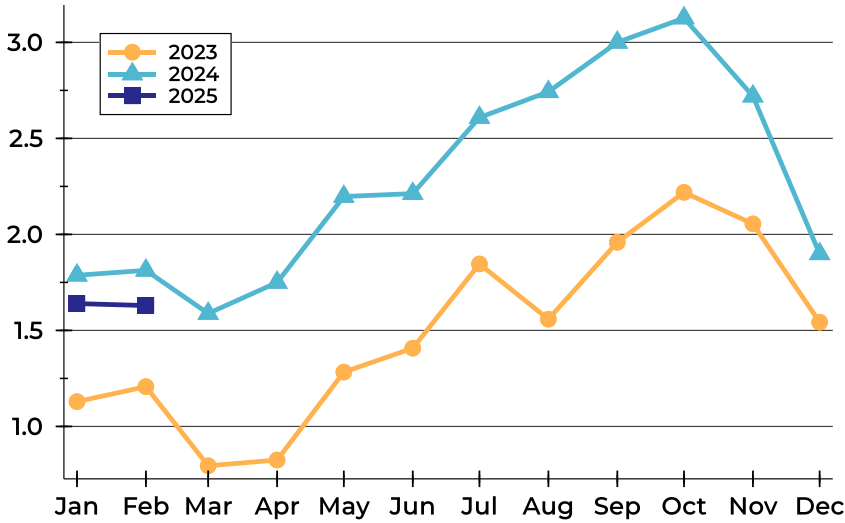
Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	
April	19	26	
May	18	44	
June	32	53	
July	48	47	
August	50	45	
September	28	43	
October	35	28	
November	58	45	
December	56	48	



# Jefferson County Months' Supply Analysis

## Months' Supply by Month

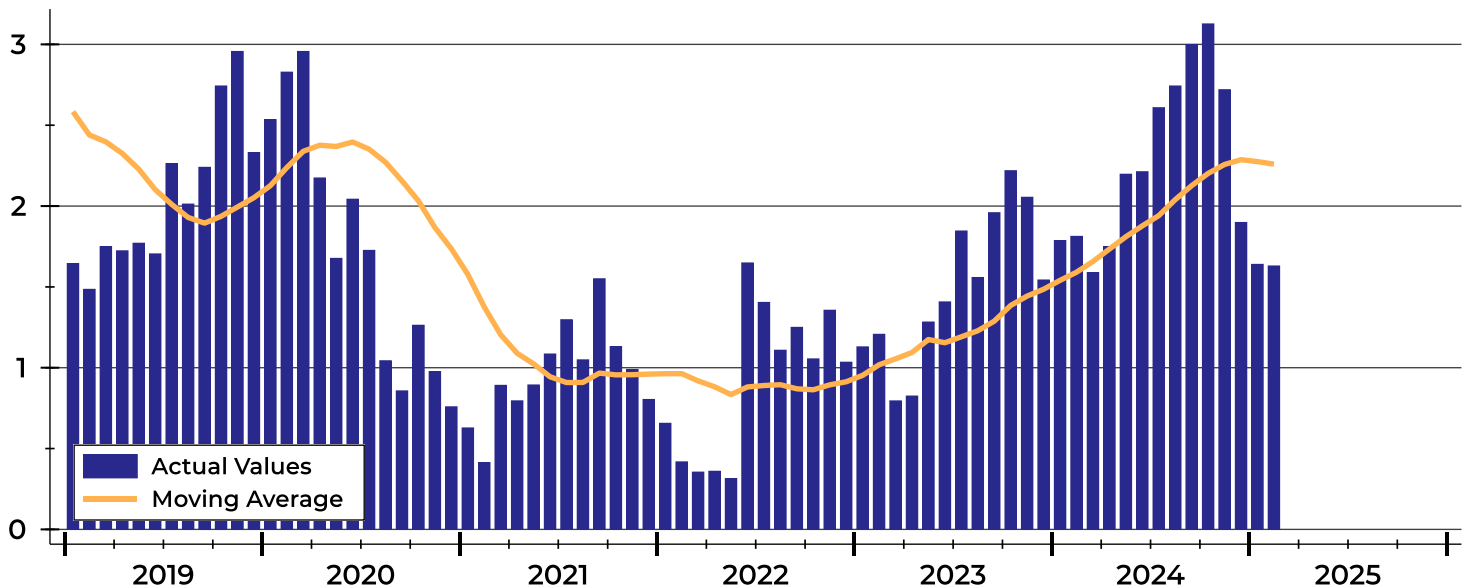
Months



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	1.6
March	0.8	1.6	
April	0.8	1.8	
May	1.3	2.2	
June	1.4	2.2	
July	1.8	2.6	
August	1.6	2.7	
September	2.0	3.0	
October	2.2	3.1	
November	2.1	2.7	
December	1.5	1.9	

## History of Month's Supply

Months







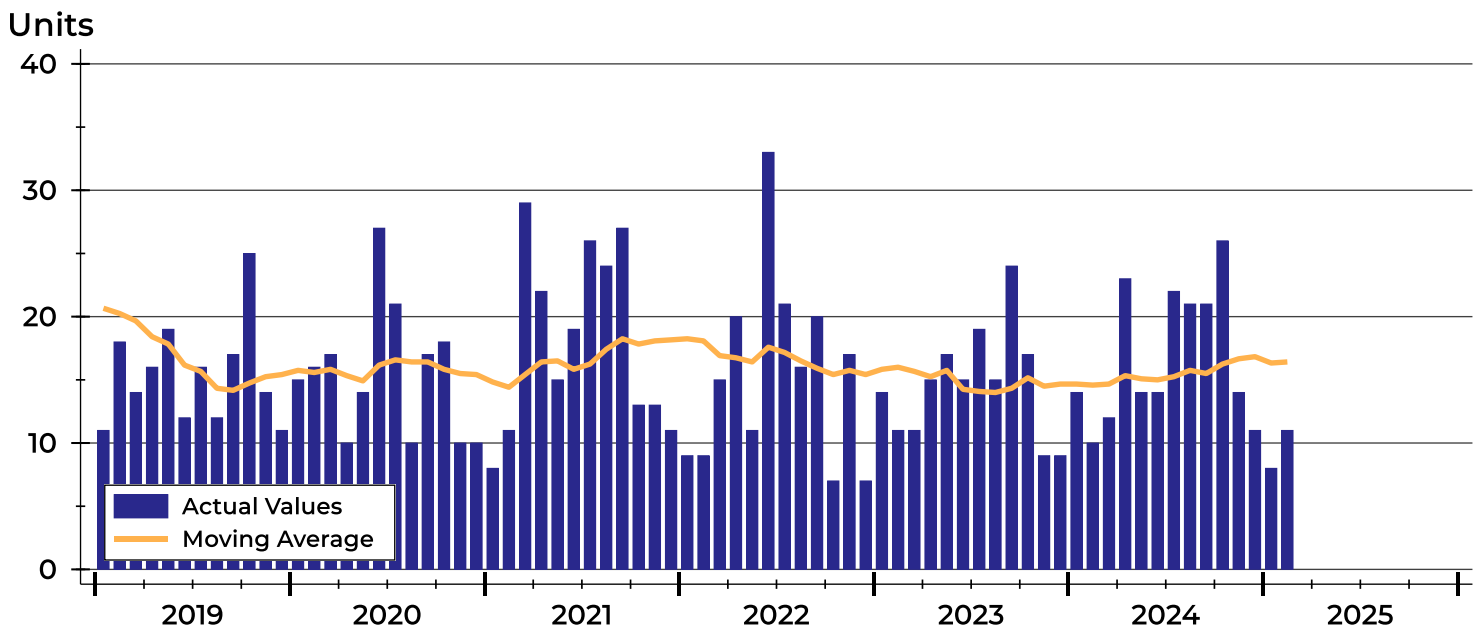
## Jefferson County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>11</b>	10	10.0%
	Volume (1,000s)	<b>4,076</b>	1,921	112.2%
	Average List Price	<b>370,573</b>	192,085	92.9%
	Median List Price	<b>369,900</b>	187,450	97.3%
Year-to-Date	New Listings	<b>19</b>	24	-20.8%
	Volume (1,000s)	<b>5,950</b>	4,760	25.0%
	Average List Price	<b>313,168</b>	198,346	57.9%
	Median List Price	<b>289,000</b>	192,450	50.2%

A total of 11 new listings were added in Jefferson County during February, up 10.0% from the same month in 2024. Year-to-date Jefferson County has seen 19 new listings.

The median list price of these homes was \$369,900 up from \$187,450 in 2024.

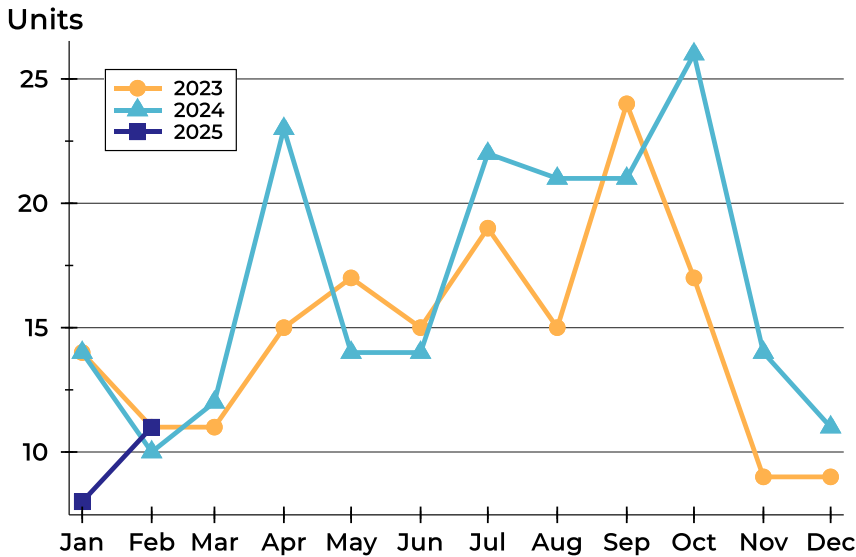
## History of New Listings





## Jefferson County New Listings Analysis

### New Listings by Month



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

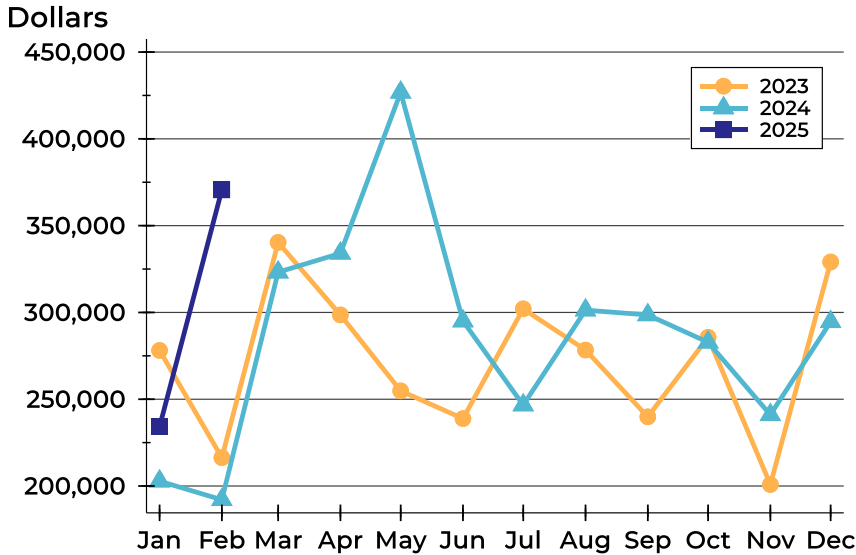
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	80,000	80,000	1	1	97.5%	97.5%
\$100,000-\$124,999	1	9.1%	123,900	123,900	9	9	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	239,900	239,900	3	3	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	3	27.3%	338,267	339,900	19	17	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	429,900	429,900	32	32	100.0%	100.0%
\$500,000-\$749,999	4	36.4%	546,950	547,500	23	28	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



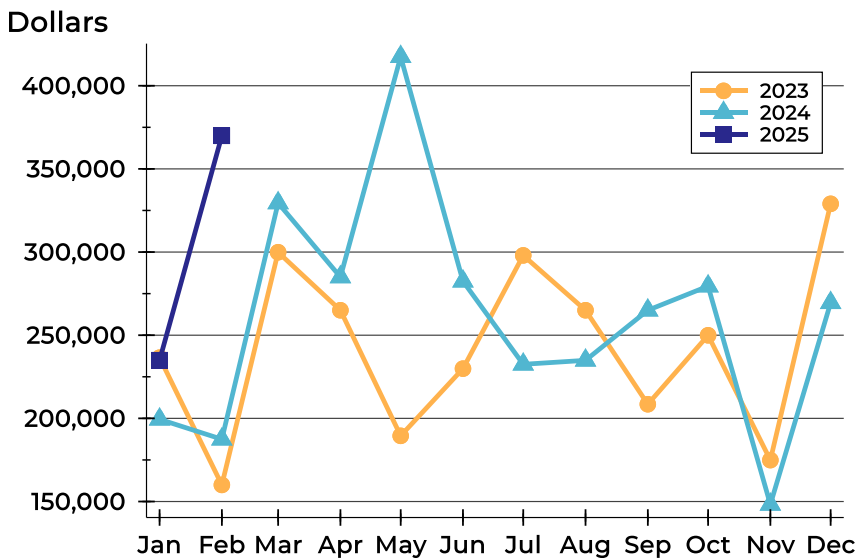
## Jefferson County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	278,136	202,818	<b>234,238</b>
<b>February</b>	216,336	192,085	<b>370,573</b>
<b>March</b>	340,336	323,200	
<b>April</b>	298,580	334,061	
<b>May</b>	254,818	426,807	
<b>June</b>	238,847	295,021	
<b>July</b>	302,084	246,648	
<b>August</b>	278,340	301,338	
<b>September</b>	239,873	298,567	
<b>October</b>	285,685	282,815	
<b>November</b>	200,878	241,043	
<b>December</b>	329,078	294,623	

### Median Price



Month	2023	2024	2025
<b>January</b>	236,500	199,450	<b>235,000</b>
<b>February</b>	160,000	187,450	<b>369,900</b>
<b>March</b>	299,900	329,500	
<b>April</b>	265,000	285,000	
<b>May</b>	189,500	417,450	
<b>June</b>	229,900	282,450	
<b>July</b>	298,000	232,500	
<b>August</b>	265,000	234,900	
<b>September</b>	208,500	265,000	
<b>October</b>	249,950	279,500	
<b>November</b>	174,900	148,250	
<b>December</b>	329,000	269,500	



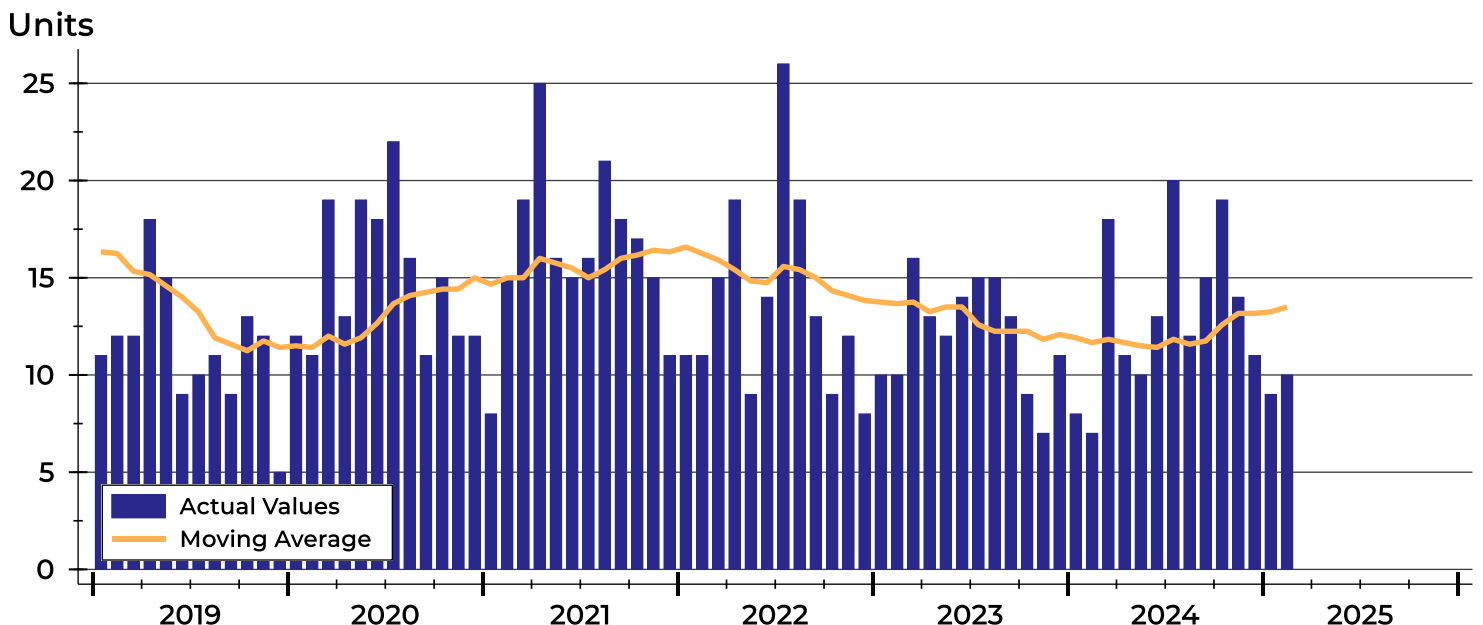
## Jefferson County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>10</b>	7	42.9%	<b>19</b>	15	26.7%
Volume (1,000s)		<b>3,559</b>	1,856	91.8%	<b>5,487</b>	3,221	70.4%
Average	Sale Price	<b>355,870</b>	265,129	34.2%	<b>288,789</b>	214,753	34.5%
	Days on Market	<b>53</b>	57	-7.0%	<b>51</b>	50	2.0%
	Percent of Original	<b>99.7%</b>	93.4%	6.7%	<b>98.1%</b>	93.9%	4.5%
Median	Sale Price	<b>314,450</b>	199,000	58.0%	<b>269,500</b>	184,900	45.8%
	Days on Market	<b>15</b>	13	15.4%	<b>19</b>	16	18.8%
	Percent of Original	<b>100.0%</b>	95.9%	4.3%	<b>100.0%</b>	95.9%	4.3%

A total of 10 contracts for sale were written in Jefferson County during the month of February, up from 7 in 2024. The median list price of these homes was \$314,450, up from \$199,000 the prior year.

Half of the homes that went under contract in February were on the market less than 14 days, compared to 13 days in February 2024.

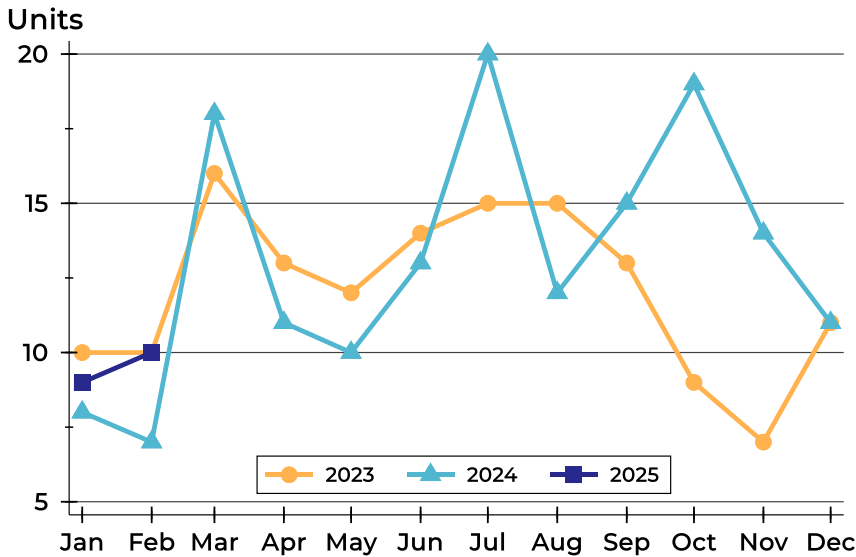
### History of Contracts Written





## Jefferson County Contracts Written Analysis

### Contracts Written by Month



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

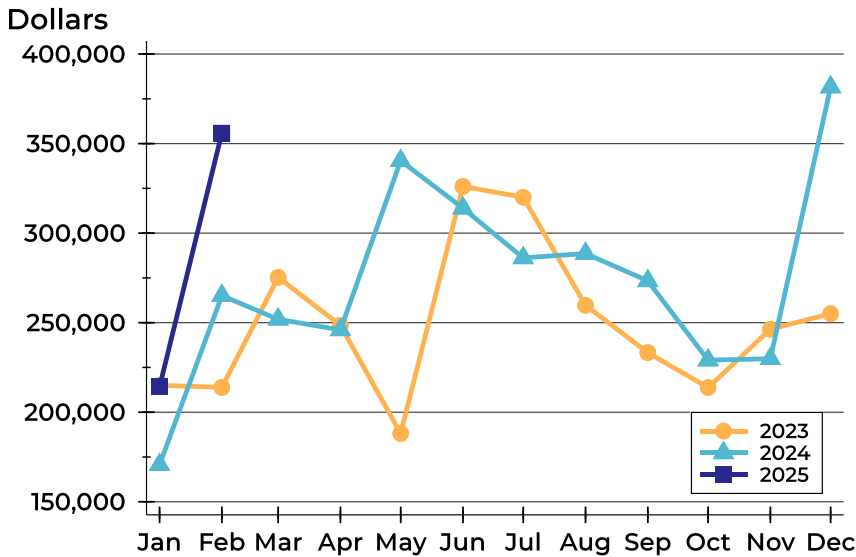
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	10.0%	80,000	80,000	1	1	97.5%	97.5%
\$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	10.0%	239,900	239,900	3	3	100.0%	100.0%
\$250,000-\$299,999	3	30.0%	276,333	285,000	21	12	100.7%	100.0%
\$300,000-\$399,999	1	10.0%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	425,000	425,000	32	32	100.0%	100.0%
\$500,000-\$749,999	3	30.0%	548,300	544,900	139	66	99.2%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



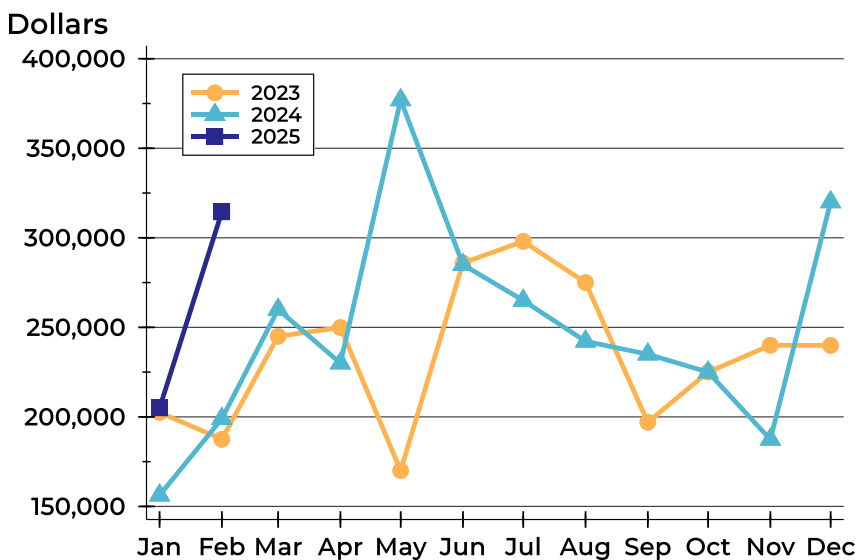
# Jefferson County Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	215,040	170,675	<b>214,256</b>
February	213,880	265,129	<b>355,870</b>
March	275,290	251,914	
April	248,569	245,977	
May	188,117	340,440	
June	326,114	313,935	
July	320,020	286,168	
August	259,717	288,625	
September	233,300	273,360	
October	213,767	229,089	
November	246,363	229,850	
December	255,014	381,577	

## Median Price

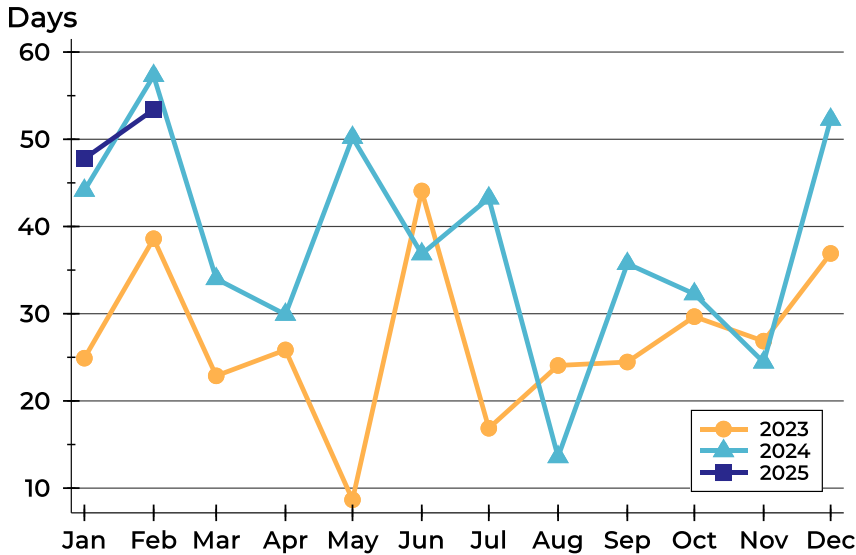


Month	2023	2024	2025
January	202,500	156,250	<b>205,000</b>
February	187,500	199,000	<b>314,450</b>
March	245,000	260,000	
April	249,900	230,000	
May	170,000	377,000	
June	285,950	285,000	
July	298,000	265,000	
August	275,000	242,200	
September	197,000	235,000	
October	225,000	225,000	
November	240,000	187,400	
December	239,900	320,000	



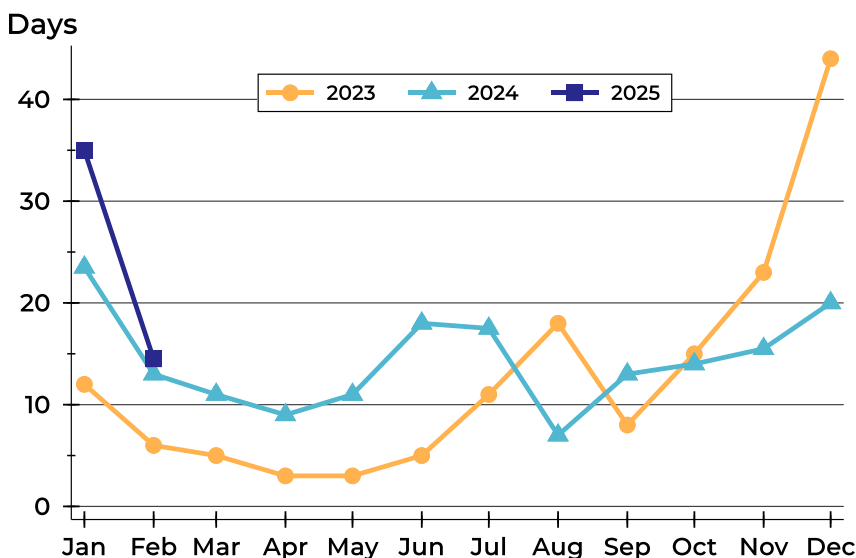
## Jefferson County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	25	44	<b>48</b>
February	39	57	<b>53</b>
March	23	34	
April	26	30	
May	9	50	
June	44	37	
July	17	43	
August	24	14	
September	24	36	
October	30	32	
November	27	24	
December	37	52	

### Median DOM



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



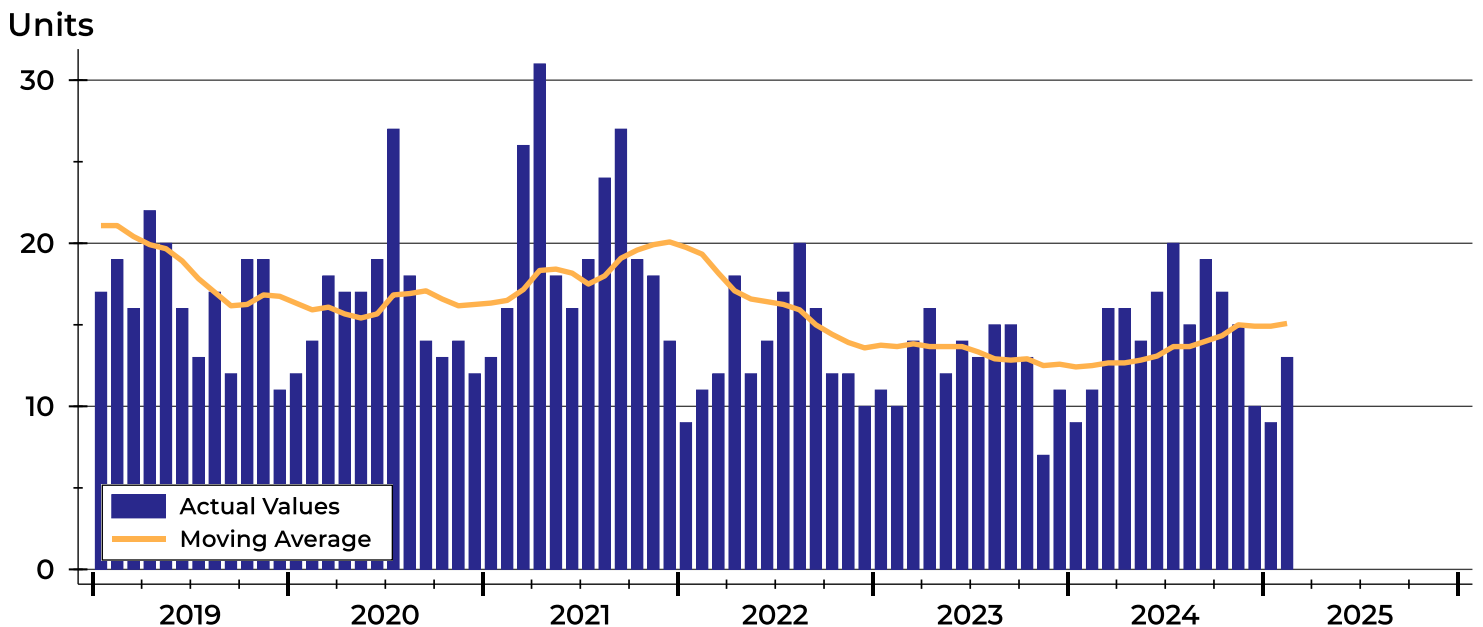
# Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of February 2024	Change
Pending Contracts		13	11	18.2%
Volume (1,000s)		4,260	2,805	51.9%
Average	List Price	327,669	254,982	28.5%
	Days on Market	49	38	28.9%
	Percent of Original	99.2%	97.5%	1.7%
Median	List Price	285,000	210,000	35.7%
	Days on Market	17	12	41.7%
	Percent of Original	100.0%	97.3%	2.8%

A total of 13 listings in Jefferson County had contracts pending at the end of February, up from 11 contracts pending at the end of February 2024.

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

## History of Pending Contracts

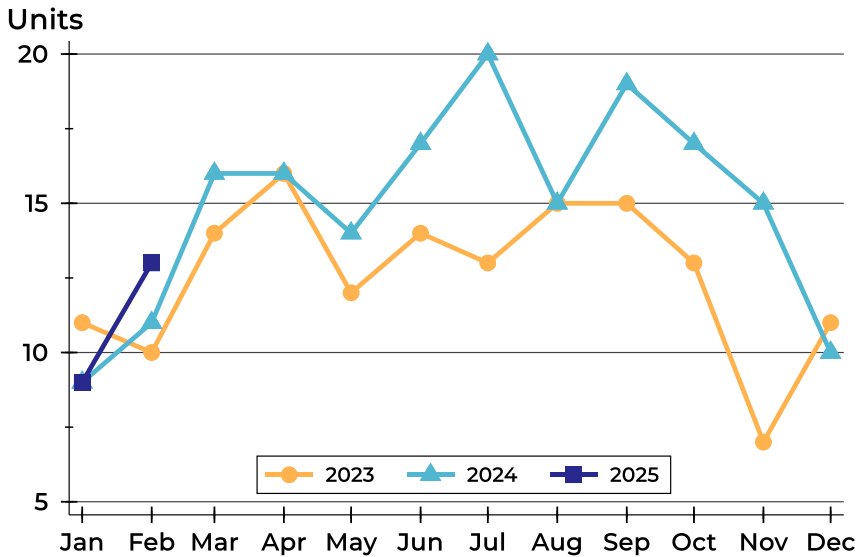






## Jefferson County Pending Contracts Analysis

### Pending Contracts by Month



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

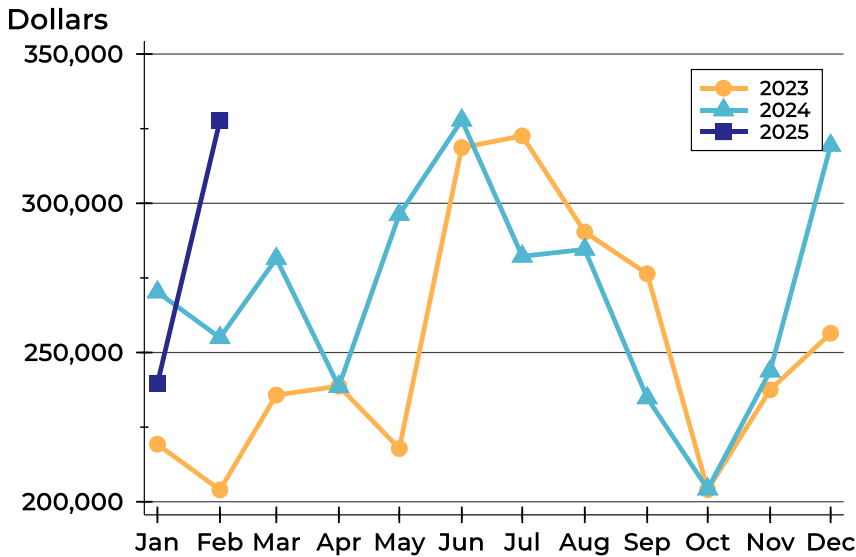
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	7.7%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	7.7%	139,000	139,000	65	65	90.8%	90.8%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	15.4%	244,700	244,700	15	15	98.2%	98.2%
\$250,000-\$299,999	4	30.8%	274,625	277,250	18	11	100.5%	100.0%
\$300,000-\$399,999	1	7.7%	339,900	339,900	17	17	100.0%	100.0%
\$400,000-\$499,999	1	7.7%	425,000	425,000	32	32	100.0%	100.0%
\$500,000-\$749,999	3	23.1%	548,300	544,900	139	66	100.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



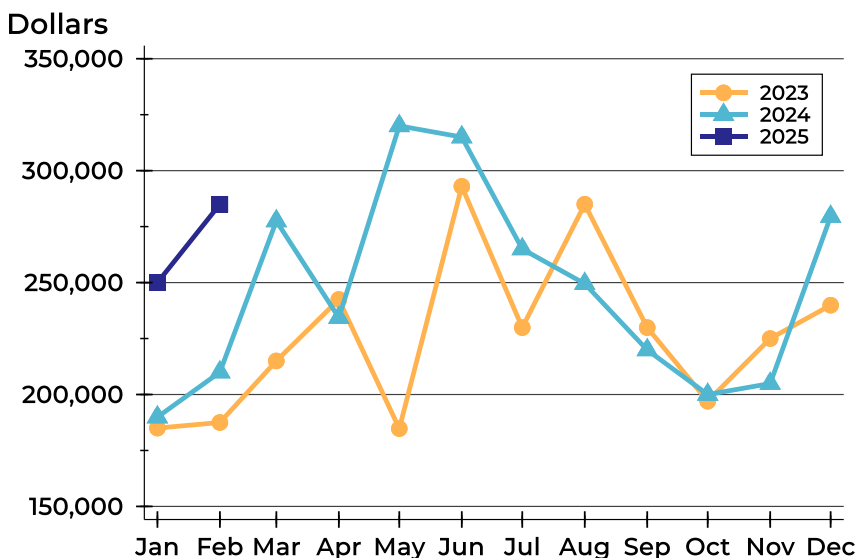
## Jefferson County Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	219,300	270,255	<b>239,544</b>
<b>February</b>	203,970	254,982	<b>327,669</b>
<b>March</b>	235,767	281,484	
<b>April</b>	238,727	238,597	
<b>May</b>	217,850	296,236	
<b>June</b>	318,657	327,832	
<b>July</b>	322,577	282,240	
<b>August</b>	290,397	284,573	
<b>September</b>	276,373	234,784	
<b>October</b>	204,062	204,247	
<b>November</b>	237,507	243,780	
<b>December</b>	256,459	319,390	

### Median Price

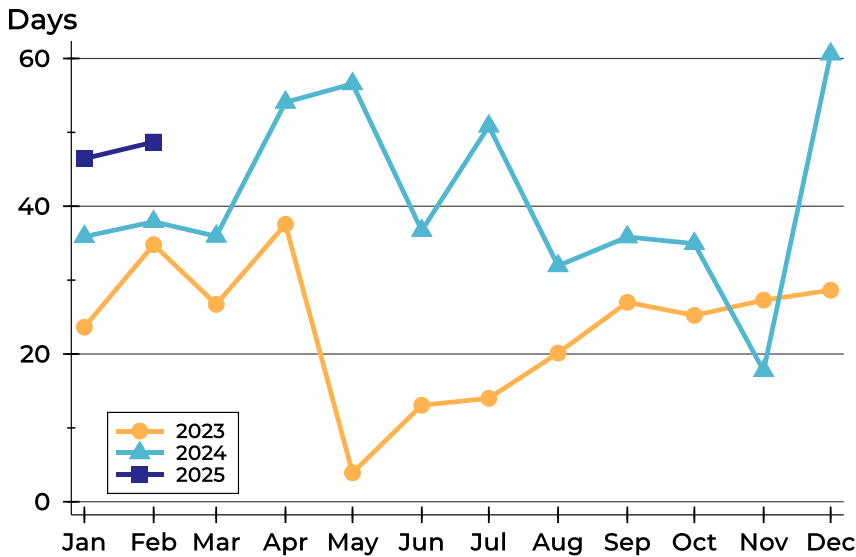


Month	2023	2024	2025
<b>January</b>	185,000	189,900	<b>250,000</b>
<b>February</b>	187,500	210,000	<b>285,000</b>
<b>March</b>	215,000	277,500	
<b>April</b>	242,450	234,350	
<b>May</b>	184,750	320,000	
<b>June</b>	293,000	315,000	
<b>July</b>	229,900	265,000	
<b>August</b>	285,000	249,500	
<b>September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



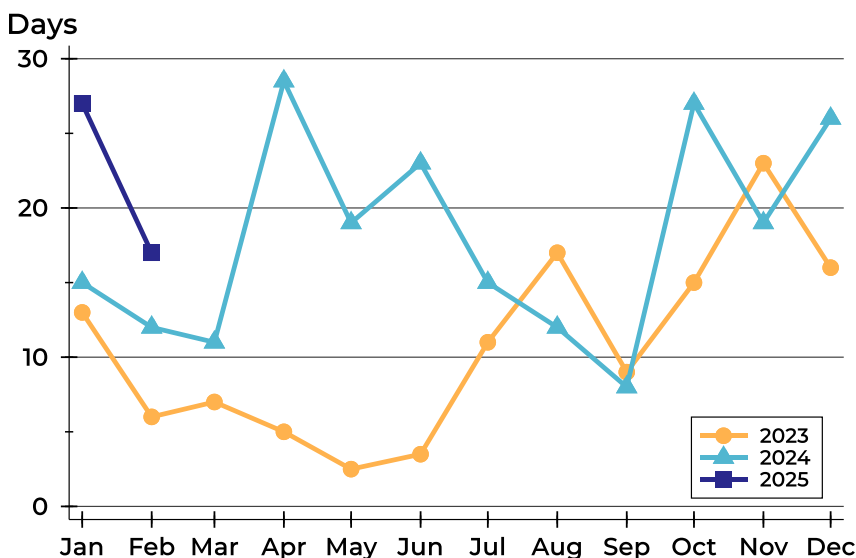
## Jefferson County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Lyon County Housing Report



## Market Overview

### Lyon County Home Sales Rose in February

Total home sales in Lyon County rose by 21.4% last month to 17 units, compared to 14 units in February 2024. Total sales volume was \$3.8 million, up 42.8% from a year earlier.

The median sale price in February was \$250,000, up from \$181,450 a year earlier. Homes that sold in February were typically on the market for 16 days and sold for 96.2% of their list prices.

### Lyon County Active Listings Up at End of February

The total number of active listings in Lyon County at the end of February was 39 units, up from 21 at the same point in 2024. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$190,000.

During February, a total of 21 contracts were written down from 31 in February 2024. 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

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## Lyon County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>17</b>	<b>14</b>	<b>19</b>	<b>30</b>	<b>24</b>	<b>28</b>
Change from prior year		21.4%	-26.3%	-40.6%	25.0%	-14.3%	-39.1%
<b>Active Listings</b>		<b>39</b>	<b>21</b>	<b>21</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		85.7%	0.0%	23.5%			
<b>Months' Supply</b>		<b>1.4</b>	<b>0.7</b>	<b>0.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		100.0%	16.7%	50.0%			
<b>New Listings</b>		<b>32</b>	<b>29</b>	<b>23</b>	<b>47</b>	<b>50</b>	<b>51</b>
Change from prior year		10.3%	26.1%	4.5%	-6.0%	-2.0%	8.5%
<b>Contracts Written</b>		<b>21</b>	<b>31</b>	<b>29</b>	<b>36</b>	<b>44</b>	<b>48</b>
Change from prior year		-32.3%	6.9%	61.1%	-18.2%	-8.3%	4.3%
<b>Pending Contracts</b>		<b>24</b>	<b>38</b>	<b>35</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-36.8%	8.6%	-10.3%			
<b>Sales Volume (1,000s)</b>		<b>3,777</b>	<b>2,645</b>	<b>3,155</b>	<b>6,298</b>	<b>4,660</b>	<b>4,686</b>
Change from prior year		42.8%	-16.2%	-40.7%	35.2%	-0.6%	-32.0%
<b>Average</b>	<b>Sale Price</b>	<b>222,194</b>	<b>188,947</b>	<b>166,053</b>	<b>209,934</b>	<b>194,161</b>	<b>167,339</b>
	Change from prior year	17.6%	13.8%	-0.1%	8.1%	16.0%	11.6%
	<b>List Price of Actives</b>	<b>244,399</b>	<b>204,793</b>	<b>375,062</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	19.3%	-45.4%	192.5%			
	<b>Days on Market</b>	<b>33</b>	<b>18</b>	<b>49</b>	<b>98</b>	<b>32</b>	<b>46</b>
Change from prior year	83.3%	-63.3%	157.9%	206.3%	-30.4%	142.1%	
<b>Percent of List</b>	<b>94.8%</b>	<b>99.3%</b>	<b>97.5%</b>	<b>95.7%</b>	<b>97.5%</b>	<b>95.9%</b>	
Change from prior year	-4.5%	1.8%	-0.1%	-1.8%	1.7%	-1.1%	
<b>Percent of Original</b>	<b>91.7%</b>	<b>98.9%</b>	<b>95.3%</b>	<b>92.1%</b>	<b>96.2%</b>	<b>93.3%</b>	
Change from prior year	-7.3%	3.8%	-1.5%	-4.3%	3.1%	-2.5%	
<b>Median</b>	<b>Sale Price</b>	<b>250,000</b>	<b>181,450</b>	<b>180,000</b>	<b>215,000</b>	<b>183,600</b>	<b>172,500</b>
	Change from prior year	37.8%	0.8%	35.1%	17.1%	6.4%	44.4%
	<b>List Price of Actives</b>	<b>190,000</b>	<b>199,900</b>	<b>239,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-5.0%	-16.4%	165.9%			
	<b>Days on Market</b>	<b>16</b>	<b>4</b>	<b>27</b>	<b>21</b>	<b>10</b>	<b>26</b>
Change from prior year	300.0%	-85.2%	237.5%	110.0%	-61.5%	136.4%	
<b>Percent of List</b>	<b>96.2%</b>	<b>100.0%</b>	<b>96.8%</b>	<b>97.3%</b>	<b>99.8%</b>	<b>96.0%</b>	
Change from prior year	-3.8%	3.3%	-1.5%	-2.5%	4.0%	-1.9%	
<b>Percent of Original</b>	<b>95.5%</b>	<b>100.0%</b>	<b>95.2%</b>	<b>94.5%</b>	<b>97.9%</b>	<b>93.6%</b>	
Change from prior year	-4.5%	5.0%	-3.2%	-3.5%	4.6%	-4.2%	

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



## Lyon County Closed Listings Analysis

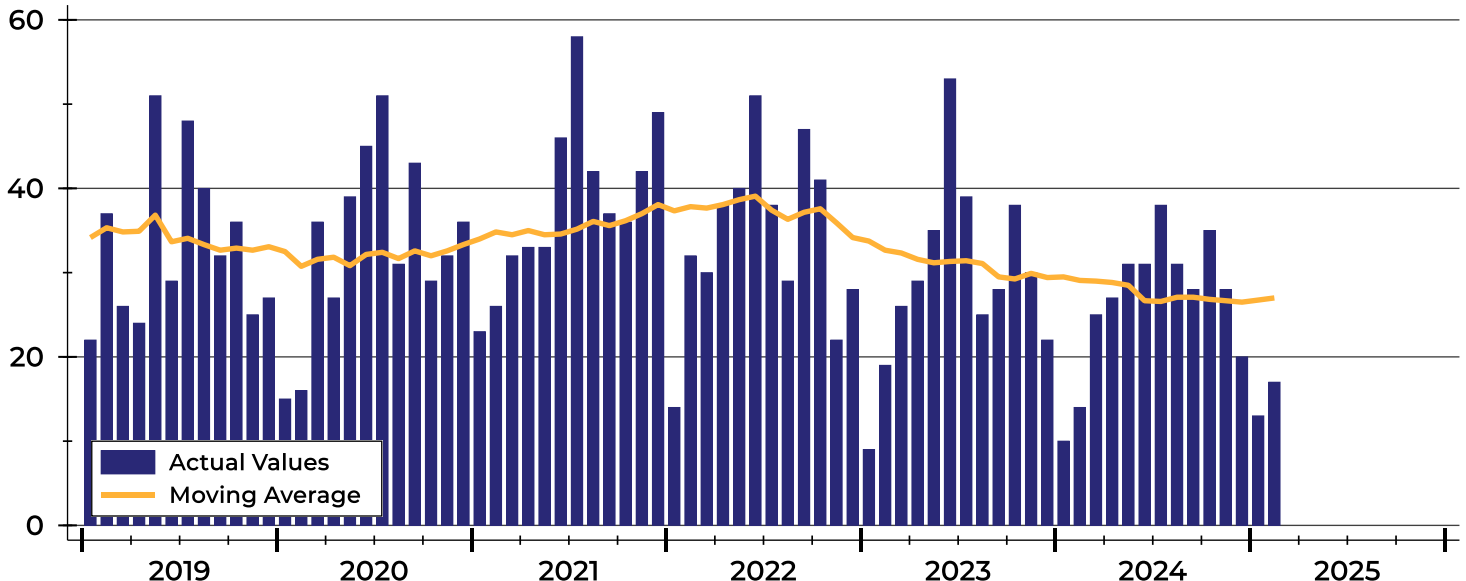
Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		17	14	21.4%	30	24	25.0%
Volume (1,000s)		3,777	2,645	42.8%	6,298	4,660	35.2%
Months' Supply		1.4	0.7	100.0%	N/A	N/A	N/A
Average	Sale Price	222,194	188,947	17.6%	209,934	194,161	8.1%
	Days on Market	33	18	83.3%	98	32	206.3%
	Percent of List	94.8%	99.3%	-4.5%	95.7%	97.5%	-1.8%
	Percent of Original	91.7%	98.9%	-7.3%	92.1%	96.2%	-4.3%
Median	Sale Price	250,000	181,450	37.8%	215,000	183,600	17.1%
	Days on Market	16	4	300.0%	21	10	110.0%
	Percent of List	96.2%	100.0%	-3.8%	97.3%	99.8%	-2.5%
	Percent of Original	95.5%	100.0%	-4.5%	94.5%	97.9%	-3.5%

A total of 17 homes sold in Lyon County in February, up from 14 units in February 2024. Total sales volume rose to \$3.8 million compared to \$2.6 million in the previous year.

The median sales price in February was \$250,000, up 37.8% compared to the prior year. Median days on market was 16 days, down from 26 days in January, but up from 4 in February 2024.

## History of Closed Listings

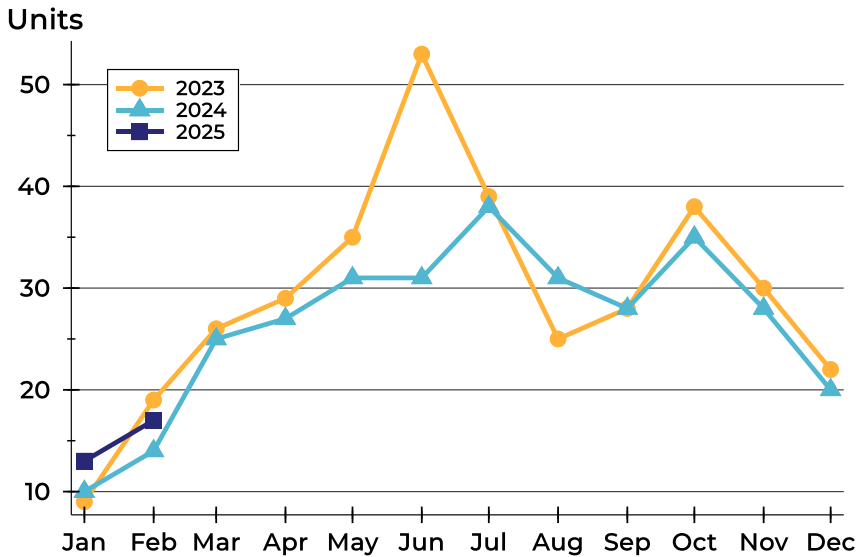
Units





## Lyon County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	9	10	13
February	19	14	17
March	26	25	
April	29	27	
May	35	31	
June	53	31	
July	39	38	
August	25	31	
September	28	28	
October	38	35	
November	30	28	
December	22	20	

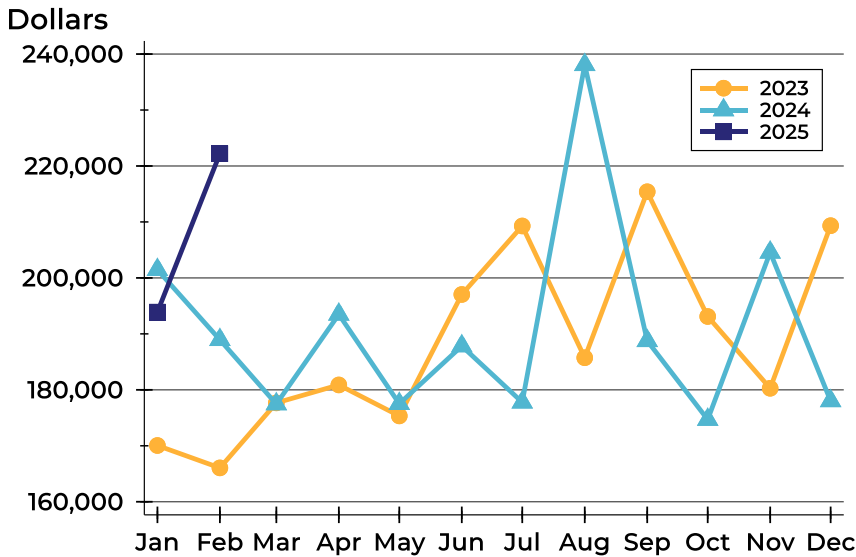
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	0.0	27,000	27,000	36	36	71.2%	71.2%	71.2%	71.2%
\$50,000-\$99,999	2	11.8%	2.8	81,500	81,500	51	51	90.3%	90.3%	85.6%	85.6%
\$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	3	17.6%	1.2	161,300	159,000	17	16	95.4%	100.0%	92.6%	96.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	11.8%	1.0	231,500	231,500	49	49	96.3%	96.3%	93.5%	93.5%
\$250,000-\$299,999	6	35.3%	1.9	269,567	265,250	29	9	98.2%	99.1%	95.5%	99.1%
\$300,000-\$399,999	3	17.6%	1.9	341,000	329,000	35	6	97.2%	96.2%	93.1%	96.2%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



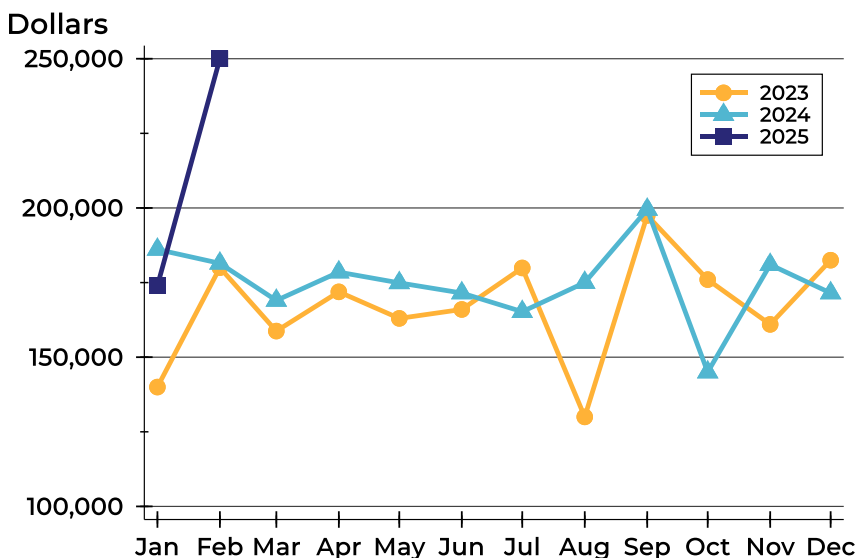
# Lyon County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	170,056	201,460	<b>193,901</b>
February	166,053	188,947	<b>222,194</b>
March	177,669	177,468	
April	180,879	193,485	
May	175,341	177,519	
June	197,045	187,827	
July	209,285	177,784	
August	185,740	238,082	
September	215,396	188,762	
October	193,110	174,689	
November	180,280	204,568	
December	209,332	178,025	

## Median Price



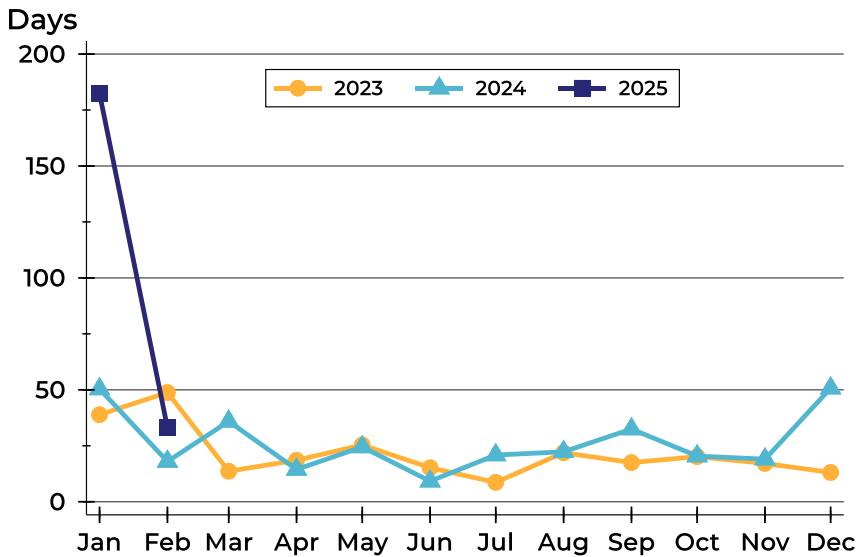
Month	2023	2024	2025
January	140,000	186,100	<b>173,958</b>
February	180,000	181,450	<b>250,000</b>
March	158,750	169,000	
April	171,900	178,500	
May	163,000	174,900	
June	166,000	171,500	
July	179,900	165,250	
August	130,000	175,000	
September	197,500	199,500	
October	176,000	145,000	
November	161,000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





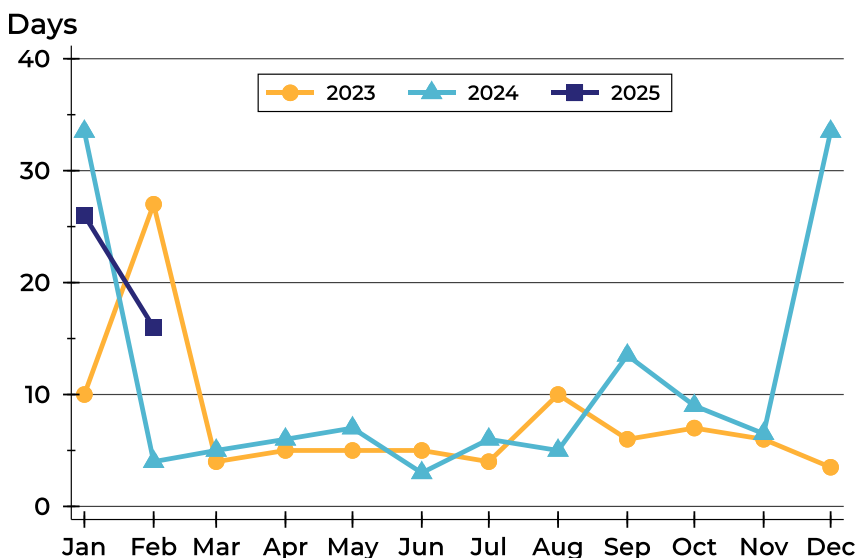
## Lyon County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	39	50	<b>182</b>
February	49	18	<b>33</b>
March	14	36	
April	19	14	
May	25	24	
June	15	9	
July	9	21	
August	22	22	
September	18	33	
October	20	20	
November	17	19	
December	13	51	

### Median DOM



Month	2023	2024	2025
January	10	34	<b>26</b>
February	27	4	<b>16</b>
March	4	5	
April	5	6	
May	5	7	
June	5	3	
July	4	6	
August	10	5	
September	6	14	
October	7	9	
November	6	7	
December	4	34	



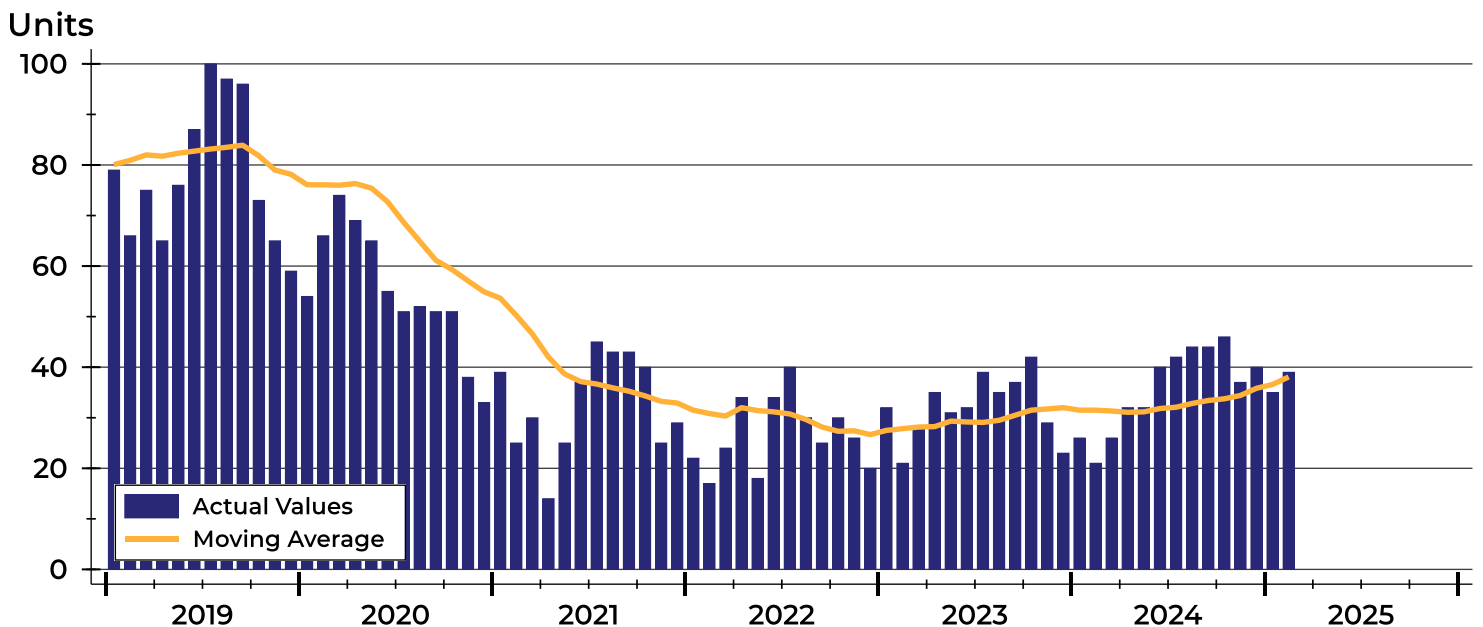
## Lyon County Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		<b>39</b>	21	85.7%
Volume (1,000s)		<b>9,532</b>	4,301	121.6%
Months' Supply		<b>1.4</b>	0.7	100.0%
Average	List Price	<b>244,399</b>	204,793	19.3%
	Days on Market	<b>60</b>	77	-22.1%
	Percent of Original	<b>97.3%</b>	95.8%	1.6%
Median	List Price	<b>190,000</b>	199,900	-5.0%
	Days on Market	<b>29</b>	57	-49.1%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 39 homes were available for sale in Lyon County at the end of February. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of February was \$190,000, down 5.0% from 2024. The typical time on market for active listings was 29 days, down from 57 days a year earlier.

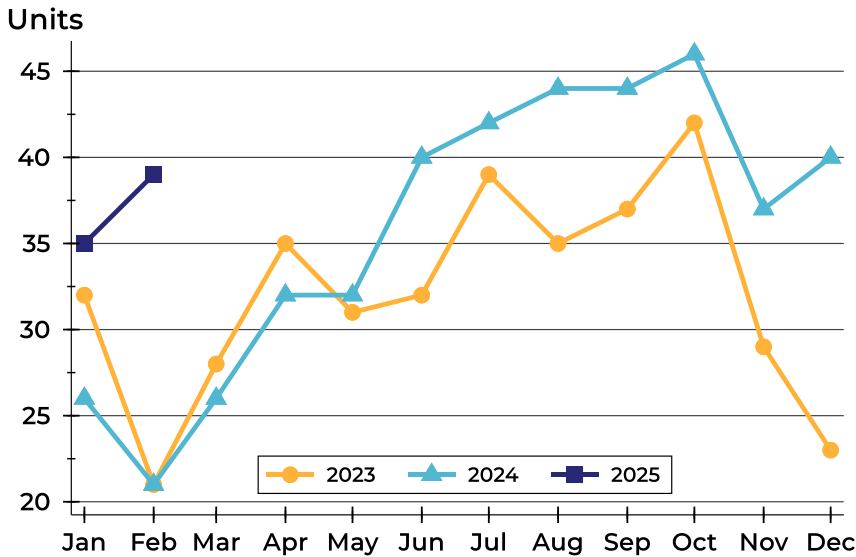
## History of Active Listings





## Lyon County Active Listings Analysis

### Active Listings by Month



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

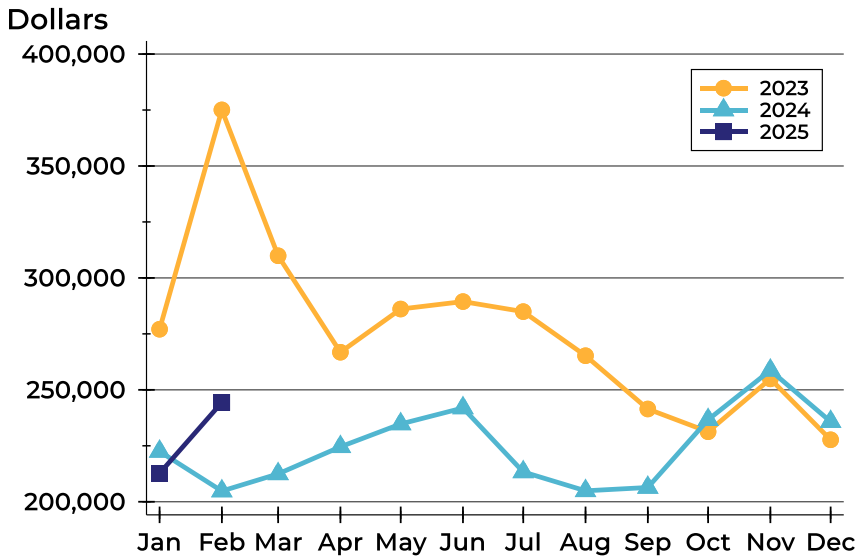
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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	9	23.1%	2.8	81,400	79,900	77	45	93.2%	93.7%
\$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	3	7.7%	N/A	139,233	138,900	101	75	97.7%	99.3%
\$150,000-\$174,999	5	12.8%	1.2	167,480	167,500	65	2	98.3%	100.0%
\$175,000-\$199,999	3	7.7%	N/A	184,300	183,000	72	28	97.5%	97.3%
\$200,000-\$249,999	4	10.3%	1.0	223,700	229,900	11	7	100.0%	100.0%
\$250,000-\$299,999	5	12.8%	1.9	273,920	269,900	8	2	98.6%	100.0%
\$300,000-\$399,999	5	12.8%	1.9	351,060	339,000	43	25	97.9%	99.5%
\$400,000-\$499,999	2	5.1%	N/A	452,450	452,450	141	141	97.9%	97.9%
\$500,000-\$749,999	3	7.7%	N/A	688,789	717,468	76	43	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



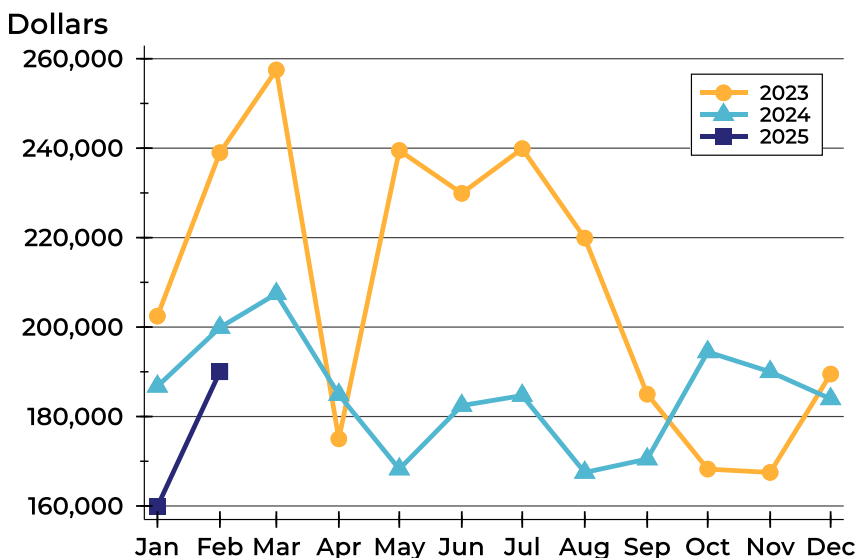
## Lyon County Active Listings Analysis

### Average Price



Month	2023	2024	2025
January	277,080	222,492	<b>212,703</b>
February	375,062	204,793	<b>244,399</b>
March	309,907	212,454	
April	266,806	224,564	
May	286,097	234,755	
June	289,425	241,898	
July	284,946	213,331	
August	265,251	204,896	
September	241,450	206,382	
October	231,298	236,648	
November	254,903	258,714	
December	227,696	235,798	

### Median Price

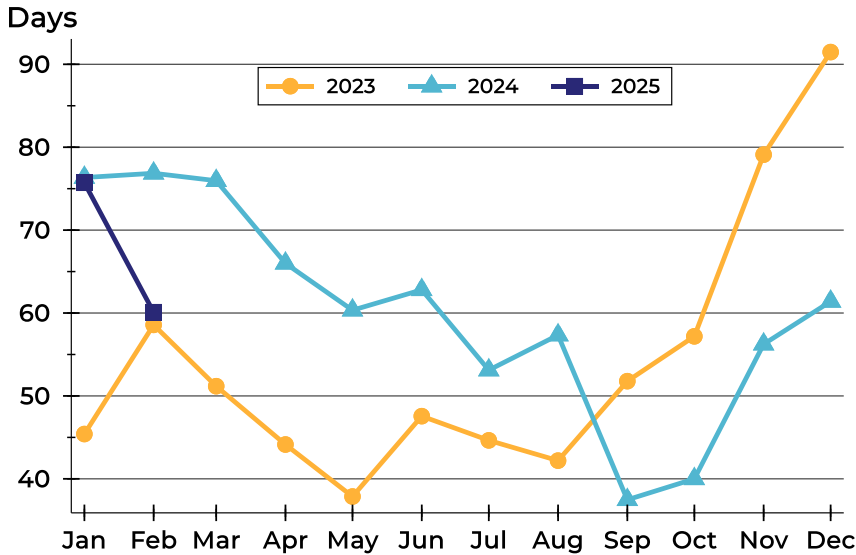


Month	2023	2024	2025
January	202,450	186,750	<b>159,900</b>
February	239,000	199,900	<b>190,000</b>
March	257,500	207,450	
April	175,000	184,900	
May	239,500	168,250	
June	229,900	182,450	
July	239,900	184,700	
August	219,900	167,500	
September	185,000	170,500	
October	168,250	194,450	
November	167,500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



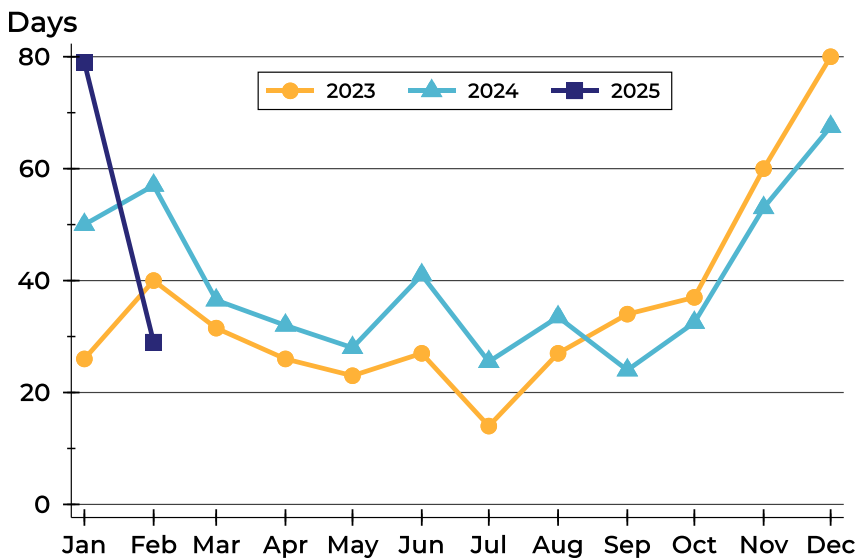
# Lyon County Active Listings Analysis

## Average DOM



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

## Median DOM

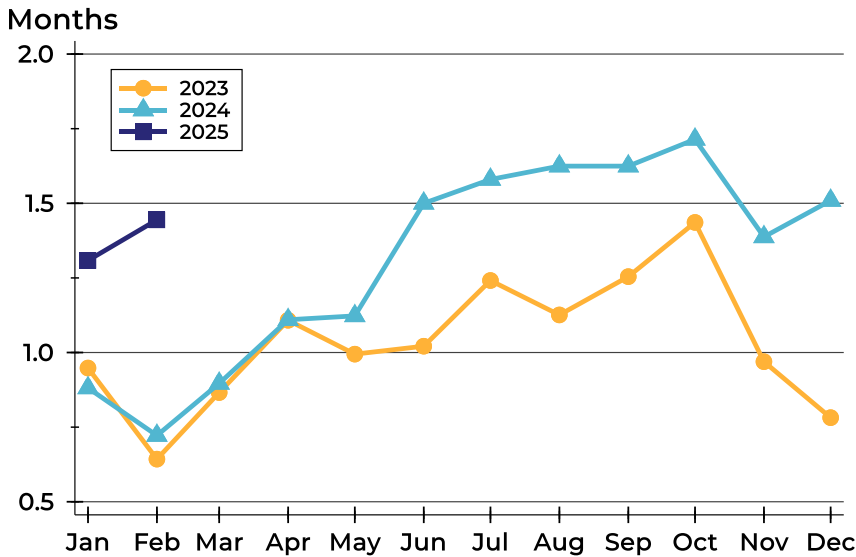


Month	2023	2024	2025
January	26	50	<b>79</b>
February	40	57	<b>29</b>
March	32	37	
April	26	32	
May	23	28	
June	27	41	
July	14	26	
August	27	34	
September	34	24	
October	37	33	
November	60	53	
December	80	68	



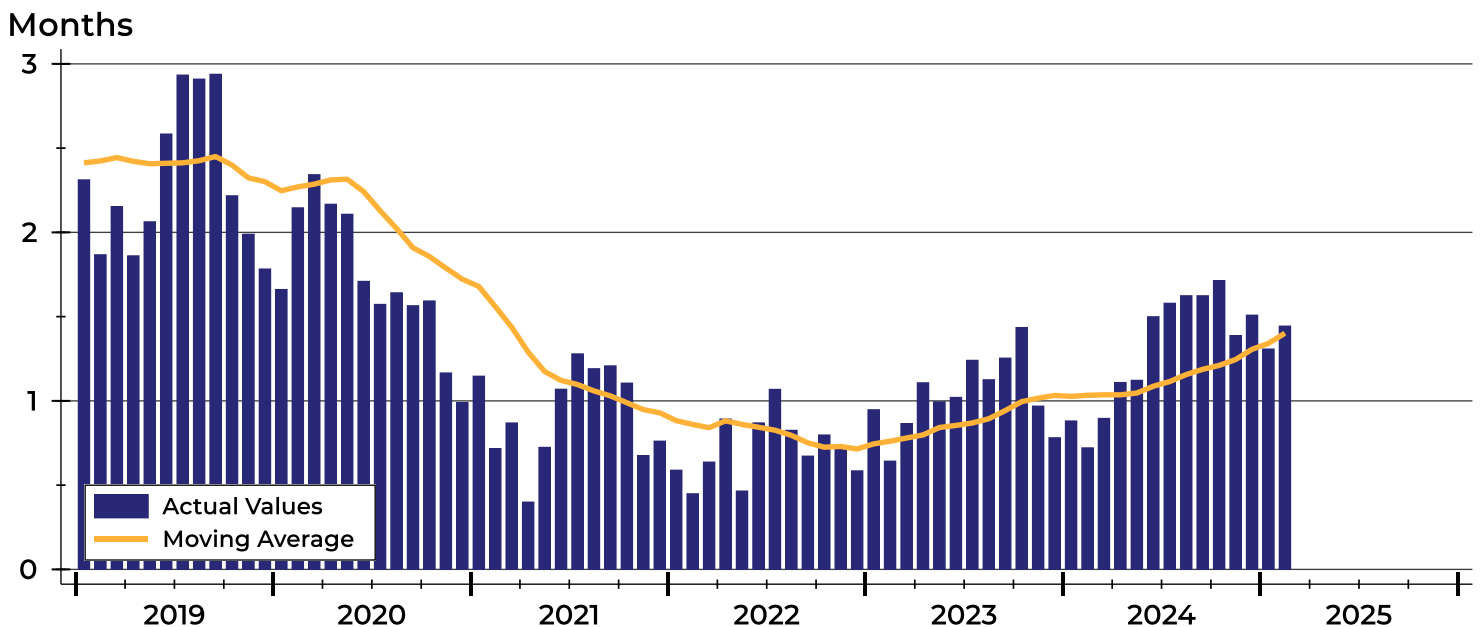
# Lyon County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.3
February	0.6	0.7	1.4
March	0.9	0.9	
April	1.1	1.1	
May	1.0	1.1	
June	1.0	1.5	
July	1.2	1.6	
August	1.1	1.6	
September	1.3	1.6	
October	1.4	1.7	
November	1.0	1.4	
December	0.8	1.5	

## History of Month's Supply





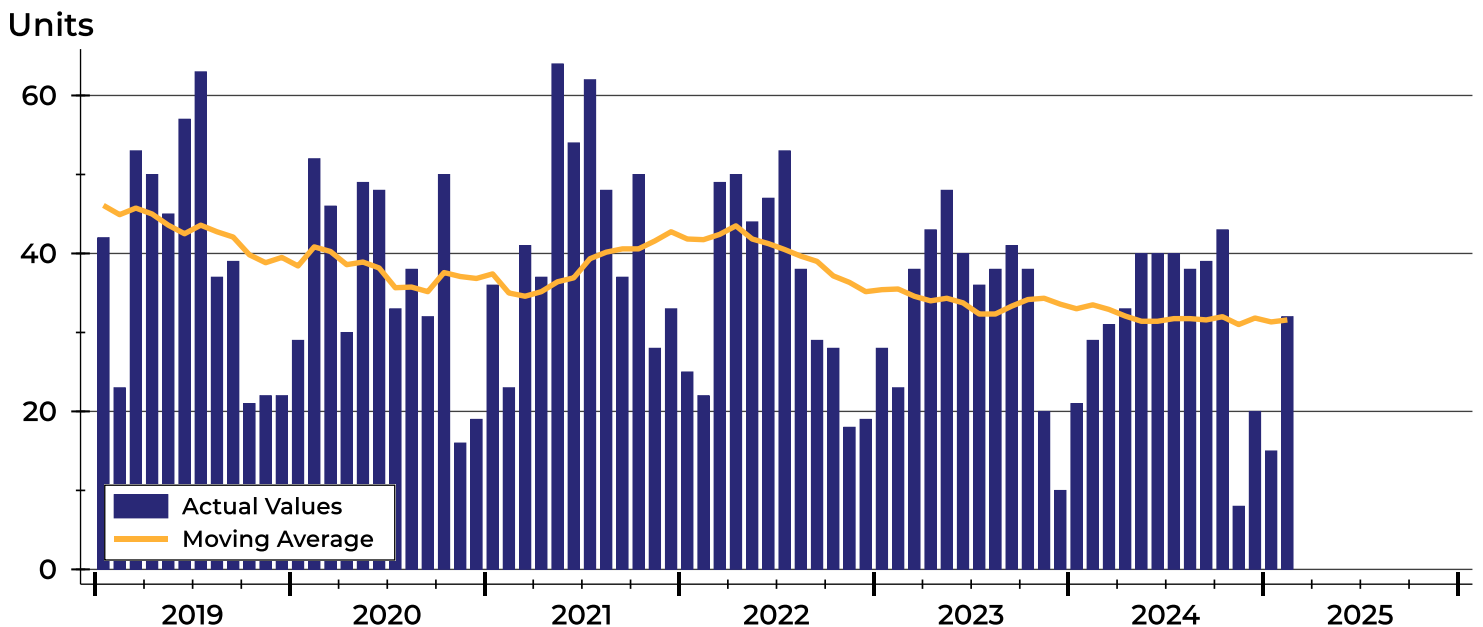
## Lyon County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>32</b>	29	10.3%
	Volume (1,000s)	<b>7,447</b>	5,976	24.6%
	Average List Price	<b>232,730</b>	206,059	12.9%
	Median List Price	<b>219,950</b>	179,900	22.3%
Year-to-Date	New Listings	<b>47</b>	50	-6.0%
	Volume (1,000s)	<b>10,530</b>	10,895	-3.4%
	Average List Price	<b>224,044</b>	217,892	2.8%
	Median List Price	<b>215,000</b>	183,000	17.5%

A total of 32 new listings were added in Lyon County during February, up 10.3% from the same month in 2024. Year-to-date Lyon County has seen 47 new listings.

The median list price of these homes was \$219,950 up from \$179,900 in 2024.

