

July 2025 Sunflower MLS Statistics

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

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Fell in July

Total home sales in the Sunflower multiple listing service fell last month to 352 units, compared to 365 units in July 2024. Total sales volume was \$84.2 million, down from a year earlier.

The median sale price in July was \$210,375, down from \$220,000 a year earlier. Homes that sold in July were typically on the market for 5 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of July

The total number of active listings in the Sunflower multiple listing service at the end of July was 515 units, up from 413 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 July was \$250,000.

During July, a total of 358 contracts were written up from 330 in July 2024. At the end of the month, there were 383 contracts still pending.

Report Contents

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

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Entire MLS System Summary Statistics

July MLS Statistics Three-year History		2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	rme Sales ange from prior year	352 -3.6%	365 7.4%	340 -18.9%	2,171 1.3%	2,143 0.8%	2,125 -10.9%
	tive Listings ange from prior year	515 24.7%	413 16.7%	354 14.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.7 21.4%	1.4 27.3%	1.1 22.2%	N/A	N/A	N/A
	w Listings ange from prior year	424 3.2%	411 3.5%	397 -6.4%	2,659 0.6%	2,643 3.9%	2,545 -9.0%
	ntracts Written ange from prior year	358 8.5%	330 6.8%	309 -17.8%	2,282 0.0%	2,281 1.5%	2,248 -10.3%
	nding Contracts ange from prior year	383 7.6%	356 9.9%	324 -17.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	84,225 -5.7%	89,352 12.9%	79,177 -13.4%	513,903 0.8%	509,586 14.9%	443,608 -10.8%
	Sale Price Change from prior year	239,275 -2.3%	244,799 5.1%	232,873 6.7%	236,713 -0.5%	237,791 13.9%	208,757 0.1%
u	List Price of Actives Change from prior year	315,131 3.3%	304,959 -8.1%	331,716 19.4%	N/A	N/A	N/A
Average	Days on Market Change from prior year	21 -22.2%	27 58.8%	17 41.7%	28 3.7%	27 35.0%	20 25.0%
⋖	Percent of List Change from prior year	98.3 % -0.1%	98.4 % -1.5%	99.9 % -1.2%	98.3 % 0.0%	98.3 % -0.4%	98.7 % -1.6%
	Percent of Original Change from prior year	96.6 % 0.4%	96.2 % -2.4%	98.6 % -1.5%	96.5 % -0.2%	96.7 % -0.5%	97.2 % -2.1%
	Sale Price Change from prior year	210,375 -4.4%	220,000 5.5%	208,500 6.6%	210,000 5.5%	199,000 10.6%	1 79,900 2.8%
	List Price of Actives Change from prior year	250,000 1.0%	247,500 -10.0%	275,000 31.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	5 -28.6%	7 40.0%	5 25.0%	7 16.7%	6 20.0%	5 66.7%
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0% 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	99.4 % -0.1%	99.5 % -0.5%	100.0 % 0.0%	99.3 % -0.7%	100.0 % 0.0%	100.0 % 0.0%

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





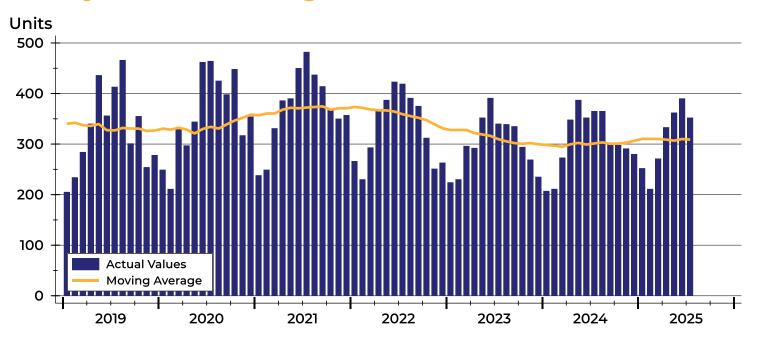
Entire MLS System Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Y 2025	ear-to-Dat 2024	e Change
Clo	osed Listings	352	365	-3.6%	2,171 2,143		1.3%
Vo	lume (1,000s)	84,225	89,352	-5.7%	513,903	509,586	0.8%
Mc	onths' Supply	1.7	1.4	21.4%	N/A	N/A	N/A
	Sale Price	239,275	244,799	-2.3%	236,713	237,791	-0.5%
age	Days on Market	21	27	-22.2%	28	27	3.7%
Averag	Percent of List	98.3%	98.4%	-0.1%	98.3%	98.3%	0.0%
	Percent of Original	96.6%	96.2%	0.4%	96.5%	96.7%	-0.2%
	Sale Price	210,375	220,000	-4.4%	210,000	199,000	5.5%
lan	Days on Market	5	7	-28.6%	7	6	16.7%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	99.4%	99.5%	-0.1%	99.3%	100.0%	-0.7%

A total of 352 homes sold in the Sunflower multiple listing service in July, down from 365 units in July 2024. Total sales volume fell to \$84.2 million compared to \$89.4 million in the previous year.

The median sales price in July was \$210,375, down 4.4% compared to the prior year.
Median days on market was 5 days, down from 6 days in June, and down from 7 in July 2024.

History of Closed Listings

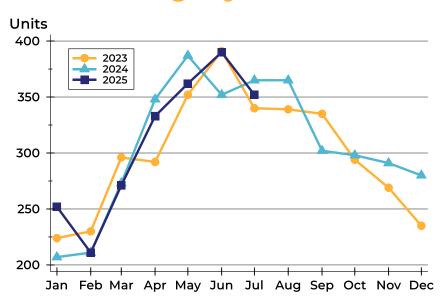






Entire MLS System Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

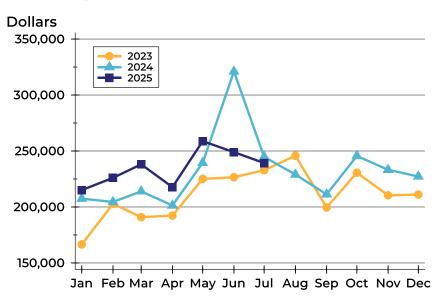
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	4	1.1%	1.5	16,875	16,250	14	8	77.4%	73.4%	71.2%	70.9%
\$25,000-\$49,999	13	3.7%	1.1	38,308	40,000	23	7	96.6%	100.0%	93.7%	100.0%
\$50,000-\$99,999	44	12.5%	0.8	78,908	84,000	35	6	94.1%	98.0%	91.9%	94.4%
\$100,000-\$124,999	16	4.5%	2.0	111,413	110,000	19	11	97.4%	97.8%	94.1%	95.2%
\$125,000-\$149,999	29	8.2%	1.6	137,041	140,000	11	4	101.7%	100.0%	101.4%	100.0%
\$150,000-\$174,999	33	9.4%	1.2	162,570	164,500	9	3	100.5%	100.0%	99.8%	100.0%
\$175,000-\$199,999	23	6.5%	1.6	185,930	187,000	17	4	99.7%	100.0%	97.6%	100.0%
\$200,000-\$249,999	50	14.2%	1.3	222,082	223,500	20	6	98.4%	99.7%	97.0%	99.6%
\$250,000-\$299,999	53	15.1%	1.8	271,485	270,000	22	5	99.6%	100.0%	97.8%	98.9%
\$300,000-\$399,999	45	12.8%	2.2	341,236	334,900	22	6	98.9%	99.2%	97.0%	98.7%
\$400,000-\$499,999	24	6.8%	1.7	442,367	449,950	26	9	97.7%	99.1%	95.8%	99.1%
\$500,000-\$749,999	15	4.3%	3.3	569,200	550,000	13	7	99.4%	100.0%	97.9%	99.4%
\$750,000-\$999,999	2	0.6%	6.3	893,000	893,000	60	60	97.1%	97.1%	97.1%	97.1%
\$1,000,000 and up	1	0.3%	16.0	3,000,000	3,000,000	1	1	100.0%	100.0%	100.0%	100.0%





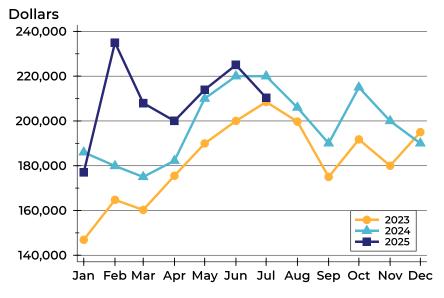
Entire MLS System Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	166,530	207,464	215,058
February	202,820	204,512	226,038
March	190,888	213,945	238,071
April	192,340	201,336	217,700
May	225,106	239,407	258,786
June	226,539	321,065	248,970
July	232,873	244,799	239,275
August	245,756	228,985	
September	199,570	211,235	
October	230,659	245,591	
November	210,419	233,207	
December	211,099	227,262	

Median Price



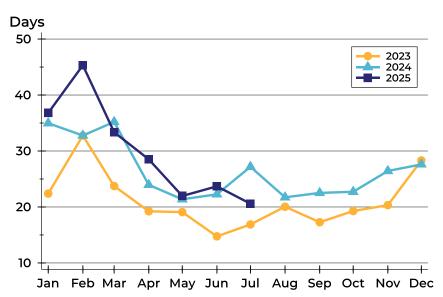
Month	2023	2024	2025
January	146,900	186,000	177,000
February	164,750	179,900	235,000
March	160,250	175,000	208,000
April	175,500	182,250	200,000
May	189,950	210,000	213,950
June	200,000	220,000	225,000
July	208,500	220,000	210,375
August	199,700	206,000	
September	175,000	190,000	
October	191,750	215,000	
November	180,000	200,000	
December	195,000	190,000	





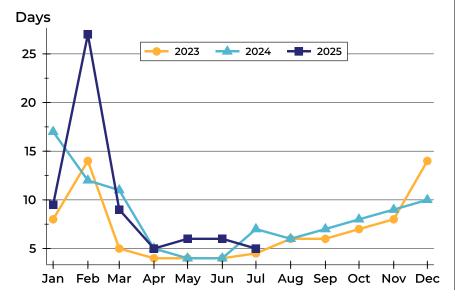
Entire MLS System Closed Listings Analysis

Average DOM



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

Median DOM



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



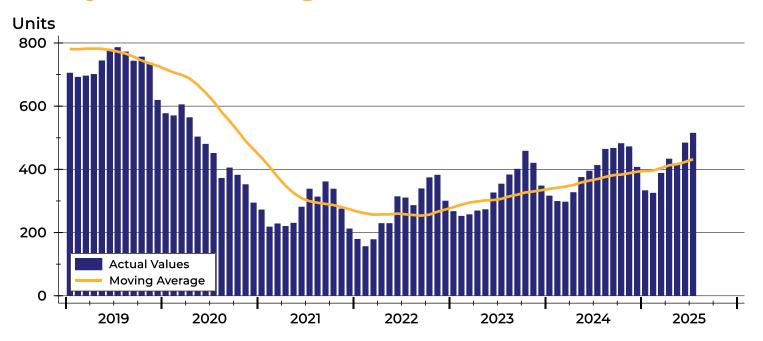
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	515	413	24.7%
Vo	lume (1,000s)	162,293	125,948	28.9%
Mc	onths' Supply	1.7	1.4	21.4%
ge	List Price	315,131	304,959	3.3%
Avera	Days on Market	45	57	-21.1%
₽	Percent of Original	96.4%	96.6%	-0.2%
_	List Price	250,000	247,500	1.0%
Median	Days on Market	22	37	-40.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 515 homes were available for sale in the Sunflower multiple listing service at the end of July. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of July was \$250,000, up 1.0% from 2024. The typical time on market for active listings was 22 days, down from 37 days a year earlier.

History of Active Listings







Entire MLS System Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

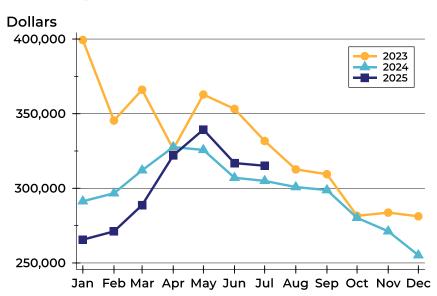
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	4	0.8%	1.5	10,413	9,750	15	11	95.4%	100.0%
\$25,000-\$49,999	15	2.9%	1.1	36,093	35,000	67	23	91.8%	100.0%
\$50,000-\$99,999	30	5.8%	0.8	82,628	84,950	46	17	94.3%	100.0%
\$100,000-\$124,999	34	6.6%	2.0	112,669	114,900	50	36	95.5%	100.0%
\$125,000-\$149,999	41	8.0%	1.6	137,737	139,000	47	23	96.5%	98.1%
\$150,000-\$174,999	33	6.4%	1.2	161,092	163,333	50	23	95.5%	100.0%
\$175,000-\$199,999	41	8.0%	1.6	190,584	189,900	64	23	96.4%	100.0%
\$200,000-\$249,999	56	10.9%	1.3	230,454	229,950	46	18	96.3%	100.0%
\$250,000-\$299,999	72	14.0%	1.8	275,083	273,450	32	19	97.2%	100.0%
\$300,000-\$399,999	90	17.5%	2.2	354,464	358,300	47	31	96.9%	100.0%
\$400,000-\$499,999	33	6.4%	1.7	449,989	449,900	38	20	97.6%	100.0%
\$500,000-\$749,999	47	9.1%	3.3	612,450	599,999	38	21	97.5%	99.1%
\$750,000-\$999,999	11	2.1%	6.3	863,355	850,000	29	12	98.1%	100.0%
\$1,000,000 and up	8	1.6%	16.0	2,359,750	1,474,000	64	46	95.1%	97.7%





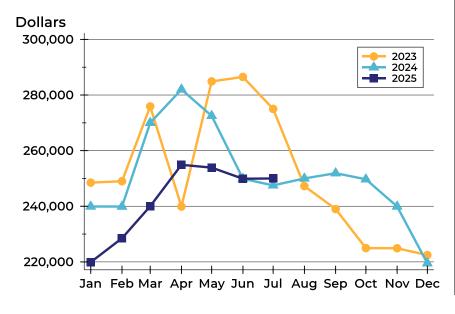
Entire MLS System Active Listings Analysis

Average Price



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

Median Price



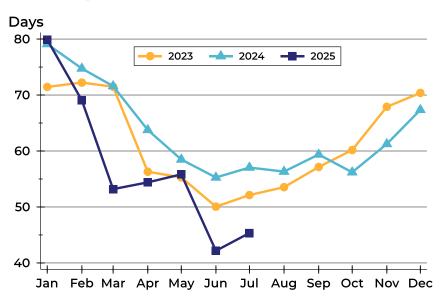
Month	2023	2024	2025
January	248,500	239,925	219,900
February	249,000	239,900	228,500
March	275,900	270,000	240,000
April	239,900	282,000	254,900
May	284,900	272,500	253,900
June	286,500	249,900	249,900
July	275,000	247,500	250,000
August	247,250	250,000	
September	239,000	251,900	
October	224,950	249,700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





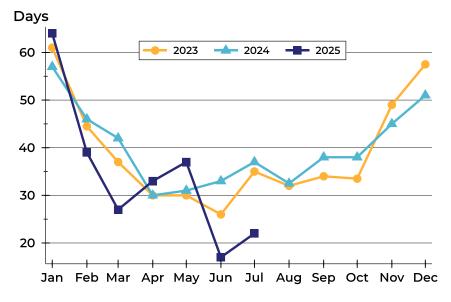
Entire MLS System Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	71	79	80
February	72	75	69
March	7 1	72	53
April	56	64	54
May	55	58	56
June	50	55	42
July	52	57	45
August	54	56	
September	57	59	
October	60	56	
November	68	61	
December	70	67	

Median DOM

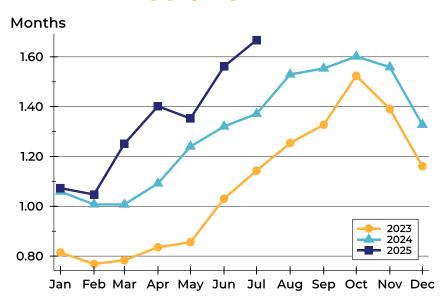


Month	2023	2024	2025
January	61	57	64
February	45	46	39
March	37	42	27
April	30	30	33
May	30	31	37
June	26	33	17
July	35	37	22
August	32	33	
September	34	38	
October	34	38	
November	49	45	
December	58	51	



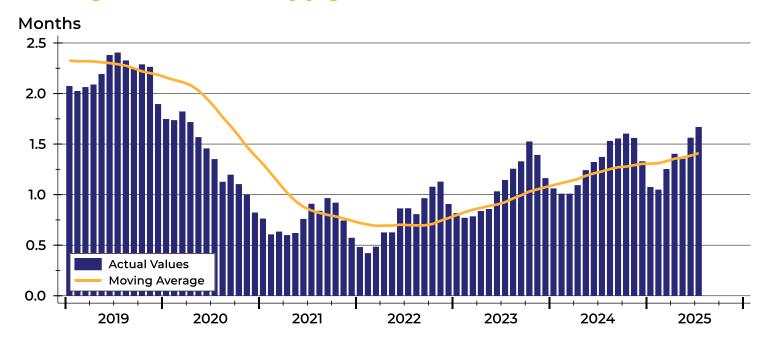
Entire MLS System Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	8.0	1.1	1.1
February	0.8	1.0	1.0
March	8.0	1.0	1.3
April	8.0	1.1	1.4
May	0.9	1.2	1.4
June	1.0	1.3	1.6
July	1.1	1.4	1.7
August	1.3	1.5	
September	1.3	1.6	
October	1.5	1.6	
November	1.4	1.6	
December	1.2	1.3	

History of Month's Supply





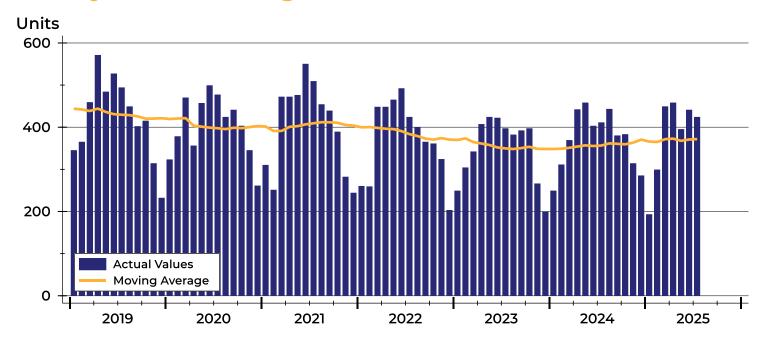
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2025	July 2024	Change
th	New Listings	424	411	3.2%
: Month	Volume (1,000s)	109,005	99,907	9.1%
Current	Average List Price	257,086	243,082	5.8%
Ü	Median List Price	229,900	210,000	9.5%
ē	New Listings	2,659	2,643	0.6%
o-Daí	Volume (1,000s)	695,881	668,144	4.2%
Year-to-Date	Average List Price	261,708	252,798	3.5%
۶	Median List Price	220,000	205,000	7.3%

A total of 424 new listings were added in the Sunflower multiple listing service during July, up 3.2% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 2,659 new listings.

The median list price of these homes was \$229,900 up from \$210,000 in 2024.

History of New Listings

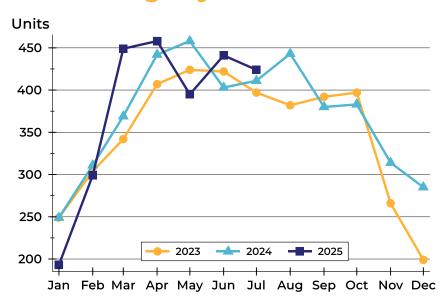






Entire MLS System New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	249	249	193
February	304	311	299
March	342	369	449
April	407	442	458
May	424	458	395
June	422	403	441
July	397	411	424
August	382	443	
September	392	380	
October	397	383	
November	266	314	
December	199	285	

New Listings by Price Range

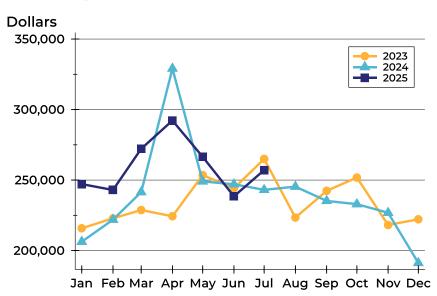
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	6	1.4%	11,358	11,450	6	5	97.9%	100.0%
\$25,000-\$49,999	12	2.8%	37,283	40,000	6	4	98.5%	100.0%
\$50,000-\$99,999	30	7.1%	79,128	79,950	8	4	99.5%	100.0%
\$100,000-\$124,999	27	6.4%	111,801	110,000	8	4	99.0%	100.0%
\$125,000-\$149,999	37	8.7%	135,850	134,900	8	5	99.1%	100.0%
\$150,000-\$174,999	31	7.3%	164,167	165,000	7	5	99.3%	100.0%
\$175,000-\$199,999	37	8.7%	188,147	189,000	7	4	99.8%	100.0%
\$200,000-\$249,999	58	13.7%	228,584	229,450	8	5	99.2%	100.0%
\$250,000-\$299,999	68	16.1%	271,991	269,000	10	6	99.0%	100.0%
\$300,000-\$399,999	65	15.4%	352,053	350,000	7	5	99.3%	100.0%
\$400,000-\$499,999	19	4.5%	455,668	462,000	10	5	99.1%	100.0%
\$500,000-\$749,999	27	6.4%	625,151	639,717	9	7	99.4%	100.0%
\$750,000-\$999,999	5	1.2%	858,000	850,000	11	10	99.4%	100.0%
\$1,000,000 and up	1	0.2%	1,299,000	1,299,000	22	22	100.0%	100.0%





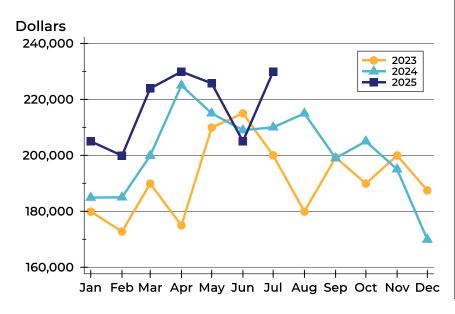
Entire MLS System New Listings Analysis

Average Price



Month	2023	2024	2025
January	215,829	206,292	247,141
February	222,874	221,926	242,987
March	228,749	241,475	272,183
April	224,355	329,104	292,246
May	253,563	249,033	266,488
June	244,169	247,042	238,475
July	265,005	243,082	257,086
August	223,422	245,344	
September	242,380	235,233	
October	251,788	232,925	
November	218,168	226,827	
December	222,184	191,244	

Median Price



Month	2023	2024	2025
January	179,900	184,900	205,000
February	172,750	185,000	199,900
March	189,900	199,900	223,900
April	174,950	225,000	229,900
Мау	209,900	215,000	225,750
June	215,000	209,000	205,000
July	200,000	210,000	229,900
August	179,900	214,975	
September	199,250	199,000	
October	189,900	205,000	
November	199,950	195,000	
December	187,450	169,900	





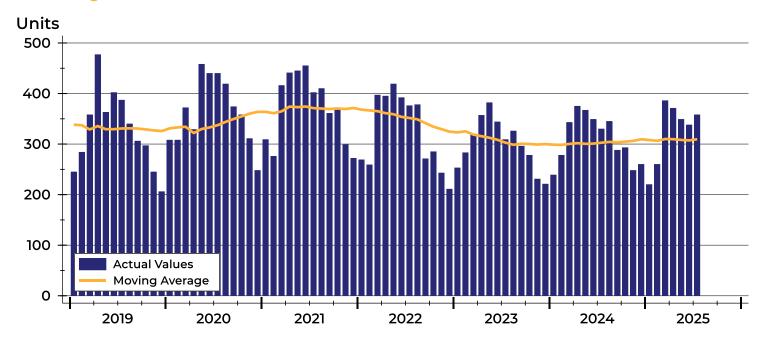
Entire MLS System Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date 2025 2024 Ch		e Change
Со	ntracts Written	358	330	8.5%	2,282	2,281	0.0%
Vo	lume (1,000s)	82,030	78,038	5.1%	556,055	559,467	-0.6%
ge	Sale Price	229,133	236,478	-3.1%	243,670	245,273	-0.7%
Avera	Days on Market	26	26	0.0%	27	26	3.8%
Ā	Percent of Original	97.2%	96.2%	1.0%	96.8%	96.9%	-0.1%
=	Sale Price	205,000	202,500	1.2%	215,000	200,000	7.5%
Median	Days on Market	8	7	14.3%	7	6	16.7%
Σ	Percent of Original	100.0%	99.7%	0.3%	100.0%	100.0%	0.0%

A total of 358 contracts for sale were written in the Sunflower multiple listing service during the month of July, up from 330 in 2024. The median list price of these homes was \$205,000, up from \$202,500 the prior year.

Half of the homes that went under contract in July were on the market less than 8 days, compared to 7 days in July 2024.