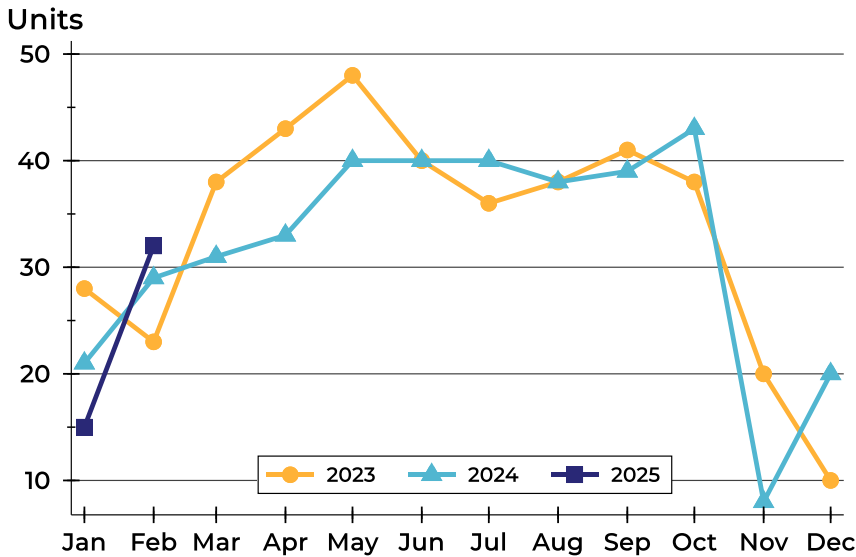
## History of New Listings





## Lyon County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	28	21	15
February	23	29	32
March	38	31	
April	43	33	
May	48	40	
June	40	40	
July	36	40	
August	38	38	
September	41	39	
October	38	43	
November	20	8	
December	10	20	

### New Listings by Price Range

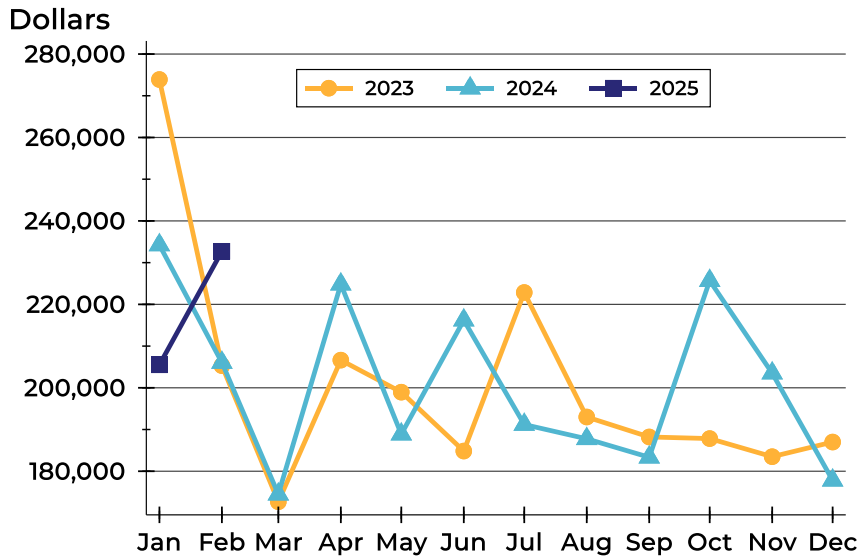
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	6.3%	85,000	85,000	21	21	100.0%	100.0%
\$100,000-\$124,999	1	3.1%	114,900	114,900	1	1	100.0%	100.0%
\$125,000-\$149,999	2	6.3%	141,200	141,200	4	4	100.0%	100.0%
\$150,000-\$174,999	4	12.5%	167,725	168,750	6	7	100.0%	100.0%
\$175,000-\$199,999	5	15.6%	184,860	183,000	15	11	99.5%	100.0%
\$200,000-\$249,999	7	21.9%	226,371	229,900	12	10	100.0%	100.0%
\$250,000-\$299,999	7	21.9%	280,057	284,900	6	7	99.5%	100.0%
\$300,000-\$399,999	3	9.4%	340,800	339,000	24	21	95.7%	96.9%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	3.1%	717,468	717,468	22	22	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





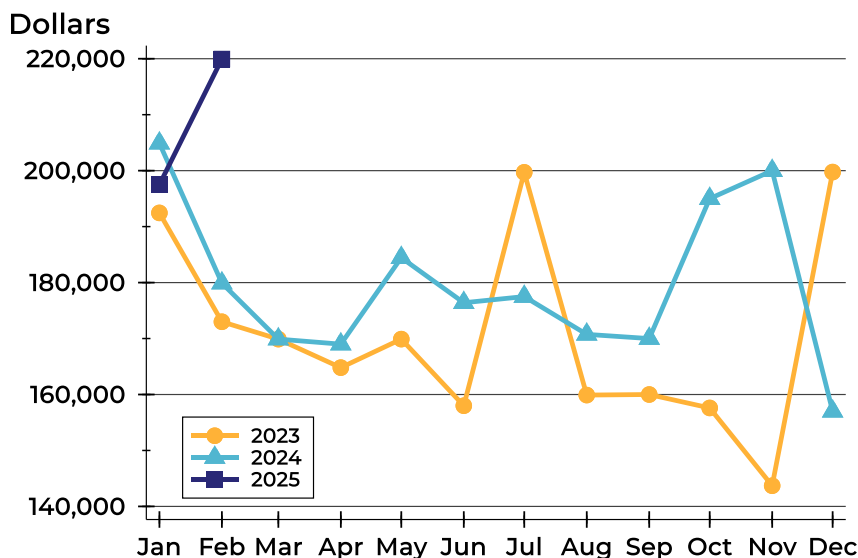
## Lyon County New Listings Analysis

### Average Price



Month	2023	2024	2025
January	273,898	234,233	<b>205,513</b>
February	205,309	206,059	<b>232,730</b>
March	172,682	174,489	
April	206,633	224,826	
May	198,958	188,880	
June	184,843	216,213	
July	222,842	191,200	
August	193,003	187,771	
September	188,218	183,351	
October	187,833	225,679	
November	183,490	203,513	
December	187,000	177,825	

### Median Price



Month	2023	2024	2025
January	192,450	204,900	<b>197,500</b>
February	173,000	179,900	<b>219,950</b>
March	169,900	169,900	
April	164,800	169,000	
May	169,900	184,450	
June	158,000	176,400	
July	199,700	177,500	
August	159,900	170,750	
September	160,000	170,000	
October	157,600	195,000	
November	143,700	200,000	
December	199,750	157,000	

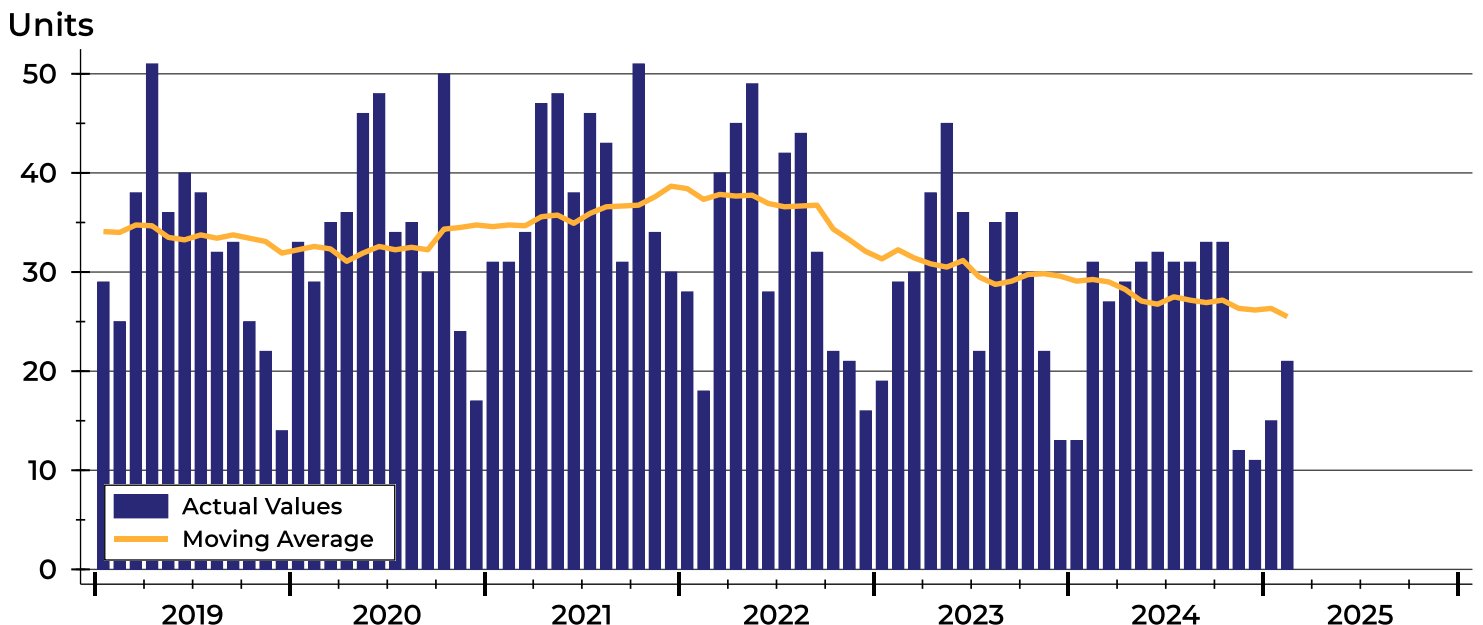


# Lyon County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		21	31	-32.3%	36	44	-18.2%
Volume (1,000s)		4,114	5,831	-29.4%	8,367	9,033	-7.4%
Average	Sale Price	195,886	188,087	4.1%	232,419	205,284	13.2%
	Days on Market	40	26	53.8%	37	24	54.2%
	Percent of Original	96.1%	97.3%	-1.2%	95.1%	97.4%	-2.4%
Median	Sale Price	187,500	159,900	17.3%	219,950	169,450	29.8%
	Days on Market	9	5	80.0%	12	5	140.0%
	Percent of Original	100.0%	98.7%	1.3%	99.0%	98.8%	0.2%

A total of 21 contracts for sale were written in Lyon County during the month of February, down from 31 in 2024. The median list price of these homes was \$187,500, up from \$159,900 the prior year. Half of the homes that went under contract in February were on the market less than 9 days, compared to 5 days in February 2024.

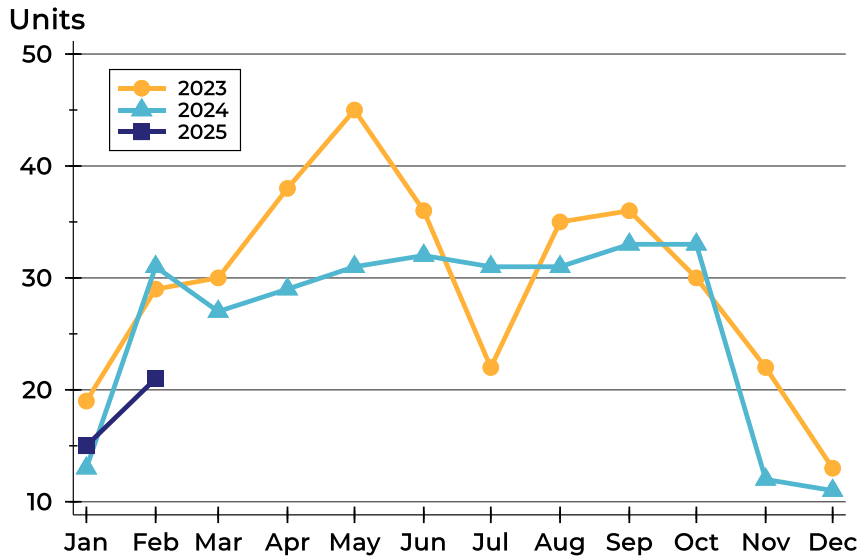
## History of Contracts Written





## Lyon County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
<b>January</b>	19	13	<b>15</b>
<b>February</b>	29	31	<b>21</b>
<b>March</b>	30	27	
<b>April</b>	38	29	
<b>May</b>	45	31	
<b>June</b>	36	32	
<b>July</b>	22	31	
<b>August</b>	35	31	
<b>September</b>	36	33	
<b>October</b>	30	33	
<b>November</b>	22	12	
<b>December</b>	13	11	

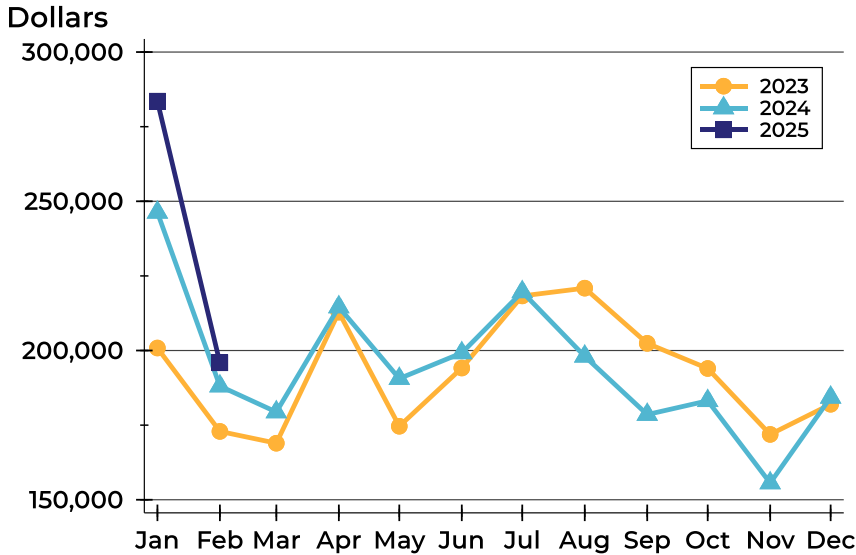
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.8%	92,900	92,900	177	177	84.5%	84.5%
\$100,000-\$124,999	3	14.3%	114,900	114,900	57	51	94.7%	92.3%
\$125,000-\$149,999	3	14.3%	139,100	137,500	31	20	97.6%	100.0%
\$150,000-\$174,999	1	4.8%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	19.0%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	5	23.8%	235,940	244,900	26	9	98.3%	100.0%
\$250,000-\$299,999	3	14.3%	286,900	295,900	3	3	100.0%	100.0%
\$300,000-\$399,999	1	4.8%	319,000	319,000	122	122	75.8%	75.8%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



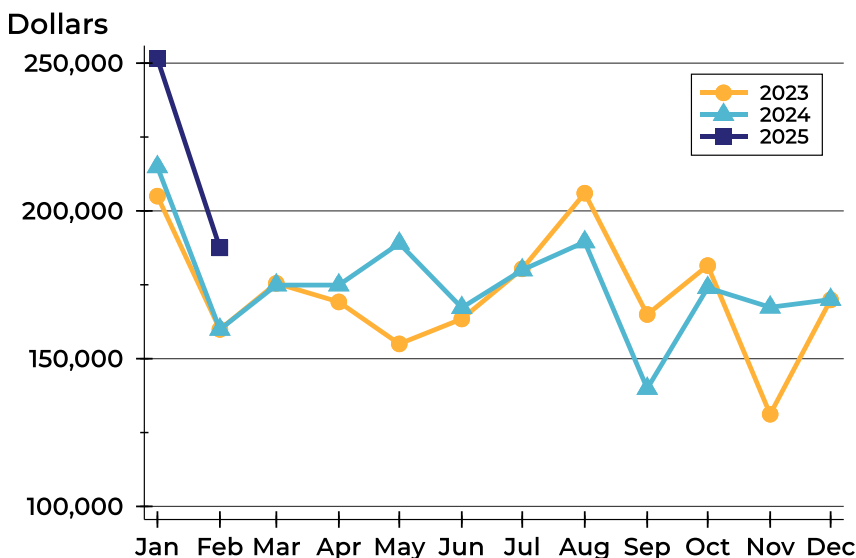
## Lyon County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	200,847	246,292	<b>283,567</b>
February	172,902	188,087	<b>195,886</b>
March	168,947	179,404	
April	212,858	214,588	
May	174,631	190,606	
June	194,150	199,192	
July	218,305	219,655	
August	220,894	198,071	
September	202,414	178,555	
October	193,987	183,164	
November	171,895	155,617	
December	182,000	184,309	

### Median Price

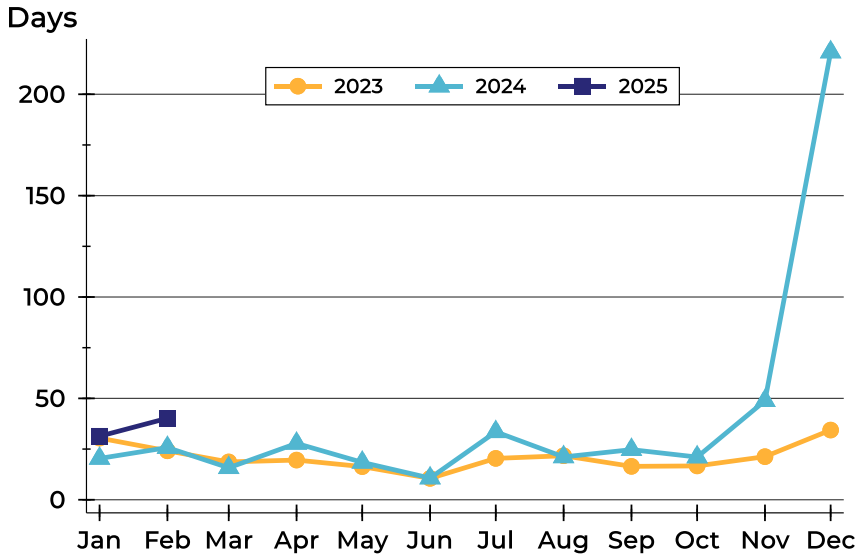


Month	2023	2024	2025
January	205,000	214,900	<b>251,500</b>
February	159,900	159,900	<b>187,500</b>
March	175,500	174,900	
April	169,200	174,900	
May	155,000	189,000	
June	163,450	167,250	
July	180,400	180,000	
August	206,000	189,500	
September	164,950	139,900	
October	181,500	174,000	
November	131,200	167,400	
December	169,900	170,000	



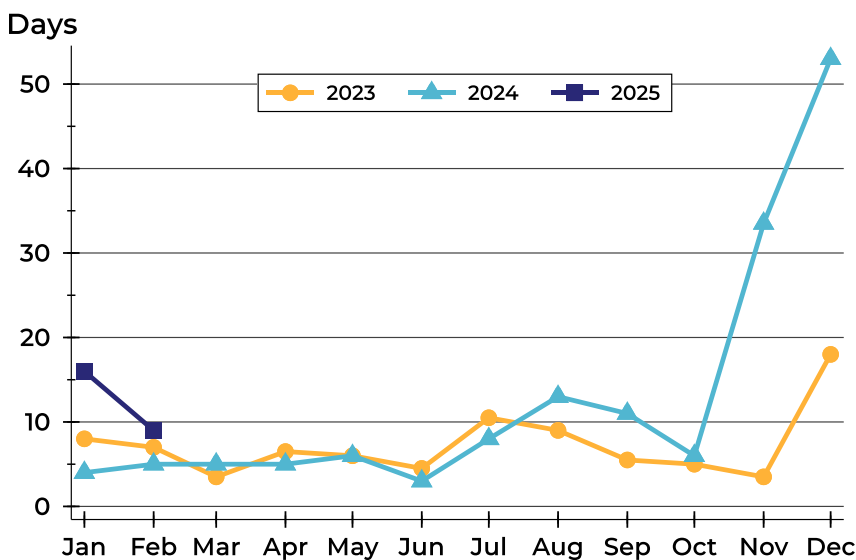
# Lyon County Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	30	20	<b>31</b>
February	24	26	<b>40</b>
March	19	16	
April	20	28	
May	16	18	
June	11	11	
July	20	34	
August	22	21	
September	16	25	
October	17	21	
November	21	49	
December	34	221	

## Median DOM



Month	2023	2024	2025
January	8	4	<b>16</b>
February	7	5	<b>9</b>
March	4	5	
April	7	5	
May	6	6	
June	5	3	
July	11	8	
August	9	13	
September	6	11	
October	5	6	
November	4	34	
December	18	53	



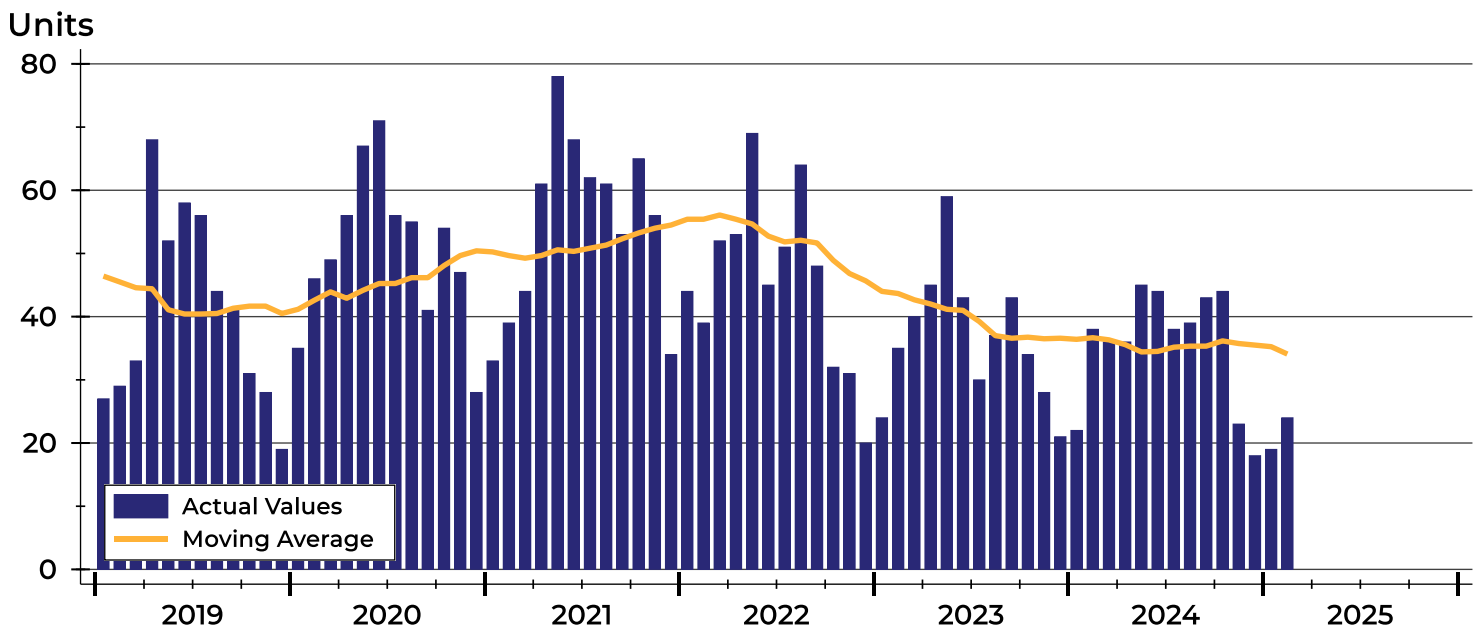
# Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		24	38	-36.8%
Volume (1,000s)		5,217	7,570	-31.1%
Average	List Price	217,363	199,218	9.1%
	Days on Market	35	31	12.9%
	Percent of Original	97.7%	100.3%	-2.6%
Median	List Price	168,950	169,450	-0.3%
	Days on Market	8	11	-27.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 24 listings in Lyon County had contracts pending at the end of February, down from 38 contracts pending at the end of February 2024.

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

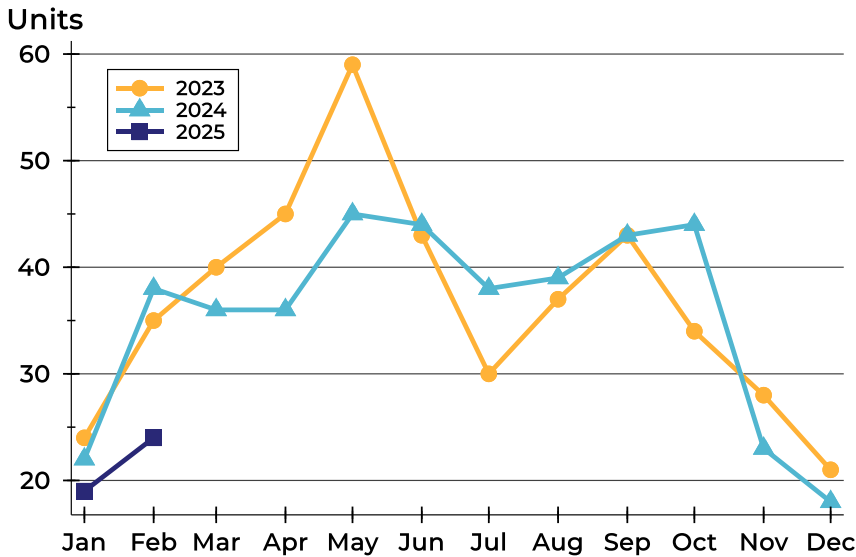
## History of Pending Contracts





## Lyon County Pending Contracts Analysis

### Pending Contracts by Month



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

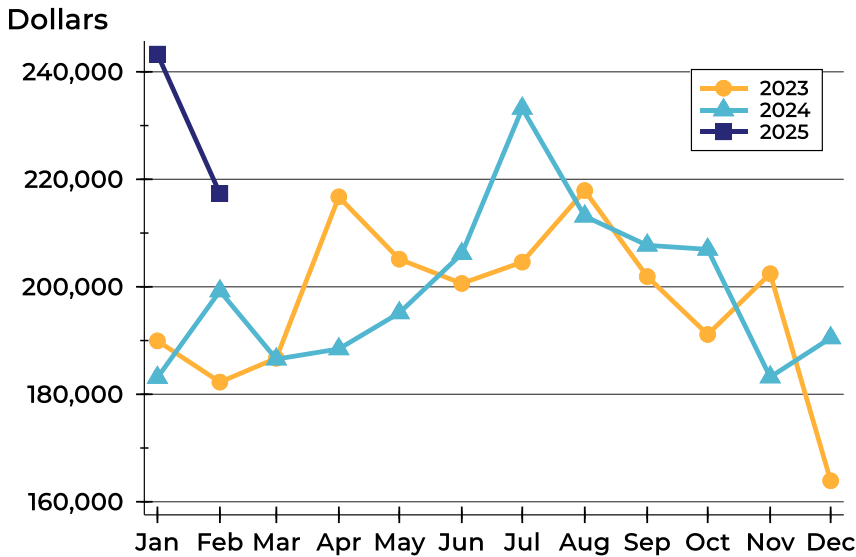
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	12.5%	75,767	69,400	94	106	94.6%	99.3%
\$100,000-\$124,999	4	16.7%	115,800	116,700	45	29	96.0%	96.2%
\$125,000-\$149,999	4	16.7%	140,575	141,250	23	12	98.2%	100.0%
\$150,000-\$174,999	1	4.2%	159,900	159,900	3	3	100.0%	100.0%
\$175,000-\$199,999	4	16.7%	184,850	183,250	34	10	97.3%	100.0%
\$200,000-\$249,999	4	16.7%	233,700	234,950	12	8	100.0%	100.0%
\$250,000-\$299,999	2	8.3%	297,900	297,900	4	4	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	4.2%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	1	4.2%	849,000	849,000	91	91	94.4%	94.4%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



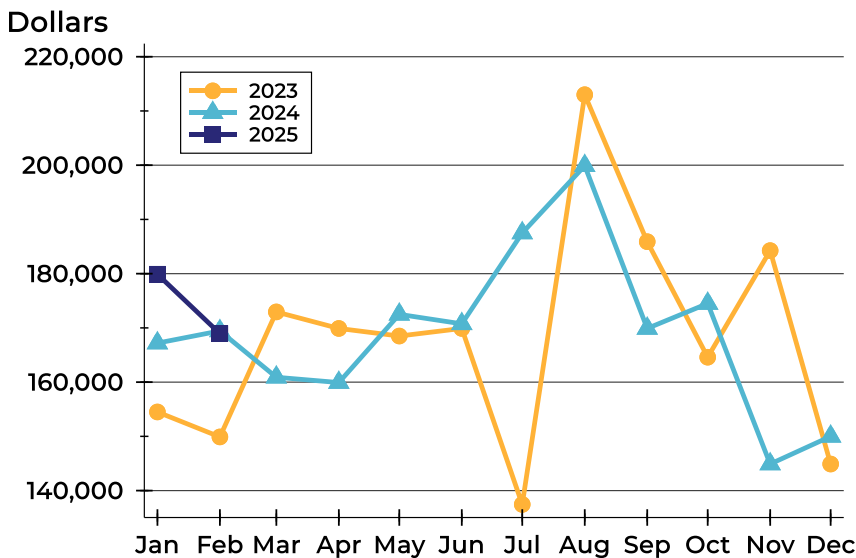
## Lyon County Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	189,938	183,114	<b>243,305</b>
<b>February</b>	182,271	199,218	<b>217,363</b>
<b>March</b>	186,702	186,539	
<b>April</b>	216,731	188,440	
<b>May</b>	205,136	195,138	
<b>June</b>	200,621	206,149	
<b>July</b>	204,597	233,192	
<b>August</b>	217,905	213,126	
<b>September</b>	201,893	207,723	
<b>October</b>	191,125	206,968	
<b>November</b>	202,432	183,204	
<b>December</b>	163,905	190,483	

### Median Price



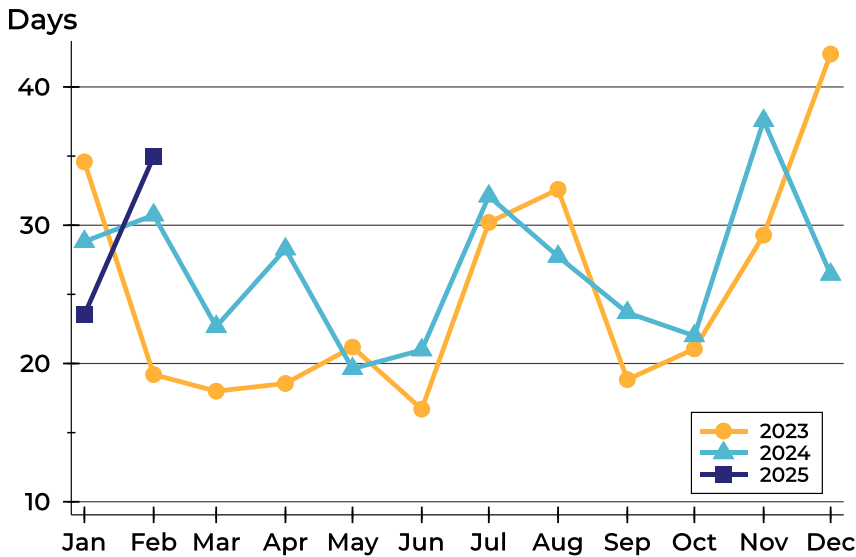
Month	2023	2024	2025
<b>January</b>	154,500	167,200	<b>179,900</b>
<b>February</b>	149,900	169,450	<b>168,950</b>
<b>March</b>	172,950	160,900	
<b>April</b>	169,900	159,925	
<b>May</b>	168,500	172,500	
<b>June</b>	169,900	170,750	
<b>July</b>	137,450	187,500	
<b>August</b>	213,000	199,900	
<b>September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





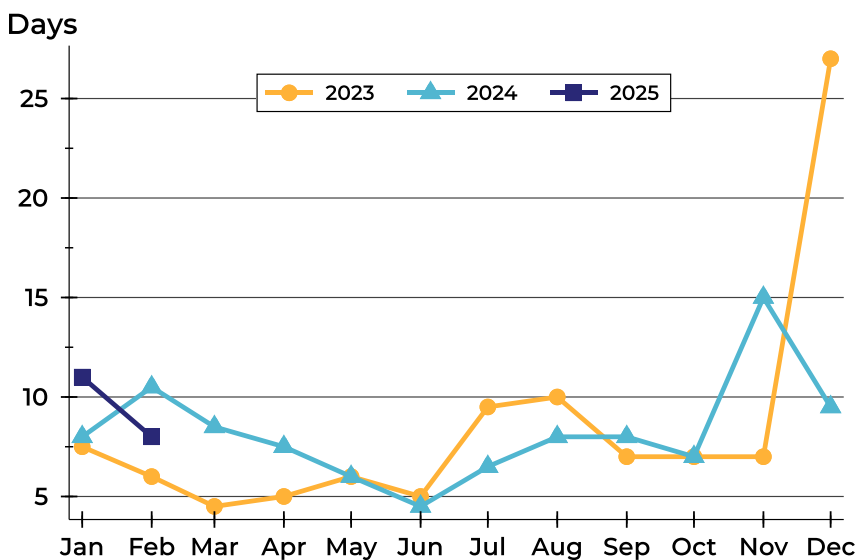
## Lyon County Pending Contracts Analysis

### Average DOM



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

### Median DOM



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



# Osage County Housing Report



## Market Overview

### Osage County Home Sales Fell in February

Total home sales in Osage County fell last month to 7 units, compared to 11 units in February 2024. Total sales volume was \$1.4 million, down from a year earlier.

The median sale price in February was \$215,000, up from \$141,000 a year earlier. Homes that sold in February were typically on the market for 44 days and sold for 97.8% of their list prices.

### Osage County Active Listings Up at End of February

The total number of active listings in Osage County at the end of February was 24 units, up from 17 at the same point in 2024. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$236,250.

During February, a total of 9 contracts were written down from 10 in February 2024. At the end of the month, there were 7 contracts still pending.

## Report Contents

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

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## Osage County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>7</b>	<b>11</b>	<b>9</b>	<b>16</b>	<b>17</b>	<b>19</b>
Change from prior year		-36.4%	22.2%	-25.0%	-5.9%	-10.5%	-26.9%
<b>Active Listings</b>		<b>24</b>	<b>17</b>	<b>22</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		41.2%	-22.7%	100.0%			
<b>Months' Supply</b>		<b>1.8</b>	<b>1.2</b>	<b>1.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		50.0%	-20.0%	114.3%			
<b>New Listings</b>		<b>10</b>	<b>16</b>	<b>10</b>	<b>17</b>	<b>28</b>	<b>24</b>
Change from prior year		-37.5%	60.0%	-28.6%	-39.3%	16.7%	0.0%
<b>Contracts Written</b>		<b>9</b>	<b>10</b>	<b>10</b>	<b>15</b>	<b>26</b>	<b>19</b>
Change from prior year		-10.0%	0.0%	-33.3%	-42.3%	36.8%	-26.9%
<b>Pending Contracts</b>		<b>7</b>	<b>12</b>	<b>9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-41.7%	33.3%	-52.6%			
<b>Sales Volume (1,000s)</b>		<b>1,449</b>	<b>2,227</b>	<b>2,843</b>	<b>3,335</b>	<b>3,528</b>	<b>4,208</b>
Change from prior year		-34.9%	-21.7%	40.2%	-5.5%	-16.2%	-15.3%
<b>Average</b>	<b>Sale Price</b>	<b>207,000</b>	<b>202,482</b>	<b>315,833</b>	<b>208,406</b>	<b>207,547</b>	<b>221,497</b>
	Change from prior year	2.2%	-35.9%	86.9%	0.4%	-6.3%	15.9%
	<b>List Price of Actives</b>	<b>366,675</b>	<b>277,982</b>	<b>666,846</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	31.9%	-58.3%	172.6%			
	<b>Days on Market</b>	<b>69</b>	<b>33</b>	<b>17</b>	<b>55</b>	<b>30</b>	<b>24</b>
Change from prior year	109.1%	94.1%	-68.5%	83.3%	25.0%	-44.2%	
<b>Percent of List</b>	<b>96.5%</b>	<b>99.7%</b>	<b>98.7%</b>	<b>96.8%</b>	<b>99.0%</b>	<b>98.0%</b>	
Change from prior year	-3.2%	1.0%	1.9%	-2.2%	1.0%	1.1%	
<b>Percent of Original</b>	<b>93.7%</b>	<b>97.9%</b>	<b>97.8%</b>	<b>93.2%</b>	<b>97.7%</b>	<b>95.4%</b>	
Change from prior year	-4.3%	0.1%	3.8%	-4.6%	2.4%	0.7%	
<b>Median</b>	<b>Sale Price</b>	<b>215,000</b>	<b>141,000</b>	<b>170,000</b>	<b>194,500</b>	<b>165,000</b>	<b>155,000</b>
	Change from prior year	52.5%	-17.1%	13.3%	17.9%	6.5%	10.3%
	<b>List Price of Actives</b>	<b>236,250</b>	<b>209,000</b>	<b>272,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	13.0%	-23.2%	110.9%			
	<b>Days on Market</b>	<b>44</b>	<b>3</b>	<b>9</b>	<b>14</b>	<b>15</b>	<b>12</b>
Change from prior year	1366.7%	-66.7%	-55.0%	-6.7%	25.0%	-29.4%	
<b>Percent of List</b>	<b>97.8%</b>	<b>100.0%</b>	<b>97.9%</b>	<b>97.5%</b>	<b>98.8%</b>	<b>100.0%</b>	
Change from prior year	-2.2%	2.1%	-2.1%	-1.3%	-1.2%	0.0%	
<b>Percent of Original</b>	<b>97.8%</b>	<b>100.0%</b>	<b>97.4%</b>	<b>97.5%</b>	<b>98.8%</b>	<b>97.1%</b>	
Change from prior year	-2.2%	2.7%	-0.6%	-1.3%	1.8%	-2.9%	

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



## Osage County Closed Listings Analysis

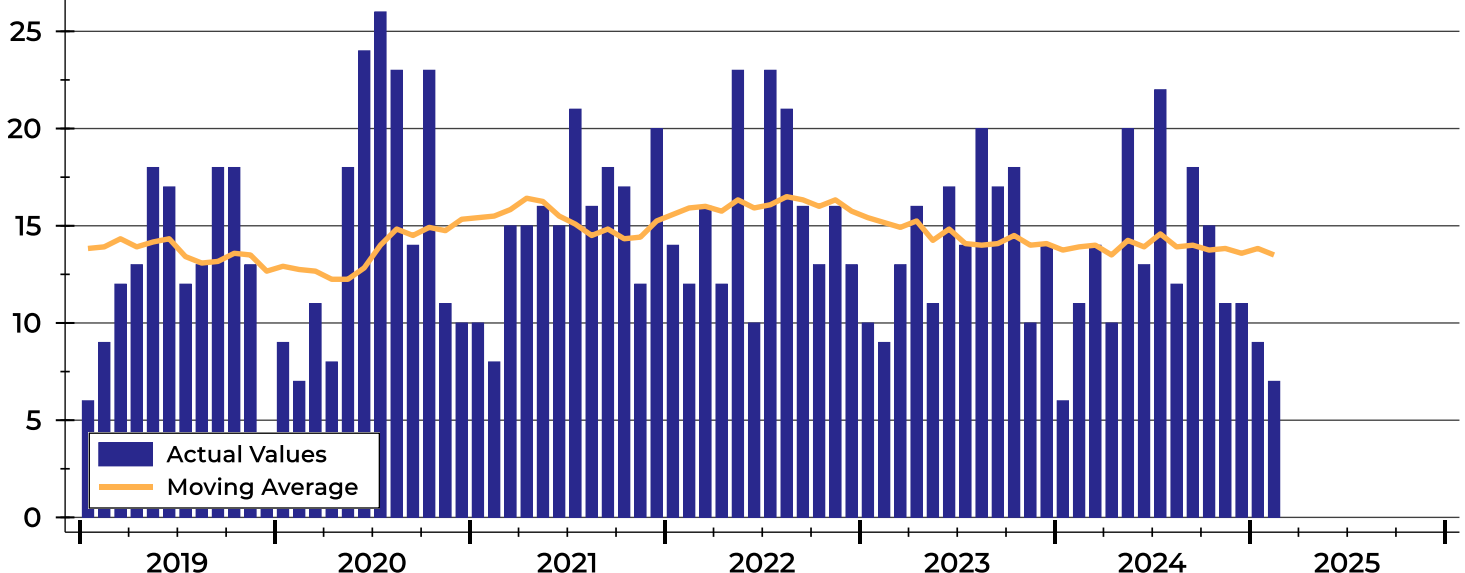
Summary Statistics for Closed Listings		February 2024			Year-to-Date		
		2025	2024	Change	2025	2024	Change
Closed Listings		<b>7</b>	11	-36.4%	<b>16</b>	17	-5.9%
Volume (1,000s)		<b>1,449</b>	2,227	-34.9%	<b>3,335</b>	3,528	-5.5%
Months' Supply		<b>1.8</b>	1.2	50.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>207,000</b>	202,482	2.2%	<b>208,406</b>	207,547	0.4%
	Days on Market	<b>69</b>	33	109.1%	<b>55</b>	30	83.3%
	Percent of List	<b>96.5%</b>	99.7%	-3.2%	<b>96.8%</b>	99.0%	-2.2%
	Percent of Original	<b>93.7%</b>	97.9%	-4.3%	<b>93.2%</b>	97.7%	-4.6%
Median	Sale Price	<b>215,000</b>	141,000	52.5%	<b>194,500</b>	165,000	17.9%
	Days on Market	<b>44</b>	3	1366.7%	<b>14</b>	15	-6.7%
	Percent of List	<b>97.8%</b>	100.0%	-2.2%	<b>97.5%</b>	98.8%	-1.3%
	Percent of Original	<b>97.8%</b>	100.0%	-2.2%	<b>97.5%</b>	98.8%	-1.3%

A total of 7 homes sold in Osage County in February, down from 11 units in February 2024. Total sales volume fell to \$1.4 million compared to \$2.2 million in the previous year.

The median sales price in February was \$215,000, up 52.5% compared to the prior year. Median days on market was 44 days, up from 9 days in January, and up from 3 in February 2024.

## History of Closed Listings

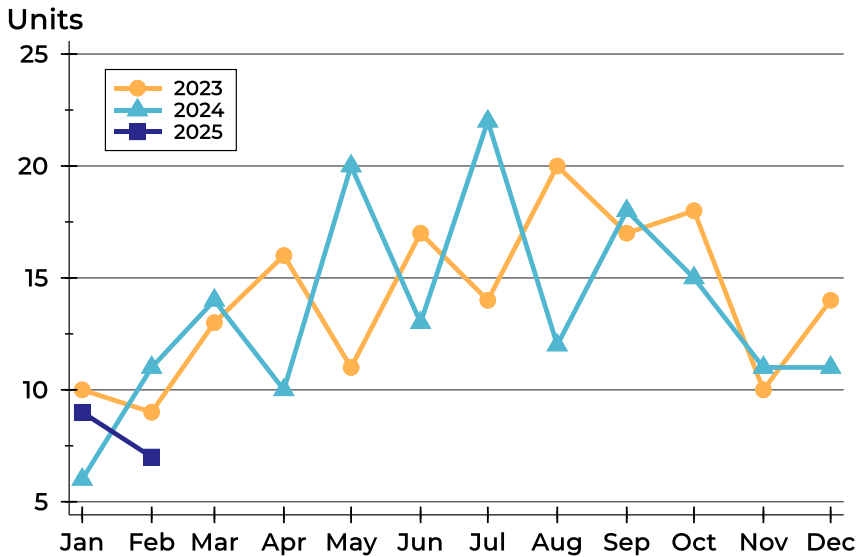
Units





## Osage County Closed Listings Analysis

### Closed Listings by Month



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

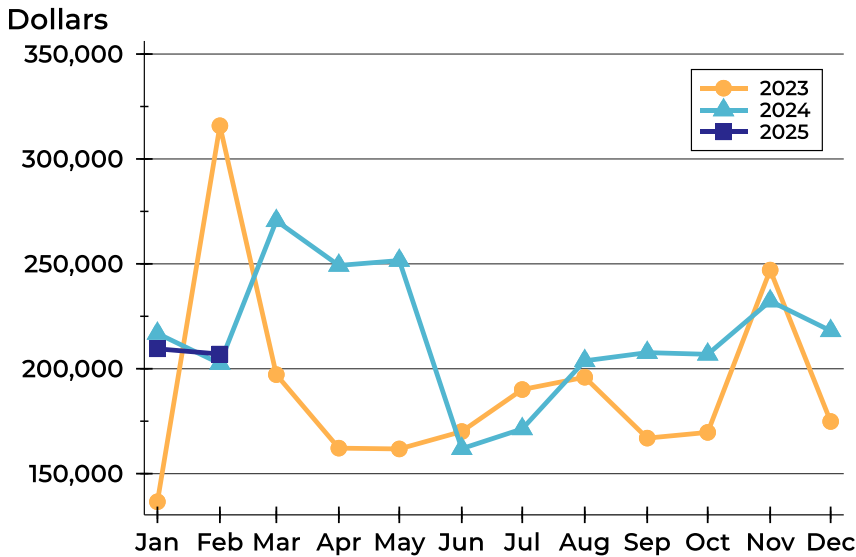
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	0.7	85,000	85,000	75	75	85.0%	85.0%	85.0%	85.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	28.6%	1.7	194,500	194,500	72	72	97.3%	97.3%	90.8%	90.8%
\$200,000-\$249,999	2	28.6%	1.4	215,500	215,500	105	105	100.3%	100.3%	98.0%	98.0%
\$250,000-\$299,999	2	28.6%	2.6	272,000	272,000	29	29	97.7%	97.7%	96.7%	96.7%
\$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	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



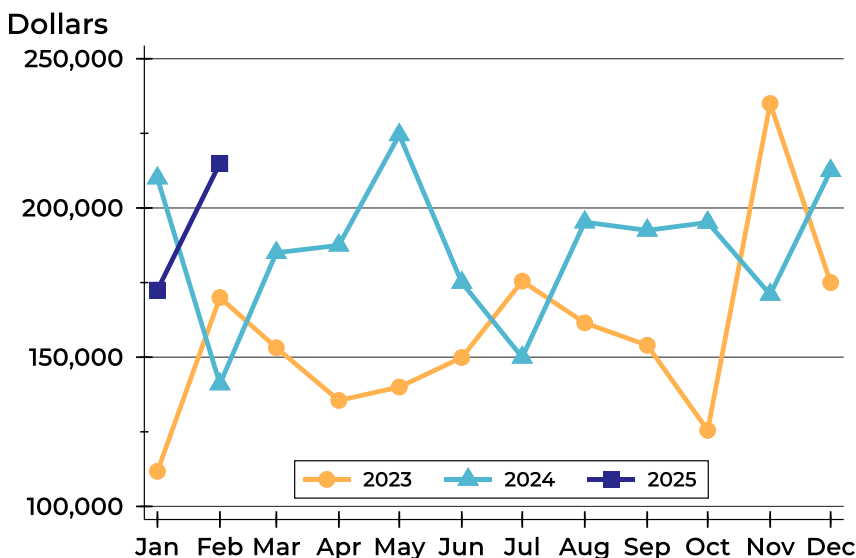
## Osage County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	136,595	216,833	<b>209,500</b>
February	315,833	202,482	<b>207,000</b>
March	197,213	270,536	
April	162,156	249,250	
May	161,773	251,590	
June	170,079	161,913	
July	190,093	171,339	
August	195,960	203,783	
September	166,939	207,686	
October	169,672	206,883	
November	247,040	232,264	
December	174,857	218,091	

### Median Price

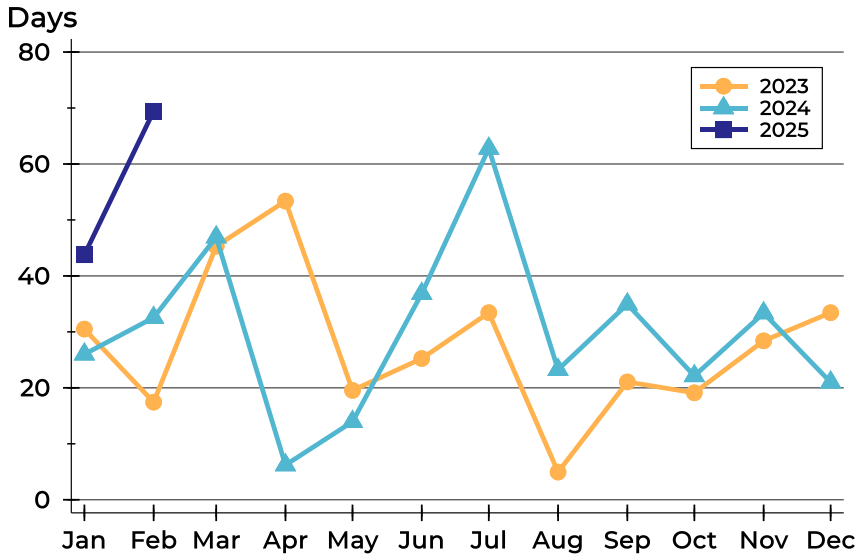


Month	2023	2024	2025
January	111,750	210,000	<b>172,500</b>
February	170,000	141,000	<b>215,000</b>
March	153,175	185,000	
April	135,500	187,500	
May	140,000	224,500	
June	149,900	175,000	
July	175,500	149,950	
August	161,500	195,250	
September	154,000	192,500	
October	125,500	195,151	
November	235,000	171,000	
December	175,000	212,500	



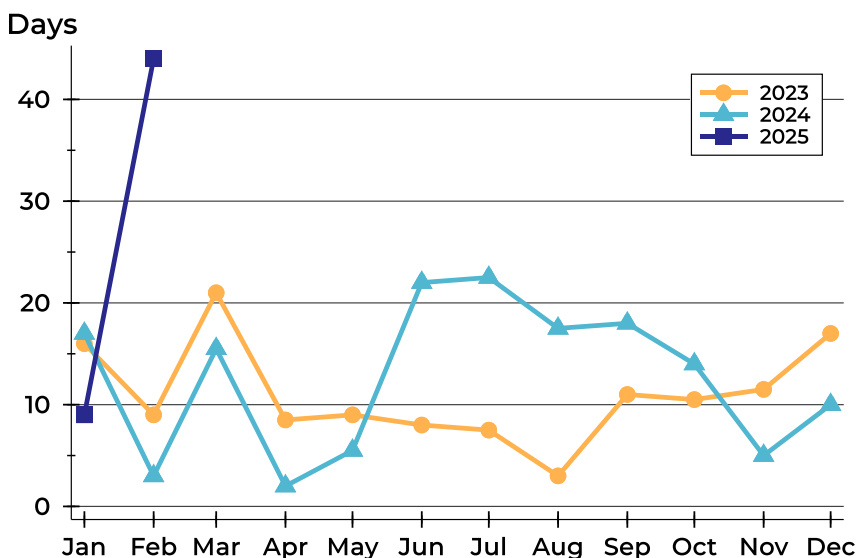
## Osage County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	31	26	<b>44</b>
February	17	33	<b>69</b>
March	45	47	
April	53	6	
May	20	14	
June	25	37	
July	33	63	
August	5	23	
September	21	35	
October	19	22	
November	28	33	
December	33	21	

### Median DOM



Month	2023	2024	2025
January	16	17	<b>9</b>
February	9	3	<b>44</b>
March	21	16	
April	9	2	
May	9	6	
June	8	22	
July	8	23	
August	3	18	
September	11	18	
October	11	14	
November	12	5	
December	17	10	



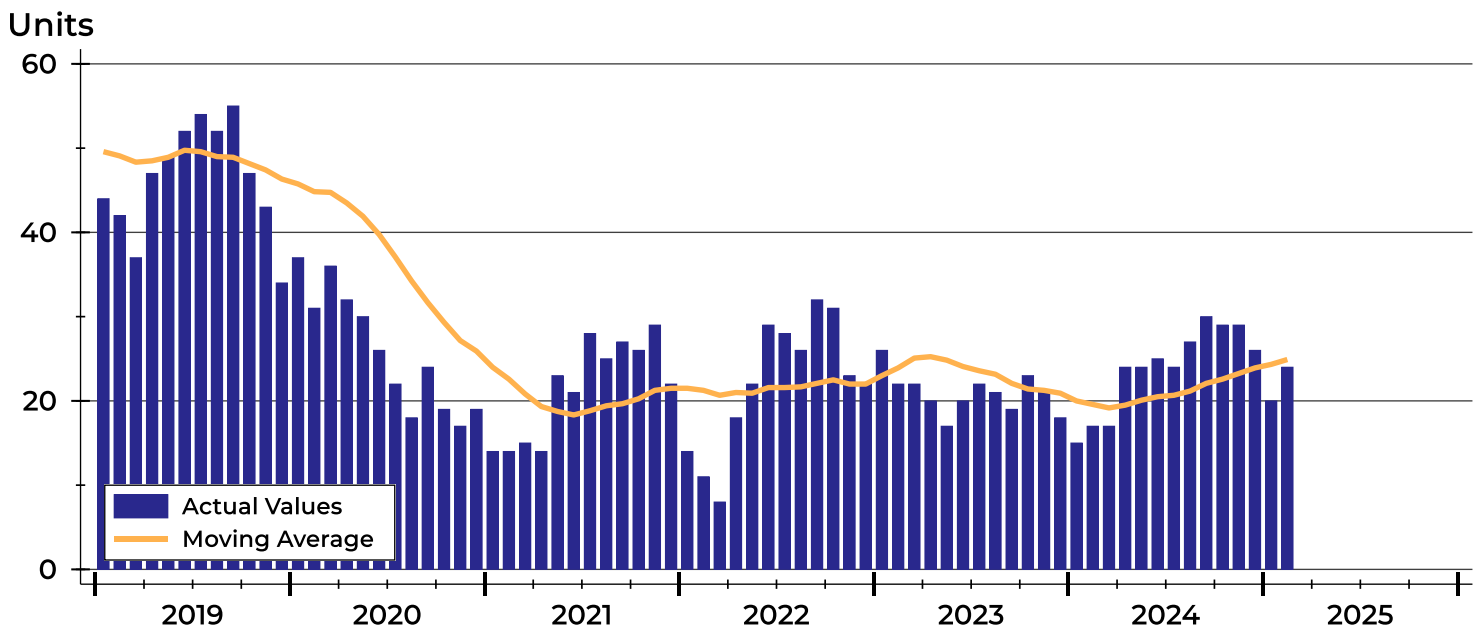
# Osage County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		24	17	41.2%
Volume (1,000s)		8,800	4,726	86.2%
Months' Supply		1.8	1.2	50.0%
Average	List Price	366,675	277,982	31.9%
	Days on Market	80	79	1.3%
	Percent of Original	97.0%	94.8%	2.3%
Median	List Price	236,250	209,000	13.0%
	Days on Market	69	28	146.4%
	Percent of Original	100.0%	97.7%	2.4%

A total of 24 homes were available for sale in Osage County at the end of February. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$236,250, up 13.0% from 2024. The typical time on market for active listings was 68 days, up from 28 days a year earlier.

## History of Active Listings

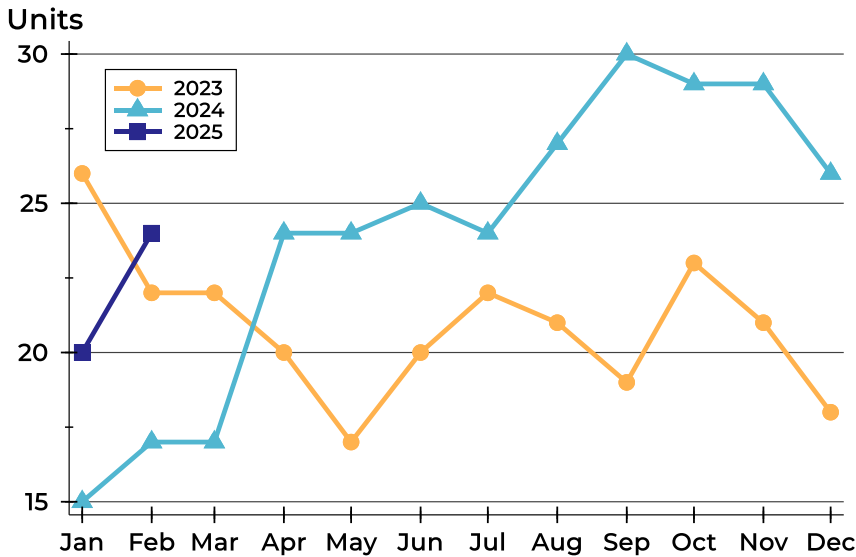






## Osage County Active Listings Analysis

### Active Listings by Month



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

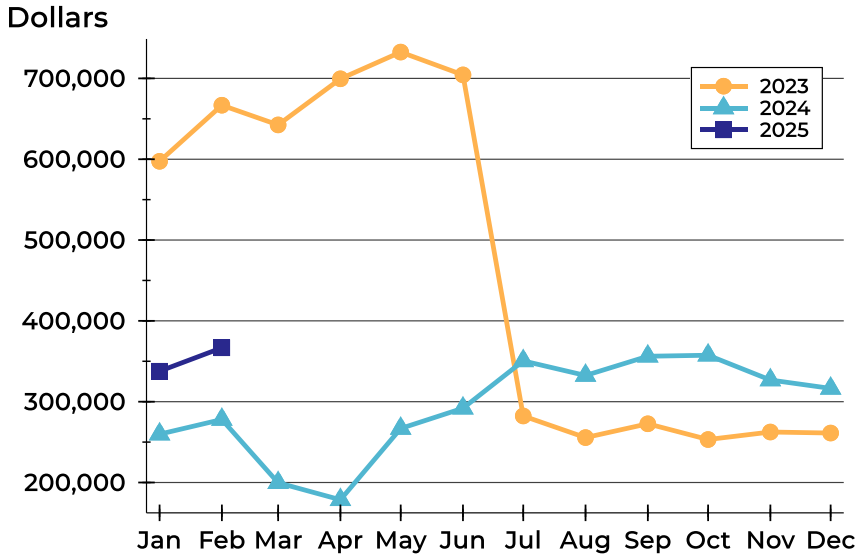
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.2%	0.7	59,900	59,900	33	33	100.0%	100.0%
\$100,000-\$124,999	3	12.5%	N/A	115,667	119,000	106	64	96.0%	100.0%
\$125,000-\$149,999	2	8.3%	N/A	142,475	142,475	150	150	92.9%	92.9%
\$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	4	16.7%	1.7	186,944	187,389	47	3	96.1%	100.0%
\$200,000-\$249,999	3	12.5%	1.4	233,833	230,000	71	101	99.0%	100.0%
\$250,000-\$299,999	3	12.5%	2.6	268,317	265,000	92	114	94.8%	96.4%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	8.3%	N/A	452,500	452,500	141	141	95.9%	95.9%
\$500,000-\$749,999	3	12.5%	N/A	603,333	575,000	78	73	100.0%	100.0%
\$750,000-\$999,999	1	4.2%	N/A	815,000	815,000	2	2	100.0%	100.0%
\$1,000,000 and up	2	8.3%	N/A	1,162,059	1,162,059	35	35	100.0%	100.0%



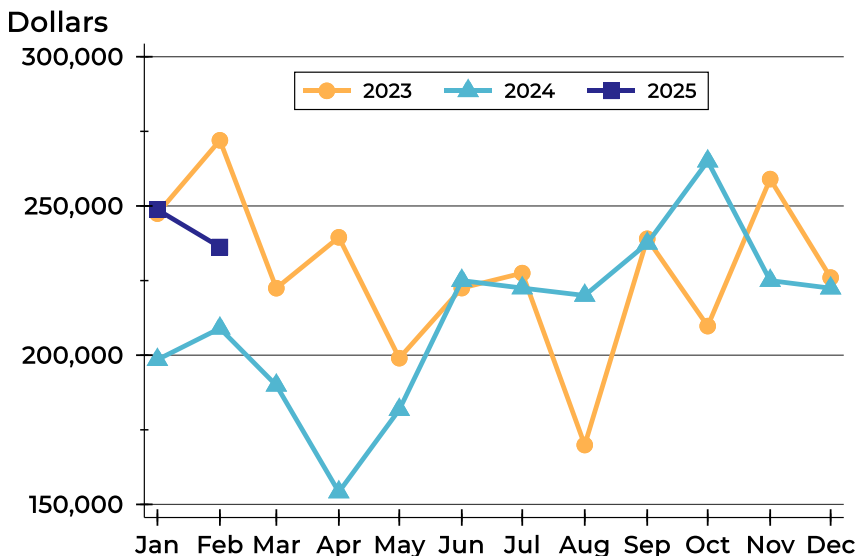
# Osage County Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	597,438	259,840	<b>337,716</b>
February	666,846	277,982	<b>366,675</b>
March	642,477	199,709	
April	699,530	178,654	
May	732,603	266,875	
June	704,368	291,904	
July	282,352	350,509	
August	255,591	332,422	
September	272,673	356,240	
October	253,219	357,511	
November	262,485	326,842	
December	261,222	316,462	

## Median Price

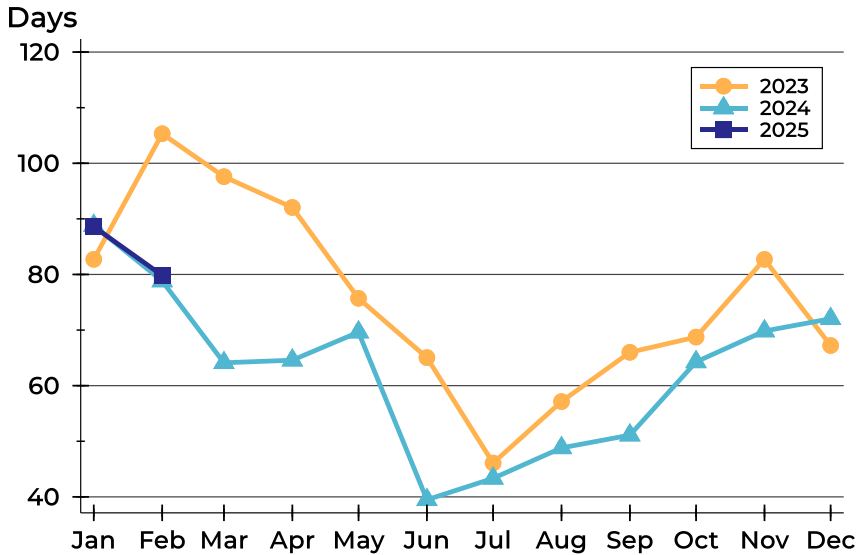


Month	2023	2024	2025
January	247,450	198,500	<b>248,750</b>
February	272,000	209,000	<b>236,250</b>
March	222,450	189,900	
April	239,495	154,150	
May	199,000	181,750	
June	222,500	225,000	
July	227,500	222,500	
August	169,910	220,000	
September	239,000	237,450	
October	209,750	265,000	
November	259,000	225,000	
December	226,000	222,450	



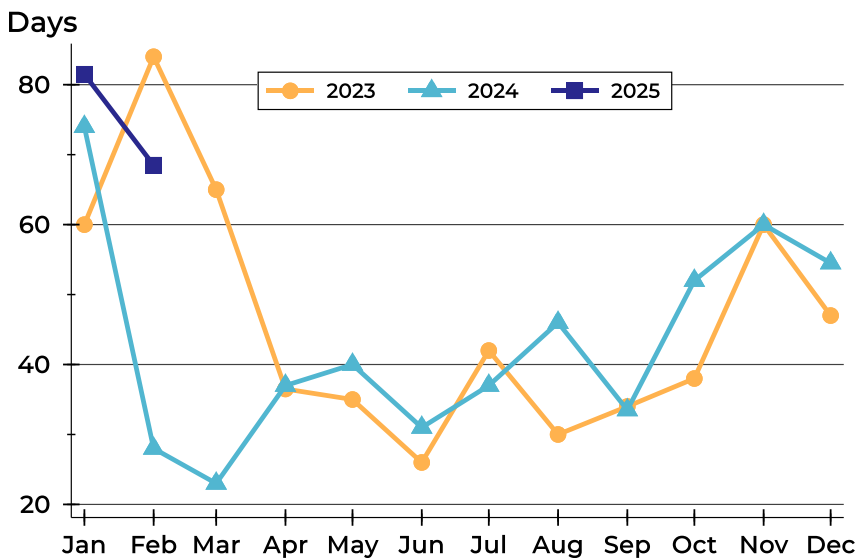
# Osage County Active Listings Analysis

## Average DOM



Month	2023	2024	2025
January	83	89	<b>89</b>
February	105	79	<b>80</b>
March	98	64	
April	92	65	
May	76	70	
June	65	39	
July	46	43	
August	57	49	
September	66	51	
October	69	64	
November	83	70	
December	67	72	

## Median DOM

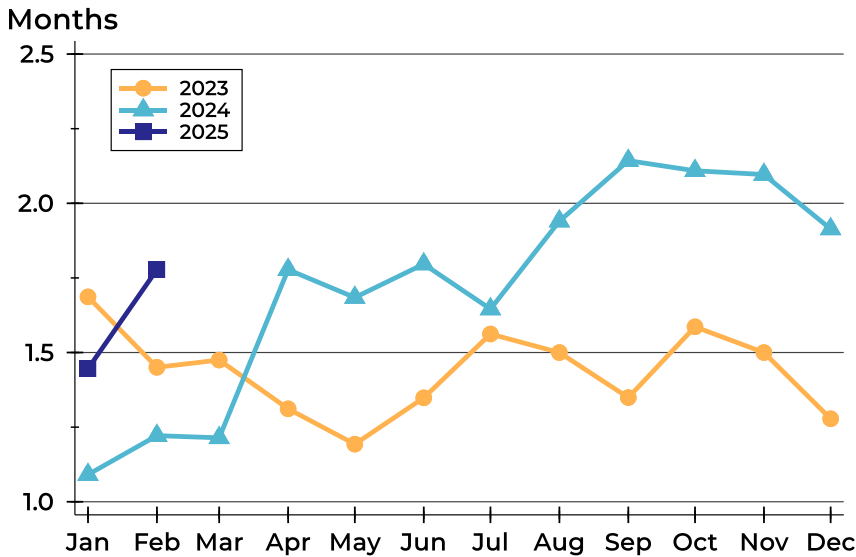


Month	2023	2024	2025
January	60	74	<b>82</b>
February	84	28	<b>69</b>
March	65	23	
April	37	37	
May	35	40	
June	26	31	
July	42	37	
August	30	46	
September	34	34	
October	38	52	
November	60	60	
December	47	55	



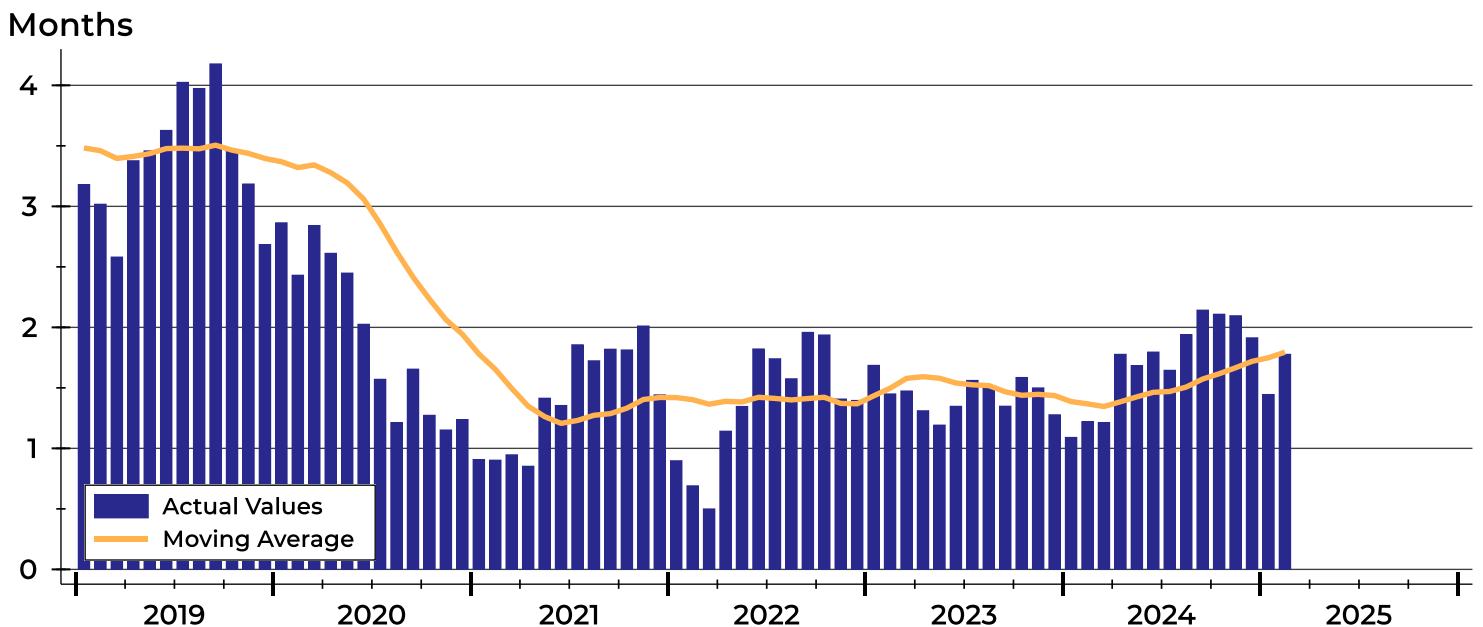
# Osage County Months' Supply Analysis

## Months' Supply by Month



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

## History of Month's Supply





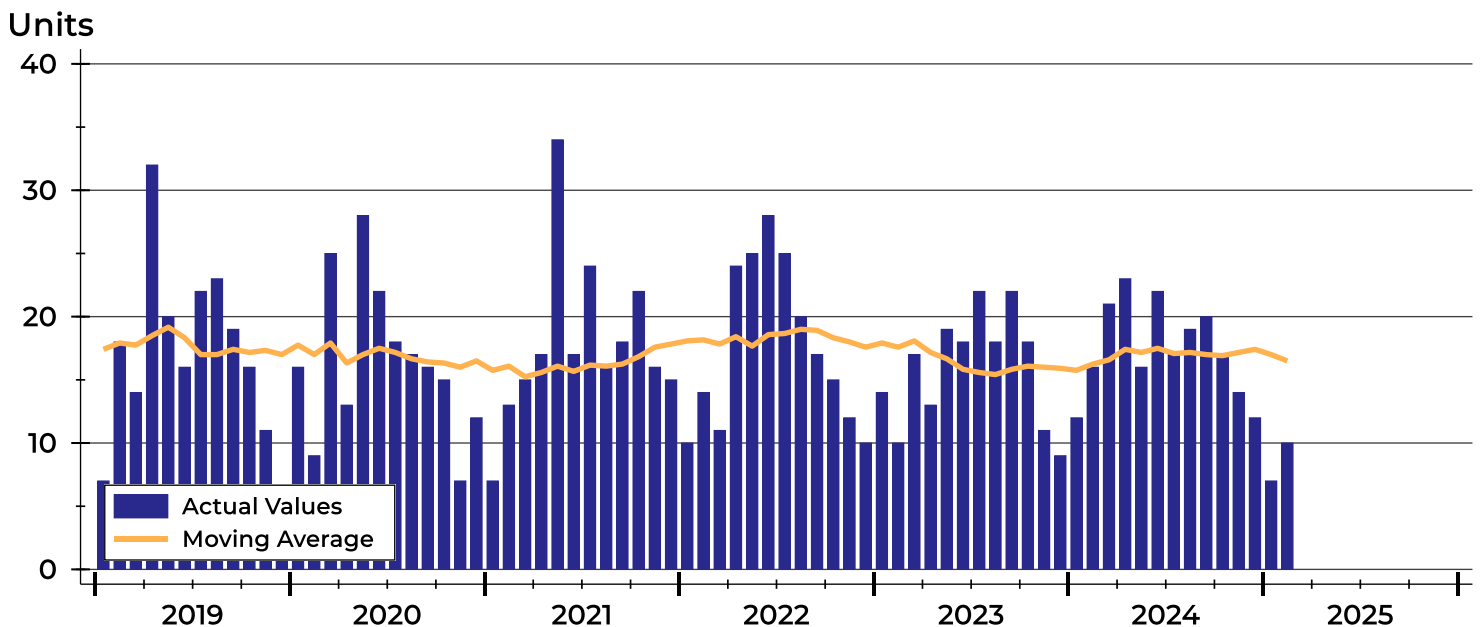
# Osage County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	10	16	-37.5%
	Volume (1,000s)	3,460	4,312	-19.8%
	Average List Price	346,007	269,481	28.4%
	Median List Price	211,000	190,000	11.1%
Year-to-Date	New Listings	17	28	-39.3%
	Volume (1,000s)	5,930	5,592	6.0%
	Average List Price	348,845	199,709	74.7%
	Median List Price	200,000	144,950	38.0%

A total of 10 new listings were added in Osage County during February, down 37.5% from the same month in 2024. Year-to-date Osage County has seen 17 new listings.

The median list price of these homes was \$211,000 up from \$190,000 in 2024.

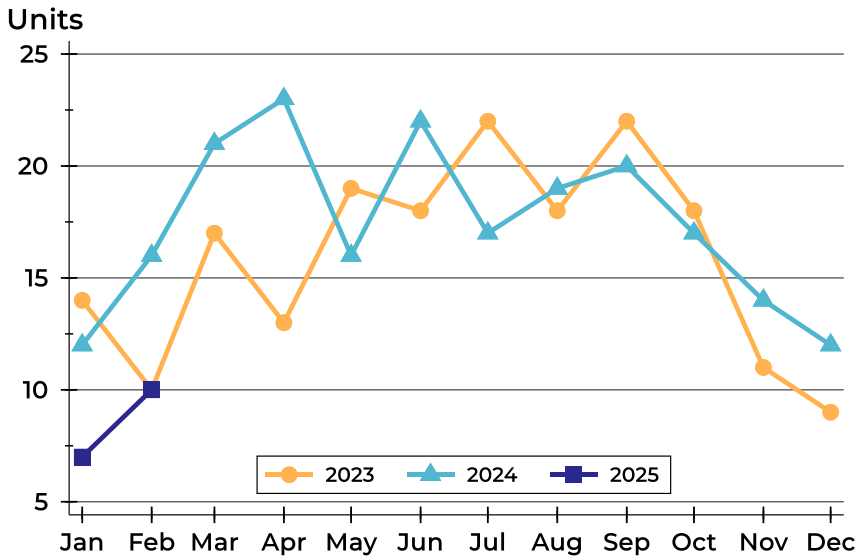
## History of New Listings





## Osage County New Listings Analysis

### New Listings by Month



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

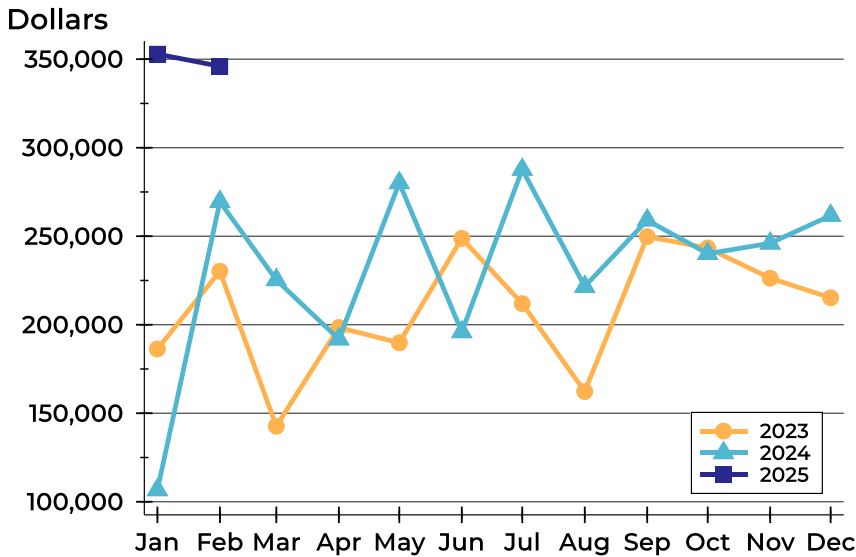
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	10.0%	109,000	109,000	29	29	100.0%	100.0%
\$125,000-\$149,999	1	10.0%	130,000	130,000	14	14	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	3	30.0%	182,667	175,000	7	8	98.2%	100.0%
\$200,000-\$249,999	2	20.0%	224,500	224,500	7	7	98.9%	98.9%
\$250,000-\$299,999	1	10.0%	279,950	279,950	8	8	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	10.0%	815,000	815,000	8	8	100.0%	100.0%
\$1,000,000 and up	1	10.0%	1,129,117	1,129,117	29	29	0.0%	0.0%



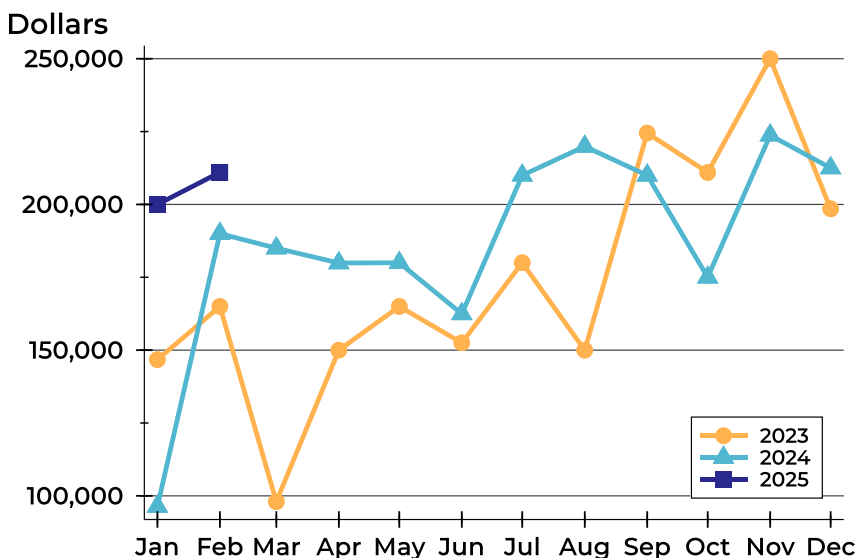
## Osage County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	186,286	106,679	<b>352,900</b>
<b>February</b>	230,240	269,481	<b>346,007</b>
<b>March</b>	142,694	225,346	
<b>April</b>	198,423	191,870	
<b>May</b>	189,803	280,131	
<b>June</b>	248,789	195,942	
<b>July</b>	211,936	287,688	
<b>August</b>	162,253	221,579	
<b>September</b>	249,786	259,063	
<b>October</b>	243,340	240,159	
<b>November</b>	226,309	246,029	
<b>December</b>	215,211	261,688	

### Median Price



Month	2023	2024	2025
<b>January</b>	146,750	96,375	<b>200,000</b>
<b>February</b>	165,000	190,000	<b>211,000</b>
<b>March</b>	98,000	185,000	
<b>April</b>	150,000	179,900	
<b>May</b>	165,000	180,000	
<b>June</b>	152,500	162,450	
<b>July</b>	180,000	210,000	
<b>August</b>	150,000	219,900	
<b>September</b>	224,500	210,000	
<b>October</b>	210,961	175,000	
<b>November</b>	250,000	223,750	
<b>December</b>	198,500	212,500	



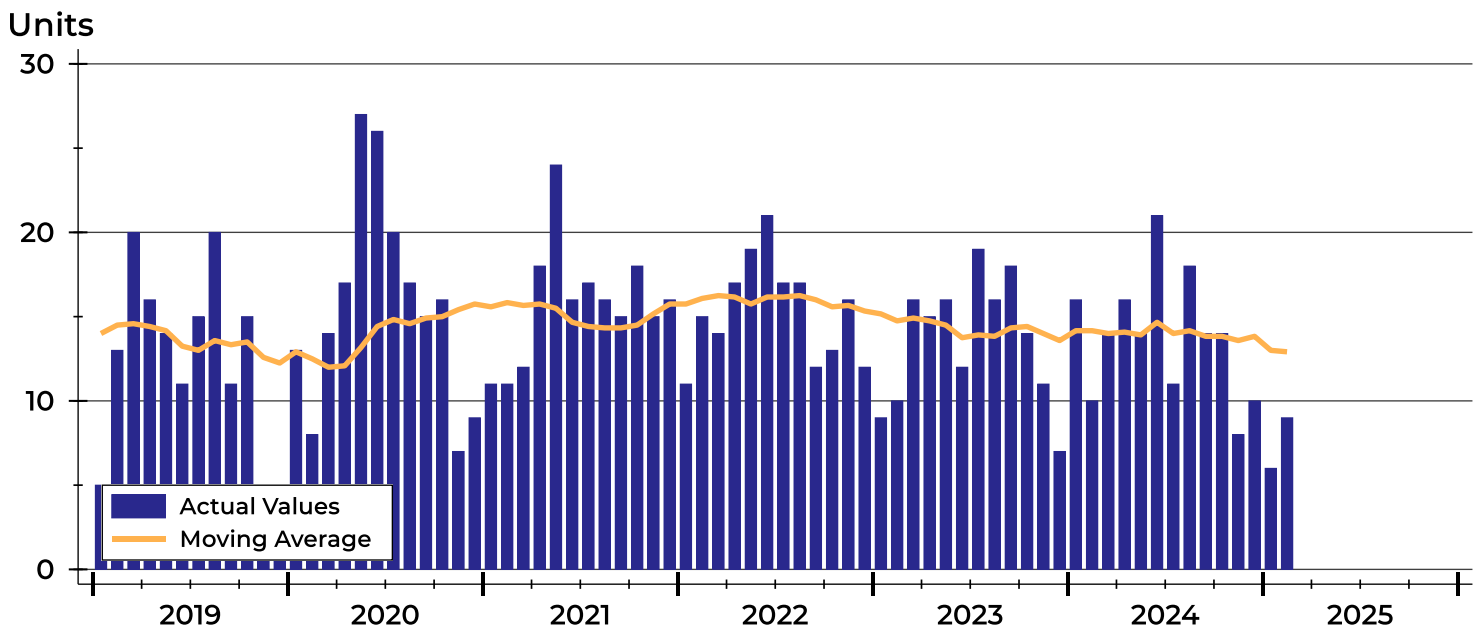
# Osage County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		9	10	-10.0%	15	26	-42.3%
Volume (1,000s)		1,605	2,519	-36.3%	2,619	5,360	-51.1%
Average	Sale Price	178,331	251,890	-29.2%	174,598	206,163	-15.3%
	Days on Market	93	31	200.0%	68	33	106.1%
	Percent of Original	98.4%	95.8%	2.7%	96.1%	96.3%	-0.2%
Median	Sale Price	199,900	190,000	5.2%	199,900	175,000	14.2%
	Days on Market	25	12	108.3%	26	11	136.4%
	Percent of Original	100.0%	97.8%	2.2%	99.5%	98.4%	1.1%

A total of 9 contracts for sale were written in Osage County during the month of February, down from 10 in 2024. The median list price of these homes was \$199,900, up from \$190,000 the prior year.