History of Contracts Written

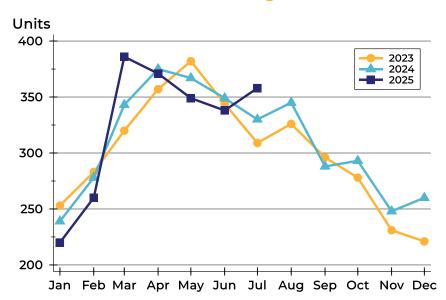






Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	253	239	220
February	283	278	260
March	320	343	386
April	357	375	371
May	382	367	349
June	344	349	338
July	309	330	358
August	326	345	
September	296	288	
October	278	293	
November	231	248	
December	221	260	

Contracts Written by Price Range

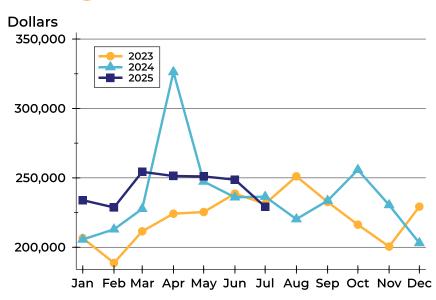
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	4	1.1%	20,900	21,050	16	12	84.4%	82.4%
\$25,000-\$49,999	7	2.0%	37,786	40,000	6	7	95.7%	100.0%
\$50,000-\$99,999	29	8.1%	81,291	84,900	15	4	96.8%	100.0%
\$100,000-\$124,999	25	7.0%	114,998	119,500	24	10	94.8%	100.0%
\$125,000-\$149,999	34	9.6%	136,044	135,000	37	10	97.5%	100.0%
\$150,000-\$174,999	36	10.1%	163,505	164,900	35	15	96.0%	100.0%
\$175,000-\$199,999	40	11.2%	188,589	189,500	32	6	97.3%	100.0%
\$200,000-\$249,999	50	14.0%	227,389	228,250	19	7	98.6%	100.0%
\$250,000-\$299,999	49	13.8%	272,698	268,900	22	6	98.1%	100.0%
\$300,000-\$399,999	54	15.2%	352,336	350,000	25	8	98.1%	100.0%
\$400,000-\$499,999	19	5.3%	455,045	450,000	25	23	97.4%	100.0%
\$500,000-\$749,999	9	2.5%	614,656	605,000	35	4	98.0%	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





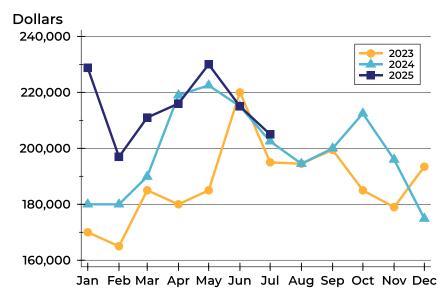
Entire MLS System Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	206,614	205,603	233,929
February	188,713	212,928	228,698
March	211,491	227,655	254,337
April	224,200	326,283	251,356
May	225,387	247,370	251,027
June	238,659	235,989	248,729
July	231,305	236,478	229,133
August	251,077	220,272	
September	232,621	233,566	
October	216,282	255,798	
November	200,496	230,469	
December	229,284	203,095	

Median Price



Month	2023	2024	2025
January	170,000	180,000	228,750
February	165,000	180,000	196,950
March	185,000	189,900	211,000
April	180,000	219,000	216,000
May	185,000	222,500	230,000
June	220,000	215,000	215,000
July	195,000	202,500	205,000
August	194,500	194,500	
September	199,450	200,000	
October	185,000	212,475	
November	179,000	196,000	
December	193,450	174,900	





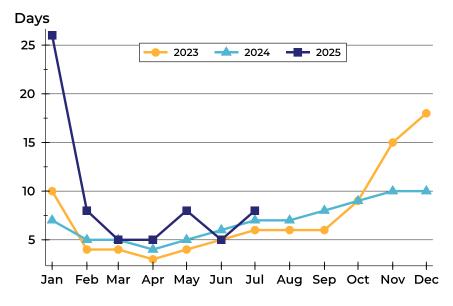
Entire MLS System Contracts Written Analysis

Average DOM



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

Median DOM



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



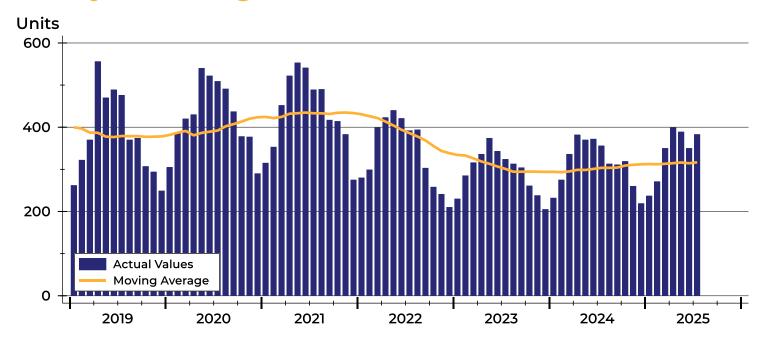
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	383	356	7.6%
Volume (1,000s)		97,685	86,026	13.6%
ge	List Price	255,052	241,646	5.5%
Avera	Days on Market	27	27	0.0%
¥	Percent of Original	97.9%	98.1%	-0.2%
_	List Price	225,000	214,900	4.7%
Median	Days on Market	8	7	14.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 383 listings in the Sunflower multiple listing service had contracts pending at the end of July, up from 356 contracts pending at the end of July 2024.

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

History of Pending Contracts

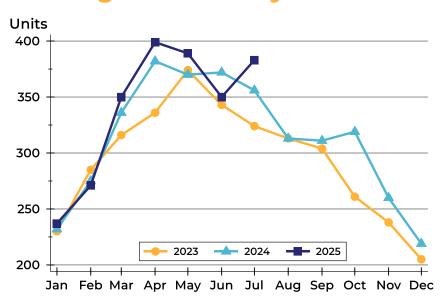






Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

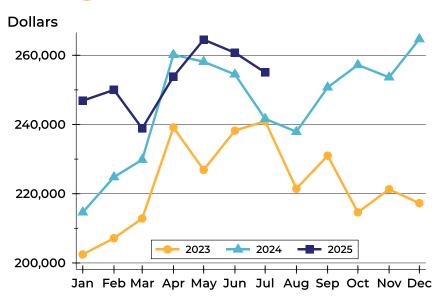
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	4	1.0%	39,875	40,000	3	1	100.0%	100.0%
\$50,000-\$99,999	27	7.1%	80,985	79,900	29	8	95.7%	100.0%
\$100,000-\$124,999	25	6.6%	114,816	115,900	22	8	97.3%	100.0%
\$125,000-\$149,999	34	8.9%	136,893	135,000	34	13	97.3%	100.0%
\$150,000-\$174,999	39	10.2%	163,753	164,900	38	11	97.3%	100.0%
\$175,000-\$199,999	40	10.5%	187,919	188,250	27	6	98.0%	100.0%
\$200,000-\$249,999	49	12.9%	228,751	230,000	25	9	98.1%	100.0%
\$250,000-\$299,999	58	15.2%	274,111	272,450	19	7	98.9%	100.0%
\$300,000-\$399,999	61	16.0%	351,140	350,000	23	8	98.3%	100.0%
\$400,000-\$499,999	22	5.8%	448,652	444,500	26	21	97.7%	100.0%
\$500,000-\$749,999	15	3.9%	596,202	589,335	29	9	99.1%	100.0%
\$750,000-\$999,999	4	1.0%	848,475	824,450	49	32	96.1%	98.9%
\$1,000,000 and up	2	0.5%	1,325,059	1,325,059	65	65	100.0%	100.0%





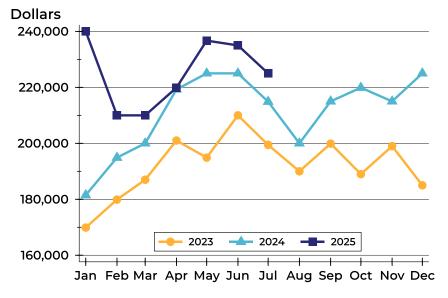
Entire MLS System Pending Contracts Analysis

Average Price



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

Median Price



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





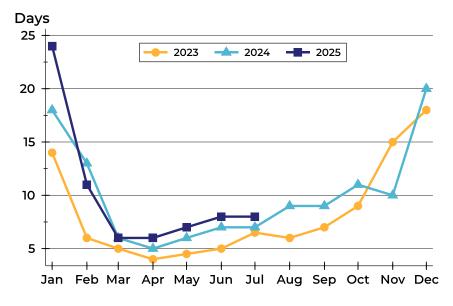
Entire MLS System Pending Contracts Analysis

Average DOM



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

Median DOM



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





Coffey County Housing Report



Market Overview

Coffey County Home Sales Fell in July

Total home sales in Coffey County fell last month to 4 units, compared to 10 units in July 2024. Total sales volume was \$1.0 million, down from a year earlier.

The median sale price in July was \$257,000, down from \$270,750 a year earlier. Homes that sold in July were typically on the market for 5 days and sold for 97.4% of their list prices.

Coffey County Active Listings Up at End of July

The total number of active listings in Coffey County at the end of July was 16 units, up from 13 at the same point in 2024. This represents a 4.8 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$219,950.

During July, a total of 5 contracts were written up from 3 in July 2024. At the end of the month, there were 6 contracts still pending.

Report Contents

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

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Coffey County Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	me Sales ange from prior year	4 -60.0%	10 66.7%	6 50.0%	19 -47.2%	36 -10.0%	40 5.3%
	tive Listings ange from prior year	16 23.1%	13 85.7%	7 -61.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	4.8 54.8%	3.1 138.5%	1.3 -55.2%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	6 -14.3%	7 133.3%	3 -57.1%	32 -38.5%	52 23.8%	42 -8.7%
	ntracts Written ange from prior year	5 66.7%	3 -25.0%	4 100.0%	23 -39.5%	38 -7.3%	41 2.5%
	nding Contracts ange from prior year	6 20.0%	5 -16.7%	6 200.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	1,023 -62.7%	2,740 132.0%	1,181 58.7%	4,592 -45.6%	8,436 31.3%	6,427 1.1%
	Sale Price Change from prior year	255,750 -6.7%	273,990 39.2%	196,833 5.9%	241,684 3.1%	234,338 45.8%	1 60,674 -4.0%
ø	List Price of Actives Change from prior year	236,666 6.3%	222,631 64.9%	134,986 -43.3%	N/A	N/A	N/A
Average	Days on Market Change from prior year	6 -89.7%	58 81.3%	32 -11.1%	65 25.0%	52 23.8%	42 -31.1%
٩	Percent of List Change from prior year	95.4 % -4.5%	99.9 % 6.3%	94.0 % -2.6%	93.1 % -0.9%	93.9 % -0.2%	94.1 % -1.7%
	Percent of Original Change from prior year	95.4 % -0.5%	95.9 % 2.2%	93.8 % -1.7%	88.6 % -3.9%	92.2 % 1.0%	91.3 % -2.2%
	Sale Price Change from prior year	257,000 -5.1%	270,750 71.4%	158,000 -2.3%	245,000 8.9%	225,000 73.1%	129,950 -21.2%
	List Price of Actives Change from prior year	219,950 -7.6%	238,000 90.4%	125,000 -50.4%	N/A	N/A	N/A
Median	Days on Market Change from prior year	5 -78.3%	23 -4.2%	24 140.0%	12 -47.8%	23 130.0%	10 -63.0%
_	Percent of List Change from prior year	97.4 % -2.6%	100.0% 4.9%	95.3 % -1.8%	94.1 % -2.8%	96.8 % 1.1%	95.7 % -1.3%
	Percent of Original Change from prior year	97.4 % -2.0%	99.4 % 4.3%	95.3 % -1.8%	91.0 % -4.6%	95.4 % 0.6%	94.8 % -1.9%

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





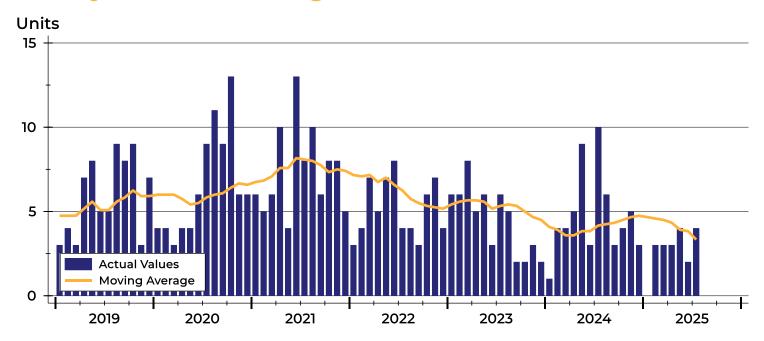
Coffey County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	sed Listings	4	10	-60.0%	19	36	-47.2%
Vo	lume (1,000s)	1,023	2,740	-62.7%	4,592	8,436	-45.6%
Mc	onths' Supply	4.8	3.1	54.8%	N/A	N/A	N/A
	Sale Price	255,750	273,990	-6.7%	241,684	234,338	3.1%
age	Days on Market	6	58	-89.7%	65	52	25.0%
Averag	Percent of List	95.4%	99.9%	-4.5%	93.1%	93.9%	-0.9%
	Percent of Original	95.4%	95.9%	-0.5%	88.6%	92.2%	-3.9%
	Sale Price	257,000	270,750	-5.1%	245,000	225,000	8.9%
dian	Days on Market	5	23	-78.3%	12	23	-47.8%
Med	Percent of List	97.4%	100.0%	-2.6%	94.1%	96.8%	-2.8%
	Percent of Original	97.4%	99.4%	-2.0%	91.0%	95.4%	-4.6%

A total of 4 homes sold in Coffey County in July, down from 10 units in July 2024. Total sales volume fell to \$1.0 million compared to \$2.7 million in the previous year.

The median sales price in July was \$257,000, down 5.1% compared to the prior year.
Median days on market was 5 days, down from 128 days in June, and down from 23 in July 2024.

History of Closed Listings

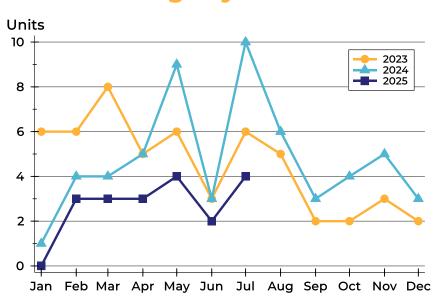






Coffey County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

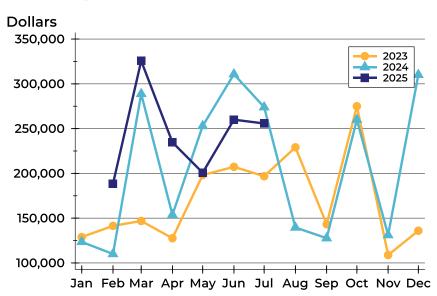
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	25.0%	0.0	104,000	104,000	5	5	86.7%	86.7%	86.7%	86.7%
\$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	25.0%	18.0	199,000	199,000	0	0	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	8.0	315,000	315,000	5	5	95.7%	95.7%	95.7%	95.7%
\$400,000-\$499,999	1	25.0%	0.0	405,000	405,000	12	12	99.0%	99.0%	99.0%	99.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





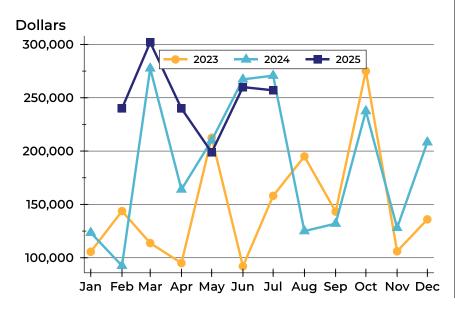
Coffey County Closed Listings Analysis

Average Price



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

Median Price



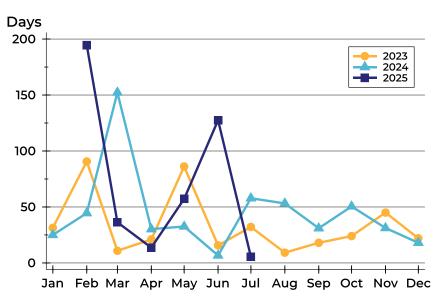
	2007	2027	2025
Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	240,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
May	212,500	210,000	198,750
June	92,000	267,250	260,000
July	158,000	270,750	257,000
August	195,000	125,000	
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950	208,300	





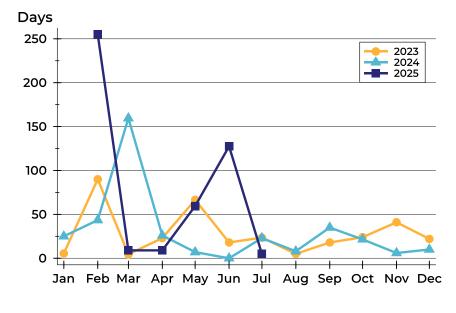
Coffey County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	31	25	N/A
-		45	•
February	91	45	195
March	11	152	36
April	21	30	14
May	86	33	57
June	16	7	128
July	32	58	6
August	9	53	
September	18	31	
October	24	51	
November	45	31	
December	22	18	

Median DOM



Month	2023	2024	2025
January	6	25	N/A
February	90	44	255
March	5	160	9
April	23	26	9
May	67	7	60
June	18	N/A	128
July	24	23	5
August	5	8	
September	18	35	
October	24	22	
November	41	6	
December	22	10	



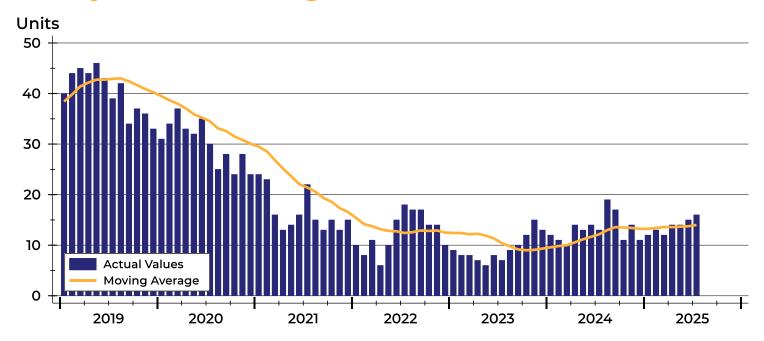
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Active Listings		16	13	23.1%
Volume (1,000s)		3,787	2,894	30.9%
Months' Supply		4.8	3.1	54.8%
ge	List Price	236,666	222,631	6.3%
Avera	Days on Market	78	45	73.3%
₽	Percent of Original	97.5%	97.6%	-0.1%
<u>_</u>	List Price	219,950	238,000	-7.6%
Median	Days on Market	44	37	18.9%
Σ	Percent of Original	99.3%	100.0%	-0.7%

A total of 16 homes were available for sale in Coffey County at the end of July. This represents a 4.8 months' supply of active listings.

The median list price of homes on the market at the end of July was \$219,950, down 7.6% from 2024. The typical time on market for active listings was 44 days, up from 37 days a year earlier.

History of Active Listings

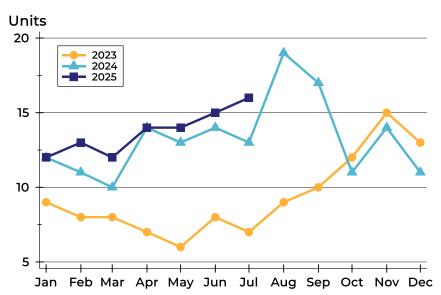






Coffey County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	9	12	12
February	8	11	13
March	8	10	12
April	7	14	14
May	6	13	14
June	8	14	15
July	7	13	16
August	9	19	
September	10	17	
October	12	11	
November	15	14	
December	13	11	

Active Listings by Price Range

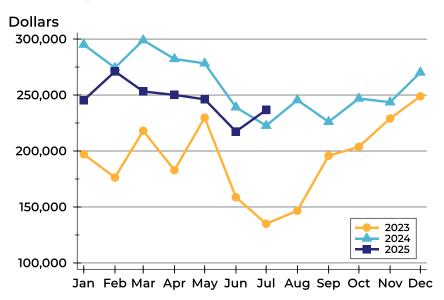
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.3%	N/A	144,800	144,800	55	55	97.3%	97.3%
\$150,000-\$174,999	3	18.8%	N/A	162,967	169,000	32	32	96.1%	100.0%
\$175,000-\$199,999	3	18.8%	18.0	185,833	186,000	8	4	100.0%	100.0%
\$200,000-\$249,999	2	12.5%	N/A	219,950	219,950	234	234	92.9%	92.9%
\$250,000-\$299,999	5	31.3%	N/A	283,680	285,000	82	94	98.0%	98.5%
\$300,000-\$399,999	2	12.5%	8.0	368,580	368,580	97	97	99.3%	99.3%
\$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





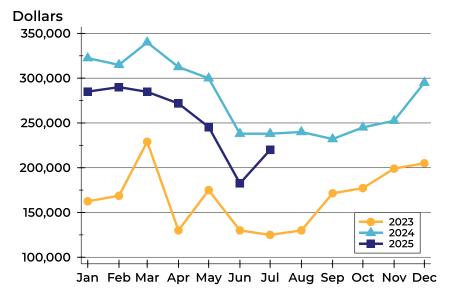
Coffey County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	197,167	295,108	245,358
February	176,300	274,345	271,061
March	218,113	298,980	253,200
April	182,857	282,236	250,129
May	229,817	278,292	246,179
June	158,738	239,093	217,407
July	134,986	222,631	236,666
August	146,644	245,511	
September	195,780	226,065	
October	203,750	246,918	
November	229,060	243,571	
December	248,846	270,182	

Median Price



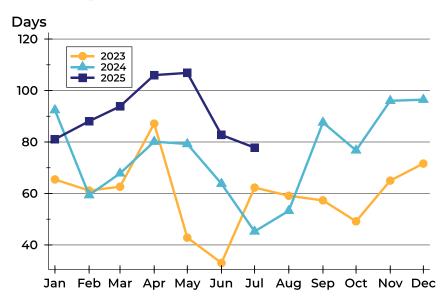
Month	2023	2024	2025
January	162,500	322,400	285,000
February	168,700	314,900	290,000
March	229,000	339,950	284,750
April	130,000	312,450	271,750
May	175,000	299,900	245,450
June	130,000	238,000	182,500
July	125,000	238,000	219,950
August	130,000	239,900	
September	171,450	232,000	
October	177,250	245,000	
November	199,000	252,450	
December	205,000	295,000	





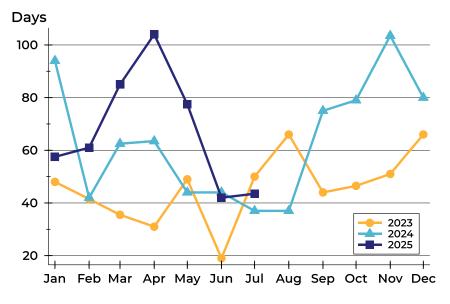
Coffey County Active Listings Analysis

Average DOM



Manufi	2027	2027	2025
Month	2023	2024	2025
January	65	92	81
February	61	59	88
March	63	68	94
April	87	80	106
May	43	79	107
June	33	64	83
July	62	45	78
August	59	53	
September	57	88	
October	49	77	
November	65	96	
December	72	96	

Median DOM

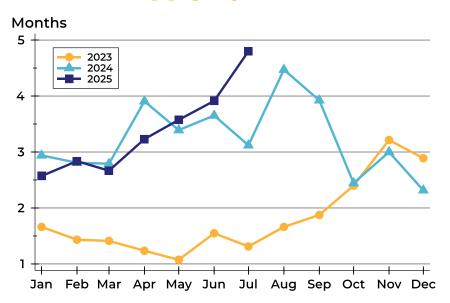


Month	2023	2024	2025
January	48	94	58
February	42	42	61
March	36	63	85
April	31	64	104
May	49	44	78
June	19	44	42
July	50	37	44
August	66	37	
September	44	75	
October	47	79	
November	51	104	
December	66	80	



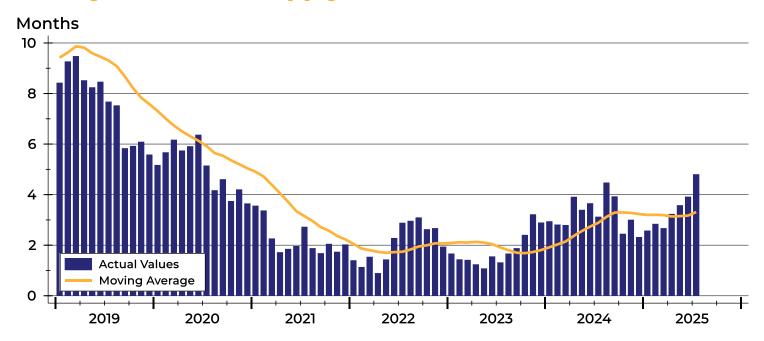
Coffey County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.4	2.8	2.8
March	1.4	2.8	2.7
April	1.2	3.9	3.2
Мау	1.1	3.4	3.6
June	1.5	3.7	3.9
July	1.3	3.1	4.8
August	1.7	4.5	
September	1.9	3.9	
October	2.4	2.4	
November	3.2	3.0	
December	2.9	2.3	

History of Month's Supply





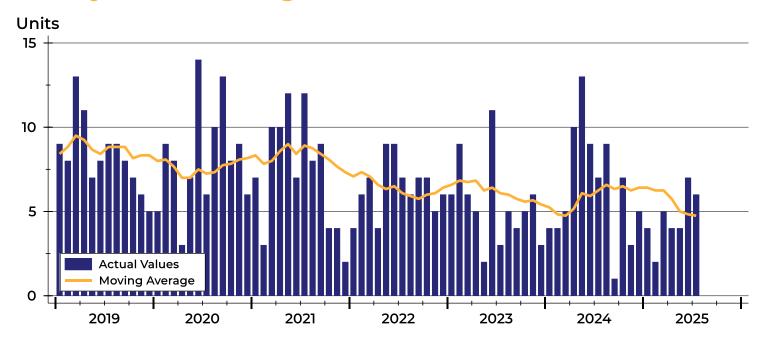
Coffey County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change	
ıţ	New Listings	6	7	-14.3%	
Current Month	Volume (1,000s)	1,567	1,252	25.2%	
	Average List Price	261,210	178,829	46.1%	
	Median List Price	267,500	149,900	78.5%	
ē	New Listings	32	52	-38.5%	
Year-to-Date	Volume (1,000s)	7,594	13,111	-42.1%	
	Average List Price	237,320	252,141	-5.9%	
	Median List Price	229,745	233,500	-1.6%	

A total of 6 new listings were added in Coffey County during July, down 14.3% from the same month in 2024. Year-to-date Coffey County has seen 32 new listings.

The median list price of these homes was \$267,500 up from \$149,900 in 2024.

History of New Listings

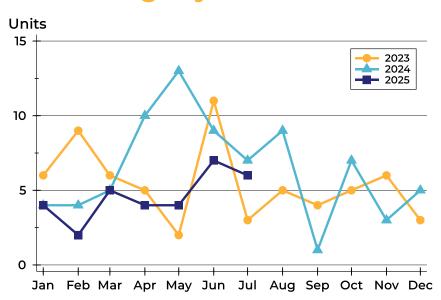






Coffey County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

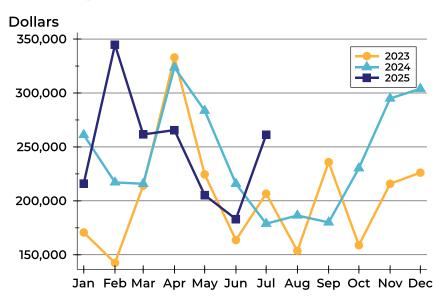
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	169,000	169,000	9	9	100.0%	100.0%
\$175,000-\$199,999	1	16.7%	186,000	186,000	4	4	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	50.0%	273,333	275,000	11	6	100.0%	100.0%
\$300,000-\$399,999	1	16.7%	392,259	392,259	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



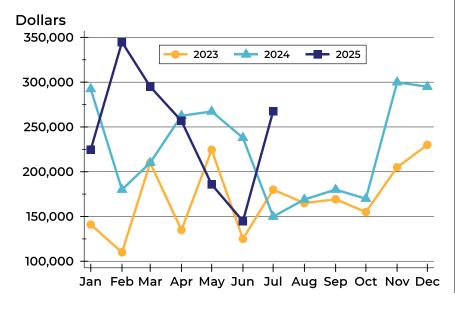


Coffey County New Listings Analysis

Average Price



Month	2023	2024	2025
January	170,667	261,175	216,050
February	142,422	217,125	344,745
March	214,083	215,800	261,580
April	332,960	323,670	265,600
May	224,500	283,681	205,350
June	163,627	215,867	183,086
July	206,667	178,829	261,210
August	153,580	186,433	
September	235,875	180,000	
October	158,900	230,271	
November	215,817	294,933	
December	226,167	303,960	



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





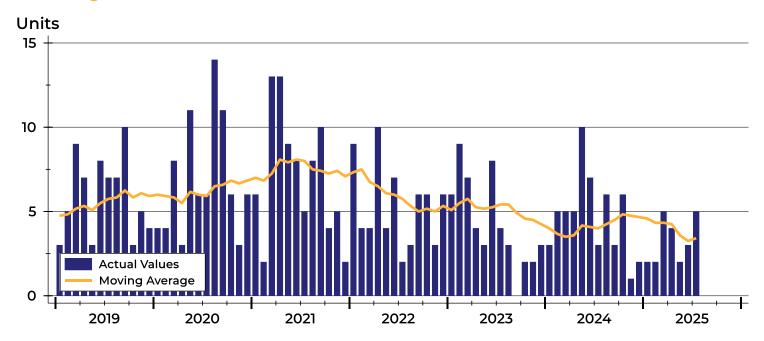
Coffey County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date e 2025 2024 Cl		e Change
Со	ntracts Written	5	3	66.7%	23	38	-39.5%
Volume (1,000s)		981	420	133.6%	5,640	9,317	-39.5%
ge	Sale Price	196,260	139,833	40.4%	245,221	245,183	0.0%
Average	Days on Market	97	100	-3.0%	73	54	35.2%
Ā	Percent of Original	91.5%	95.6%	-4.3%	89.6%	92.8%	-3.4%
=	Sale Price	169,900	140,000	21.4%	260,000	227,500	14.3%
Median	Days on Market	93	11	745.5%	12	19	-36.8%
Σ	Percent of Original	90.6%	94.0%	-3.6%	91.0%	95.1%	-4.3%

A total of 5 contracts for sale were written in Coffey County during the month of July, up from 3 in 2024. The median list price of these homes was \$169,900, up from \$140,000 the prior year.

Half of the homes that went under contract in July were on the market less than 93 days, compared to 11 days in July 2024.

History of Contracts Written

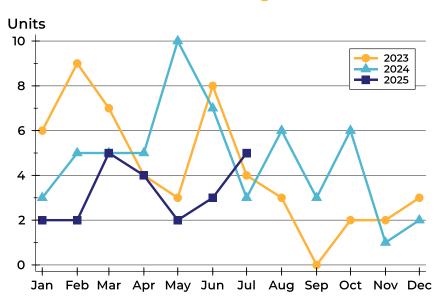






Coffey County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

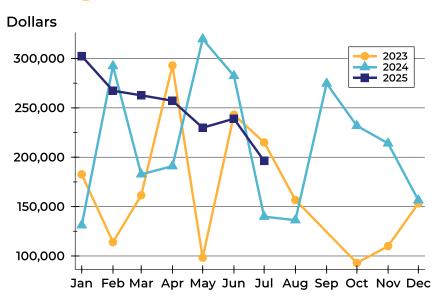
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	20.0%	119,900	119,900	5	5	86.7%	86.7%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	40.0%	166,450	166,450	192	192	88.9%	88.9%
\$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	40.0%	264,250	264,250	50	50	96.5%	96.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



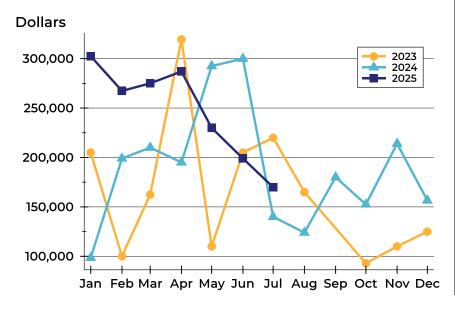


Coffey County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	267,350
March	161,486	182,700	262,698
April	292,950	191,000	257,225
May	98,333	319,665	229,900
June	242,975	282,414	239,000
July	215,000	139,833	196,260
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	



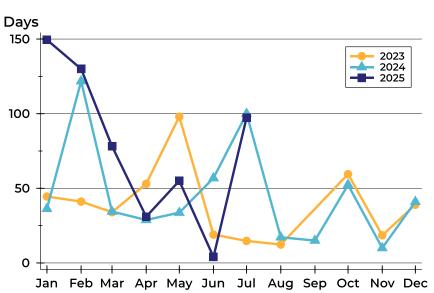
Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	267,350
March	162,500	210,000	275,000
April	319,450	195,000	287,000
Мау	110,000	292,500	229,900
June	204,950	299,900	199,000
July	220,000	140,000	169,900
August	165,000	124,000	
September	N/A	180,000	
October	92,950	152,500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





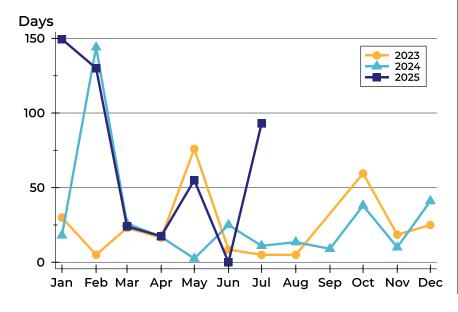
Coffey County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	45	36	150
February	41	122	130
March	34	34	78
April	53	29	31
May	98	34	55
June	19	57	4
July	15	100	97
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	150
February	5	144	130
March	23	26	24
April	17	17	18
May	76	3	55
June	9	25	N/A
July	5	11	93
August	5	14	
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	



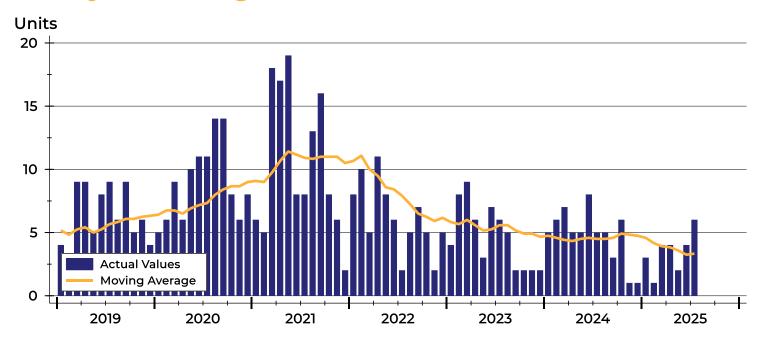
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		6	5	20.0%
Volume (1,000s)		1,231	817	50.7%
ge	List Price	205,133	163,300	25.6%
Avera	Days on Market	68	63	7.9%
¥	Percent of Original	96.3%	94.4%	2.0%
_	List Price	166,450	140,000	18.9%
Median	Days on Market	9	9	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 6 listings in Coffey County had contracts pending at the end of July, up from 5 contracts pending at the end of July 2024.

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

History of Pending Contracts

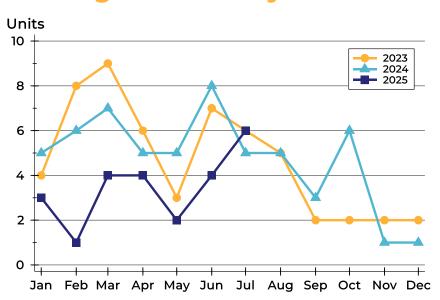






Coffey County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

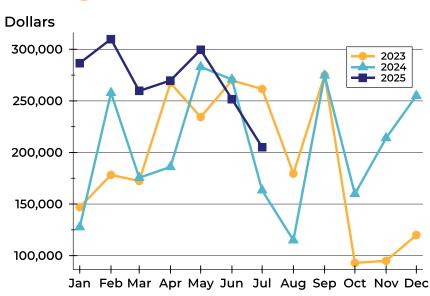
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	2	33.3%	114,450	114,450	3	3	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	33.3%	166,450	166,450	192	192	88.9%	88.9%
\$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%	260,000	260,000	6	6	100.0%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	16.7%	409,000	409,000	12	12	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



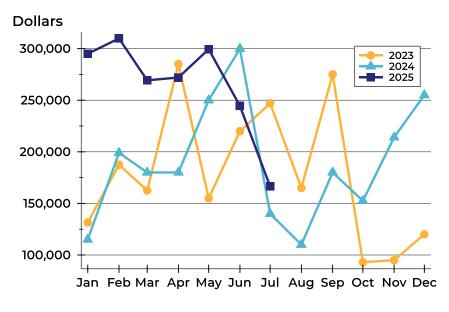


Coffey County Pending Contracts Analysis

Average Price



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



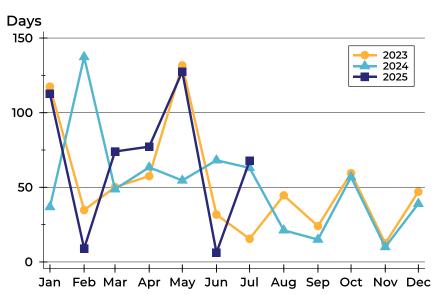
Month	2023	2024	2025
January	131,450	115,000	295,000
February	187,500	199,000	309,900
March	162,500	180,000	269,295
April	284,950	180,000	272,000
May	155,000	250,000	299,450
June	220,000	299,950	244,450
July	247,000	140,000	166,450
August	165,000	110,000	
September	275,000	180,000	
October	92,950	152,500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





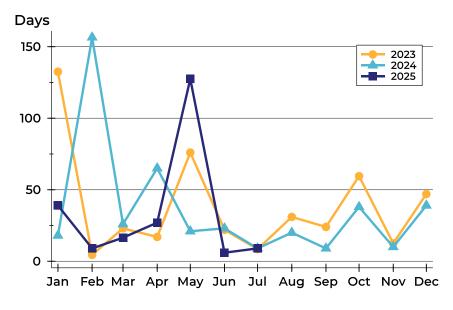
Coffey County Pending Contracts Analysis

Average DOM



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

Median DOM



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





Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in July

Total home sales in Douglas County fell last month to 6 units, compared to 16 units in July 2024. Total sales volume was \$2.4 million, down from a year earlier.

The median sale price in July was \$427,500, up from \$339,250 a year earlier. Homes that sold in July were typically on the market for 18 days and sold for 99.6% of their list prices.

Douglas County Active Listings Down at End of July

The total number of active listings in Douglas County at the end of July was 19 units, down from 27 at the same point in 2024. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$299,000.

During July, a total of 13 contracts were written up from 9 in July 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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Douglas County Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	rme Sales ange from prior year	6 -62.5%	16 -11.1%	18 -28.0%	88 -9.3%	97 1.0%	96 -11.1%
	tive Listings ange from prior year	19 -29.6%	27 28.6%	21 50.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.4 -33.3%	2.1 31.3%	1.6 77.8%	N/A	N/A	N/A
	w Listings ange from prior year	21 31.3%	16 -23.8%	21 75.0%	103 -17.6%	125 -2.3%	128 -1.5%
	ntracts Written ange from prior year	13 44.4%	9 -50.0%	18 50.0%	85 -15.0%	100 -2.9%	103 -9.6%
	nding Contracts ange from prior year	13 0.0%	13 -18.8%	16 60.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,426 -58.2%	5,810 -7.6%	6,285 -25.3%	33,893 1.9%	33,250 1.3%	32,831 -9.6%
	Sale Price Change from prior year	404,250 11.3%	363,116 4.0%	349,181 3.8%	385,144 12.4%	342,779 0.2%	341,985
ø	List Price of Actives Change from prior year	432,603 22.3%	353,846 -17.8%	430,408 19.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	21 -40.0%	35 -28.6%	49 206.3%	21 -30.0%	30 15.4%	26 73.3%
٩	Percent of List Change from prior year	98.1 % 0.2%	97.9 % -0.4%	98.3 % -3.2%	99.4 % 0.5%	98.9 % 0.3%	98.6 % -4.1%
	Percent of Original Change from prior year	97.8 % 0.5%	97.3 % 1.4%	96.0 % -5.1%	98.3 % 0.4%	97.9 % 0.4%	97.5 % -4.2%
	Sale Price Change from prior year	427,500 26.0%	339,250 -4.3%	354,500 31.3%	294,950 -1.7%	299,900 -5.6%	317,610 7.5%
	List Price of Actives Change from prior year	299,000 -7.2%	322,300 -19.3%	399,500 22.4%	N/A	N/A	N/A
Median	Days on Market Change from prior year	18 157.1%	7 -41.7%	12 100.0%	6 -33.3%	9 50.0%	6 20.0%
_	Percent of List Change from prior year	99.6 % 1.2%	98.4 % -1.5%	99.9 % -1.1%	100.0 % 0.0%	100.0 % 0.0%	100.0 % -1.0%
	Percent of Original Change from prior year	99.2 % 0.8%	98.4 % -1.5%	99.9 % -0.9%	100.0 % 0.7%	99.3 % -0.7%	100.0 % -0.9%

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





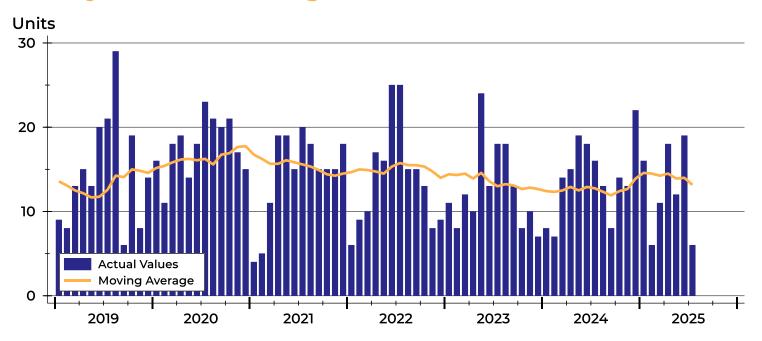
Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Year-to-Date e 2025 2024 C		e Change
Clo	sed Listings	6	16	-62.5%	88	97	-9.3%
Vo	lume (1,000s)	2,426	5,810	-58.2%	33,893	33,250	1.9%
Mc	onths' Supply	1.4	2.1	-33.3%	N/A	N/A	N/A
	Sale Price	404,250	363,116	11.3%	385,144	342,779	12.4%
age	Days on Market	21	35	-40.0%	21	30	-30.0%
Averag	Percent of List	98.1%	97.9%	0.2%	99.4%	98.9%	0.5%
	Percent of Original	97.8%	97.3%	0.5%	98.3%	97.9%	0.4%
	Sale Price	427,500	339,250	26.0%	294,950	299,900	-1.7%
lian	Days on Market	18	7	157.1%	6	9	-33.3%
Median	Percent of List	99.6%	98.4%	1.2%	100.0%	100.0%	0.0%
	Percent of Original	99.2%	98.4%	0.8%	100.0%	99.3%	0.7%

A total of 6 homes sold in Douglas County in July, down from 16 units in July 2024. Total sales volume fell to \$2.4 million compared to \$5.8 million in the previous year.

The median sales price in July was \$427,500, up 26.0% compared to the prior year. Median days on market was 18 days, up from 6 days in June, and up from 7 in July 2024.

History of Closed Listings

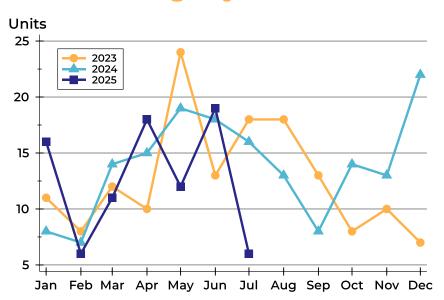






Douglas County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

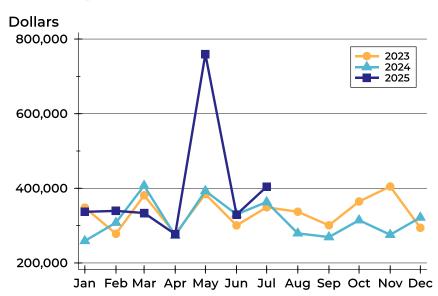
Price Range	Sa Number	les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	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	2	33.3%	0.0	219,750	219,750	41	41	94.2%	94.2%	94.2%	94.2%
\$250,000-\$299,999	0	0.0%	2.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	16.7%	1.2	360,000	360,000	3	3	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	16.7%	0.0	495,000	495,000	2	2	99.2%	99.2%	99.2%	99.2%
\$500,000-\$749,999	2	33.3%	1.8	565,500	565,500	20	20	100.6%	100.6%	99.6%	99.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



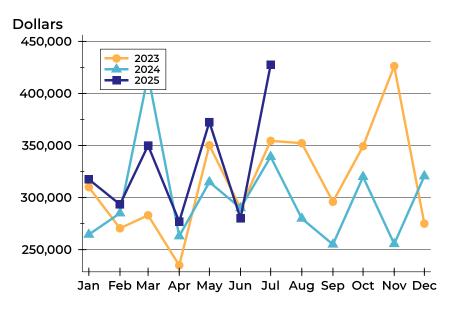


Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	348,309	258,988	337,025
February	278,000	308.036	339,467
March	381,375	407.118	333,845
April	277,700	273,490	277,028
May	384,543	393,011	759,808
June	300,569	330,131	329,553
July	349,181	363,116	404,250
August	337,211	279,269	
September	300,827	269,300	
October	364,631	314,554	
November	404,865	275,562	
December	294,200	321,725	



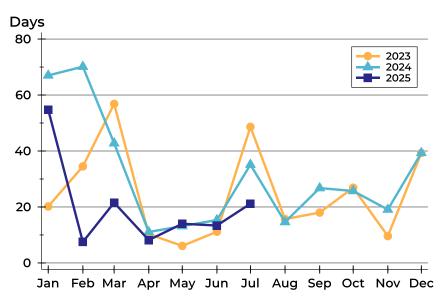
Month	2023	2024	2025
January	310,000	264,500	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
May	350,250	314,900	372,500
June	290,000	289,950	280,000
July	354,500	339,250	427,500
August	352,250	279,900	
September	296,000	255,000	
October	349,325	319,950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





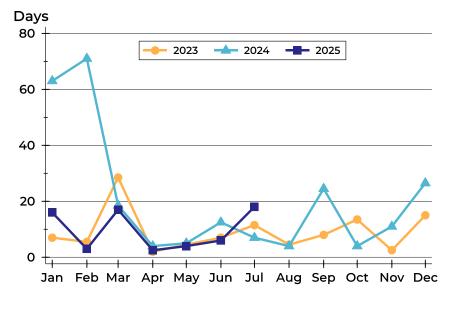
Douglas County Closed Listings Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	7	63	16
February	6	7 1	3
March	29	19	17
April	2	4	3
May	5	5	4
June	7	13	6
July	12	7	18
August	5	4	
September	8	25	
October	14	4	
November	3	11	
December	15	27	



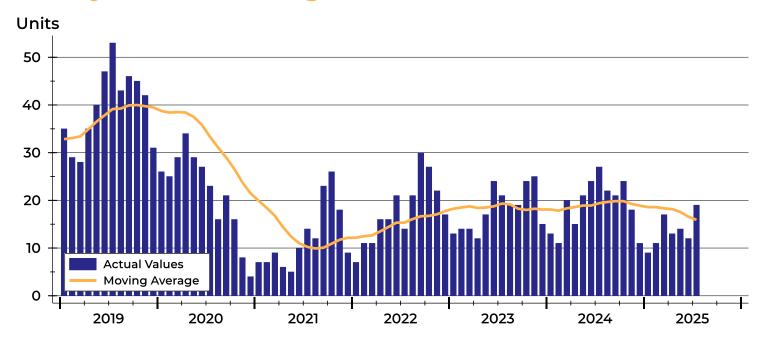
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	19	27	-29.6%
Vo	lume (1,000s)	8,219	9,554	-14.0%
Months' Supply		1.4	2.1	-33.3%
ge	List Price	432,603	353,846	22.3%
Avera	Days on Market	37	58	-36.2%
A	Percent of Original	96.8%	97.2%	-0.4%
<u>_</u>	List Price	299,000	322,300	-7.2%
Median	Days on Market	6	48	-87.5%
Σ	Percent of Original	100.0%	98.7%	1.3%

A total of 19 homes were available for sale in Douglas County at the end of July. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$299,000, down 7.2% from 2024. The typical time on market for active listings was 6 days, down from 48 days a year earlier.

History of Active Listings

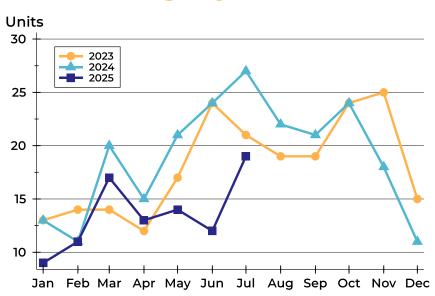






Douglas County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

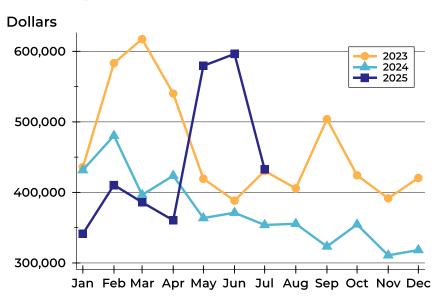
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	1	5.3%	N/A	159,000	159,000	5	5	100.0%	100.0%
\$175,000-\$199,999	3	15.8%	N/A	183,267	179,950	158	5	91.7%	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	7	36.8%	2.9	285,343	285,500	7	5	99.3%	100.0%
\$300,000-\$399,999	5	26.3%	1.2	338,770	325,000	8	8	96.7%	96.6%
\$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	2	10.5%	1.8	659,700	659,700	42	42	97.9%	97.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	5.3%	N/A	2,500,000	2,500,000	45	45	89.3%	89.3%



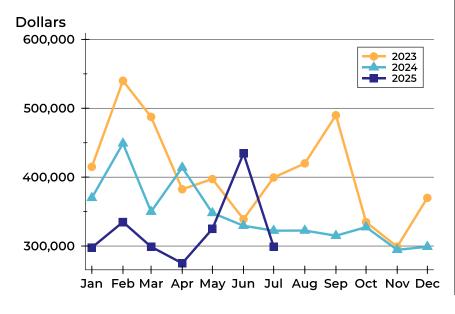


Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	435,738	431,604	341,270
February	583,329	480,427	410,477
March	617,400	396,468	386,024
April	540,133	423,697	360,431
May	419,378	363,640	579,468
June	388,364	371,185	596,325
July	430,408	353,846	432,603
August	405,745	355,529	
September	503,907	323,316	
October	424,216	354,547	
November	391,598	310,764	
December	420,437	318,314	



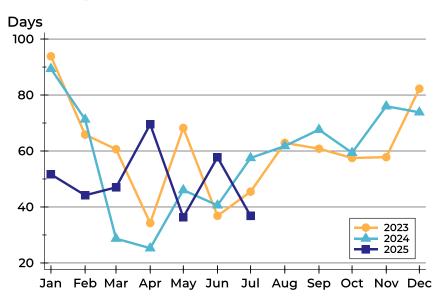
Month	2023	2024	2025
January	415,000	369,900	297,777
February	539,950	449,000	334,900
March	487,450	349,900	299,000
April	382,450	414,000	275,000
Мау	397,300	348,000	324,900
June	339,000	329,500	434,500
July	399,500	322,300	299,000
August	420,000	322,500	
September	489,900	315,000	
October	334,700	327,450	
November	299,000	294,500	
December	369,900	299,000	





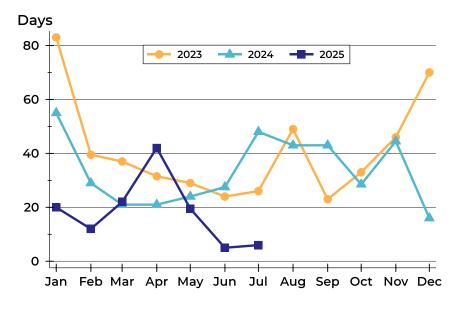
Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	94	89	52
February	66	7 1	44
March	61	29	47
April	34	25	70
May	68	46	36
June	37	41	58
July	45	58	37
August	63	62	
September	61	68	
October	58	59	
November	58	76	
December	82	74	

Median DOM

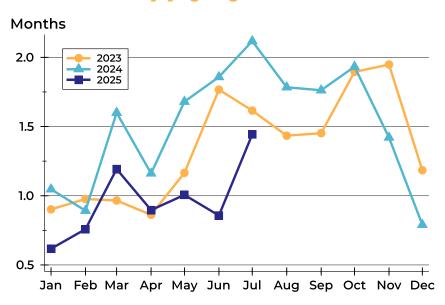


Month	2023	2024	2025
January	83	55	20
February	40	29	12
March	37	21	22
April	32	21	42
May	29	24	20
June	24	28	5
July	26	48	6
August	49	43	
September	23	43	
October	33	29	
November	46	45	
December	70	16	



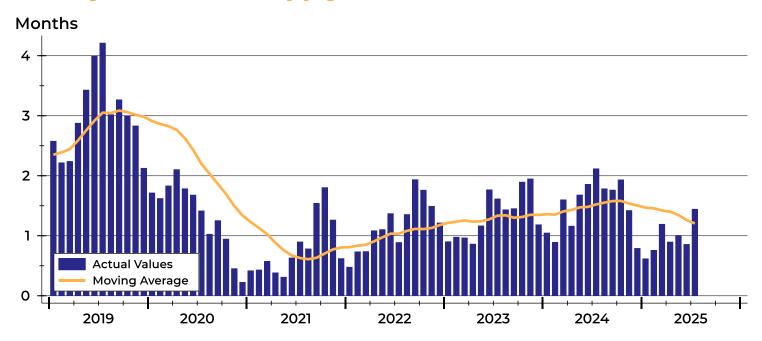
Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





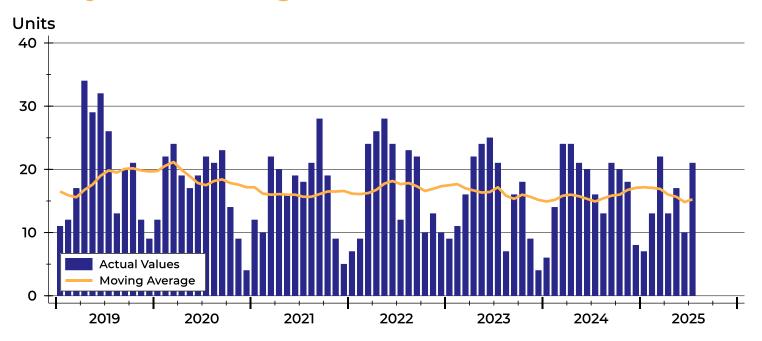
Douglas County New Listings Analysis

	mmary Statistics New Listings	July 2025 2024 Cha		
ţ	New Listings	21	16	31.3%
: Month	Volume (1,000s)	6,895	4,904	40.6%
Current	Average List Price	328,326	306,500	7.1%
S	Median List Price	313,950	305,000	2.9%
ē	New Listings	103	125	-17.6%
-Daí	Volume (1,000s)	43,336	43,803	-1.1%
Year-to-Date	Average List Price	420,740	350,426	20.1%
χ	Median List Price	309,900	319,500	-3.0%

A total of 21 new listings were added in Douglas County during July, up 31.2% from the same month in 2024. Year-to-date Douglas County has seen 103 new listings.

The median list price of these homes was \$313,950 up from \$305,000 in 2024.