Half of the homes that went under contract in February were on the market less than 25 days, compared to 12 days in February 2024.

## History of Contracts Written

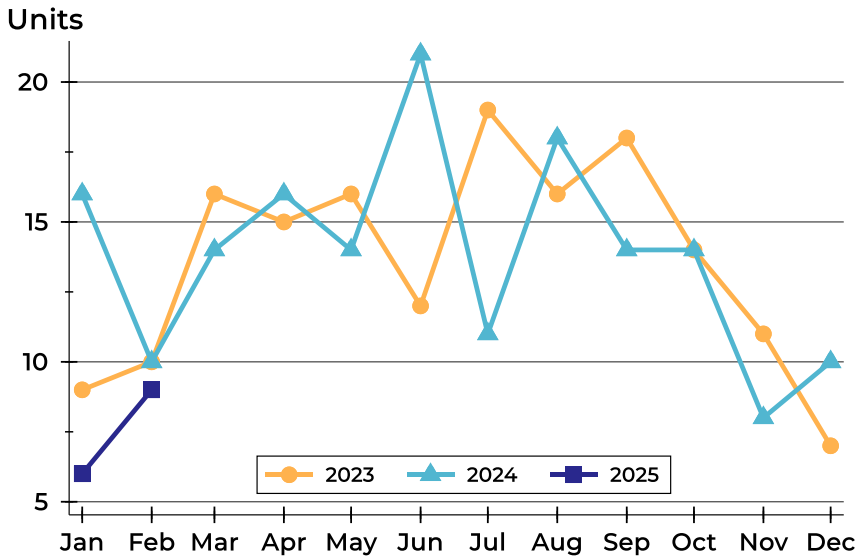






## Osage County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	9	16	<b>6</b>
February	10	10	<b>9</b>
March	16	14	
April	15	16	
May	16	14	
June	12	21	
July	19	11	
August	16	18	
September	18	14	
October	14	14	
November	11	8	
December	7	10	

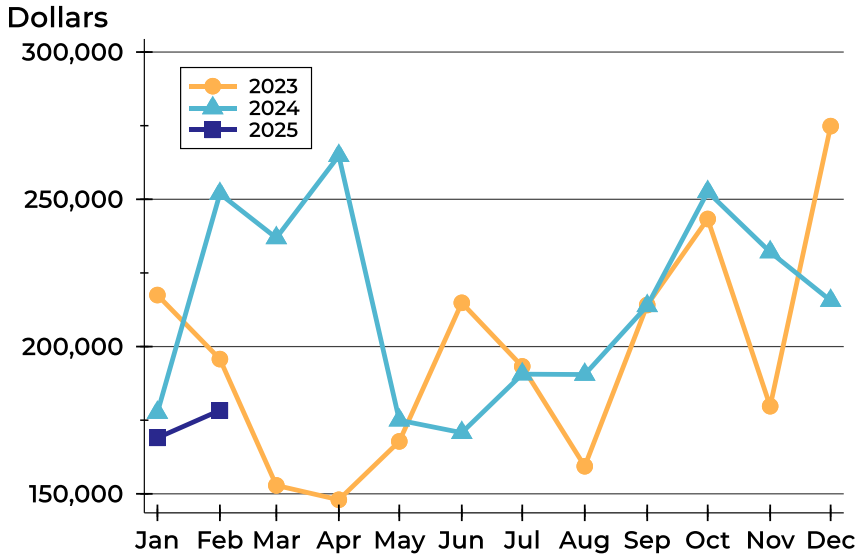
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	11.1%	69,500	69,500	4	4	103.6%	103.6%
\$100,000-\$124,999	1	11.1%	115,900	115,900	25	25	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	130,000	130,000	14	14	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	22.2%	194,839	194,839	161	161	91.9%	91.9%
\$200,000-\$249,999	3	33.3%	214,967	219,900	151	176	99.3%	100.0%
\$250,000-\$299,999	1	11.1%	255,000	255,000	20	20	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



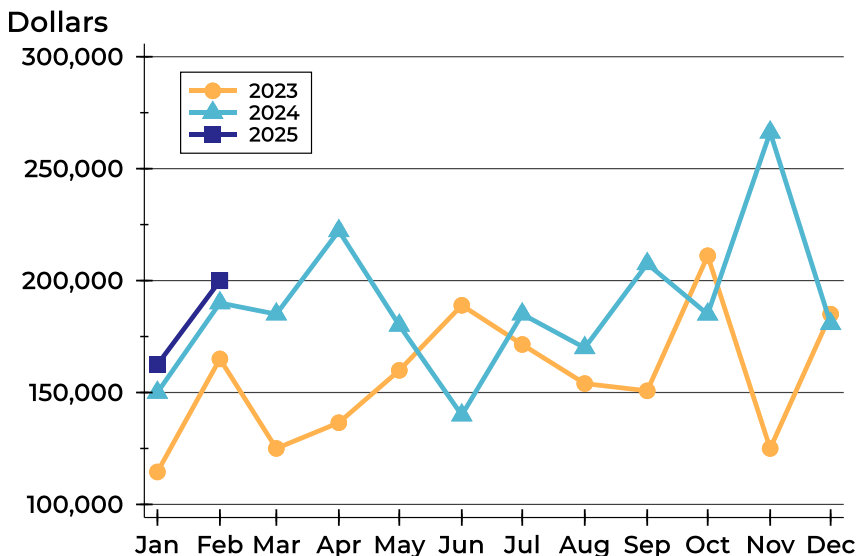
# Osage County Contracts Written Analysis

## Average Price



Month	2023	2024	2025
January	217,489	177,584	169,000
February	195,750	251,890	178,331
March	152,863	236,893	
April	147,980	264,810	
May	167,806	174,986	
June	214,854	170,757	
July	193,269	190,636	
August	159,364	190,506	
September	214,122	213,832	
October	243,319	252,542	
November	179,750	232,100	
December	274,857	215,616	

## Median Price

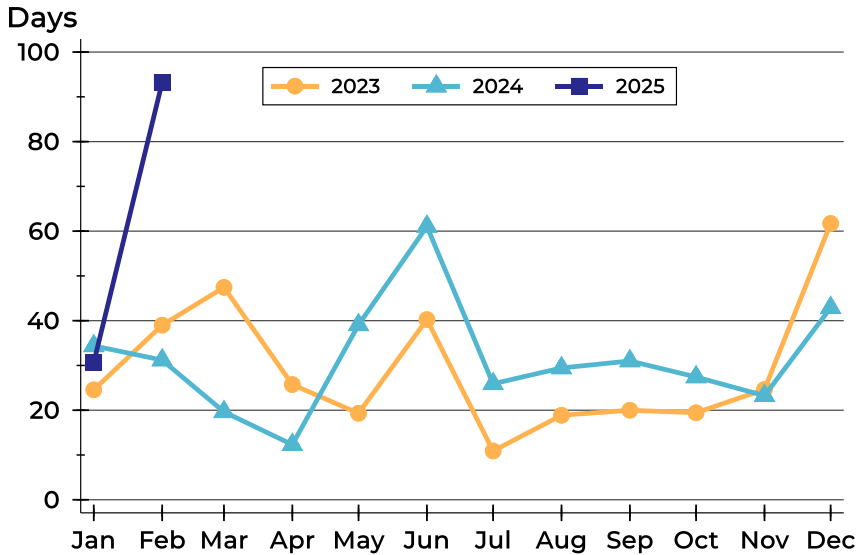


Month	2023	2024	2025
January	114,500	150,000	162,500
February	165,000	190,000	199,900
March	125,000	185,000	
April	136,500	222,230	
May	159,900	180,000	
June	188,950	139,900	
July	171,454	185,000	
August	154,000	169,950	
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	



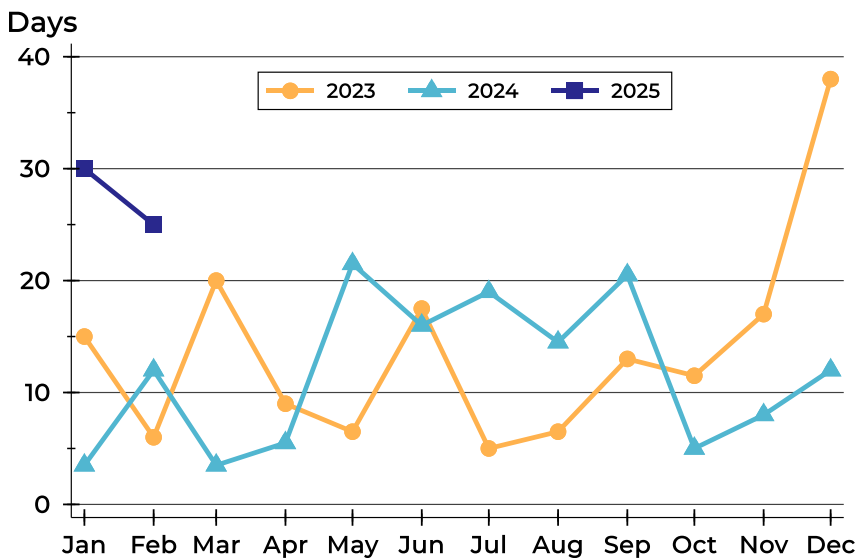
## Osage County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	25	34	31
February	39	31	93
March	47	20	
April	26	12	
May	19	39	
June	40	61	
July	11	26	
August	19	29	
September	20	31	
October	19	27	
November	25	23	
December	62	43	

### Median DOM



Month	2023	2024	2025
January	15	4	30
February	6	12	25
March	20	4	
April	9	6	
May	7	22	
June	18	16	
July	5	19	
August	7	15	
September	13	21	
October	12	5	
November	17	8	
December	38	12	



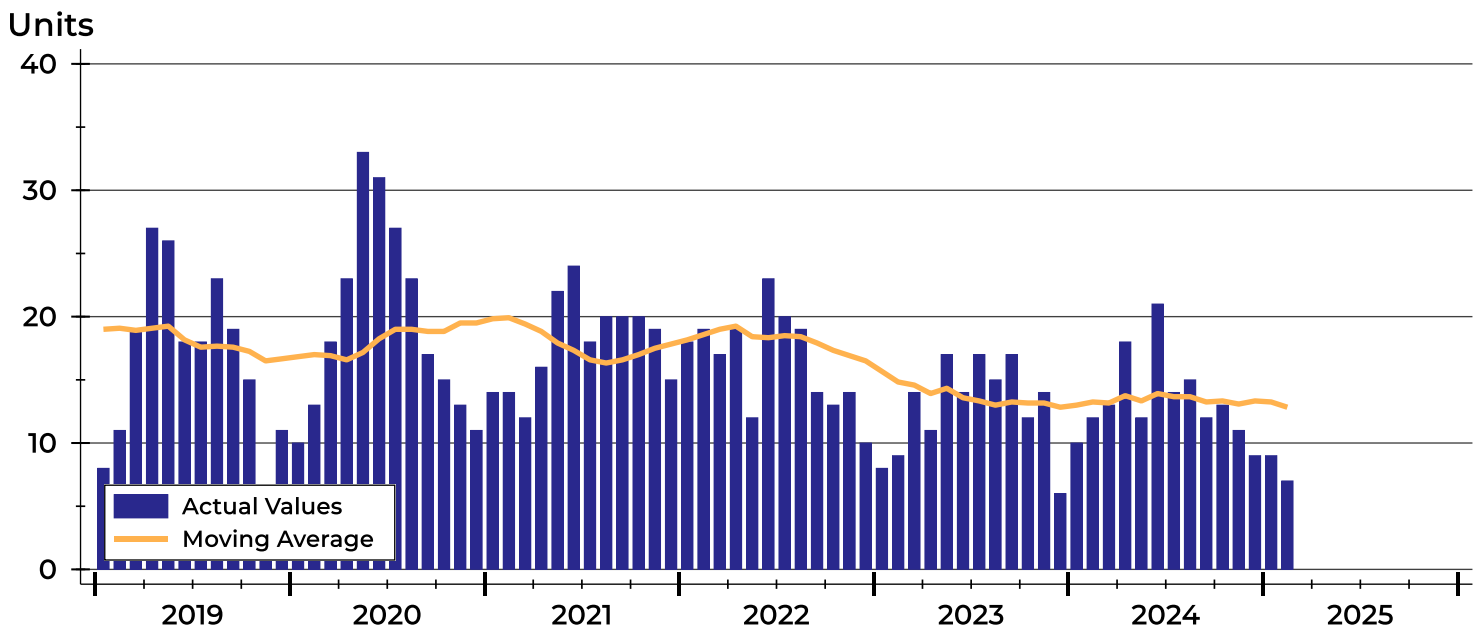
# Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		7	12	-41.7%
Volume (1,000s)		1,120	2,600	-56.9%
Average	List Price	160,057	216,650	-26.1%
	Days on Market	15	22	-31.8%
	Percent of Original	100.0%	98.8%	1.2%
Median	List Price	130,000	172,500	-24.6%
	Days on Market	16	13	23.1%
	Percent of Original	100.0%	100.0%	0.0%

A total of 7 listings in Osage County had contracts pending at the end of February, down from 12 contracts pending at the end of February 2024.

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

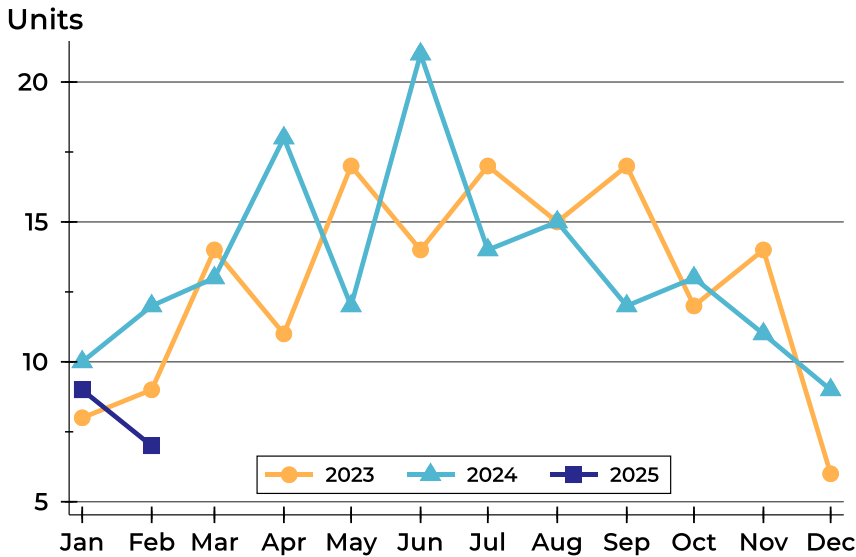
## History of Pending Contracts





## Osage County Pending Contracts Analysis

### Pending Contracts by Month



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

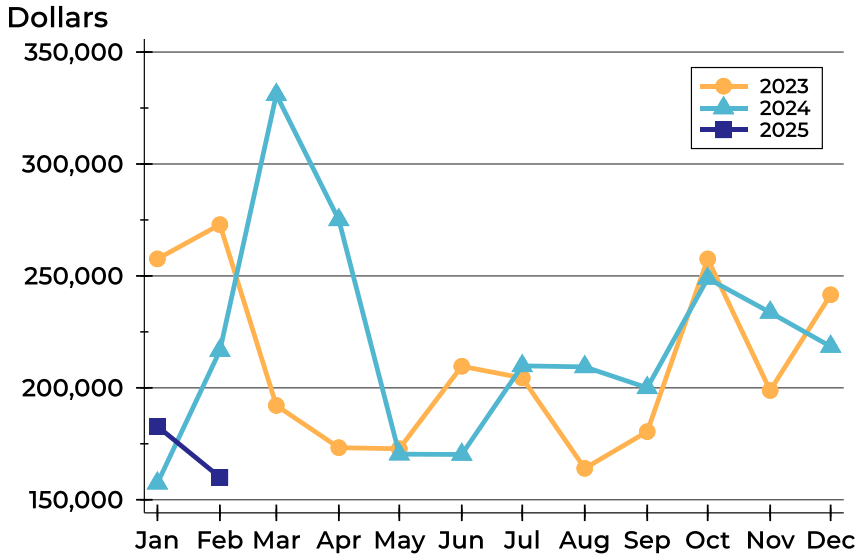
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	14.3%	69,500	69,500	4	4	100.0%	100.0%
\$100,000-\$124,999	2	28.6%	112,950	112,950	26	26	100.0%	100.0%
\$125,000-\$149,999	1	14.3%	130,000	130,000	14	14	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	28.6%	220,000	220,000	8	8	100.0%	100.0%
\$250,000-\$299,999	1	14.3%	255,000	255,000	20	20	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



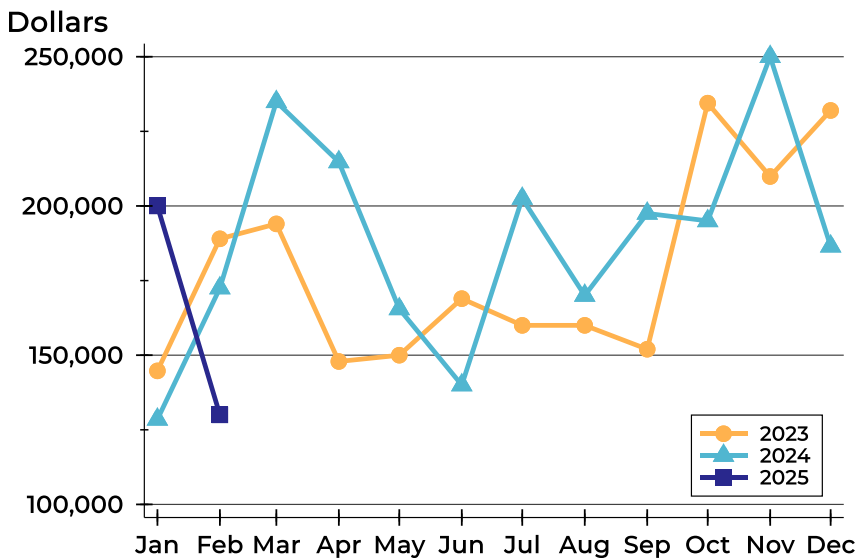
# Osage County Pending Contracts Analysis

## Average Price



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

## Median Price

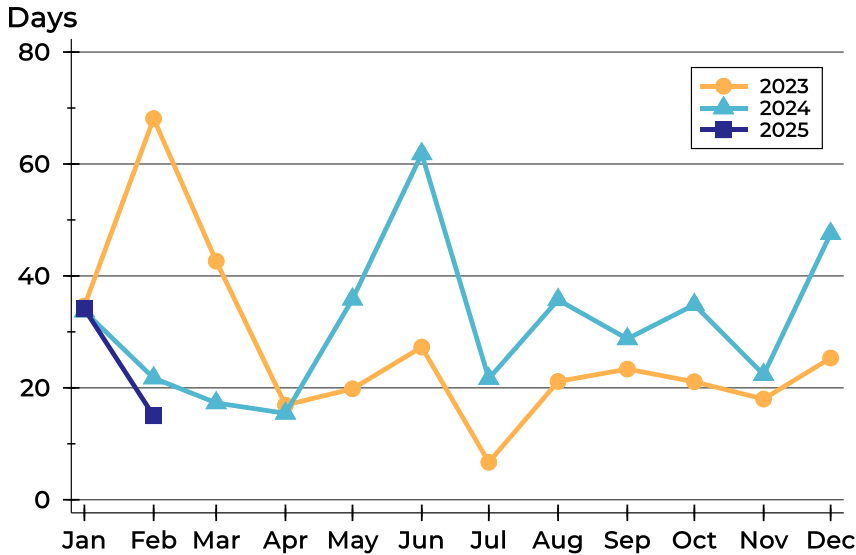


Month	2023	2024	2025
January	144,750	128,500	<b>200,000</b>
February	189,000	172,500	<b>130,000</b>
March	194,003	234,900	
April	147,900	214,750	
May	150,000	165,500	
June	168,950	140,000	
July	160,000	202,500	
August	160,000	170,000	
September	152,000	197,500	
October	234,450	195,000	
November	209,875	250,000	
December	232,000	186,500	



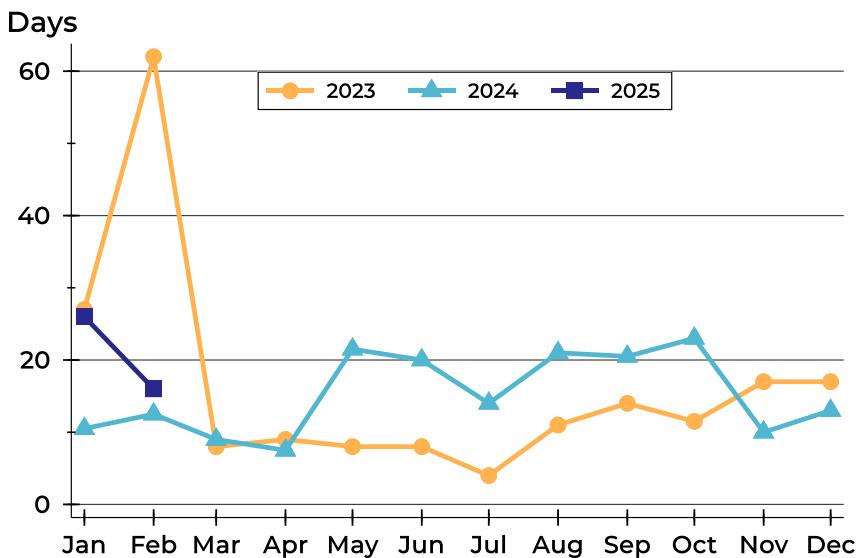
## Osage County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	35	34	<b>34</b>
February	68	22	<b>15</b>
March	43	17	
April	17	15	
May	20	36	
June	27	62	
July	7	22	
August	21	36	
September	23	29	
October	21	35	
November	18	22	
December	25	48	

### Median DOM



Month	2023	2024	2025
January	27	11	<b>26</b>
February	62	13	<b>16</b>
March	8	9	
April	9	8	
May	8	22	
June	8	20	
July	4	14	
August	11	21	
September	14	21	
October	12	23	
November	17	10	
December	17	13	



## Other Sunflower MLS Counties Housing Report



### Market Overview

#### Other Sunflower MLS Counties Home Sales Rose in February

Total home sales in other counties in the Sunflower MLS rose by 41.7% last month to 17 units, compared to 12 units in February 2024. Total sales volume was \$4.0 million, up 46.8% from a year earlier.

The median sale price in February was \$245,000, up from \$193,850 a year earlier. Homes that sold in February were typically on the market for 8 days and sold for 98.2% of their list prices.

#### Other Sunflower MLS Counties Active Listings Down at End of February

The total number of active listings in other counties in the Sunflower MLS at the end of February was 30 units, down from 37 at the same point in 2024. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$195,000.

During February, a total of 19 contracts were written up from 15 in February 2024. At the end of the month, there were 20 contracts still pending.

### Report Contents

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

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## Other Sunflower MLS Counties Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year		<b>17</b> 41.7%	<b>12</b> 33.3%	<b>9</b> 28.6%	<b>28</b> 21.7%	<b>23</b> 9.5%	<b>21</b> 40.0%
<b>Active Listings</b> Change from prior year		<b>30</b> -18.9%	<b>37</b> 54.2%	<b>24</b> 33.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.9</b> -24.0%	<b>2.5</b> 47.1%	<b>1.7</b> 54.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>15</b> -21.1%	<b>19</b> -20.8%	<b>24</b> 50.0%	<b>27</b> -15.6%	<b>32</b> 3.2%	<b>31</b> -18.4%
<b>Contracts Written</b> Change from prior year		<b>19</b> 26.7%	<b>15</b> -25.0%	<b>20</b> 0.0%	<b>32</b> 18.5%	<b>27</b> -3.6%	<b>28</b> -20.0%
<b>Pending Contracts</b> Change from prior year		<b>20</b> 66.7%	<b>12</b> -20.0%	<b>15</b> -48.3%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>3,989</b> 46.8%	<b>2,717</b> 30.9%	<b>2,075</b> 92.3%	<b>6,669</b> 27.5%	<b>5,229</b> 12.6%	<b>4,645</b> 124.6%
<b>Average</b>	<b>Sale Price</b> Change from prior year	<b>234,638</b> 3.7%	<b>226,375</b> -1.8%	<b>230,550</b> 49.6%	<b>238,193</b> 4.8%	<b>227,361</b> 2.8%	<b>221,207</b> 60.5%
	<b>List Price of Actives</b> Change from prior year	<b>356,391</b> 13.6%	<b>313,731</b> 56.9%	<b>199,913</b> -10.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>44</b> -39.7%	<b>73</b> 69.8%	<b>43</b> 65.4%	<b>40</b> -18.4%	<b>49</b> 44.1%	<b>34</b> 13.3%
	<b>Percent of List</b> Change from prior year	<b>97.8%</b> 0.2%	<b>97.6%</b> 9.3%	<b>89.3%</b> -6.0%	<b>97.0%</b> -1.5%	<b>98.5%</b> 3.8%	<b>94.9%</b> 3.0%
	<b>Percent of Original</b> Change from prior year	<b>95.7%</b> -0.1%	<b>95.8%</b> 12.6%	<b>85.1%</b> -8.7%	<b>94.8%</b> -1.3%	<b>96.0%</b> 3.8%	<b>92.5%</b> 4.6%
<b>Median</b>	<b>Sale Price</b> Change from prior year	<b>245,000</b> 26.4%	<b>193,850</b> -24.3%	<b>256,000</b> 98.4%	<b>245,000</b> 33.2%	<b>184,000</b> -8.0%	<b>200,000</b> 122.2%
	<b>List Price of Actives</b> Change from prior year	<b>195,000</b> -46.6%	<b>364,950</b> 151.8%	<b>144,950</b> 42.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>8</b> #DIV/0!	<b>0</b> -100.0%	<b>25</b> 525.0%	<b>7</b> 16.7%	<b>6</b> -72.7%	<b>22</b> -15.4%
	<b>Percent of List</b> Change from prior year	<b>98.2%</b> -1.1%	<b>99.3%</b> 1.1%	<b>98.2%</b> -1.8%	<b>99.0%</b> -1.0%	<b>100.0%</b> 1.8%	<b>98.2%</b> 1.6%
	<b>Percent of Original</b> Change from prior year	<b>96.9%</b> -2.4%	<b>99.3%</b> 11.3%	<b>89.2%</b> -10.8%	<b>96.9%</b> -3.1%	<b>100.0%</b> 4.0%	<b>96.2%</b> 3.3%

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



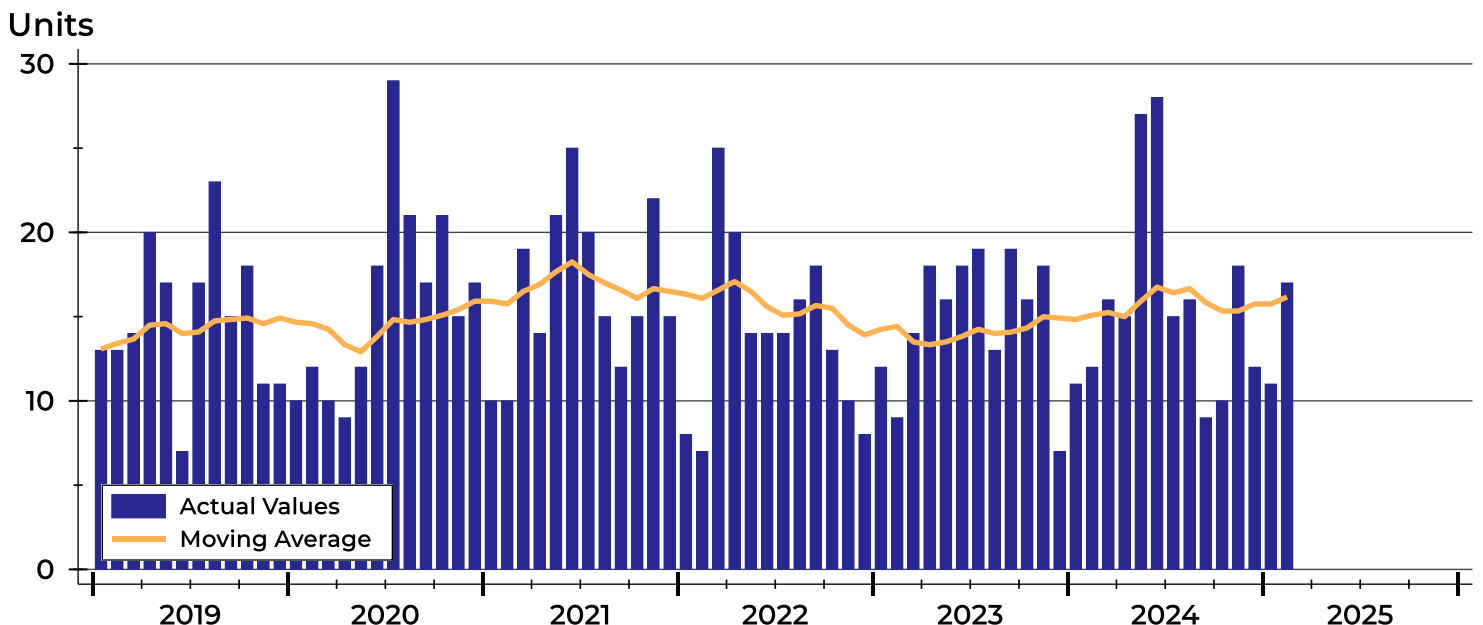
## Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>17</b>	12	41.7%	<b>28</b>	23	21.7%
Volume (1,000s)		<b>3,989</b>	2,717	46.8%	<b>6,669</b>	5,229	27.5%
Months' Supply		<b>1.9</b>	2.5	-24.0%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>234,638</b>	226,375	3.7%	<b>238,193</b>	227,361	4.8%
	Days on Market	<b>44</b>	73	-39.7%	<b>40</b>	49	-18.4%
	Percent of List	<b>97.8%</b>	97.6%	0.2%	<b>97.0%</b>	98.5%	-1.5%
	Percent of Original	<b>95.7%</b>	95.8%	-0.1%	<b>94.8%</b>	96.0%	-1.3%
Median	Sale Price	<b>245,000</b>	193,850	26.4%	<b>245,000</b>	184,000	33.2%
	Days on Market	<b>8</b>	0	N/A	<b>7</b>	6	16.7%
	Percent of List	<b>98.2%</b>	99.3%	-1.1%	<b>99.0%</b>	100.0%	-1.0%
	Percent of Original	<b>96.9%</b>	99.3%	-2.4%	<b>96.9%</b>	100.0%	-3.1%

A total of 17 homes sold in other counties in the Sunflower MLS in February, up from 12 units in February 2024. Total sales volume rose to \$4.0 million compared to \$2.7 million in the previous year.

The median sales price in February was \$245,000, up 26.4% compared to the prior year. Median days on market was 8 days, up from 3 days in January, and up from 0 in February 2024.

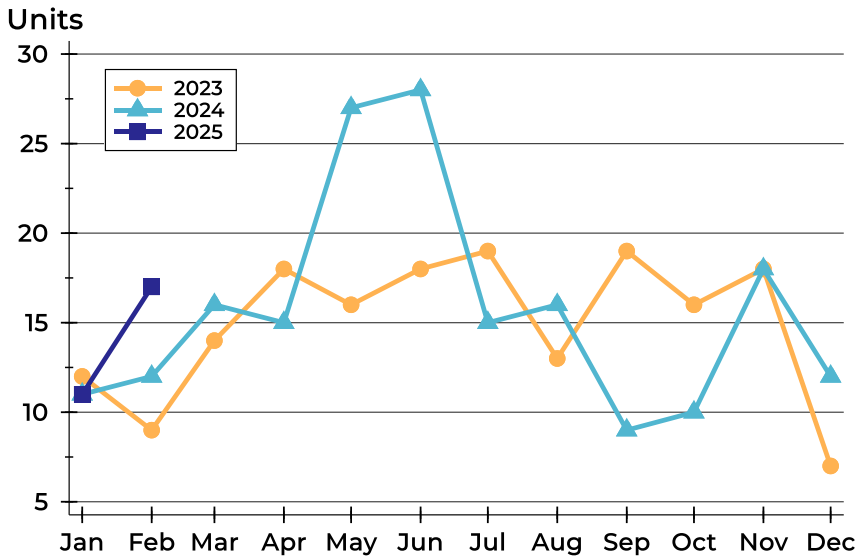
## History of Closed Listings





## Other Sunflower MLS Counties Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	12	11	<b>11</b>
February	9	12	<b>17</b>
March	14	16	
April	18	15	
May	16	27	
June	18	28	
July	19	15	
August	13	16	
September	19	9	
October	16	10	
November	18	18	
December	7	12	

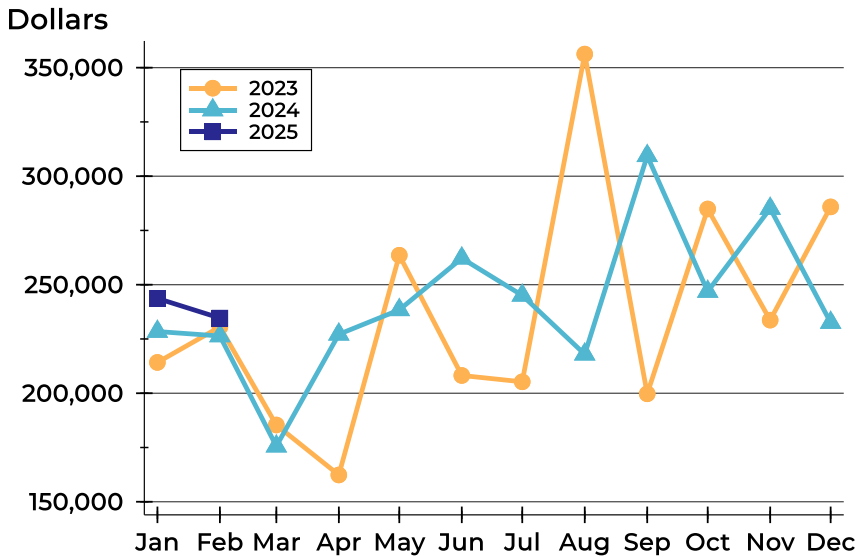
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	0.0	46,900	46,900	8	8	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	11.8%	1.8	110,766	110,766	0	0	93.1%	93.1%	93.1%	93.1%
\$125,000-\$149,999	2	11.8%	4.3	131,000	131,000	6	6	98.8%	98.8%	98.8%	98.8%
\$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	4	23.5%	1.5	244,750	245,000	46	24	99.1%	100.0%	95.8%	97.1%
\$250,000-\$299,999	3	17.6%	2.3	268,750	277,000	158	197	99.9%	99.7%	92.9%	93.1%
\$300,000-\$399,999	4	23.5%	0.4	318,291	312,500	8	3	97.3%	96.8%	96.5%	96.2%
\$400,000-\$499,999	1	5.9%	1.8	400,000	400,000	41	41	94.1%	94.1%	94.1%	94.1%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



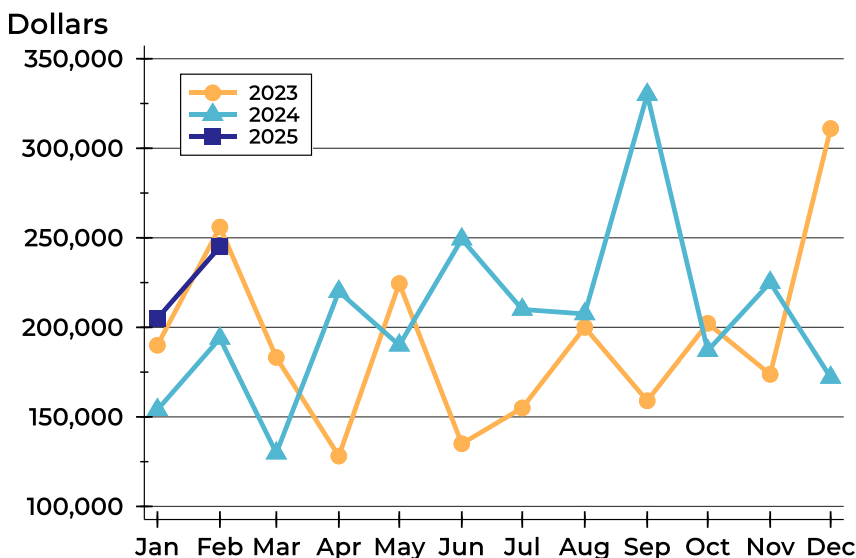
# Other Sunflower MLS Counties Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	214,200	228,436	<b>243,686</b>
February	230,550	226,375	<b>234,638</b>
March	185,379	175,592	
April	162,358	227,156	
May	263,578	238,416	
June	208,183	262,198	
July	205,261	245,107	
August	356,262	217,963	
September	199,734	309,389	
October	284,888	246,885	
November	233,689	285,107	
December	285,857	232,567	

## Median Price

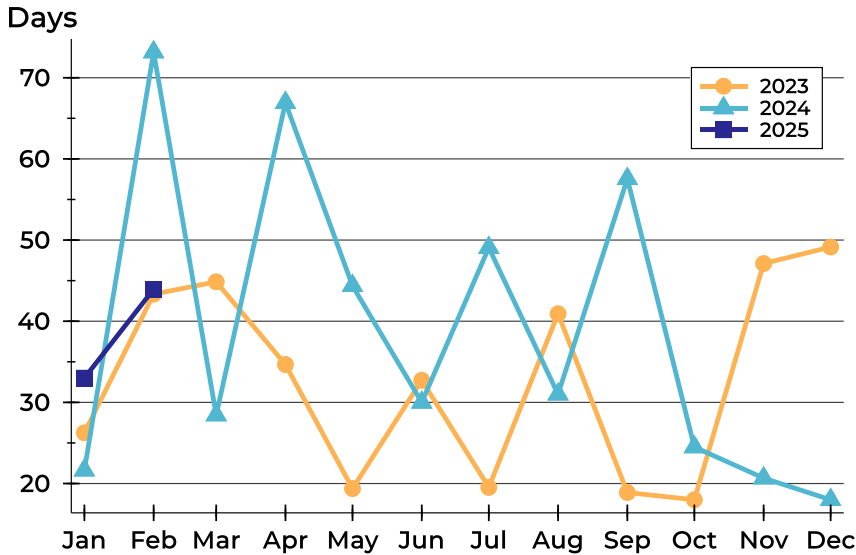


Month	2023	2024	2025
January	190,000	154,000	<b>205,000</b>
February	256,000	193,850	<b>245,000</b>
March	183,200	129,750	
April	128,125	219,999	
May	224,500	190,000	
June	135,000	249,250	
July	155,000	210,000	
August	200,000	207,500	
September	159,000	330,000	
October	202,250	187,000	
November	173,750	225,000	
December	311,000	172,000	



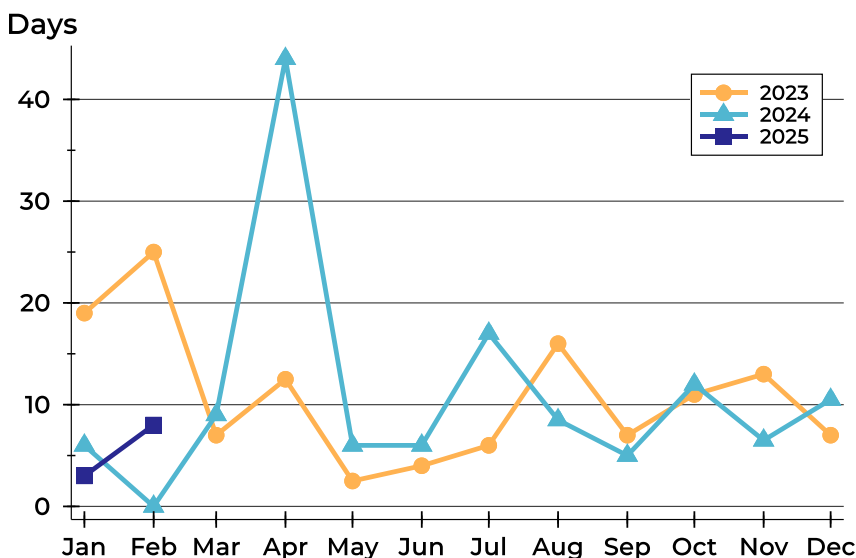
## Other Sunflower MLS Counties Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	26	22	<b>33</b>
February	43	73	<b>44</b>
March	45	28	
April	35	67	
May	19	44	
June	33	30	
July	20	49	
August	41	31	
September	19	58	
October	18	25	
November	47	21	
December	49	18	

### Median DOM



Month	2023	2024	2025
January	19	6	<b>3</b>
February	25	N/A	<b>8</b>
March	7	9	
April	13	44	
May	3	6	
June	4	6	
July	6	17	
August	16	9	
September	7	5	
October	11	12	
November	13	7	
December	7	11	



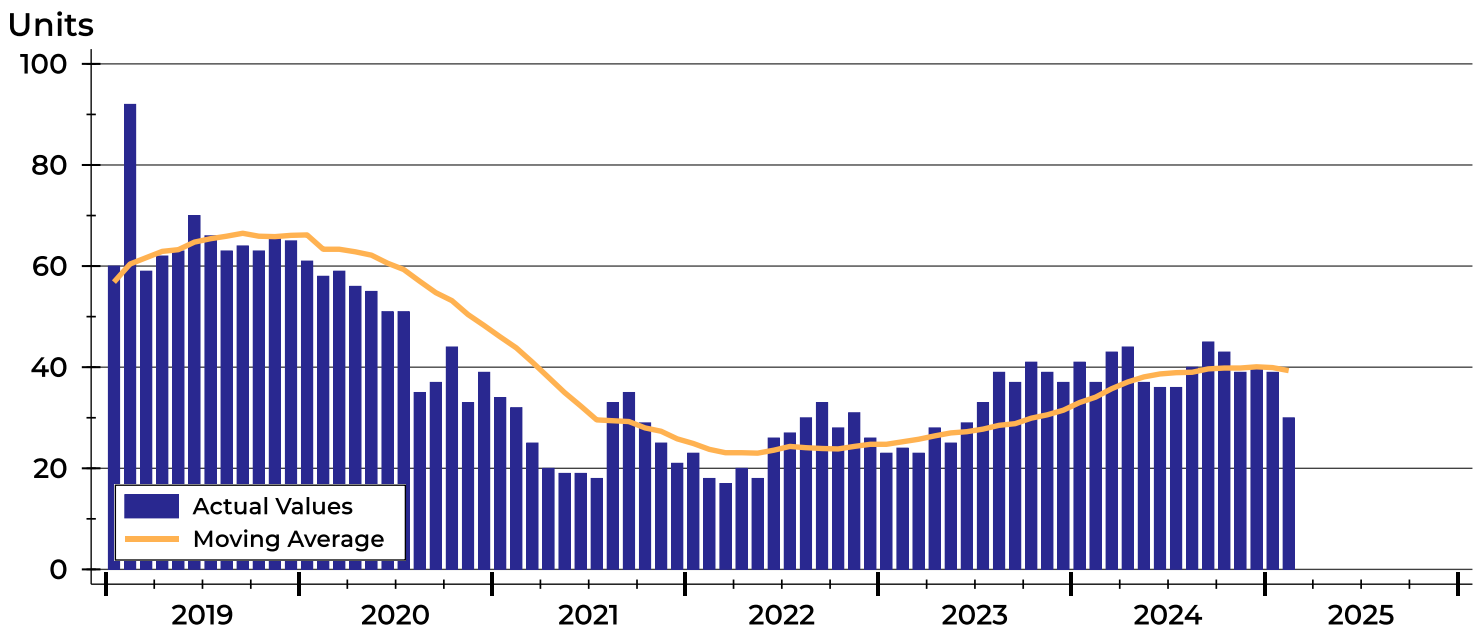
## Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		<b>30</b>	37	-18.9%
Volume (1,000s)		<b>10,692</b>	11,608	-7.9%
Months' Supply		<b>1.9</b>	2.5	-24.0%
Average	List Price	<b>356,391</b>	313,731	13.6%
	Days on Market	<b>118</b>	103	14.6%
	Percent of Original	<b>94.5%</b>	96.5%	-2.1%
Median	List Price	<b>195,000</b>	364,950	-46.6%
	Days on Market	<b>91</b>	91	0.0%
	Percent of Original	<b>96.3%</b>	100.0%	-3.7%

A total of 30 homes were available for sale in other counties in the Sunflower MLS at the end of February. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of February was \$195,000, down 46.6% from 2024. The typical time on market for active listings was 90 days, down from 91 days a year earlier.

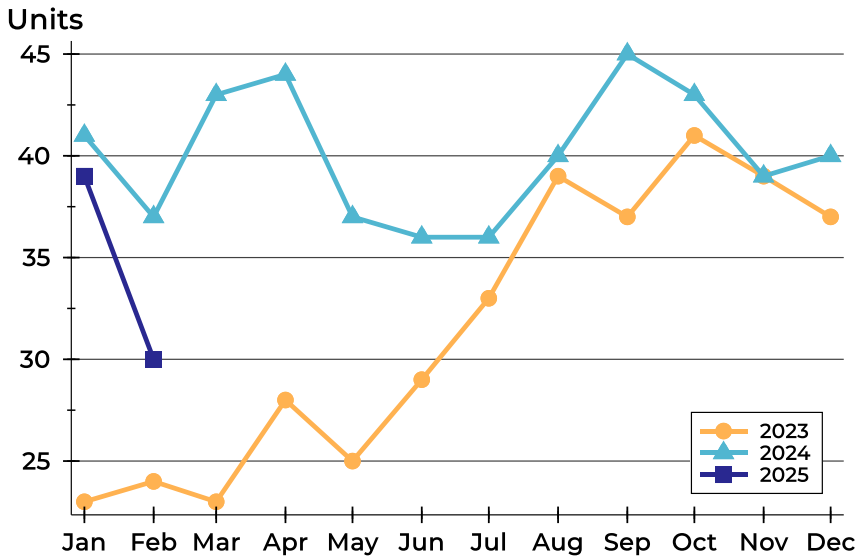
## History of Active Listings





## Other Sunflower MLS Counties Active Listings Analysis

### Active Listings by Month



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

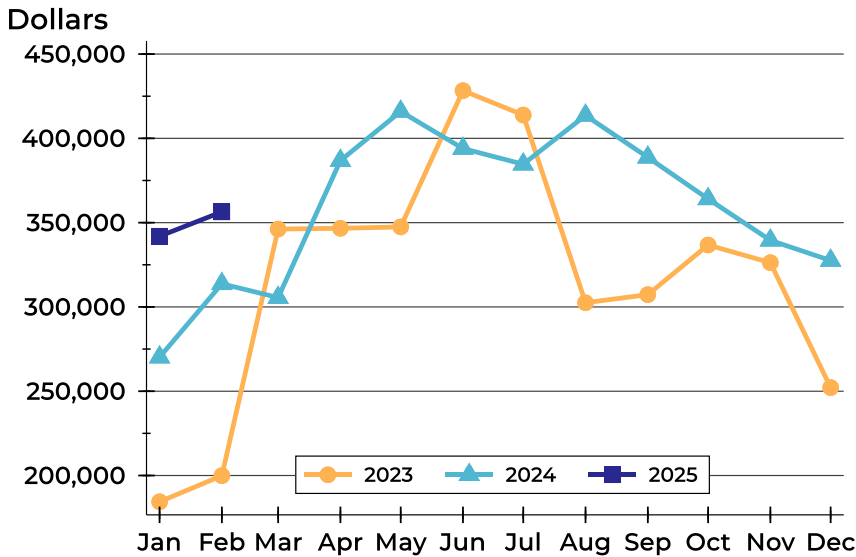
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	16.7%	N/A	78,960	82,000	42	33	92.0%	100.0%
\$100,000-\$124,999	2	6.7%	1.8	118,450	118,450	29	29	100.0%	100.0%
\$125,000-\$149,999	5	16.7%	4.3	132,760	134,000	143	123	93.3%	96.2%
\$150,000-\$174,999	1	3.3%	N/A	159,900	159,900	208	208	89.1%	89.1%
\$175,000-\$199,999	2	6.7%	N/A	177,500	177,500	156	156	95.9%	95.9%
\$200,000-\$249,999	3	10.0%	1.5	229,833	230,000	240	213	94.9%	92.6%
\$250,000-\$299,999	4	13.3%	2.3	278,250	280,000	140	110	92.8%	95.4%
\$300,000-\$399,999	1	3.3%	0.4	350,000	350,000	102	102	95.9%	95.9%
\$400,000-\$499,999	2	6.7%	1.8	400,000	400,000	40	40	100.0%	100.0%
\$500,000-\$749,999	4	13.3%	N/A	607,209	634,418	62	62	98.8%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	3.3%	N/A	3,500,000	3,500,000	332	332	81.4%	81.4%



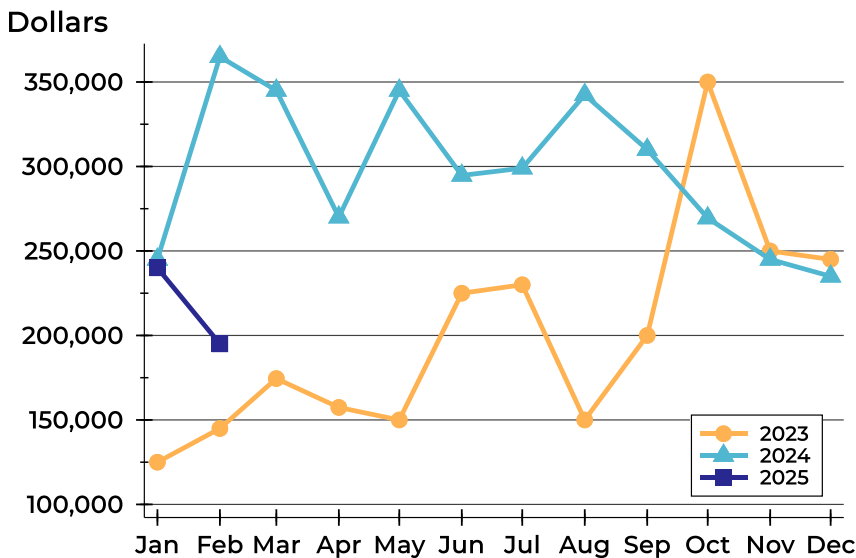
## Other Sunflower MLS Counties Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	184,428	270,194	<b>341,942</b>
<b>February</b>	199,913	313,731	<b>356,391</b>
<b>March</b>	346,191	305,555	
<b>April</b>	346,646	386,806	
<b>May</b>	347,468	415,954	
<b>June</b>	428,307	393,965	
<b>July</b>	413,864	384,649	
<b>August</b>	302,486	413,592	
<b>September</b>	307,308	388,749	
<b>October</b>	336,764	364,095	
<b>November</b>	326,275	339,518	
<b>December</b>	252,154	327,546	

### Median Price



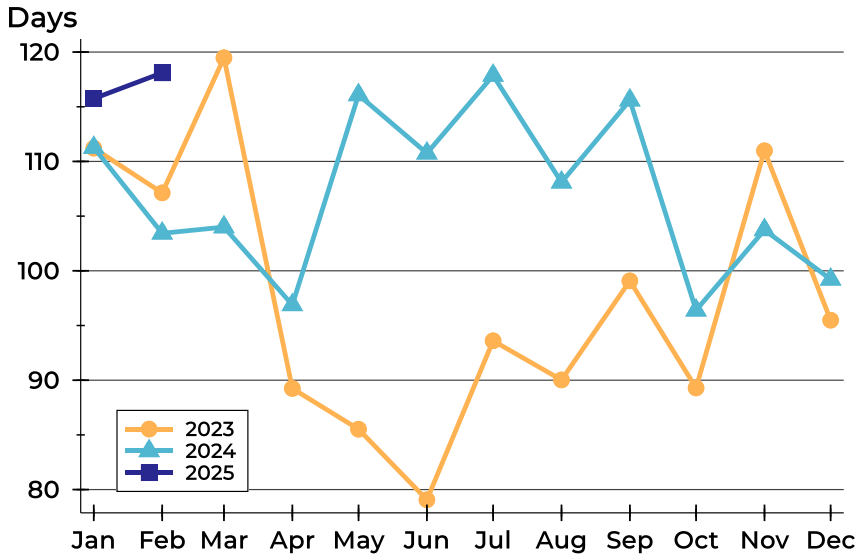
Month	2023	2024	2025
<b>January</b>	125,000	245,000	<b>240,000</b>
<b>February</b>	144,950	364,950	<b>195,000</b>
<b>March</b>	174,500	345,000	
<b>April</b>	157,400	270,000	
<b>May</b>	150,000	345,000	
<b>June</b>	225,000	294,700	
<b>July</b>	230,000	298,995	
<b>August</b>	150,000	342,450	
<b>September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





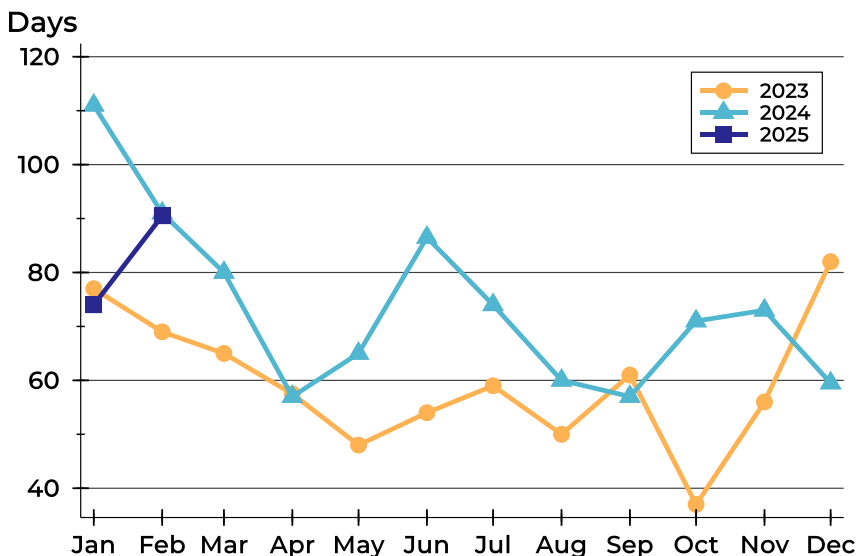
## Other Sunflower MLS Counties Active Listings Analysis

### Average DOM



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

### Median DOM

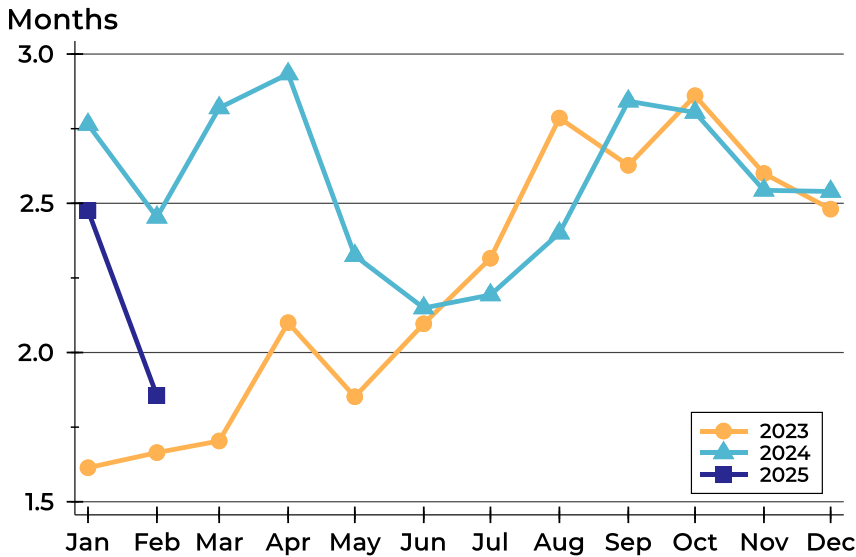


Month	2023	2024	2025
January	77	111	<b>74</b>
February	69	91	<b>91</b>
March	65	80	
April	58	57	
May	48	65	
June	54	87	
July	59	74	
August	50	60	
September	61	57	
October	37	71	
November	56	73	
December	82	60	



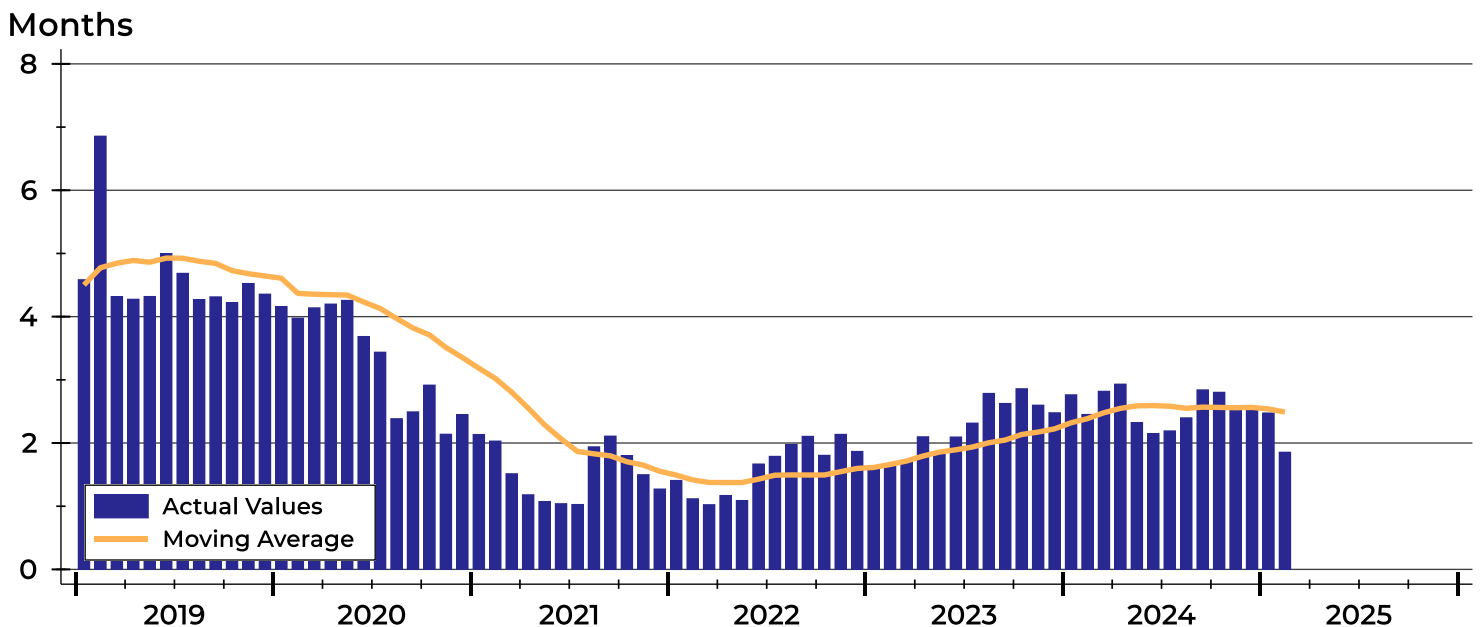
# Other Sunflower MLS Counties Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.6	2.8	2.5
February	1.7	2.5	1.9
March	1.7	2.8	
April	2.1	2.9	
May	1.9	2.3	
June	2.1	2.1	
July	2.3	2.2	
August	2.8	2.4	
September	2.6	2.8	
October	2.9	2.8	
November	2.6	2.5	
December	2.5	2.5	

## History of Month's Supply





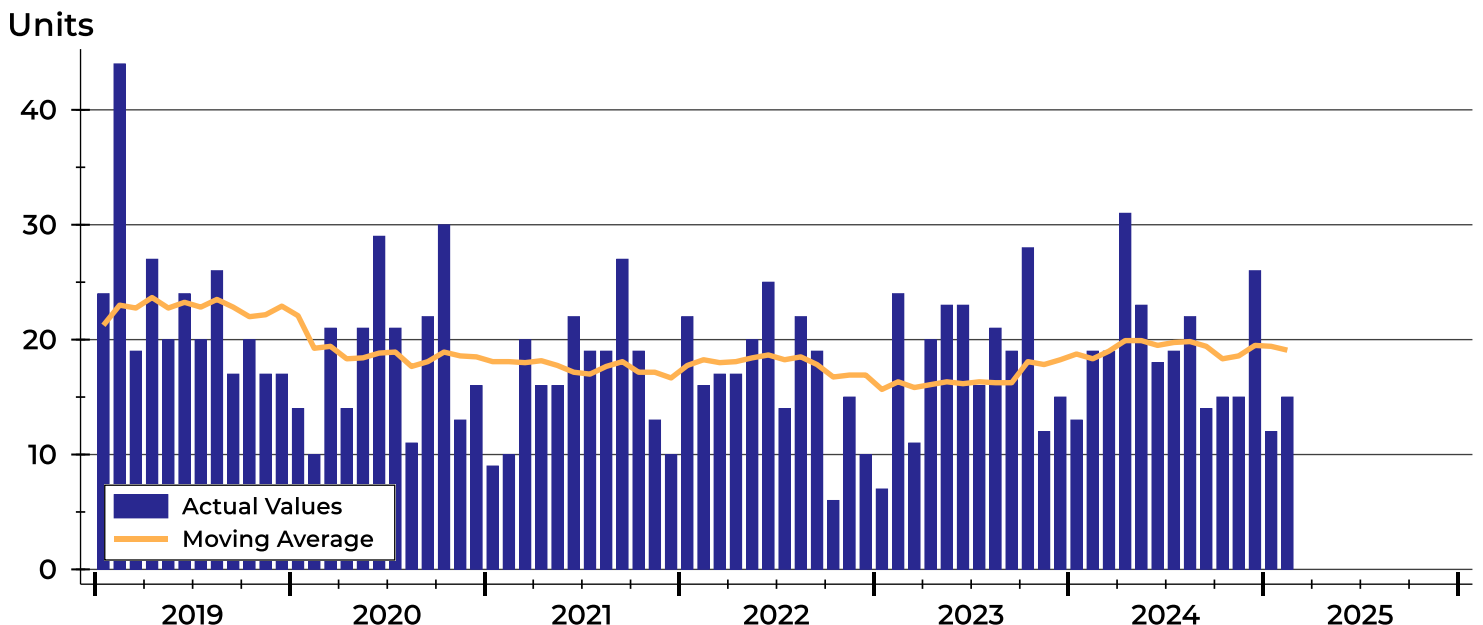
## Other Sunflower MLS Counties New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>15</b>	19	-21.1%
	Volume (1,000s)	<b>3,911</b>	5,030	-22.2%
	Average List Price	<b>260,731</b>	264,737	-1.5%
	Median List Price	<b>210,000</b>	225,000	-6.7%
Year-to-Date	New Listings	<b>27</b>	32	-15.6%
	Volume (1,000s)	<b>7,205</b>	8,006	-10.0%
	Average List Price	<b>266,854</b>	250,173	6.7%
	Median List Price	<b>229,000</b>	204,350	12.1%

A total of 15 new listings were added in other counties in the Sunflower MLS during February, down 21.1% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 27 new listings.

The median list price of these homes was \$210,000 down from \$225,000 in 2024.

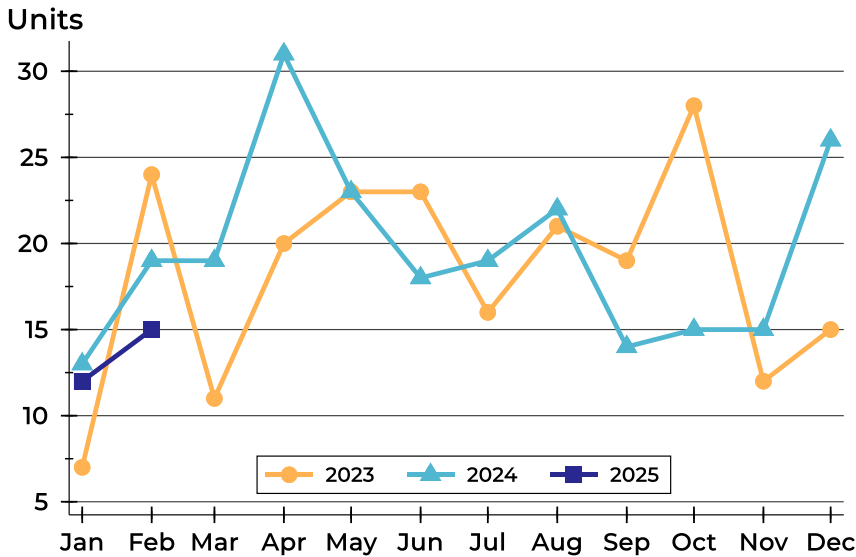
### History of New Listings





## Other Sunflower MLS Counties New Listings Analysis

### New Listings by Month



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

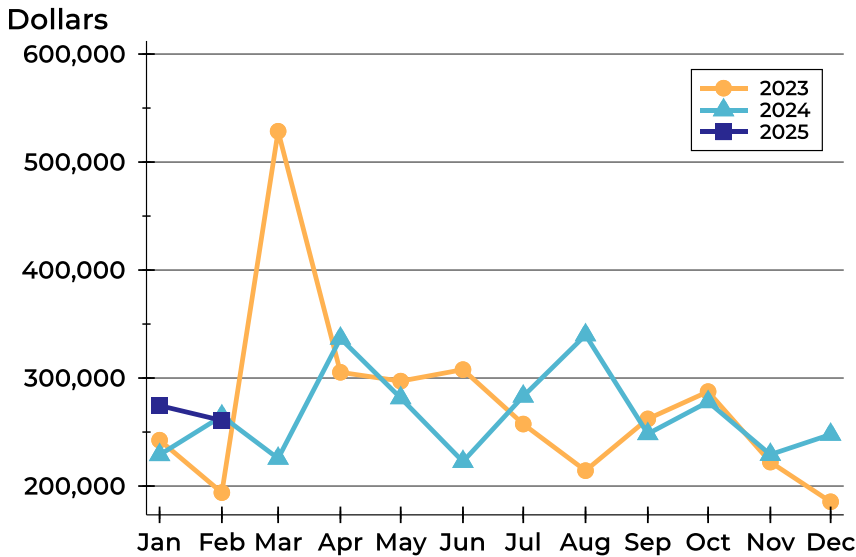
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	3	20.0%	82,667	82,000	18	21	100.0%	100.0%
\$100,000-\$124,999	3	20.0%	120,633	120,000	8	0	97.8%	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	1	6.7%	160,000	160,000	11	11	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	13.3%	219,500	219,500	3	3	95.9%	95.9%
\$250,000-\$299,999	1	6.7%	280,000	280,000	14	14	100.0%	100.0%
\$300,000-\$399,999	3	20.0%	327,688	329,900	2	2	98.5%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.7%	660,000	660,000	34	34	100.0%	100.0%
\$750,000-\$999,999	1	6.7%	779,000	779,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



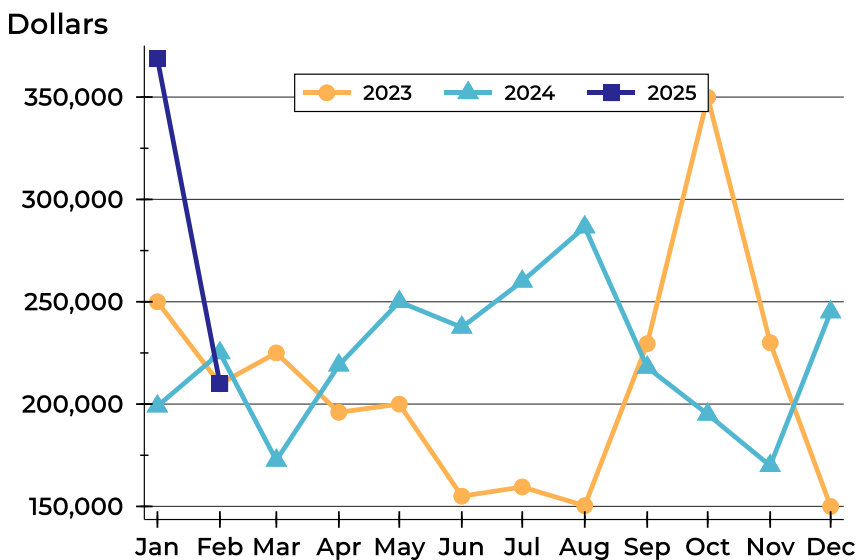
## Other Sunflower MLS Counties New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	242,479	228,888	<b>274,508</b>
<b>February</b>	193,938	264,737	<b>260,731</b>
<b>March</b>	528,527	225,589	
<b>April</b>	305,345	336,732	
<b>May</b>	297,170	281,578	
<b>June</b>	307,804	222,627	
<b>July</b>	257,413	283,074	
<b>August</b>	214,260	339,845	
<b>September</b>	262,173	248,336	
<b>October</b>	287,455	277,916	
<b>November</b>	222,217	229,160	
<b>December</b>	185,447	247,740	

### Median Price



Month	2023	2024	2025
<b>January</b>	250,000	199,000	<b>368,750</b>
<b>February</b>	209,875	225,000	<b>210,000</b>
<b>March</b>	225,000	172,500	
<b>April</b>	196,000	219,000	
<b>May</b>	200,000	250,000	
<b>June</b>	155,000	237,500	
<b>July</b>	159,500	260,000	
<b>August</b>	150,350	286,500	
<b>September</b>	229,500	217,950	
<b>October</b>	349,925	195,000	
<b>November</b>	230,000	169,900	
<b>December</b>	150,000	245,000	



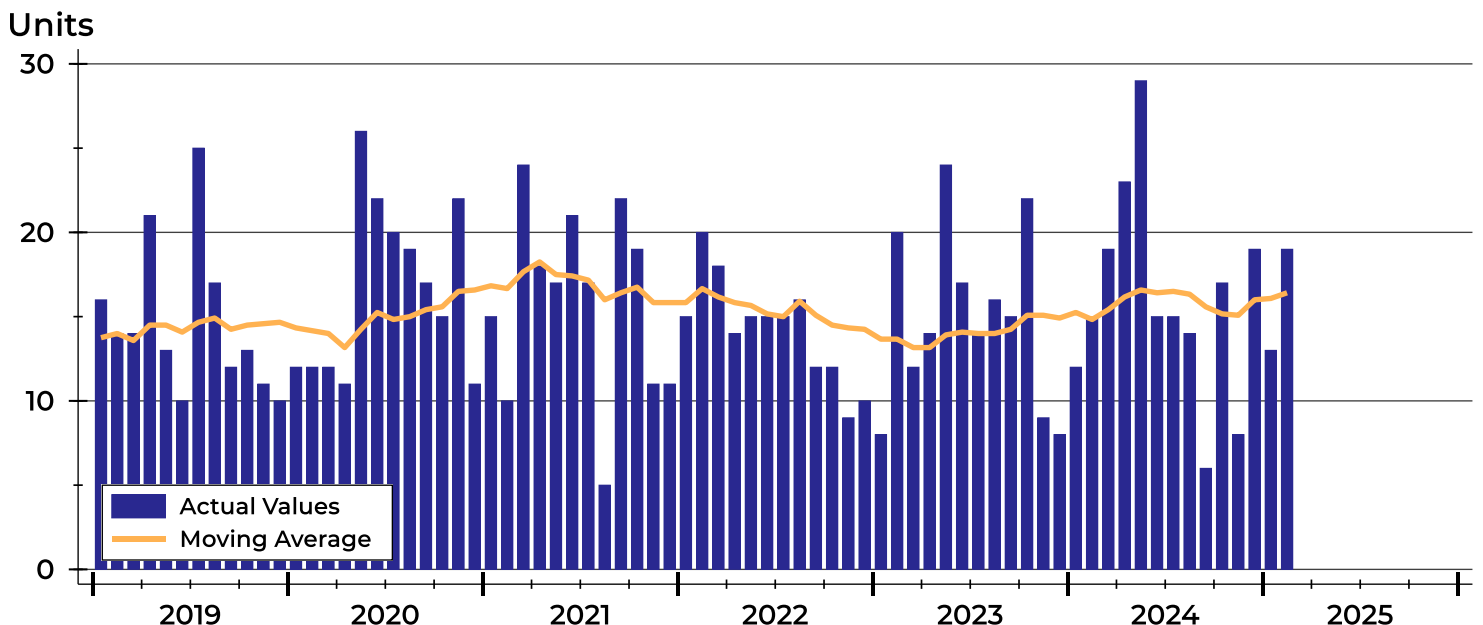
## Other Sunflower MLS Counties Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>19</b>	15	26.7%	<b>32</b>	27	18.5%
Volume (1,000s)		<b>4,738</b>	2,770	71.0%	<b>8,041</b>	5,721	40.6%
Average	Sale Price	<b>249,379</b>	184,687	35.0%	<b>251,271</b>	211,881	18.6%
	Days on Market	<b>58</b>	56	3.6%	<b>48</b>	58	-17.2%
	Percent of Original	<b>91.9%</b>	95.3%	-3.6%	<b>94.0%</b>	94.0%	0.0%
Median	Sale Price	<b>210,000</b>	147,000	42.9%	<b>239,450</b>	189,000	26.7%
	Days on Market	<b>22</b>	11	100.0%	<b>19</b>	11	72.7%
	Percent of Original	<b>98.9%</b>	97.6%	1.3%	<b>99.1%</b>	97.6%	1.5%

A total of 19 contracts for sale were written in other counties in the Sunflower MLS during the month of February, up from 15 in 2024. The median list price of these homes was \$210,000, up from \$147,000 the prior year.

Half of the homes that went under contract in February were on the market less than 22 days, compared to 11 days in February 2024.