History of New Listings

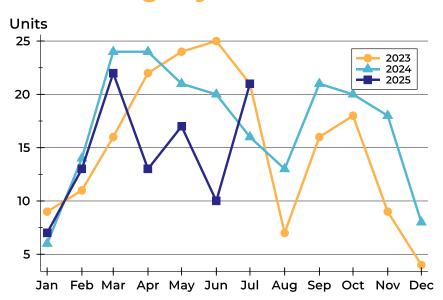






Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	9	6	7
February	11	14	13
March	16	24	22
April	22	24	13
May	24	21	17
June	25	20	10
July	21	16	21
August	7	13	
September	16	21	
October	18	20	
November	9	18	
December	4	8	

New Listings by Price Range

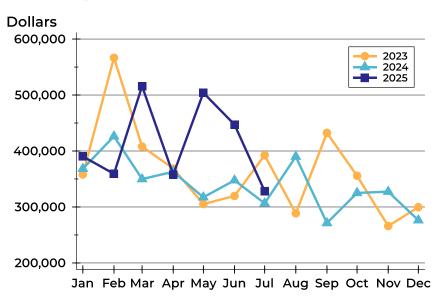
Price Range	New Li Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	4.8%	189,900	189,900	5	5	100.0%	100.0%
\$200,000-\$249,999	1	4.8%	215,000	215,000	8	8	100.0%	100.0%
\$250,000-\$299,999	7	33.3%	286,900	285,500	10	6	99.3%	100.0%
\$300,000-\$399,999	10	47.6%	350,365	352,450	11	10	98.4%	100.0%
\$400,000-\$499,999	2	9.5%	489,000	489,000	13	13	99.6%	99.6%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



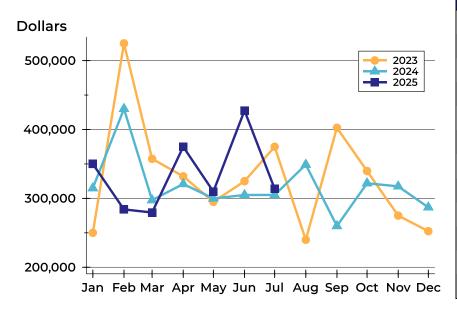


Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	426,271	359,169
March	407,981	349,873	515,761
April	368,714	362,858	357,958
May	305,255	317,326	504,006
June	319,638	347,625	447,140
July	392,532	306,500	328,326
August	288,557	390,025	
September	432,319	271,284	
October	355,683	325,080	
November	265,911	327,386	
December	299,663	276,325	



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	430,000	284,000
March	357,450	297,500	279,500
April	332,000	320,900	374,900
May	294,950	299,900	309,900
June	325,000	304,950	427,500
July	374,900	305,000	313,950
August	239,900	349,000	
September	402,500	259,900	
October	339,750	321,950	
November	275,000	317,450	
December	252,400	286,950	





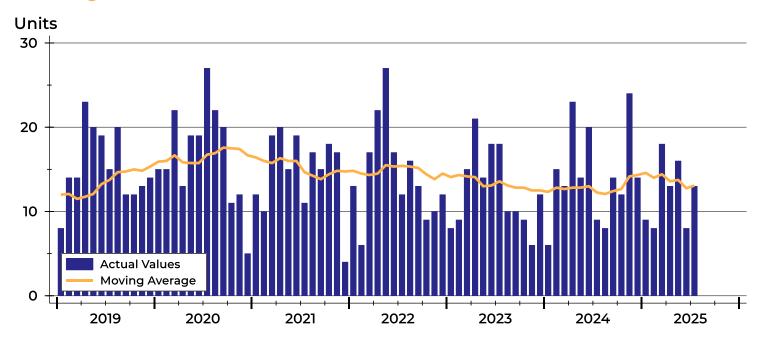
Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	13	9	44.4%	85	100	-15.0%
Vo	lume (1,000s)	4,666	2,637	76.9%	34,396	34,317	0.2%
ge	Sale Price	358,900	293,022	22.5%	404,657	343,175	17.9%
Avera	Days on Market	14	19	-26.3%	18	23	-21.7%
A	Percent of Original	99.6%	102.9%	-3.2%	98.6%	99.1%	-0.5%
<u>_</u>	Sale Price	369,900	330,000	12.1%	299,900	310,000	-3.3%
Median	Days on Market	8	5	60.0%	6	6	0.0%
Σ	Percent of Original	100.0%	98.7%	1.3%	100.0%	100.0%	0.0%

A total of 13 contracts for sale were written in Douglas County during the month of July, up from 9 in 2024. The median list price of these homes was \$369,900, up from \$330,000 the prior year.

Half of the homes that went under contract in July were on the market less than 8 days, compared to 5 days in July 2024.

History of Contracts Written

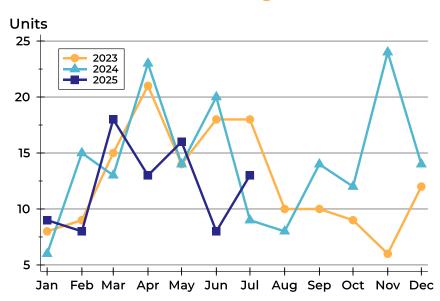






Douglas County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

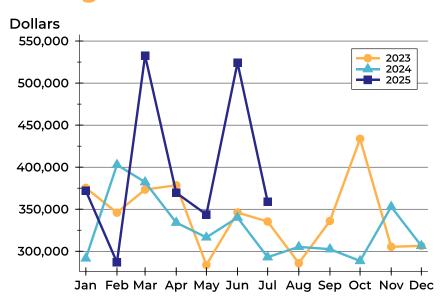
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	23.1%	213,000	215,000	26	20	99.4%	100.0%
\$250,000-\$299,999	1	7.7%	299,900	299,900	2	2	100.0%	100.0%
\$300,000-\$399,999	5	38.5%	361,960	369,900	7	3	100.0%	100.0%
\$400,000-\$499,999	4	30.8%	479,250	484,000	16	15	99.3%	99.6%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



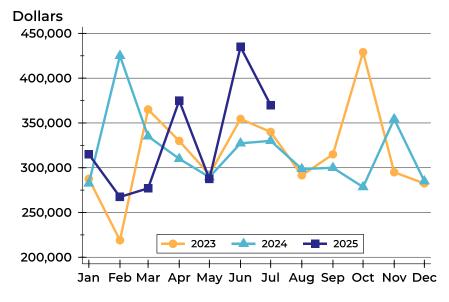


Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	375,375	291,533	372,044
February	345,967	402,837	286,847
March	373,447	382,246	532,694
April	378,505	334,122	369,573
May	283,786	316,529	343,769
June	346,106	340,155	524,213
July	335,397	293,022	358,900
August	285,900	305,263	
September	336,080	302,562	
October	433,761	288,521	
November	305,346	352,948	
December	306,475	306,511	



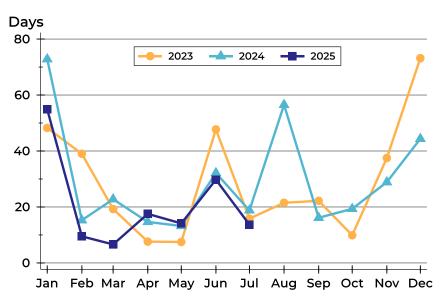
Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	277,000
April	329,900	310,000	375,000
May	292,450	289,500	287,450
June	354,500	327,250	434,950
July	339,950	330,000	369,900
August	291,500	298,650	
September	314,950	299,900	
October	429,000	278,450	
November	294,950	354,375	
December	282,450	285,000	





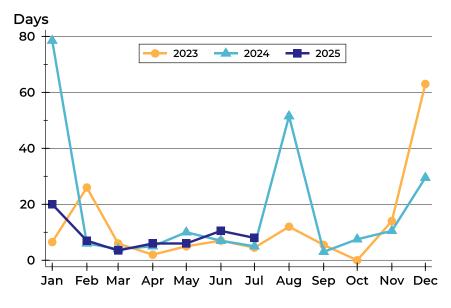
Douglas County Contracts Written Analysis

Average DOM



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

Median DOM



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



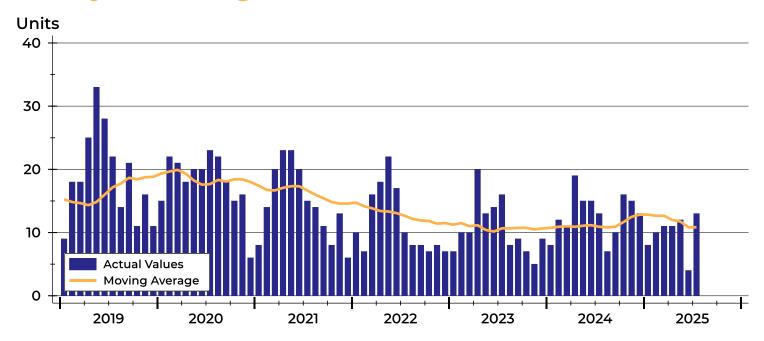
Douglas County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of July 2024	Change
Pe	nding Contracts	13	13	0.0%
Volume (1,000s)		5,218	3,384	54.2%
ge	List Price	401,354	260,338	54.2%
Avera	Days on Market	23	14	64.3%
¥	Percent of Original	98.8%	102.2%	-3.3%
_	List Price	369,900	240,000	54.1%
Media	Days on Market	12	2	500.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 13 listings in Douglas County had contracts pending at the end of July, the same number of contracts pending at the end of July 2024.

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

History of Pending Contracts

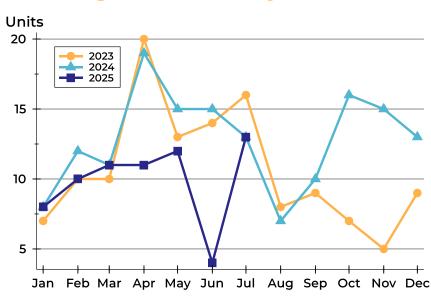






Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

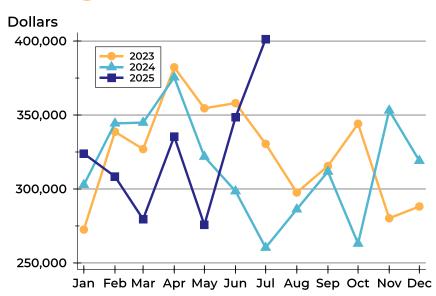
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	15.4%	210,000	210,000	29	29	100.0%	100.0%
\$250,000-\$299,999	2	15.4%	287,400	287,400	7	7	100.0%	100.0%
\$300,000-\$399,999	5	38.5%	361,960	369,900	7	3	100.0%	100.0%
\$400,000-\$499,999	3	23.1%	472,667	479,000	20	23	99.3%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	7.7%	995,000	995,000	128	128	86.5%	86.5%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



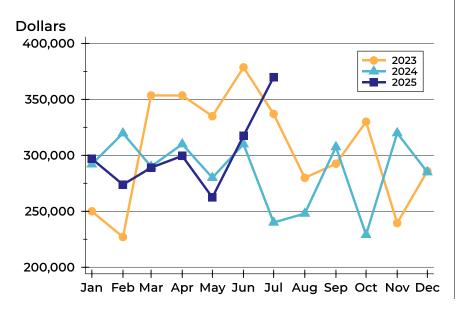


Douglas County Pending Contracts Analysis

Average Price



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



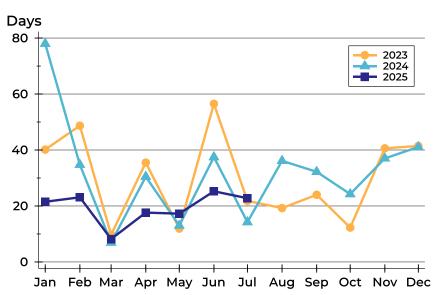
Month	2023	2024	2025
January	250,000	292,000	296,950
February	227,000	319,750	273,839
March	353,500	290,000	289,000
April	353,500	310,000	299,500
May	335,000	280,000	262,400
June	378,600	310,000	317,450
July	336,950	240,000	369,900
August	279,875	248,000	
September	292,500	307,450	
October	330,000	229,000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





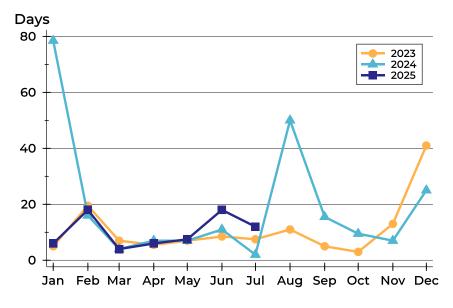
Douglas County Pending Contracts Analysis

Average DOM



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

Median DOM



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





Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in July

Total home sales in the Emporia area fell last month to 35 units, compared to 49 units in July 2024. Total sales volume was \$7.8 million, down from a year earlier.

The median sale price in July was \$187,500, down from \$196,000 a year earlier. Homes that sold in July were typically on the market for 9 days and sold for 98.0% of their list prices.

Emporia Area Active Listings Up at End of July

The total number of active listings in the Emporia area at the end of July was 106 units, up from 55 at the same point in 2024. This represents a 3.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$199,700.

During July, a total of 39 contracts were written up from 34 in July 2024. At the end of the month, there were 46 contracts still pending.

Report Contents

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

Contact Information

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Emporia Area Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	2023	
	rme Sales ange from prior year	35 -28.6%	49 8.9%	45 4.7%	211 -3.2%	218 -14.8%	256 -14.1%
	tive Listings ange from prior year	106 92.7%	55 19.6%	46 -20.7%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.3 94.1%	1.7 41.7%	1.2 -7.7%	N/A	N/A	N/A
	w Listings ange from prior year	56 16.7%	48 23.1%	39 -37.1%	341 16.8%	292 -4.3%	305 -14.1%
	ntracts Written ange from prior year	39 14.7%	34 30.8%	26 -40.9%	238 0.4%	237 -11.6%	268 -12.7%
	nding Contracts ange from prior year	46 7.0%	43 19.4%	36 -34.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	7,840 -17.9%	9,551 2.2%	9,343 7.2%	44,639 6.6%	41,880 -14.4%	48,928 -4.6%
	Sale Price Change from prior year	224,011 14.9%	194,912 -6.1%	207,624 2.4%	211,558 10.1%	192,112 0.5%	191,124 11.0%
u	List Price of Actives Change from prior year	214,098 -0.7%	215,529 -17.8%	262,126 18.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	27 -3.6%	28 133.3%	12 -20.0%	42 50.0%	28 16.7%	24 4.3%
⋖	Percent of List Change from prior year	97.5 % 0.0%	97.5 % -2.2%	99.7 % 1.9%	96.4 % -0.1%	96.5 % -0.8%	97.3 % 0.6%
	Percent of Original Change from prior year	94.9 % -0.1%	95.0 % -3.7%	98.7 % 2.5%	93.6 % -2.0%	95.5 % 0.1%	95.4 % 0.0%
	Sale Price Change from prior year	187,500 -4.3%	196,000 8.9%	179,900 -9.1%	1 89,900 8.5%	174,950 7.3%	163,000 14.8%
	List Price of Actives Change from prior year	199,700 5.1%	189,999 -13.6%	219,900 17.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	9 50.0%	6 20.0%	5 0.0%	10 66.7%	6 0.0%	6 -14.3%
_	Percent of List Change from prior year	98.0 % -2.0%	100.0 % 0.0%	100.0 % 0.4%	98.0 % -2.0%	100.0 % 1.2%	98.8 % 0.0%
	Percent of Original Change from prior year	94.8 % -3.6%	98.3 % -1.7%	100.0 % 0.7%	96.0 % -2.7%	98.7 % 0.8%	97.9 % -0.4%

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





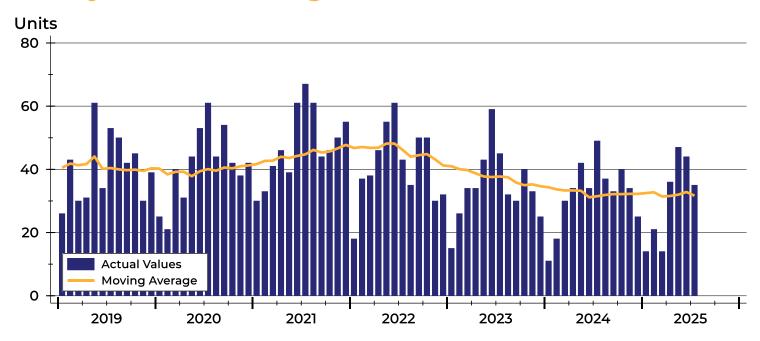
Emporia Area Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Year-to-Date e 2025 2024		e Change
Clo	sed Listings	35	49	-28.6%	211 218		-3.2%
Vo	lume (1,000s)	7,840	9,551	-17.9%	44,639	41,880	6.6%
Mc	onths' Supply	3.3	1.7	94.1%	% N/A N/A		N/A
	Sale Price	224,011	194,912	14.9%	211,558	192,112	10.1%
age	Days on Market	27	28	-3.6%	42	28	50.0%
Averag	Percent of List	97.5%	97.5%	0.0%	96.4%	96.5%	-0.1%
	Percent of Original	94.9%	95.0%	-0.1%	93.6%	95.5%	-2.0%
	Sale Price	187,500	196,000	-4.3%	189,900	174,950	8.5%
lan	Days on Market	9	6	50.0%	10	6	66.7%
Median	Percent of List	98.0%	100.0%	-2.0%	98.0%	100.0%	-2.0%
	Percent of Original	94.8%	98.3%	-3.6%	96.0%	98.7%	-2.7%

A total of 35 homes sold in the Emporia area in July, down from 49 units in July 2024. Total sales volume fell to \$7.8 million compared to \$9.6 million in the previous year.

The median sales price in July was \$187,500, down 4.3% compared to the prior year.
Median days on market was 9 days, up from 7 days in June, and up from 6 in July 2024.

History of Closed Listings

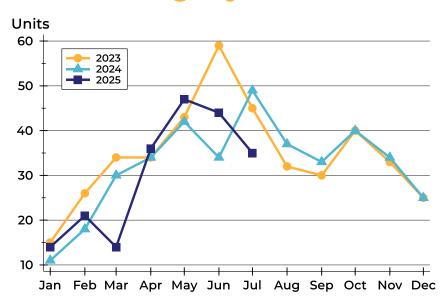






Emporia Area Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

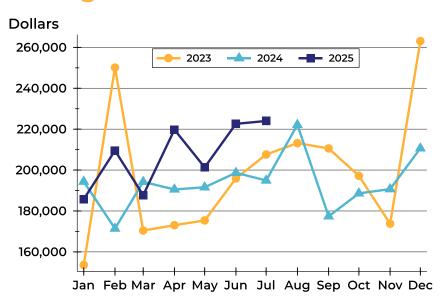
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	8.6%	2.8	45,000	45,000	7	9	98.7%	91.5%	98.7%	91.5%
\$50,000-\$99,999	3	8.6%	1.8	88,333	87,000	76	10	94.8%	94.4%	89.1%	92.1%
\$100,000-\$124,999	2	5.7%	6.0	113,250	113,250	42	42	90.9%	90.9%	80.6%	80.6%
\$125,000-\$149,999	2	5.7%	2.5	141,000	141,000	4	4	106.4%	106.4%	106.4%	106.4%
\$150,000-\$174,999	4	11.4%	2.9	163,625	164,500	15	2	98.7%	98.6%	96.8%	98.6%
\$175,000-\$199,999	6	17.1%	2.8	184,750	183,750	15	14	97.5%	99.3%	96.6%	97.6%
\$200,000-\$249,999	3	8.6%	3.8	236,333	240,000	18	23	97.4%	98.0%	93.5%	94.5%
\$250,000-\$299,999	5	14.3%	4.7	259,400	257,000	30	17	98.5%	98.8%	95.8%	94.8%
\$300,000-\$399,999	3	8.6%	3.4	335,000	315,000	47	67	93.1%	95.7%	87.9%	85.7%
\$400,000-\$499,999	3	8.6%	2.4	418,967	405,000	8	9	100.3%	100.0%	100.3%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	2.9%	0.0	901,000	901,000	82	82	94.1%	94.1%	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



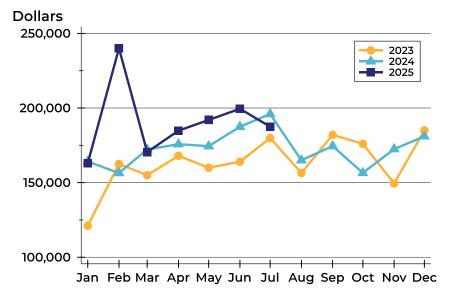


Emporia Area Closed Listings Analysis

Average Price



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



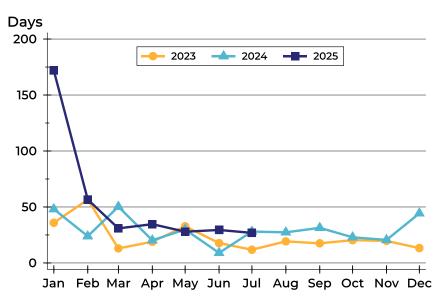
Month	2023	2024	2025
January	121,125	164,200	162,979
February	162,500	156,450	240,000
March	155,000	172,250	170,500
April	168,000	175,750	184,825
May	160,000	174,450	192,000
June	164,000	187,450	199,500
July	179,900	196,000	187,500
August	156,500	165,000	
September	182,000	174,500	
October	176,000	156,500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





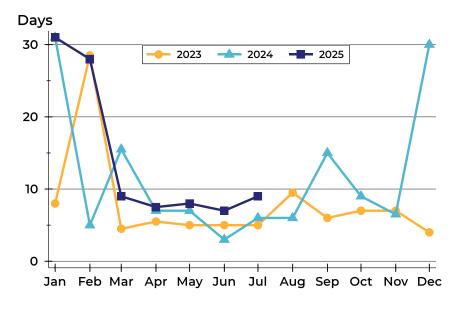
Emporia Area Closed Listings Analysis

Average DOM



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

Median DOM



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



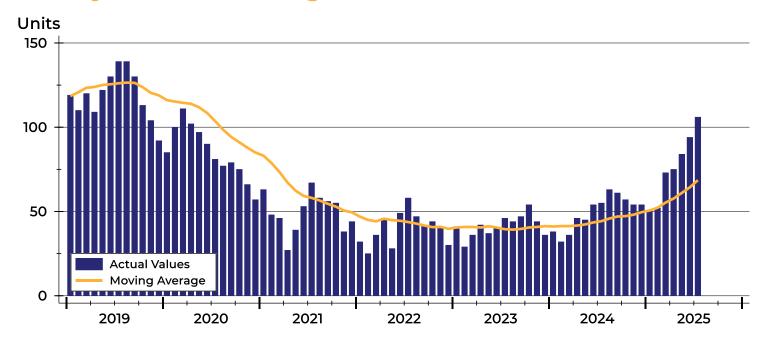
Emporia Area Active Listings Analysis

	mmary Statistics Active Listings	2025	End of July 2024	Change
Ac	tive Listings	106	55	92.7%
Vo	lume (1,000s)	22,694	11,854	91.4%
Mc	onths' Supply	3.3	1.7	94.1%
ge	List Price	214,098	215,529	-0.7%
Avera	Days on Market	50	51	-2.0%
₽	Percent of Original	95.4%	96.2%	-0.8%
_	List Price	199,700	189,999	5.1%
Median	Days on Market	29	28	3.6%
Σ	Percent of Original	97.9%	100.0%	-2.1%

A total of 106 homes were available for sale in the Emporia area at the end of July. This represents a 3.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$199,700, up 5.1% from 2024. The typical time on market for active listings was 29 days, up from 28 days a year earlier.

History of Active Listings

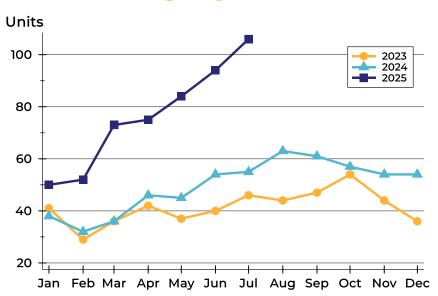






Emporia Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	41	38	50
February	29	32	52
March	36	36	73
April	42	46	75
May	37	45	84
June	40	54	94
July	46	55	106
August	44	63	
September	47	61	
October	54	57	
November	44	54	
December	36	54	

Active Listings by Price Range

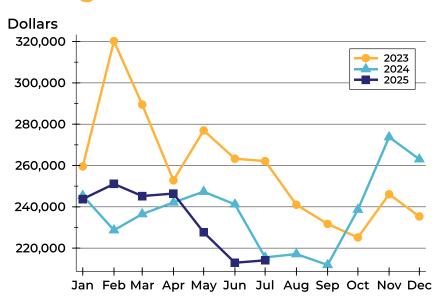
Price Range	Active I Number	istings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	3	2.8%	N/A	6,817	1,600	14	4	93.9%	100.0%
\$25,000-\$49,999	3	2.8%	2.8	39,663	42,000	20	10	88.3%	83.5%
\$50,000-\$99,999	8	7.5%	1.8	85,374	86,900	81	61	91.4%	90.2%
\$100,000-\$124,999	13	12.3%	6.0	112,454	114,900	38	22	94.1%	95.6%
\$125,000-\$149,999	8	7.5%	2.5	143,063	143,650	40	36	95.0%	95.2%
\$150,000-\$174,999	11	10.4%	2.9	161,267	159,900	56	35	95.7%	94.5%
\$175,000-\$199,999	9	8.5%	2.8	190,806	189,000	40	16	97.7%	100.0%
\$200,000-\$249,999	17	16.0%	3.8	231,618	235,000	64	37	94.3%	95.6%
\$250,000-\$299,999	18	17.0%	4.7	270,767	269,000	38	10	98.7%	100.0%
\$300,000-\$399,999	10	9.4%	3.4	364,446	364,200	65	61	96.1%	97.8%
\$400,000-\$499,999	3	2.8%	2.4	459,600	449,900	3	3	100.0%	100.0%
\$500,000-\$749,999	3	2.8%	N/A	646,600	649,999	94	44	93.4%	93.4%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



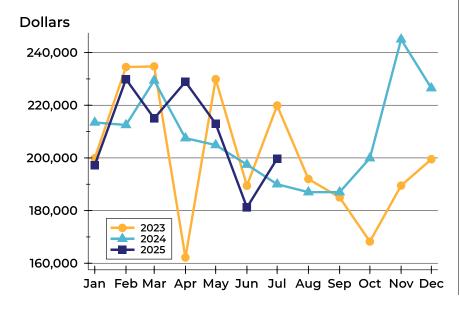


Emporia Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	259,538	245,424	243,778
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
May	276,970	247,332	227,643
June	263,288	241,171	212,933
July	262,126	215,529	214,098
August	240,991	217,145	
September	231,733	211,868	
October	225,176	238,630	
November	246,093	273,748	
December	235,333	263,035	



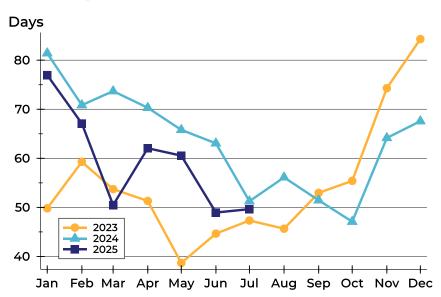
Month	2023	2024	2025
January	199,900	213,450	197,250
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
May	229,900	204,900	213,000
June	189,450	197,450	181,200
July	219,900	189,999	199,700
August	192,000	187,000	
September	185,000	187,000	
October	168,250	199,900	
November	189,500	245,000	
December	199,500	226,500	





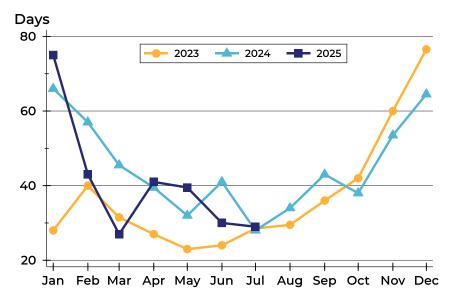
Emporia Area Active Listings Analysis

Average DOM



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

Median DOM

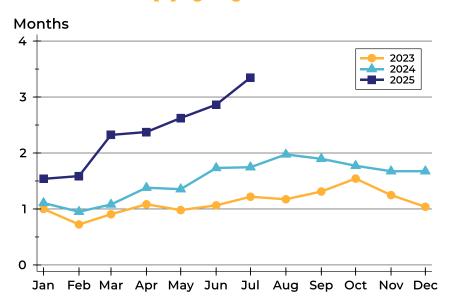


Month	2023	2024	2025
January	28	66	75
February	40	57	43
March	32	46	27
April	27	40	41
May	23	32	40
June	24	41	30
July	29	28	29
August	30	34	
September	36	43	
October	42	38	
November	60	54	
December	77	65	



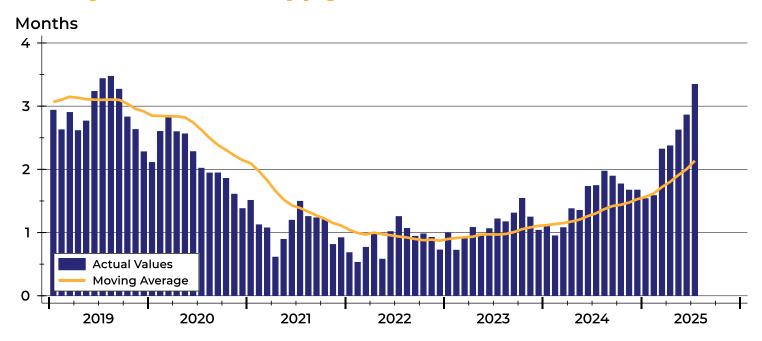
Emporia Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.0	1.1	1.5
February	0.7	1.0	1.6
March	0.9	1.1	2.3
April	1.1	1.4	2.4
May	1.0	1.4	2.6
June	1.1	1.7	2.9
July	1.2	1.7	3.3
August	1.2	2.0	
September	1.3	1.9	
October	1.5	1.8	
November	1.2	1.7	
December	1.0	1.7	

History of Month's Supply





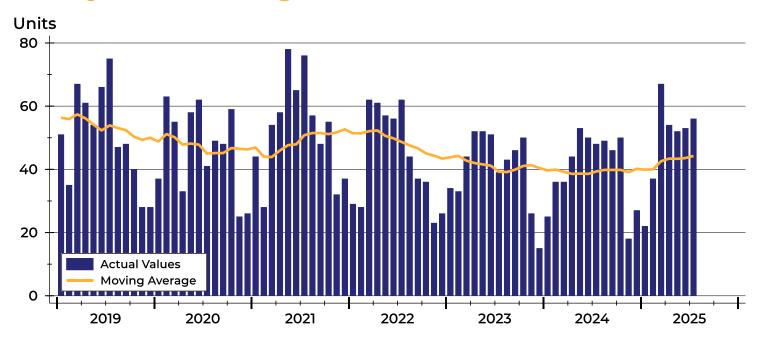
Emporia Area New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
th	New Listings	56	48	16.7%
: Month	Volume (1,000s)	11,480	9,030	27.1%
Current	Average List Price	204,993	188,119	9.0%
Cu	Median List Price	182,500	175,000	4.3%
e t	New Listings	341	292	16.8%
o-Da	Volume (1,000s)	71,775	61,396	16.9%
Year-to-Date	Average List Price	210,484	210,262	0.1%
۶	Median List Price	189,900	180,000	5.5%

A total of 56 new listings were added in the Emporia area during July, up 16.7% from the same month in 2024. Year-to-date the Emporia area has seen 341 new listings.

The median list price of these homes was \$182,500 up from \$175,000 in 2024.

History of New Listings

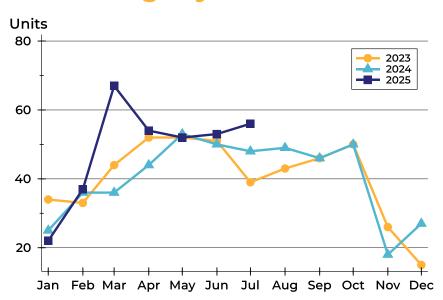






Emporia Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	34	25	22
February	33	36	37
March	44	36	67
April	52	44	54
May	52	53	52
June	51	50	53
July	39	48	56
August	43	49	
September	46	46	
October	50	50	
November	26	18	
December	15	27	

New Listings by Price Range

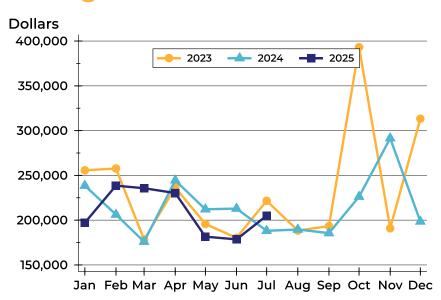
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	2	3.6%	1,275	1,275	4	4	100.0%	100.0%
\$25,000-\$49,999	3	5.4%	33,000	30,000	8	10	93.9%	100.0%
\$50,000-\$99,999	3	5.4%	82,233	88,900	11	5	100.0%	100.0%
\$100,000-\$124,999	9	16.1%	111,900	112,500	11	8	99.3%	100.0%
\$125,000-\$149,999	3	5.4%	142,933	149,900	11	9	99.2%	100.0%
\$150,000-\$174,999	6	10.7%	160,283	159,900	8	7	99.8%	100.0%
\$175,000-\$199,999	7	12.5%	187,057	186,000	5	4	100.0%	100.0%
\$200,000-\$249,999	5	8.9%	229,020	229,900	4	4	99.7%	100.0%
\$250,000-\$299,999	10	17.9%	265,130	263,400	10	7	99.2%	100.0%
\$300,000-\$399,999	4	7.1%	349,790	348,950	6	5	100.0%	100.0%
\$400,000-\$499,999	2	3.6%	464,450	464,450	4	4	100.0%	100.0%
\$500,000-\$749,999	2	3.6%	649,950	649,950	8	8	97.9%	97.9%
\$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



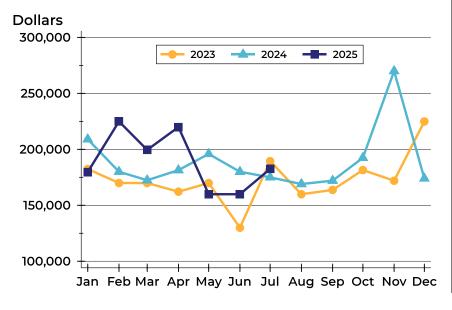


Emporia Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	255,681	238,544	197,155
February	257,694	206,228	238,561
March	178,327	175,949	235,660
April	236,440	244,442	230,315
May	195,738	212,133	181,564
June	180,267	212,926	178,562
July	221,597	188,119	204,993
August	188,419	189,567	
September	193,379	185,554	
October	393,143	226,222	
November	190,950	291,433	
December	313,233	198,524	



Month	2023	2024	2025
January	182,450	209,000	179,700
February	169,900	180,000	224,900
March	169,900	172,400	199,500
April	162,150	181,400	219,900
May	169,900	195,900	159,900
June	130,000	179,950	159,900
July	189,500	175,000	182,500
August	159,900	169,000	
September	163,750	172,000	
October	181,500	192,450	
November	171,950	269,950	
December	224,900	174,000	





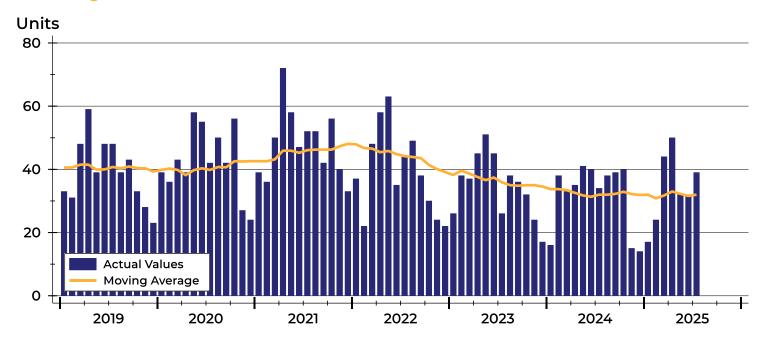
Emporia Area Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	39	34	14.7%	238	237	0.4%
Vo	lume (1,000s)	7,622	7,229	5.4%	51,819	51,703	0.2%
ge	Sale Price	195,436	212,612	-8.1%	217,728	218,157	-0.2%
Avera	Days on Market	50	39	28.2%	35	28	25.0%
Ā	Percent of Original	95.2%	93.1%	2.3%	94.3%	95.6%	-1.4%
=	Sale Price	169,900	169,900	0.0%	189,700	180,000	5.4%
Median	Days on Market	35	8	337.5%	10	6	66.7%
Σ	Percent of Original	97.8%	94.7%	3.3%	97.0%	98.4%	-1.4%

A total of 39 contracts for sale were written in the Emporia area during the month of July, up from 34 in 2024. The median list price of these homes was \$169,900, the same as the prior year.

Half of the homes that went under contract in July were on the market less than 35 days, compared to 8 days in July 2024.

History of Contracts Written

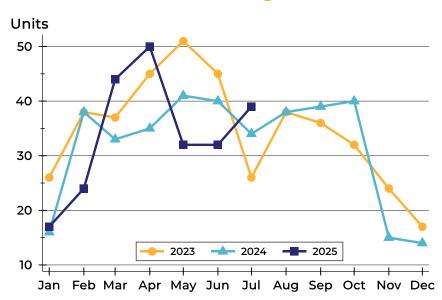






Emporia Area Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

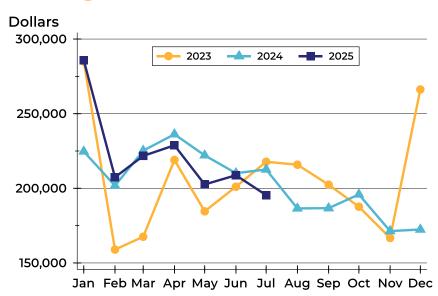
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.6%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	3	7.7%	95,633	98,000	17	8	94.7%	100.0%
\$100,000-\$124,999	3	7.7%	121,600	120,000	7	5	95.6%	100.0%
\$125,000-\$149,999	5	12.8%	138,640	139,000	89	88	90.6%	88.7%
\$150,000-\$174,999	10	25.6%	162,760	161,450	94	76	93.4%	94.3%
\$175,000-\$199,999	5	12.8%	183,880	184,999	21	5	96.7%	100.0%
\$200,000-\$249,999	5	12.8%	227,760	229,900	40	35	97.6%	97.8%
\$250,000-\$299,999	2	5.1%	264,250	264,250	50	50	96.5%	96.5%
\$300,000-\$399,999	3	7.7%	311,300	309,000	16	4	100.0%	100.0%
\$400,000-\$499,999	1	2.6%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	1	2.6%	649,900	649,900	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



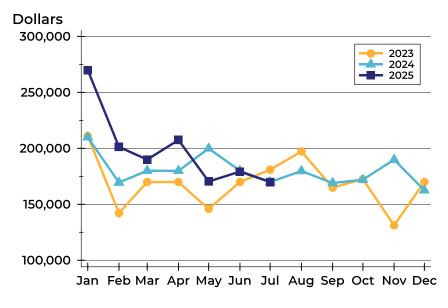


Emporia Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	285,077	224,700	285,788
February	158,949	201,782	207,425
March	167,535	225,224	221,717
April	219,007	236,216	228,832
May	184,567	222,084	202,606
June	201,069	210,151	208,751
July	217,796	212,612	195,436
August	215,824	186,521	
September	202,414	186,700	
October	187,672	195,883	
November	166,738	171,353	
December	266,229	172,386	



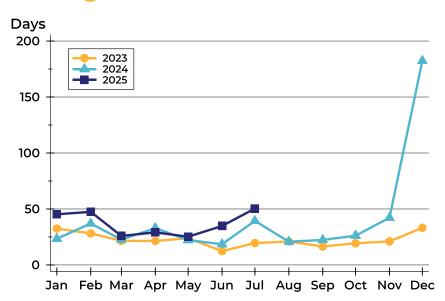
Month	2023	2024	2025
January	210,950	209,900	269,900
February	142,250	169,450	201,250
March	169,900	180,000	189,950
April	169,900	179,900	207,450
May	145,900	199,900	170,400
June	169,900	179,950	179,200
July	180,950	169,900	169,900
August	197,200	179,750	
September	164,950	169,000	
October	172,450	172,000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





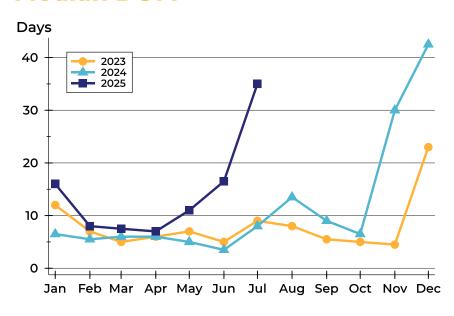
Emporia Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	33	23	45
February	28	37	47
March	22	23	26
April	21	33	29
May	24	22	25
June	12	19	35
July	20	39	50
August	21	21	
September	16	22	
October	19	26	
November	21	42	
December	33	182	

Median DOM



Month	2023	2024	2025
January	12	7	16
February	7	6	8
March	5	6	8
April	6	6	7
May	7	5	11
June	5	4	17
July	9	8	35
August	8	14	
September	6	9	
October	5	7	
November	5	30	
December	23	43	



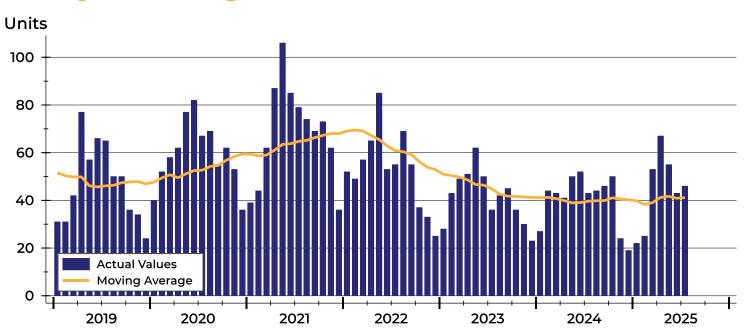
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	46	43	7.0%
Volume (1,000s)		8,965	9,678	-7.4%
ge	List Price	194,883	225,065	-13.4%
Avera	Days on Market	47	36	30.6%
Ā	Percent of Original	95.8%	97.6%	-1.8%
2	List Price	166,000	169,900	-2.3%
Media	Days on Market	16	7	128.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 46 listings in the Emporia area had contracts pending at the end of July, up from 43 contracts pending at the end of July 2024.

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

History of Pending Contracts

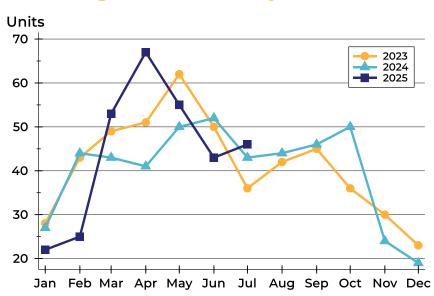






Emporia Area Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

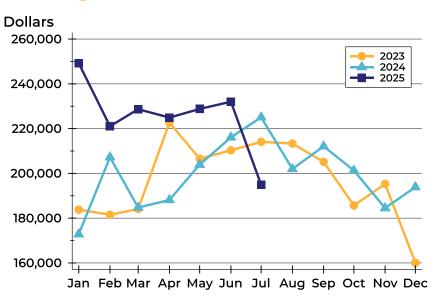
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.2%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	4	8.7%	95,450	96,450	67	23	91.6%	92.0%
\$100,000-\$124,999	4	8.7%	118,450	119,950	5	3	100.0%	100.0%
\$125,000-\$149,999	7	15.2%	139,514	139,000	68	73	92.0%	90.9%
\$150,000-\$174,999	11	23.9%	162,500	159,900	86	51	94.0%	94.4%
\$175,000-\$199,999	5	10.9%	183,860	184,999	25	5	97.2%	100.0%
\$200,000-\$249,999	5	10.9%	227,760	229,900	40	35	97.6%	97.8%
\$250,000-\$299,999	2	4.3%	255,000	255,000	10	10	100.0%	100.0%
\$300,000-\$399,999	4	8.7%	309,725	307,000	14	6	100.0%	100.0%
\$400,000-\$499,999	2	4.3%	429,000	429,000	27	27	95.0%	95.0%
\$500,000-\$749,999	1	2.2%	649,900	649,900	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



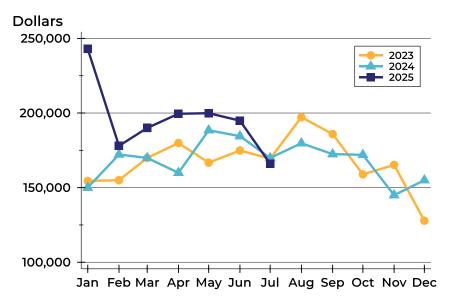


Emporia Area Pending Contracts Analysis

Average Price



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



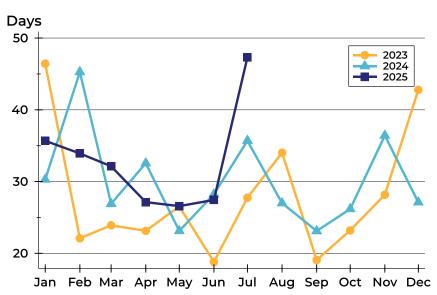
Month	2023	2024	2025
January	154,500	150,000	242,950
February	155,000	172,200	178,000
March	169,900	169,900	190,000
April	179,900	159,950	199,500
May	166,750	188,450	199,900
June	174,900	184,500	194,900
July	169,400	169,900	166,000
August	197,200	179,750	
September	185,900	172,450	
October	158,900	172,000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





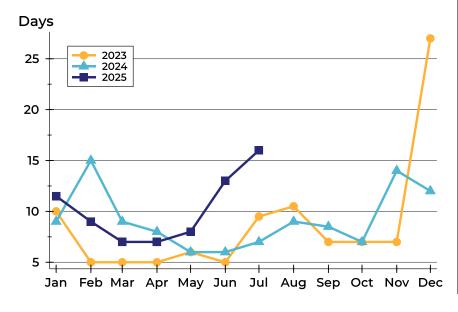
Emporia Area Pending Contracts Analysis

Average DOM



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

Median DOM



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





Greenwood County Housing Report





Market Overview

Greenwood County Home Sales Rose in July

Total home sales in Greenwood County rose by 100.0% last month to 2 units, compared to 1 unit in July 2024. Total sales volume was \$0.6 million, up 617.1% from a year earlier.

The median sale price in July was \$282,180, up from \$78,700 a year earlier. Homes that sold in July were typically on the market for 8 days and sold for 99.9% of their list prices.

Greenwood County Active Listings Remain the Same at End of July

The total number of active listings in Greenwood County at the end of July was 3 units, the same as in July 2024. This represents a 2.6 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$35,000.

During July, a total of 1 contract was written up from 0 in July 2024. At the end of the month, there were 2 contracts still pending.

Report Contents

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

Contact Information

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Greenwood County Summary Statistics

July MLS Statistics Three-year History		2025	urrent Mont 2024	:h 2023	Year-to-Date 2025 2024 2023		
_	ome Sales ange from prior year	2 100.0%	1 0.0%	1 N/A	10 150.0%	4 -20.0%	5 25.0%
	tive Listings ange from prior year	3 0.0%	3 50.0%	2 N/A	N/A	N/A	N/A
	onths' Supply ange from prior year	2.6 -35.0%	4.0 48.1%	2.7 N/A	N/A	N/A	N/A
	w Listings ange from prior year	2 0.0%	2 100.0%	1 N/A	11 57.1%	7 0.0%	7 40.0%
	ntracts Written ange from prior year	1 N/A	0 N/A	0 -100.0%	12 200.0%	4 -33.3%	6 20.0%
	nding Contracts ange from prior year	2 N/A	0 -100.0%	1 -50.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	564 613.9%	79 -38.8%	129 N/A	3,718 1629.3%	215 -61.7%	562 105.9%
	Sale Price Change from prior year	282,180 258.6%	78,700 -39.0%	129,000 N/A	371,751 591.0%	53,800 -52.1%	112,380 64.7%
4	List Price of Actives Change from prior year	39,967 4.3%	38,333 -54.8%	84,900 N/A	N/A	N/A	N/A
Average	Days on Market Change from prior year	8 -68.0%	25 257.1%	7 N/A	49 157.9%	19 -29.6%	27 17.4%
•	Percent of List Change from prior year	99.9 % -4.8%	104.9 % 4.9%	100.0 % N/A	93.7 % 10.1%	85.1 % -16.0%	101.3% 24.4%
	Percent of Original Change from prior year	99.9 % -4.8%	104.9 % 4.9%	100.0 % N/A	92.3 % 10.4%	83.6 % -17.5%	101.3 % 39.7%
	Sale Price Change from prior year	282,180 258.6%	78,700 -39.0%	129,000 N/A	166,625 201.6%	55,250 -55.8%	125,000 121.2%
	List Price of Actives Change from prior year	35,000 -22.2%	45,000 -47.0%	84,900 N/A	N/A	N/A	N/A
Median	Days on Market Change from prior year	8 -68.0%	25 257.1%	7 N/A	20 -4.8%	21 200.0%	7 -41.7%
_	Percent of List Change from prior year	99.9 % -4.8%	104.9 % 4.9%	100.0 % N/A	99.9 % 20.4%	83.0 % -17.0%	100.0 % 12.0%
	Percent of Original Change from prior year	99.9 % -4.8%	104.9 % 4.9%	100.0 % N/A	99.4 % 19.8%	83.0 % -17.0%	100.0% 37.4%

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





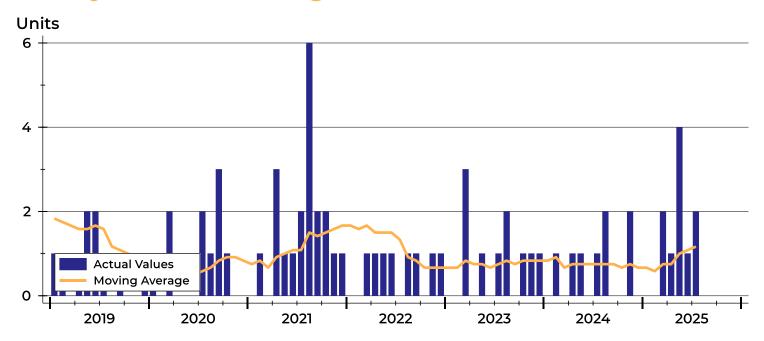
Greenwood County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Clo	sed Listings	2	1	100.0%	10	4	150.0%
Vo	lume (1,000s)	564	79	613.9%	3,718	215	1629.3%
Mc	onths' Supply	2.6	4.0	-35.0%	N/A	N/A	N/A
	Sale Price	282,180	78,700	258.6%	371,751	53,800	591.0%
age	Days on Market	8	25	-68.0%	49	19	157.9%
Averag	Percent of List	99.9%	104.9%	-4.8%	93.7%	85.1%	10.1%
	Percent of Original	99.9%	104.9%	-4.8%	92.3%	83.6%	10.4%
	Sale Price	282,180	78,700	258.6%	166,625	55,250	201.6%
lan	Days on Market	8	25	-68.0%	20	21	-4.8%
Median	Percent of List	99.9%	104.9%	-4.8%	99.9%	83.0%	20.4%
	Percent of Original	99.9%	104.9%	-4.8%	99.4%	83.0%	19.8%

A total of 2 homes sold in Greenwood County in July, up from 1 unit in July 2024. Total sales volume rose to \$0.6 million compared to \$0.1 million in the previous year.

The median sales price in July was \$282,180, up 258.6% compared to the prior year. Median days on market was 8 days, up from 4 days in June, but down from 25 in July 2024.

History of Closed Listings

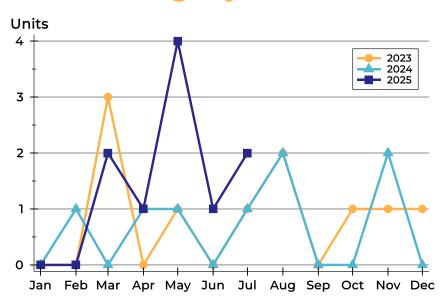






Greenwood County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

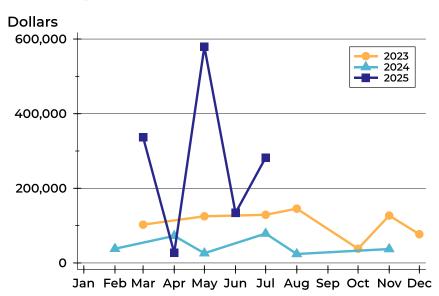
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	0.0	237,000	237,000	9	9	99.8%	99.8%	99.8%	99.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	50.0%	0.0	327,360	327,360	6	6	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



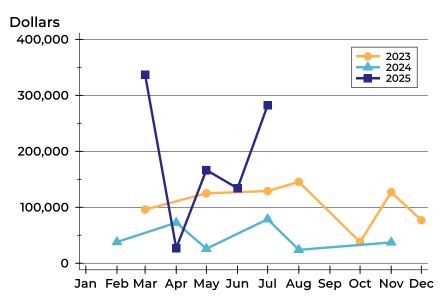


Greenwood County Closed Listings Analysis

Average Price



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



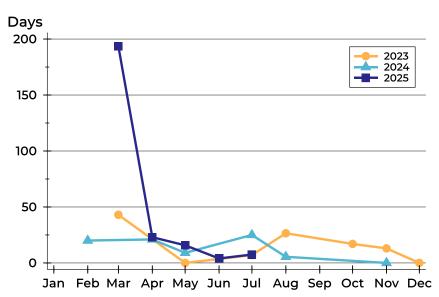
Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
May	125,000	26,000	166,625
June	N/A	N/A	134,000
July	129,000	78,700	282,180
August	145,500	24,000	
September	N/A	N/A	
October	38,000	N/A	
November	127,000	37,250	
December	77,000	N/A	





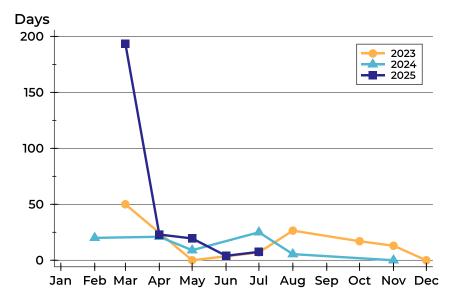
Greenwood County Closed Listings Analysis

Average DOM



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

Median DOM



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



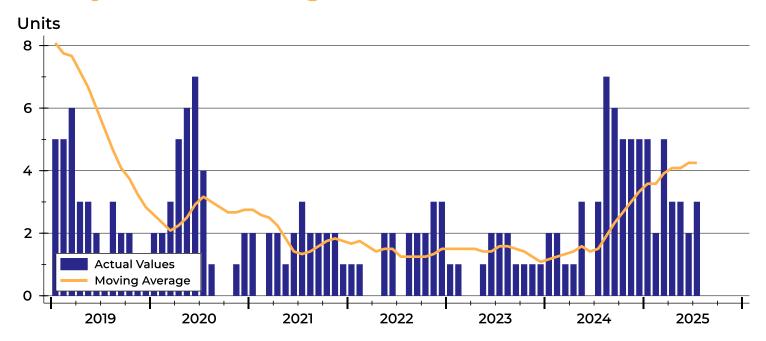
Greenwood County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	3	3	0.0%
Vo	lume (1,000s)	120	115	4.3%
Months' Supply		2.6	4.0	-35.0%
ge	List Price	39,967	38,333	4.3%
Avera	Days on Market	198	100	98.0%
¥	Percent of Original	100.0%	100.0%	0.0%
<u>_</u>	List Price	35,000	45,000	-22.2%
Median	Days on Market	290	2	######
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 3 homes were available for sale in Greenwood County at the end of July. This represents a 2.6 months' supply of active listings.