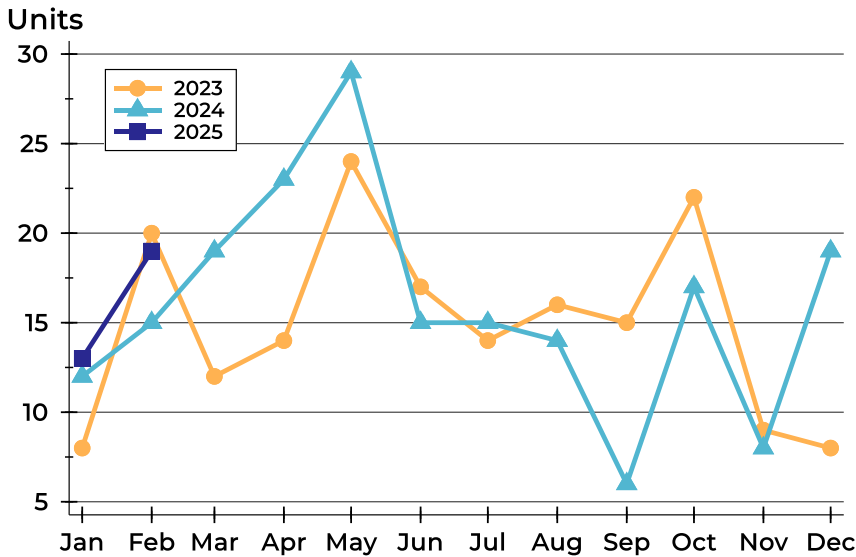
## History of Contracts Written





## Other Sunflower MLS Counties Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	8	12	<b>13</b>
February	20	15	<b>19</b>
March	12	19	19
April	14	23	23
May	24	29	29
June	17	15	15
July	14	15	15
August	16	14	14
September	15	6	6
October	22	17	17
November	9	8	8
December	8	19	19

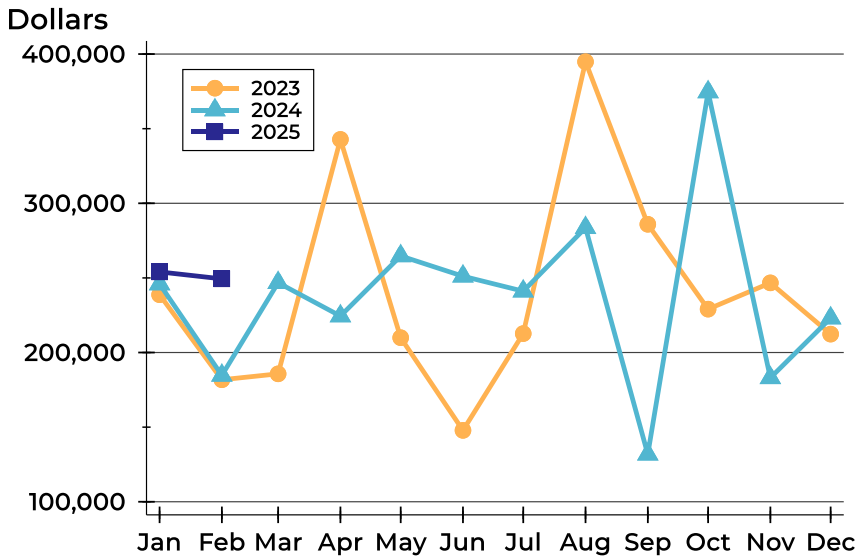
### Contracts Written by Price Range

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	3	15.8%	77,600	78,000	175	231	66.4%	59.3%
\$100,000-\$124,999	2	10.5%	122,450	122,450	0	0	96.8%	96.8%
\$125,000-\$149,999	1	5.3%	134,000	134,000	109	109	96.4%	96.4%
\$150,000-\$174,999	3	15.8%	167,967	169,900	79	94	93.6%	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	21.1%	228,450	226,950	38	38	96.8%	97.7%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	10.5%	317,450	317,450	4	4	97.7%	97.7%
\$400,000-\$499,999	3	15.8%	431,633	424,900	24	22	98.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	5.3%	779,000	779,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



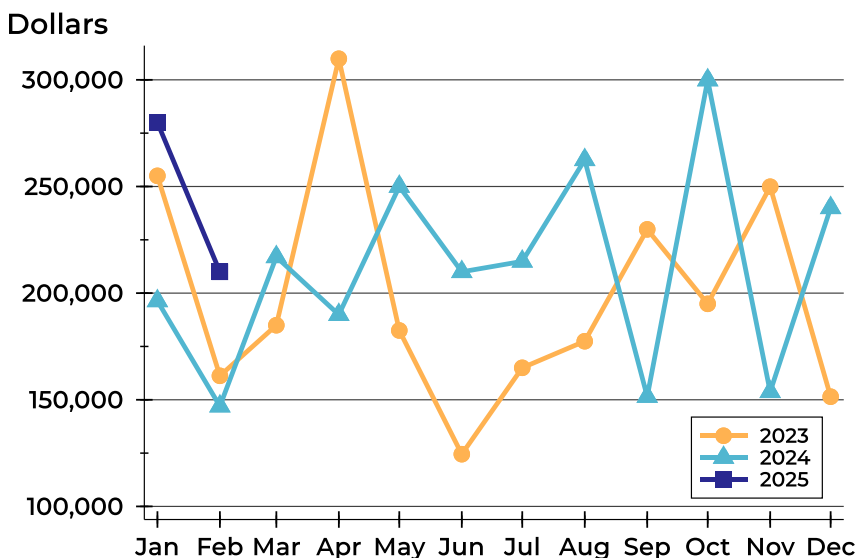
## Other Sunflower MLS Counties Contracts Written Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	238,744	245,875	<b>254,036</b>
<b>February</b>	181,775	184,687	<b>249,379</b>
<b>March</b>	185,725	246,797	
<b>April</b>	342,821	224,452	
<b>May</b>	209,946	264,717	
<b>June</b>	147,841	251,140	
<b>July</b>	212,693	241,101	
<b>August</b>	394,841	283,620	
<b>September</b>	285,947	131,833	
<b>October</b>	229,077	374,591	
<b>November</b>	246,683	183,038	
<b>December</b>	212,350	223,068	

### Median Price



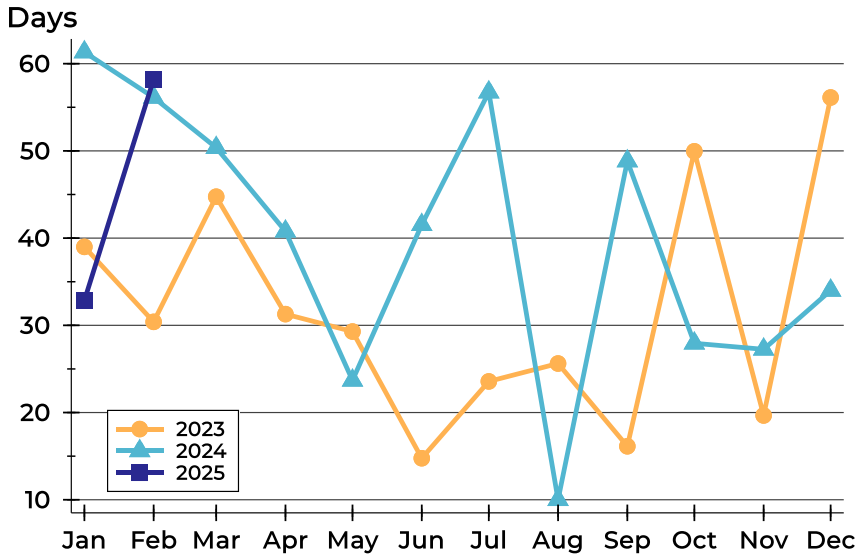
Month	2023	2024	2025
<b>January</b>	255,000	196,350	<b>280,000</b>
<b>February</b>	161,250	147,000	<b>210,000</b>
<b>March</b>	184,950	216,999	
<b>April</b>	309,900	189,900	
<b>May</b>	182,500	250,000	
<b>June</b>	124,500	210,000	
<b>July</b>	165,000	214,900	
<b>August</b>	177,450	262,500	
<b>September</b>	229,900	151,500	
<b>October</b>	194,998	299,900	
<b>November</b>	249,900	153,750	
<b>December</b>	151,450	240,000	





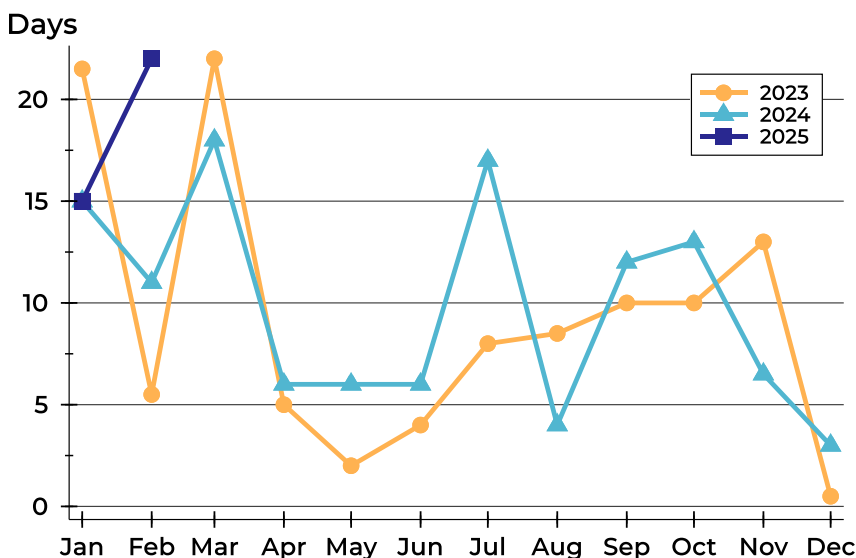
## Other Sunflower MLS Counties Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	39	61	<b>33</b>
February	30	56	<b>58</b>
March	45	50	
April	31	41	
May	29	24	
June	15	42	
July	24	57	
August	26	10	
September	16	49	
October	50	28	
November	20	27	
December	56	34	

### Median DOM



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



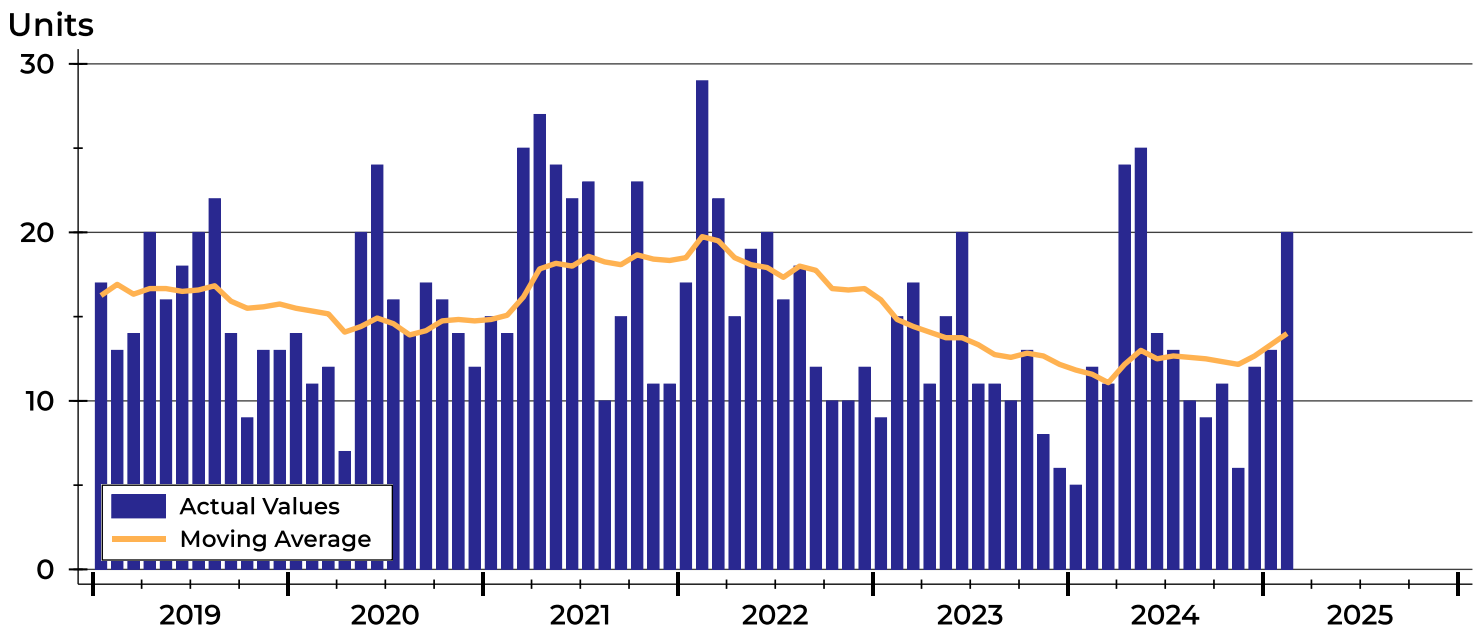
# Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		20	12	66.7%
Volume (1,000s)		5,380	1,929	178.9%
Average	List Price	269,015	160,721	67.4%
	Days on Market	58	65	-10.8%
	Percent of Original	93.8%	98.8%	-5.1%
Median	List Price	244,950	110,000	122.7%
	Days on Market	24	52	-53.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 20 listings in other counties in the Sunflower MLS had contracts pending at the end of February, up from 12 contracts pending at the end of February 2024.

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

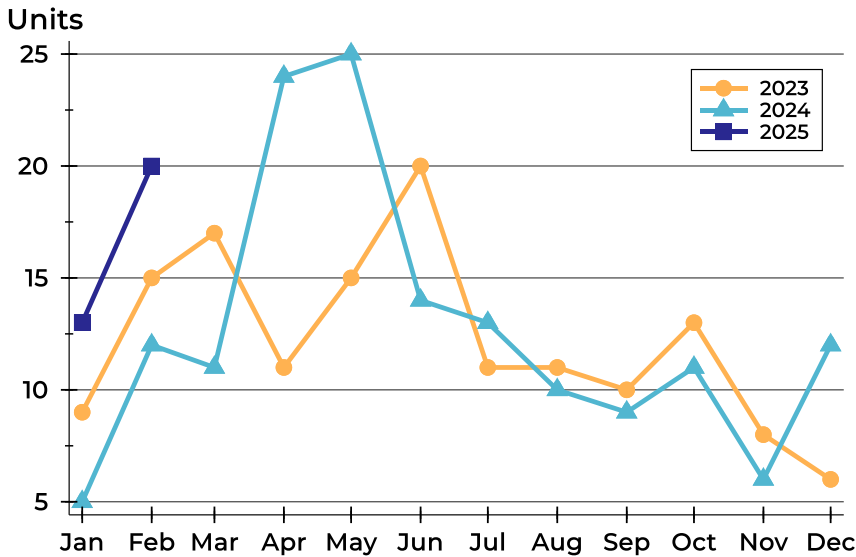
## History of Pending Contracts





## Other Sunflower MLS Counties Pending Contracts Analysis

### Pending Contracts by Month



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

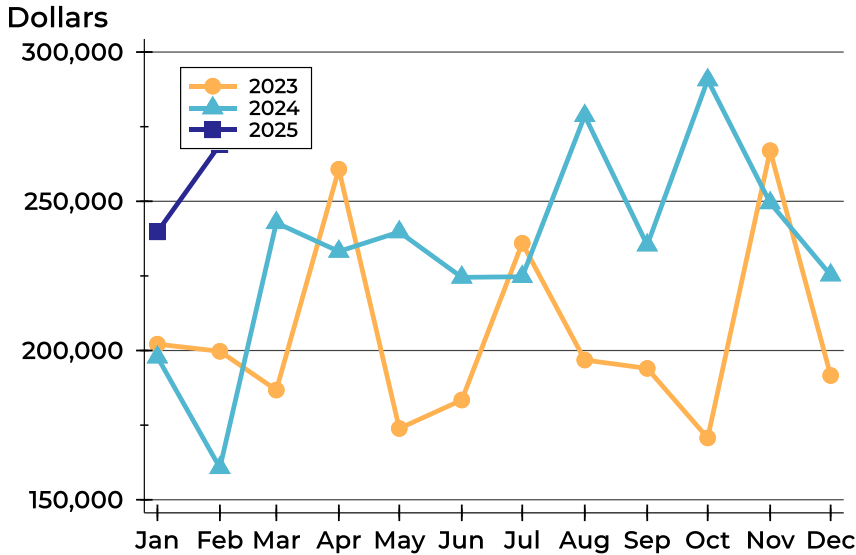
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.0%	26,000	26,000	42	42	100.0%	100.0%
\$50,000-\$99,999	3	15.0%	77,600	78,000	175	231	66.4%	59.3%
\$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	3	15.0%	167,967	169,900	79	94	93.6%	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	20.0%	232,425	232,450	63	73	98.8%	99.4%
\$250,000-\$299,999	1	5.0%	290,000	290,000	6	6	100.0%	100.0%
\$300,000-\$399,999	4	20.0%	327,475	317,450	16	10	100.0%	100.0%
\$400,000-\$499,999	3	15.0%	436,333	439,000	11	9	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	5.0%	779,000	779,000	5	5	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



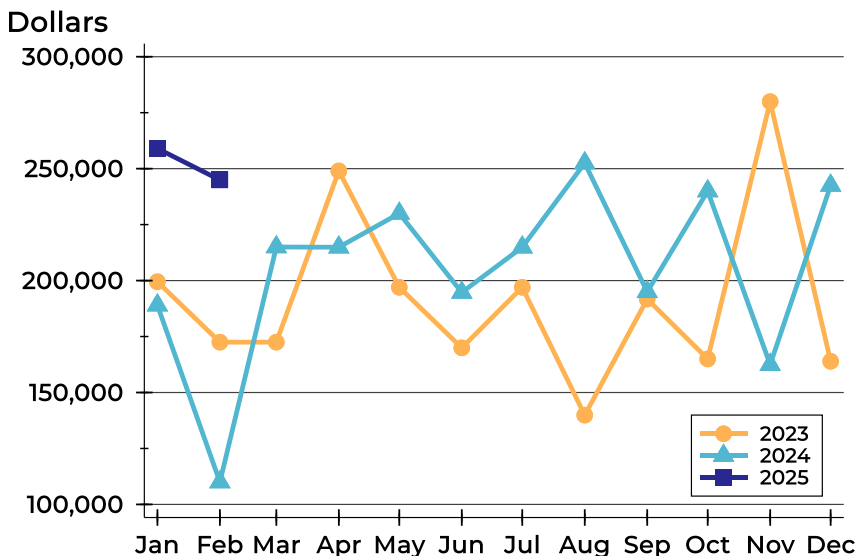
## Other Sunflower MLS Counties Pending Contracts Analysis

### Average Price



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

### Median Price

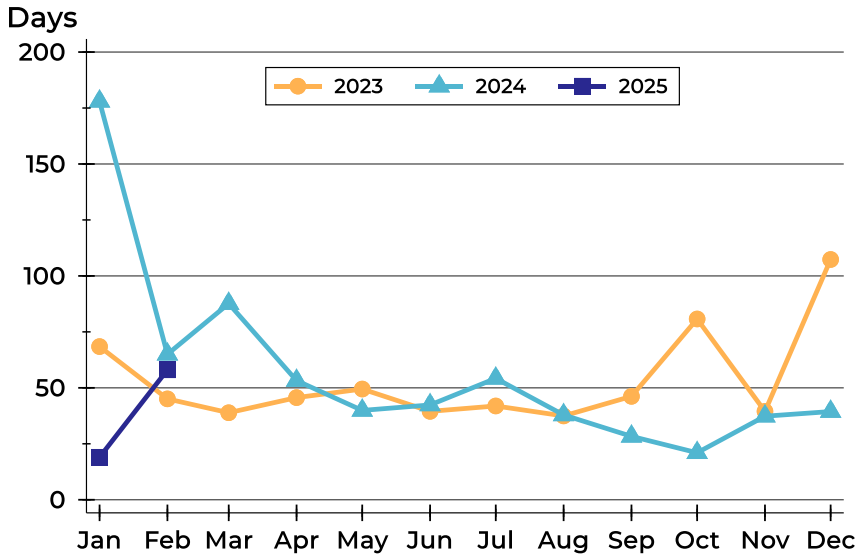


Month	2023	2024	2025
<b>January</b>	199,500	189,000	<b>259,000</b>
<b>February</b>	172,500	110,000	<b>244,950</b>
<b>March</b>	172,500	215,000	
<b>April</b>	249,000	214,900	
<b>May</b>	197,000	230,000	
<b>June</b>	169,950	194,700	
<b>July</b>	197,000	214,900	
<b>August</b>	139,900	252,500	
<b>September</b>	191,750	195,000	
<b>October</b>	165,000	240,000	
<b>November</b>	279,950	162,450	
<b>December</b>	163,950	242,500	



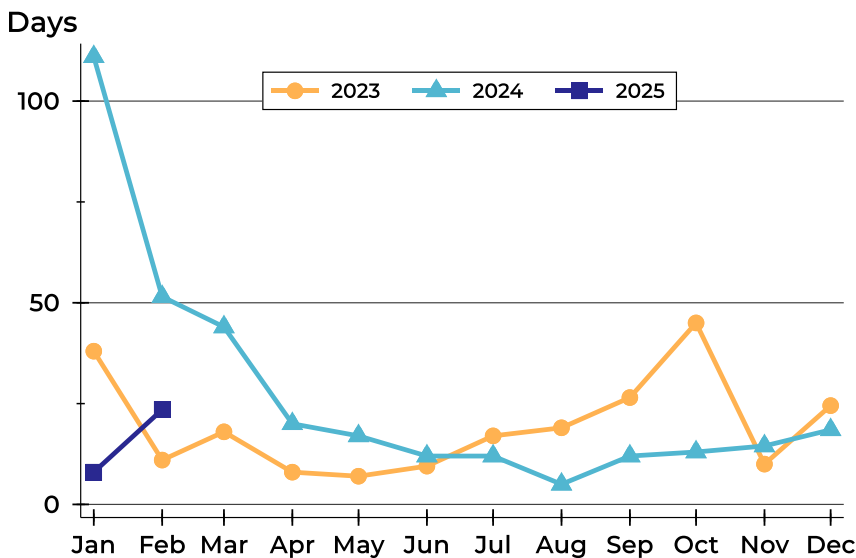
# Other Sunflower MLS Counties Pending Contracts Analysis

## Average DOM



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

## Median DOM



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



# Pottawatomie County Housing Report



## Market Overview

### Pottawatomie County Home Sales Fell in February

Total home sales in Pottawatomie County fell last month to 1 unit, compared to 2 units in February 2024. Total sales volume was \$0.2 million, down from a year earlier.

The median sale price in February was \$217,000, up from \$172,575 a year earlier. Homes that sold in February were typically on the market for 85 days and sold for 100.9% of their list prices.

### Pottawatomie County Active Listings Remain the Same at End of February

The total number of active listings in Pottawatomie County at the end of February was 7 units, the same as in February 2024. 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 February was \$149,500.

During February, a total of 6 contracts were written up from 3 in February 2024. 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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## Pottawatomie County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>5</b>
Change from prior year		-50.0%	0.0%	0.0%	-40.0%	0.0%	0.0%
<b>Active Listings</b>		<b>7</b>	<b>7</b>	<b>11</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-36.4%	175.0%			
<b>Months' Supply</b>		<b>2.0</b>	<b>2.2</b>	<b>4.9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-9.1%	-55.1%	345.5%			
<b>New Listings</b>		<b>5</b>	<b>3</b>	<b>6</b>	<b>8</b>	<b>4</b>	<b>7</b>
Change from prior year		66.7%	-50.0%	20.0%	100.0%	-42.9%	-12.5%
<b>Contracts Written</b>		<b>6</b>	<b>3</b>	<b>2</b>	<b>9</b>	<b>4</b>	<b>4</b>
Change from prior year		100.0%	50.0%	-50.0%	125.0%	0.0%	-33.3%
<b>Pending Contracts</b>		<b>9</b>	<b>4</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		125.0%	100.0%	0.0%			
<b>Sales Volume (1,000s)</b>		<b>217</b>	<b>345</b>	<b>443</b>	<b>682</b>	<b>1,202</b>	<b>889</b>
Change from prior year		-37.1%	-22.1%	-6.5%	-43.3%	35.2%	-20.9%
<b>Average</b>	<b>Sale Price</b>	<b>217,000</b>	<b>172,575</b>	<b>221,500</b>	<b>227,333</b>	<b>240,430</b>	<b>177,754</b>
	Change from prior year	25.7%	-22.1%	-6.5%	-5.4%	35.3%	-20.9%
	<b>List Price of Actives</b>	<b>199,200</b>	<b>505,414</b>	<b>330,602</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-60.6%	52.9%	84.7%			
	<b>Days on Market</b>	<b>85</b>	<b>66</b>	<b>81</b>	<b>55</b>	<b>74</b>	<b>41</b>
Change from prior year	28.8%	-18.5%	800.0%	-25.7%	80.5%	0.0%	
<b>Percent of List</b>	<b>100.9%</b>	<b>98.6%</b>	<b>93.5%</b>	<b>88.8%</b>	<b>96.0%</b>	<b>95.2%</b>	
Change from prior year	2.3%	5.5%	-7.9%	-7.5%	0.8%	-3.3%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>95.7%</b>	<b>91.8%</b>	<b>87.3%</b>	<b>93.8%</b>	<b>94.6%</b>	
Change from prior year	0.7%	4.2%	-9.6%	-6.9%	-0.8%	-3.0%	
<b>Median</b>	<b>Sale Price</b>	<b>217,000</b>	<b>172,575</b>	<b>221,500</b>	<b>217,000</b>	<b>188,150</b>	<b>167,500</b>
	Change from prior year	25.7%	-22.1%	-6.5%	15.3%	12.3%	-20.2%
	<b>List Price of Actives</b>	<b>149,500</b>	<b>159,000</b>	<b>279,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-6.0%	-43.0%	85.4%			
	<b>Days on Market</b>	<b>85</b>	<b>66</b>	<b>81</b>	<b>80</b>	<b>52</b>	<b>41</b>
Change from prior year	28.8%	-18.5%	800.0%	53.8%	26.8%	28.1%	
<b>Percent of List</b>	<b>100.9%</b>	<b>98.6%</b>	<b>93.5%</b>	<b>97.4%</b>	<b>94.6%</b>	<b>95.3%</b>	
Change from prior year	2.3%	5.5%	-7.9%	3.0%	-0.7%	-3.0%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>95.7%</b>	<b>91.8%</b>	<b>96.4%</b>	<b>94.0%</b>	<b>95.3%</b>	
Change from prior year	0.7%	4.2%	-9.6%	2.6%	-1.4%	-3.0%	

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



## Pottawatomie County Closed Listings Analysis

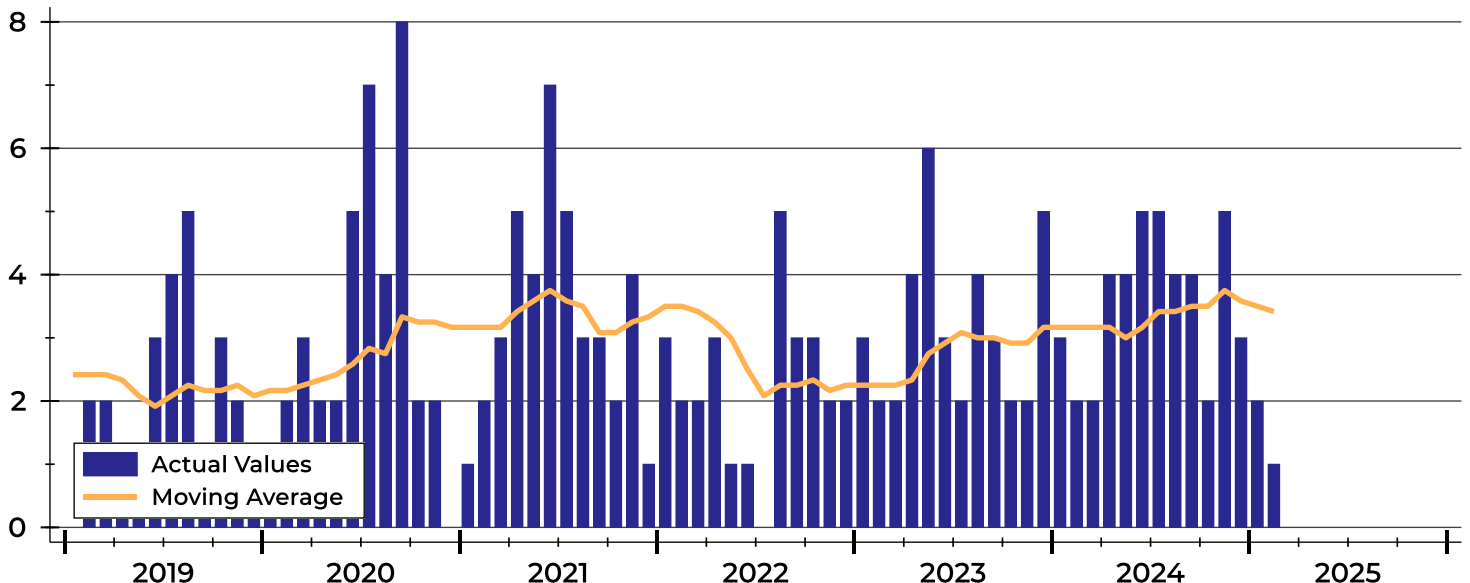
Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		1	2	-50.0%	3	5	-40.0%
Volume (1,000s)		217	345	-37.1%	682	1,202	-43.3%
Months' Supply		2.0	2.2	-9.1%	N/A	N/A	N/A
Average	Sale Price	217,000	172,575	25.7%	227,333	240,430	-5.4%
	Days on Market	85	66	28.8%	55	74	-25.7%
	Percent of List	100.9%	98.6%	2.3%	88.8%	96.0%	-7.5%
	Percent of Original	96.4%	95.7%	0.7%	87.3%	93.8%	-6.9%
Median	Sale Price	217,000	172,575	25.7%	217,000	188,150	15.3%
	Days on Market	85	66	28.8%	80	52	53.8%
	Percent of List	100.9%	98.6%	2.3%	97.4%	94.6%	3.0%
	Percent of Original	96.4%	95.7%	0.7%	96.4%	94.0%	2.6%

A total of 1 home sold in Pottawatomie County in February, down from 2 units in February 2024. Total sales volume fell to \$0.2 million compared to \$0.3 million in the previous year.

The median sales price in February was \$217,000, up 25.7% compared to the prior year. Median days on market was 85 days, up from 40 days in January, and up from 66 in February 2024.

## History of Closed Listings

Units

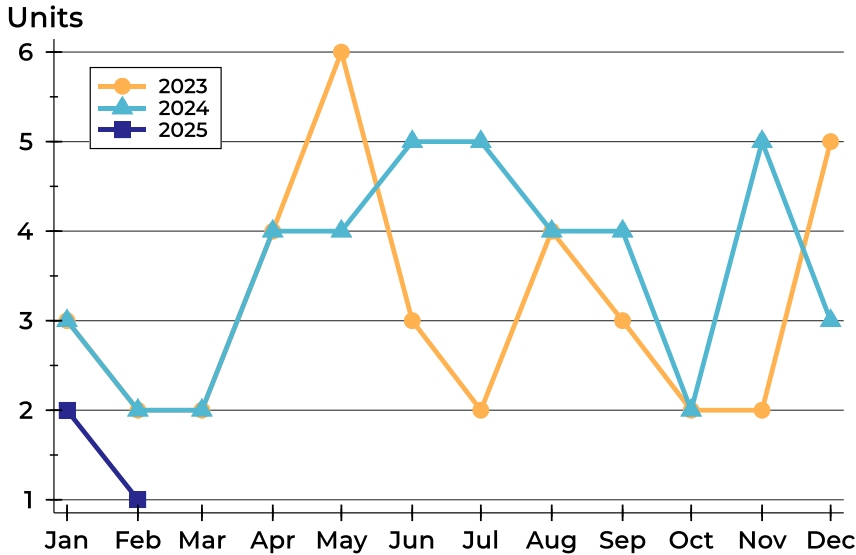






## Pottawatomie County Closed Listings Analysis

### Closed Listings by Month



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

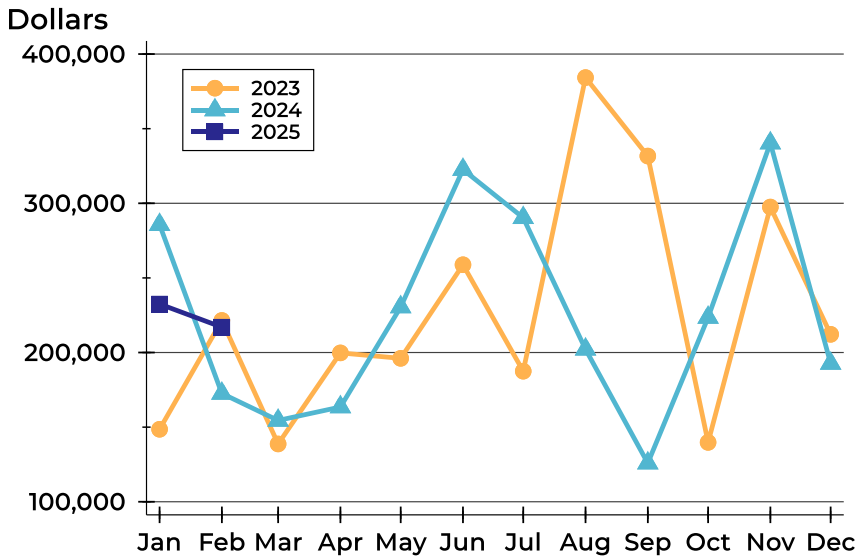
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	1	100.0%	0.0	217,000	217,000	85	85	100.9%	100.9%	96.4%	96.4%
\$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



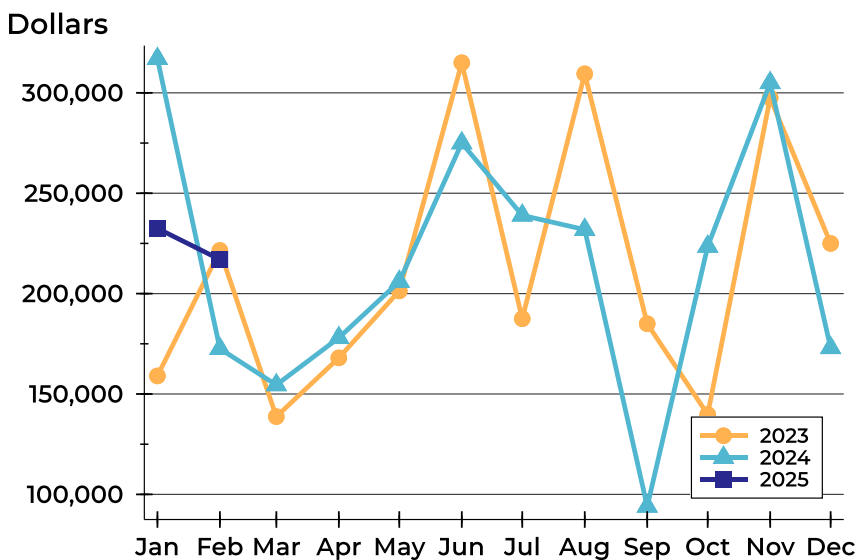
## Pottawatomie County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	148,590	285,667	<b>232,500</b>
<b>February</b>	221,500	172,575	<b>217,000</b>
March	138,750	154,500	
April	199,750	163,500	
May	196,117	230,500	
June	258,833	322,600	
July	187,500	290,300	
August	384,250	202,188	
September	331,667	125,875	
October	139,799	223,500	
November	297,500	340,327	
December	212,200	192,667	

### Median Price

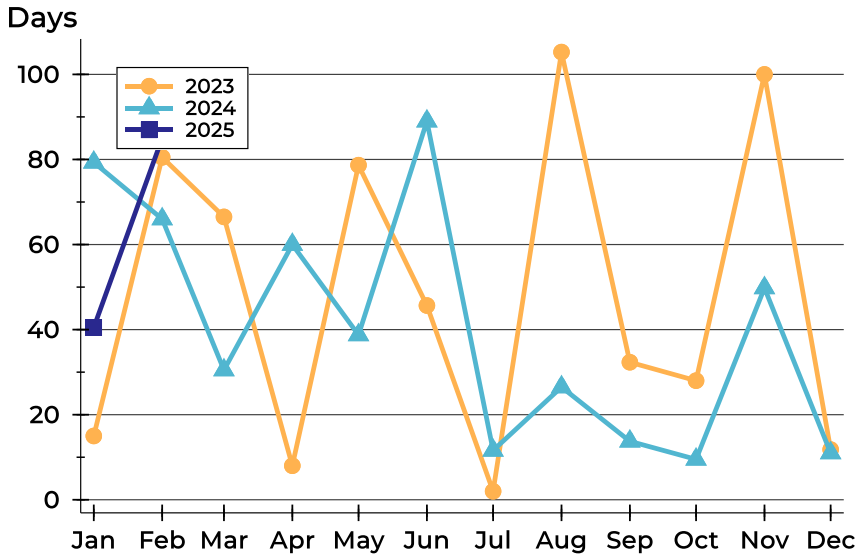


Month	2023	2024	2025
<b>January</b>	159,000	317,000	<b>232,500</b>
<b>February</b>	221,500	172,575	<b>217,000</b>
March	138,750	154,500	
April	168,000	178,000	
May	201,350	206,000	
June	315,000	275,000	
July	187,500	239,000	
August	309,500	231,875	
September	185,000	94,000	
October	139,799	223,500	
November	297,500	305,000	
December	225,000	173,000	



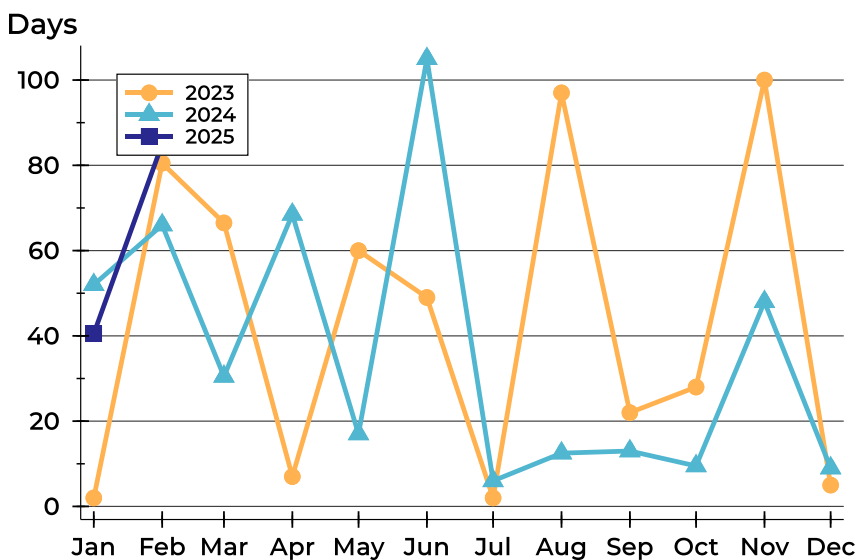
# Pottawatomie County Closed Listings Analysis

## Average DOM



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	
April	8	60	
May	79	39	
June	46	89	
July	2	12	
August	105	27	
September	32	14	
October	28	10	
November	100	50	
December	12	11	

## Median DOM



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	
April	7	69	
May	60	17	
June	49	105	
July	2	6	
August	97	13	
September	22	13	
October	28	10	
November	100	48	
December	5	9	



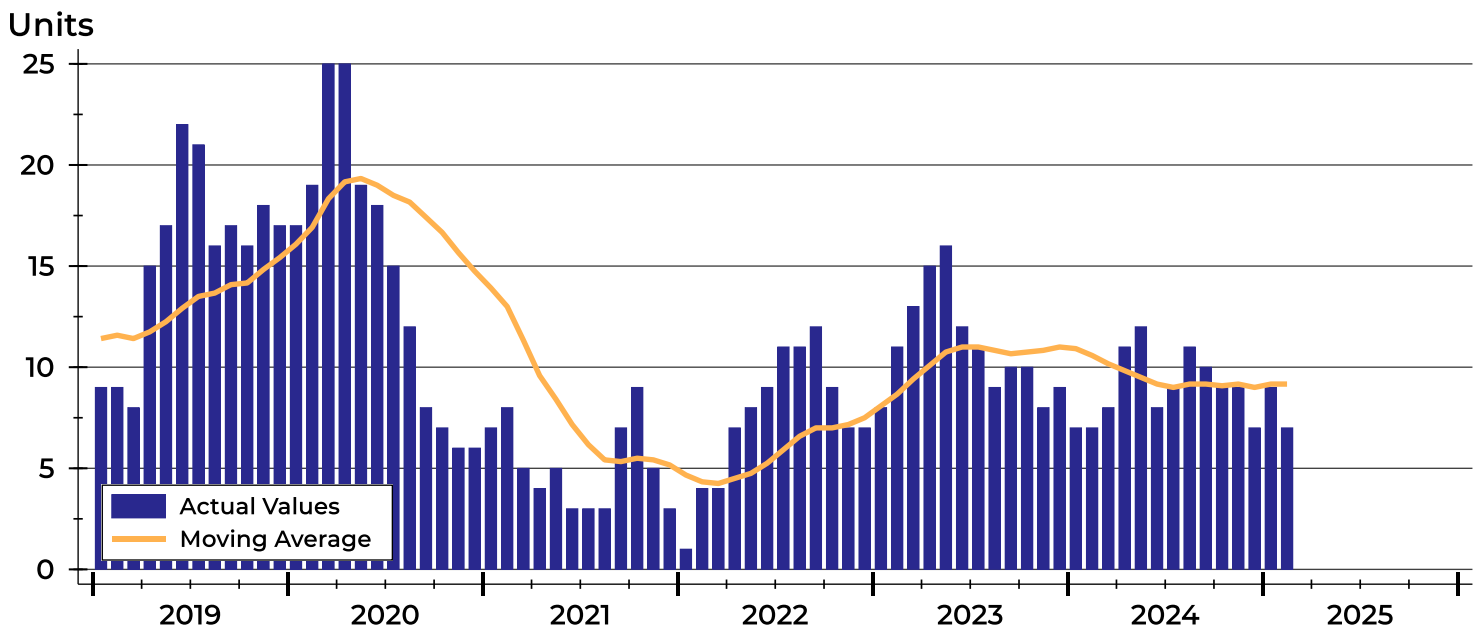
# Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		7	7	0.0%
Volume (1,000s)		1,394	3,538	-60.6%
Months' Supply		2.0	2.2	-9.1%
Average	List Price	199,200	505,414	-60.6%
	Days on Market	98	77	27.3%
	Percent of Original	96.7%	94.4%	2.4%
Median	List Price	149,500	159,000	-6.0%
	Days on Market	94	84	11.9%
	Percent of Original	100.0%	96.4%	3.7%

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

The median list price of homes on the market at the end of February was \$149,500, down 6.0% from 2024. The typical time on market for active listings was 94 days, up from 84 days a year earlier.

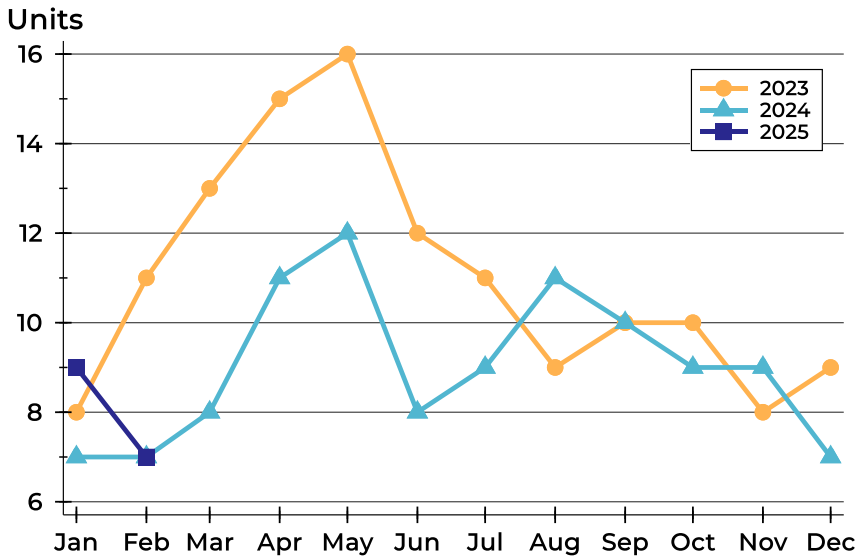
## History of Active Listings





## Pottawatomie County Active Listings Analysis

### Active Listings by Month



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

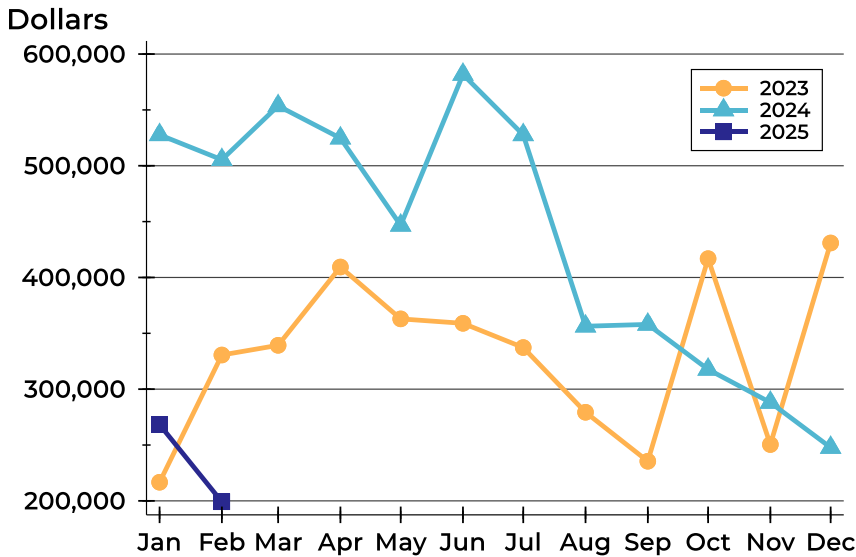
### Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	28.6%	N/A	107,500	107,500	51	51	93.8%	93.8%
\$125,000-\$149,999	2	28.6%	N/A	142,200	142,200	146	146	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	14.3%	N/A	195,000	195,000	88	88	100.0%	100.0%
\$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	1	14.3%	N/A	290,000	290,000	184	184	89.2%	89.2%
\$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	1	14.3%	N/A	410,000	410,000	22	22	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



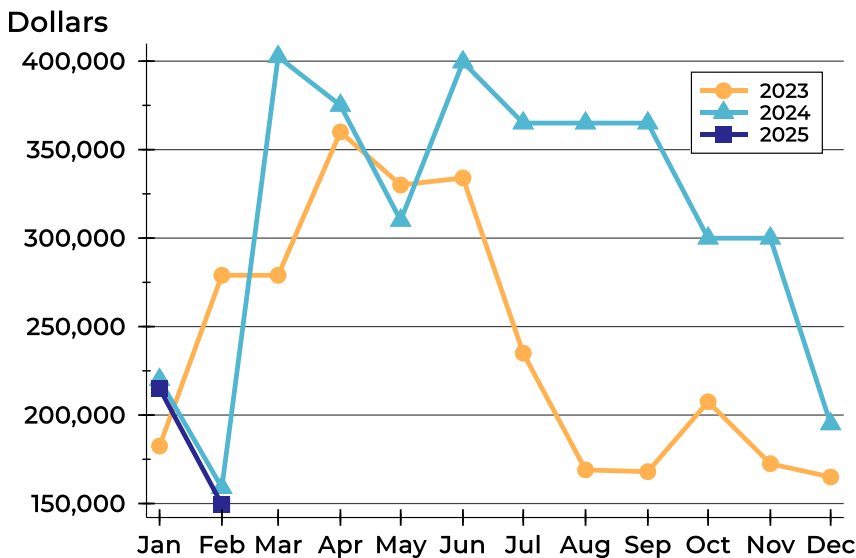
# Pottawatomie County Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	216,675	527,700	<b>268,261</b>
February	330,602	505,414	<b>199,200</b>
March	339,271	553,624	
April	409,368	524,709	
May	362,933	446,650	
June	358,948	581,738	
July	337,270	527,667	
August	279,333	356,364	
September	235,490	357,990	
October	416,860	317,706	
November	250,450	288,083	
December	430,889	247,764	

## Median Price

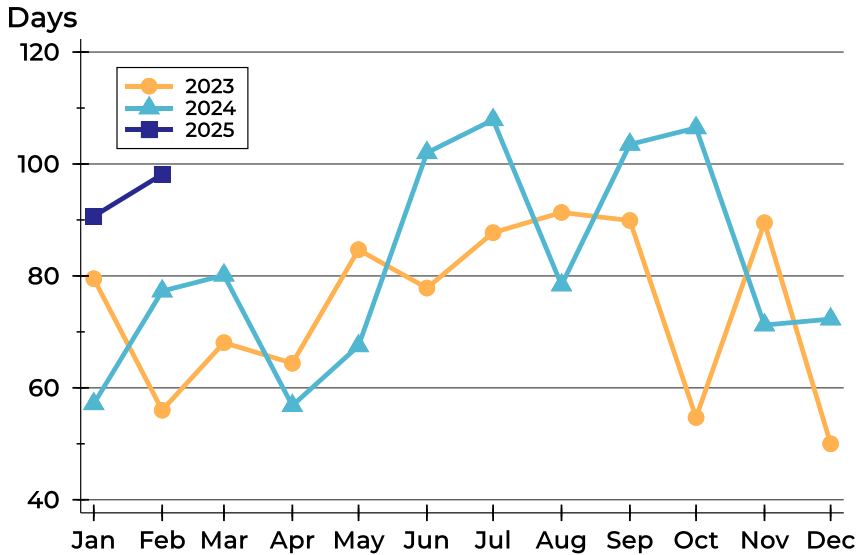


Month	2023	2024	2025
January	182,500	220,000	<b>215,000</b>
February	279,000	159,000	<b>149,500</b>
March	279,000	402,500	
April	360,000	375,000	
May	330,000	310,000	
June	334,000	399,500	
July	235,000	365,000	
August	169,000	365,000	
September	168,000	365,000	
October	207,500	299,950	
November	172,500	299,950	
December	165,000	195,000	



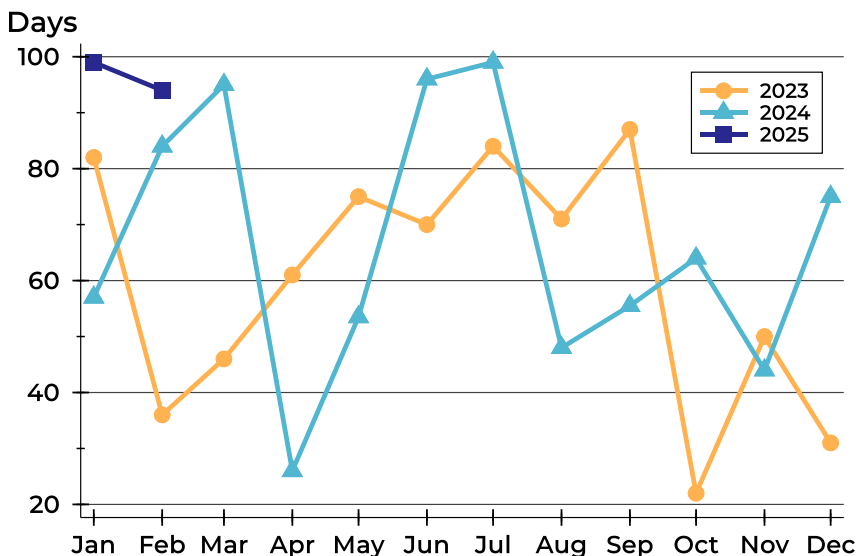
## Pottawatomie County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	80	57	<b>91</b>
February	56	77	<b>98</b>
March	68	80	
April	64	57	
May	85	68	
June	78	102	
July	88	108	
August	91	78	
September	90	104	
October	55	106	
November	90	71	
December	50	72	

### Median DOM

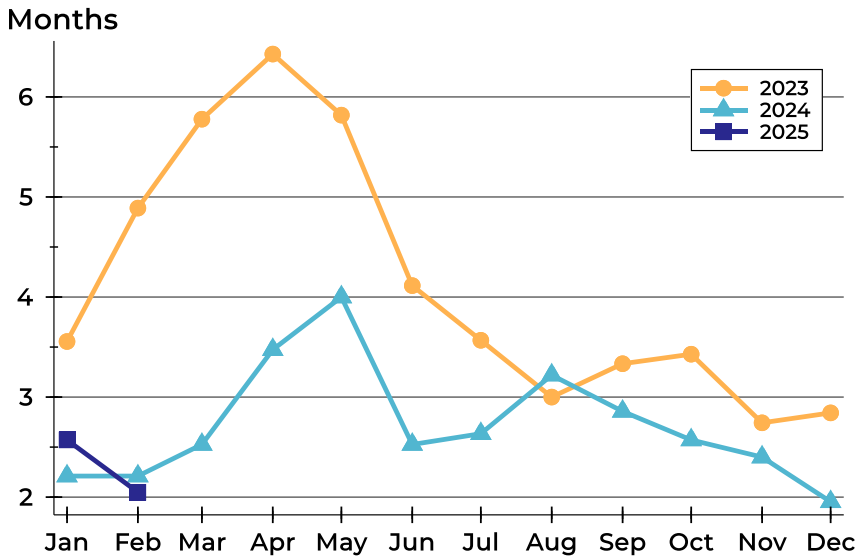


Month	2023	2024	2025
January	82	57	<b>99</b>
February	36	84	<b>94</b>
March	46	95	
April	61	26	
May	75	54	
June	70	96	
July	84	99	
August	71	48	
September	87	56	
October	22	64	
November	50	44	
December	31	75	



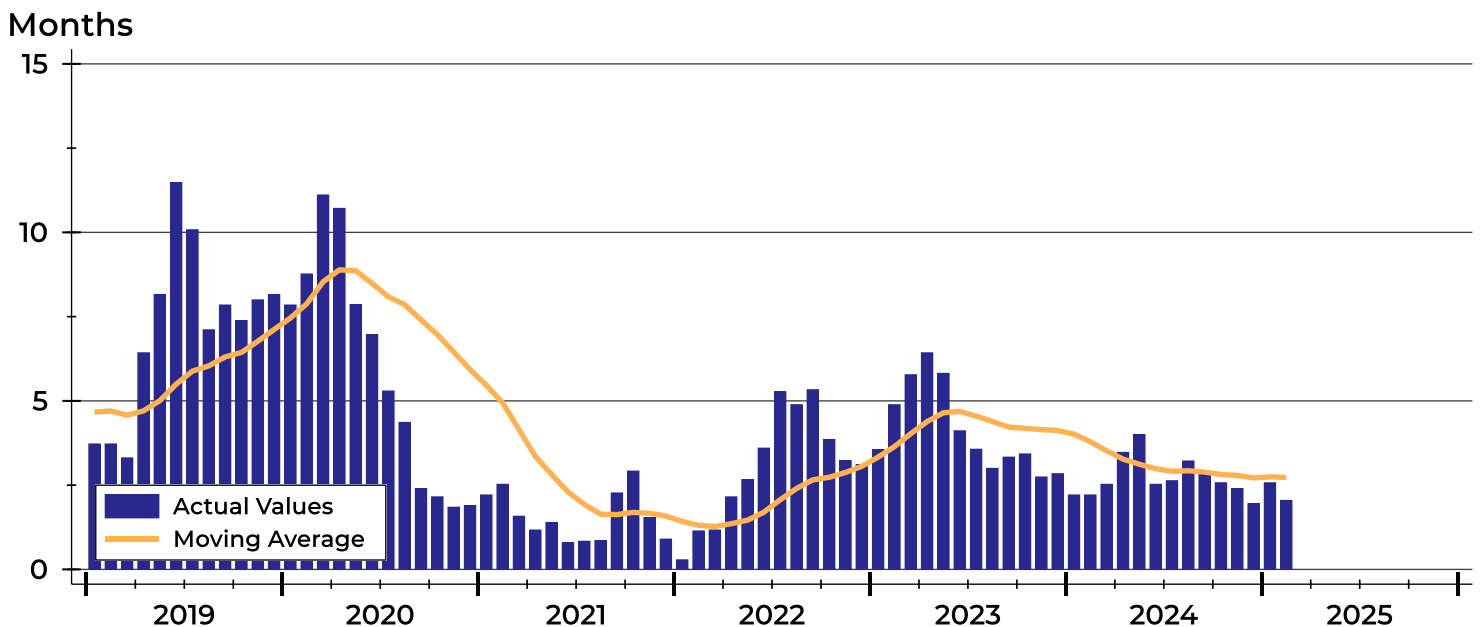
# Pottawatomie County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	3.6	2.2	2.6
February	4.9	2.2	2.0
March	5.8	2.5	
April	6.4	3.5	
May	5.8	4.0	
June	4.1	2.5	
July	3.6	2.6	
August	3.0	3.2	
September	3.3	2.9	
October	3.4	2.6	
November	2.7	2.4	
December	2.8	2.0	

## History of Month's Supply







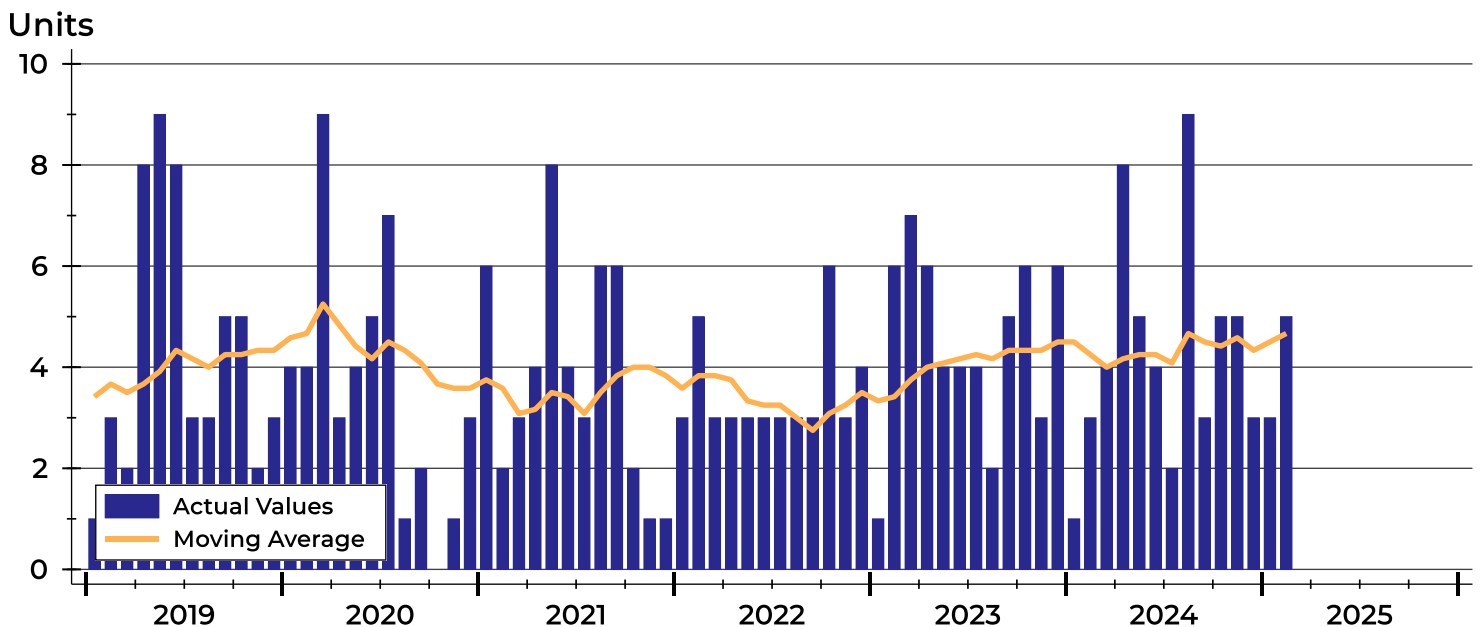
# Pottawatomie County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	5	3	66.7%
	Volume (1,000s)	1,120	469	138.8%
	Average List Price	224,000	156,333	43.3%
	Median List Price	165,000	160,000	3.1%
Year-to-Date	New Listings	8	4	100.0%
	Volume (1,000s)	2,860	809	253.5%
	Average List Price	357,500	202,250	76.8%
	Median List Price	292,500	185,000	58.1%

A total of 5 new listings were added in Pottawatomie County during February, up 66.7% from the same month in 2024. Year-to-date Pottawatomie County has seen 8 new listings.

The median list price of these homes was \$165,000 up from \$160,000 in 2024.

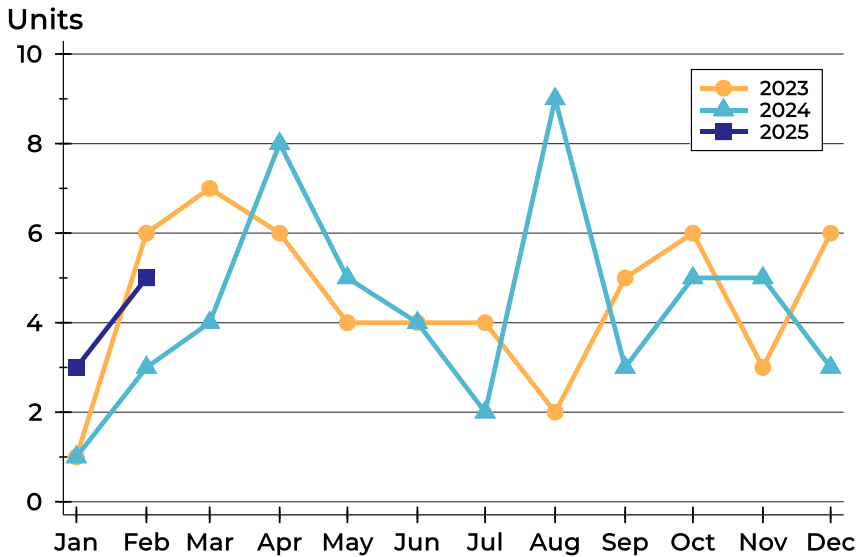
## History of New Listings





## Pottawatomie County New Listings Analysis

### New Listings by Month



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

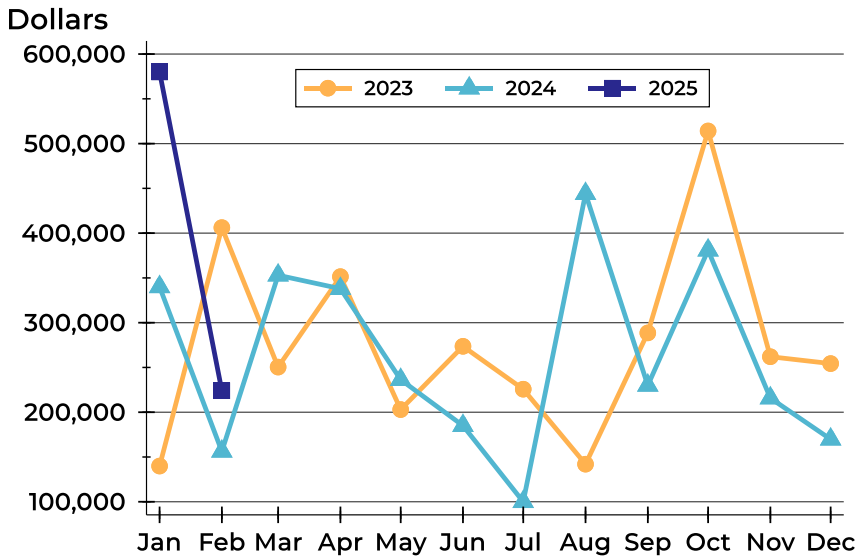
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	110,000	110,000	13	13	100.0%	100.0%
\$125,000-\$149,999	1	20.0%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	20.0%	290,000	290,000	4	4	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	20.0%	410,000	410,000	28	28	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



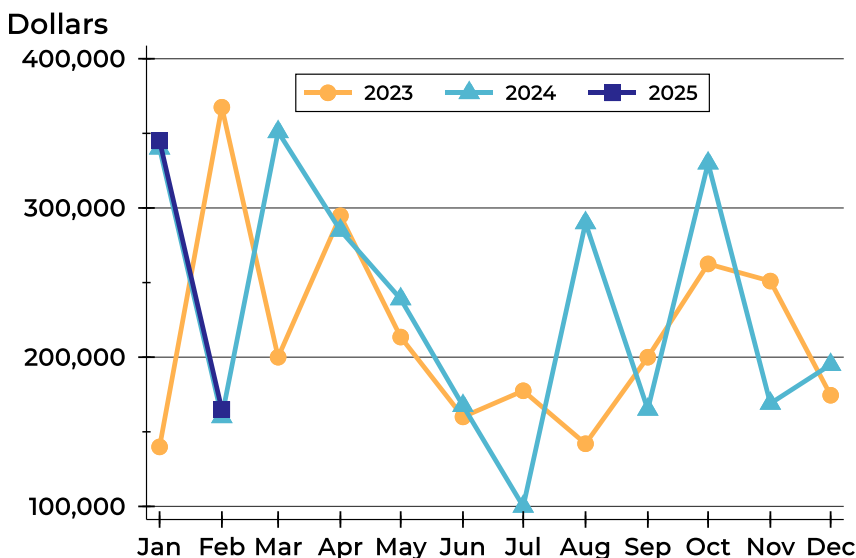
## Pottawatomie County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	139,900	340,000	<b>580,000</b>
<b>February</b>	406,188	156,333	<b>224,000</b>
<b>March</b>	250,429	353,000	
<b>April</b>	351,417	337,963	
<b>May</b>	202,975	236,400	
<b>June</b>	273,619	185,000	
<b>July</b>	225,750	100,000	
<b>August</b>	142,000	444,050	
<b>September</b>	288,600	229,967	
<b>October</b>	514,116	380,900	
<b>November</b>	262,000	215,800	
<b>December</b>	254,333	169,817	

### Median Price



Month	2023	2024	2025
<b>January</b>	139,900	340,000	<b>345,000</b>
<b>February</b>	367,500	160,000	<b>165,000</b>
<b>March</b>	200,000	351,000	
<b>April</b>	294,750	284,950	
<b>May</b>	213,500	239,000	
<b>June</b>	160,000	167,500	
<b>July</b>	177,500	100,000	
<b>August</b>	142,000	290,000	
<b>September</b>	200,000	165,000	
<b>October</b>	262,500	330,000	
<b>November</b>	251,000	169,000	
<b>December</b>	174,500	195,000	



# Pottawatomie County Contracts Written Analysis

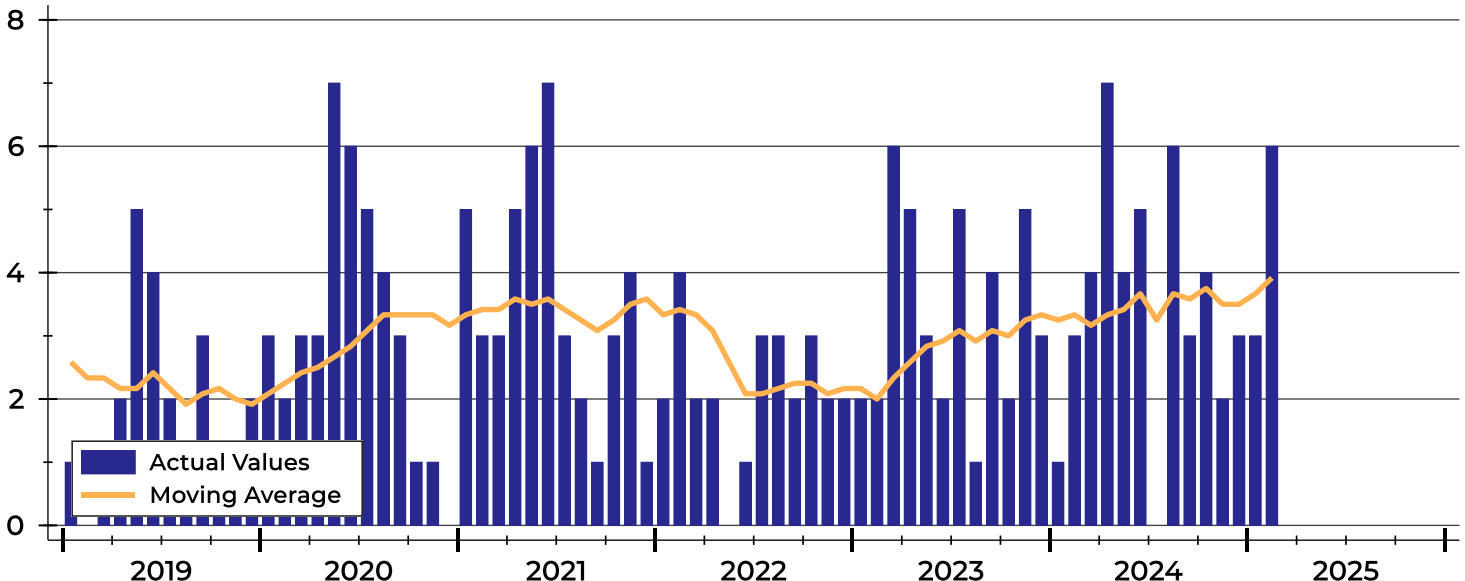
Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		6	3	100.0%	9	4	125.0%
Volume (1,000s)		1,915	590	224.6%	3,525	750	370.0%
Average	Sale Price	319,167	196,667	62.3%	391,667	187,500	108.9%
	Days on Market	44	30	46.7%	43	52	-17.3%
	Percent of Original	98.9%	96.5%	2.5%	98.8%	95.5%	3.5%
Median	Sale Price	312,500	210,000	48.8%	295,000	185,000	59.5%
	Days on Market	13	2	550.0%	22	45	-51.1%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	96.2%	4.0%

A total of 6 contracts for sale were written in Pottawatomie County during the month of February, up from 3 in 2024. The median list price of these homes was \$312,500, up from \$210,000 the prior year.

Half of the homes that went under contract in February were on the market less than 13 days, compared to 2 days in February 2024.

## History of Contracts Written

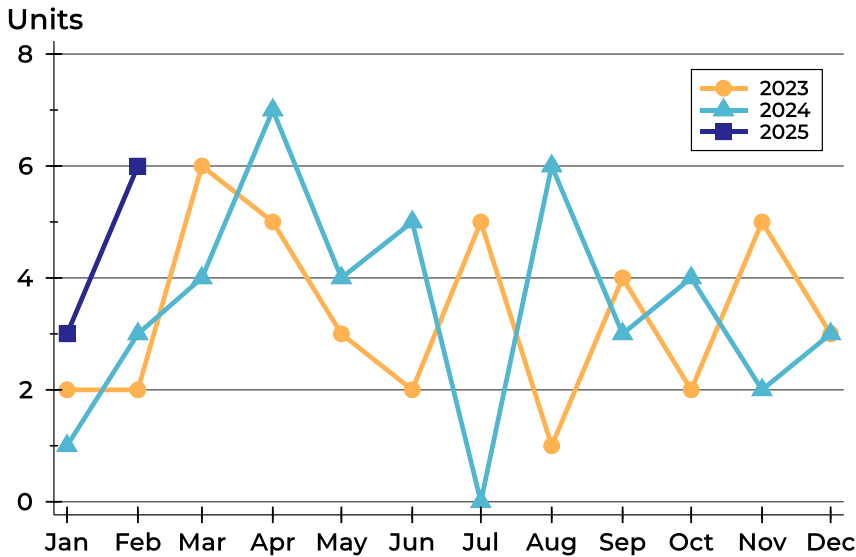
Units





## Pottawatomie County Contracts Written Analysis

### Contracts Written by Month



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

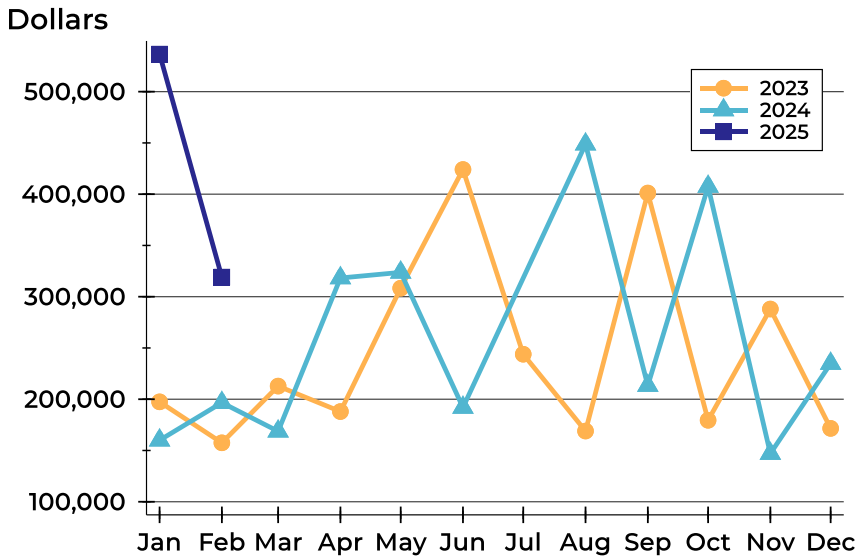
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	16.7%	165,000	165,000	3	3	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	16.7%	290,000	290,000	4	4	100.0%	100.0%
\$300,000-\$399,999	2	33.3%	340,000	340,000	66	66	96.6%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	16.7%	635,000	635,000	126	126	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



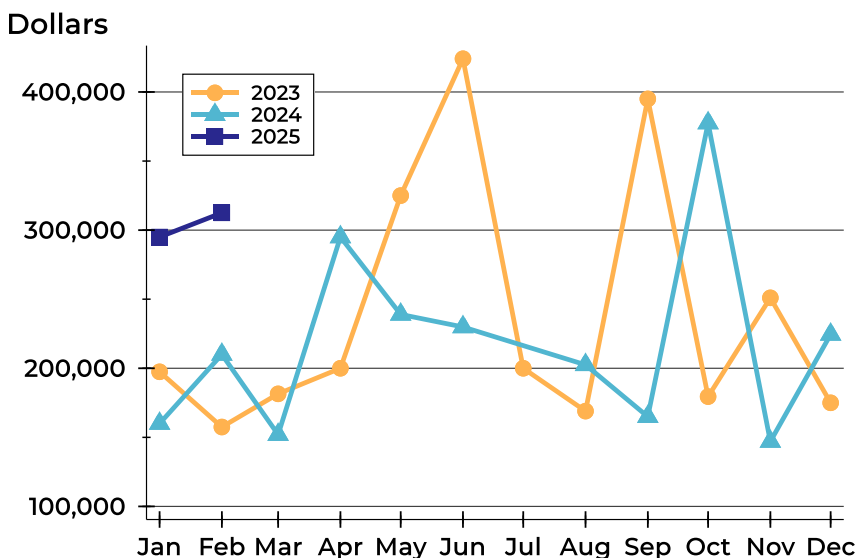
# Pottawatomie County Contracts Written Analysis

## Average Price



Month	2023	2024	2025
<b>January</b>	197,450	160,000	<b>536,667</b>
<b>February</b>	157,500	196,667	<b>319,167</b>
<b>March</b>	212,833	168,750	
<b>April</b>	187,980	318,271	
<b>May</b>	308,333	323,750	
<b>June</b>	424,063	191,980	
<b>July</b>	243,900	N/A	
<b>August</b>	169,000	448,750	
<b>September</b>	401,119	213,333	
<b>October</b>	179,500	407,488	
<b>November</b>	288,000	147,000	
<b>December</b>	171,566	234,817	

## Median Price

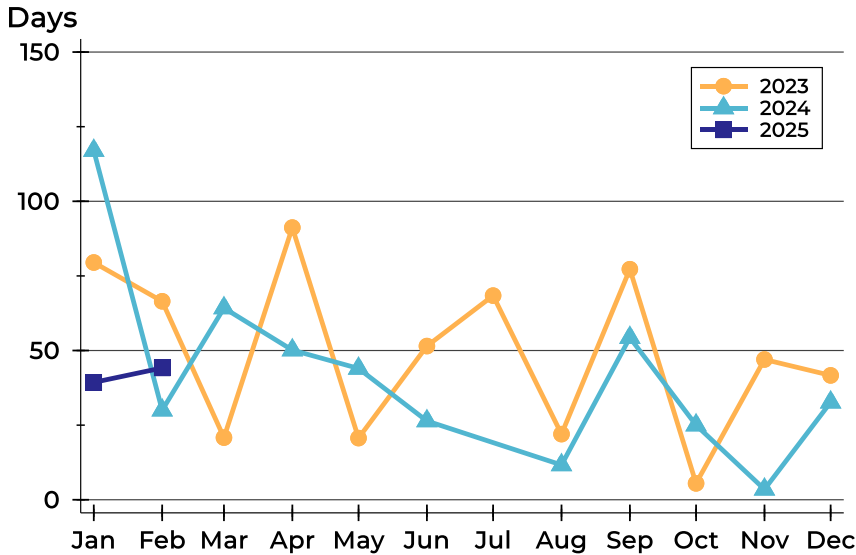


Month	2023	2024	2025
<b>January</b>	197,450	160,000	<b>295,000</b>
<b>February</b>	157,500	210,000	<b>312,500</b>
<b>March</b>	181,500	152,000	
<b>April</b>	200,000	295,000	
<b>May</b>	325,000	239,000	
<b>June</b>	424,063	229,900	
<b>July</b>	200,000	N/A	
<b>August</b>	169,000	202,500	
<b>September</b>	395,000	165,000	
<b>October</b>	179,500	377,500	
<b>November</b>	251,000	147,000	
<b>December</b>	175,000	224,500	



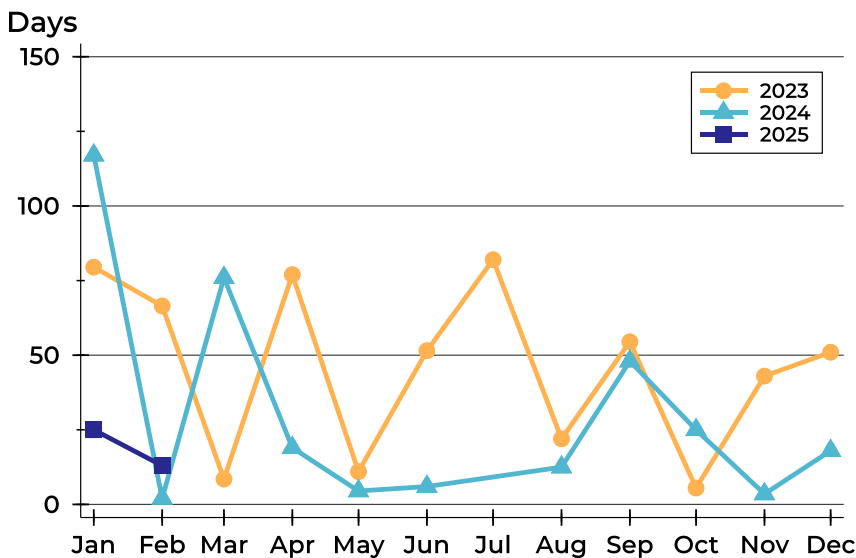
## Pottawatomie County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	80	117	<b>39</b>
February	67	30	<b>44</b>
March	21	64	
April	91	50	
May	21	44	
June	52	26	
July	68	N/A	
August	22	12	
September	77	54	
October	6	25	
November	47	4	
December	42	33	

### Median DOM



Month	2023	2024	2025
January	80	117	<b>25</b>
February	67	2	<b>13</b>
March	9	76	
April	77	19	
May	11	5	
June	52	6	
July	82	N/A	
August	22	13	
September	55	48	
October	6	25	
November	43	4	
December	51	18	



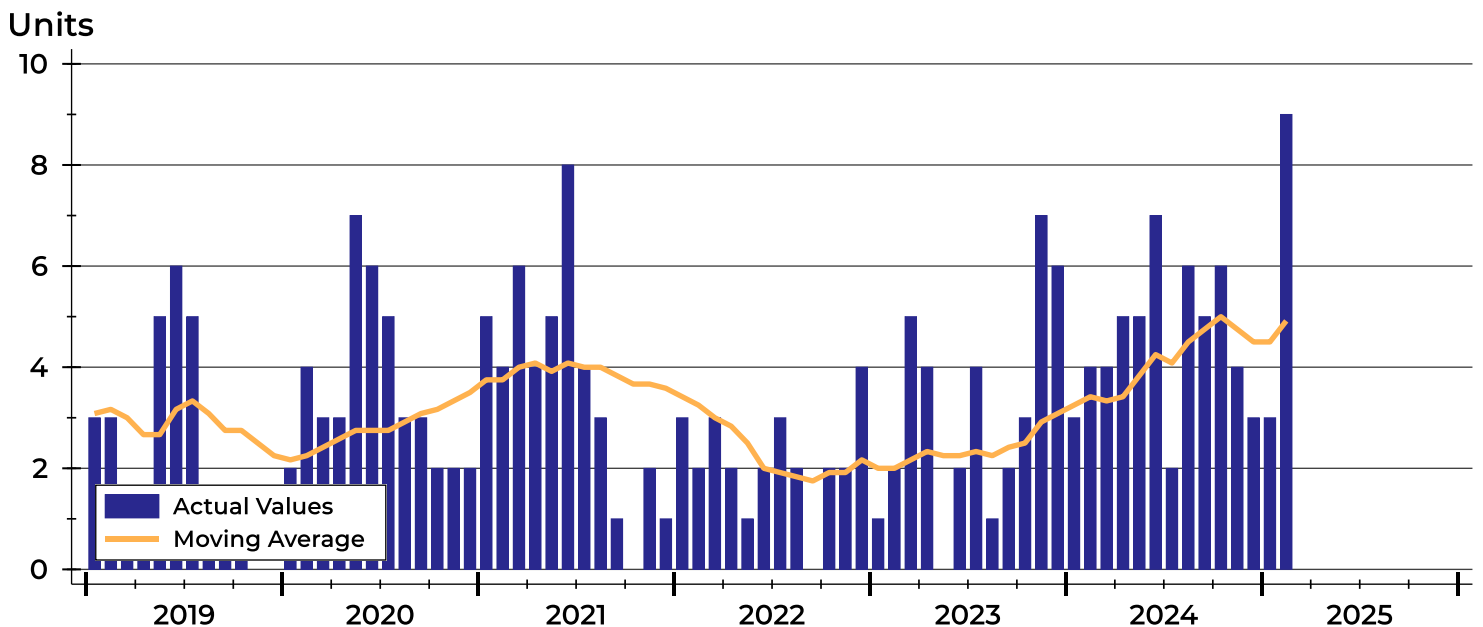
## Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		<b>9</b>	4	125.0%
Volume (1,000s)		<b>5,210</b>	740	604.1%
Average	List Price	<b>578,889</b>	184,925	213.0%
	Days on Market	<b>33</b>	37	-10.8%
	Percent of Original	<b>99.2%</b>	100.0%	-0.8%
Median	List Price	<b>335,000</b>	185,000	81.1%
	Days on Market	<b>8</b>	31	-74.2%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 9 listings in Pottawatomie County had contracts pending at the end of February, up from 4 contracts pending at the end of February 2024.