The median list price of homes on the market at the end of July was \$35,000, down 22.2% from 2024. The typical time on market for active listings was 290 days, up from 2 days a year earlier.

History of Active Listings

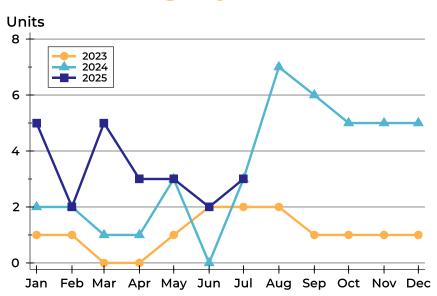






Greenwood County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

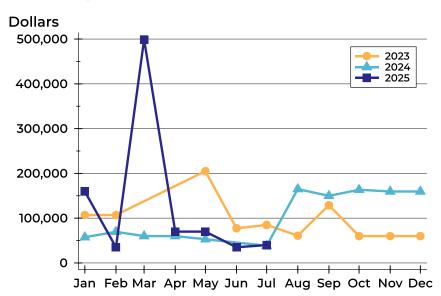
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	100.0%	N/A	39,967	35,000	198	290	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	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%	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	N/A
\$300,000-\$399,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



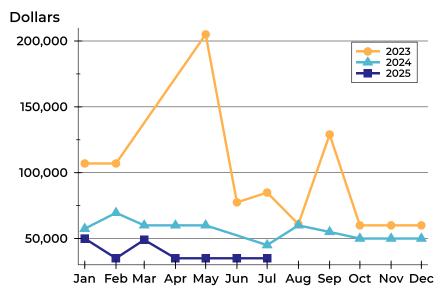


Greenwood County Active Listings Analysis

Average Price



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



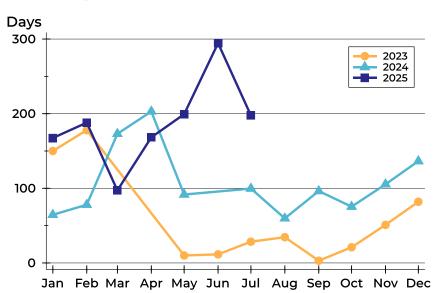
Month	2023	2024	2025
January	107,000	57,450	49,995
February	107,000	69,500	35,000
March	N/A	60,000	49,000
April	N/A	60,000	35,000
May	205,000	60,000	35,000
June	77,450	N/A	35,000
July	84,900	45,000	35,000
August	60,900	60,000	
September	129,000	54,998	
October	60,000	49,995	
November	60,000	49,995	
December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





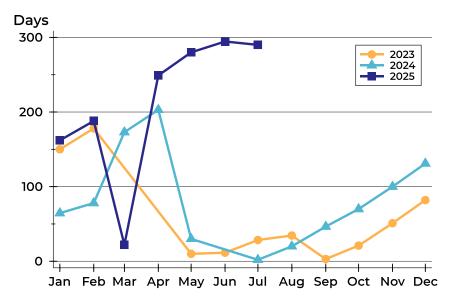
Greenwood County Active Listings Analysis

Average DOM



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

Median DOM

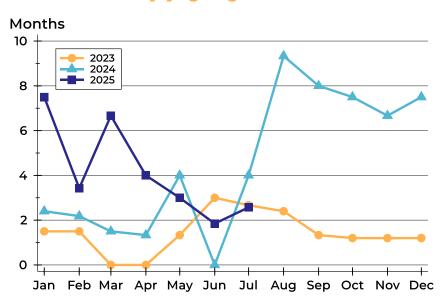


Month	2023	2024	2025
January	150	65	162
February	178	78	188
March	N/A	173	22
April	N/A	203	249
May	10	30	280
June	12	N/A	295
July	29	2	290
August	35	20	
September	3	47	
October	21	70	
November	51	100	
December	82	131	



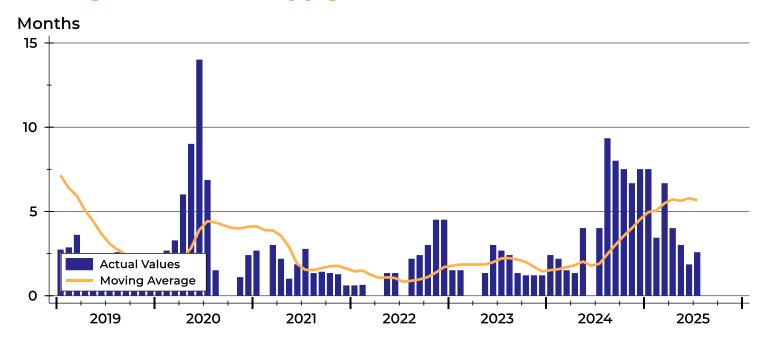
Greenwood County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





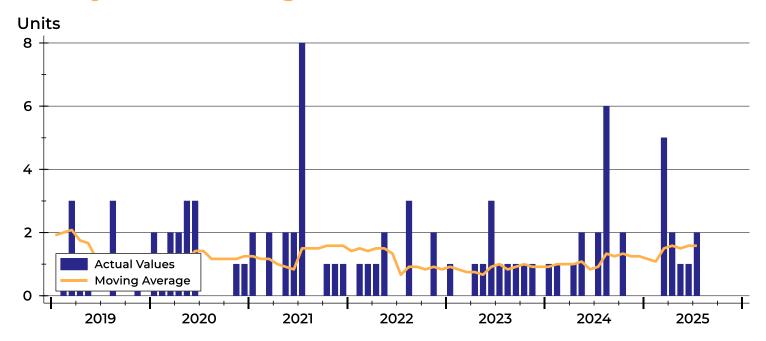
Greenwood County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ţ	New Listings	2	2	0.0%
Month	Volume (1,000s)	280	55	409.1%
Current	Average List Price	139,900	27,500	408.7%
J	Median List Price	139,900	27,500	408.7%
ē	New Listings	11	7	57.1%
-Dad	Volume (1,000s)	3,734	323	1056.0%
Year-to-Date	Average List Price	339,484	46,129	635.9%
χ	Median List Price	159,900	45,000	255.3%

A total of 2 new listings were added in Greenwood County during July, the same figure as reported in 2024. Year-to-date Greenwood County has seen 11 new listings.

The median list price of these homes was \$139,900 up from \$27,500 in 2024.

History of New Listings

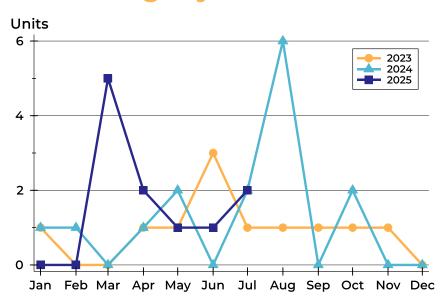






Greenwood County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

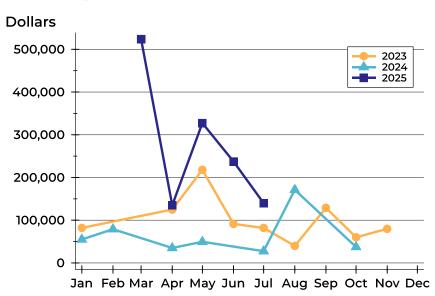
Price Range	New Li Number	stings Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	50.0%	49,900	49,900	4	4	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	229,900	229,900	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



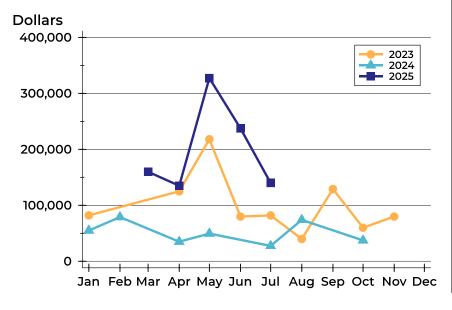


Greenwood County New Listings Analysis

Average Price



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



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



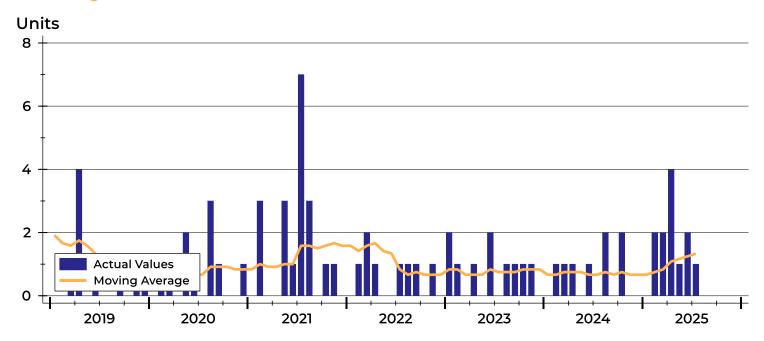
Greenwood County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Ye 2025	ear-to-Dat 2024	te Change
Со	ntracts Written	1	0	N/A	12	4	200.0%
Vo	lume (1,000s)	230	0	N/A	4,362	244	1687.7%
ge	Sale Price	229,900	N/A	N/A	363,527	60,975	496.2%
Avera	Days on Market	5	N/A	N/A	46	19	142.1%
Ā	Percent of Original	100.0%	N/A	N/A	93.5%	83.6%	11.8%
5	Sale Price	229,900	N/A	N/A	174,450	64,950	168.6%
Median	Days on Market	5	N/A	N/A	20	21	-4.8%
Σ	Percent of Original	100.0%	N/A	N/A	99.9%	83.0%	20.4%

A total of 1 contract for sale was written in Greenwood County during the month of July, up from 0 in 2024. The list price of this home was \$229,900.

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

History of Contracts Written

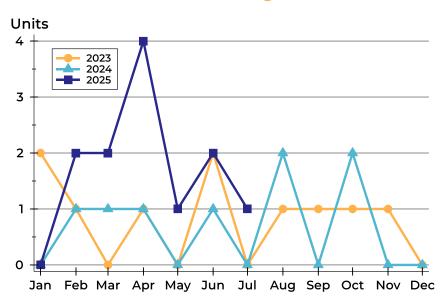






Greenwood County Contracts Written Analysis

Contracts Written by Month



	0007	202/	0005
Month	2023	2024	2025
January	2	N/A	N/A
February	1	1	2
March	N/A	1	2
April	1	1	4
May	N/A	N/A	1
June	2	1	2
July	N/A	N/A	1
August	1	2	
September	1	N/A	
October	1	2	
November	1	N/A	
December	N/A	N/A	

Contracts Written by Price Range

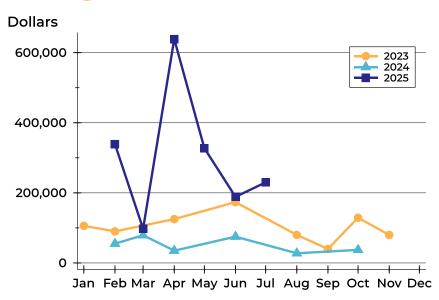
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	100.0%	229,900	229,900	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



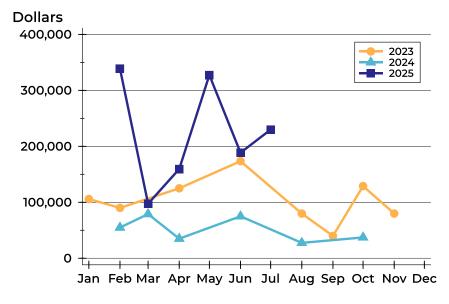


Greenwood County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	638,750
Мау	N/A	N/A	327,360
June	173,500	75,000	188,630
July	N/A	N/A	229,900
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	



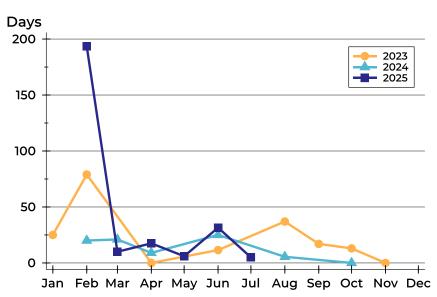
Month	2023	2024	2025
January	105,950	N/A	N/A
February	90,000	54,900	338,950
March	N/A	79,000	97,450
April	125,000	35,000	159,500
May	N/A	N/A	327,360
June	173,500	75,000	188,630
July	N/A	N/A	229,900
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	





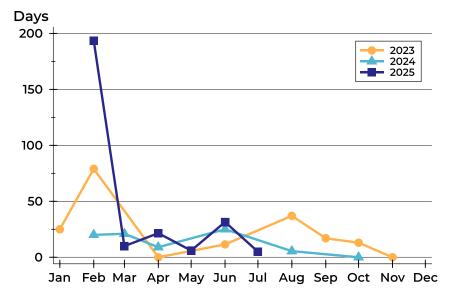
Greenwood County Contracts Written Analysis

Average DOM



	0007	202/	0005
Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
May	N/A	N/A	6
June	12	25	32
July	N/A	N/A	5
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	10
April	N/A	9	22
May	N/A	N/A	6
June	12	25	32
July	N/A	N/A	5
August	37	6	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	



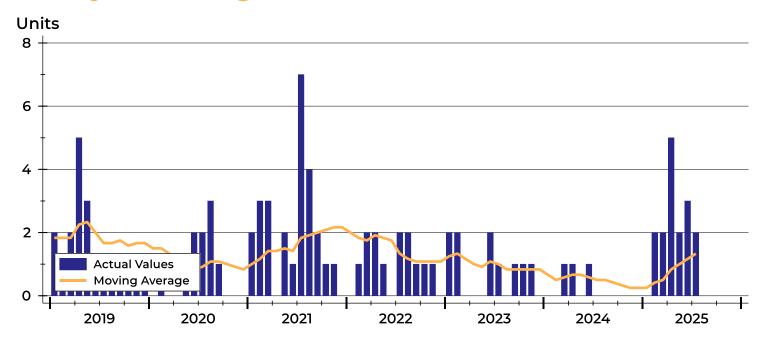
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	2	0	N/A
Vo	lume (1,000s)	370	0	N/A
ge	List Price	184,900	N/A	N/A
Avera	Days on Market	30	N/A	N/A
Α	Percent of Original	100.0%	N/A	N/A
5	List Price	184,900	N/A	N/A
Median	Days on Market	30	N/A	N/A
Σ	Percent of Original	100.0%	N/A	N/A

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

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

History of Pending Contracts

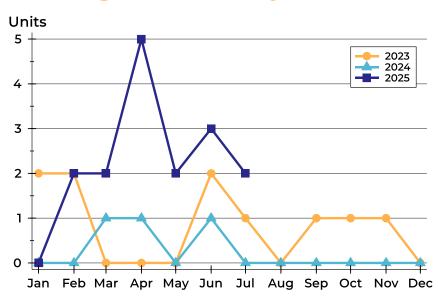






Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

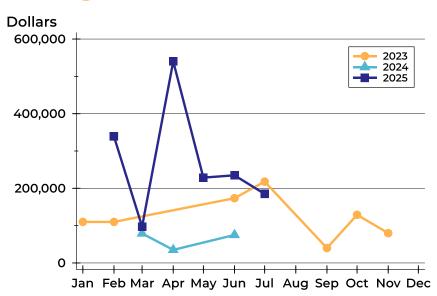
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	139,900	139,900	54	54	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	50.0%	229,900	229,900	5	5	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



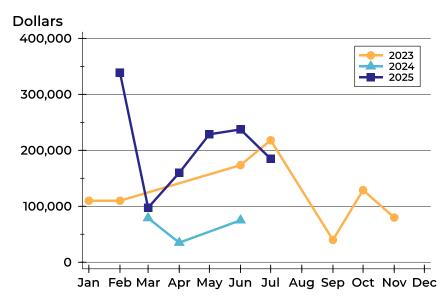


Greenwood County Pending Contracts Analysis

Average Price



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



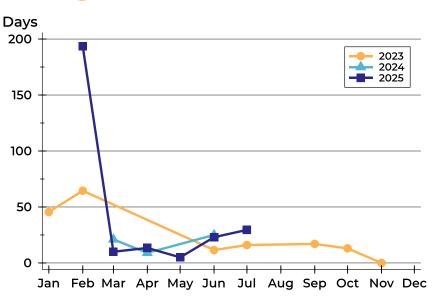
Month	2023	2024	2025
January	109,950	N/A	N/A
February	109,950	N/A	338,950
March	N/A	79,000	97,450
April	N/A	35,000	159,900
May	N/A	N/A	228,680
June	173,500	75,000	237,360
July	218,000	N/A	184,900
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	





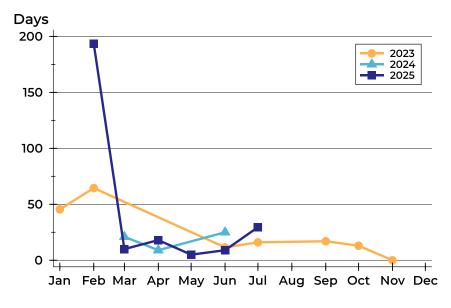
Greenwood County Pending Contracts Analysis

Average DOM



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

Median DOM



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

Total home sales in Jackson County fell last month to 13 units, compared to 15 units in July 2024. Total sales volume was \$2.8 million, down from a year earlier.

The median sale price in July was \$188,000, down from \$249,900 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 97.3% of their list prices.

Jackson County Active Listings Up at End of July

The total number of active listings in Jackson County at the end of July was 25 units, up from 14 at the same point in 2024. This represents a 3.0 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$229,900.

During July, a total of 13 contracts were written up from 11 in July 2024. At the end of the month, there were 14 contracts still pending.

Report Contents

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

Contact Information

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Jackson County Summary Statistics

	ly MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	me Sales ange from prior year	13 -13.3%	15 114.3%	7 -63.2%	59 13.5%	52 0.0%	52 -45.8%
	tive Listings ange from prior year	25 78.6%	14 7.7%	13 -23.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.0 66.7%	1.8 20.0%	1.5 7.1%	N/A	N/A	N/A
Ne Ch	w Listings ange from prior year	12 50.0%	8 14.3%	7 -66.7%	84 50.0%	56 -13.8%	65 -42.5%
	ntracts Written ange from prior year	13 18.2%	11 37.5%	8 -55.6%	69 15.0%	60 11.1%	54 -45.5%
	nding Contracts ange from prior year	14 55.6%	9 12.5%	8 -50.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	2,828 -25.6%	3,802 185.0%	1,334 -62.7%	14,538 33.5%	10,893 3.2%	10,557 -47.5%
	Sale Price Change from prior year	217,569 -14.2%	253,460 33.0%	190,514	246,410 17.6%	209,481 3.2%	203,028 -3.1%
o	List Price of Actives Change from prior year	272,972 -12.9%	313,318 -14.5%	366,446 24.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	42 -41.7%	72 200.0%	24 118.2%	47 -24.2%	62 100.0%	31 55.0%
٩	Percent of List Change from prior year	95.7 % -2.5%	98.2 % -1.1%	99.3 % 4.2%	97.2 % -0.2%	97.4 % -0.9%	98.3 % 0.8%
	Percent of Original Change from prior year	92.5 % -3.7%	96.1% 0.9%	95.2 % 0.8%	94.9 % 0.2%	94.7 % -0.4%	95.1 % -1.5%
	Sale Price Change from prior year	188,000 -24.8%	249,900 10.3%	226,600 18.6%	200,000 19.4%	167,500 -13.0%	192,500 1.0%
	List Price of Actives Change from prior year	229,900 -3.0%	237,000 -25.9%	320,000 42.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	4 -89.2%	37 236.4%	11 175.0%	23 -36.1%	36 200.0%	12 140.0%
_	Percent of List Change from prior year	97.3 % -2.7%	100.0 % 0.0%	100.0 % 0.0%	99.3 % -0.7%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	97.3 % -1.3%	98.6 % 2.7%	96.0 % -4.0%	96.9 % -1.3%	98.2 % 0.1%	98.1 % -1.9%

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





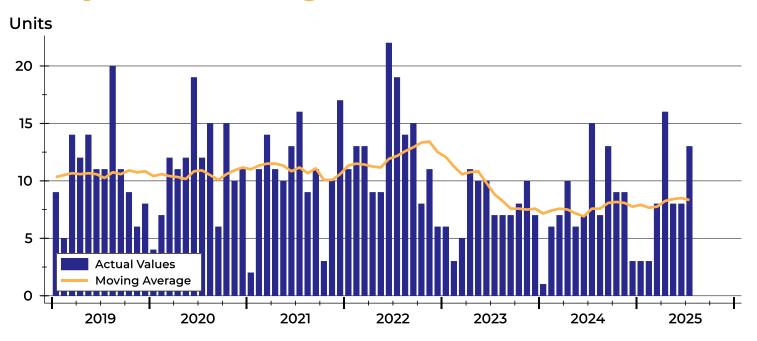
Jackson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Yo 2025	e Change	
Clo	osed Listings	13	15	-13.3%	59 52		13.5%
Vo	lume (1,000s)	2,828	3,802	-25.6%	14,538	10,893	33.5%
Mc	onths' Supply	3.0	1.8	66.7%	N/A	N/A	N/A
	Sale Price	217,569	253,460	-14.2%	246,410	209,481	17.6%
age	Days on Market	42	72	-41.7%	47	62	-24.2%
Averag	Percent of List	95.7%	98.2%	-2.5%	97.2%	97.4%	-0.2%
	Percent of Original	92.5%	96.1%	-3.7%	94.9%	94.7%	0.2%
	Sale Price	188,000	249,900	-24.8%	200,000	167,500	19.4%
lan	Days on Market	4	37	-89.2%	23	36	-36.1%
Median	Percent of List	97.3%	100.0%	-2.7%	99.3%	100.0%	-0.7%
	Percent of Original	97.3%	98.6%	-1.3%	96.9%	98.2%	-1.3%

A total of 13 homes sold in Jackson County in July, down from 15 units in July 2024. Total sales volume fell to \$2.8 million compared to \$3.8 million in the previous year.

The median sales price in July was \$188,000, down 24.8% compared to the prior year.
Median days on market was 4 days, down from 26 days in June, and down from 37 in July 2024.

History of Closed Listings

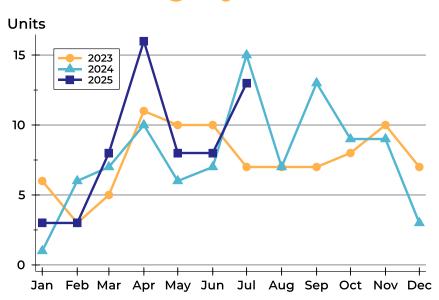






Jackson County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

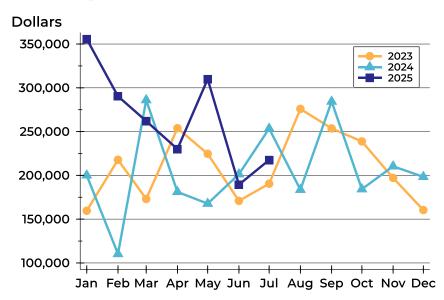
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	1.7	75,750	75,750	56	56	91.8%	91.8%	86.8%	86.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	3.0	145,000	145,000	20	20	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	3	23.1%	1.1	155,000	155,000	2	2	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	1	7.7%	1.7	188,000	188,000	111	111	94.0%	94.0%	73.9%	73.9%
\$200,000-\$249,999	2	15.4%	2.8	216,000	216,000	90	90	91.7%	91.7%	91.7%	91.7%
\$250,000-\$299,999	2	15.4%	1.7	275,950	275,950	3	3	98.1%	98.1%	98.1%	98.1%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	15.4%	2.2	447,500	447,500	55	55	93.3%	93.3%	87.6%	87.6%
\$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



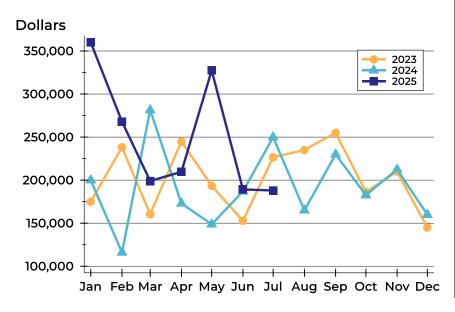


Jackson County Closed Listings Analysis

Average Price



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



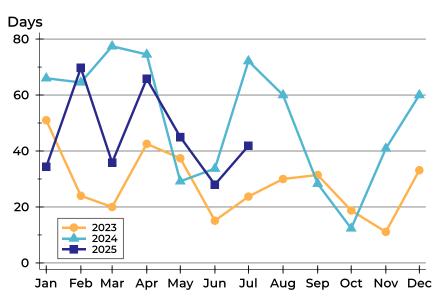
Month	2023	2024	2025
January	174,950	200,000	360,000
February	238,225	116,000	268,000
March	160,500	281,400	199,000
April	245,000	173,000	209,700
May	193,500	148,750	327,500
June	152,750	186,900	189,250
July	226,600	249,900	188,000
August	235,000	165,000	
September	255,000	230,000	
October	186,250	182,634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





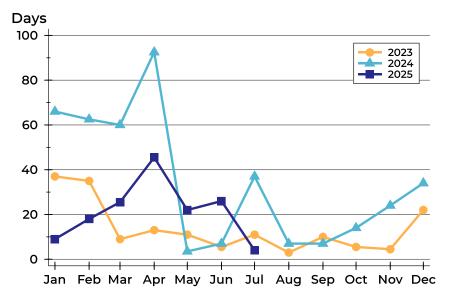
Jackson County Closed Listings Analysis

Average DOM



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

Median DOM



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



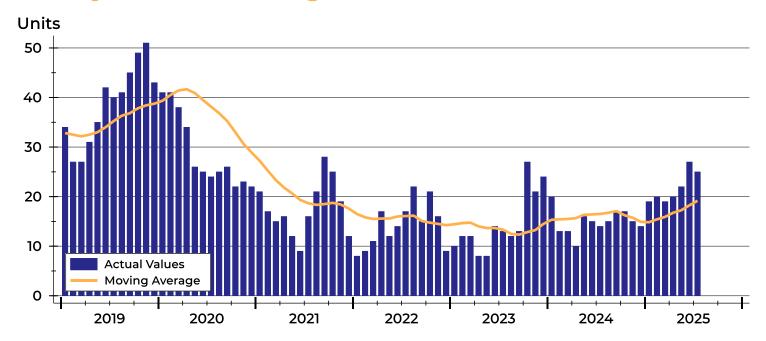
Jackson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of July 2024	Change
Ac	tive Listings	25	14	78.6%
Vo	lume (1,000s)	6,824	4,386	55.6%
Mc	onths' Supply	3.0	1.8	66.7%
ge	List Price	272,972	313,318	-12.9%
Avera	Days on Market	67	77	-13.0%
₽	Percent of Original	92.2%	97.4%	-5.3%
<u>_</u>	List Price	229,900	237,000	-3.0%
Median	Days on Market	41	53	-22.6%
Σ	Percent of Original	93.0%	100.0%	-7.0%

A total of 25 homes were available for sale in Jackson County at the end of July. This represents a 3.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$229,900, down 3.0% from 2024. The typical time on market for active listings was 41 days, down from 53 days a year earlier.

History of Active Listings

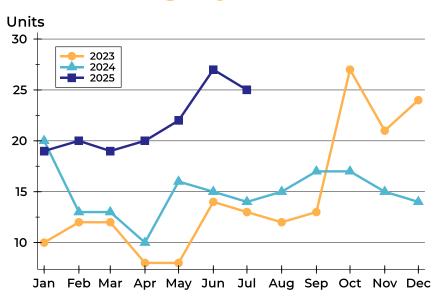






Jackson County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

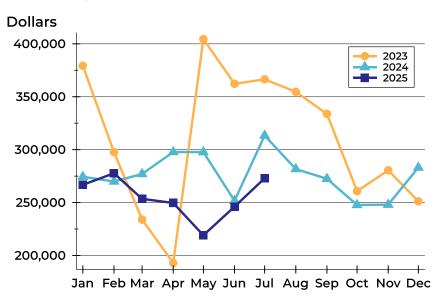
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	4.0%	N/A	42,500	42,500	41	41	85.2%	85.2%
\$50,000-\$99,999	2	8.0%	1.7	72,450	72,450	125	125	86.5%	86.5%
\$100,000-\$124,999	2	8.0%	N/A	119,000	119,000	100	100	86.6%	86.6%
\$125,000-\$149,999	2	8.0%	3.0	140,000	140,000	78	78	88.3%	88.3%
\$150,000-\$174,999	1	4.0%	1.1	165,000	165,000	161	161	97.1%	97.1%
\$175,000-\$199,999	2	8.0%	1.7	199,450	199,450	271	271	82.0%	82.0%
\$200,000-\$249,999	3	12.0%	2.8	215,800	217,500	20	21	89.6%	92.0%
\$250,000-\$299,999	2	8.0%	1.7	264,950	264,950	27	27	92.1%	92.1%
\$300,000-\$399,999	6	24.0%	N/A	350,483	342,000	19	15	98.1%	100.0%
\$400,000-\$499,999	2	8.0%	2.2	452,450	452,450	38	38	99.0%	99.0%
\$500,000-\$749,999	1	4.0%	N/A	579,900	579,900	11	11	100.0%	100.0%
\$750,000-\$999,999	1	4.0%	N/A	790,000	790,000	17	17	96.9%	96.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



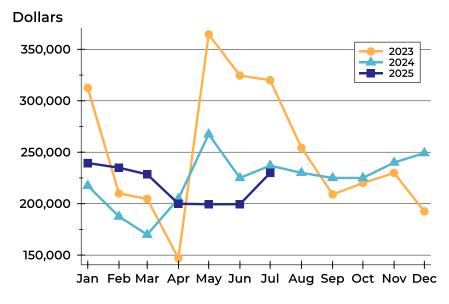


Jackson County Active Listings Analysis

Average Price



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



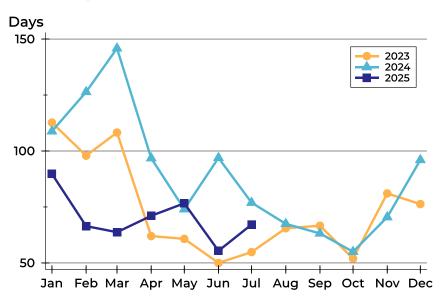
Month	2023	2024	2025
January	312,475	217,450	239,500
February	209,950	187,500	234,950
March	204,700	169,900	228,500
April	146,950	204,950	199,925
May	364,500	267,450	199,450
June	324,500	225,000	199,500
July	320,000	237,000	229,900
August	254,475	230,000	
September	209,000	225,000	
October	220,000	225,000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





Jackson County Active Listings Analysis

Average DOM



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

Median DOM



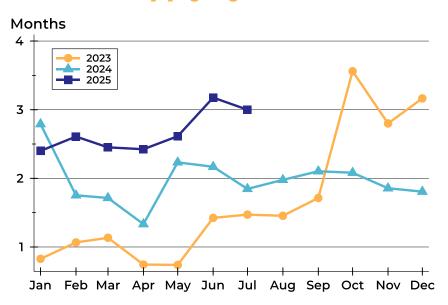
Month	2023	2024	2025
January	64	101	89
February	44	124	31
March	63	155	35
April	41	18	40
May	28	36	60
June	30	68	24
July	45	53	41
August	49	39	
September	52	21	
October	27	36	
November	57	66	
December	70	95	





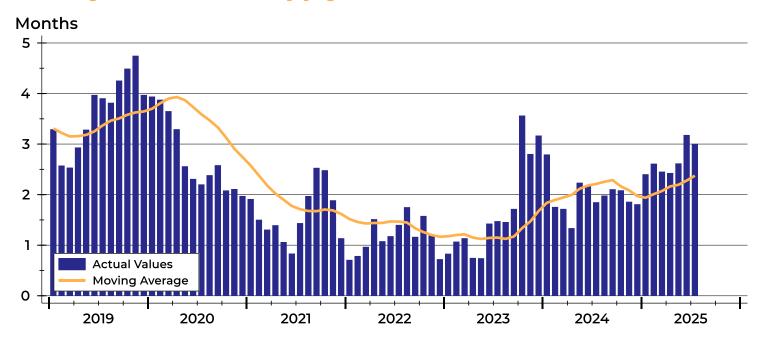
Jackson County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







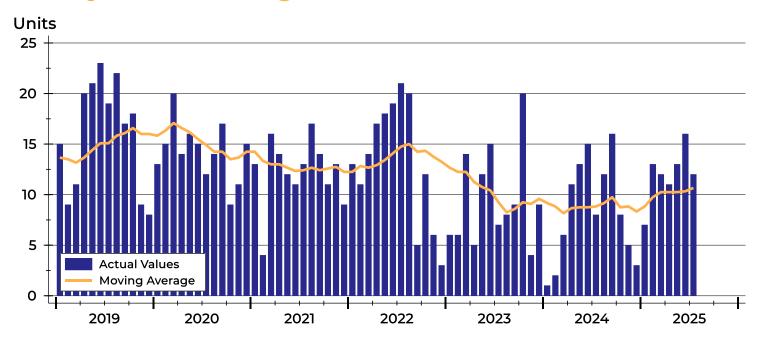
Jackson County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ţ	New Listings	12	8	50.0%
: Month	Volume (1,000s)	3,376	2,224	51.8%
Current	Average List Price	281,317	278,031	1.2%
Ü	Median List Price	234,900	222,450	5.6%
ē	New Listings	84	56	50.0%
-Daí	Volume (1,000s)	21,210	12,002	76.7%
Year-to-Date	Average List Price	252,497	214,324	17.8%
χ	Median List Price	216,250	184,700	17.1%

A total of 12 new listings were added in Jackson County during July, up 50.0% from the same month in 2024. Year-to-date Jackson County has seen 84 new listings.

The median list price of these homes was \$234,900 up from \$222,450 in 2024.

History of New Listings

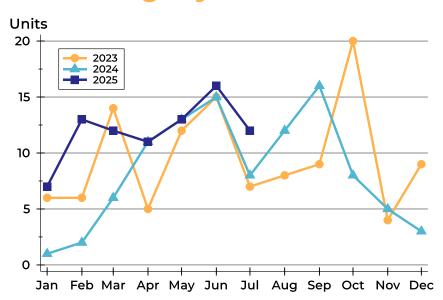






Jackson County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

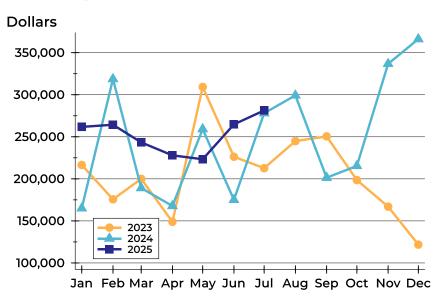
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	8.3%	99,700	99,700	2	2	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	8.3%	174,900	174,900	20	20	94.6%	94.6%
\$175,000-\$199,999	1	8.3%	190,000	190,000	7	7	102.7%	102.7%
\$200,000-\$249,999	4	33.3%	221,825	223,700	20	21	92.2%	94.3%
\$250,000-\$299,999	1	8.3%	265,000	265,000	7	7	100.0%	100.0%
\$300,000-\$399,999	3	25.0%	322,967	329,900	8	4	98.9%	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	1	8.3%	790,000	790,000	20	20	96.9%	96.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



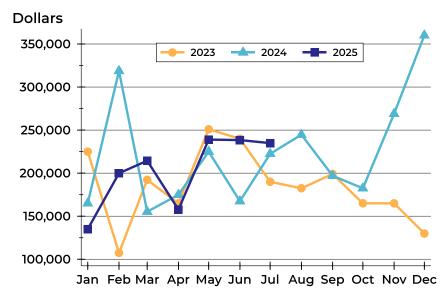


Jackson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	216,492	165,000	261,755
February	175,617	318,700	264,323
March	199,986	189,067	243,317
April	148,940	167,745	227,916
May	309,267	259,192	223,277
June	226,257	175,093	264,750
July	212,686	278,031	281,317
August	244,875	299,173	
September	250,460	201,363	
October	198,515	215,372	
November	166,950	336,700	
December	121,811	366,167	



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	214,450
April	165,000	174,900	157,777
May	250,950	225,000	239,000
June	239,950	167,500	238,450
July	190,000	222,450	234,900
August	182,500	244,700	
September	199,000	197,000	
October	165,000	182,425	
November	164,950	269,000	
December	129,900	360,000	





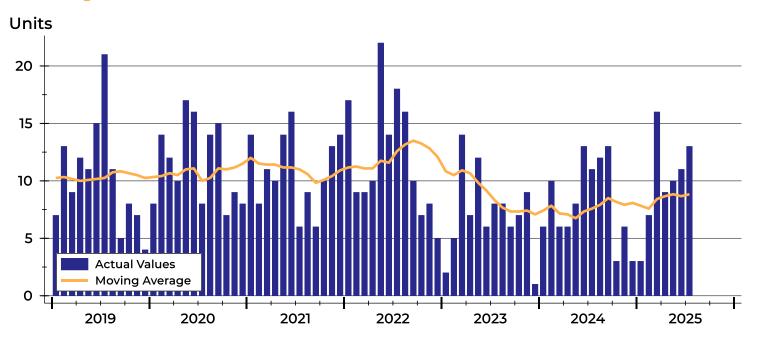
Jackson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	13	11	18.2%	69	60	15.0%
Vo	lume (1,000s)	2,820	2,026	39.2%	17,215	12,695	35.6%
ge	Sale Price	216,923	184,200	17.8%	249,496	211,576	17.9%
Avera	Days on Market	83	86	-3.5%	53	60	-11.7%
A	Percent of Original	94.8%	91.2%	3.9%	95.0%	94.6%	0.4%
=	Sale Price	199,500	174,900	14.1%	215,000	172,400	24.7%
Median	Days on Market	20	83	-75.9%	20	26	-23.1%
Σ	Percent of Original	100.0%	94.3%	6.0%	97.8%	98.4%	-0.6%

A total of 13 contracts for sale were written in Jackson County during the month of July, up from 11 in 2024. The median list price of these homes was \$199,500, up from \$174,900 the prior year.

Half of the homes that went under contract in July were on the market less than 20 days, compared to 83 days in July 2024.

History of Contracts Written

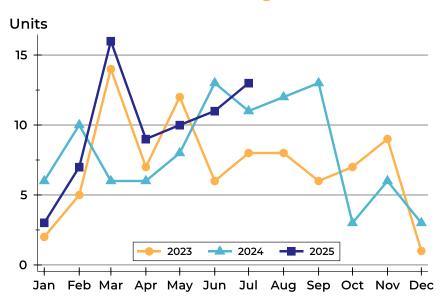






Jackson County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

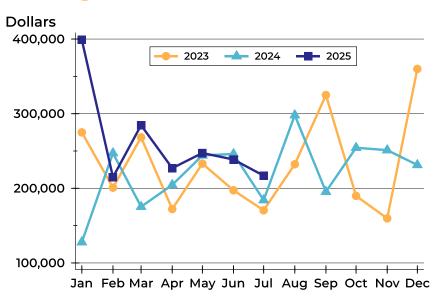
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	15.4%	92,350	92,350	55	55	92.1%	92.1%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	140,000	140,000	9	9	100.0%	100.0%
\$150,000-\$174,999	1	7.7%	174,900	174,900	20	20	94.6%	94.6%
\$175,000-\$199,999	3	23.1%	196,167	199,000	222	228	88.9%	92.8%
\$200,000-\$249,999	2	15.4%	239,450	239,450	39	39	97.8%	97.8%
\$250,000-\$299,999	2	15.4%	264,000	264,000	29	29	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	362,500	362,500	69	69	95.7%	95.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



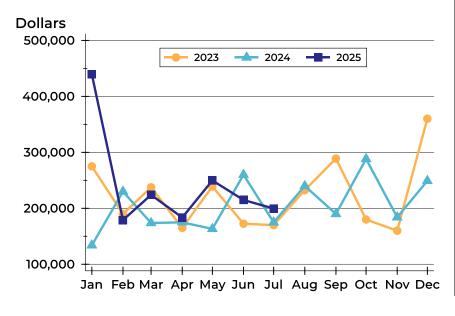


Jackson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	274,950	127,800	399,000
February	200,930	247,160	214,907
March	268,271	175,333	284,555
April	172,257	204,625	227,009
May	233,117	244,013	247,330
June	197,317	246,008	238,600
July	170,500	184,200	216,923
August	232,225	298,073	
September	324,948	195,454	
October	189,829	254,375	
November	159,688	251,158	
December	360,000	231,300	



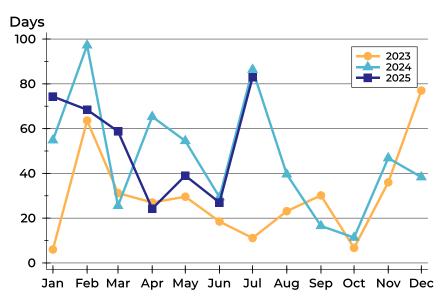
Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	224,000
April	165,000	174,925	183,500
May	238,950	163,200	249,750
June	172,450	260,000	214,900
July	170,000	174,900	199,500
August	232,450	239,950	
September	288,975	189,900	
October	180,000	288,225	
November	160,000	184,000	
December	360,000	249,000	





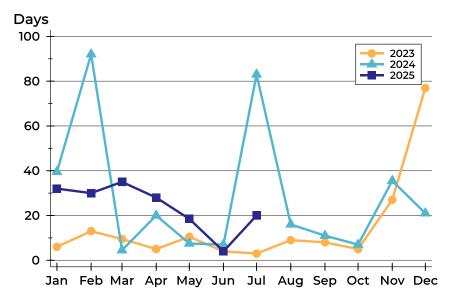
Jackson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	59
April	27	65	24
May	30	55	39
June	19	29	27
July	11	86	83
August	23	40	
September	30	17	
October	7	11	
November	36	47	
December	77	38	

Median DOM



Month	2023	2024	2025
January	6	40	32
February	13	92	30
March	10	5	35
April	5	20	28
May	11	8	19
June	4	7	4
July	3	83	20
August	9	16	
September	8	11	
October	5	7	
November	27	36	
December	77	21	



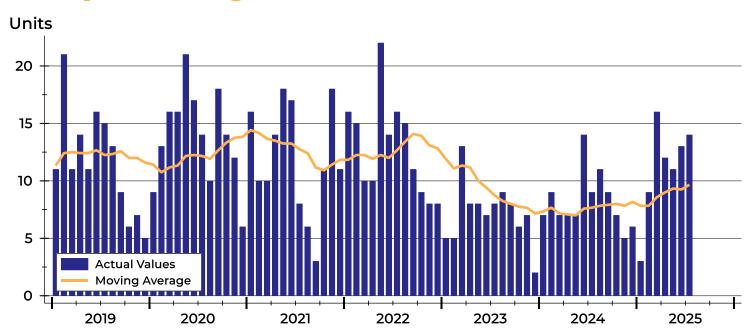
Jackson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Ре	nding Contracts	14	9	55.6%
Vo	lume (1,000s)	3,502	1,902	84.1%
ge	List Price	250,136	211,300	18.4%
Avera	Days on Market	43	76	-43.4%
¥	Percent of Original	98.4%	95.4%	3.1%
<u>_</u>	List Price	239,450	249,900	-4.2%
Media	Days on Market	19	7	171.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 14 listings in Jackson County had contracts pending at the end of July, up from 9 contracts pending at the end of July 2024.

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

History of Pending Contracts

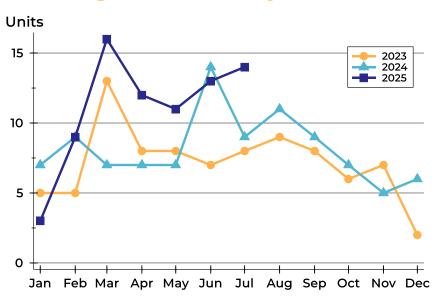






Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

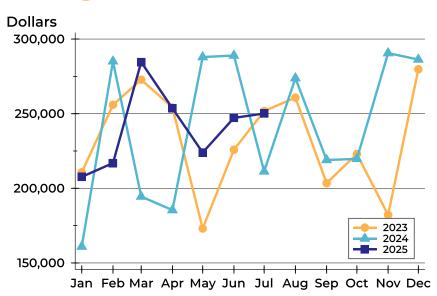
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	7.1%	99,700	99,700	2	2	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.1%	140,000	140,000	9	9	100.0%	100.0%
\$150,000-\$174,999	1	7.1%	174,900	174,900	20	20	94.6%	94.6%
\$175,000-\$199,999	2	14.3%	194,750	194,750	118	118	97.7%	97.7%
\$200,000-\$249,999	3	21.4%	231,267	239,000	44	54	98.5%	100.0%
\$250,000-\$299,999	3	21.4%	276,667	269,000	17	0	100.0%	100.0%
\$300,000-\$399,999	2	14.3%	362,500	362,500	69	69	95.7%	95.7%
\$400,000-\$499,999	1	7.1%	449,000	449,000	18	18	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



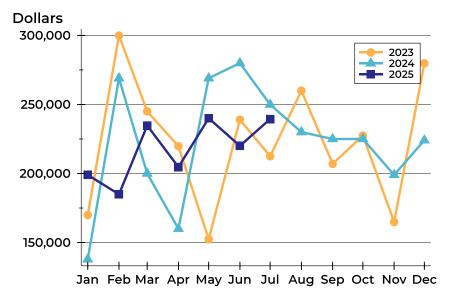


Jackson County Pending Contracts Analysis

Average Price



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



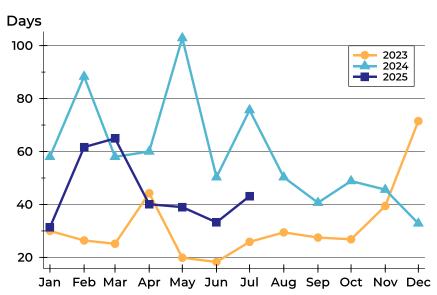
Month	2023	2024	2025
January	169,900	137,900	199,000
February	299,900	269,000	184,950
March	245,000	200,000	234,750
April	219,750	160,000	204,700
May	152,400	269,000	240,000
June	239,000	279,950	220,000
July	212,500	249,900	239,450
August	260,000	230,000	
September	207,000	225,000	
October	227,475	225,000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





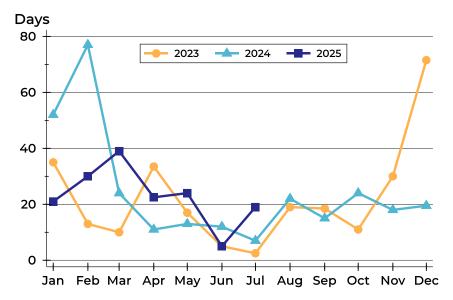
Jackson County Pending Contracts Analysis

Average DOM



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

Median DOM



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





Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Rose in July

Total home sales in Jefferson County rose by 69.2% last month to 22 units, compared to 13 units in July 2024. Total sales volume was \$5.7 million, up 43.5% from a year earlier.

The median sale price in July was \$247,500, down from \$285,000 a year earlier. Homes that sold in July were typically on the market for 17 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Down at End of July

The total number of active listings in Jefferson County at the end of July was 28 units, down from 30 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 July was \$387,250.

During July, a total of 17 contracts were written down from 20 in July 2024. At the end of the month, there were 16 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

July MLS Statistics Three-year History		2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	rme Sales ange from prior year	22 69.2%	13 -18.8%	16 -27.3%	100 25.0%	80 -2.4%	82 -21.2%
	tive Listings ange from prior year	28 -6.7%	30 25.0%	24 9.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.9 -26.9%	2.6 44.4%	1.8 28.6%	N/A	N/A	N/A
	w Listings ange from prior year	17 -22.7%	22 15.8%	19 -9.5%	121 11.0%	109 4.8%	104 -13.3%
	ntracts Written ange from prior year	17 -15.0%	20 42.9%	14 -46.2%	104 18.2%	88 -2.2%	90 -15.9%
	nding Contracts ange from prior year	16 -20.0%	20 53.8%	13 -23.5%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year			4,425 -10.2%	28,969 40.7%	20,593 5.7%	19,480 -15.5%
	Sale Price Change from prior year	259,045 -15.2%	305,565 10.5%	276,540 23.5%	289,692 12.5%	257,411 8.4%	237,563 7.1%
	List Price of Actives Change from prior year	449,495 29.9%	346,012 17.0%	295,677 29.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	37 32.1%	28 33.3%	21 90.9%	41 7.9%	38 40.7%	27 42.1%
٩	Percent of List Change from prior year	99.6 % 3.0%	96.7 % -2.7%	99.4 % -0.5%	98.8 % 1.4%	97.4 % -1.3%	98.7 % -2.5%
	Percent of Original Change from prior year	96.6 % 4.1%	92.8 % -6.4%	99.1% 0.8%	96.6 % 1.7%	95.0 % -2.1%	97.0 % -3.6%
	Sale Price Change from prior year	247,500 -13.2%	285,000 20.0%	237,450 11.7%	269,250 7.7%	250,000 26.6%	197,500 -2.2%
	List Price of Actives Change from prior year	387,250 30.2%	297,500 8.2%	275,000 42.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	17 -26.1%	23 1050.0%	2 -50.0%	13 -18.8%	16 166.7%	6 20.0%
_	Percent of List Change from prior year	100.0% 1.4%	98.6 % -1.4%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	97.2 % 2.0%	95.3 % -4.7%	100.0 % 0.0%	98.7 % 1.2%	97.5 % -2.5%	100.0 % 0.0%

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





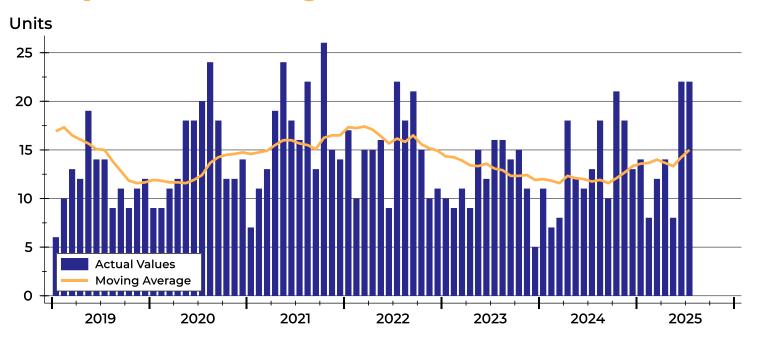
Jefferson County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Y 2025	ear-to-Dat 2024	e Change
Clo	osed Listings	22	13	69.2%	100	80	25.0%
Vo	lume (1,000s)	5,699	3,972	43.5%	28,969	20,593	40.7%
Mc	onths' Supply	1.9	2.6	-26.9%	N/A	N/A	N/A
	Sale Price	259,045	305,565	-15.2%	289,692	257,411	12.5%
age	Days on Market	37	28	32.1%	41	38	7.9%
Averag	Percent of List	99.6%	96.7%	3.0%	98.8%	97.4%	1.4%
	Percent of Original	96.6%	92.8%	4.1%	96.6%	95.0%	1.7%
	Sale Price	247,500	285,000	-13.2%	269,250	250,000	7.7%
lan	Days on Market	17	23	-26.1%	13	16	-18.8%
Median	Percent of List	100.0%	98.6%	1.4%	100.0%	100.0%	0.0%
	Percent of Original	97.2%	95.3%	2.0%	98.7%	97.5%	1.2%

A total of 22 homes sold in Jefferson County in July, up from 13 units in July 2024. Total sales volume rose to \$5.7 million compared to \$4.0 million in the previous year.

The median sales price in July was \$247,500, down 13.2% compared to the prior year. Median days on market was 17 days, up from 13 days in June, but down from 23 in July 2024.