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

## History of Pending Contracts

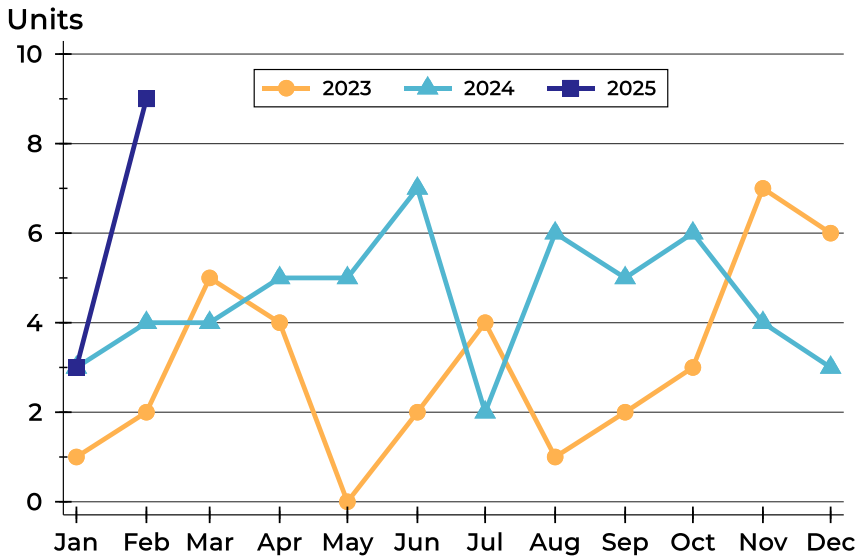






## Pottawatomie County Pending Contracts Analysis

### Pending Contracts by Month



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

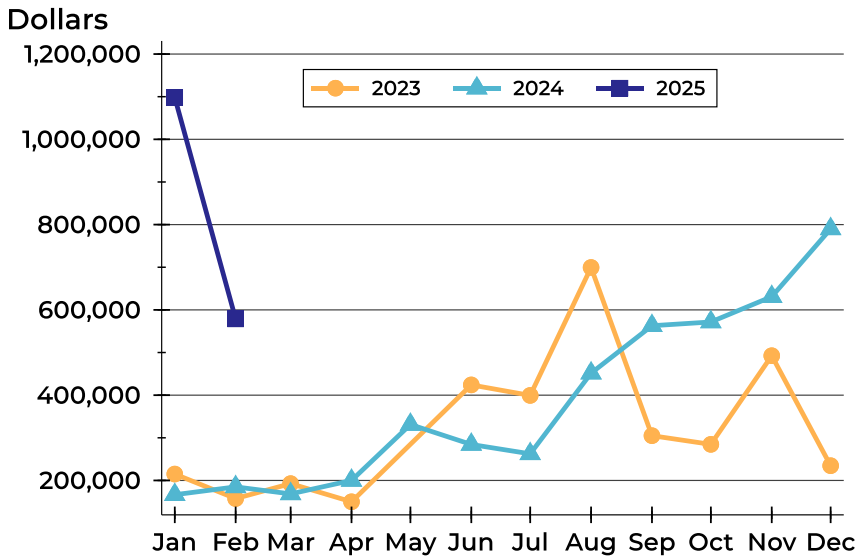
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	145,000	145,000	1	1	100.0%	100.0%
\$150,000-\$174,999	1	11.1%	165,000	165,000	3	3	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	2	22.2%	292,500	292,500	15	15	100.0%	100.0%
\$300,000-\$399,999	2	22.2%	340,000	340,000	66	66	96.6%	96.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	11.1%	635,000	635,000	126	126	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	22.2%	1,500,000	1,500,000	5	5	100.0%	100.0%



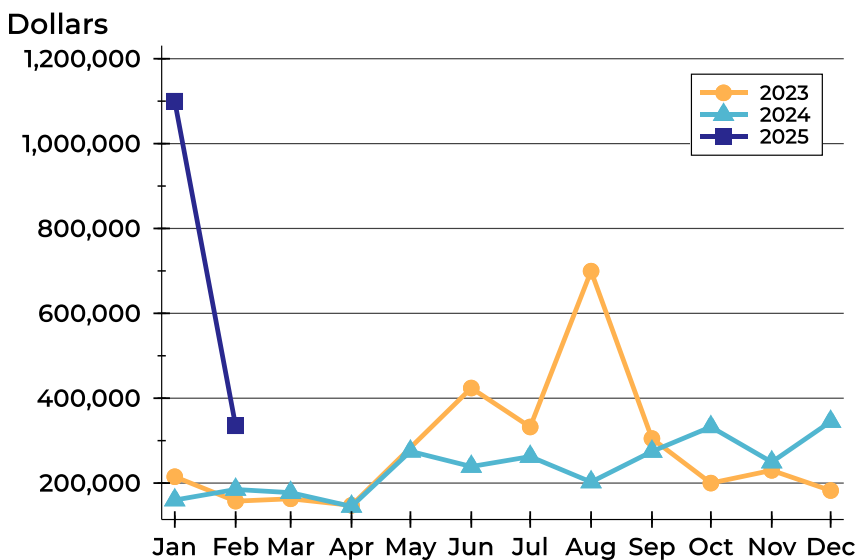
## Pottawatomie County Pending Contracts Analysis

### Average Price



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

### Median Price

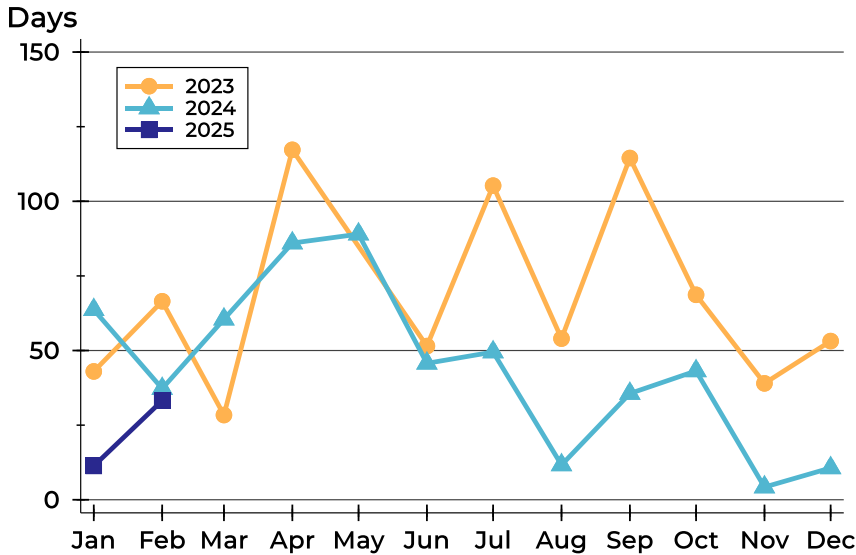


Month	2023	2024	2025
<b>January</b>	215,000	160,000	<b>1,100,000</b>
<b>February</b>	157,500	185,000	<b>335,000</b>
<b>March</b>	163,000	177,500	
<b>April</b>	147,500	145,000	
<b>May</b>	N/A	274,900	
<b>June</b>	424,063	239,000	
<b>July</b>	332,250	262,450	
<b>August</b>	699,475	202,500	
<b>September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



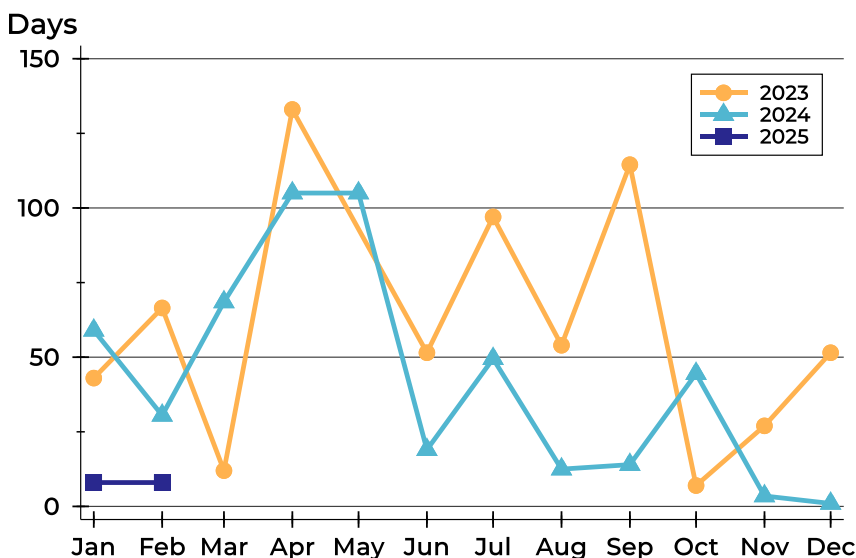
## Pottawatomie County Pending Contracts Analysis

### Average DOM



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

### Median DOM



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	
April	133	105	
May	N/A	105	
June	52	19	
July	97	50	
August	54	13	
September	115	14	
October	7	45	
November	27	4	
December	52	1	



# Shawnee County Housing Report



## Market Overview

### Shawnee County Home Sales Rose in February

Total home sales in Shawnee County rose by 2.1% last month to 144 units, compared to 141 units in February 2024. Total sales volume was \$31.4 million, up 9.7% from a year earlier.

The median sale price in February was \$188,250, up from \$181,500 a year earlier. Homes that sold in February were typically on the market for 28 days and sold for 99.3% of their list prices.

### Shawnee County Active Listings Up at End of February

The total number of active listings in Shawnee County at the end of February was 154 units, up from 153 at the same point in 2024. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$212,225.

During February, a total of 151 contracts were written up from 149 in February 2024. At the end of the month, there were 173 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>144</b>	<b>141</b>	<b>146</b>	<b>284</b>	<b>287</b>	<b>277</b>
Change from prior year		2.1%	-3.4%	8.1%	-1.0%	3.6%	-11.8%
<b>Active Listings</b>		<b>154</b>	<b>153</b>	<b>101</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.7%	51.5%	55.4%			
<b>Months' Supply</b>		<b>0.8</b>	<b>0.8</b>	<b>0.5</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	60.0%	66.7%			
<b>New Listings</b>		<b>157</b>	<b>177</b>	<b>176</b>	<b>278</b>	<b>336</b>	<b>313</b>
Change from prior year		-11.3%	0.6%	12.8%	-17.3%	7.3%	1.0%
<b>Contracts Written</b>		<b>151</b>	<b>149</b>	<b>167</b>	<b>309</b>	<b>311</b>	<b>334</b>
Change from prior year		1.3%	-10.8%	3.1%	-0.6%	-6.9%	5.7%
<b>Pending Contracts</b>		<b>173</b>	<b>168</b>	<b>184</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		3.0%	-8.7%	11.5%			
<b>Sales Volume (1,000s)</b>		<b>31,413</b>	<b>28,624</b>	<b>26,550</b>	<b>64,966</b>	<b>57,872</b>	<b>48,752</b>
Change from prior year		9.7%	7.8%	17.4%	12.3%	18.7%	-8.1%
Average	<b>Sale Price</b>	<b>218,146</b>	<b>203,010</b>	<b>181,847</b>	<b>228,752</b>	<b>201,644</b>	<b>176,002</b>
	Change from prior year	7.5%	11.6%	8.6%	13.4%	14.6%	4.2%
	<b>List Price of Actives</b>	<b>240,156</b>	<b>290,058</b>	<b>279,856</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-17.2%	3.6%	5.5%			
	<b>Days on Market</b>	<b>42</b>	<b>25</b>	<b>30</b>	<b>37</b>	<b>28</b>	<b>26</b>
Change from prior year	68.0%	-16.7%	76.5%	32.1%	7.7%	36.8%	
	<b>Percent of List</b>	<b>97.3%</b>	<b>98.4%</b>	<b>98.7%</b>	<b>97.2%</b>	<b>98.1%</b>	<b>98.2%</b>
Change from prior year	-1.1%	-0.3%	-1.8%	-0.9%	-0.1%	-1.4%	
	<b>Percent of Original</b>	<b>94.1%</b>	<b>96.4%</b>	<b>96.3%</b>	<b>94.4%</b>	<b>96.1%</b>	<b>96.0%</b>
Change from prior year	-2.4%	0.1%	-2.8%	-1.8%	0.1%	-2.0%	
Median	<b>Sale Price</b>	<b>188,250</b>	<b>181,500</b>	<b>159,950</b>	<b>190,132</b>	<b>179,900</b>	<b>155,000</b>
	Change from prior year	3.7%	13.5%	14.3%	5.7%	16.1%	8.1%
	<b>List Price of Actives</b>	<b>212,225</b>	<b>239,900</b>	<b>245,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-11.5%	-2.1%	5.6%			
	<b>Days on Market</b>	<b>28</b>	<b>9</b>	<b>12</b>	<b>23</b>	<b>11</b>	<b>9</b>
Change from prior year	211.1%	-25.0%	200.0%	109.1%	22.2%	125.0%	
	<b>Percent of List</b>	<b>99.3%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Change from prior year	-0.7%	0.0%	0.0%	-1.0%	0.0%	0.0%	
	<b>Percent of Original</b>	<b>96.6%</b>	<b>98.4%</b>	<b>98.5%</b>	<b>96.4%</b>	<b>97.5%</b>	<b>98.2%</b>
Change from prior year	-1.8%	-0.1%	-1.5%	-1.1%	-0.7%	-1.8%	

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



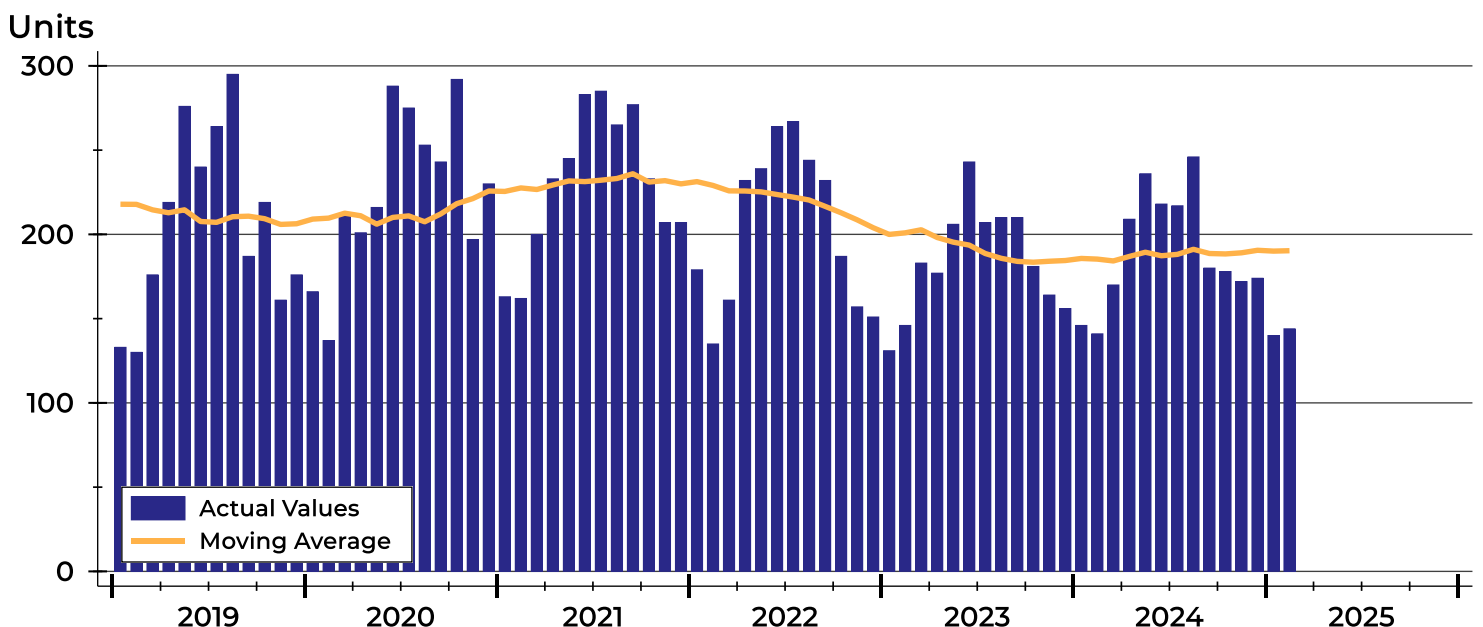
## Shawnee County Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		144	141	2.1%	284	287	-1.0%
Volume (1,000s)		31,413	28,624	9.7%	64,966	57,872	12.3%
Months' Supply		0.8	0.8	0.0%	N/A	N/A	N/A
Average	Sale Price	218,146	203,010	7.5%	228,752	201,644	13.4%
	Days on Market	42	25	68.0%	37	28	32.1%
	Percent of List	97.3%	98.4%	-1.1%	97.2%	98.1%	-0.9%
	Percent of Original	94.1%	96.4%	-2.4%	94.4%	96.1%	-1.8%
Median	Sale Price	188,250	181,500	3.7%	190,132	179,900	5.7%
	Days on Market	28	9	211.1%	23	11	109.1%
	Percent of List	99.3%	100.0%	-0.7%	99.0%	100.0%	-1.0%
	Percent of Original	96.6%	98.4%	-1.8%	96.4%	97.5%	-1.1%

A total of 144 homes sold in Shawnee County in February, up from 141 units in February 2024. Total sales volume rose to \$31.4 million compared to \$28.6 million in the previous year.

The median sales price in February was \$188,250, up 3.7% compared to the prior year. Median days on market was 28 days, up from 20 days in January, and up from 9 in February 2024.

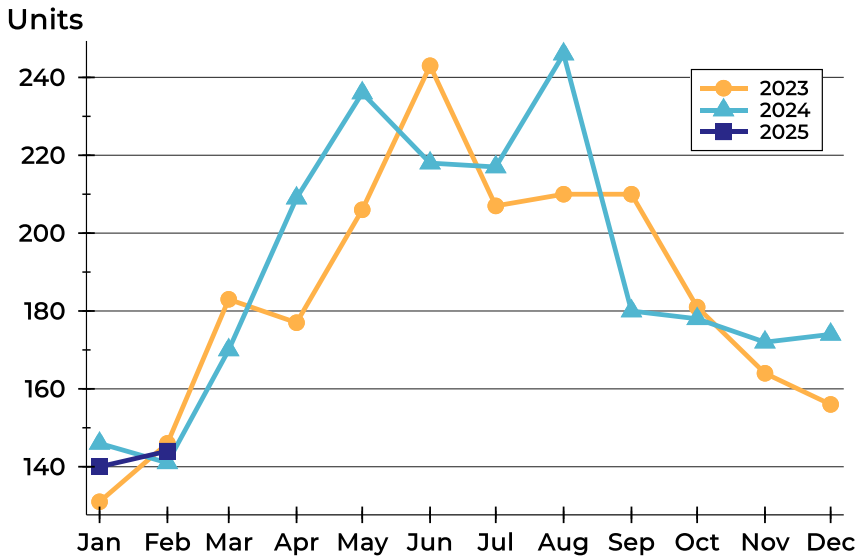
## History of Closed Listings





## Shawnee County Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	131	146	<b>140</b>
February	146	141	<b>144</b>
March	183	170	
April	177	209	
May	206	236	
June	243	218	
July	207	217	
August	210	246	
September	210	180	
October	181	178	
November	164	172	
December	156	174	

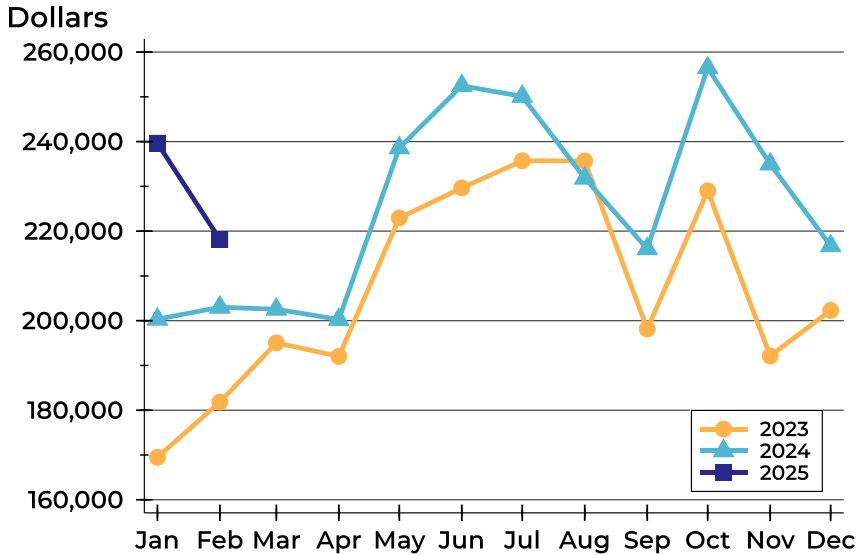
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.4%	0.0	19,000	19,000	1	1	98.1%	98.1%	98.1%	98.1%
\$25,000-\$49,999	4	2.8%	0.5	39,000	40,500	38	43	86.2%	91.6%	72.3%	68.3%
\$50,000-\$99,999	26	18.1%	0.8	72,862	75,750	42	37	91.8%	91.8%	87.2%	86.7%
\$100,000-\$124,999	8	5.6%	0.9	109,494	107,500	57	20	98.7%	99.1%	93.0%	93.6%
\$125,000-\$149,999	15	10.4%	1.1	134,140	131,000	41	27	100.2%	100.0%	97.5%	100.0%
\$150,000-\$174,999	8	5.6%	0.7	159,919	159,450	13	17	98.5%	99.3%	97.8%	98.3%
\$175,000-\$199,999	13	9.0%	0.7	185,551	185,000	24	19	97.7%	100.0%	95.9%	98.9%
\$200,000-\$249,999	10	6.9%	0.5	232,080	234,500	68	52	98.9%	100.0%	94.9%	96.1%
\$250,000-\$299,999	25	17.4%	0.8	272,602	268,900	41	41	99.1%	100.0%	97.3%	98.1%
\$300,000-\$399,999	17	11.8%	1.1	335,871	340,000	37	24	98.8%	99.0%	96.0%	96.3%
\$400,000-\$499,999	10	6.9%	0.8	440,458	442,450	64	49	99.6%	100.0%	96.1%	98.3%
\$500,000-\$749,999	6	4.2%	0.8	582,467	580,900	53	10	98.4%	98.7%	97.0%	98.7%
\$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



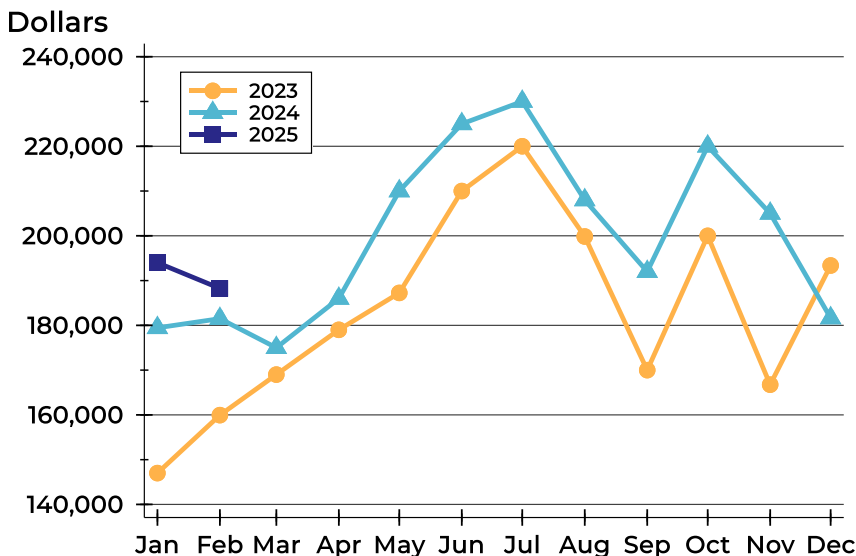
# Shawnee County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	169,487	200,325	<b>239,661</b>
February	181,847	203,010	<b>218,146</b>
March	195,038	202,556	
April	192,034	200,278	
May	222,943	238,597	
June	229,653	252,473	
July	235,718	250,103	
August	235,685	231,844	
September	198,134	216,047	
October	229,006	256,478	
November	192,126	234,991	
December	202,308	216,719	

## Median Price



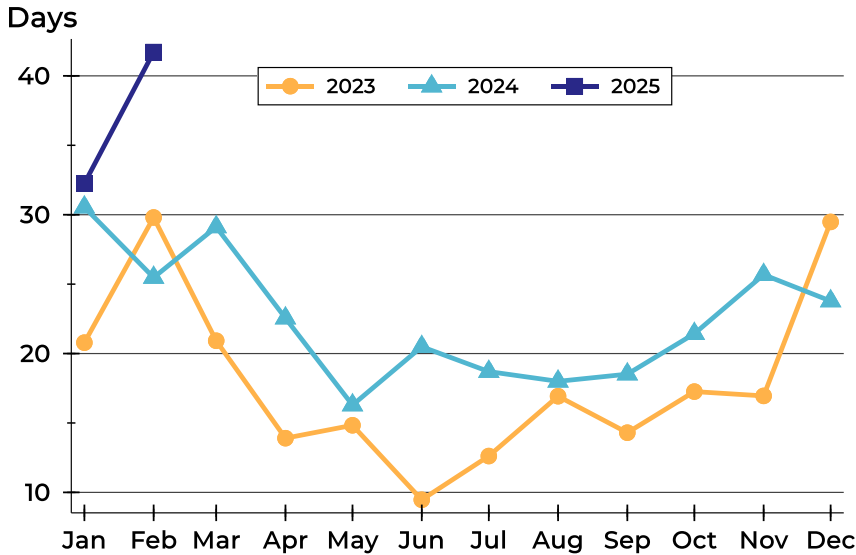
Month	2023	2024	2025
January	147,000	179,450	<b>194,000</b>
February	159,950	181,500	<b>188,250</b>
March	169,000	175,000	
April	179,000	186,000	
May	187,250	210,000	
June	210,000	225,000	
July	220,000	230,000	
August	199,850	208,000	
September	170,000	192,000	
October	200,000	220,000	
November	166,750	205,000	
December	193,375	181,640	





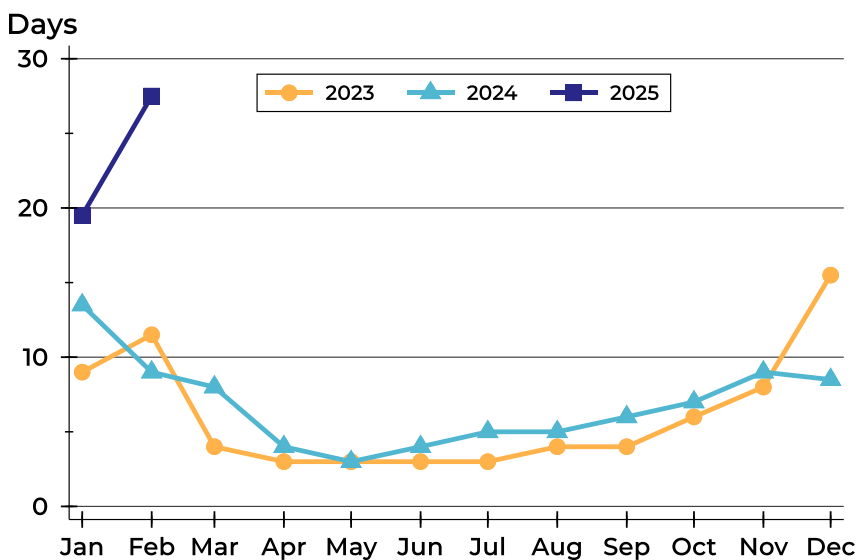
## Shawnee County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	21	31	<b>32</b>
February	30	25	<b>42</b>
March	21	29	
April	14	23	
May	15	16	
June	9	20	
July	13	19	
August	17	18	
September	14	19	
October	17	21	
November	17	26	
December	29	24	

### Median DOM



Month	2023	2024	2025
January	9	14	<b>20</b>
February	12	9	<b>28</b>
March	4	8	
April	3	4	
May	3	3	
June	3	4	
July	3	5	
August	4	5	
September	4	6	
October	6	7	
November	8	9	
December	16	9	



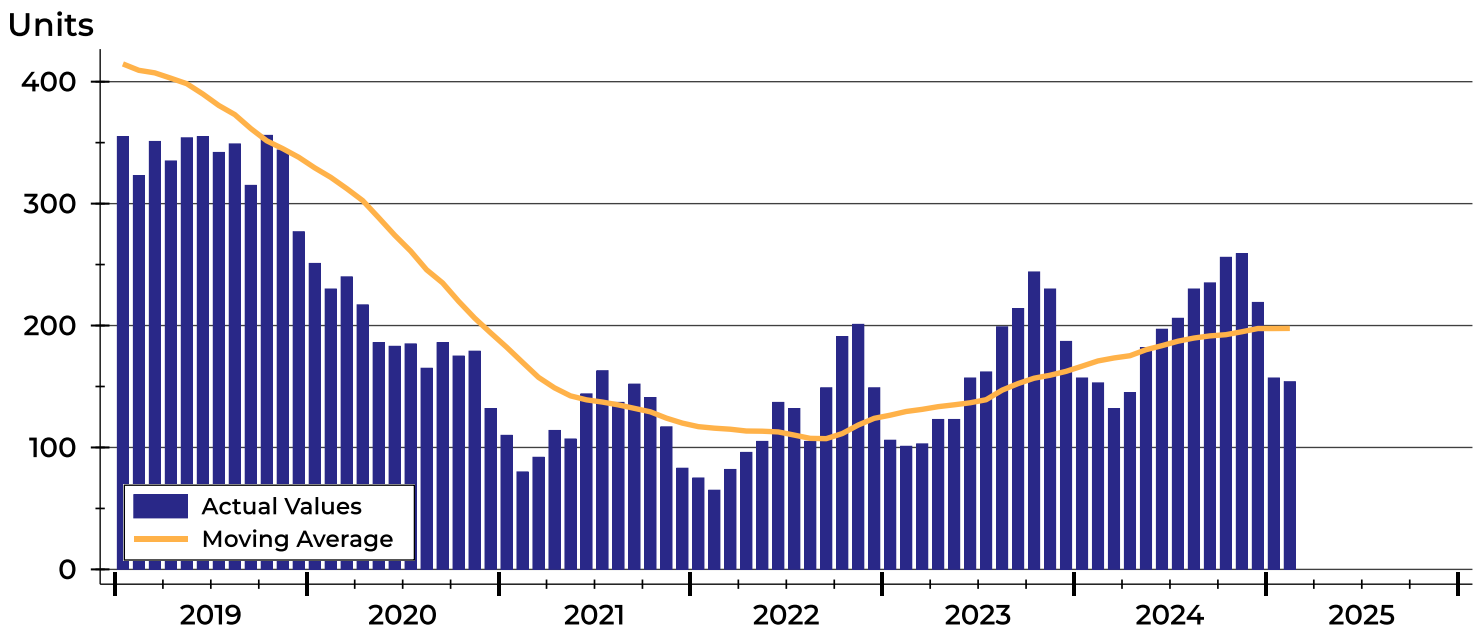
## Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		<b>154</b>	153	0.7%
Volume (1,000s)		<b>36,984</b>	44,379	-16.7%
Months' Supply		<b>0.8</b>	0.8	0.0%
Average	List Price	<b>240,156</b>	290,058	-17.2%
	Days on Market	<b>55</b>	66	-16.7%
	Percent of Original	<b>97.3%</b>	96.5%	0.8%
Median	List Price	<b>212,225</b>	239,900	-11.5%
	Days on Market	<b>24</b>	36	-33.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 154 homes were available for sale in Shawnee County at the end of February. This represents a 0.8 months' supply of active listings.

The median list price of homes on the market at the end of February was \$212,225, down 11.5% from 2024. The typical time on market for active listings was 24 days, down from 36 days a year earlier.

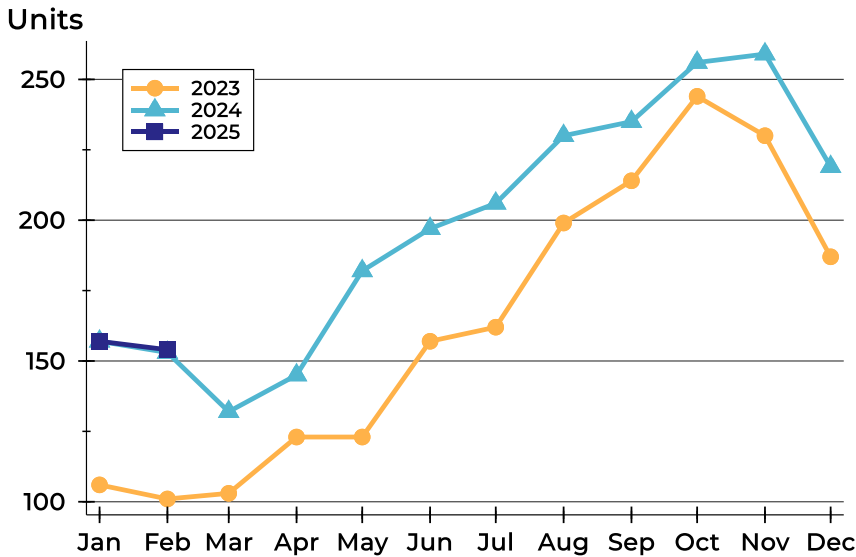
## History of Active Listings





## Shawnee County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
<b>January</b>	106	157	<b>157</b>
<b>February</b>	101	153	<b>154</b>
<b>March</b>	103	132	
<b>April</b>	123	145	
<b>May</b>	123	182	
<b>June</b>	157	197	
<b>July</b>	162	206	
<b>August</b>	199	230	
<b>September</b>	214	235	
<b>October</b>	244	256	
<b>November</b>	230	259	
<b>December</b>	187	219	

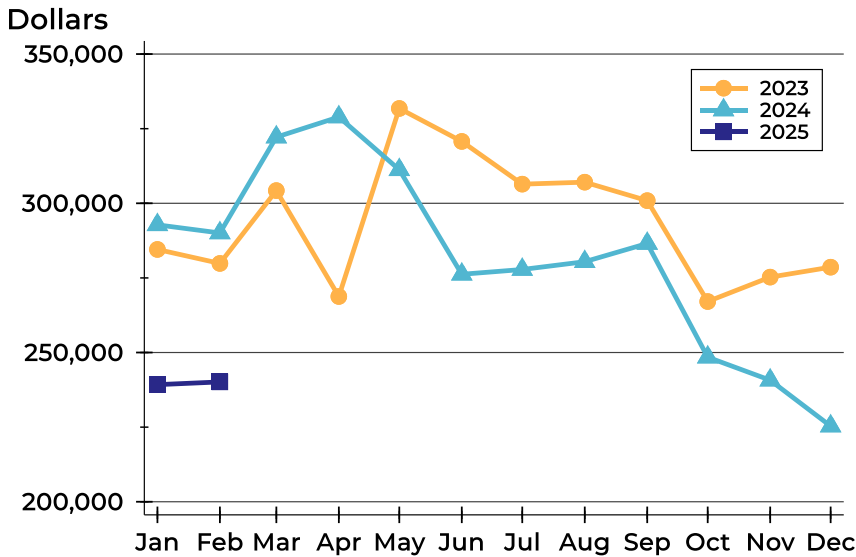
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.9%	0.5	36,000	35,000	78	99	89.4%	90.5%
\$50,000-\$99,999	20	13.0%	0.8	80,485	79,700	55	23	96.8%	100.0%
\$100,000-\$124,999	10	6.5%	0.9	113,055	112,450	33	12	97.7%	100.0%
\$125,000-\$149,999	18	11.7%	1.1	137,863	138,500	57	37	98.3%	100.0%
\$150,000-\$174,999	12	7.8%	0.7	164,467	164,950	41	16	98.6%	100.0%
\$175,000-\$199,999	11	7.1%	0.7	188,809	190,000	103	83	89.7%	97.4%
\$200,000-\$249,999	15	9.7%	0.5	223,883	225,000	35	22	97.2%	100.0%
\$250,000-\$299,999	20	13.0%	0.8	272,853	262,500	56	32	97.8%	99.3%
\$300,000-\$399,999	27	17.5%	1.1	346,423	345,000	47	24	99.4%	100.0%
\$400,000-\$499,999	10	6.5%	0.8	436,540	432,000	66	30	97.6%	100.0%
\$500,000-\$749,999	6	3.9%	0.8	589,117	567,000	95	86	99.1%	100.0%
\$750,000-\$999,999	2	1.3%	N/A	767,500	767,500	17	17	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



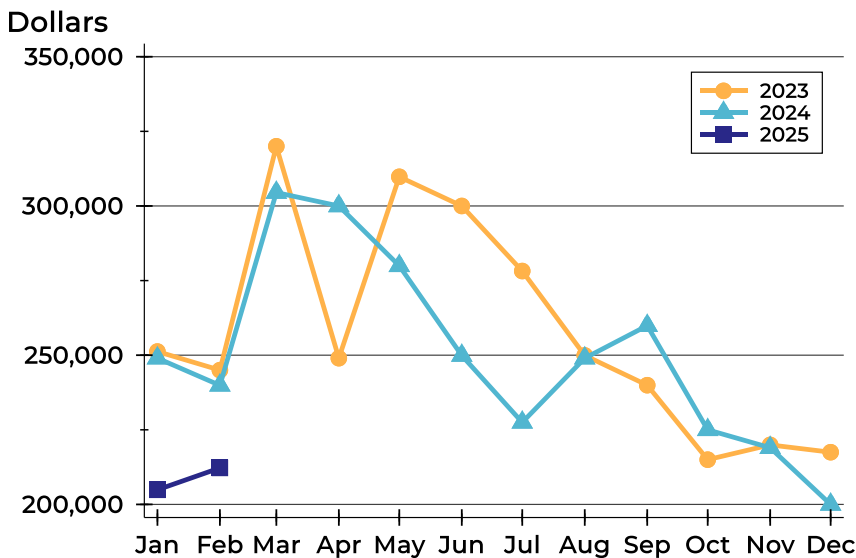
# Shawnee County Active Listings Analysis

## Average Price



Month	2023	2024	2025
January	284,543	292,789	<b>239,241</b>
February	279,856	290,058	<b>240,156</b>
March	304,258	322,171	
April	268,778	328,914	
May	331,778	311,226	
June	320,734	276,220	
July	306,421	277,818	
August	307,081	280,431	
September	300,893	286,533	
October	267,090	248,443	
November	275,269	240,732	
December	278,599	225,353	

## Median Price

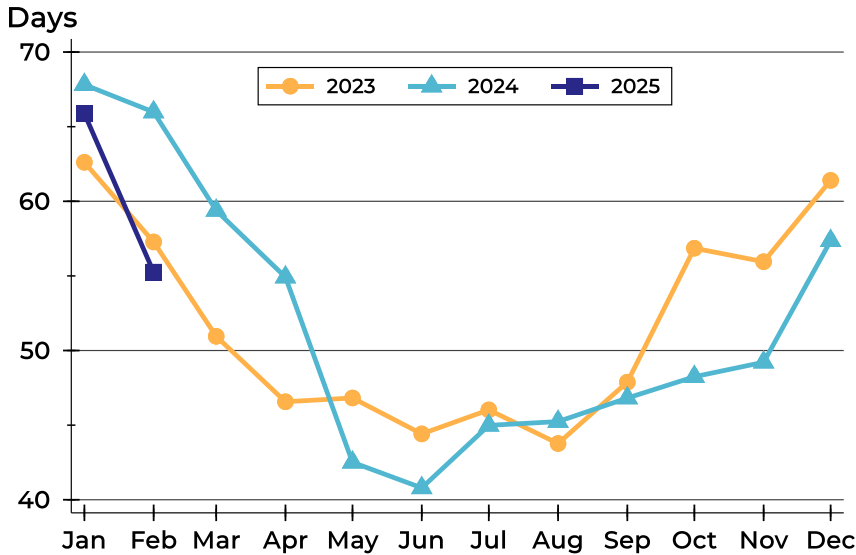


Month	2023	2024	2025
January	251,225	249,000	<b>204,900</b>
February	245,000	239,900	<b>212,225</b>
March	320,000	304,500	
April	249,000	300,000	
May	309,777	279,950	
June	300,000	249,900	
July	278,200	227,500	
August	249,925	249,000	
September	239,950	259,900	
October	215,000	225,000	
November	219,950	219,000	
December	217,500	200,000	



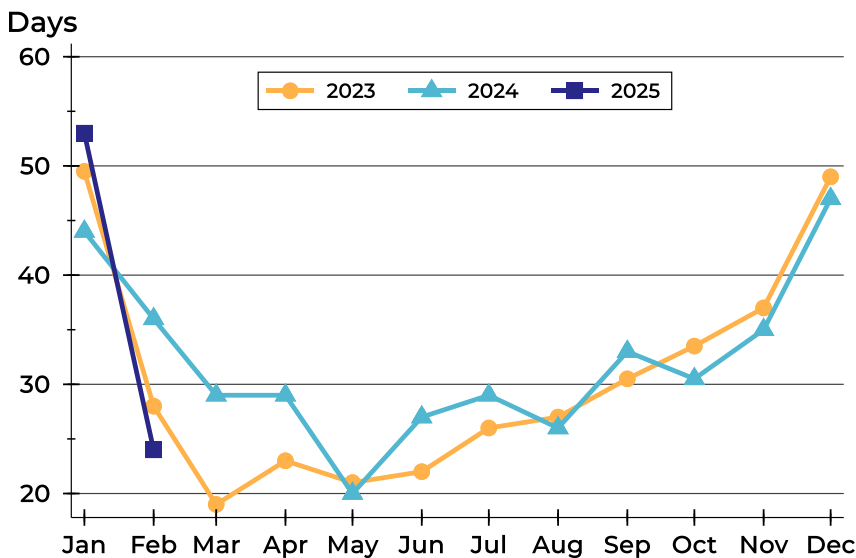
# Shawnee County Active Listings Analysis

## Average DOM



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

## Median DOM

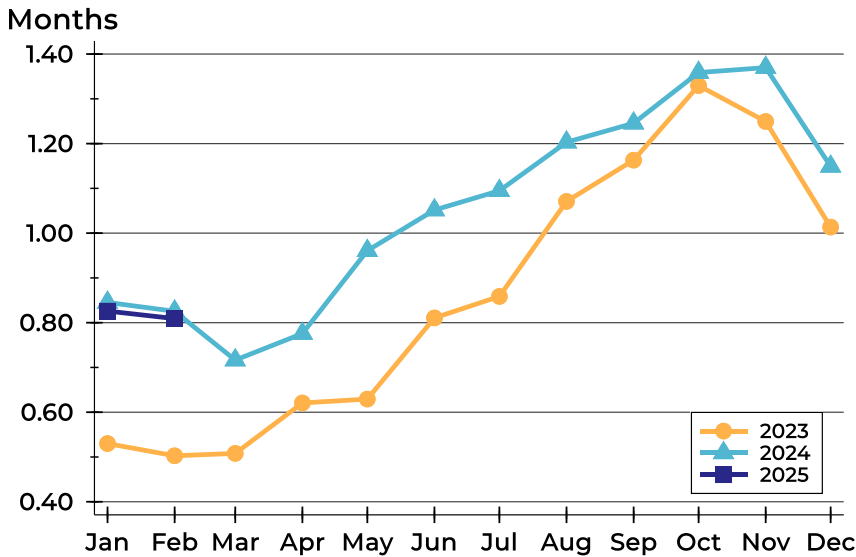


Month	2023	2024	2025
January	50	44	<b>53</b>
February	28	36	<b>24</b>
March	19	29	
April	23	29	
May	21	20	
June	22	27	
July	26	29	
August	27	26	
September	31	33	
October	34	31	
November	37	35	
December	49	47	



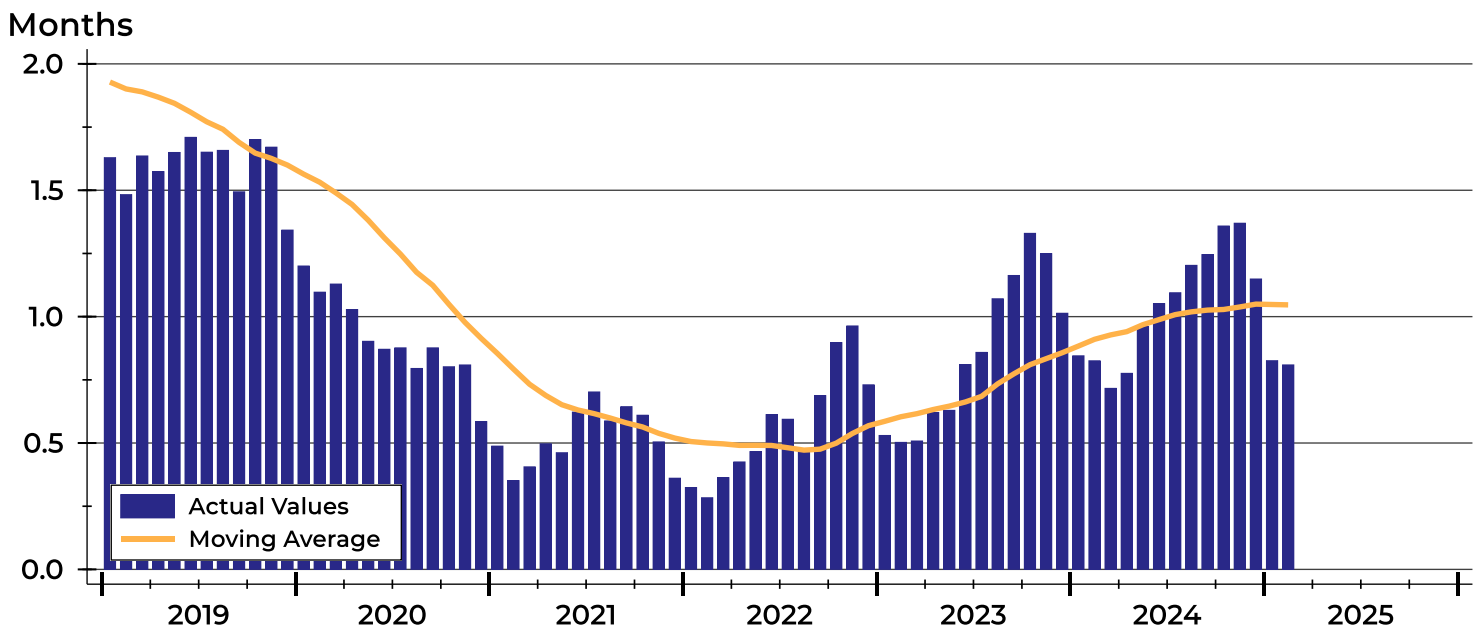
# Shawnee County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.5	0.8	<b>0.8</b>
February	0.5	0.8	<b>0.8</b>
March	0.5	0.7	
April	0.6	0.8	
May	0.6	1.0	
June	0.8	1.1	
July	0.9	1.1	
August	1.1	1.2	
September	1.2	1.2	
October	1.3	1.4	
November	1.2	1.4	
December	1.0	1.1	

## History of Month's Supply





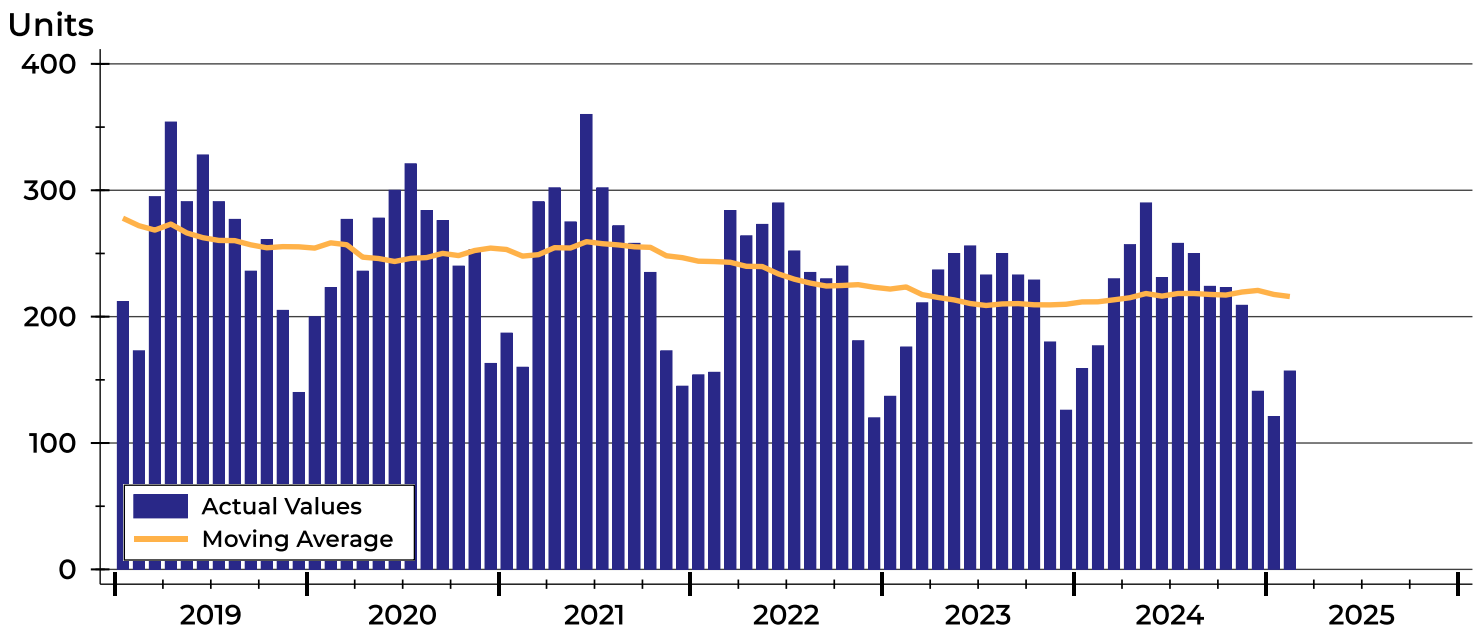
## Shawnee County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>157</b>	177	-11.3%
	Volume (1,000s)	<b>34,841</b>	37,489	-7.1%
	Average List Price	<b>221,915</b>	211,800	4.8%
	Median List Price	<b>194,900</b>	185,000	5.4%
Year-to-Date	New Listings	<b>278</b>	336	-17.3%
	Volume (1,000s)	<b>63,304</b>	70,766	-10.5%
	Average List Price	<b>227,712</b>	210,613	8.1%
	Median List Price	<b>194,950</b>	189,250	3.0%

A total of 157 new listings were added in Shawnee County during February, down 11.3% from the same month in 2024. Year-to-date Shawnee County has seen 278 new listings.

The median list price of these homes was \$194,900 up from \$185,000 in 2024.

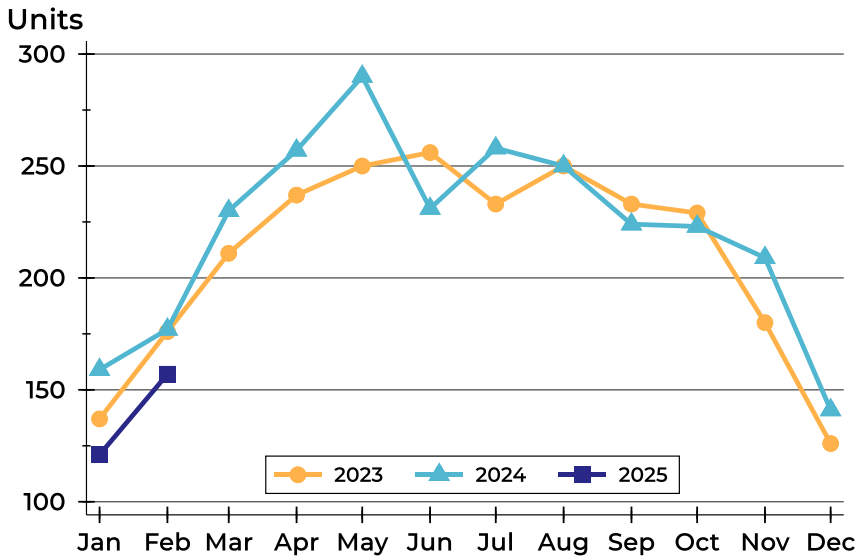
## History of New Listings





## Shawnee County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	137	159	<b>121</b>
February	176	177	<b>157</b>
March	211	230	
April	237	257	
May	250	290	
June	256	231	
July	233	258	
August	250	250	
September	233	224	
October	229	223	
November	180	209	
December	126	141	

### New Listings by Price Range

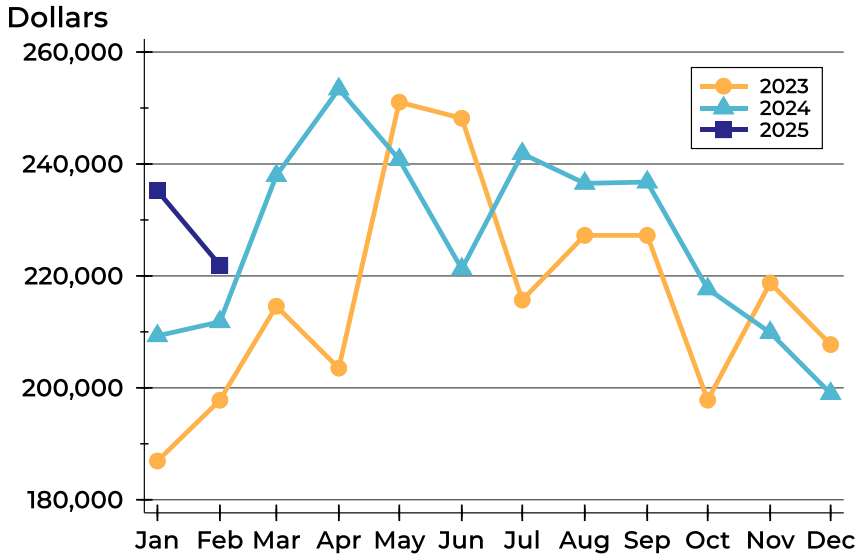
Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.9%	33,333	35,000	7	0	88.6%	100.0%
\$50,000-\$99,999	26	16.6%	80,827	79,450	11	7	99.4%	100.0%
\$100,000-\$124,999	8	5.1%	112,944	109,975	8	6	100.0%	100.0%
\$125,000-\$149,999	17	10.8%	140,300	140,000	8	6	99.5%	100.0%
\$150,000-\$174,999	14	8.9%	161,907	161,200	8	5	99.6%	100.0%
\$175,000-\$199,999	13	8.3%	185,200	185,000	6	1	100.1%	100.0%
\$200,000-\$249,999	26	16.6%	225,417	225,000	9	4	99.9%	100.0%
\$250,000-\$299,999	14	8.9%	271,886	269,950	12	8	99.1%	100.0%
\$300,000-\$399,999	21	13.4%	340,910	339,900	12	8	99.1%	100.0%
\$400,000-\$499,999	8	5.1%	440,793	436,250	15	11	99.7%	100.0%
\$500,000-\$749,999	6	3.8%	591,430	589,839	7	4	99.4%	100.0%
\$750,000-\$999,999	1	0.6%	775,000	775,000	8	8	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





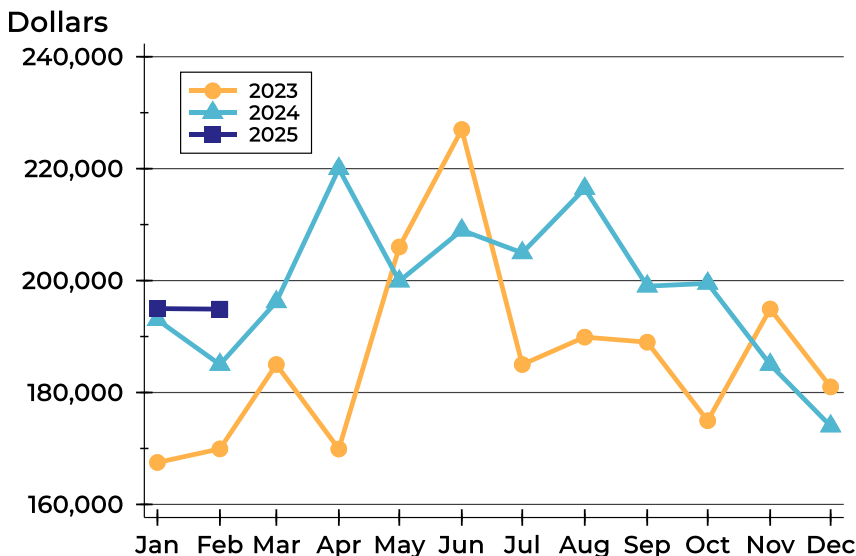
## Shawnee County New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	186,924	209,293	<b>235,232</b>
<b>February</b>	197,792	211,800	<b>221,915</b>
March	214,587	237,912	
April	203,515	253,400	
May	251,055	240,765	
June	248,173	221,246	
July	215,688	241,841	
August	227,246	236,540	
September	227,243	236,766	
October	197,808	217,672	
November	218,743	209,871	
December	207,731	198,974	

### Median Price



Month	2023	2024	2025
<b>January</b>	167,500	193,000	<b>195,000</b>
<b>February</b>	169,925	185,000	<b>194,900</b>
March	185,000	196,200	
April	169,900	220,000	
May	206,000	199,900	
June	227,000	209,000	
July	185,000	204,950	
August	189,900	216,450	
September	189,000	199,000	
October	174,950	199,500	
November	194,925	185,000	
December	181,000	174,000	



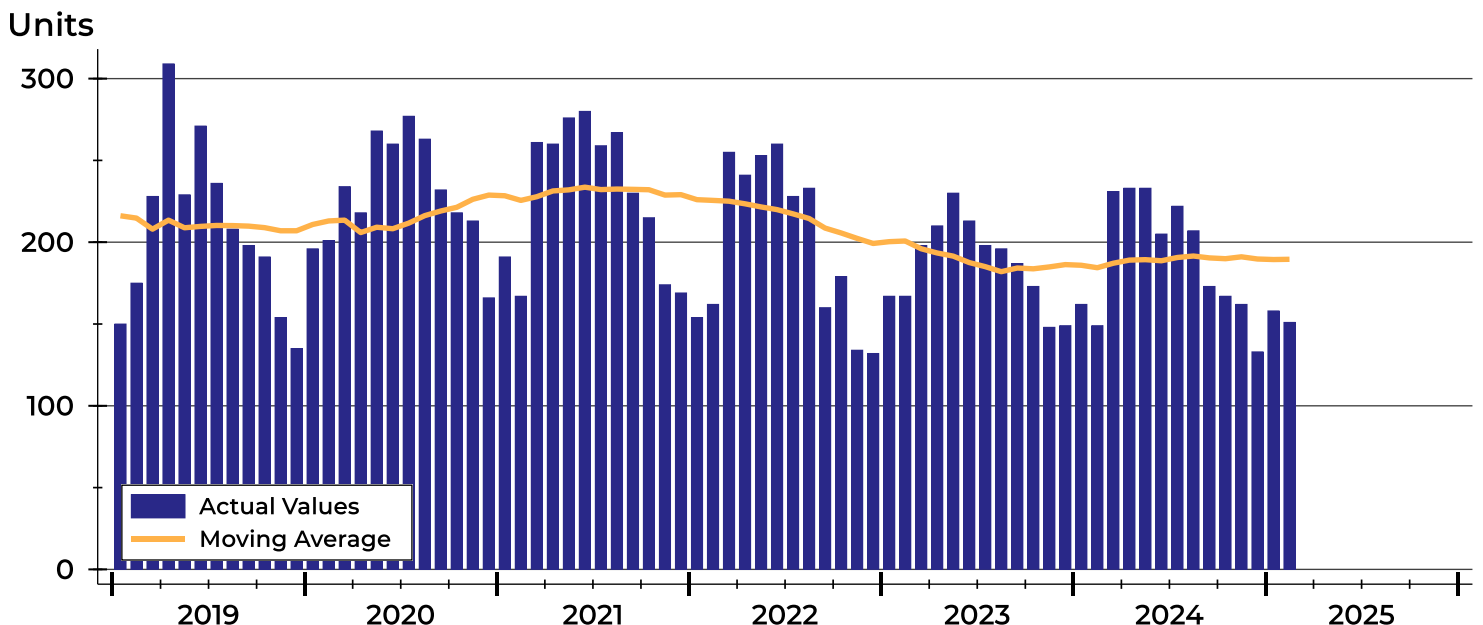
## Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>151</b>	149	1.3%	<b>309</b>	311	-0.6%
Volume (1,000s)		<b>33,202</b>	30,303	9.6%	<b>67,792</b>	64,150	5.7%
Average	Sale Price	<b>219,884</b>	203,377	8.1%	<b>219,392</b>	206,271	6.4%
	Days on Market	<b>32</b>	25	28.0%	<b>37</b>	27	37.0%
	Percent of Original	<b>97.3%</b>	97.5%	-0.2%	<b>96.1%</b>	96.7%	-0.6%
Median	Sale Price	<b>189,900</b>	180,000	5.5%	<b>189,900</b>	184,900	2.7%
	Days on Market	<b>7</b>	5	40.0%	<b>17</b>	6	183.3%
	Percent of Original	<b>100.0%</b>	98.8%	1.2%	<b>100.0%</b>	99.1%	0.9%

A total of 151 contracts for sale were written in Shawnee County during the month of February, up from 149 in 2024. The median list price of these homes was \$189,900, up from \$180,000 the prior year.

Half of the homes that went under contract in February were on the market less than 7 days, compared to 5 days in February 2024.

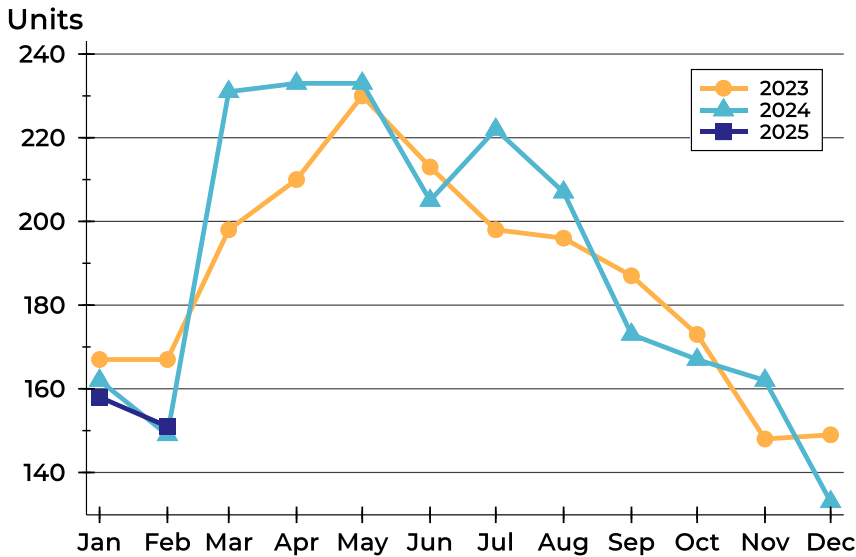
## History of Contracts Written





## Shawnee County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
<b>January</b>	167	162	<b>158</b>
<b>February</b>	167	149	<b>151</b>
<b>March</b>	198	231	
<b>April</b>	210	233	
<b>May</b>	230	233	
<b>June</b>	213	205	
<b>July</b>	198	222	
<b>August</b>	196	207	
<b>September</b>	187	173	
<b>October</b>	173	167	
<b>November</b>	148	162	
<b>December</b>	149	133	

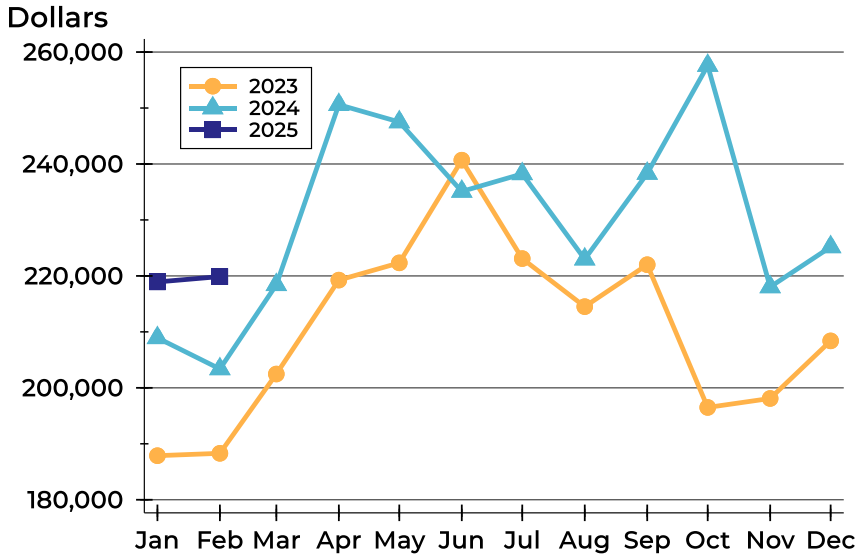
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	2.0%	36,633	35,000	19	0	72.8%	65.7%
\$50,000-\$99,999	23	15.2%	81,950	83,500	21	5	95.4%	100.0%
\$100,000-\$124,999	8	5.3%	117,575	119,900	34	32	98.0%	99.6%
\$125,000-\$149,999	17	11.3%	141,257	142,500	40	17	97.0%	100.0%
\$150,000-\$174,999	16	10.6%	160,569	157,500	20	4	98.9%	100.0%
\$175,000-\$199,999	13	8.6%	186,062	185,000	13	3	100.3%	100.0%
\$200,000-\$249,999	26	17.2%	222,306	222,450	30	5	99.2%	100.0%
\$250,000-\$299,999	16	10.6%	280,188	281,750	42	22	97.0%	100.0%
\$300,000-\$399,999	11	7.3%	348,850	344,950	46	18	99.2%	100.0%
\$400,000-\$499,999	12	7.9%	449,004	444,450	64	29	96.4%	99.0%
\$500,000-\$749,999	6	4.0%	564,909	577,777	29	4	97.3%	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



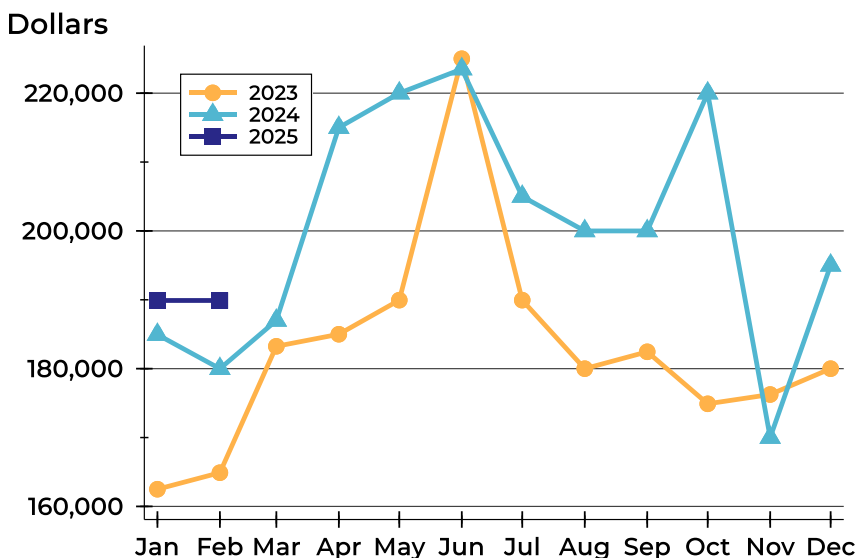
## Shawnee County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	187,876	208,932	<b>218,922</b>
February	188,300	203,377	<b>219,884</b>
March	202,470	218,412	
April	219,252	250,596	
May	222,332	247,508	
June	240,681	235,098	
July	223,098	238,234	
August	214,510	222,994	
September	222,004	238,306	
October	196,498	257,592	
November	198,100	218,032	
December	208,391	225,177	

### Median Price

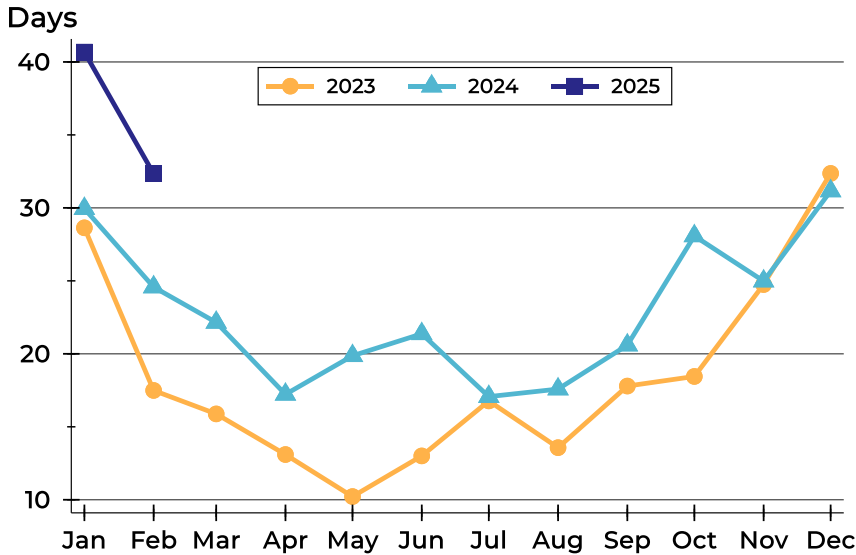


Month	2023	2024	2025
January	162,500	184,950	<b>189,900</b>
February	164,900	180,000	<b>189,900</b>
March	183,250	187,000	
April	185,000	215,000	
May	189,950	220,000	
June	225,000	223,500	
July	189,950	205,000	
August	180,000	200,000	
September	182,450	200,000	
October	174,900	220,000	
November	176,250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



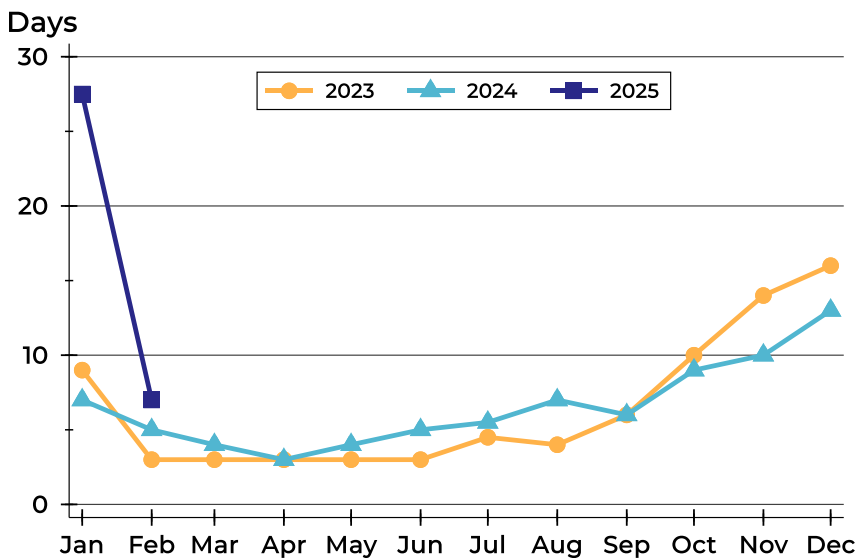
# Shawnee County Contracts Written Analysis

## Average DOM



Month	2023	2024	2025
January	29	30	<b>41</b>
February	17	25	<b>32</b>
March	16	22	
April	13	17	
May	10	20	
June	13	21	
July	17	17	
August	14	18	
September	18	21	
October	18	28	
November	25	25	
December	32	31	

## Median DOM



Month	2023	2024	2025
January	9	7	<b>28</b>
February	3	5	<b>7</b>
March	3	4	
April	3	3	
May	3	4	
June	3	5	
July	5	6	
August	4	7	
September	6	6	
October	10	9	
November	14	10	
December	16	13	



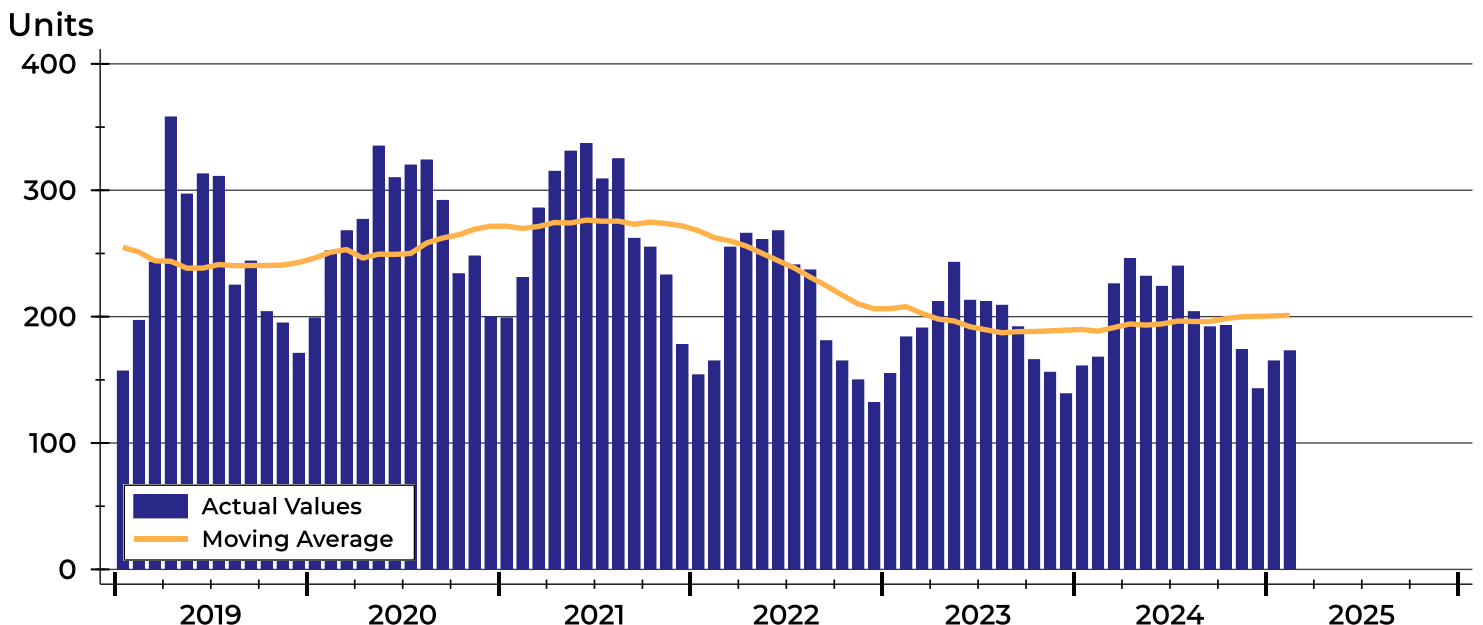
# Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		173	168	3.0%
Volume (1,000s)		39,852	37,233	7.0%
Average	List Price	230,357	221,623	3.9%
	Days on Market	35	30	16.7%
	Percent of Original	98.0%	98.2%	-0.2%
Median	List Price	204,900	192,450	6.5%
	Days on Market	9	7	28.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 173 listings in Shawnee County had contracts pending at the end of February, up from 168 contracts pending at the end of February 2024.

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

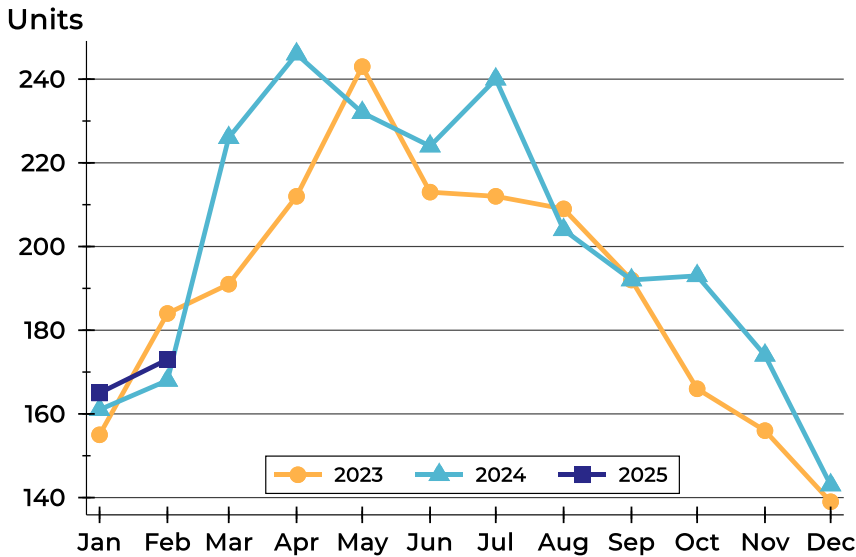
## History of Pending Contracts





## Shawnee County Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
<b>January</b>	155	161	<b>165</b>
<b>February</b>	184	168	<b>173</b>
<b>March</b>	191	226	
<b>April</b>	212	246	
<b>May</b>	243	232	
<b>June</b>	213	224	
<b>July</b>	212	240	
<b>August</b>	209	204	
<b>September</b>	192	192	
<b>October</b>	166	193	
<b>November</b>	156	174	
<b>December</b>	139	143	

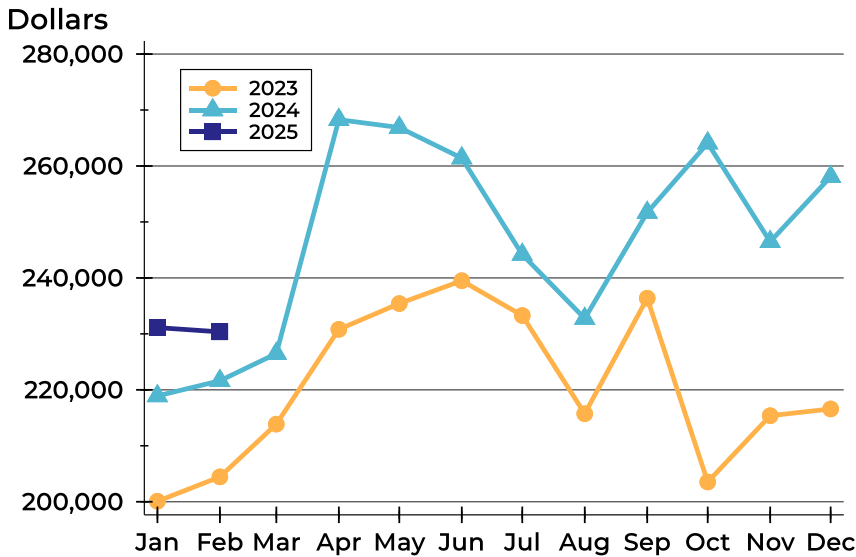
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.6%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	1	0.6%	38,000	38,000	2	2	100.0%	100.0%
\$50,000-\$99,999	21	12.1%	82,021	84,000	24	5	97.3%	100.0%
\$100,000-\$124,999	11	6.4%	117,227	119,900	34	6	97.1%	100.0%
\$125,000-\$149,999	17	9.8%	142,081	143,500	47	20	96.7%	100.0%
\$150,000-\$174,999	19	11.0%	160,479	155,000	19	3	99.3%	100.0%
\$175,000-\$199,999	14	8.1%	187,379	187,000	20	10	99.2%	100.0%
\$200,000-\$249,999	29	16.8%	223,578	224,900	32	6	99.0%	100.0%
\$250,000-\$299,999	21	12.1%	280,257	284,900	41	31	96.9%	100.0%
\$300,000-\$399,999	20	11.6%	356,121	352,450	55	24	98.3%	100.0%
\$400,000-\$499,999	13	7.5%	450,427	449,000	48	18	97.6%	100.0%
\$500,000-\$749,999	6	3.5%	558,409	565,389	30	5	97.3%	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



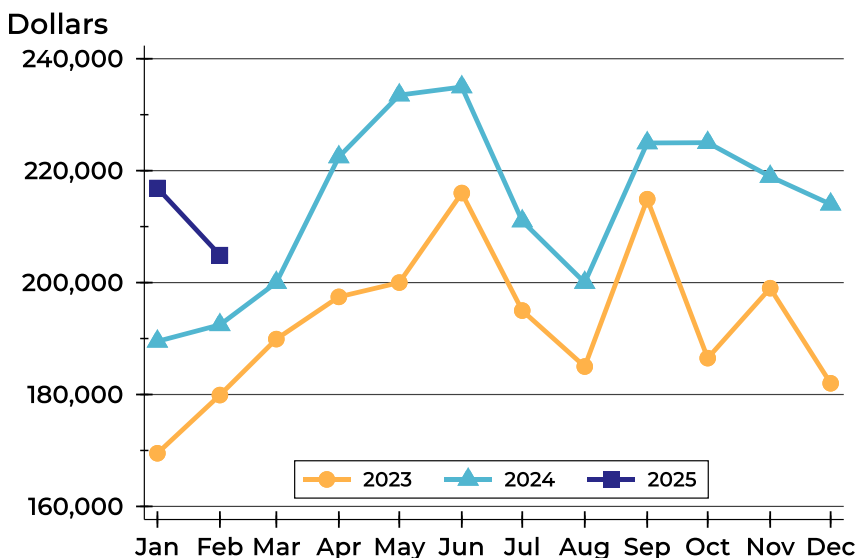
# Shawnee County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	200,095	218,913	<b>231,124</b>
February	204,451	221,623	<b>230,357</b>
March	213,872	226,481	
April	230,805	268,279	
May	235,423	266,871	
June	239,503	261,409	
July	233,283	244,180	
August	215,734	232,747	
September	236,375	251,683	
October	203,540	264,080	
November	215,383	246,477	
December	216,582	258,075	

## Median Price



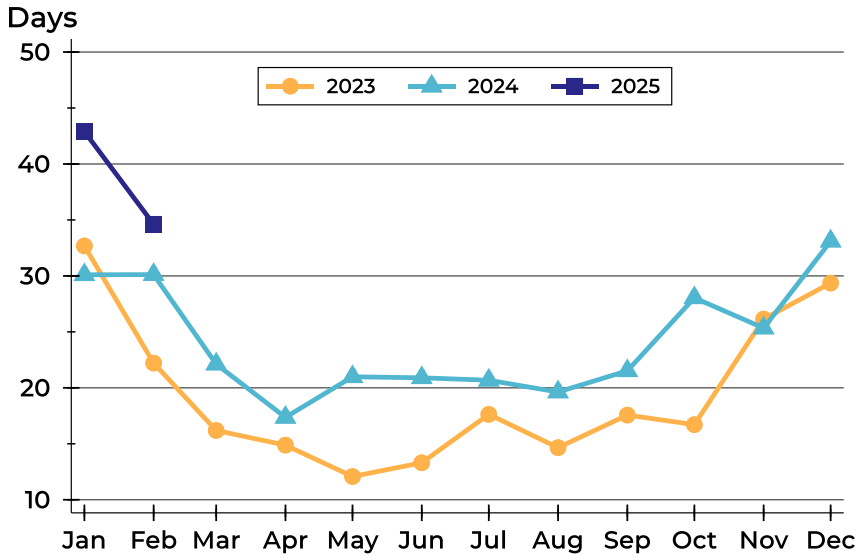
Month	2023	2024	2025
January	169,500	189,500	<b>216,900</b>
February	179,900	192,450	<b>204,900</b>
March	189,900	200,000	
April	197,450	222,450	
May	200,000	233,500	
June	216,000	234,950	
July	195,000	210,994	
August	185,000	200,000	
September	214,900	224,950	
October	186,500	225,000	
November	199,000	218,950	
December	182,000	214,000	





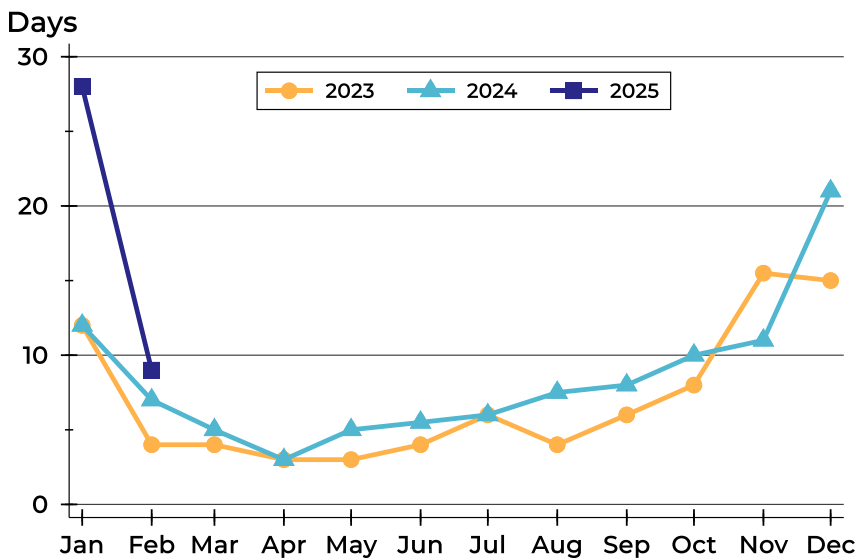
# Shawnee County Pending Contracts Analysis

## Average DOM



Month	2023	2024	2025
January	33	30	<b>43</b>
February	22	30	<b>35</b>
March	16	22	
April	15	17	
May	12	21	
June	13	21	
July	18	21	
August	15	20	
September	18	22	
October	17	28	
November	26	25	
December	29	33	

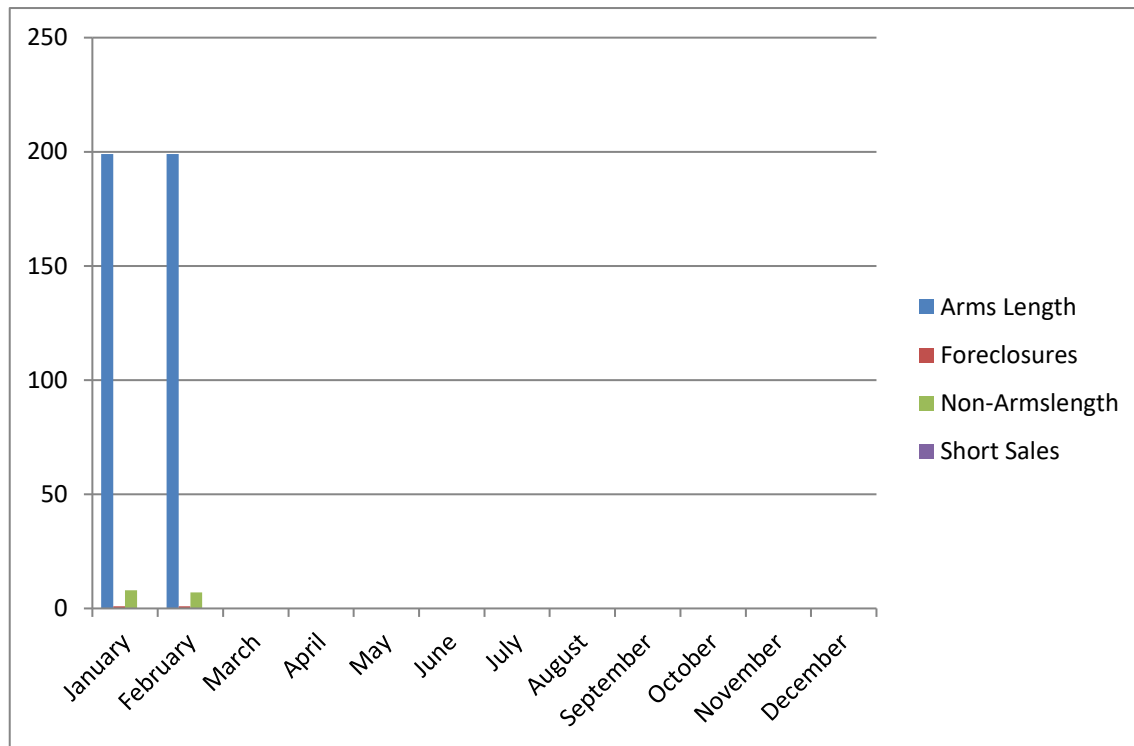
## Median DOM



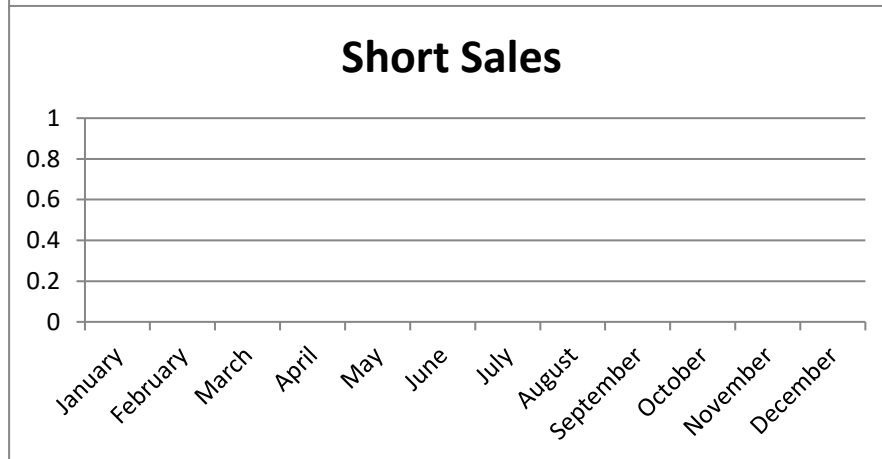
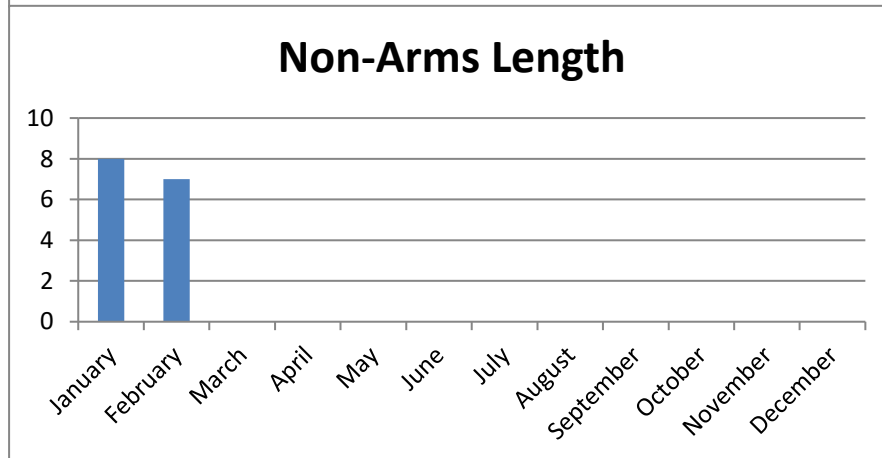
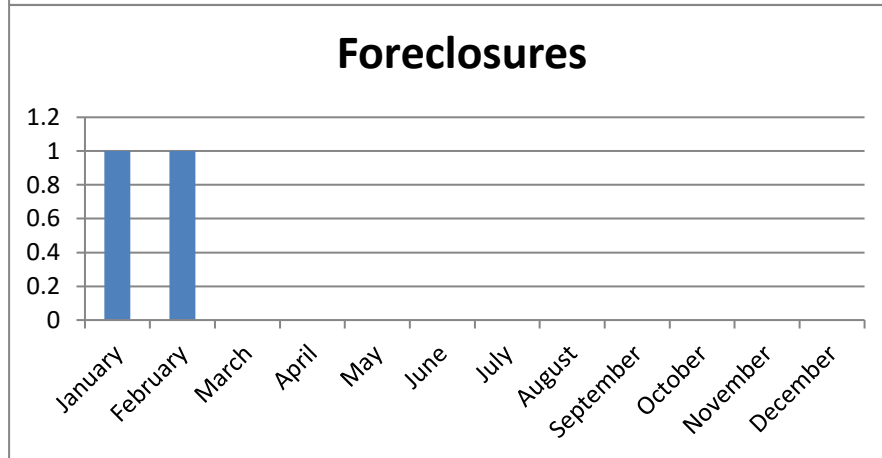
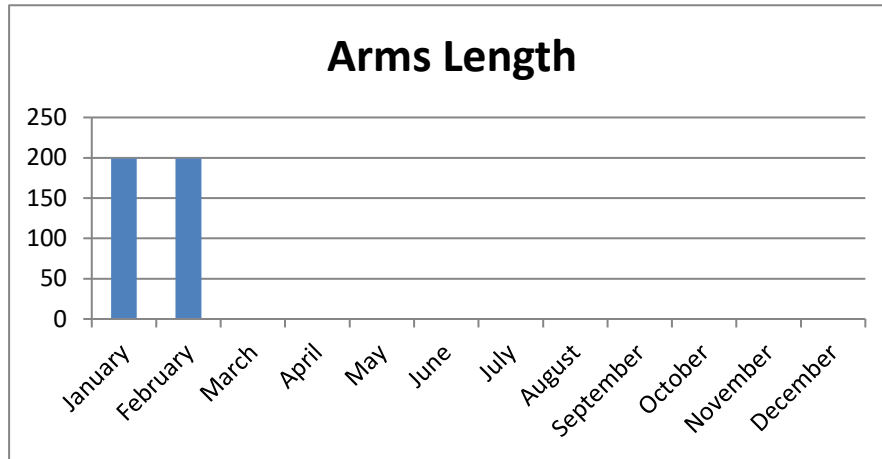
Month	2023	2024	2025
January	12	12	<b>28</b>
February	4	7	<b>9</b>
March	4	5	
April	3	3	
May	3	5	
June	4	6	
July	6	6	
August	4	8	
September	6	8	
October	8	10	
November	16	11	
December	15	21	

## Sunflower Multiple Listing Service February 2025 Distressed Sales Report

	Total Sales	Arms Length	Foreclosures	Non-Armslength	Short Sales	Distressed Sales	Distressed as % of Total Sales
January	208	199	1	8	0	1	0%
February	207	199	1	7	0	1	0%
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
<b>YTD Totals</b>	<b>415</b>	<b>398</b>	<b>2</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>0%</b>



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



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

February 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	3											42	5	14	18
\$30,000-\$39,999	4	1											5	11	12	9
\$40,000-\$49,999	3	4											7	11	17	8
\$50,000-\$59,999	6	6											12	5	15	18
\$60,000-\$69,999	3	4											7	11	18	18
\$70,000-\$79,999	8	9											17	11	12	18
\$80,000-\$89,999	5	9											14	11	14	26
\$90,000-\$99,999	2	2											4	14	26	14
\$100,000-\$119,999	10	9											19	20	28	40
\$120,000-\$139,999	15	14											29	24	34	59
\$140,000-\$159,999	18	10											28	39	29	40
\$160,000-\$179,999	13	8											21	35	33	35
\$180,000-\$199,999	12	13											25	29	32	29
\$200,000-\$249,999	26	23											49	61	47	43
\$250,000-\$299,999	21	44											65	49	45	45
\$300,000-\$399,999	34	28											62	39	39	39
\$400,000-\$499,999	15	14											29	14	16	12
\$500,000 or more	16	7											23	15	8	10
<b>TOTALS</b>	<b>250</b>	<b>208</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>458</b>	<b>404</b>	<b>439</b>	<b>481</b>



# Topeka MSA & Douglas County Housing Report



## Market Overview

### Topeka MSA & Douglas County Home Sales Fell in February

Total home sales in the Topeka MSA & Douglas County fell last month to 171 units, compared to 173 units in February 2024. Total sales volume was \$38.8 million, up from a year earlier.

The median sale price in February was \$215,000, up from \$179,900 a year earlier. Homes that sold in February were typically on the market for 28 days and sold for 98.9% of their list prices.

### Topeka MSA & Douglas County Active Listings Up at End of February

The total number of active listings in the Topeka MSA & Douglas County at the end of February was 231 units, up from 219 at the same point in 2024. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$230,000.

During February, a total of 186 contracts were written down from 194 in February 2024. At the end of the month, there were 215 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

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>171</b>	<b>173</b>	<b>180</b>	<b>357</b>	<b>346</b>	<b>351</b>
Change from prior year		-1.2%	-3.9%	0.6%	3.2%	-1.4%	-13.1%
<b>Active Listings</b>		<b>231</b>	<b>219</b>	<b>167</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		5.5%	31.1%	56.1%			
<b>Months' Supply</b>		<b>0.9</b>	<b>0.9</b>	<b>0.6</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	50.0%	50.0%			
<b>New Listings</b>		<b>203</b>	<b>222</b>	<b>217</b>	<b>354</b>	<b>414</b>	<b>401</b>
Change from prior year		-8.6%	2.3%	8.5%	-14.5%	3.2%	1.8%
<b>Contracts Written</b>		<b>186</b>	<b>194</b>	<b>203</b>	<b>372</b>	<b>392</b>	<b>404</b>
Change from prior year		-4.1%	-4.4%	-0.5%	-5.1%	-3.0%	-1.5%
<b>Pending Contracts</b>		<b>215</b>	<b>215</b>	<b>220</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	-2.3%	0.9%			
<b>Sales Volume (1,000s)</b>		<b>38,819</b>	<b>35,765</b>	<b>36,081</b>	<b>86,062</b>	<b>71,355</b>	<b>66,507</b>
Change from prior year		8.5%	-0.9%	13.6%	20.6%	7.3%	-8.8%
<b>Average</b>	<b>Sale Price</b>	<b>227,010</b>	<b>206,735</b>	<b>200,452</b>	<b>241,071</b>	<b>206,228</b>	<b>189,480</b>
	Change from prior year	9.8%	3.1%	12.9%	16.9%	8.8%	5.0%
	<b>List Price of Actives</b>	<b>270,382</b>	<b>298,129</b>	<b>352,143</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-9.3%	-15.3%	20.3%			
	<b>Days on Market</b>	<b>44</b>	<b>30</b>	<b>29</b>	<b>39</b>	<b>31</b>	<b>26</b>
Change from prior year	46.7%	3.4%	38.1%	25.8%	19.2%	18.2%	
<b>Percent of List</b>	<b>97.4%</b>	<b>98.1%</b>	<b>98.5%</b>	<b>97.4%</b>	<b>98.1%</b>	<b>97.8%</b>	
Change from prior year	-0.7%	-0.4%	-1.8%	-0.7%	0.3%	-1.6%	
<b>Percent of Original</b>	<b>94.3%</b>	<b>96.0%</b>	<b>96.2%</b>	<b>94.7%</b>	<b>95.9%</b>	<b>95.6%</b>	
Change from prior year	-1.8%	-0.2%	-2.6%	-1.3%	0.3%	-2.2%	
<b>Median</b>	<b>Sale Price</b>	<b>215,000</b>	<b>179,900</b>	<b>167,250</b>	<b>215,000</b>	<b>185,000</b>	<b>164,500</b>
	Change from prior year	19.5%	7.6%	11.6%	16.2%	12.5%	7.2%
	<b>List Price of Actives</b>	<b>230,000</b>	<b>239,900</b>	<b>257,500</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-4.1%	-6.8%	9.6%			
	<b>Days on Market</b>	<b>28</b>	<b>12</b>	<b>11</b>	<b>21</b>	<b>15</b>	<b>10</b>
Change from prior year	133.3%	9.1%	120.0%	40.0%	50.0%	100.0%	
<b>Percent of List</b>	<b>98.9%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.8%</b>	<b>100.0%</b>	<b>100.0%</b>	
Change from prior year	-1.1%	0.0%	0.0%	-1.2%	0.0%	0.0%	
<b>Percent of Original</b>	<b>96.6%</b>	<b>98.4%</b>	<b>97.8%</b>	<b>96.6%</b>	<b>97.7%</b>	<b>97.3%</b>	
Change from prior year	-1.8%	0.6%	-2.2%	-1.1%	0.4%	-2.7%	

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



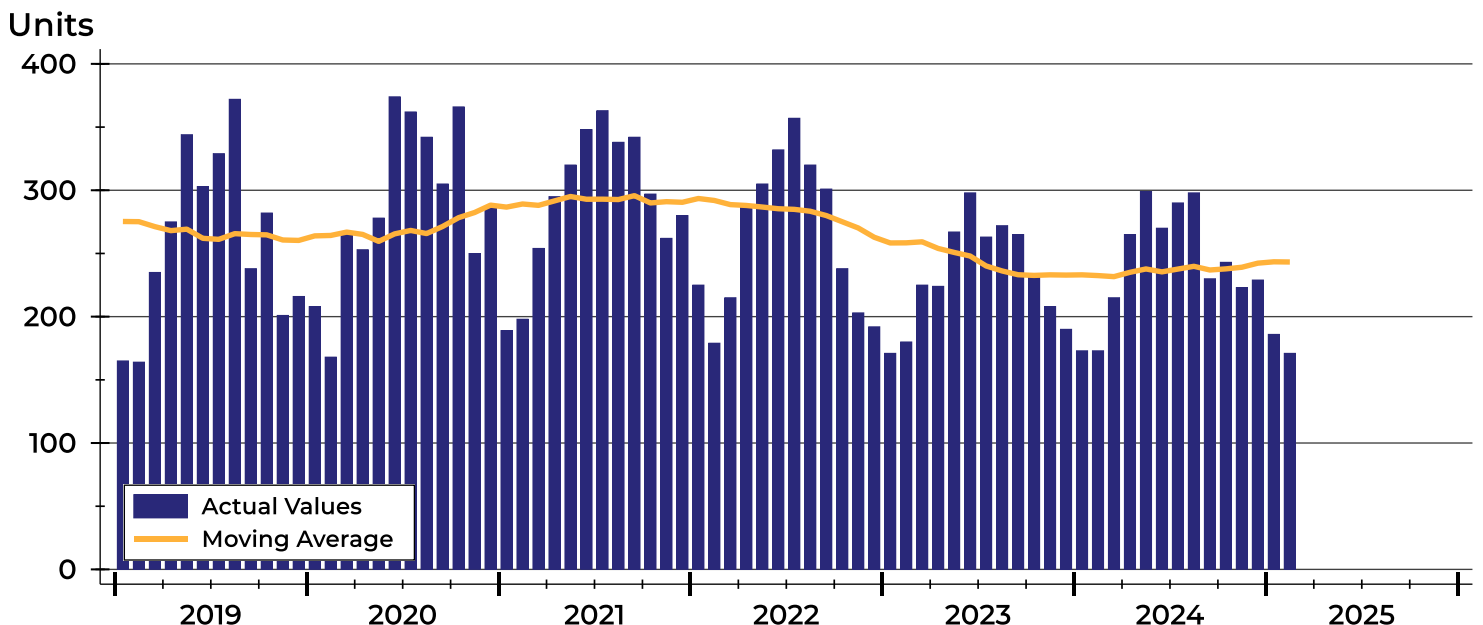
## Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		February 2024			Year-to-Date 2024		
		2025	2024	Change	2025	2024	Change
Closed Listings		171	173	-1.2%	357	346	3.2%
Volume (1,000s)		38,819	35,765	8.5%	86,062	71,355	20.6%
Months' Supply		0.9	0.9	0.0%	N/A	N/A	N/A
Average	Sale Price	227,010	206,735	9.8%	241,071	206,228	16.9%
	Days on Market	44	30	46.7%	39	31	25.8%
	Percent of List	97.4%	98.1%	-0.7%	97.4%	98.1%	-0.7%
	Percent of Original	94.3%	96.0%	-1.8%	94.7%	95.9%	-1.3%
Median	Sale Price	215,000	179,900	19.5%	215,000	185,000	16.2%
	Days on Market	28	12	133.3%	21	15	40.0%
	Percent of List	98.9%	100.0%	-1.1%	98.8%	100.0%	-1.2%
	Percent of Original	96.6%	98.4%	-1.8%	96.6%	97.7%	-1.1%

A total of 171 homes sold in the Topeka MSA & Douglas County in February, down from 173 units in February 2024. Total sales volume rose to \$38.8 million compared to \$35.8 million in the previous year.

The median sales price in February was \$215,000, up 19.5% compared to the prior year. Median days on market was 28 days, up from 16 days in January, and up from 12 in February 2024.

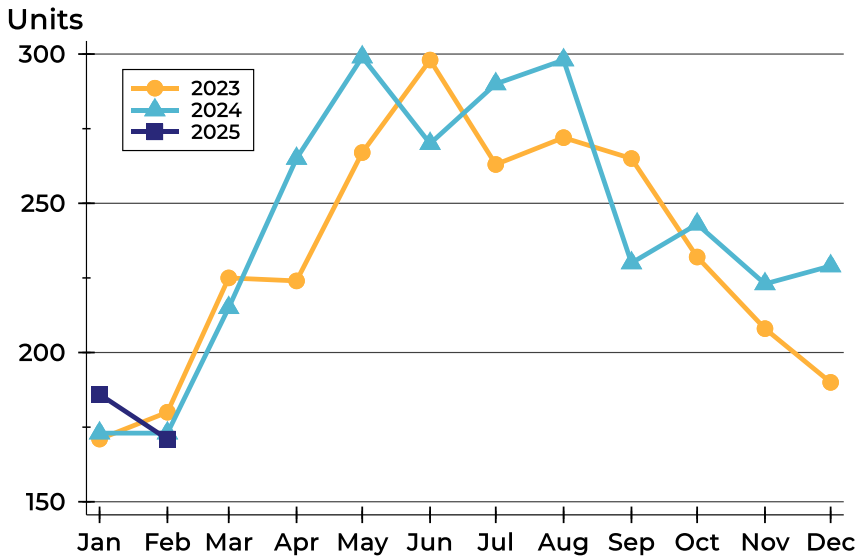
### History of Closed Listings





## Topeka MSA & Douglas County Closed Listings Analysis

### Closed Listings by Month



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

### Closed Listings by Price Range

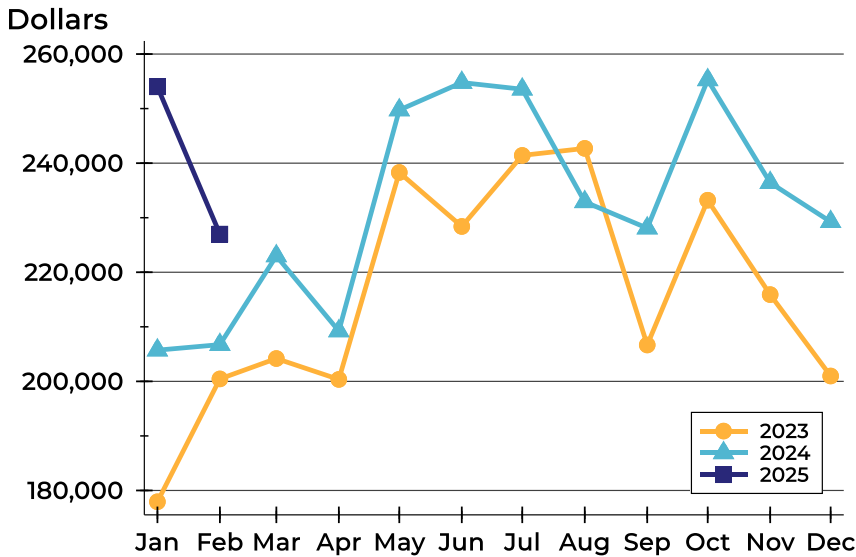
Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	0.0	19,000	19,000	1	1	98.1%	98.1%	98.1%	98.1%
\$25,000-\$49,999	4	2.3%	0.4	39,000	40,500	38	43	86.2%	91.6%	72.3%	68.3%
\$50,000-\$99,999	28	16.4%	0.9	73,479	77,500	41	37	91.8%	91.8%	87.5%	86.7%
\$100,000-\$124,999	8	4.7%	1.3	109,494	107,500	57	20	98.7%	99.1%	93.0%	93.6%
\$125,000-\$149,999	15	8.8%	1.2	134,140	131,000	41	27	100.2%	100.0%	97.5%	100.0%
\$150,000-\$174,999	8	4.7%	0.7	159,919	159,450	13	17	98.5%	99.3%	97.8%	98.3%
\$175,000-\$199,999	16	9.4%	0.7	186,010	186,250	29	19	97.8%	99.8%	95.6%	99.2%
\$200,000-\$249,999	15	8.8%	0.7	226,787	232,000	76	70	99.0%	100.0%	95.2%	96.0%
\$250,000-\$299,999	34	19.9%	0.9	272,072	268,450	37	19	99.0%	100.0%	97.7%	98.2%
\$300,000-\$399,999	21	12.3%	1.1	333,657	339,900	39	32	98.7%	99.0%	96.1%	96.3%
\$400,000-\$499,999	13	7.6%	1.2	440,775	435,000	81	76	99.2%	98.5%	94.6%	96.4%
\$500,000-\$749,999	7	4.1%	1.6	576,386	571,800	46	7	98.6%	100.0%	97.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





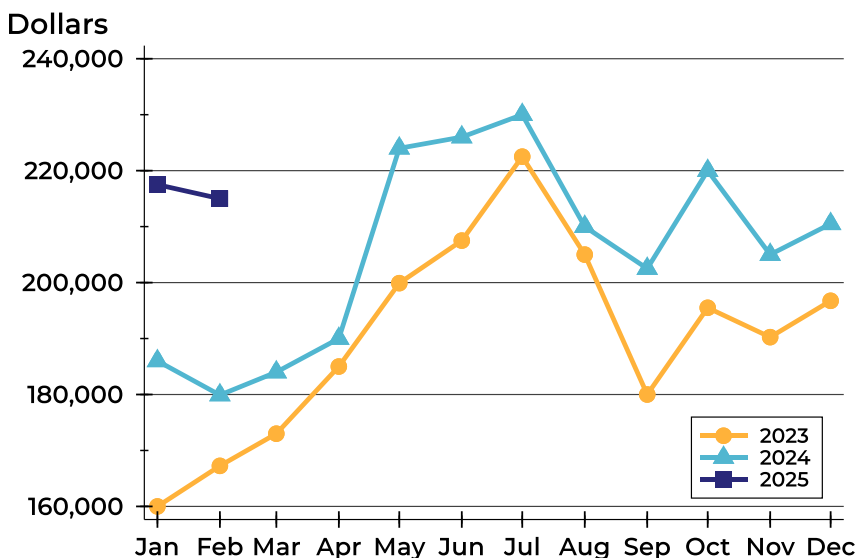
# Topeka MSA & Douglas County Closed Listings Analysis

## Average Price



Month	2023	2024	2025
January	177,930	205,720	<b>253,997</b>
February	200,452	206,735	<b>227,010</b>
March	204,189	222,990	
April	200,361	209,235	
May	238,294	249,741	
June	228,399	254,778	
July	241,421	253,549	
August	242,709	232,909	
September	206,671	228,092	
October	233,209	255,266	
November	215,906	236,424	
December	200,985	229,262	

## Median Price

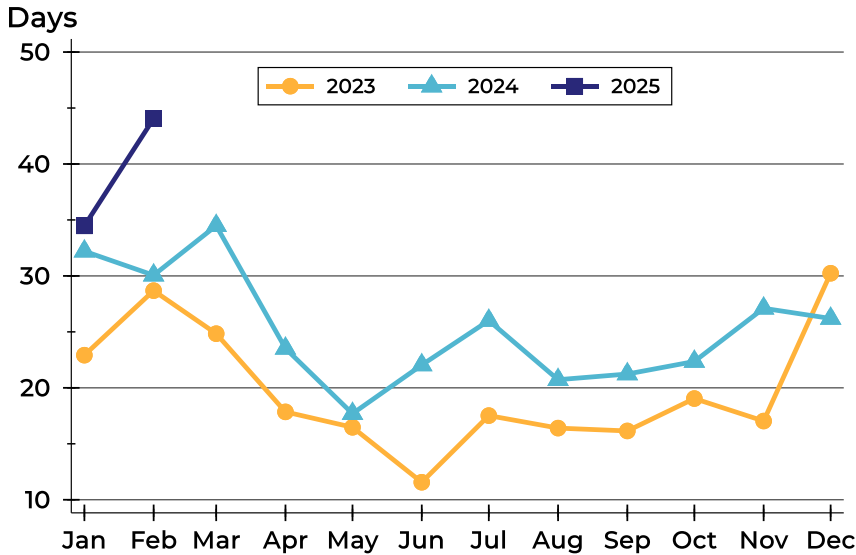


Month	2023	2024	2025
January	160,000	186,000	<b>217,500</b>
February	167,250	179,900	<b>215,000</b>
March	173,000	184,000	
April	185,000	190,000	
May	199,900	224,000	
June	207,500	226,000	
July	222,500	230,000	
August	205,000	210,000	
September	180,000	202,500	
October	195,500	220,000	
November	190,250	205,000	
December	196,750	210,500	



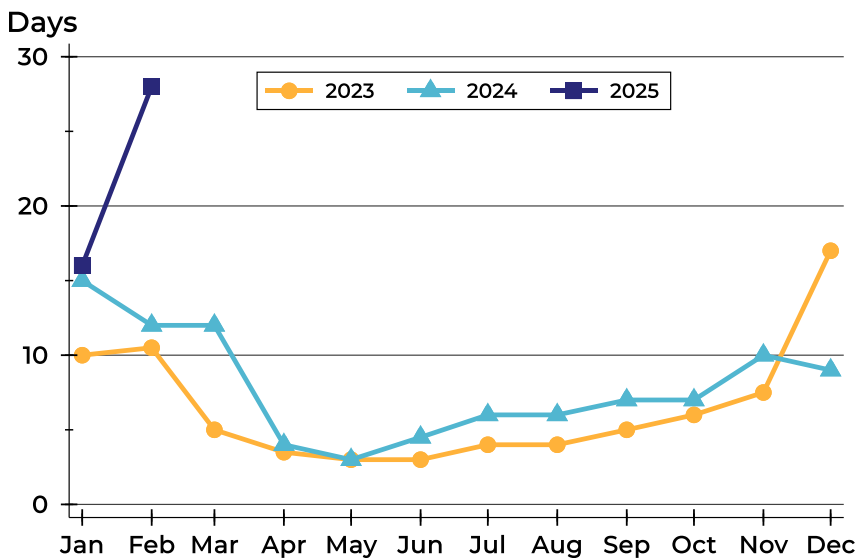
## Topeka MSA & Douglas County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	23	32	<b>34</b>
February	29	30	<b>44</b>
March	25	34	
April	18	24	
May	16	18	
June	12	22	
July	18	26	
August	16	21	
September	16	21	
October	19	22	
November	17	27	
December	30	26	

### Median DOM



Month	2023	2024	2025
January	10	15	<b>16</b>
February	11	12	<b>28</b>
March	5	12	
April	4	4	
May	3	3	
June	3	5	
July	4	6	
August	4	6	
September	5	7	
October	6	7	
November	8	10	
December	17	9	



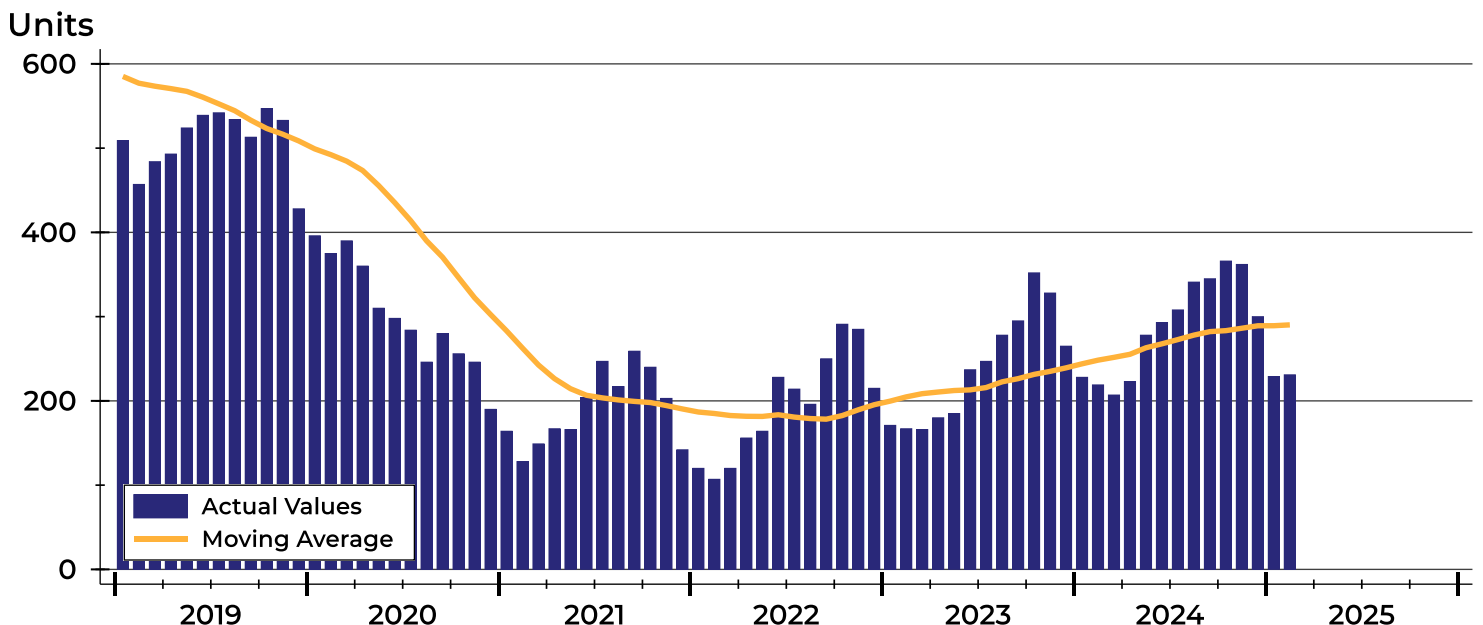
# Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		231	219	5.5%
Volume (1,000s)		62,458	65,290	-4.3%
Months' Supply		0.9	0.9	0.0%
Average	List Price	270,382	298,129	-9.3%
	Days on Market	62	71	-12.7%
	Percent of Original	97.2%	96.7%	0.5%
Median	List Price	230,000	239,900	-4.1%
	Days on Market	29	39	-25.6%
	Percent of Original	100.0%	100.0%	0.0%

A total of 231 homes were available for sale in the Topeka MSA & Douglas County 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 \$230,000, down 4.1% from 2024. The typical time on market for active listings was 29 days, down from 39 days a year earlier.

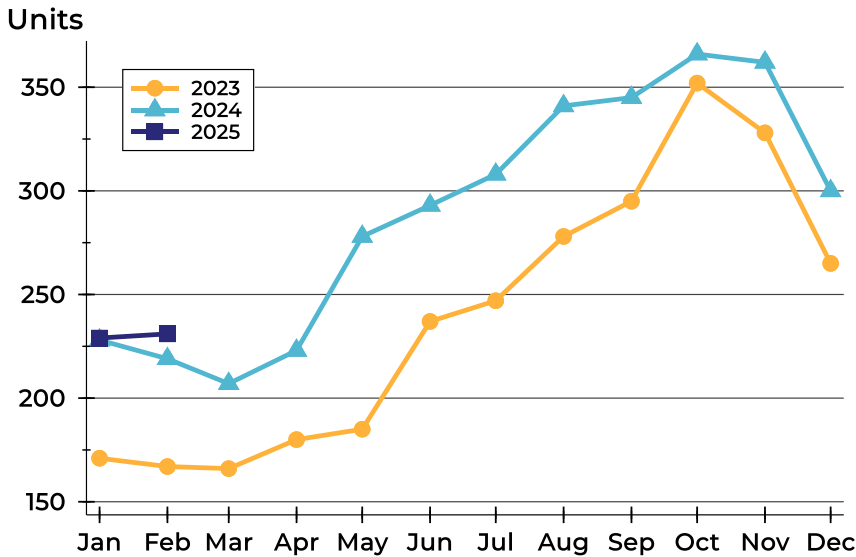
## History of Active Listings





## Topeka MSA & Douglas County Active Listings Analysis

### Active Listings by Month



Month	2023	2024	2025
<b>January</b>	171	228	<b>229</b>
<b>February</b>	167	219	<b>231</b>
<b>March</b>	166	207	
<b>April</b>	180	223	
<b>May</b>	185	278	
<b>June</b>	237	293	
<b>July</b>	247	308	
<b>August</b>	278	341	
<b>September</b>	295	345	
<b>October</b>	352	366	
<b>November</b>	328	362	
<b>December</b>	265	300	

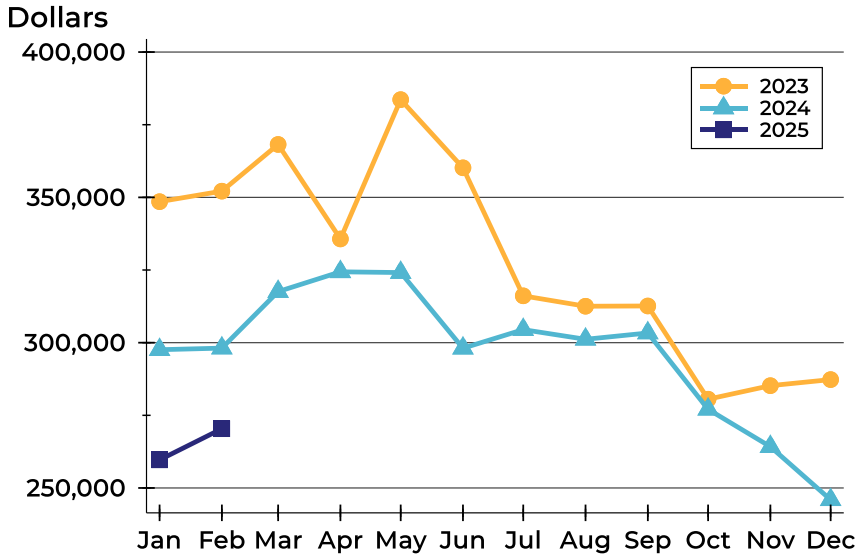
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.3%	0.4	36,000	35,000	78	99	89.4%	90.5%
\$50,000-\$99,999	26	11.3%	0.9	78,362	79,250	53	28	97.0%	100.0%
\$100,000-\$124,999	17	7.4%	1.3	113,732	115,000	55	38	94.5%	100.0%
\$125,000-\$149,999	24	10.4%	1.2	138,950	138,500	75	63	97.7%	100.0%
\$150,000-\$174,999	15	6.5%	0.7	164,893	164,900	38	19	98.9%	100.0%
\$175,000-\$199,999	15	6.5%	0.7	188,312	189,777	88	83	91.4%	97.5%
\$200,000-\$249,999	26	11.3%	0.7	226,307	228,750	75	25	96.7%	100.0%
\$250,000-\$299,999	27	11.7%	0.9	271,648	265,000	57	25	97.7%	100.0%
\$300,000-\$399,999	36	15.6%	1.1	343,948	342,450	50	25	98.9%	100.0%
\$400,000-\$499,999	19	8.2%	1.2	446,116	437,500	67	36	97.6%	100.0%
\$500,000-\$749,999	17	7.4%	1.6	579,159	559,000	75	46	99.1%	100.0%
\$750,000-\$999,999	3	1.3%	N/A	783,333	775,000	12	2	100.0%	100.0%
\$1,000,000 and up	3	1.3%	N/A	1,158,039	1,150,000	27	23	100.0%	100.0%



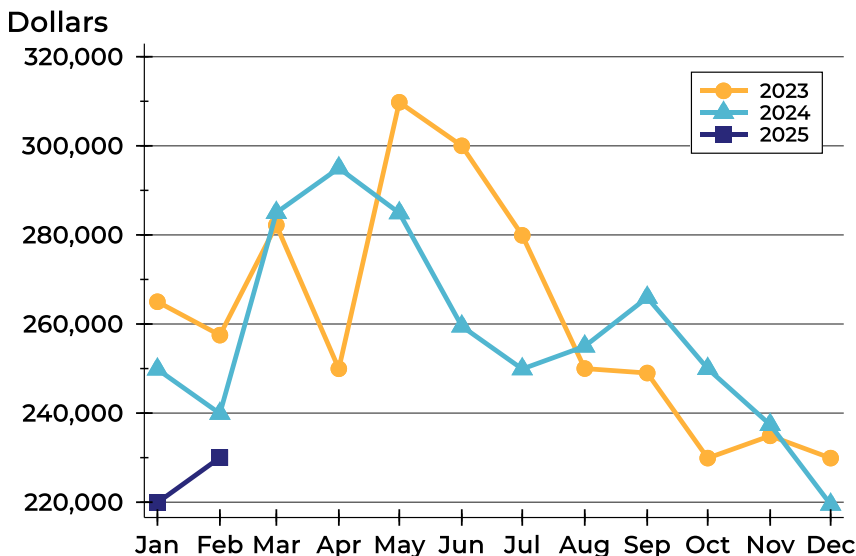
## Topeka MSA & Douglas County Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	348,519	297,579	<b>259,673</b>
<b>February</b>	352,143	298,129	<b>270,382</b>
<b>March</b>	368,210	317,576	
<b>April</b>	335,695	324,383	
<b>May</b>	383,634	324,123	
<b>June</b>	360,176	298,095	
<b>July</b>	316,123	304,495	
<b>August</b>	312,541	301,165	
<b>September</b>	312,626	303,338	
<b>October</b>	280,559	277,087	
<b>November</b>	285,207	264,223	
<b>December</b>	287,298	245,947	

### Median Price

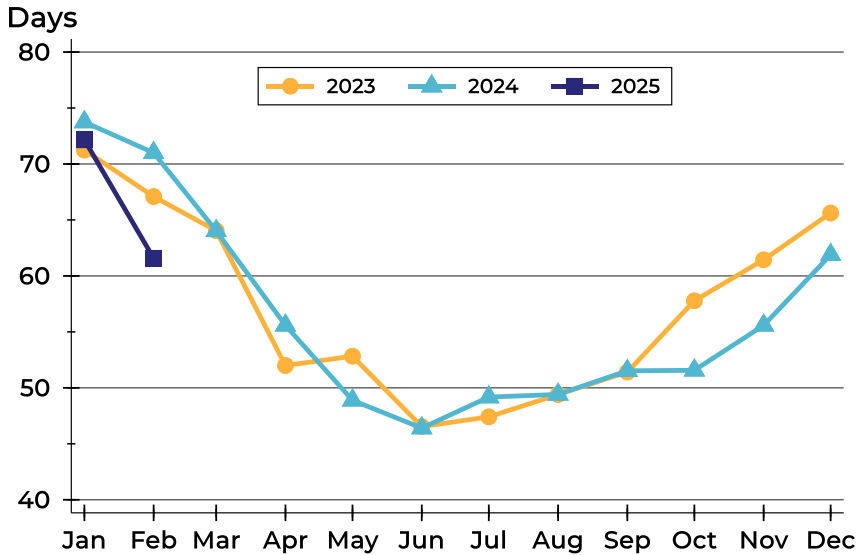


Month	2023	2024	2025
<b>January</b>	265,000	249,839	<b>219,900</b>
<b>February</b>	257,500	239,900	<b>230,000</b>
<b>March</b>	282,200	285,000	
<b>April</b>	249,950	295,000	
<b>May</b>	309,777	284,925	
<b>June</b>	300,000	259,500	
<b>July</b>	279,900	249,900	
<b>August</b>	250,000	255,000	
<b>September</b>	249,000	265,950	
<b>October</b>	229,900	249,975	
<b>November</b>	234,900	237,400	
<b>December</b>	229,900	219,500	



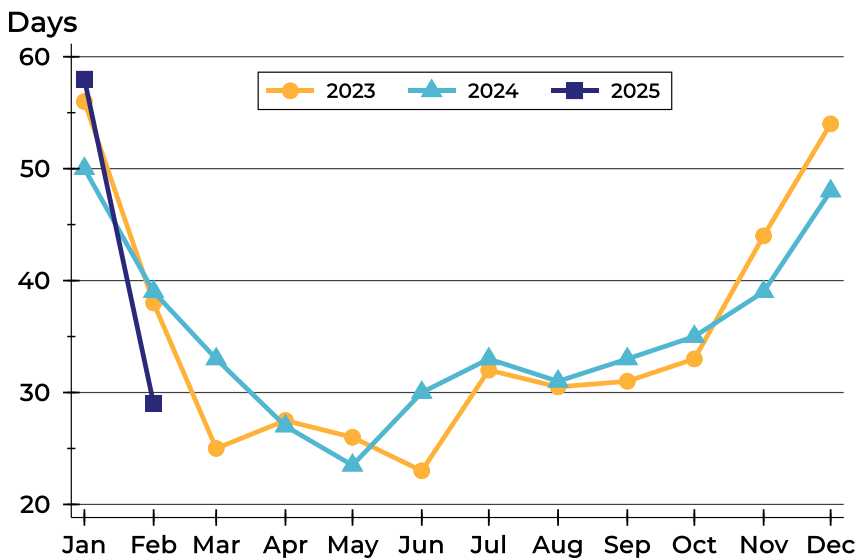
# Topeka MSA & Douglas County Active Listings Analysis

## Average DOM



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

## Median DOM

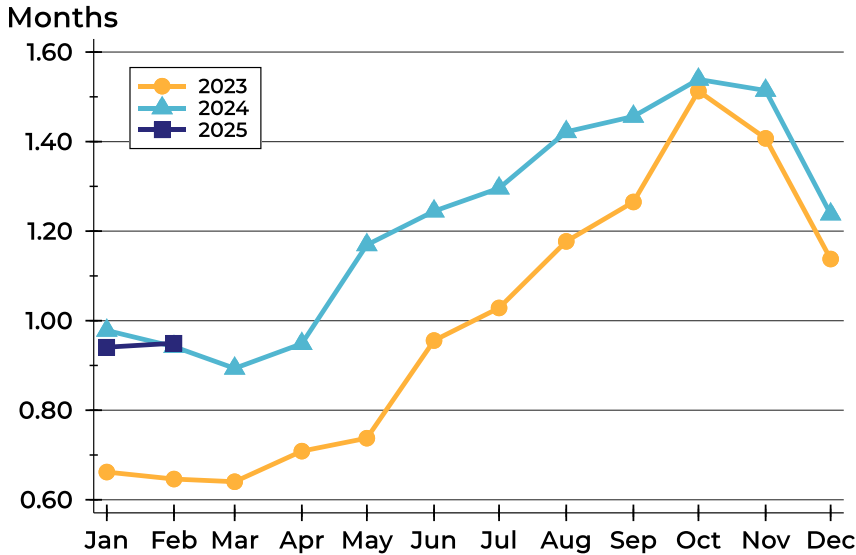


Month	2023	2024	2025
January	56	50	<b>58</b>
February	38	39	<b>29</b>
March	25	33	
April	28	27	
May	26	24	
June	23	30	
July	32	33	
August	31	31	
September	31	33	
October	33	35	
November	44	39	
December	54	48	



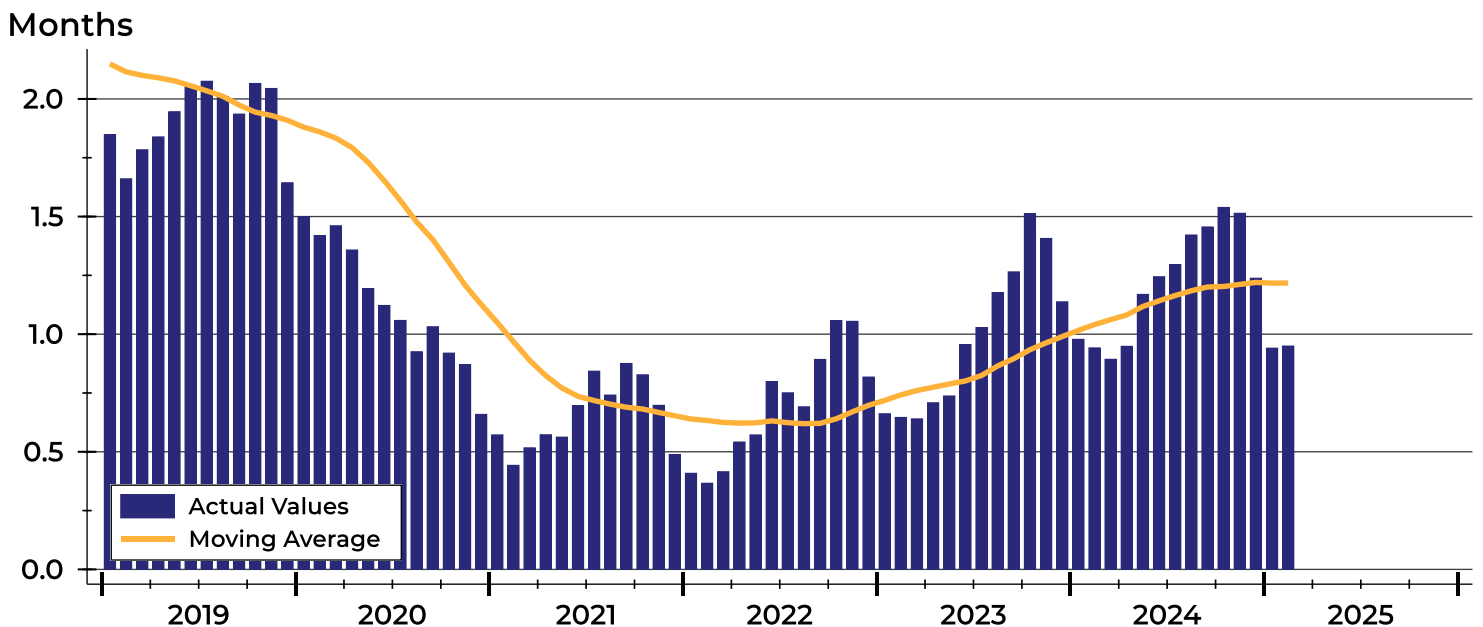
# Topeka MSA & Douglas County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.7	1.0	<b>0.9</b>
February	0.6	0.9	<b>0.9</b>
March	0.6	0.9	
April	0.7	0.9	
May	0.7	1.2	
June	1.0	1.2	
July	1.0	1.3	
August	1.2	1.4	
September	1.3	1.5	
October	1.5	1.5	
November	1.4	1.5	
December	1.1	1.2	

## History of Month's Supply





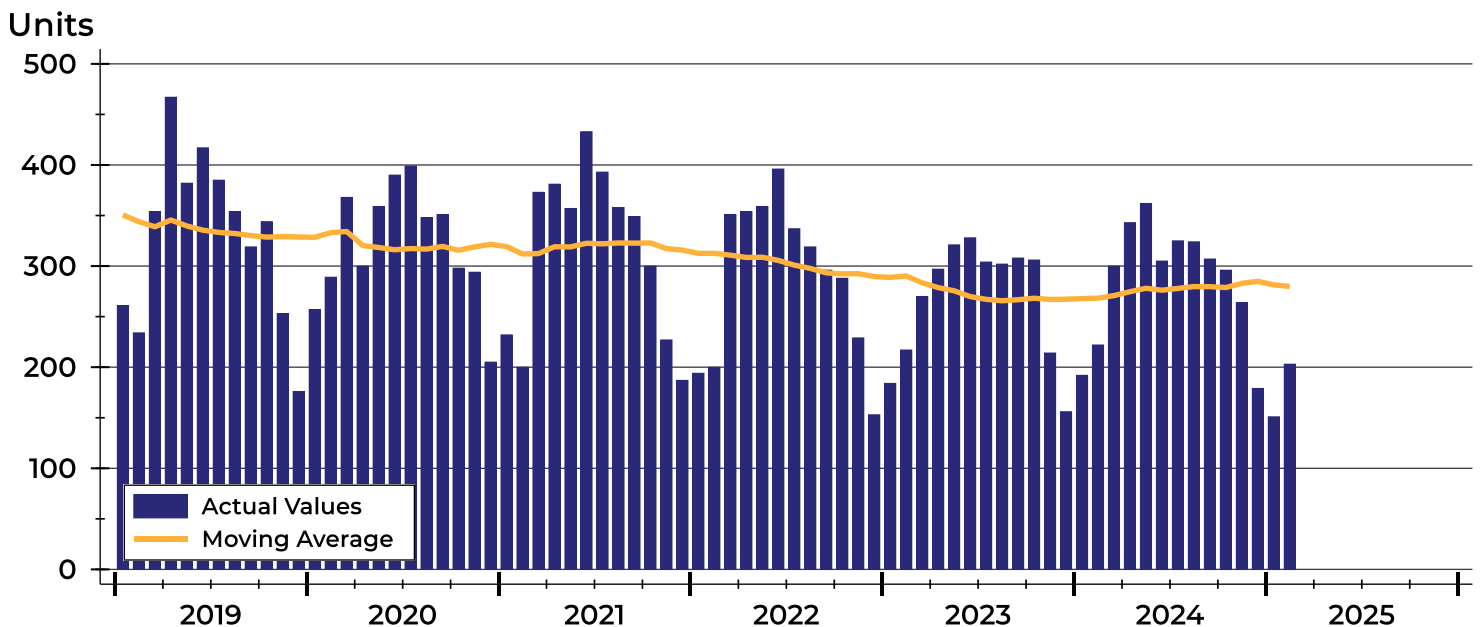
# Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	<b>203</b>	222	-8.6%
	Volume (1,000s)	<b>50,564</b>	50,816	-0.5%
	Average List Price	<b>249,085</b>	228,902	8.8%
	Median List Price	<b>210,000</b>	192,450	9.1%
Year-to-Date	New Listings	<b>354</b>	414	-14.5%
	Volume (1,000s)	<b>88,207</b>	90,588	-2.6%
	Average List Price	<b>249,173</b>	218,812	13.9%
	Median List Price	<b>207,500</b>	189,950	9.2%

A total of 203 new listings were added in the Topeka MSA & Douglas County during February, down 8.6% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 354 new listings.

The median list price of these homes was \$210,000 up from \$192,450 in 2024.

## History of New Listings

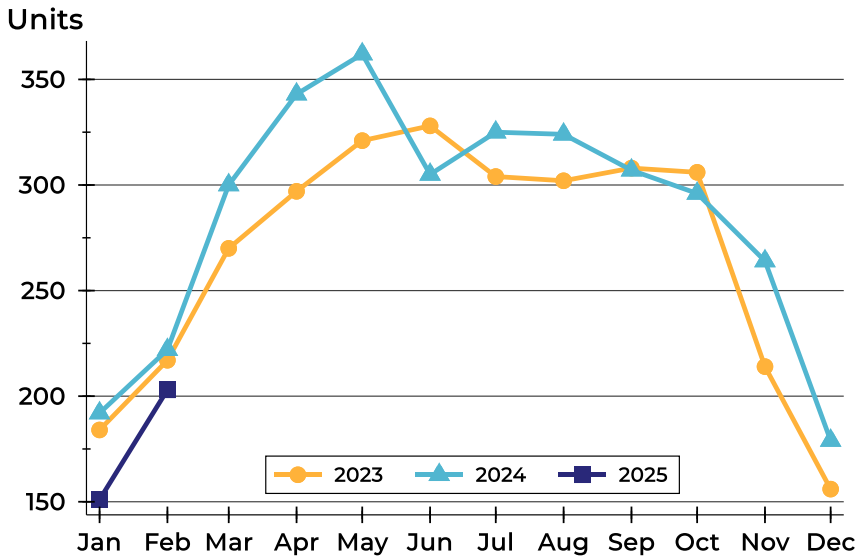






## Topeka MSA & Douglas County New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	184	192	<b>151</b>
February	217	222	<b>203</b>
March	270	300	
April	297	343	
May	321	362	
June	328	305	
July	304	325	
August	302	324	
September	308	307	
October	306	296	
November	214	264	
December	156	179	

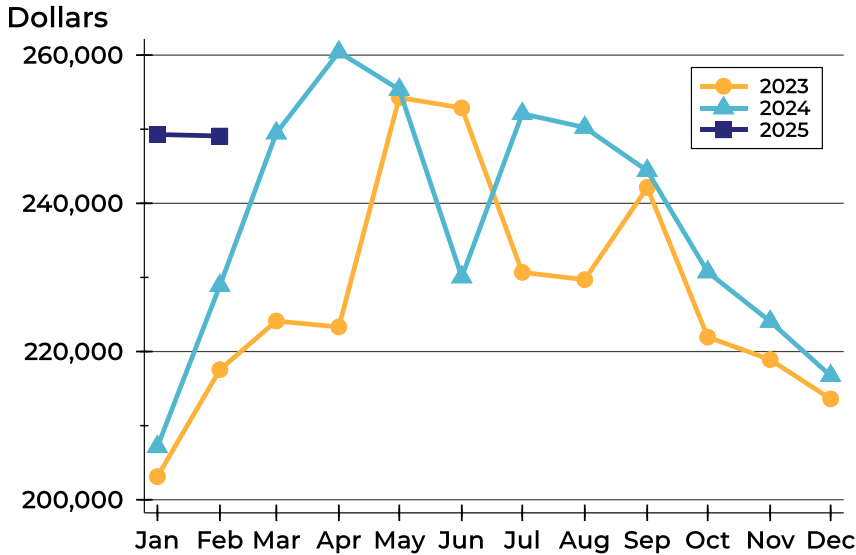
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.5%	33,333	35,000	7	0	88.6%	100.0%
\$50,000-\$99,999	28	13.8%	80,764	79,900	10	7	99.3%	100.0%
\$100,000-\$124,999	10	4.9%	113,645	109,975	10	9	100.0%	100.0%
\$125,000-\$149,999	21	10.3%	138,600	139,000	8	6	99.3%	100.0%
\$150,000-\$174,999	16	7.9%	162,600	163,700	9	5	99.6%	100.0%
\$175,000-\$199,999	19	9.4%	184,400	182,900	8	6	99.8%	100.0%
\$200,000-\$249,999	33	16.3%	227,077	225,000	10	6	99.6%	100.0%
\$250,000-\$299,999	16	7.9%	271,584	269,950	12	9	99.2%	100.0%
\$300,000-\$399,999	28	13.8%	341,171	339,900	12	9	99.3%	100.0%
\$400,000-\$499,999	12	5.9%	445,762	436,250	16	11	99.8%	100.0%
\$500,000-\$749,999	13	6.4%	572,360	575,000	13	5	99.7%	100.0%
\$750,000-\$999,999	2	1.0%	795,000	795,000	8	8	100.0%	100.0%
\$1,000,000 and up	2	1.0%	1,139,559	1,139,559	24	24	100.0%	100.0%



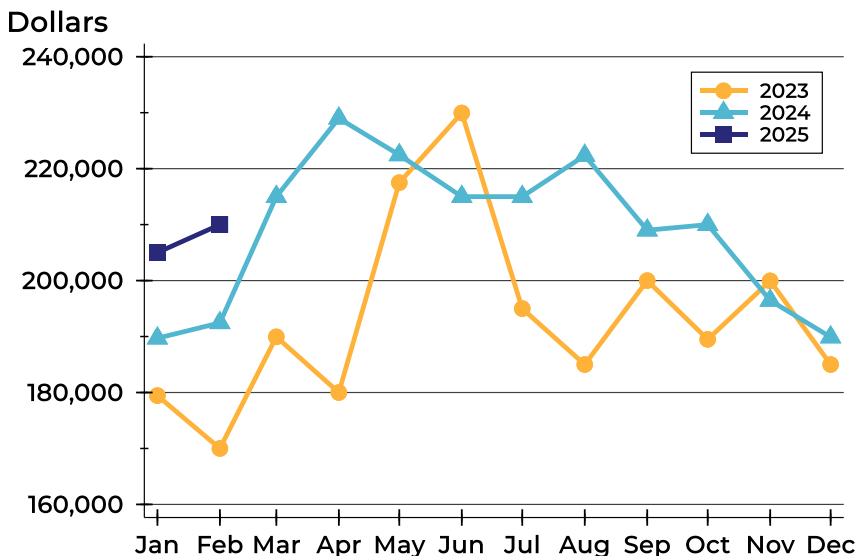
# Topeka MSA & Douglas County New Listings Analysis

## Average Price



Month	2023	2024	2025
January	203,115	207,144	<b>249,292</b>
February	217,557	228,902	<b>249,085</b>
March	224,120	249,476	
April	223,315	260,413	
May	254,269	255,358	
June	252,875	230,055	
July	230,689	252,090	
August	229,697	250,235	
September	242,146	244,401	
October	221,952	230,731	
November	218,916	224,056	
December	213,607	216,739	

## Median Price



Month	2023	2024	2025
January	179,450	189,700	<b>205,000</b>
February	170,000	192,450	<b>210,000</b>
March	189,950	215,000	
April	180,000	229,000	
May	217,500	222,450	
June	229,950	215,000	
July	195,000	215,000	
August	185,000	222,350	
September	200,000	209,000	
October	189,500	210,000	
November	199,950	196,450	
December	185,000	189,900	



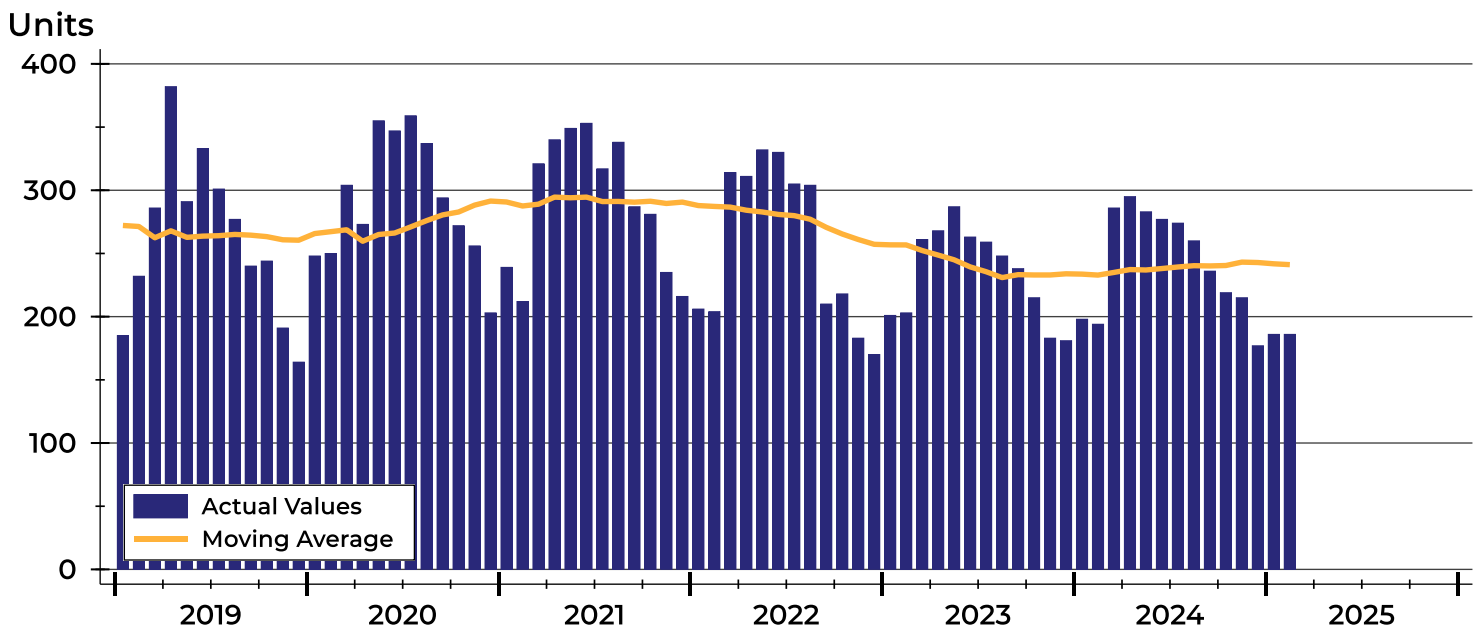
# Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		186	194	-4.1%	372	392	-5.1%
Volume (1,000s)		42,139	43,896	-4.0%	84,477	84,466	0.0%
Average	Sale Price	226,554	226,269	0.1%	227,088	215,474	5.4%
	Days on Market	37	30	23.3%	39	32	21.9%
	Percent of Original	97.5%	97.1%	0.4%	96.2%	96.3%	-0.1%
Median	Sale Price	199,900	194,950	2.5%	200,000	188,000	6.4%
	Days on Market	9	7	28.6%	18	8	125.0%
	Percent of Original	100.0%	98.7%	1.3%	100.0%	98.7%	1.3%

A total of 186 contracts for sale were written in the Topeka MSA & Douglas County during the month of February, down from 194 in 2024. The median list price of these homes was \$199,900, up from \$194,950 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 7 days in February 2024.

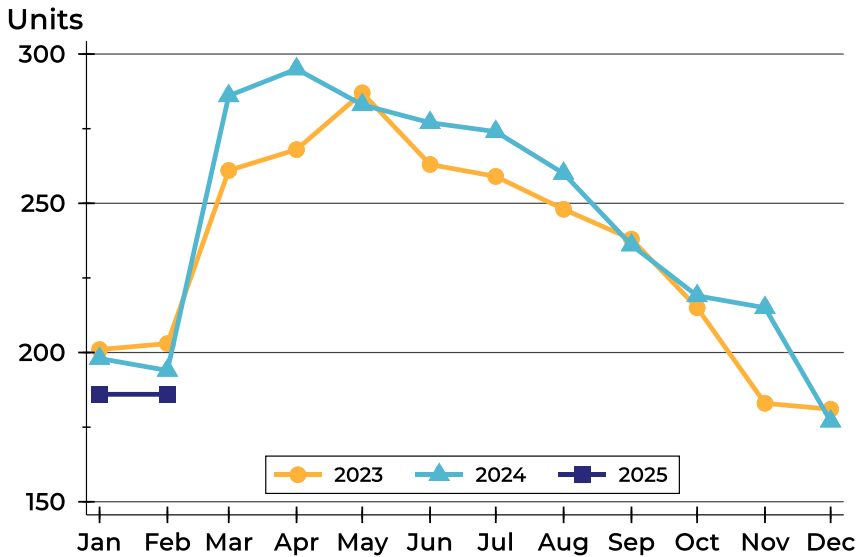
## History of Contracts Written





## Topeka MSA & Douglas County Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	201	198	<b>186</b>
February	203	194	<b>186</b>
March	261	286	
April	268	295	
May	287	283	
June	263	277	
July	259	274	
August	248	260	
September	238	236	
October	215	219	
November	183	215	
December	181	177	

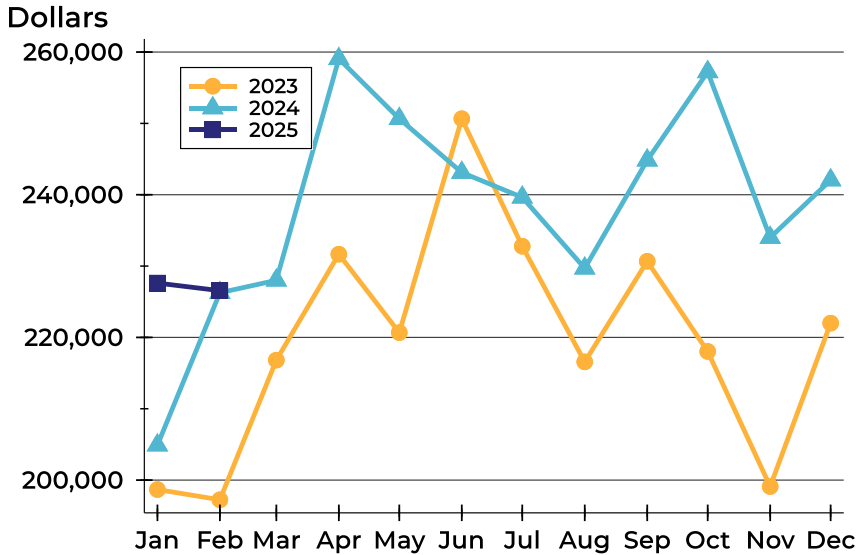
### Contracts Written by Price Range

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	3	1.6%	36,633	35,000	19	0	72.8%	65.7%
\$50,000-\$99,999	27	14.5%	81,494	81,000	23	5	95.7%	100.0%
\$100,000-\$124,999	9	4.8%	117,389	119,900	33	25	98.3%	100.0%
\$125,000-\$149,999	21	11.3%	139,351	139,000	35	14	97.2%	100.0%
\$150,000-\$174,999	16	8.6%	160,569	157,500	20	4	98.9%	100.0%
\$175,000-\$199,999	19	10.2%	186,912	186,500	37	15	98.5%	100.0%
\$200,000-\$249,999	32	17.2%	222,086	222,450	39	5	99.3%	100.0%
\$250,000-\$299,999	22	11.8%	277,944	281,750	43	23	97.4%	100.0%
\$300,000-\$399,999	13	7.0%	350,173	344,950	40	17	99.3%	100.0%
\$400,000-\$499,999	13	7.0%	447,158	439,900	61	32	96.7%	100.0%
\$500,000-\$749,999	11	5.9%	558,069	565,777	55	5	98.3%	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



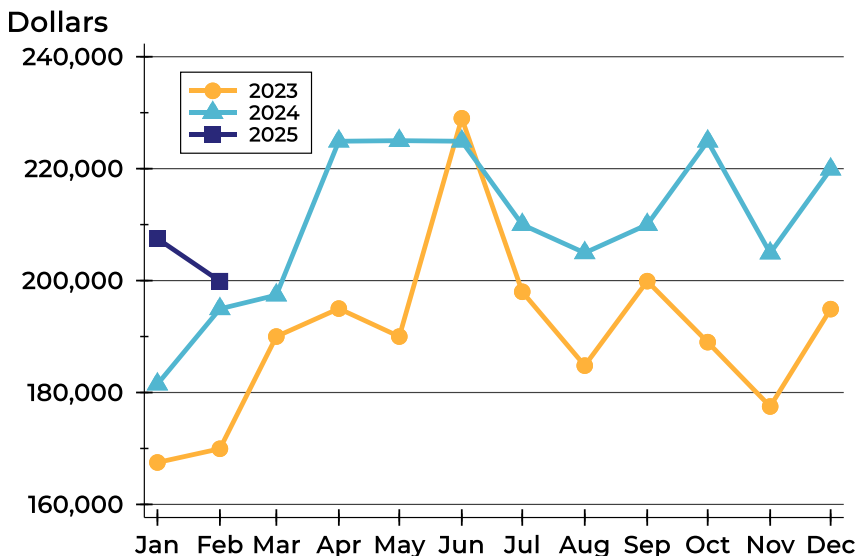
## Topeka MSA & Douglas County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	198,679	204,897	<b>227,621</b>
February	197,245	226,269	<b>226,554</b>
March	216,818	228,008	
April	231,666	259,058	
May	220,676	250,658	
June	250,657	243,113	
July	232,784	239,641	
August	216,578	229,693	
September	230,675	244,835	
October	218,033	257,221	
November	199,103	233,995	
December	222,001	242,053	

### Median Price

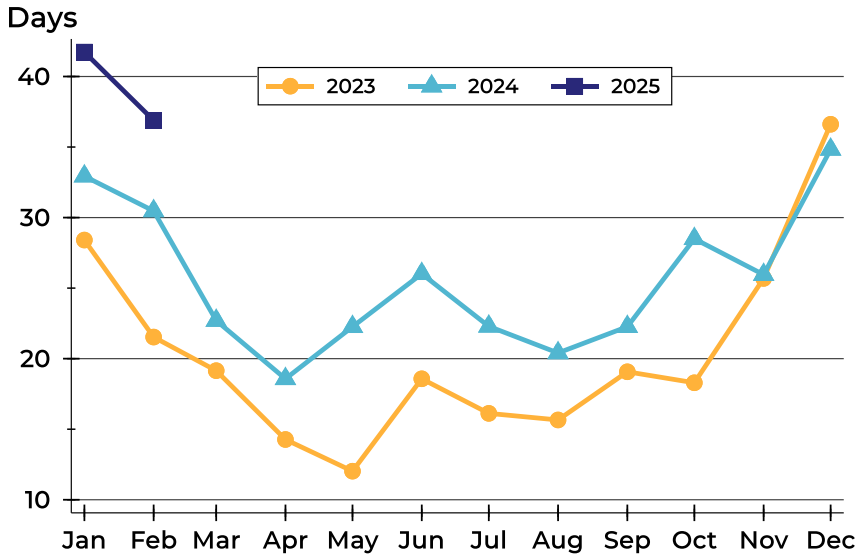


Month	2023	2024	2025
January	167,500	181,490	<b>207,500</b>
February	169,950	194,950	<b>199,900</b>
March	190,000	197,400	
April	195,000	224,900	
May	190,000	225,000	
June	229,000	224,900	
July	198,000	210,000	
August	184,800	204,950	
September	199,900	210,000	
October	189,000	224,900	
November	177,500	204,900	
December	194,900	219,900	



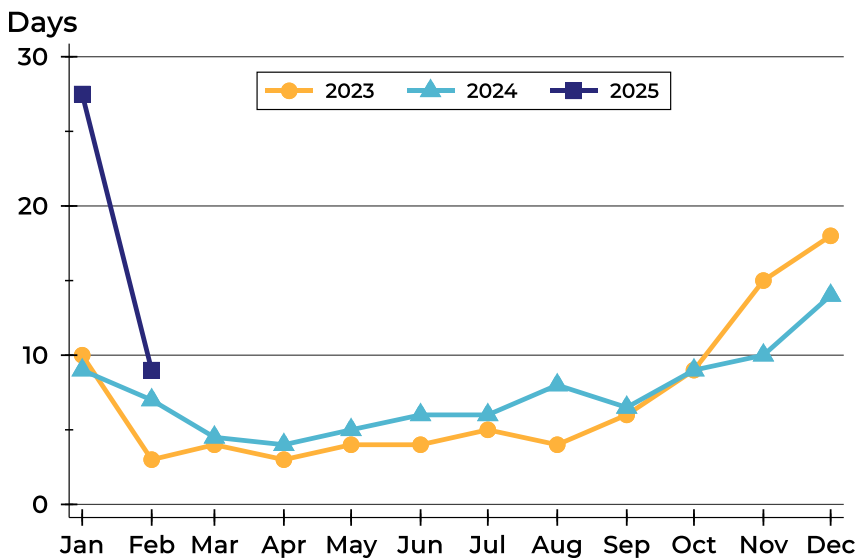
## Topeka MSA & Douglas County Contracts Written Analysis

### Average DOM



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

### Median DOM



Month	2023	2024	2025
January	10	9	<b>28</b>
February	3	7	<b>9</b>
March	4	5	
April	3	4	
May	4	5	
June	4	6	
July	5	6	
August	4	8	
September	6	7	
October	9	9	
November	15	10	
December	18	14	



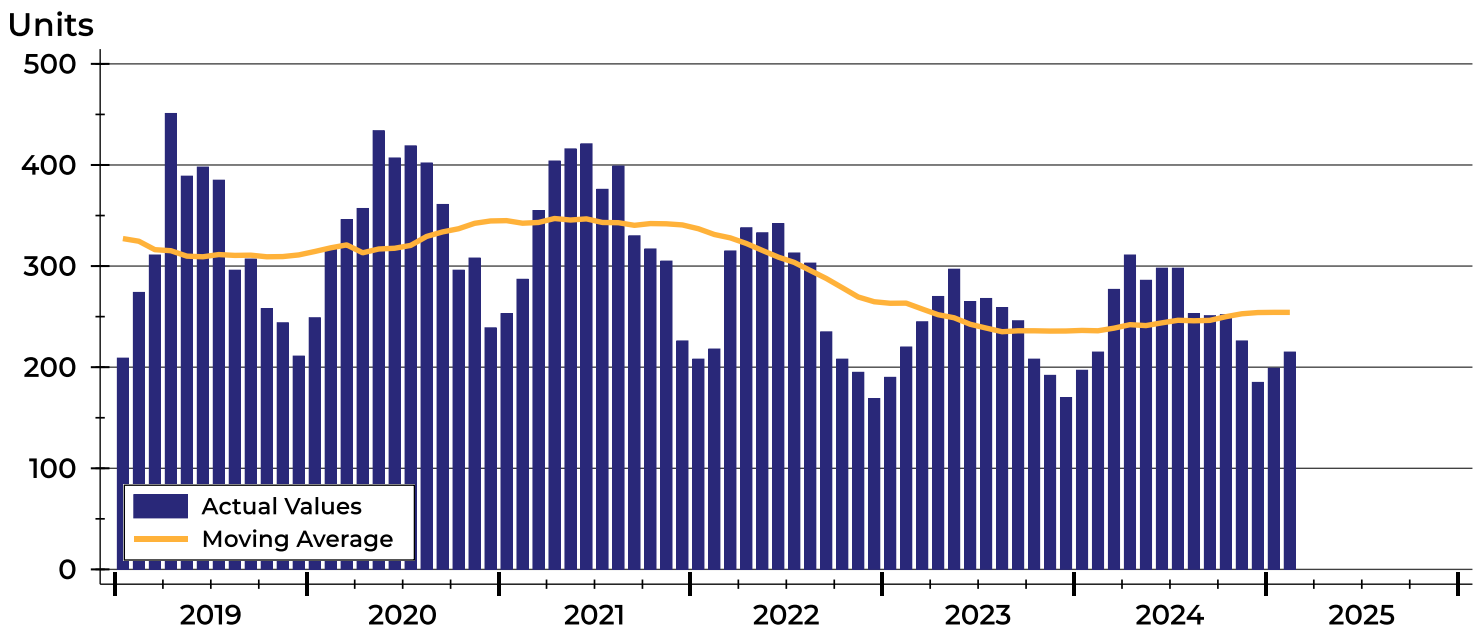
## Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		<b>215</b>	215	0.0%
Volume (1,000s)		<b>50,956</b>	50,039	1.8%
Average	List Price	<b>237,002</b>	232,740	1.8%
	Days on Market	<b>35</b>	34	2.9%
	Percent of Original	<b>98.1%</b>	98.0%	0.1%
Median	List Price	<b>205,000</b>	196,500	4.3%
	Days on Market	<b>12</b>	12	0.0%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 215 listings in the Topeka MSA & Douglas County had contracts pending at the end of February, the same number of contracts pending at the end of February 2024.

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

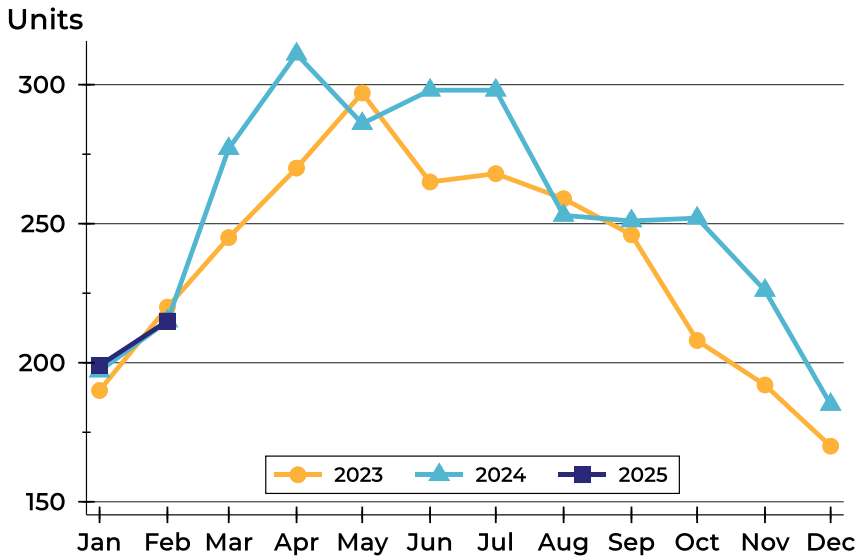
### History of Pending Contracts





## Topeka MSA & Douglas County Pending Contracts Analysis

### Pending Contracts by Month



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

### Pending Contracts by Price Range

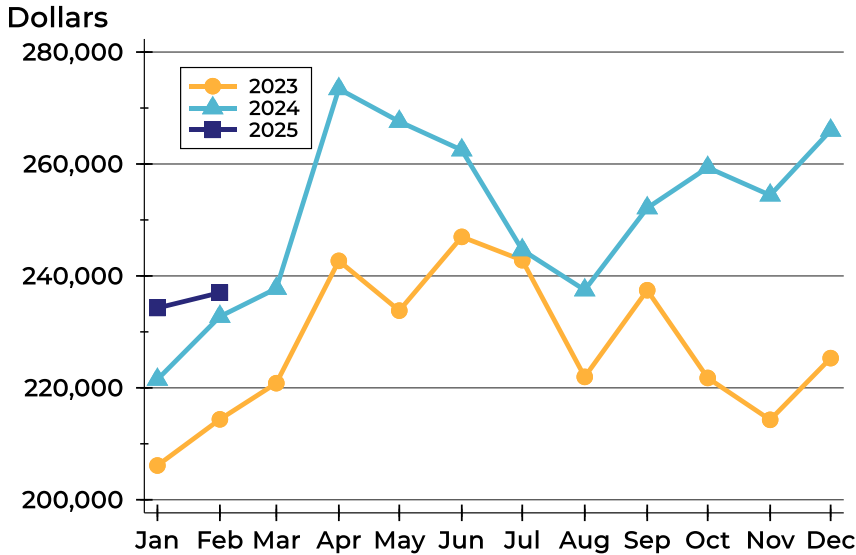
Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	1	0.5%	38,000	38,000	2	2	100.0%	100.0%
\$50,000-\$99,999	24	11.2%	81,581	83,750	27	5	97.2%	100.0%
\$100,000-\$124,999	14	6.5%	117,029	119,900	31	16	97.7%	100.0%
\$125,000-\$149,999	21	9.8%	140,208	140,000	43	20	96.9%	100.0%
\$150,000-\$174,999	20	9.3%	160,400	156,950	18	3	99.3%	100.0%
\$175,000-\$199,999	20	9.3%	187,258	187,000	27	17	98.6%	100.0%
\$200,000-\$249,999	36	16.7%	225,474	224,975	29	8	99.0%	100.0%
\$250,000-\$299,999	29	13.5%	278,816	284,900	43	26	97.3%	100.0%
\$300,000-\$399,999	23	10.7%	357,358	355,000	50	18	98.5%	100.0%
\$400,000-\$499,999	14	6.5%	448,611	448,250	47	25	97.8%	100.0%
\$500,000-\$749,999	12	5.6%	558,721	565,389	51	5	98.7%	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





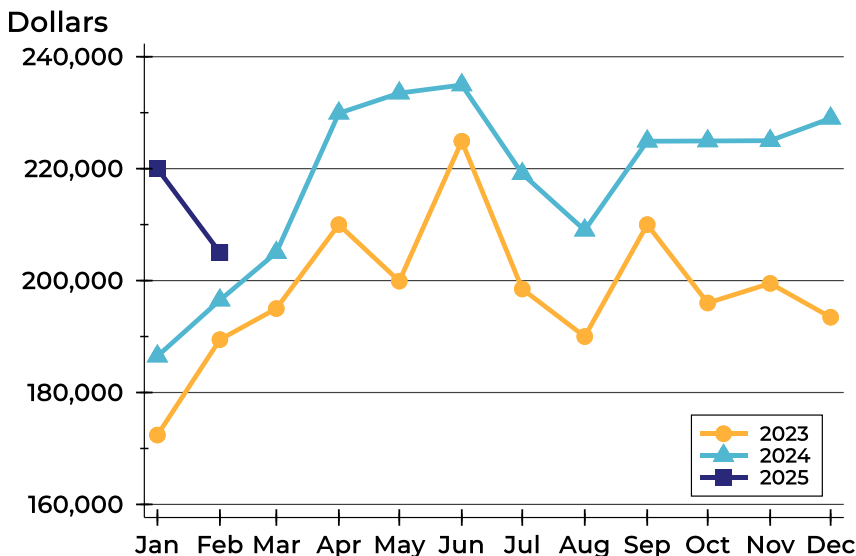
# Topeka MSA & Douglas County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	206,120	221,493	<b>234,270</b>
February	214,370	232,740	<b>237,002</b>
March	220,833	237,747	
April	242,693	273,424	
May	233,797	267,580	
June	246,977	262,483	
July	242,806	244,637	
August	221,959	237,471	
September	237,441	252,136	
October	221,769	259,355	
November	214,286	254,418	
December	225,309	265,997	

## Median Price

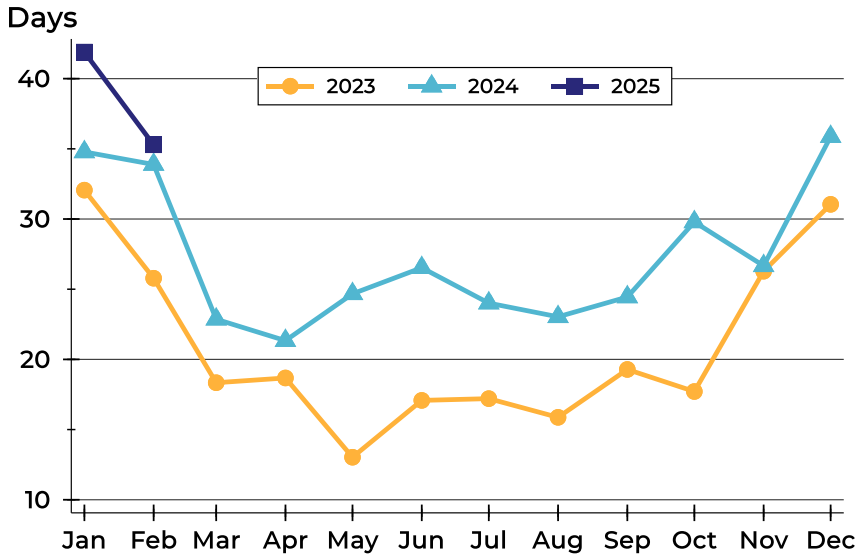


Month	2023	2024	2025
January	172,400	186,500	<b>220,000</b>
February	189,450	196,500	<b>205,000</b>
March	195,000	205,000	
April	210,000	229,900	
May	199,900	233,500	
June	224,900	234,950	
July	198,500	219,089	
August	190,000	209,000	
September	210,000	224,900	
October	196,000	224,950	
November	199,500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



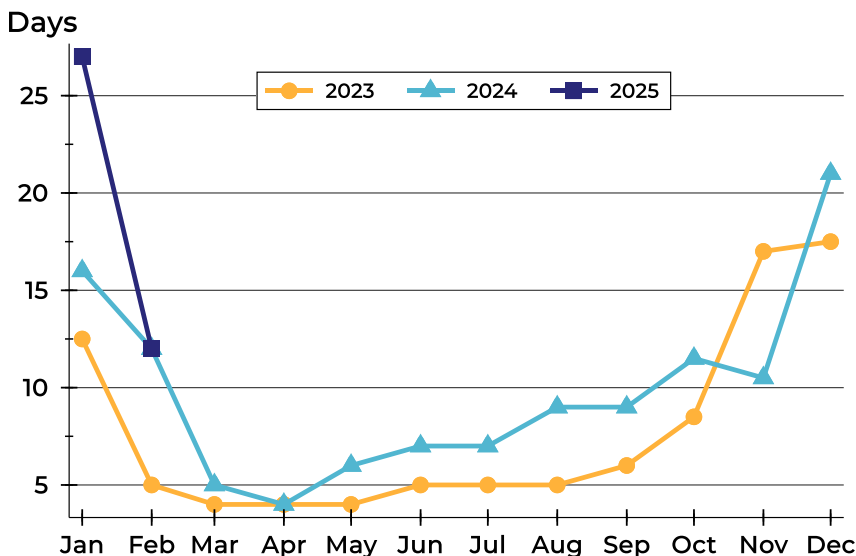
## Topeka MSA & Douglas County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	32	35	<b>42</b>
February	26	34	<b>35</b>
March	18	23	
April	19	21	
May	13	25	
June	17	27	
July	17	24	
August	16	23	
September	19	24	
October	18	30	
November	26	27	
December	31	36	

### Median DOM



Month	2023	2024	2025
January	13	16	<b>27</b>
February	5	12	<b>12</b>
March	4	5	
April	4	4	
May	4	6	
June	5	7	
July	5	7	
August	5	9	
September	6	9	
October	9	12	
November	17	11	
December	18	21	



# Topeka Metropolitan Area Housing Report



## Market Overview

### Topeka MSA Home Sales Fell in February

Total home sales in the Topeka MSA fell last month to 165 units, compared to 166 units in February 2024. Total sales volume was \$36.8 million, up from a year earlier.

The median sale price in February was \$205,000, up from \$175,000 a year earlier. Homes that sold in February were typically on the market for 31 days and sold for 98.9% of their list prices.

### Topeka MSA Active Listings Up at End of February

The total number of active listings in the Topeka MSA at the end of February was 220 units, up from 208 at the same point in 2024. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$225,000.

During February, a total of 180 contracts were written up from 179 in February 2024. At the end of the month, there were 205 contracts still pending.

## Report Contents

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

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## Topeka Metropolitan Area Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b> Change from prior year		<b>165</b> -0.6%	<b>166</b> -3.5%	<b>172</b> 1.2%	<b>335</b> 0.9%	<b>332</b> -0.3%	<b>333</b> -14.6%
<b>Active Listings</b> Change from prior year		<b>220</b> 5.8%	<b>208</b> 35.9%	<b>153</b> 59.4%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Months' Supply</b> Change from prior year		<b>1.0</b> 11.1%	<b>0.9</b> 50.0%	<b>0.6</b> 100.0%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>New Listings</b> Change from prior year		<b>191</b> -8.6%	<b>209</b> 1.5%	<b>206</b> 7.9%	<b>335</b> -15.2%	<b>395</b> 3.7%	<b>381</b> 0.8%
<b>Contracts Written</b> Change from prior year		<b>180</b> 0.6%	<b>179</b> -7.7%	<b>194</b> -2.0%	<b>357</b> -3.8%	<b>371</b> -4.1%	<b>387</b> -1.0%
<b>Pending Contracts</b> Change from prior year		<b>205</b> 1.0%	<b>203</b> -3.3%	<b>210</b> -0.5%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Sales Volume (1,000s)</b> Change from prior year		<b>36,782</b> 9.4%	<b>33,609</b> -0.7%	<b>33,857</b> 15.5%	<b>78,633</b> 17.0%	<b>67,222</b> 10.4%	<b>60,912</b> -11.6%
Average	<b>Sale Price</b> Change from prior year	<b>222,921</b> 10.1%	<b>202,464</b> 2.9%	<b>196,845</b> 14.2%	<b>234,725</b> 15.9%	<b>202,475</b> 10.7%	<b>182,918</b> 3.6%
	<b>List Price of Actives</b> Change from prior year	<b>263,378</b> -8.7%	<b>288,488</b> -12.8%	<b>330,989</b> 24.1%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>45</b> 60.7%	<b>28</b> 0.0%	<b>28</b> 33.3%	<b>39</b> 30.0%	<b>30</b> 15.4%	<b>26</b> 18.2%
	<b>Percent of List</b> Change from prior year	<b>97.4%</b> -0.7%	<b>98.1%</b> -0.4%	<b>98.5%</b> -1.8%	<b>97.4%</b> -0.7%	<b>98.1%</b> 0.2%	<b>97.9%</b> -1.5%
	<b>Percent of Original</b> Change from prior year	<b>94.2%</b> -1.9%	<b>96.0%</b> -0.2%	<b>96.2%</b> -2.6%	<b>94.6%</b> -1.4%	<b>95.9%</b> 0.3%	<b>95.6%</b> -2.1%
Median	<b>Sale Price</b> Change from prior year	<b>205,000</b> 17.1%	<b>175,000</b> 7.9%	<b>162,250</b> 9.4%	<b>202,000</b> 11.8%	<b>180,700</b> 12.9%	<b>160,000</b> 5.1%
	<b>List Price of Actives</b> Change from prior year	<b>225,000</b> -4.2%	<b>234,900</b> -4.1%	<b>245,000</b> 11.7%	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Days on Market</b> Change from prior year	<b>31</b> 181.8%	<b>11</b> -8.3%	<b>12</b> 140.0%	<b>21</b> 50.0%	<b>14</b> 27.3%	<b>11</b> 120.0%
	<b>Percent of List</b> Change from prior year	<b>98.9%</b> -1.1%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>98.8%</b> -1.2%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%
	<b>Percent of Original</b> Change from prior year	<b>96.4%</b> -1.8%	<b>98.2%</b> 0.3%	<b>97.9%</b> -2.1%	<b>96.5%</b> -1.2%	<b>97.7%</b> 0.2%	<b>97.5%</b> -2.5%

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



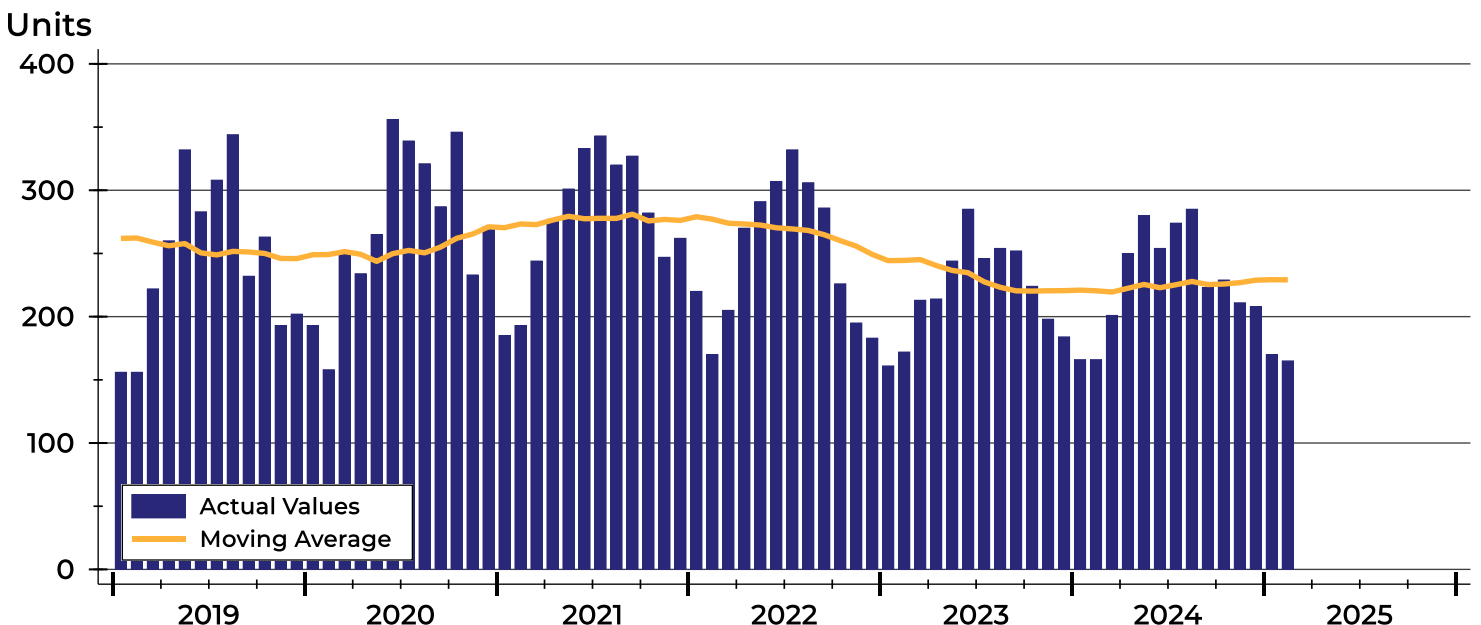
## Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>165</b>	166	-0.6%	<b>335</b>	332	0.9%
Volume (1,000s)		<b>36,782</b>	33,609	9.4%	<b>78,633</b>	67,222	17.0%
Months' Supply		<b>1.0</b>	0.9	11.1%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>222,921</b>	202,464	10.1%	<b>234,725</b>	202,475	15.9%
	Days on Market	<b>45</b>	28	60.7%	<b>39</b>	30	30.0%
	Percent of List	<b>97.4%</b>	98.1%	-0.7%	<b>97.4%</b>	98.1%	-0.7%
	Percent of Original	<b>94.2%</b>	96.0%	-1.9%	<b>94.6%</b>	95.9%	-1.4%
Median	Sale Price	<b>205,000</b>	175,000	17.1%	<b>202,000</b>	180,700	11.8%
	Days on Market	<b>31</b>	11	181.8%	<b>21</b>	14	50.0%
	Percent of List	<b>98.9%</b>	100.0%	-1.1%	<b>98.8%</b>	100.0%	-1.2%
	Percent of Original	<b>96.4%</b>	98.2%	-1.8%	<b>96.5%</b>	97.7%	-1.2%

A total of 165 homes sold in the Topeka MSA in February, down from 166 units in February 2024. Total sales volume rose to \$36.8 million compared to \$33.6 million in the previous year.

The median sales price in February was \$205,000, up 17.1% compared to the prior year. Median days on market was 31 days, up from 16 days in January, and up from 11 in February 2024.

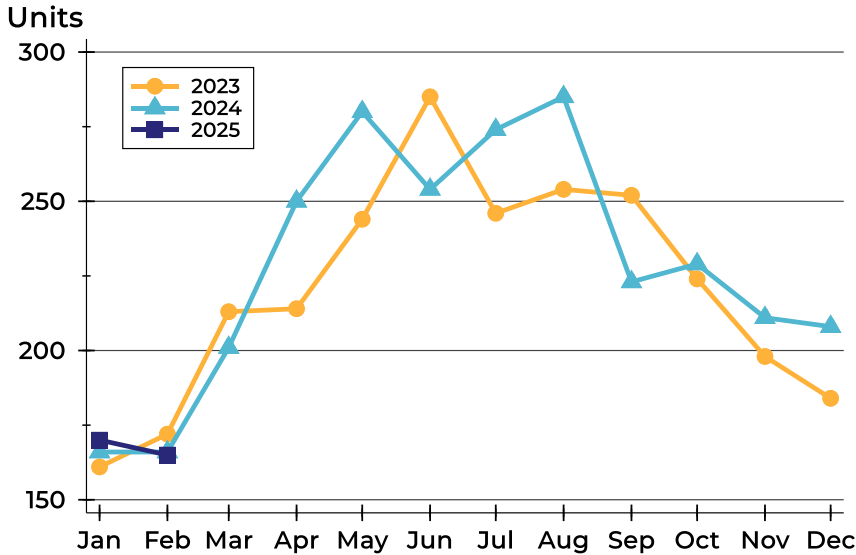
## History of Closed Listings





## Topeka Metropolitan Area Closed Listings Analysis

### Closed Listings by Month



Month	2023	2024	2025
January	161	166	<b>170</b>
February	172	166	<b>165</b>
March	213	201	
April	214	250	
May	244	280	
June	285	254	
July	246	274	
August	254	285	
September	252	223	
October	224	229	
November	198	211	
December	184	208	

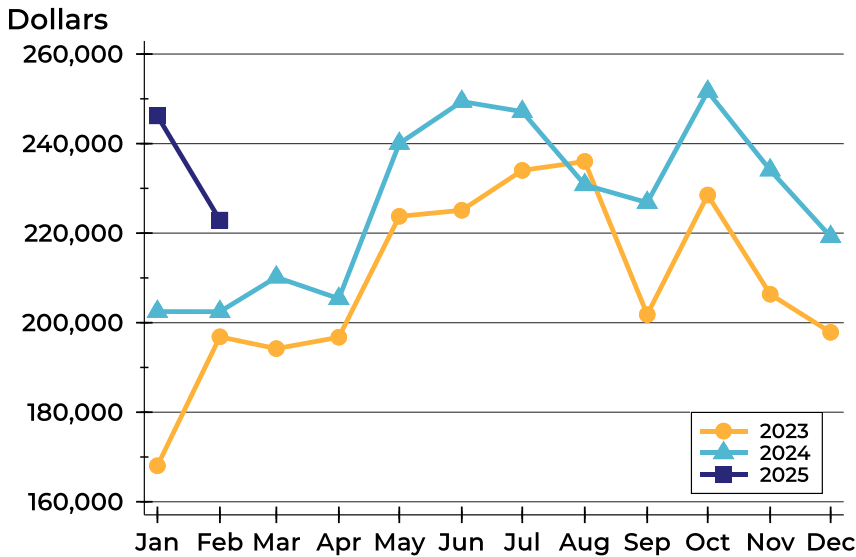
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.2%	0.0	19,000	19,000	1	1	98.1%	98.1%	98.1%	98.1%
\$25,000-\$49,999	4	2.4%	0.4	39,000	40,500	38	43	86.2%	91.6%	72.3%	68.3%
\$50,000-\$99,999	28	17.0%	1.0	73,479	77,500	41	37	91.8%	91.8%	87.5%	86.7%
\$100,000-\$124,999	8	4.8%	1.3	109,494	107,500	57	20	98.7%	99.1%	93.0%	93.6%
\$125,000-\$149,999	15	9.1%	1.2	134,140	131,000	41	27	100.2%	100.0%	97.5%	100.0%
\$150,000-\$174,999	8	4.8%	0.7	159,919	159,450	13	17	98.5%	99.3%	97.8%	98.3%
\$175,000-\$199,999	16	9.7%	0.7	186,010	186,250	29	19	97.8%	99.8%	95.6%	99.2%
\$200,000-\$249,999	15	9.1%	0.7	226,787	232,000	76	70	99.0%	100.0%	95.2%	96.0%
\$250,000-\$299,999	31	18.8%	0.9	271,953	268,000	40	31	99.1%	100.0%	97.6%	98.2%
\$300,000-\$399,999	19	11.5%	1.1	333,147	339,900	41	35	98.8%	99.0%	95.8%	95.9%
\$400,000-\$499,999	13	7.9%	1.1	440,775	435,000	81	76	99.2%	98.5%	94.6%	96.4%
\$500,000-\$749,999	6	3.6%	1.8	582,467	580,900	53	10	98.4%	98.7%	97.0%	98.7%
\$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



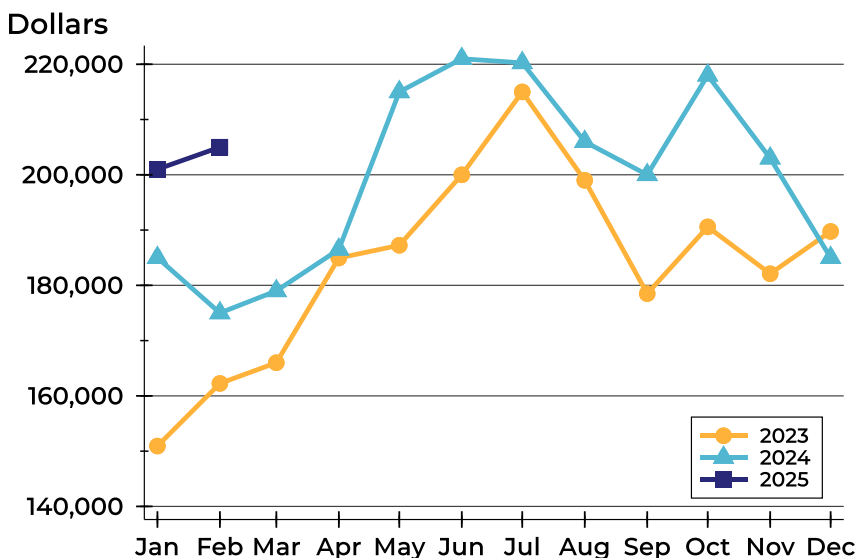
## Topeka Metropolitan Area Closed Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	168,040	202,486	<b>246,182</b>
<b>February</b>	196,845	202,464	<b>222,921</b>
<b>March</b>	194,207	210,165	
<b>April</b>	196,747	205,380	
<b>May</b>	223,752	240,020	
<b>June</b>	225,107	249,400	
<b>July</b>	234,017	247,151	
<b>August</b>	236,013	230,794	
<b>September</b>	201,814	226,824	
<b>October</b>	228,515	251,641	
<b>November</b>	206,363	234,077	
<b>December</b>	197,841	219,222	

### Median Price

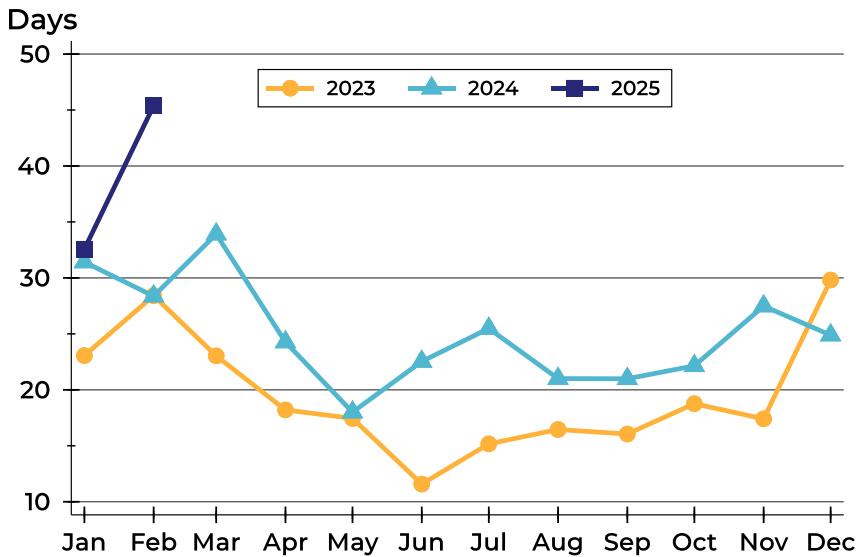


Month	2023	2024	2025
<b>January</b>	150,927	185,000	<b>201,000</b>
<b>February</b>	162,250	175,000	<b>205,000</b>
<b>March</b>	166,000	179,000	
<b>April</b>	184,950	186,500	
<b>May</b>	187,250	215,000	
<b>June</b>	200,000	221,000	
<b>July</b>	215,000	220,250	
<b>August</b>	199,000	206,000	
<b>September</b>	178,500	200,000	
<b>October</b>	190,578	218,000	
<b>November</b>	182,100	203,000	
<b>December</b>	189,750	185,000	



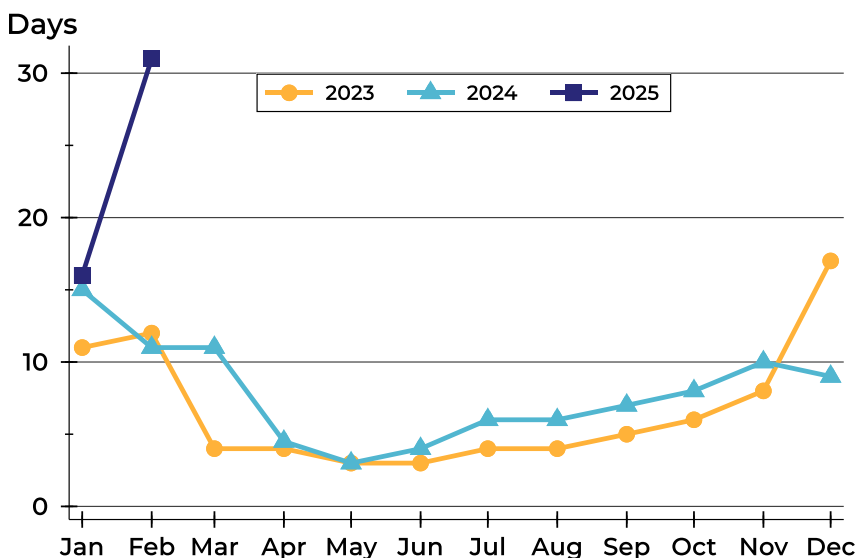
## Topeka Metropolitan Area Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	23	31	<b>33</b>
February	28	28	<b>45</b>
March	23	34	
April	18	24	
May	17	18	
June	12	23	
July	15	25	
August	16	21	
September	16	21	
October	19	22	
November	17	27	
December	30	25	

### Median DOM



Month	2023	2024	2025
January	11	15	<b>16</b>
February	12	11	<b>31</b>
March	4	11	
April	4	5	
May	3	3	
June	3	4	
July	4	6	
August	4	6	
September	5	7	
October	6	8	
November	8	10	
December	17	9	





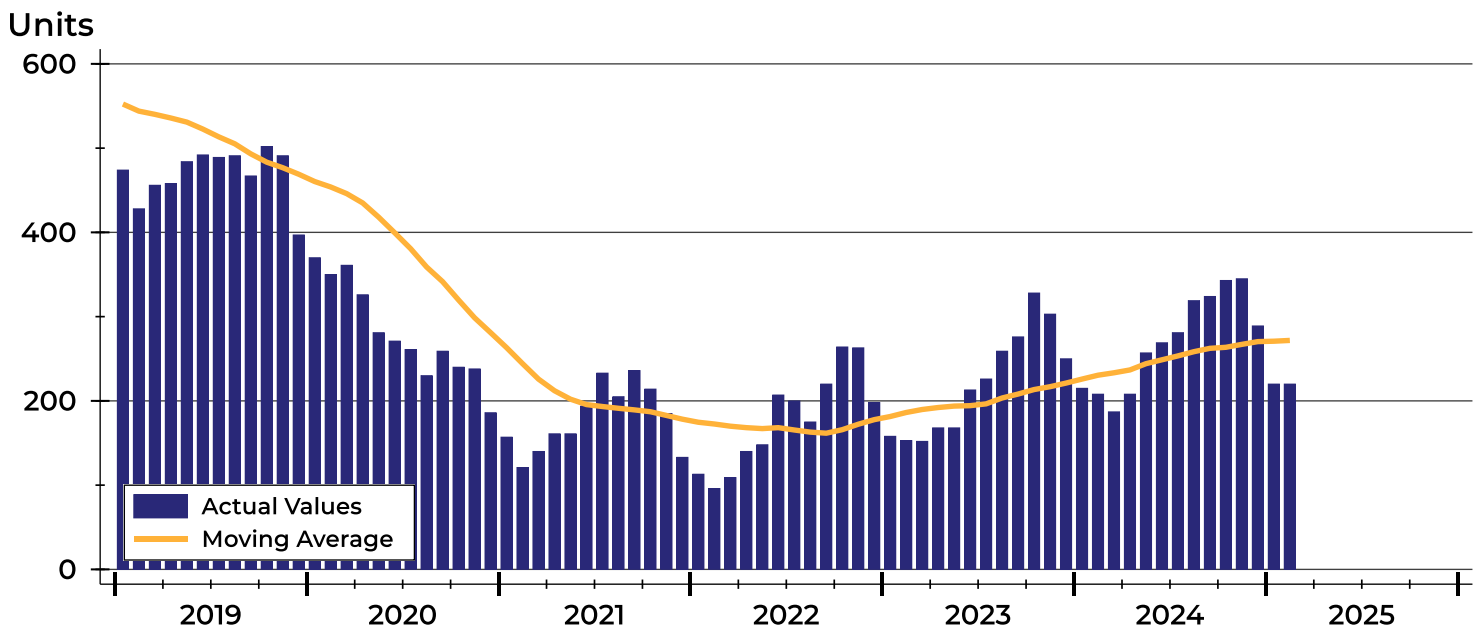
## Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		End of February		
		2025	2024	Change
Active Listings		<b>220</b>	208	5.8%
Volume (1,000s)		<b>57,943</b>	60,005	-3.4%
Months' Supply		<b>1.0</b>	0.9	11.1%
Average	List Price	<b>263,378</b>	288,488	-8.7%
	Days on Market	<b>62</b>	71	-12.7%
	Percent of Original	<b>97.1%</b>	96.6%	0.5%
Median	List Price	<b>225,000</b>	234,900	-4.2%
	Days on Market	<b>34</b>	39	-12.8%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

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

The median list price of homes on the market at the end of February was \$225,000, down 4.2% from 2024. The typical time on market for active listings was 34 days, down from 39 days a year earlier.

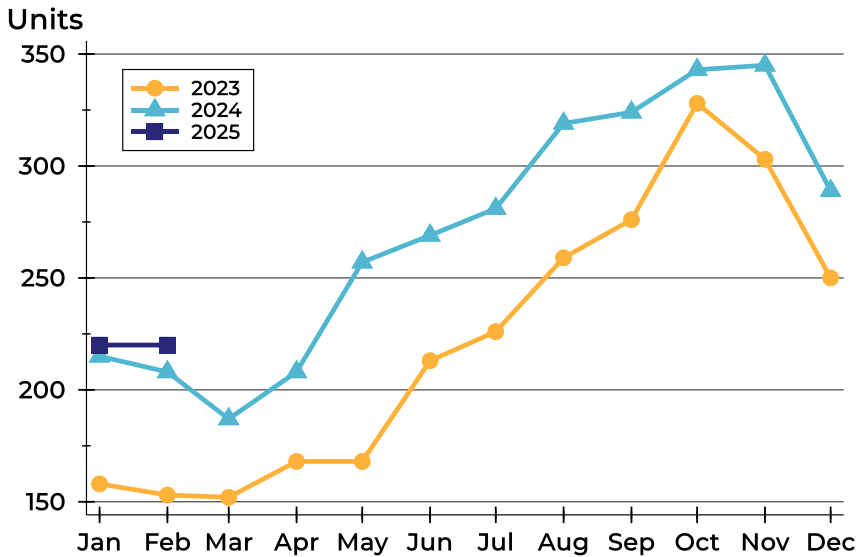
## History of Active Listings





## Topeka Metropolitan Area Active Listings Analysis

### Active Listings by Month



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

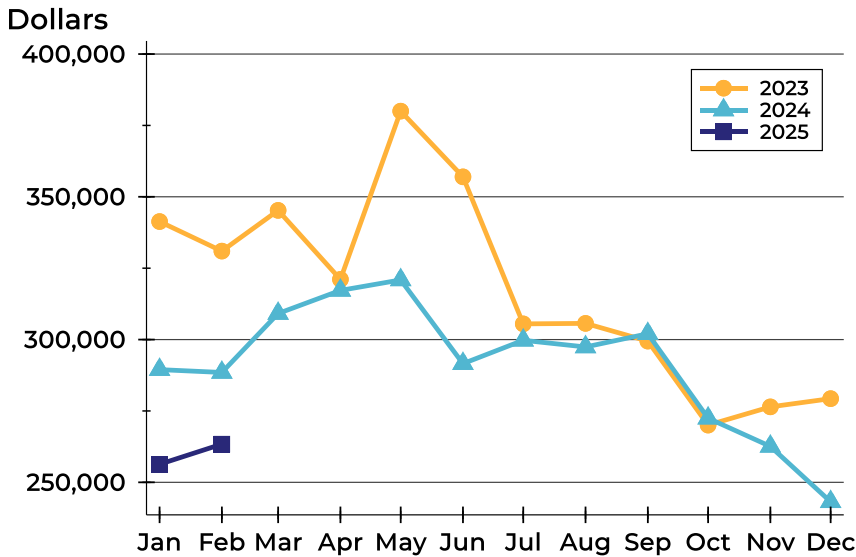
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.4%	0.4	36,000	35,000	78	99	89.4%	90.5%
\$50,000-\$99,999	26	11.8%	1.0	78,362	79,250	53	28	97.0%	100.0%
\$100,000-\$124,999	17	7.7%	1.3	113,732	115,000	55	38	94.5%	100.0%
\$125,000-\$149,999	24	10.9%	1.2	138,950	138,500	75	63	97.7%	100.0%
\$150,000-\$174,999	15	6.8%	0.7	164,893	164,900	38	19	98.9%	100.0%
\$175,000-\$199,999	15	6.8%	0.7	188,312	189,777	88	83	91.4%	97.5%
\$200,000-\$249,999	24	10.9%	0.7	226,648	228,750	66	25	96.9%	100.0%
\$250,000-\$299,999	25	11.4%	0.9	272,420	265,000	61	39	97.5%	98.7%
\$300,000-\$399,999	33	15.0%	1.1	344,794	344,900	53	26	98.8%	100.0%
\$400,000-\$499,999	16	7.3%	1.1	442,706	436,250	78	71	97.2%	99.0%
\$500,000-\$749,999	17	7.7%	1.8	579,159	559,000	75	46	99.1%	100.0%
\$750,000-\$999,999	3	1.4%	N/A	783,333	775,000	12	2	100.0%	100.0%
\$1,000,000 and up	2	0.9%	N/A	1,162,059	1,162,059	35	35	100.0%	100.0%



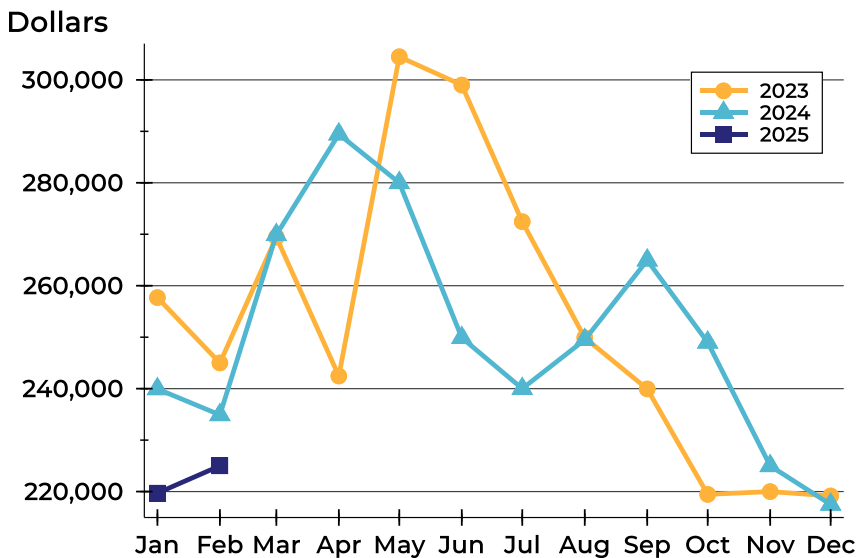
## Topeka Metropolitan Area Active Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	341,343	289,475	<b>256,335</b>
<b>February</b>	330,989	288,488	<b>263,378</b>
<b>March</b>	345,258	309,138	
<b>April</b>	321,092	317,221	
<b>May</b>	380,017	320,894	
<b>June</b>	357,000	291,574	
<b>July</b>	305,503	299,753	
<b>August</b>	305,677	297,416	
<b>September</b>	299,458	302,043	
<b>October</b>	270,048	272,457	
<b>November</b>	276,429	262,592	
<b>December</b>	279,310	243,193	

### Median Price

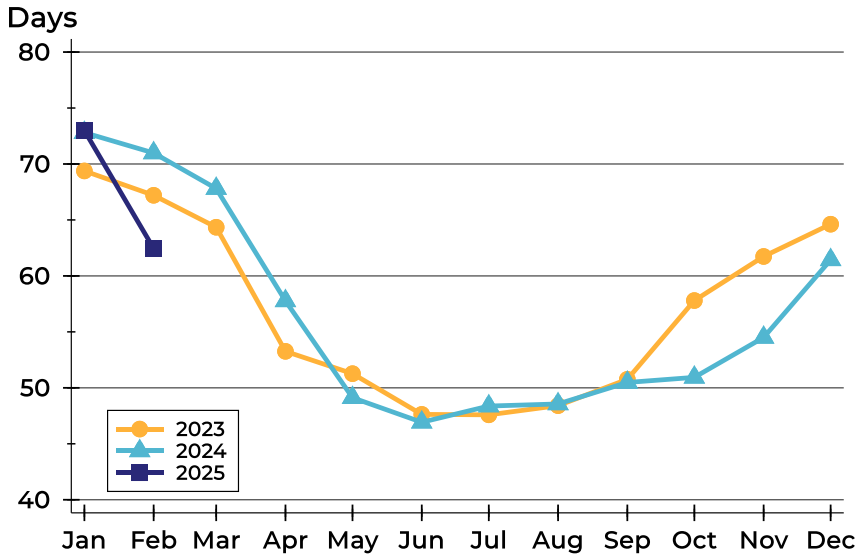


Month	2023	2024	2025
<b>January</b>	257,700	239,950	<b>219,700</b>
<b>February</b>	245,000	234,900	<b>225,000</b>
<b>March</b>	269,450	269,900	
<b>April</b>	242,450	289,450	
<b>May</b>	304,500	280,000	
<b>June</b>	299,000	249,900	
<b>July</b>	272,450	240,000	
<b>August</b>	249,900	249,500	
<b>September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



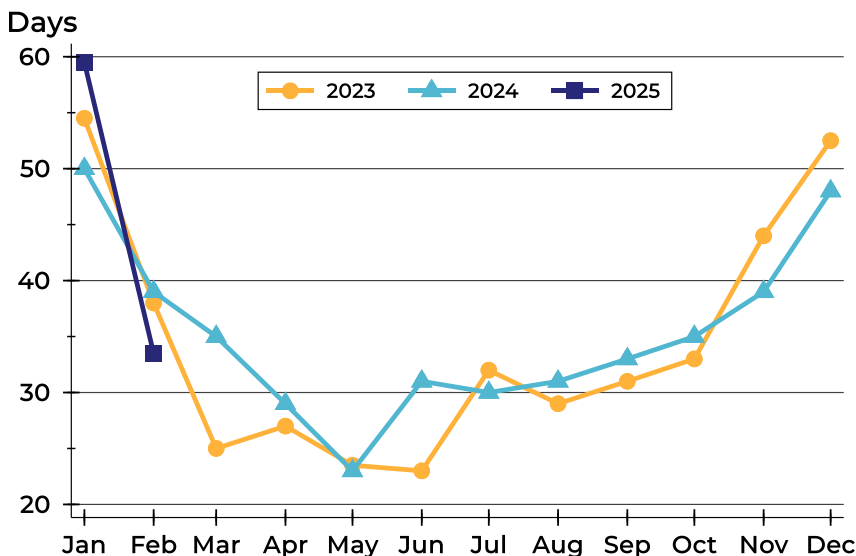
## Topeka Metropolitan Area Active Listings Analysis

### Average DOM



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

### Median DOM

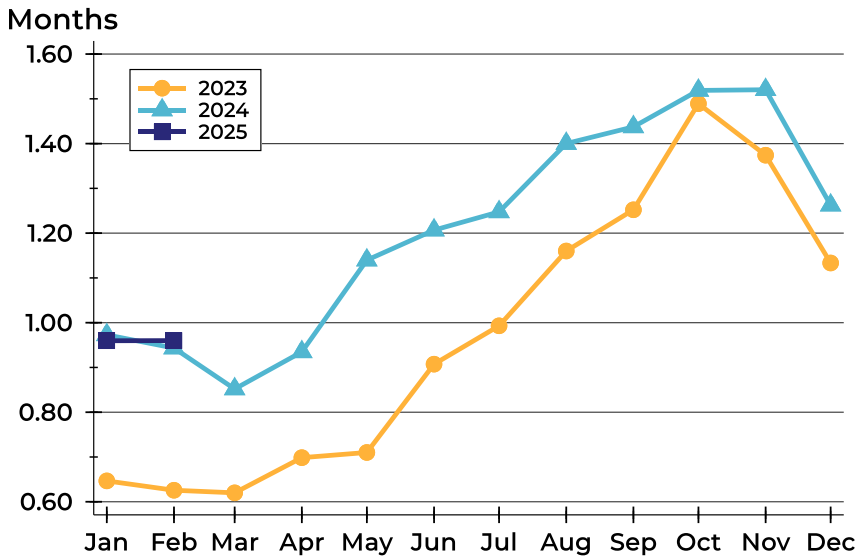


Month	2023	2024	2025
January	55	50	<b>60</b>
February	38	39	<b>34</b>
March	25	35	
April	27	29	
May	24	23	
June	23	31	
July	32	30	
August	29	31	
September	31	33	
October	33	35	
November	44	39	
December	53	48	



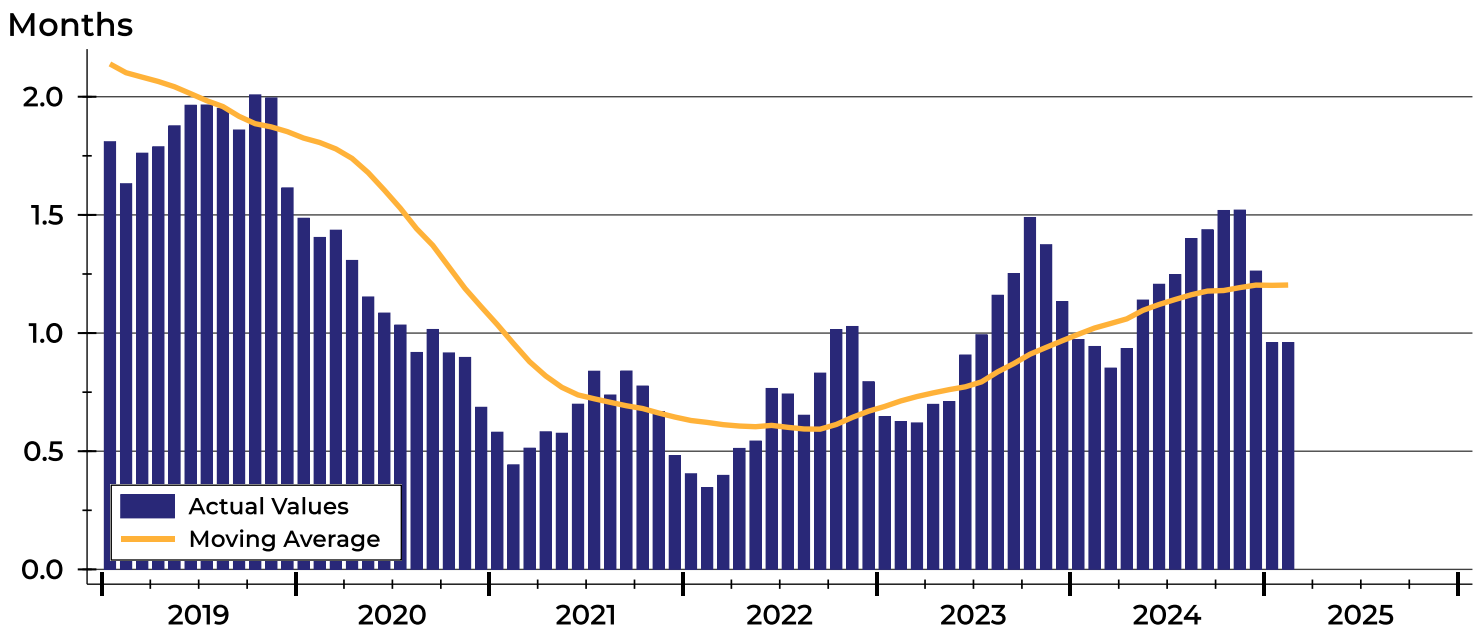
## Topeka Metropolitan Area Months' Supply Analysis

### Months' Supply by Month



Month	2023	2024	2025
January	0.6	1.0	<b>1.0</b>
February	0.6	0.9	<b>1.0</b>
March	0.6	0.9	
April	0.7	0.9	
May	0.7	1.1	
June	0.9	1.2	
July	1.0	1.2	
August	1.2	1.4	
September	1.3	1.4	
October	1.5	1.5	
November	1.4	1.5	
December	1.1	1.3	

### History of Month's Supply





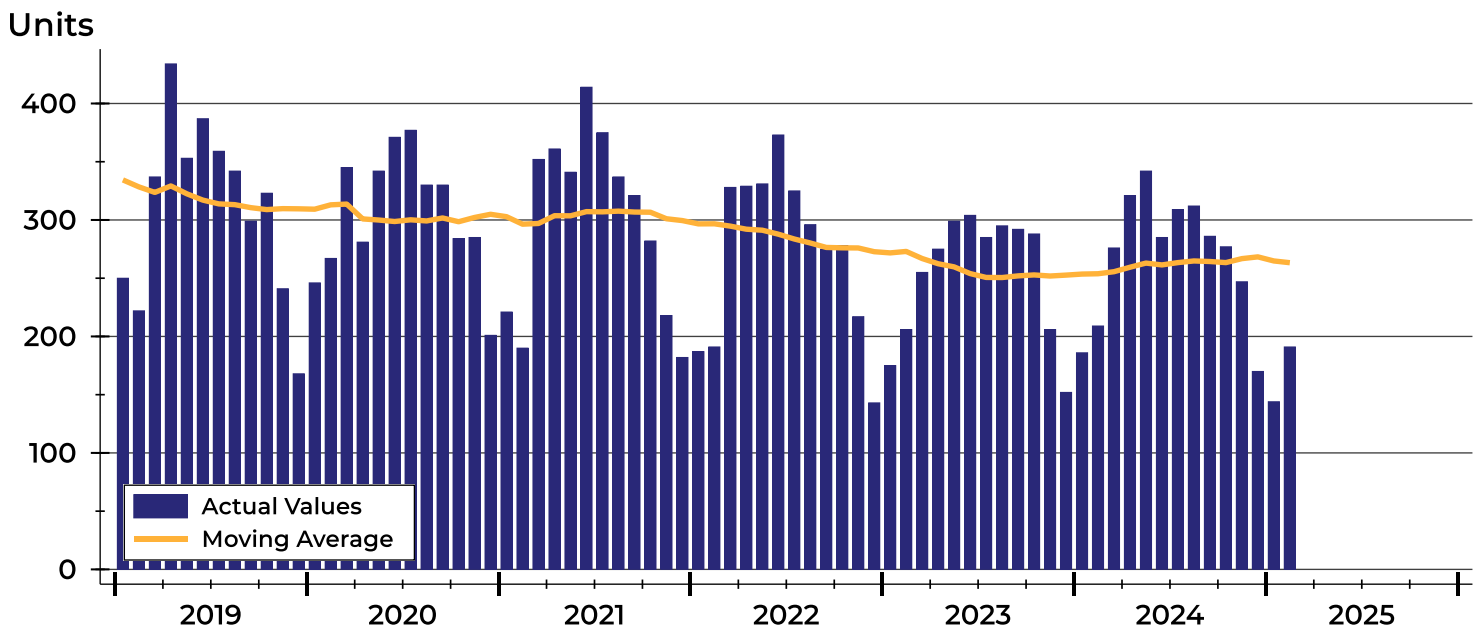
# Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	191	209	-8.6%
	Volume (1,000s)	45,615	45,349	0.6%
	Average List Price	238,822	216,979	10.1%
	Median List Price	200,000	185,000	8.1%
Year-to-Date	New Listings	335	395	-15.2%
	Volume (1,000s)	80,526	82,911	-2.9%
	Average List Price	240,375	209,900	14.5%
	Median List Price	200,000	185,000	8.1%

A total of 191 new listings were added in the Topeka MSA during February, down 8.6% from the same month in 2024. Year-to-date the Topeka MSA has seen 335 new listings.

The median list price of these homes was \$200,000 up from \$185,000 in 2024.

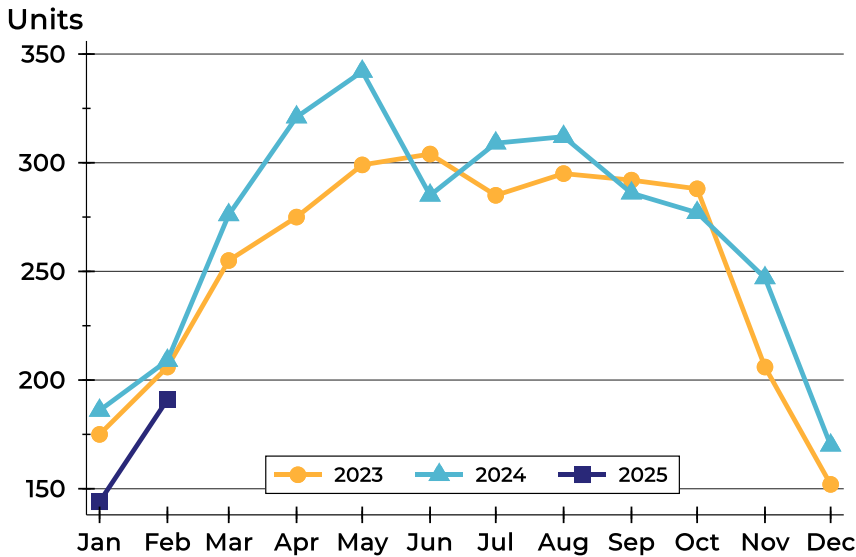
## History of New Listings





## Topeka Metropolitan Area New Listings Analysis

### New Listings by Month



Month	2023	2024	2025
January	175	186	<b>144</b>
February	206	209	<b>191</b>
March	255	276	
April	275	321	
May	299	342	
June	304	285	
July	285	309	
August	295	312	
September	292	286	
October	288	277	
November	206	247	
December	152	170	

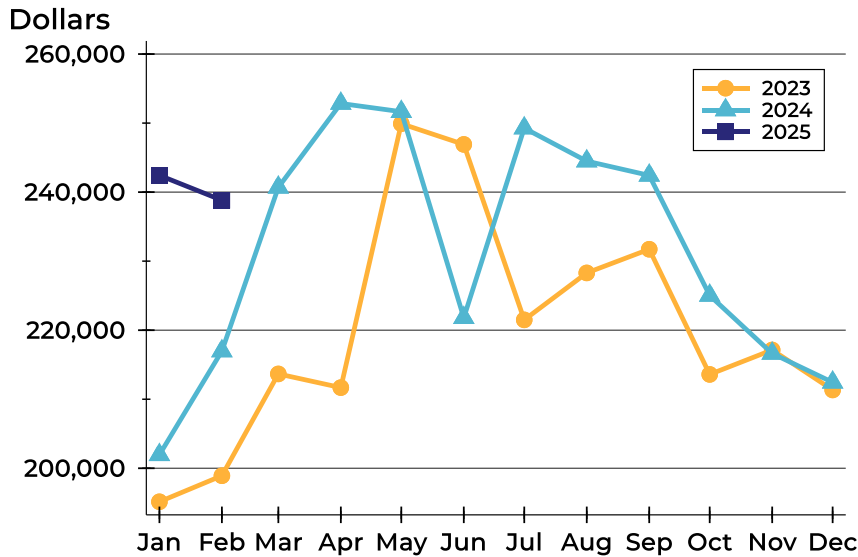
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	1.6%	33,333	35,000	7	0	88.6%	100.0%
\$50,000-\$99,999	28	14.7%	80,764	79,900	10	7	99.3%	100.0%
\$100,000-\$124,999	10	5.2%	113,645	109,975	10	9	100.0%	100.0%
\$125,000-\$149,999	21	11.0%	138,600	139,000	8	6	99.3%	100.0%
\$150,000-\$174,999	16	8.4%	162,600	163,700	9	5	99.6%	100.0%
\$175,000-\$199,999	17	8.9%	184,388	182,900	7	5	99.7%	100.0%
\$200,000-\$249,999	32	16.8%	226,845	225,000	10	5	99.6%	100.0%
\$250,000-\$299,999	15	7.9%	272,423	270,000	12	8	99.2%	100.0%
\$300,000-\$399,999	25	13.1%	340,956	339,900	13	9	99.2%	100.0%
\$400,000-\$499,999	9	4.7%	439,583	435,000	17	11	99.8%	100.0%
\$500,000-\$749,999	12	6.3%	577,140	582,200	13	6	99.7%	100.0%
\$750,000-\$999,999	2	1.0%	795,000	795,000	8	8	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,129,117	1,129,117	29	29	0.0%	0.0%



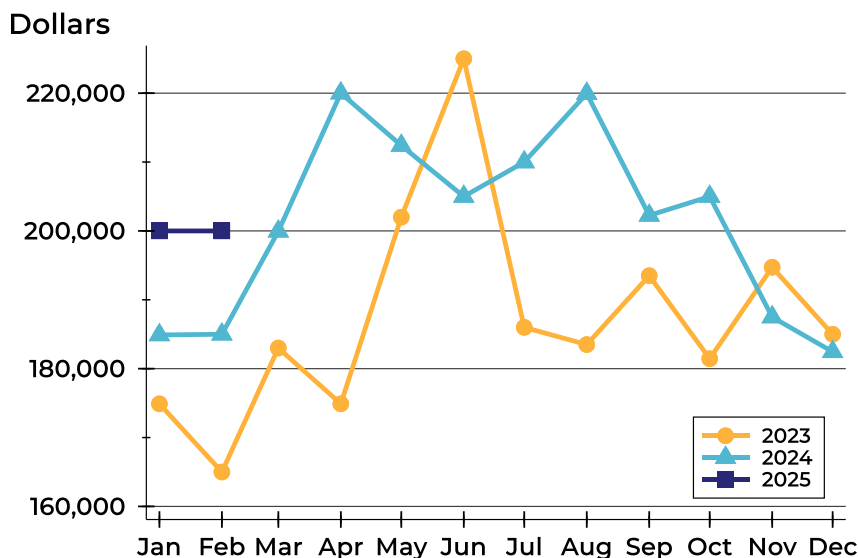
## Topeka Metropolitan Area New Listings Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	195,145	201,947	<b>242,435</b>
<b>February</b>	198,918	216,979	<b>238,822</b>
March	213,666	240,691	
April	211,683	252,841	
May	249,910	251,651	
June	246,915	221,804	
July	221,496	249,272	
August	228,295	244,490	
September	231,725	242,427	
October	213,593	225,034	
November	217,135	216,631	
December	211,342	212,451	

### Median Price



Month	2023	2024	2025
<b>January</b>	174,900	184,900	<b>200,000</b>
<b>February</b>	165,000	185,000	<b>200,000</b>
March	183,000	199,950	
April	174,900	220,000	
May	202,000	212,400	
June	225,000	205,000	
July	186,000	210,000	
August	183,500	219,950	
September	193,500	202,250	
October	181,450	205,000	
November	194,725	187,500	
December	185,000	182,450	





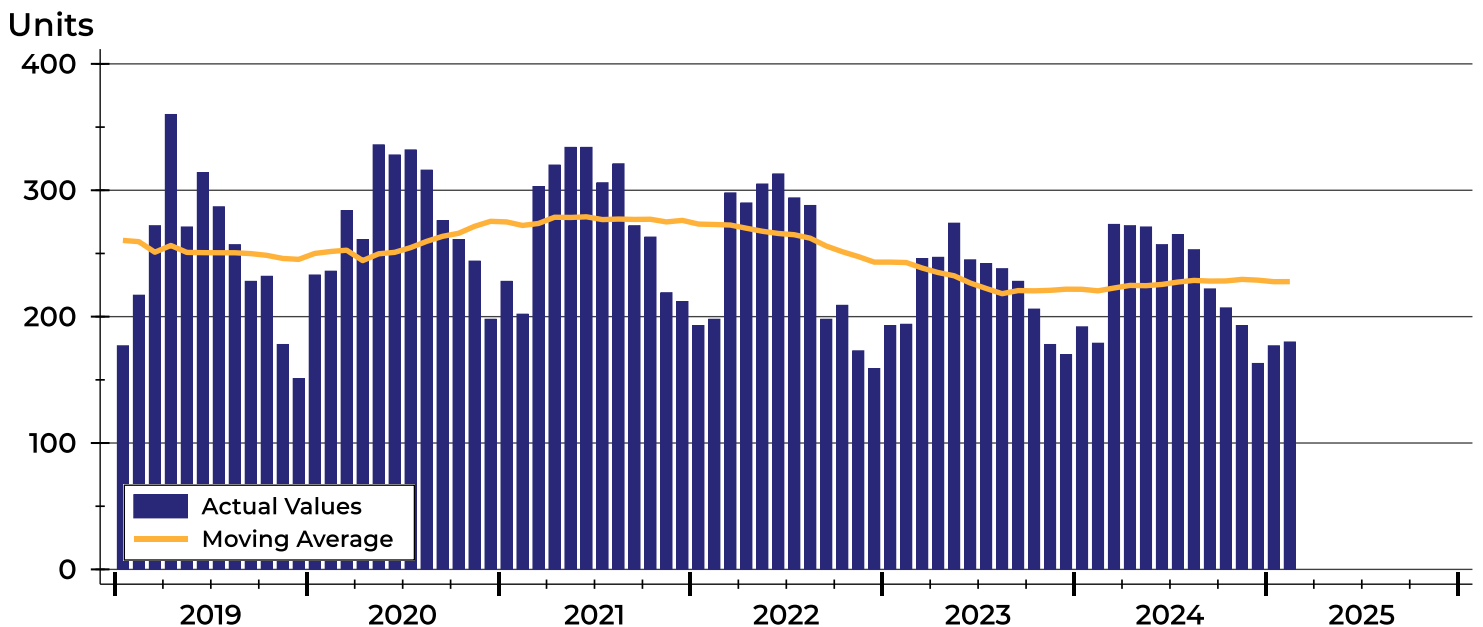
## Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		<b>180</b>	179	0.6%	<b>357</b>	371	-3.8%
Volume (1,000s)		<b>40,320</b>	37,854	6.5%	<b>79,309</b>	76,674	3.4%
Average	Sale Price	<b>224,002</b>	211,473	5.9%	<b>222,155</b>	206,669	7.5%
	Days on Market	<b>38</b>	32	18.8%	<b>39</b>	32	21.9%
	Percent of Original	<b>97.4%</b>	97.0%	0.4%	<b>96.2%</b>	96.3%	-0.1%
Median	Sale Price	<b>192,450</b>	185,000	4.0%	<b>194,900</b>	182,980	6.5%
	Days on Market	<b>9</b>	7	28.6%	<b>18</b>	8	125.0%
	Percent of Original	<b>100.0%</b>	98.5%	1.5%	<b>100.0%</b>	98.6%	1.4%

A total of 180 contracts for sale were written in the Topeka MSA during the month of February, up from 179 in 2024. The median list price of these homes was \$192,450, up from \$185,000 the prior year.

Half of the homes that went under contract in February were on the market less than 9 days, compared to 7 days in February 2024.

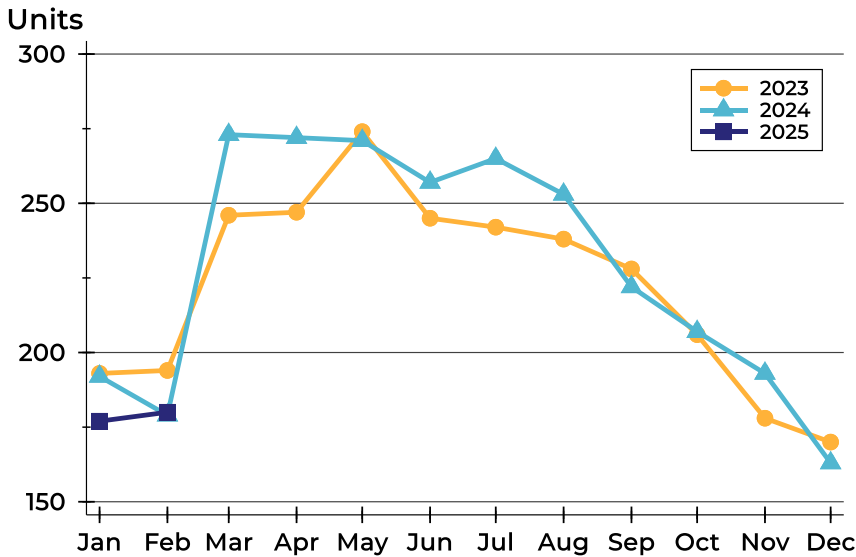
## History of Contracts Written





## Topeka Metropolitan Area Contracts Written Analysis

### Contracts Written by Month



Month	2023	2024	2025
January	193	192	<b>177</b>
February	194	179	<b>180</b>
March	246	273	
April	247	272	
May	274	271	
June	245	257	
July	242	265	
August	238	253	
September	228	222	
October	206	207	
November	178	193	
December	170	163	

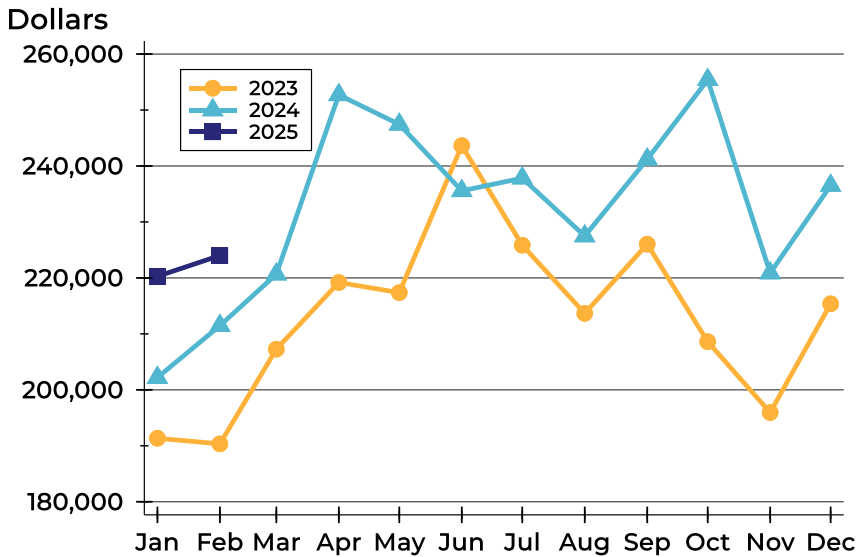
### Contracts Written by Price Range

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	3	1.7%	36,633	35,000	19	0	72.8%	65.7%
\$50,000-\$99,999	27	15.0%	81,494	81,000	23	5	95.7%	100.0%
\$100,000-\$124,999	9	5.0%	117,389	119,900	33	25	98.3%	100.0%
\$125,000-\$149,999	21	11.7%	139,351	139,000	35	14	97.2%	100.0%
\$150,000-\$174,999	16	8.9%	160,569	157,500	20	4	98.9%	100.0%
\$175,000-\$199,999	18	10.0%	186,796	185,750	38	15	98.4%	100.0%
\$200,000-\$249,999	30	16.7%	222,158	222,450	41	5	99.2%	100.0%
\$250,000-\$299,999	21	11.7%	277,000	280,000	44	20	97.3%	100.0%
\$300,000-\$399,999	12	6.7%	348,104	342,475	44	18	99.3%	100.0%
\$400,000-\$499,999	13	7.2%	447,158	439,900	61	32	96.7%	100.0%
\$500,000-\$749,999	10	5.6%	562,375	570,389	60	5	98.1%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



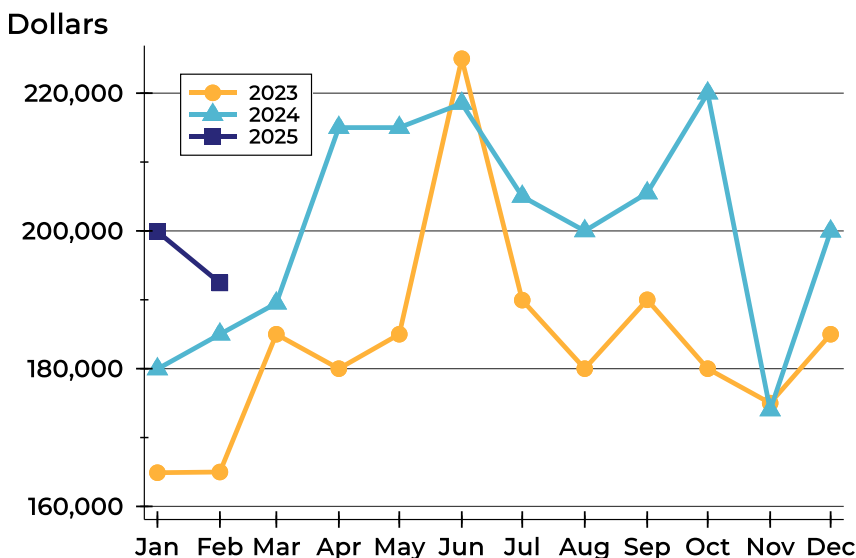
## Topeka Metropolitan Area Contracts Written Analysis

### Average Price



Month	2023	2024	2025
<b>January</b>	191,355	202,190	<b>220,277</b>
<b>February</b>	190,345	211,473	<b>224,002</b>
<b>March</b>	207,268	220,663	
<b>April</b>	219,182	252,711	
<b>May</b>	217,376	247,430	
<b>June</b>	243,644	235,562	
<b>July</b>	225,847	237,828	
<b>August</b>	213,666	227,483	
<b>September</b>	226,032	241,195	
<b>October</b>	208,608	255,407	
<b>November</b>	195,948	220,869	
<b>December</b>	215,379	236,517	

### Median Price

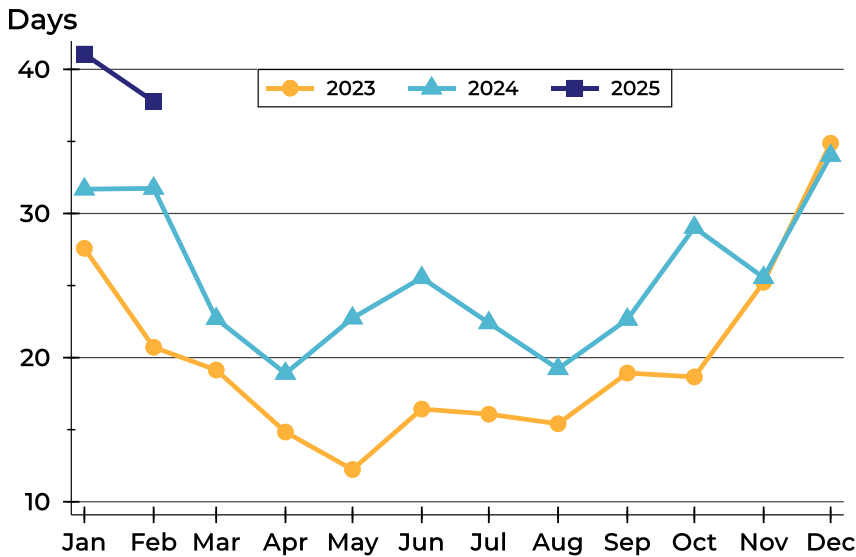


Month	2023	2024	2025
<b>January</b>	164,900	179,950	<b>199,900</b>
<b>February</b>	165,000	185,000	<b>192,450</b>
<b>March</b>	185,000	189,500	
<b>April</b>	180,000	215,000	
<b>May</b>	185,000	215,000	
<b>June</b>	225,000	218,500	
<b>July</b>	189,950	205,000	
<b>August</b>	180,000	200,000	
<b>September</b>	190,000	205,500	
<b>October</b>	180,000	220,000	
<b>November</b>	175,000	174,000	
<b>December</b>	185,000	199,950	



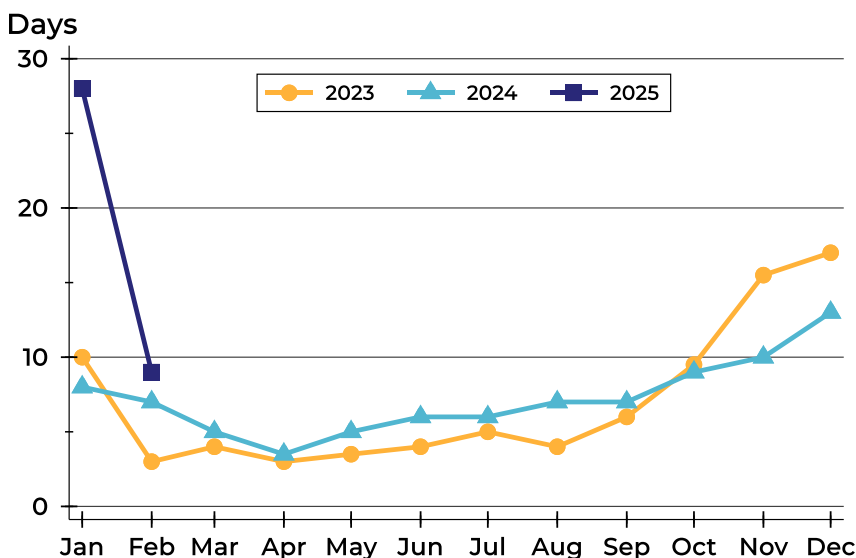
## Topeka Metropolitan Area Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	28	32	<b>41</b>
February	21	32	<b>38</b>
March	19	23	
April	15	19	
May	12	23	
June	16	26	
July	16	22	
August	15	19	
September	19	23	
October	19	29	
November	25	26	
December	35	34	

### Median DOM



Month	2023	2024	2025
January	10	8	<b>28</b>
February	3	7	<b>9</b>
March	4	5	
April	3	4	
May	4	5	
June	4	6	
July	5	6	
August	4	7	
September	6	7	
October	10	9	
November	16	10	
December	17	13	



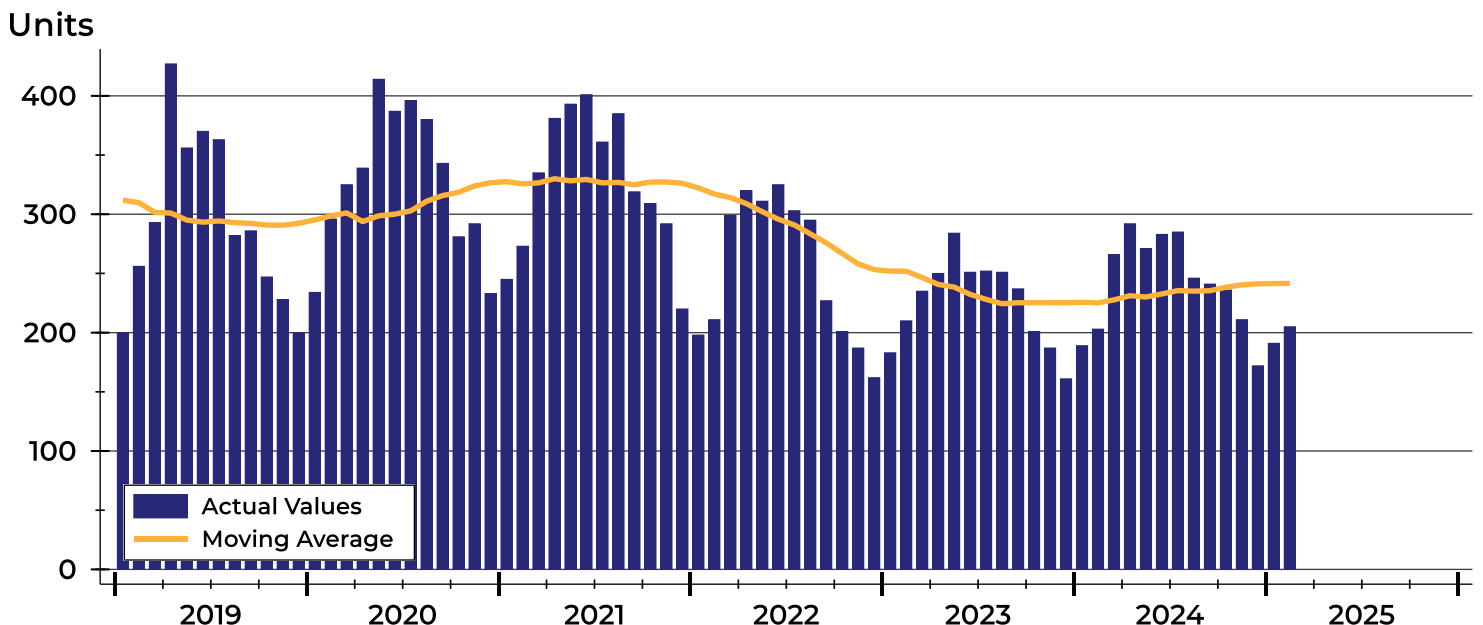
## Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		<b>205</b>	203	1.0%
Volume (1,000s)		<b>47,871</b>	45,907	4.3%
Average	List Price	<b>233,518</b>	226,143	3.3%
	Days on Market	<b>36</b>	34	5.9%
	Percent of Original	<b>98.1%</b>	97.9%	0.2%
Median	List Price	<b>205,000</b>	195,000	5.1%
	Days on Market	<b>11</b>	12	-8.3%
	Percent of Original	<b>100.0%</b>	100.0%	0.0%

A total of 205 listings in the Topeka MSA had contracts pending at the end of February, up from 203 contracts pending at the end of February 2024.

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

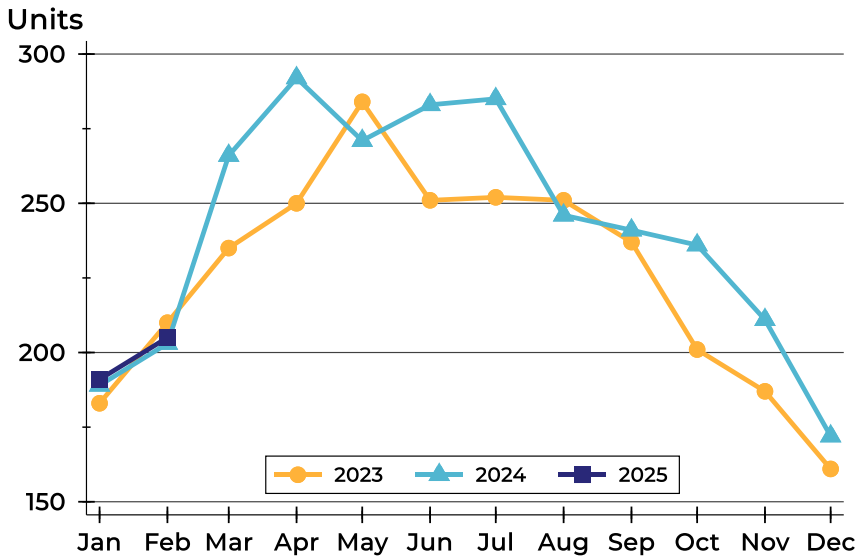
### History of Pending Contracts





## Topeka Metropolitan Area Pending Contracts Analysis

### Pending Contracts by Month



Month	2023	2024	2025
January	183	189	191
February	210	203	205
March	235	266	
April	250	292	
May	284	271	
June	251	283	
July	252	285	
August	251	246	
September	237	241	
October	201	236	
November	187	211	
December	161	172	

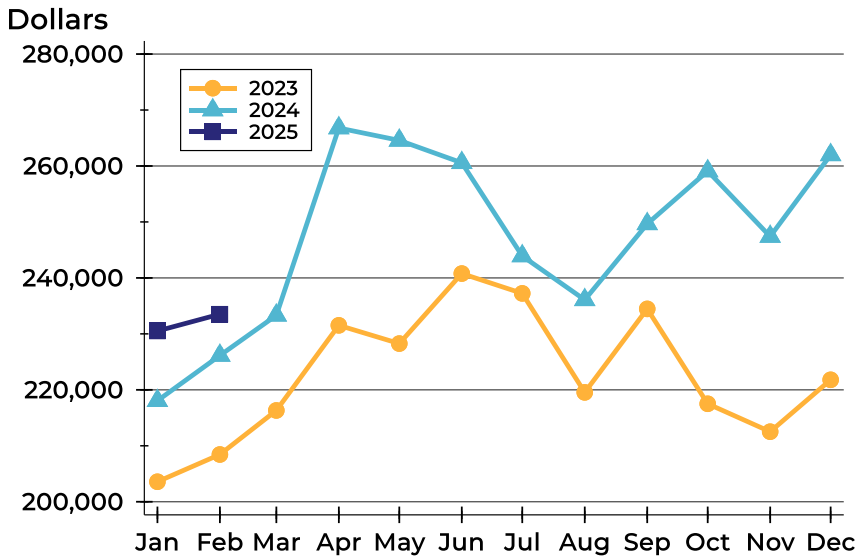
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.5%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	1	0.5%	38,000	38,000	2	2	100.0%	100.0%
\$50,000-\$99,999	24	11.7%	81,581	83,750	27	5	97.2%	100.0%
\$100,000-\$124,999	14	6.8%	117,029	119,900	31	16	97.7%	100.0%
\$125,000-\$149,999	21	10.2%	140,208	140,000	43	20	96.9%	100.0%
\$150,000-\$174,999	19	9.3%	160,479	155,000	19	3	99.3%	100.0%
\$175,000-\$199,999	18	8.8%	187,564	187,000	29	17	98.5%	100.0%
\$200,000-\$249,999	34	16.6%	225,357	224,975	29	7	99.1%	100.0%
\$250,000-\$299,999	27	13.2%	277,367	283,500	42	20	97.2%	100.0%
\$300,000-\$399,999	22	10.7%	356,106	352,450	51	18	98.4%	100.0%
\$400,000-\$499,999	14	6.8%	448,611	448,250	47	25	97.8%	100.0%
\$500,000-\$749,999	10	4.9%	558,475	565,389	60	5	98.4%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



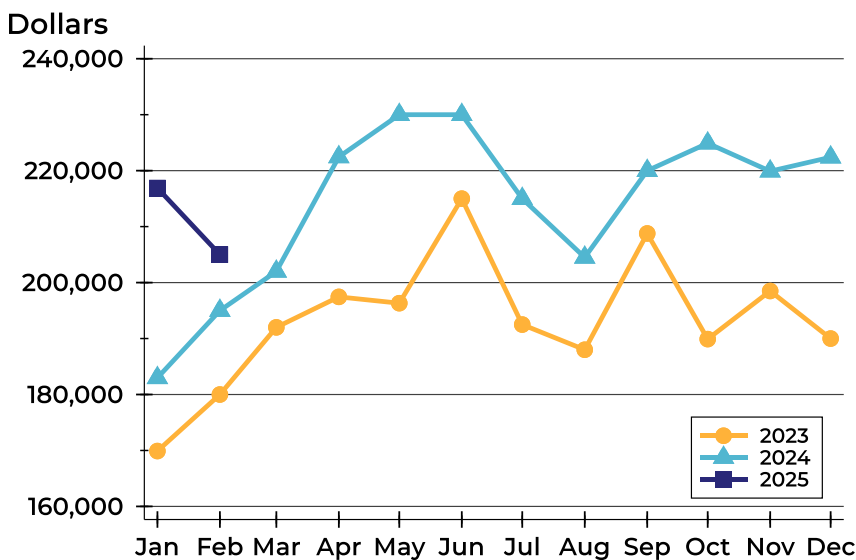
## Topeka Metropolitan Area Pending Contracts Analysis

### Average Price



Month	2023	2024	2025
January	203,579	218,052	<b>230,514</b>
February	208,451	226,143	<b>233,518</b>
March	216,317	233,317	
April	231,527	266,784	
May	228,270	264,574	
June	240,782	260,573	
July	237,237	243,920	
August	219,548	236,083	
September	234,464	249,662	
October	217,509	259,102	
November	212,523	247,402	
December	221,795	261,983	

### Median Price

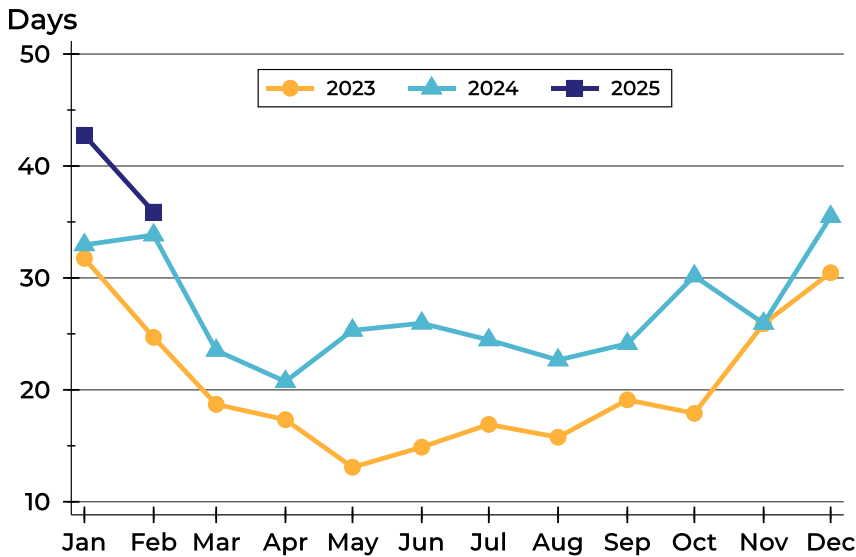


Month	2023	2024	2025
January	169,900	182,980	<b>216,900</b>
February	180,000	195,000	<b>205,000</b>
March	192,000	202,000	
April	197,450	222,450	
May	196,320	230,000	
June	215,000	230,000	
July	192,500	215,000	
August	188,000	204,500	
September	208,777	220,000	
October	189,900	224,900	
November	198,500	219,900	
December	190,000	222,400	



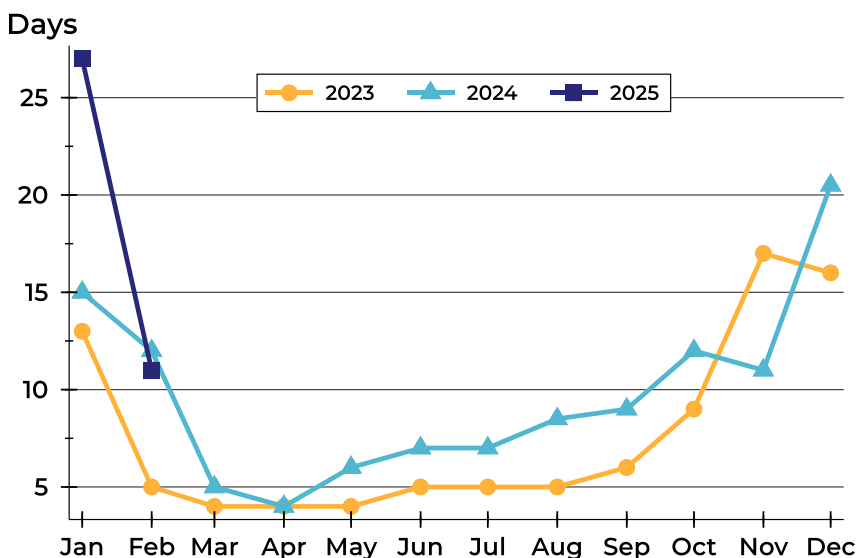
## Topeka Metropolitan Area Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	32	33	<b>43</b>
February	25	34	<b>36</b>
March	19	24	
April	17	21	
May	13	25	
June	15	26	
July	17	24	
August	16	23	
September	19	24	
October	18	30	
November	26	26	
December	30	35	

### Median DOM



Month	2023	2024	2025
January	13	15	<b>27</b>
February	5	12	<b>11</b>
March	4	5	
April	4	4	
May	4	6	
June	5	7	
July	5	7	
August	5	9	
September	6	9	
October	9	12	
November	17	11	
December	16	21	



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

February 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	2											41	3	10	16
\$30,000-\$39,999	4	1											5	10	11	8
\$40,000-\$49,999	3	3											6	11	17	6
\$50,000-\$59,999	4	6											10	3	14	18
\$60,000-\$69,999	3	3											6	11	16	14
\$70,000-\$79,999	7	9											16	11	10	12
\$80,000-\$89,999	3	9											12	10	13	18
\$90,000-\$99,999	2	1											3	11	22	11
\$100,000-\$119,999	9	7											16	18	20	32
\$120,000-\$139,999	12	12											24	20	31	51
\$140,000-\$159,999	16	8											24	28	25	38
\$160,000-\$179,999	11	7											18	32	29	31
\$180,000-\$199,999	11	13											24	26	27	23
\$200,000-\$249,999	23	15											38	51	35	37
\$250,000-\$299,999	18	34											52	46	37	40
\$300,000-\$399,999	30	21											51	28	36	35
\$400,000-\$499,999	14	13											27	13	14	9
\$500,000 or more	15	7											22	14	6	10
<b>TOTALS</b>	<b>224</b>	<b>171</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>395</b>	<b>346</b>	<b>373</b>	<b>409</b>



# Wabaunsee County Housing Report



## Market Overview

### Wabaunsee County Home Sales Rose in February

Total home sales in Wabaunsee County rose by 200.0% last month to 3 units, compared to 1 unit in February 2024. Total sales volume was \$0.9 million, up 142.5% from a year earlier.

The median sale price in February was \$265,500, down from \$385,000 a year earlier. Homes that sold in February were typically on the market for 102 days and sold for 102.1% of their list prices.

### Wabaunsee County Active Listings Down at End of February

The total number of active listings in Wabaunsee County at the end of February was 1 units, down from 4 at the same point in 2024. This represents a 0.2 months' supply of homes available for sale. The median list price of homes on the market at the end of February was \$320,000.

There were 3 contracts written in February 2025 and 2024, showing no change over the year. At the end of the month, there were 3 contracts still pending.

## Report Contents

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

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## Wabaunsee County Summary Statistics

February MLS Statistics Three-year History		Current Month			Year-to-Date		
		2025	2024	2023	2025	2024	2023
<b>Home Sales</b>		<b>3</b>	<b>1</b>	<b>5</b>	<b>7</b>	<b>3</b>	<b>9</b>
Change from prior year		200.0%	-80.0%	400.0%	133.3%	-66.7%	200.0%
<b>Active Listings</b>		<b>1</b>	<b>4</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-75.0%	300.0%	-75.0%			
<b>Months' Supply</b>		<b>0.2</b>	<b>1.7</b>	<b>0.3</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		-88.2%	466.7%	-66.7%			
<b>New Listings</b>		<b>2</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>7</b>
Change from prior year		-50.0%	33.3%	200.0%	-25.0%	-42.9%	133.3%
<b>Contracts Written</b>		<b>3</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>7</b>
Change from prior year		0.0%	50.0%	100.0%	33.3%	-57.1%	250.0%
<b>Pending Contracts</b>		<b>3</b>	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Change from prior year		0.0%	50.0%	100.0%			
<b>Sales Volume (1,000s)</b>		<b>934</b>	<b>385</b>	<b>1,732</b>	<b>1,937</b>	<b>760</b>	<b>2,340</b>
Change from prior year		142.6%	-77.8%	962.6%	154.9%	-67.5%	297.3%
<b>Average</b>	<b>Sale Price</b>	<b>311,167</b>	<b>385,000</b>	<b>346,400</b>	<b>276,729</b>	<b>253,333</b>	<b>260,000</b>
	Change from prior year	-19.2%	11.1%	112.5%	9.2%	-2.6%	32.5%
	<b>List Price of Actives</b>	<b>320,000</b>	<b>481,250</b>	<b>160,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-33.5%	200.8%	-59.0%			
	<b>Days on Market</b>	<b>83</b>	<b>51</b>	<b>12</b>	<b>40</b>	<b>71</b>	<b>19</b>
Change from prior year	62.7%	325.0%	-75.5%	-43.7%	273.7%	-42.4%	
<b>Percent of List</b>	<b>100.9%</b>	<b>100.0%</b>	<b>96.2%</b>	<b>101.2%</b>	<b>98.4%</b>	<b>96.5%</b>	
Change from prior year	0.9%	4.0%	-0.2%	2.8%	2.0%	-2.3%	
<b>Percent of Original</b>	<b>97.0%</b>	<b>97.5%</b>	<b>96.2%</b>	<b>99.6%</b>	<b>83.2%</b>	<b>96.5%</b>	
Change from prior year	-0.5%	1.4%	4.5%	19.7%	-13.8%	3.0%	
<b>Median</b>	<b>Sale Price</b>	<b>265,500</b>	<b>385,000</b>	<b>159,000</b>	<b>265,500</b>	<b>285,000</b>	<b>159,000</b>
	Change from prior year	-31.0%	142.1%	-2.5%	-6.8%	79.2%	-2.5%
	<b>List Price of Actives</b>	<b>320,000</b>	<b>435,000</b>	<b>160,000</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	Change from prior year	-26.4%	171.9%	-24.7%			
	<b>Days on Market</b>	<b>102</b>	<b>51</b>	<b>5</b>	<b>7</b>	<b>51</b>	<b>14</b>
Change from prior year	100.0%	920.0%	-89.8%	-86.3%	264.3%	-71.4%	
<b>Percent of List</b>	<b>102.1%</b>	<b>100.0%</b>	<b>98.0%</b>	<b>101.3%</b>	<b>100.0%</b>	<b>97.3%</b>	
Change from prior year	2.1%	2.0%	1.7%	1.3%	2.8%	-2.7%	
<b>Percent of Original</b>	<b>96.4%</b>	<b>97.5%</b>	<b>98.0%</b>	<b>98.9%</b>	<b>95.3%</b>	<b>97.3%</b>	
Change from prior year	-1.1%	-0.5%	6.4%	3.8%	-2.1%	5.6%	

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



## Wabaunsee County Closed Listings Analysis

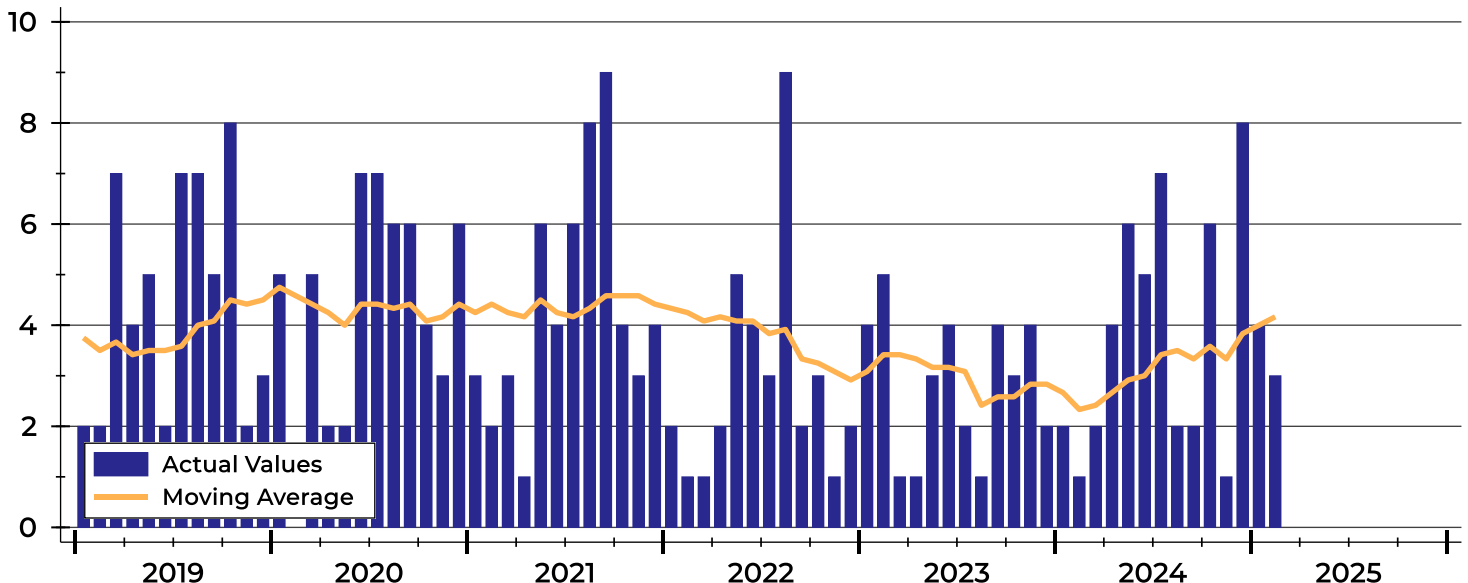
Summary Statistics for Closed Listings		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Closed Listings		<b>3</b>	1	200.0%	<b>7</b>	3	133.3%
Volume (1,000s)		<b>934</b>	385	142.6%	<b>1,937</b>	760	154.9%
Months' Supply		<b>0.2</b>	1.7	-88.2%	<b>N/A</b>	N/A	N/A
Average	Sale Price	<b>311,167</b>	385,000	-19.2%	<b>276,729</b>	253,333	9.2%
	Days on Market	<b>83</b>	51	62.7%	<b>40</b>	71	-43.7%
	Percent of List	<b>100.9%</b>	100.0%	0.9%	<b>101.2%</b>	98.4%	2.8%
	Percent of Original	<b>97.0%</b>	97.5%	-0.5%	<b>99.6%</b>	83.2%	19.7%
Median	Sale Price	<b>265,500</b>	385,000	-31.0%	<b>265,500</b>	285,000	-6.8%
	Days on Market	<b>102</b>	51	100.0%	<b>7</b>	51	-86.3%
	Percent of List	<b>102.1%</b>	100.0%	2.1%	<b>101.3%</b>	100.0%	1.3%
	Percent of Original	<b>96.4%</b>	97.5%	-1.1%	<b>98.9%</b>	95.3%	3.8%

A total of 3 homes sold in Wabaunsee County in February, up from 1 unit in February 2024. Total sales volume rose to \$0.9 million compared to \$0.4 million in the previous year.

The median sales price in February was \$265,500, down 31.0% compared to the prior year. Median days on market was 102 days, up from 6 days in January, and up from 51 in February 2024.

## History of Closed Listings

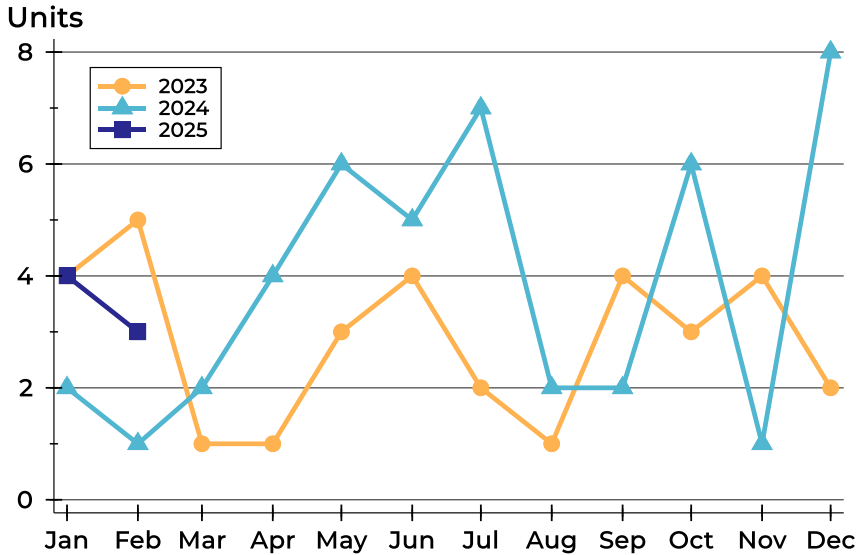
Units





## Wabaunsee County Closed Listings Analysis

### Closed Listings by Month



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

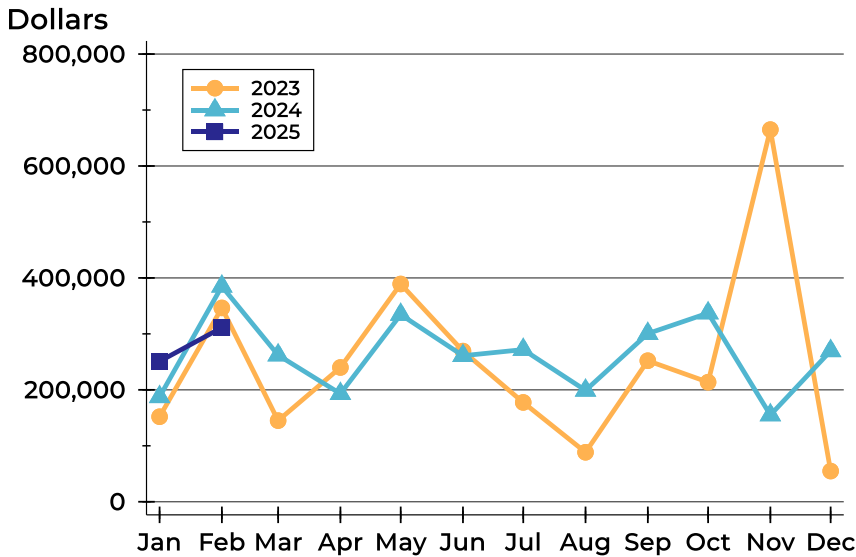
### Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	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%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	33.3%	0.0	245,000	245,000	143	143	102.1%	102.1%	92.5%	92.5%
\$250,000-\$299,999	1	33.3%	0.0	265,500	265,500	4	4	102.1%	102.1%	102.1%	102.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	33.3%	0.0	423,000	423,000	102	102	98.5%	98.5%	96.4%	96.4%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



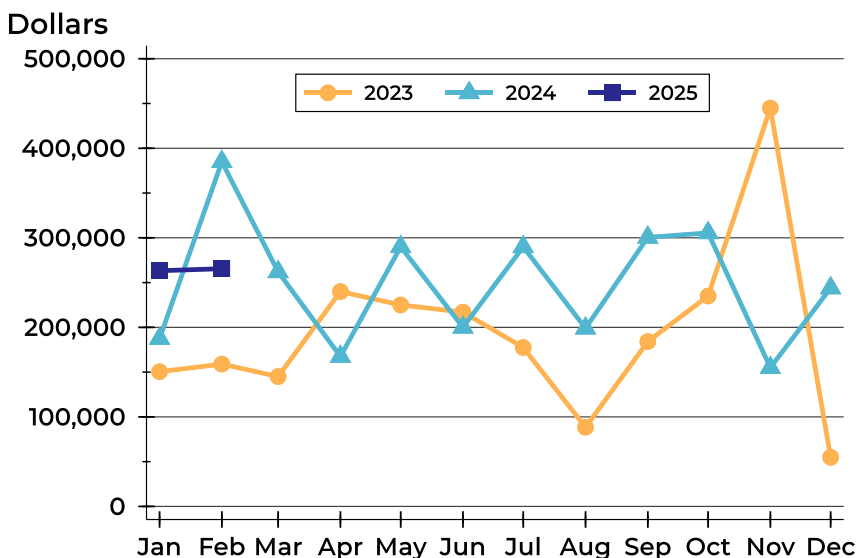
## Wabaunsee County Closed Listings Analysis

### Average Price



Month	2023	2024	2025
January	152,000	187,500	<b>250,900</b>
February	346,400	385,000	<b>311,167</b>
March	145,000	262,000	
April	240,000	193,125	
May	389,167	334,558	
June	269,250	261,000	
July	177,500	271,914	
August	88,450	199,000	
September	252,048	300,500	
October	213,667	337,167	
November	665,000	155,000	
December	54,875	269,631	

### Median Price

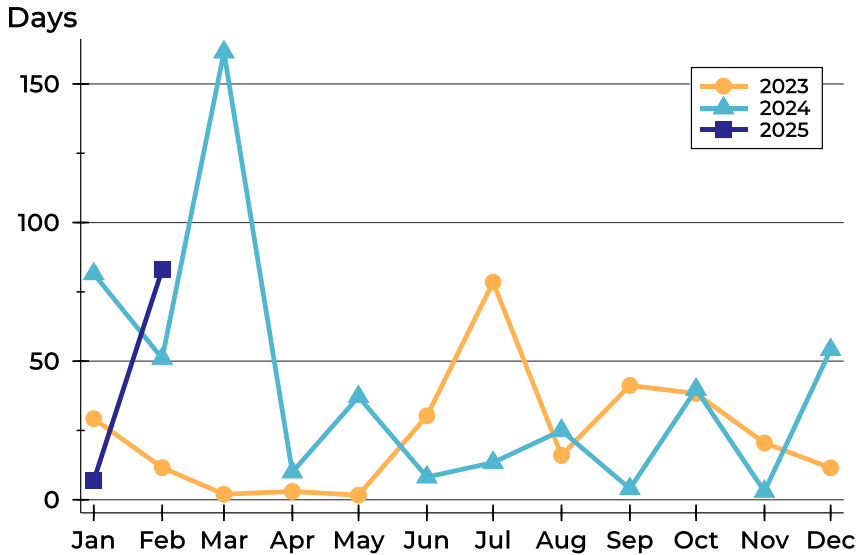


Month	2023	2024	2025
January	150,500	187,500	<b>263,250</b>
February	159,000	385,000	<b>265,500</b>
March	145,000	262,000	
April	240,000	167,500	
May	225,000	290,000	
June	217,000	200,000	
July	177,500	289,900	
August	88,450	199,000	
September	184,095	300,500	
October	235,000	305,500	
November	445,000	155,000	
December	54,875	243,925	



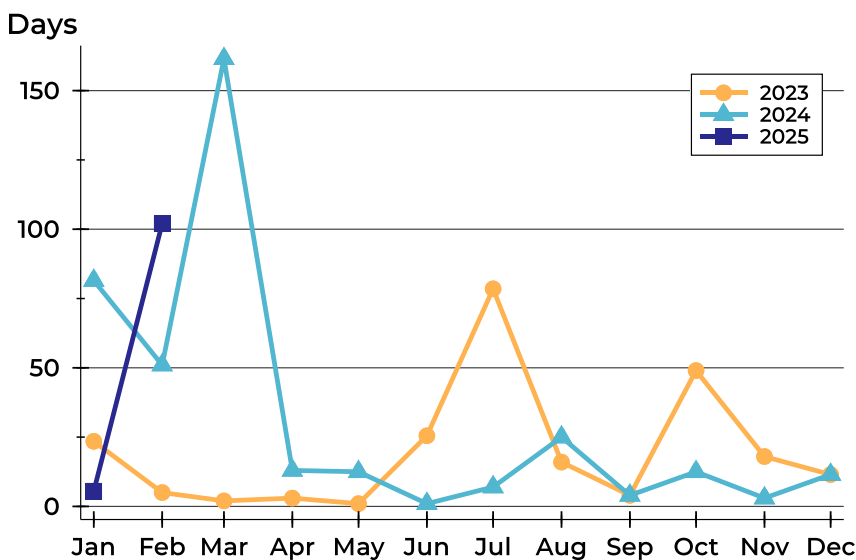
## Wabaunsee County Closed Listings Analysis

### Average DOM



Month	2023	2024	2025
January	29	82	<b>7</b>
February	12	51	<b>83</b>
March	2	162	
April	3	10	
May	2	37	
June	30	8	
July	79	13	
August	16	25	
September	41	4	
October	38	40	
November	21	3	
December	12	54	

### Median DOM



Month	2023	2024	2025
January	24	82	<b>6</b>
February	5	51	<b>102</b>
March	2	162	
April	3	13	
May	1	13	
June	26	1	
July	79	7	
August	16	25	
September	4	4	
October	49	13	
November	18	3	
December	12	12	



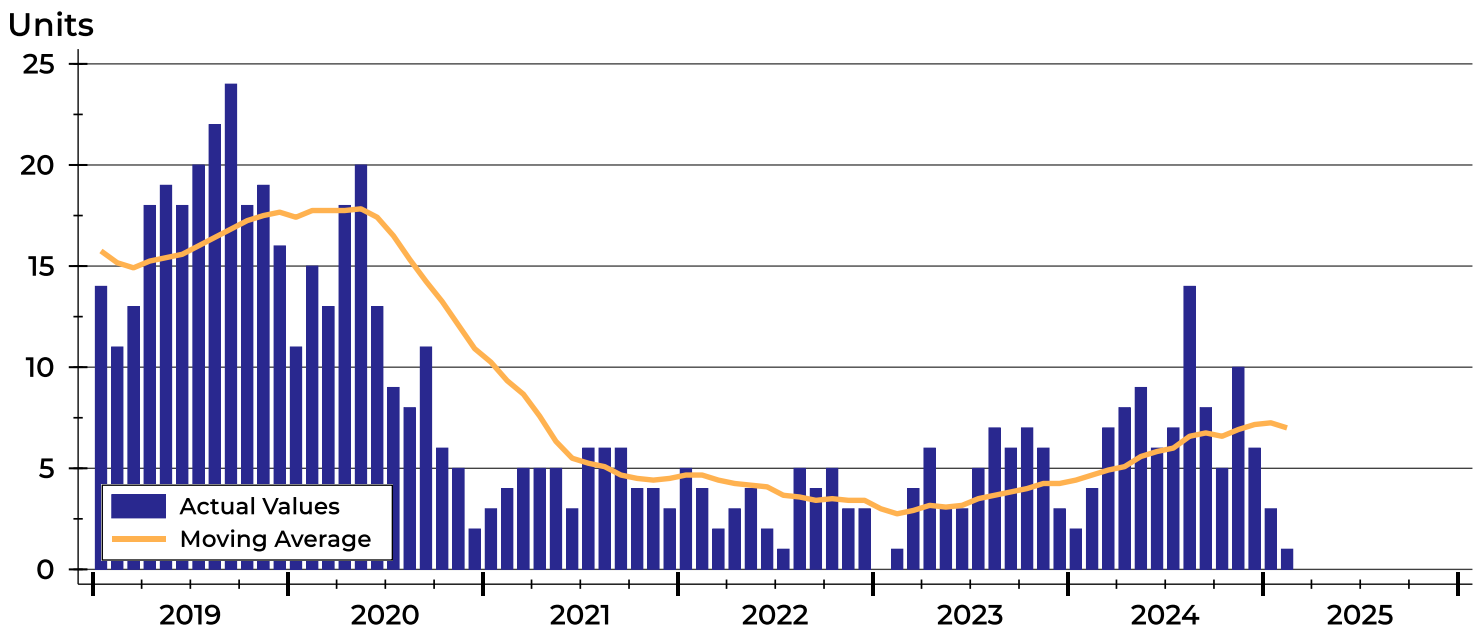
## Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of February 2024	Change
Active Listings		<b>1</b>	4	-75.0%
Volume (1,000s)		<b>320</b>	1,925	-83.4%
Months' Supply		<b>0.2</b>	1.7	-88.2%
Average	List Price	<b>320,000</b>	481,250	-33.5%
	Days on Market	<b>183</b>	105	74.3%
	Percent of Original	<b>88.9%</b>	94.6%	-6.0%
Median	List Price	<b>320,000</b>	435,000	-26.4%
	Days on Market	<b>183</b>	79	131.6%
	Percent of Original	<b>88.9%</b>	95.2%	-6.6%

A total of 1 homes were available for sale in Wabaunsee County at the end of February. This represents a 0.2 months' supply of active listings.

The median list price of homes on the market at the end of February was \$320,000, down 26.4% from 2024. The typical time on market for active listings was 183 days, up from 79 days a year earlier.

## History of Active Listings

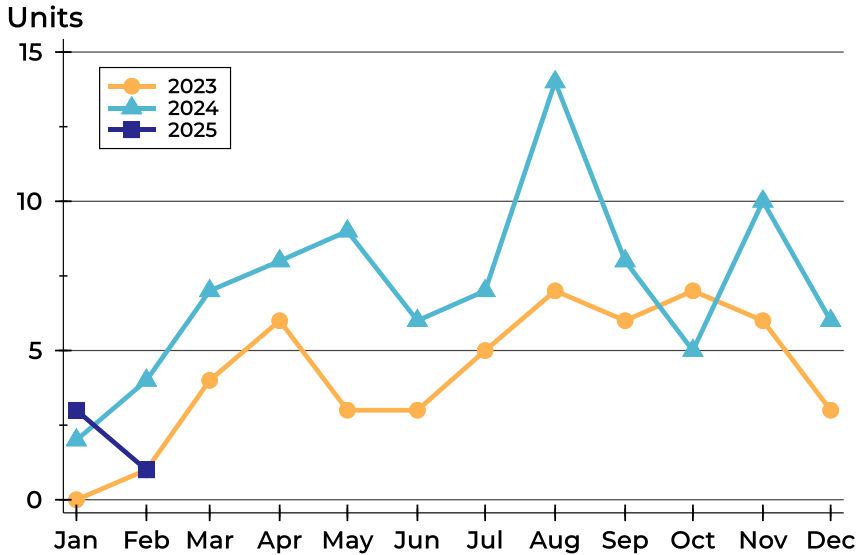






## Wabaunsee County Active Listings Analysis

### Active Listings by Month



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

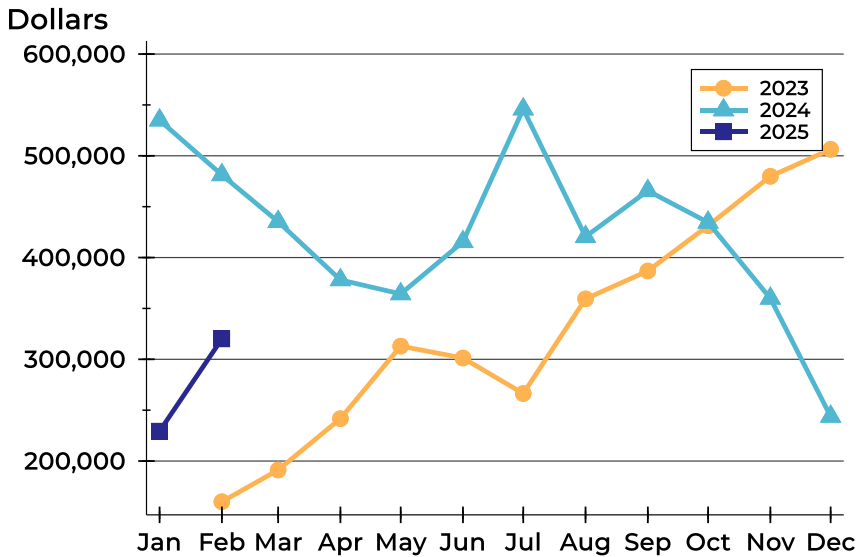
### Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	0.0	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	1	100.0%	N/A	320,000	320,000	183	183	88.9%	88.9%
\$400,000-\$499,999	0	0.0%	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	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



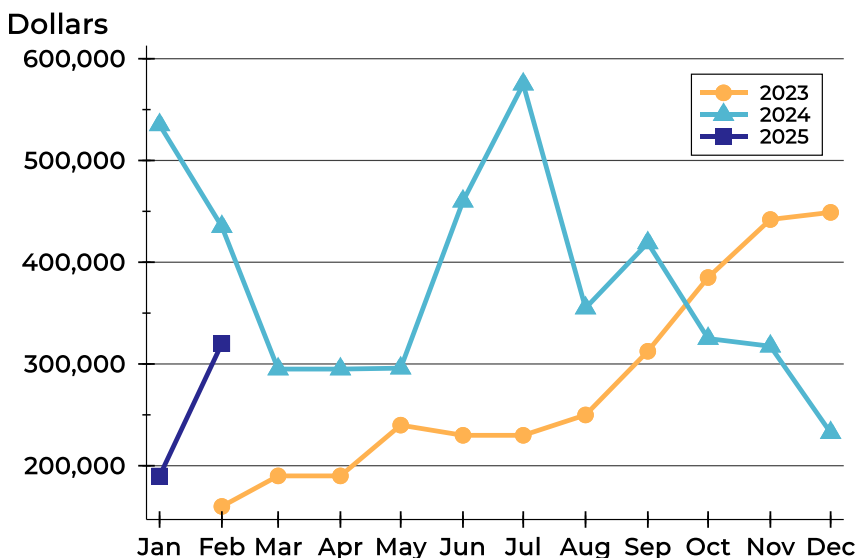
## Wabaunsee County Active Listings Analysis

### Average Price



Month	2023	2024	2025
January	N/A	535,000	<b>229,467</b>
February	160,000	481,250	<b>320,000</b>
March	191,225	435,286	
April	241,667	378,063	
May	312,967	364,272	
June	301,300	415,508	
July	266,360	545,879	
August	359,414	420,536	
September	386,833	465,644	
October	431,271	434,600	
November	479,833	359,890	
December	506,333	243,900	

### Median Price

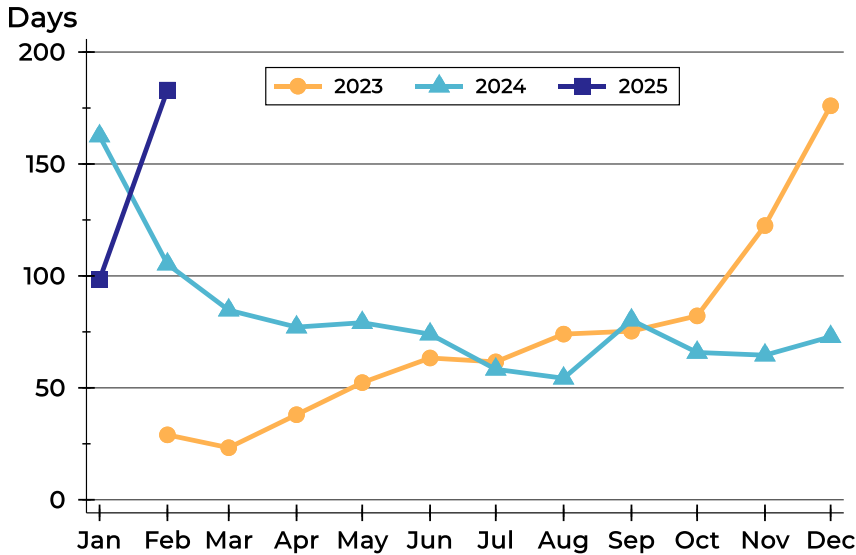


Month	2023	2024	2025
January	N/A	535,000	<b>189,900</b>
February	160,000	435,000	<b>320,000</b>
March	190,000	295,000	
April	190,000	295,000	
May	239,900	295,900	
June	229,900	459,950	
July	229,900	575,000	
August	249,900	354,950	
September	312,500	419,000	
October	385,000	325,000	
November	442,000	317,450	
December	449,000	232,450	



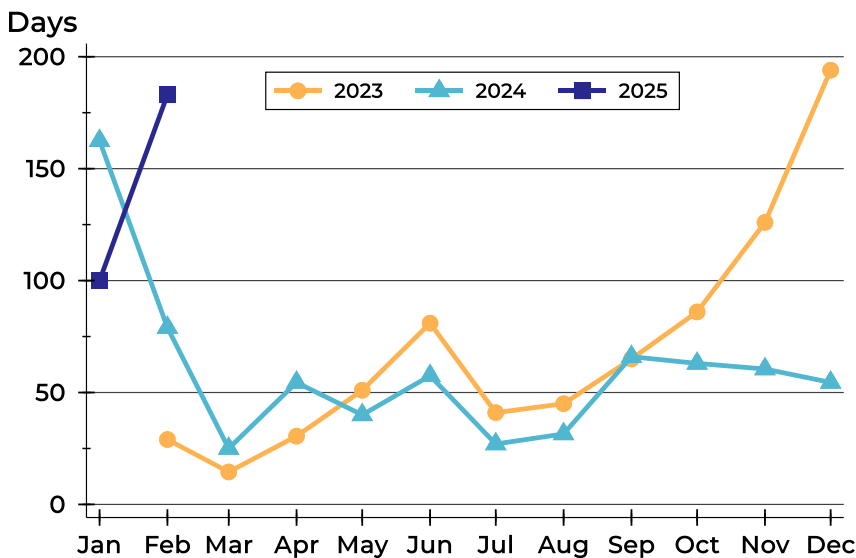
## Wabaunsee County Active Listings Analysis

### Average DOM



Month	2023	2024	2025
January	N/A	163	<b>98</b>
February	29	105	<b>183</b>
March	23	85	
April	38	77	
May	52	79	
June	63	74	
July	62	58	
August	74	54	
September	75	80	
October	82	66	
November	123	65	
December	176	73	

### Median DOM

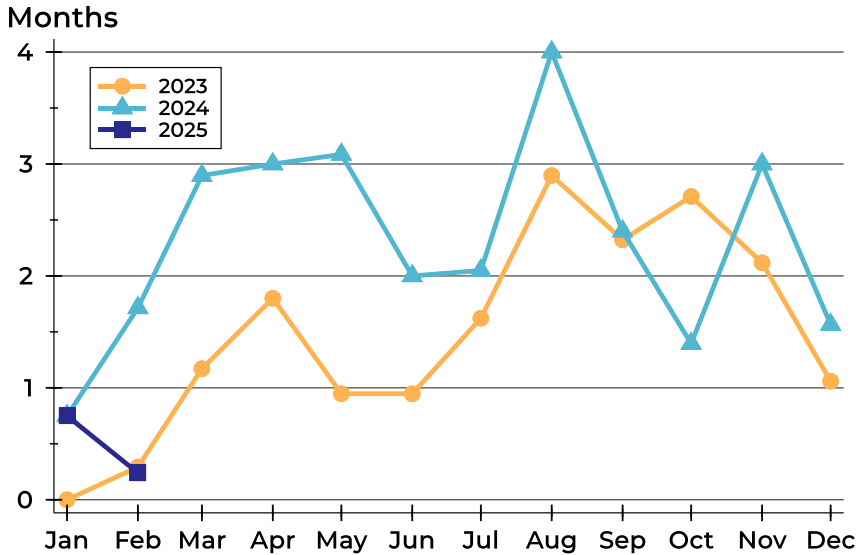


Month	2023	2024	2025
January	N/A	163	<b>100</b>
February	29	79	<b>183</b>
March	15	25	
April	31	55	
May	51	40	
June	81	58	
July	41	27	
August	45	32	
September	65	66	
October	86	63	
November	126	61	
December	194	55	



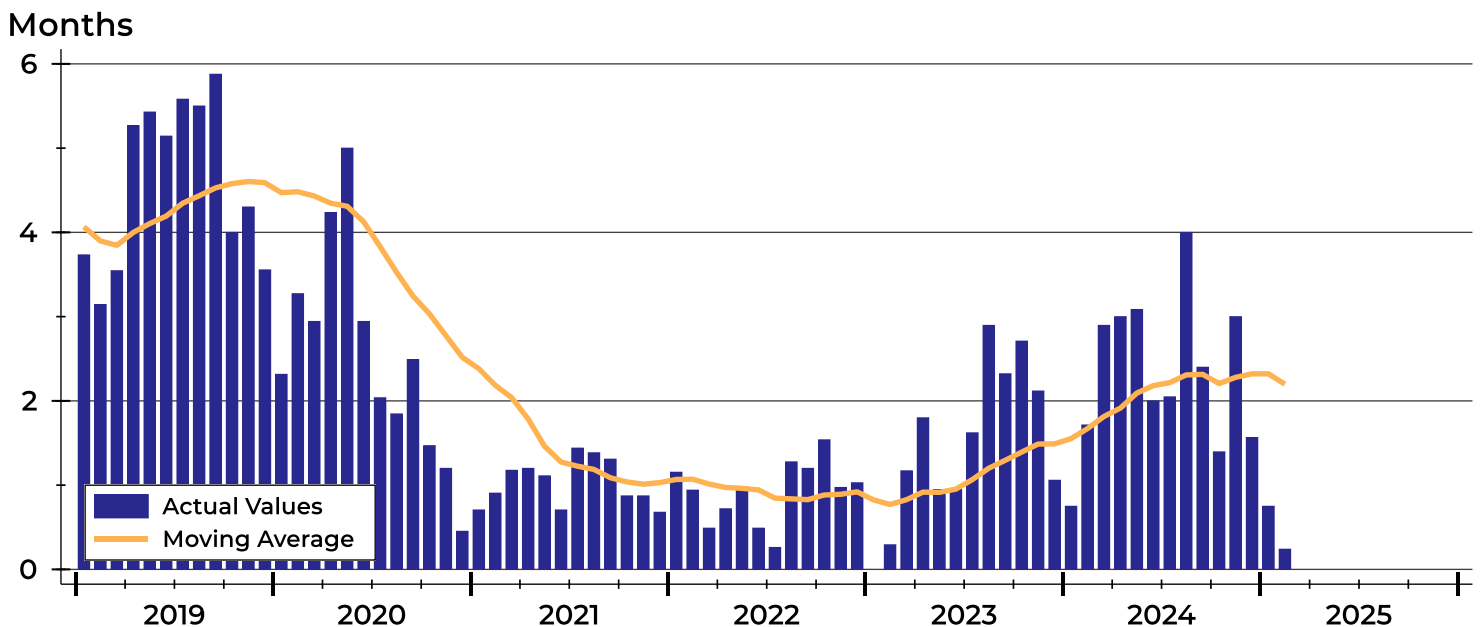
# Wabaunsee County Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	0.0	0.8	<b>0.8</b>
February	0.3	1.7	<b>0.2</b>
March	1.2	2.9	
April	1.8	3.0	
May	0.9	3.1	
June	0.9	2.0	
July	1.6	2.0	
August	2.9	4.0	
September	2.3	2.4	
October	2.7	1.4	
November	2.1	3.0	
December	1.1	1.6	

## History of Month's Supply





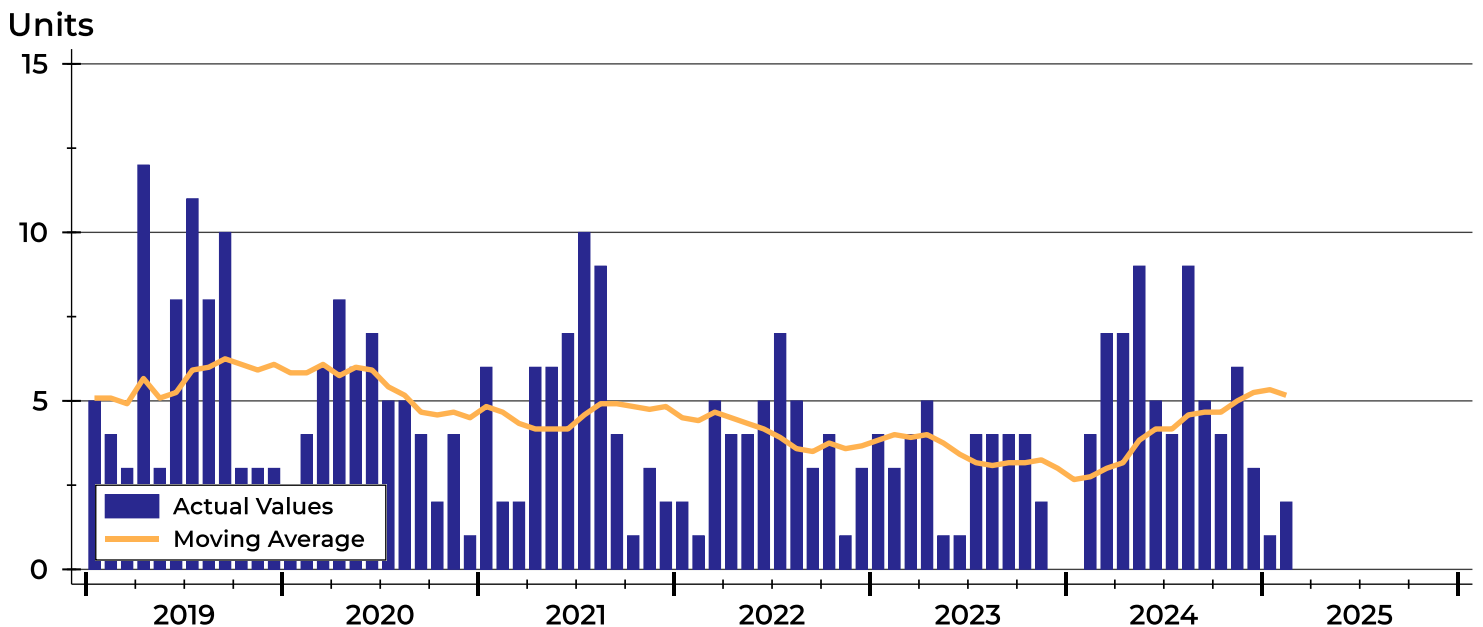
# Wabaunsee County New Listings Analysis

Summary Statistics for New Listings		2025	February 2024	Change
Current Month	New Listings	2	4	-50.0%
	Volume (1,000s)	260	990	-73.7%
	Average List Price	130,000	247,500	-47.5%
	Median List Price	130,000	167,500	-22.4%
Year-to-Date	New Listings	3	4	-25.0%
	Volume (1,000s)	520	990	-47.5%
	Average List Price	173,333	247,500	-30.0%
	Median List Price	135,000	167,500	-19.4%

A total of 2 new listings were added in Wabaunsee County during February, down 50.0% from the same month in 2024. Year-to-date Wabaunsee County has seen 3 new listings.

The median list price of these homes was \$130,000 down from \$167,500 in 2024.

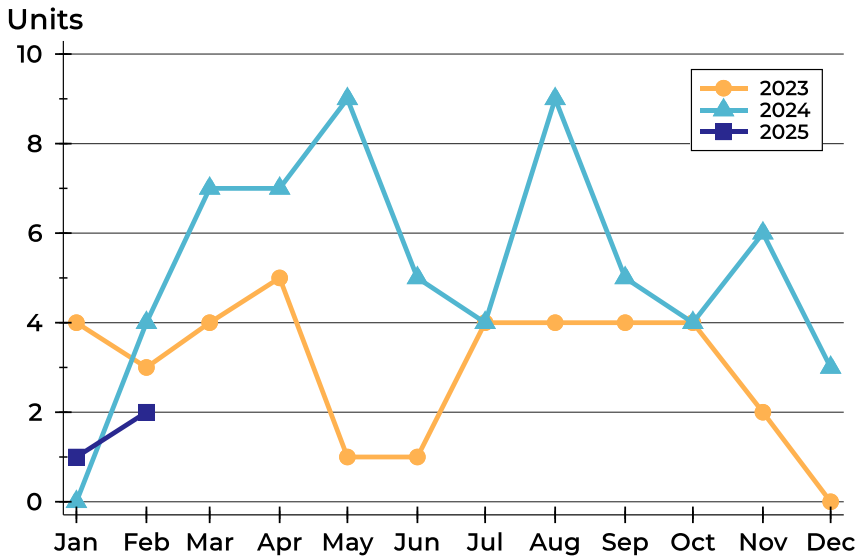
## History of New Listings





## Wabaunsee County New Listings Analysis

### New Listings by Month



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

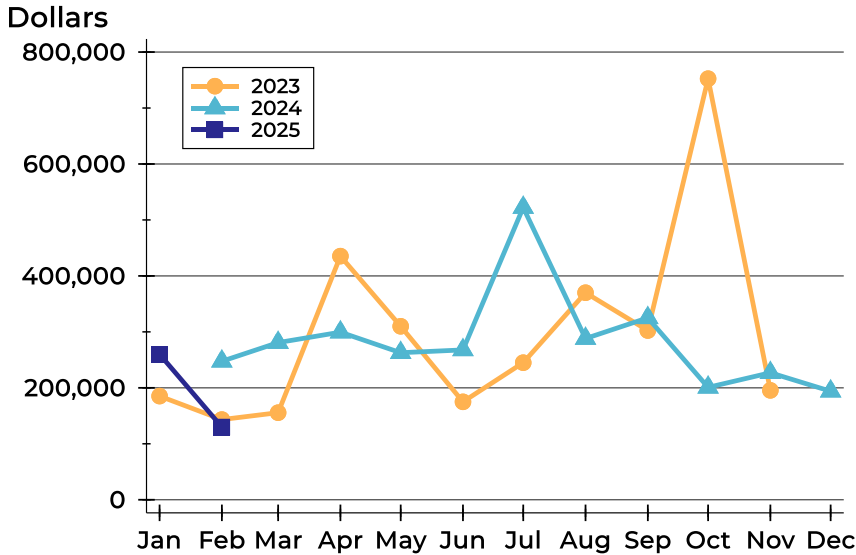
### New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	2	100.0%	130,000	130,000	7	7	96.3%	96.3%
\$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



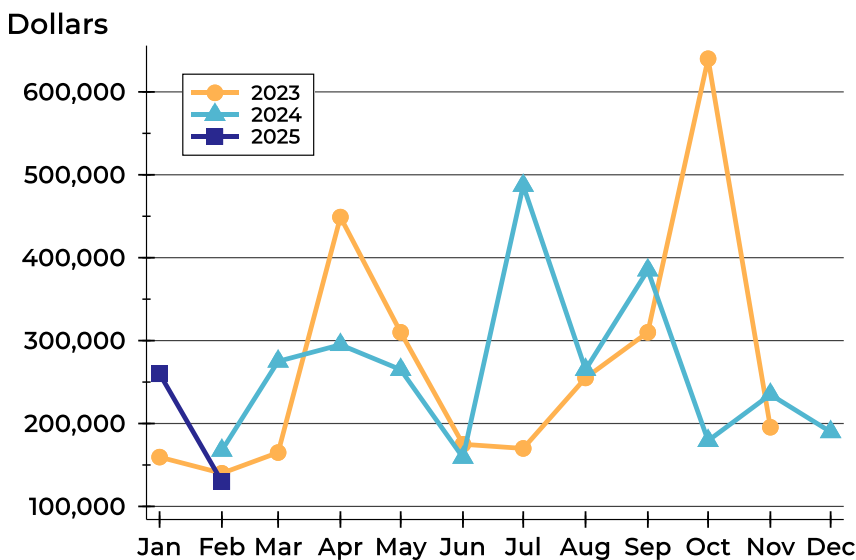
## Wabaunsee County New Listings Analysis

### Average Price



Month	2023	2024	2025
January	185,250	N/A	<b>260,000</b>
February	143,333	247,500	<b>130,000</b>
March	155,625	280,843	
April	435,380	299,500	
May	310,000	262,783	
June	175,000	267,800	
July	244,975	522,250	
August	370,000	288,094	
September	302,450	325,080	
October	752,475	200,875	
November	195,500	226,958	
December	N/A	193,933	

### Median Price



Month	2023	2024	2025
January	159,500	N/A	<b>260,000</b>
February	140,000	167,500	<b>130,000</b>
March	165,000	275,000	
April	449,000	295,000	
May	310,000	265,000	
June	175,000	159,000	
July	169,950	487,000	
August	255,000	265,000	
September	310,000	385,000	
October	640,000	179,250	
November	195,500	235,000	
December	N/A	189,900	



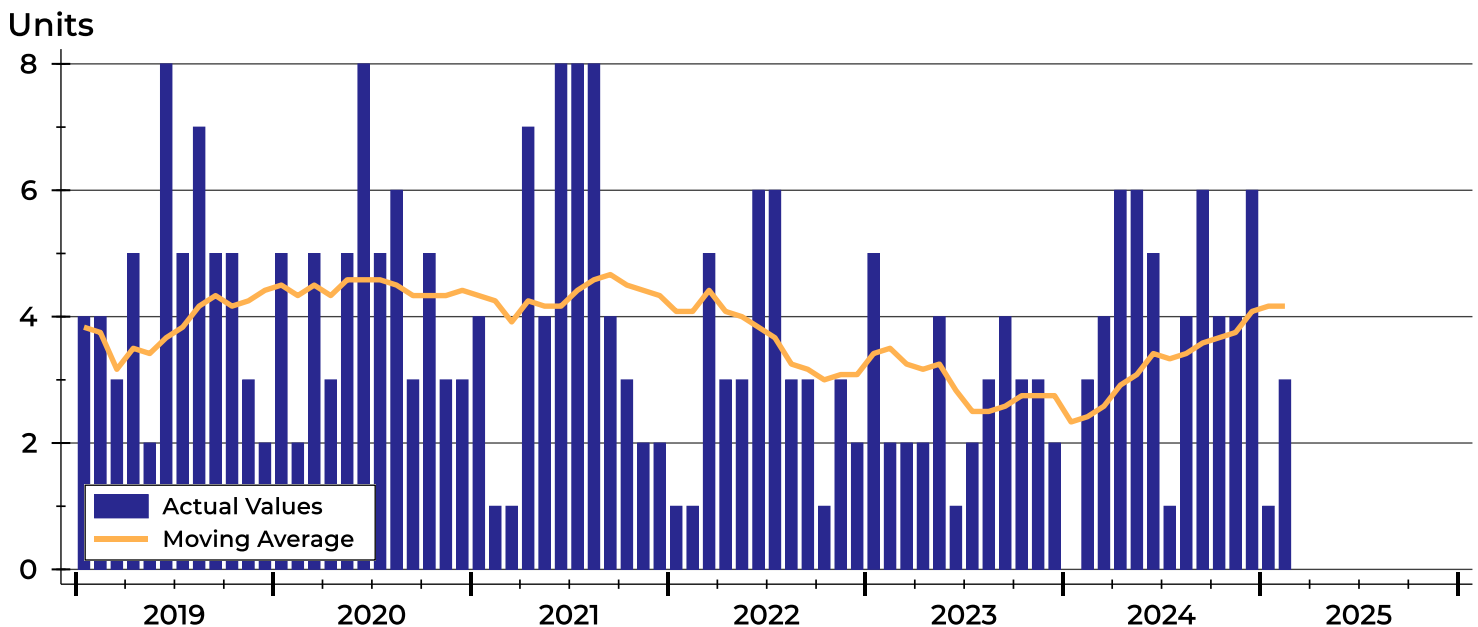
# Wabaunsee County Contracts Written Analysis

Summary Statistics for Contracts Written		2025	February 2024	Change	2025	Year-to-Date 2024	Change
Contracts Written		3	3	0.0%	4	3	33.3%
Volume (1,000s)		450	704	-36.1%	710	704	0.9%
Average	Sale Price	149,967	234,667	-36.1%	177,475	234,667	-24.4%
	Days on Market	21	112	-81.3%	17	112	-84.8%
	Percent of Original	94.3%	93.0%	1.4%	96.2%	93.0%	3.4%
Median	Sale Price	135,000	175,000	-22.9%	162,450	175,000	-7.2%
	Days on Market	8	12	-33.3%	7	12	-41.7%
	Percent of Original	92.6%	100.0%	-7.4%	96.3%	100.0%	-3.7%

A total of 3 contracts for sale were written in Wabaunsee County during the month of February, the same as in 2024. The median list price of these homes was \$135,000, down from \$175,000 the prior year.

Half of the homes that went under contract in February were on the market less than 8 days, compared to 12 days in February 2024.

## History of Contracts Written

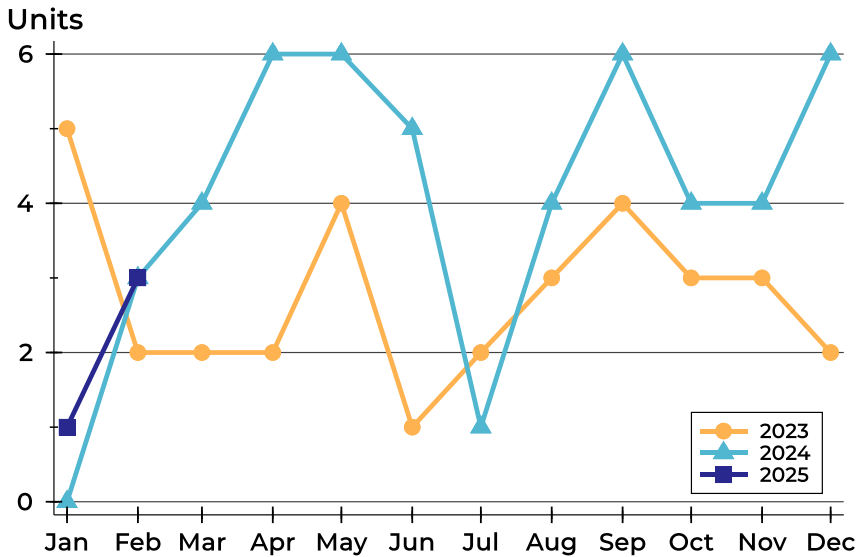






## Wabaunsee County Contracts Written Analysis

### Contracts Written by Month



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

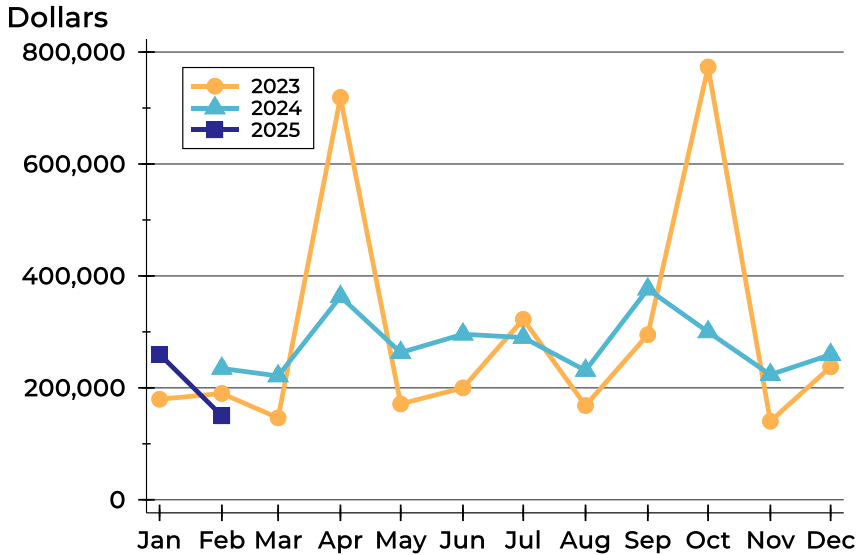
### Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	66.7%	130,000	130,000	7	7	96.3%	96.3%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	189,900	189,900	48	48	90.2%	90.2%
\$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



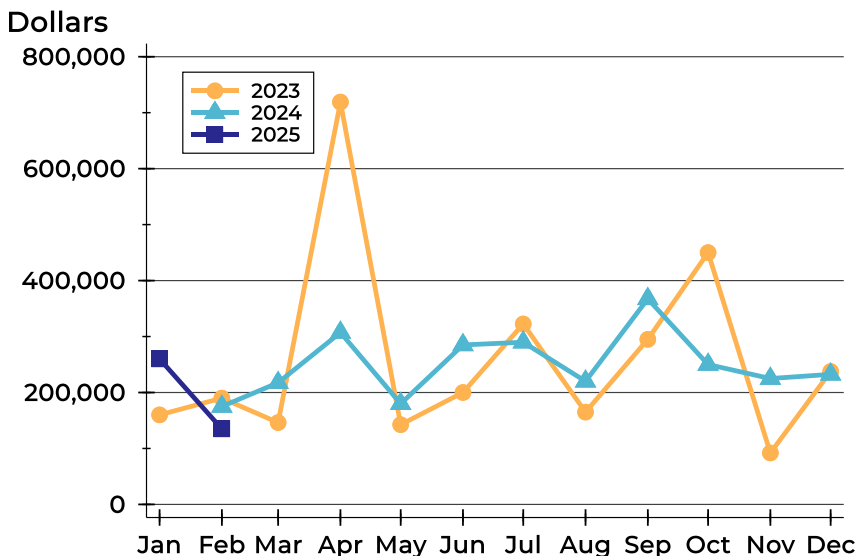
## Wabaunsee County Contracts Written Analysis

### Average Price



Month	2023	2024	2025
January	179,700	N/A	<b>260,000</b>
February	190,000	234,667	<b>149,967</b>
March	146,250	221,225	
April	719,000	363,000	
May	171,225	263,000	
June	200,000	295,800	
July	322,500	289,900	
August	168,333	231,000	
September	294,925	376,400	
October	773,333	300,000	
November	140,300	223,463	
December	237,500	259,383	

### Median Price

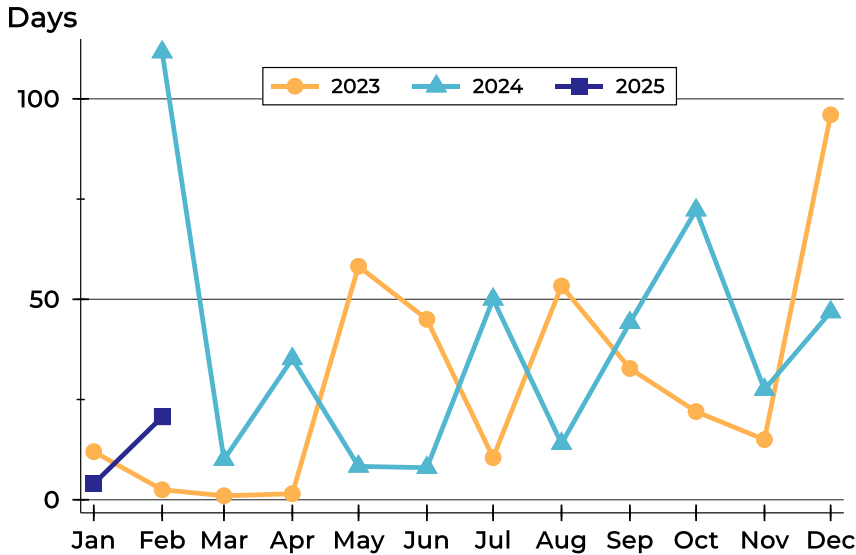


Month	2023	2024	2025
January	160,000	N/A	<b>260,000</b>
February	190,000	175,000	<b>135,000</b>
March	146,250	217,500	
April	719,000	307,250	
May	142,500	180,000	
June	200,000	285,000	
July	322,500	289,900	
August	165,000	220,000	
September	294,950	367,450	
October	450,000	250,000	
November	92,000	225,000	
December	237,500	232,450	



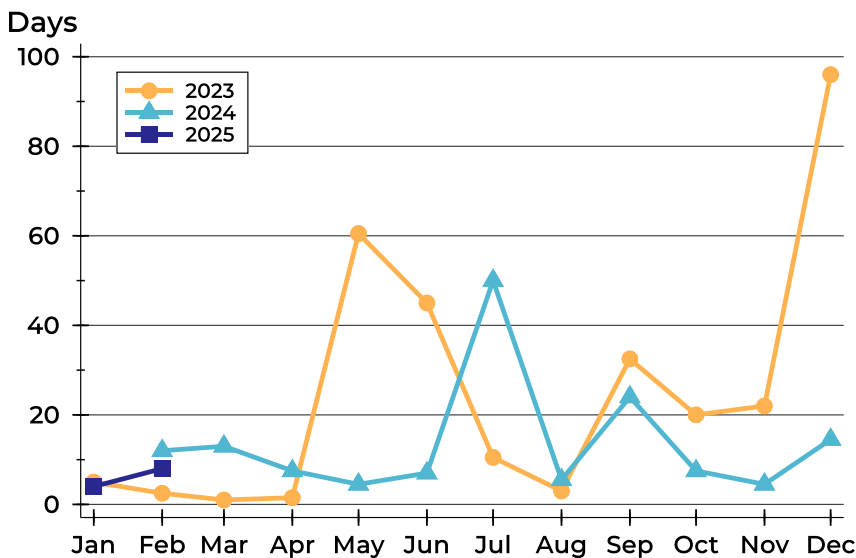
## Wabaunsee County Contracts Written Analysis

### Average DOM



Month	2023	2024	2025
January	12	N/A	4
February	3	112	21
March	1	10	
April	2	35	
May	58	8	
June	45	8	
July	11	50	
August	53	14	
September	33	44	
October	22	72	
November	15	28	
December	96	47	

### Median DOM



Month	2023	2024	2025
January	5	N/A	4
February	3	12	8
March	1	13	
April	2	8	
May	61	5	
June	45	7	
July	11	50	
August	3	6	
September	33	24	
October	20	8	
November	22	5	
December	96	15	



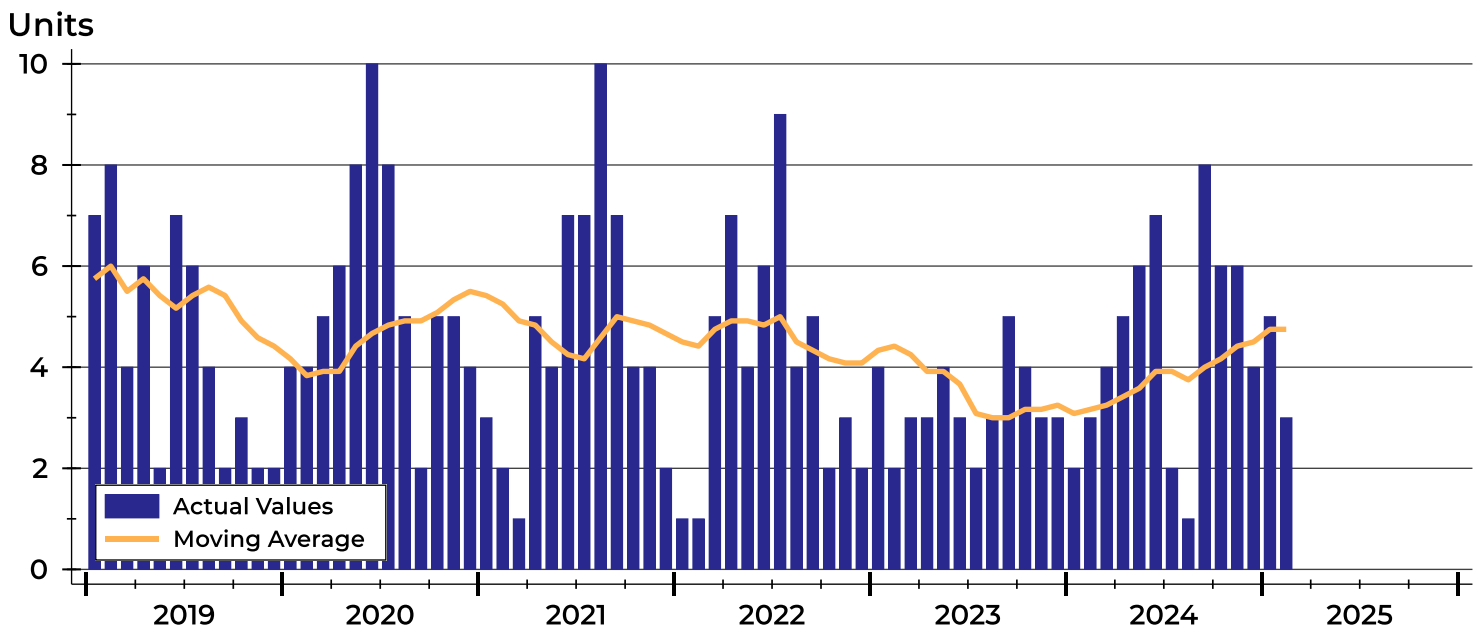
# Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of February		
		2025	2024	Change
Pending Contracts		3	3	0.0%
Volume (1,000s)		687	704	-2.4%
Average	List Price	228,967	234,667	-2.4%
	Days on Market	25	112	-77.7%
	Percent of Original	96.8%	91.8%	5.4%
Median	List Price	189,900	175,000	8.5%
	Days on Market	18	12	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of February, the same number of contracts pending at the end of February 2024.

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

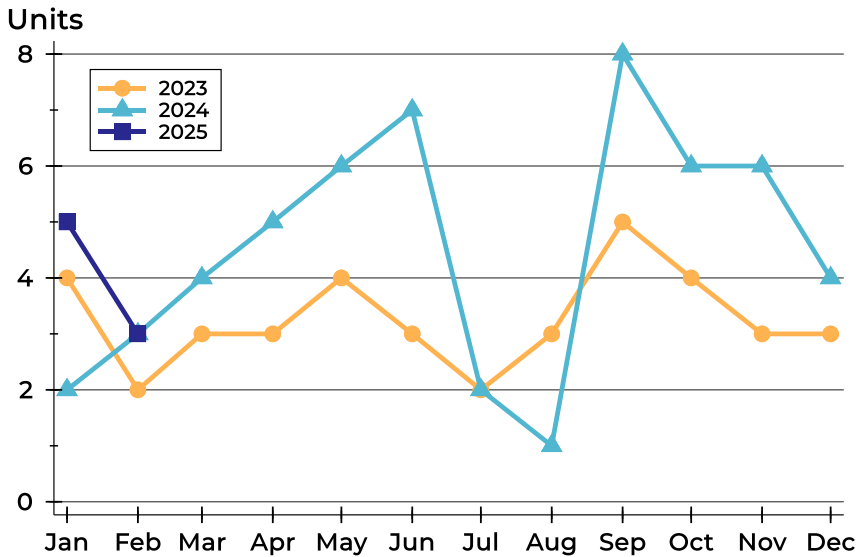
## History of Pending Contracts





## Wabaunsee County Pending Contracts Analysis

### Pending Contracts by Month



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

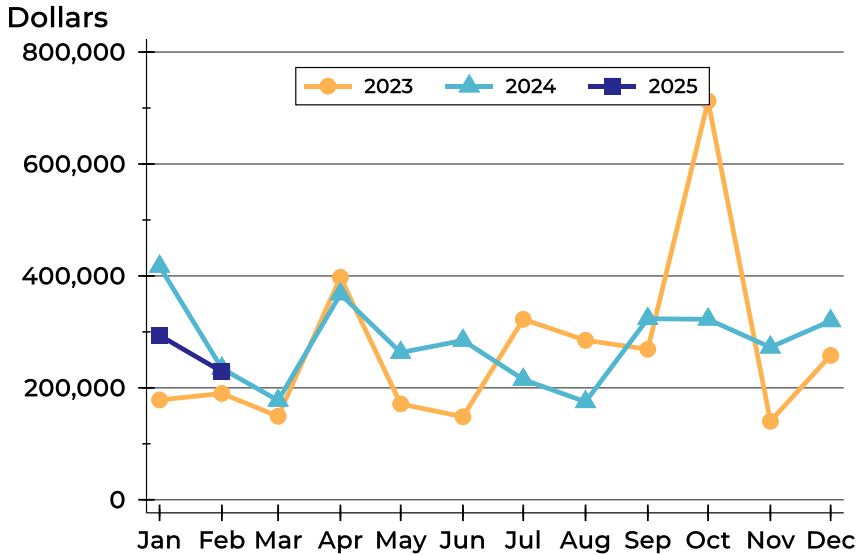
### Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	33.3%	125,000	125,000	8	8	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	189,900	189,900	48	48	90.4%	90.4%
\$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	33.3%	372,000	372,000	18	18	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



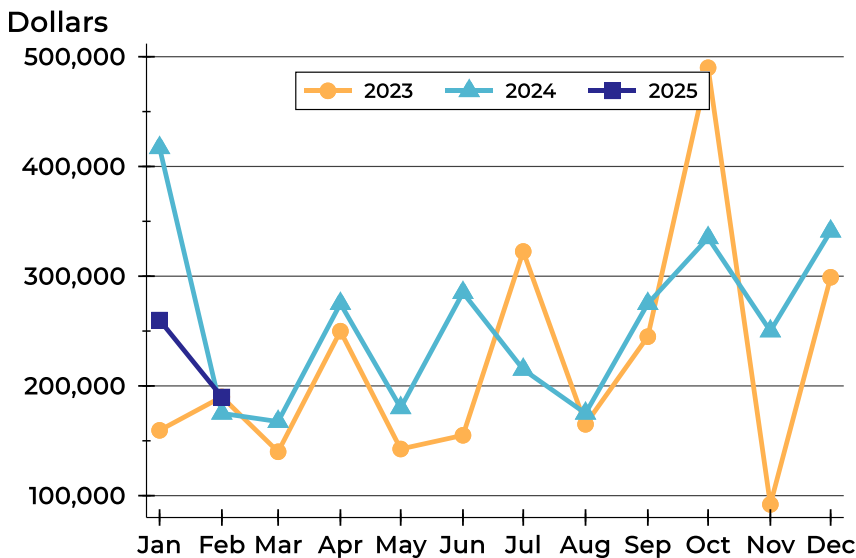
# Wabaunsee County Pending Contracts Analysis

## Average Price



Month	2023	2024	2025
January	178,375	417,000	<b>293,700</b>
February	190,000	234,667	<b>228,967</b>
March	149,167	177,475	
April	397,467	367,600	
May	171,225	263,000	
June	148,300	284,714	
July	322,500	215,000	
August	285,000	175,000	
September	268,940	323,538	
October	712,475	322,483	
November	140,300	272,458	
December	258,000	319,600	

## Median Price

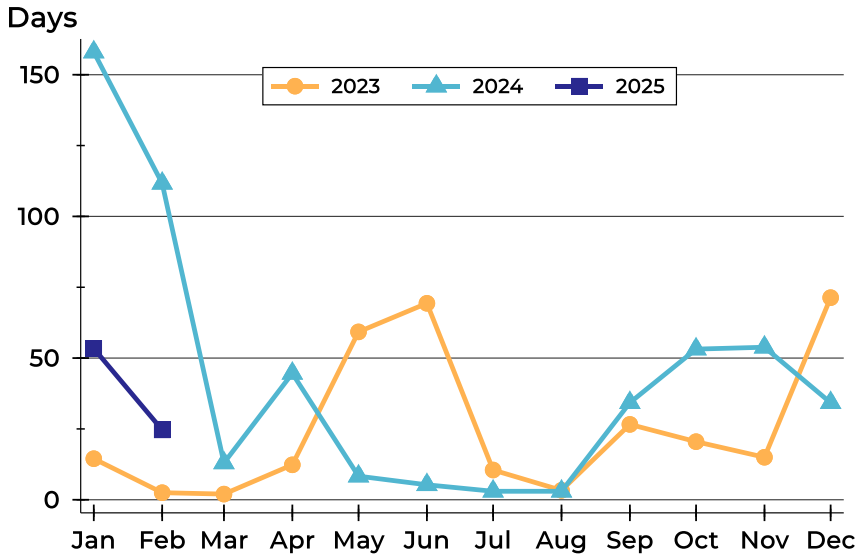


Month	2023	2024	2025
January	159,500	417,000	<b>260,000</b>
February	190,000	175,000	<b>189,900</b>
March	140,000	167,500	
April	249,900	275,000	
May	142,500	180,000	
June	155,000	285,000	
July	322,500	215,000	
August	165,000	175,000	
September	244,900	274,950	
October	489,950	334,950	
November	92,000	250,000	
December	299,000	340,950	



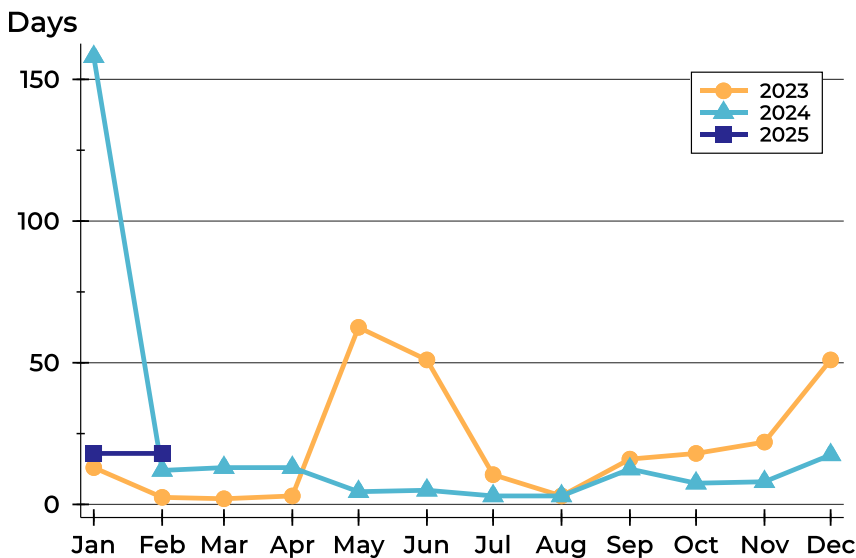
## Wabaunsee County Pending Contracts Analysis

### Average DOM



Month	2023	2024	2025
January	15	158	<b>53</b>
February	3	112	<b>25</b>
March	2	13	
April	12	45	
May	59	8	
June	69	5	
July	11	3	
August	3	3	
September	27	34	
October	21	53	
November	15	54	
December	71	34	

### Median DOM



Month	2023	2024	2025
January	13	158	<b>18</b>
February	3	12	<b>18</b>
March	2	13	
April	3	13	
May	63	5	
June	51	5	
July	11	3	
August	3	3	
September	16	13	
October	18	8	
November	22	8	
December	51	18	