History of Closed Listings

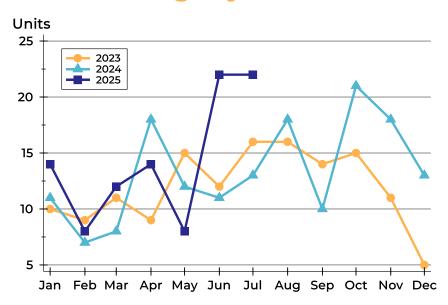






Jefferson County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

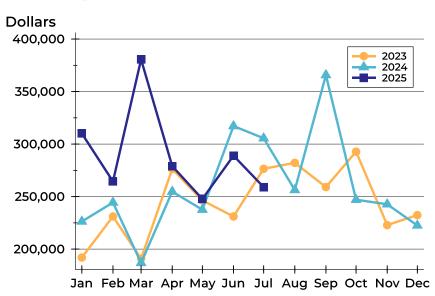
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	4.5%	2.7	115,100	115,100	12	12	101.9%	101.9%	101.9%	101.9%
\$125,000-\$149,999	4	18.2%	0.0	141,500	142,750	36	8	101.8%	101.0%	101.0%	99.4%
\$150,000-\$174,999	1	4.5%	0.0	161,800	161,800	2	2	113.1%	113.1%	113.1%	113.1%
\$175,000-\$199,999	2	9.1%	0.8	182,500	182,500	21	21	97.4%	97.4%	95.0%	95.0%
\$200,000-\$249,999	3	13.6%	0.6	221,333	219,000	42	17	97.8%	97.9%	95.1%	97.9%
\$250,000-\$299,999	6	27.3%	1.0	270,183	268,250	48	45	99.4%	100.2%	94.4%	96.1%
\$300,000-\$399,999	3	13.6%	2.5	348,333	345,000	17	17	98.7%	98.1%	93.6%	95.5%
\$400,000-\$499,999	1	4.5%	3.0	462,000	462,000	157	157	88.0%	88.0%	84.0%	84.0%
\$500,000-\$749,999	1	4.5%	4.3	699,000	699,000	1	1	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



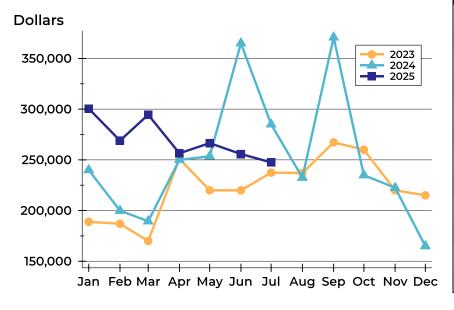


Jefferson County Closed Listings Analysis

Average Price



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



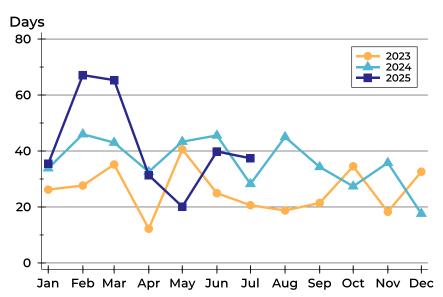
Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	256,500
May	220,000	253,500	266,500
June	219,950	365,000	255,750
July	237,450	285,000	247,500
August	237,000	232,500	
September	267,250	370,750	
October	260,000	234,900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





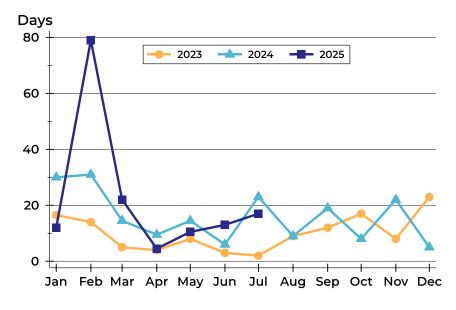
Jefferson County Closed Listings Analysis

Average DOM



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

Median DOM



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



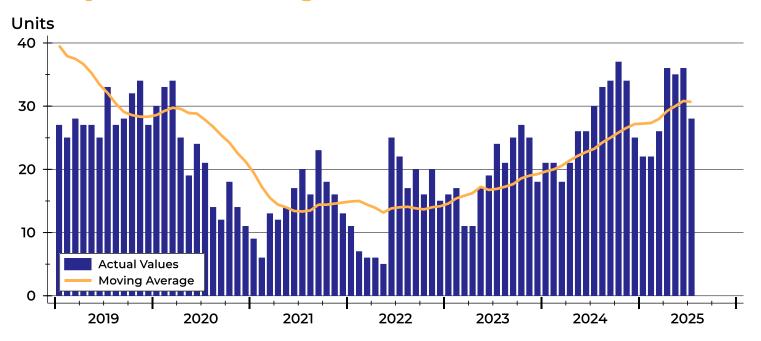
Jefferson County Active Listings Analysis

	mmary Statistics Active Listings	2025	End of July 2024	Change
Ac	tive Listings	28	30	-6.7%
Vo	lume (1,000s)	12,586	10,380	21.3%
Mc	onths' Supply	1.9	2.6	-26.9%
ge	List Price	449,495	346,012	29.9%
Avera	Days on Market	42	60	-30.0%
₹	Percent of Original	96.2%	96.3%	-0.1%
_	List Price	387,250	297,500	30.2%
Median	Days on Market	11	47	-76.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 28 homes were available for sale in Jefferson County at the end of July. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of July was \$387,250, up 30.2% from 2024. The typical time on market for active listings was 10 days, down from 47 days a year earlier.

History of Active Listings

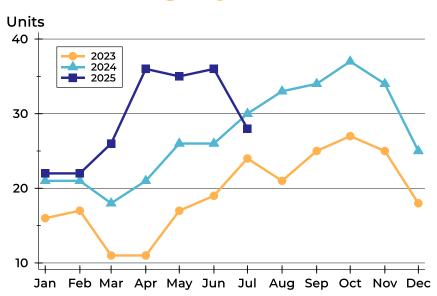






Jefferson County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

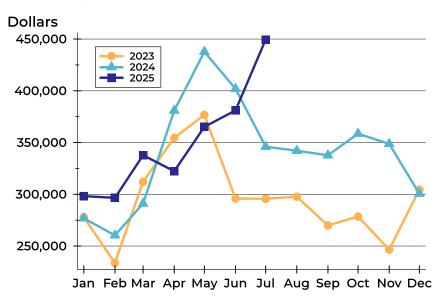
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	7.1%	N/A	82,475	82,475	91	91	86.5%	86.5%
\$100,000-\$124,999	2	7.1%	2.7	107,500	107,500	91	91	86.4%	86.4%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	3.6%	0.8	185,000	185,000	85	85	92.5%	92.5%
\$200,000-\$249,999	1	3.6%	0.6	240,000	240,000	3	3	100.0%	100.0%
\$250,000-\$299,999	2	7.1%	1.0	274,500	274,500	8	8	100.0%	100.0%
\$300,000-\$399,999	7	25.0%	2.5	366,214	365,000	39	8	97.8%	100.0%
\$400,000-\$499,999	5	17.9%	3.0	453,950	439,900	49	34	97.7%	100.0%
\$500,000-\$749,999	5	17.9%	4.3	619,950	599,950	32	5	96.6%	100.0%
\$750,000-\$999,999	2	7.1%	N/A	824,950	824,950	8	8	100.0%	100.0%
\$1,000,000 and up	1	3.6%	N/A	1,649,000	1,649,000	5	5	100.0%	100.0%



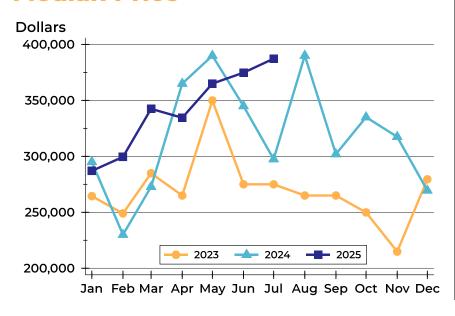


Jefferson County Active Listings Analysis

Average Price



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



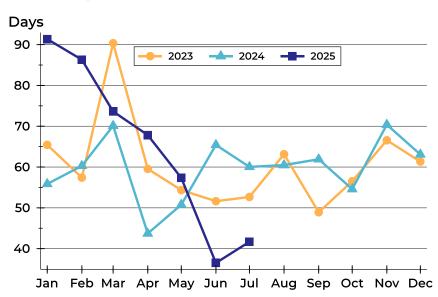
Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
May	349,900	389,950	365,000
June	275,000	344,950	374,750
July	275,000	297,500	387,250
August	265,000	390,000	
September	265,000	302,000	
October	249,888	335,000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





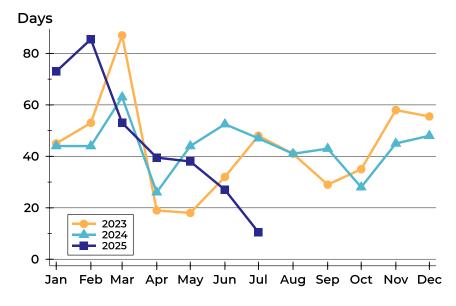
Jefferson County Active Listings Analysis

Average DOM



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

Median DOM

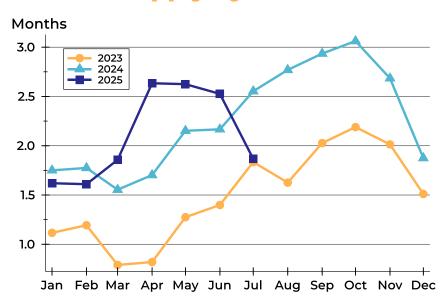


Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
May	18	44	38
June	32	53	27
July	48	47	11
August	41	41	
September	29	43	
October	35	28	
November	58	45	
December	56	48	



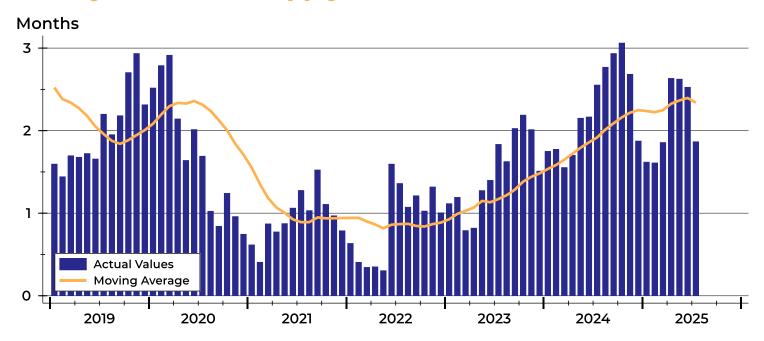
Jefferson County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.1	1.8	1.6
February	1.2	1.8	1.6
March	8.0	1.6	1.9
April	0.8	1.7	2.6
May	1.3	2.2	2.6
June	1.4	2.2	2.5
July	1.8	2.6	1.9
August	1.6	2.8	
September	2.0	2.9	
October	2.2	3.1	
November	2.0	2.7	
December	1.5	1.9	

History of Month's Supply





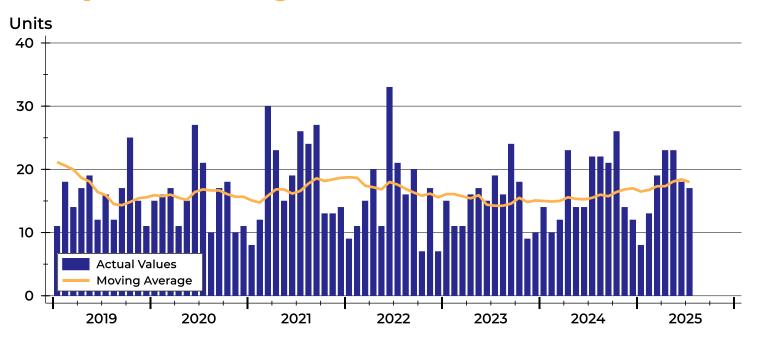
Jefferson County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
th	New Listings	17	22	-22.7%
: Month	Volume (1,000s)	6,554	5,426	20.8%
Current	Average List Price	385,512	246,648	56.3%
Cu	Median List Price	310,000	232,500	33.3%
ē	New Listings	121	109	11.0%
o-Daí	Volume (1,000s)	39,488	31,854	24.0%
Year-to-Date	Average List Price	326,349	292,238	11.7%
۶	Median List Price	285,000	275,000	3.6%

A total of 17 new listings were added in Jefferson County during July, down 22.7% from the same month in 2024. Year-to-date Jefferson County has seen 121 new listings.

The median list price of these homes was \$310,000 up from \$232,500 in 2024.

History of New Listings

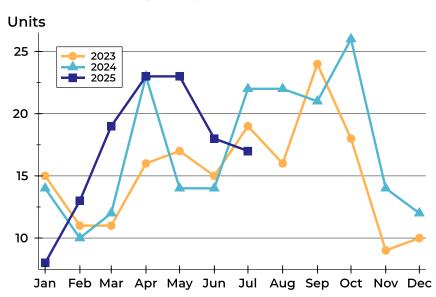






Jefferson County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

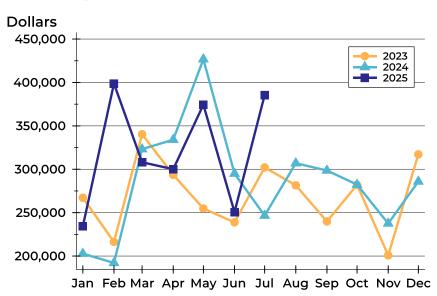
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	5	29.4%	226,990	225,000	3	4	100.0%	100.0%
\$250,000-\$299,999	3	17.6%	266,333	250,000	21	18	100.0%	100.0%
\$300,000-\$399,999	5	29.4%	354,000	350,000	4	4	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	17.6%	658,250	674,900	10	5	100.0%	100.0%
\$750,000-\$999,999	1	5.9%	875,000	875,000	12	12	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



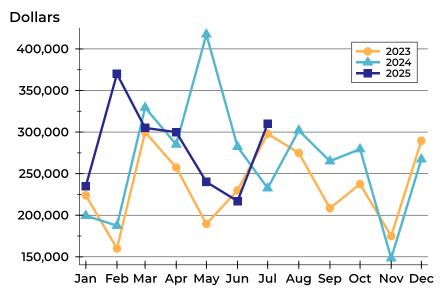


Jefferson County New Listings Analysis

Average Price



Month	2023	2024	2025
January	267,227	202,818	234,238
February	216,336	192,085	398,731
March	340,336	323,200	308,089
April	293,669	334,061	300,078
May	254,818	426,807	374,363
June	238,847	295,021	250,628
July	302,084	246,648	385,512
August	281,506	306,959	
September	239,873	298,567	
October	282,036	282,335	
November	200,878	237,543	
December	317,170	285,913	



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





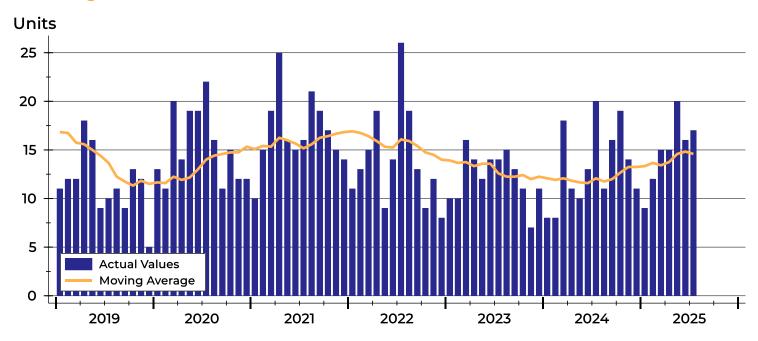
Jefferson County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	17	20	-15.0%	104	88	18.2%
Vo	lume (1,000s)	4,675	5,723	-18.3%	30,057	23,880	25.9%
ge	Sale Price	274,974	286,168	-3.9%	289,012	271,368	6.5%
Average	Days on Market	28	43	-34.9%	38	41	-7.3%
٩	Percent of Original	96.6%	95.0%	1.7%	96.5%	94.1%	2.6%
2	Sale Price	219,000	265,000	-17.4%	257,000	255,000	0.8%
Median	Days on Market	17	18	-5.6%	14	16	-12.5%
Σ	Percent of Original	100.0%	96.3%	3.8%	100.0%	96.6%	3.5%

A total of 17 contracts for sale were written in Jefferson County during the month of July, down from 20 in 2024. The median list price of these homes was \$219,000, down from \$265,000 the prior year.

Half of the homes that went under contract in July were on the market less than 17 days, compared to 18 days in July 2024.

History of Contracts Written

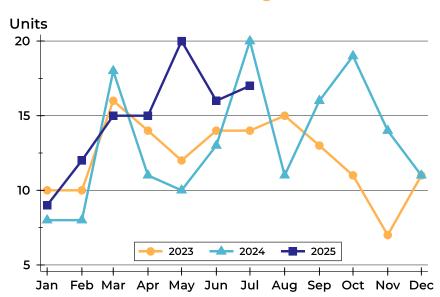






Jefferson County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	8	9
February	10	8	12
March	16	18	15
April	14	11	15
Мау	12	10	20
June	14	13	16
July	14	20	17
August	15	11	
September	13	16	
October	11	19	
November	7	14	
December	11	11	

Contracts Written by Price Range

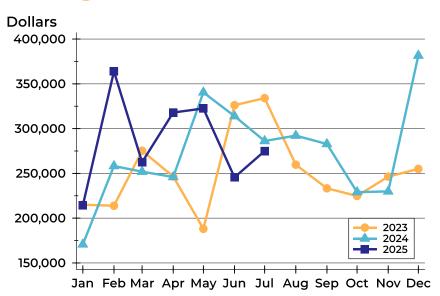
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.9%	110,000	110,000	17	17	100.0%	100.0%
\$125,000-\$149,999	1	5.9%	138,000	138,000	5	5	105.4%	105.4%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	4	23.5%	188,675	189,900	33	39	95.6%	96.2%
\$200,000-\$249,999	6	35.3%	225,642	222,000	18	15	98.9%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	17.6%	364,667	385,000	17	6	92.5%	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	2	11.8%	612,000	612,000	79	79	92.0%	92.0%
\$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



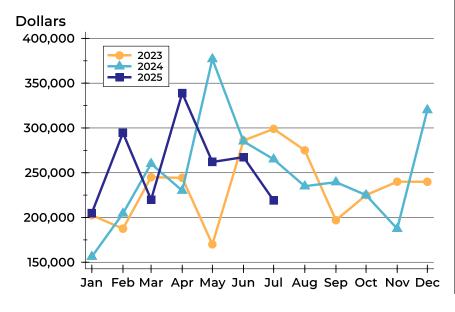


Jefferson County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	258,238	363,892
March	275,290	251,914	262,567
April	246,529	245,977	317,993
Мау	188,117	340,440	322,505
June	326,114	313,935	245,575
July	334,093	286,168	274,974
August	259,717	292,182	
September	233,300	282,838	
October	224,809	229,089	
November	246,363	229,850	
December	255,014	381,577	



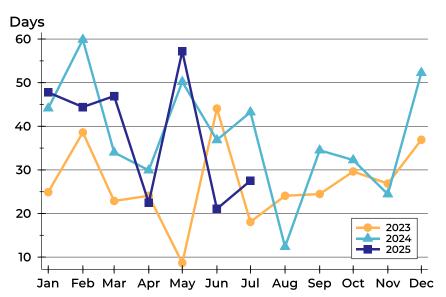
Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	204,500	294,500
March	245,000	260,000	219,900
April	244,300	230,000	339,000
May	170,000	377,000	262,000
June	285,950	285,000	267,400
July	298,950	265,000	219,000
August	275,000	234,900	
September	197,000	239,500	
October	225,000	225,000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





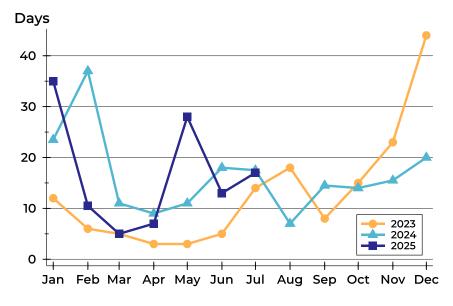
Jefferson County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	25	44	48
February	39	60	44
March	23	34	47
April	24	30	22
May	9	50	57
June	44	37	21
July	18	43	28
August	24	12	
September	24	35	
October	30	32	
November	27	24	
December	37	52	

Median DOM



Month	2023	2024	2025
January	12	24	35
February	6	37	11
March	5	11	5
April	3	9	7
May	3	11	28
June	5	18	13
July	14	18	17
August	18	7	
September	8	15	
October	15	14	
November	23	16	
December	44	20	



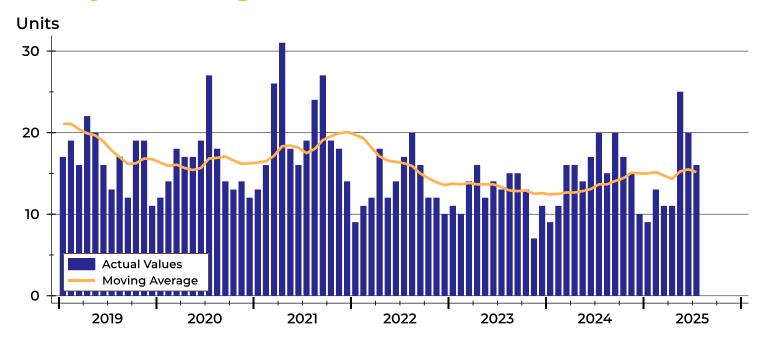
Jefferson County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of July 2024	Change
Pe	nding Contracts	16	20	-20.0%
Vo	lume (1,000s)	5,076	5,645	-10.1%
ge	List Price	317,222	282,240	12.4%
Avera	Days on Market	31	51	-39.2%
¥	Percent of Original	95.6%	95.0%	0.6%
_	List Price	242,450	265,000	-8.5%
Media	Days on Market	20	15	33.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 16 listings in Jefferson County had contracts pending at the end of July, down from 20 contracts pending at the end of July 2024.

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

History of Pending Contracts

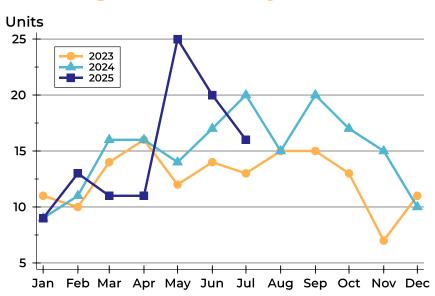






Jefferson County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

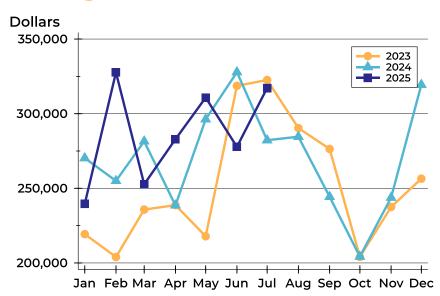
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	97,000	97,000	178	178	66.0%	66.0%
\$100,000-\$124,999	1	6.3%	110,000	110,000	17	17	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	12.5%	189,900	189,900	46	46	96.2%	96.2%
\$200,000-\$249,999	5	31.3%	226,970	225,000	20	22	98.7%	100.0%
\$250,000-\$299,999	2	12.5%	292,450	292,450	8	8	100.0%	100.0%
\$300,000-\$399,999	3	18.8%	364,667	385,000	17	6	92.5%	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	6.3%	525,000	525,000	43	43	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	ī	6.3%	1,150,000	1,150,000	7	7	100.0%	100.0%



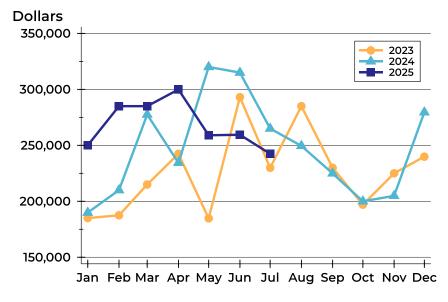


Jefferson County Pending Contracts Analysis

Average Price



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



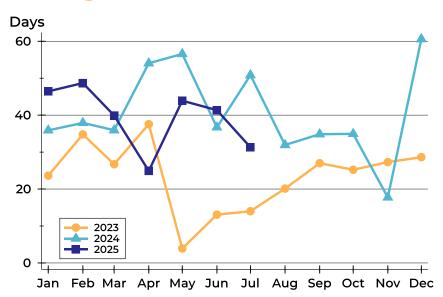
Month	2023	2024	2025
January	185,000	189,900	250,000
February	187,500	210,000	285,000
March	215,000	277,500	285,000
April	242,450	234,350	299,900
May	184,750	320,000	259,000
June	293,000	315,000	259,450
July	229,900	265,000	242,450
August	285,000	249,500	
September	229,900	224,900	
October	197,000	200,000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





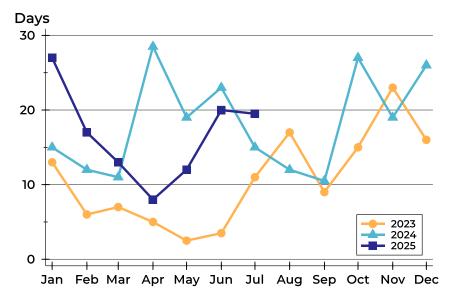
Jefferson County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
Month	2025	202-	2025
January	24	36	46
February	35	38	49
March	27	36	40
April	38	54	25
May	4	57	44
June	13	37	41
July	14	51	31
August	20	32	
September	27	35	
October	25	35	
November	27	18	
December	29	61	

Median DOM



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





Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in July

Total home sales in Lyon County fell last month to 31 units, compared to 39 units in July 2024. Total sales volume was \$6.8 million, up from a year earlier.

The median sale price in July was \$180,000, up from \$165,000 a year earlier. Homes that sold in July were typically on the market for 10 days and sold for 98.0% of their list prices.

Lyon County Active Listings Up at End of July

The total number of active listings in Lyon County at the end of July was 90 units, up from 42 at the same point in 2024. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$194,250.

During July, a total of 34 contracts were written up from 31 in July 2024. At the end of the month, there were 40 contracts still pending.

Report Contents

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

Contact Information

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Lyon County Summary Statistics

July MLS Statistics Three-year History		2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	rme Sales ange from prior year	31 -20.5%	39 0.0%	39 0.0%	192 5.5%	182 -15.7%	216 -16.9%
	tive Listings ange from prior year	90 114.3%	42 7.7%	39 -2.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	3.2 113.3%	1.5 25.0%	1.2 20.0%	N/A	N/A	N/A
	w Listings ange from prior year	50 22.0%	41 13.9%	36 -34.5%	309 28.8%	240 -8.7%	263 -14.9%
	ntracts Written ange from prior year	34 9.7%	31 40.9%	22 -47.6%	215 8.0%	199 -12.3%	227 -15.0%
	nding Contracts ange from prior year	40 5.3%	38 26.7%	30 -43.4%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	6,817 0.1%	6,811 -16.6%	8,162 2.3%	40,047 19.7%	33,444 -21.3%	42,501 -5.4%
	Sale Price Change from prior year	219,916 25.9%	174,636 -16.6%	209,285 2.4%	208,577 13.5%	183,759 -6.6%	196,763 13.8%
u	List Price of Actives Change from prior year	210,086 -1.5%	213,331 -25.1%	284,946 33.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	30 50.0%	20 122.2%	9 -30.8%	40 73.9%	23 15.0%	20 11.1%
⋖	Percent of List Change from prior year	97.8 %	96.8 % -3.8%	100.6% 2.8%	96.7 % -0.4%	97.1 % -0.7%	97.8 % 1.0%
	Percent of Original Change from prior year	94.8 % 0.0%	94.8 % -4.6%	99.4 % 3.1%	94.1 % -2.2%	96.2 % 0.0%	96.2 % 0.6%
	Sale Price Change from prior year	180,000 9.1%	1 65,000 -8.3%	179,900 -10.1%	182,500 6.1%	172,000 3.3%	166,500 22.0%
	List Price of Actives Change from prior year	194,250 5.2%	184,700 -23.0%	239,900 47.9%	N/A	N/A	N/A
Median	Days on Market Change from prior year	10 66.7%	6 50.0%	4 0.0%	10 66.7%	6 20.0%	5 -16.7%
_	Percent of List Change from prior year	98.0 % -0.6%	98.6 % -1.8%	100.4 % 0.8%	98.2 % -1.8%	100.0 % 0.7%	99.3 % 0.0%
	Percent of Original Change from prior year	94.5 % -3.8%	98.2 % -2.2%	100.4 % 0.8%	96.7 % -3.2%	99.9 % 1.4%	98.5 % 0.1%

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





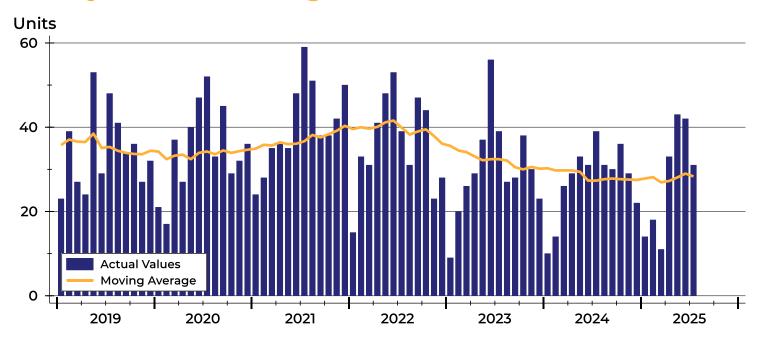
Lyon County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Y025	ear-to-Dat 2024	e Change
Clo	sed Listings	31	39	-20.5%	192	182	5.5%
Vo	lume (1,000s)	6,817	6,811	0.1%	40,047	33,444	19.7%
Mc	onths' Supply	3.2	1.5	113.3%	N/A	N/A	N/A
	Sale Price	219,916	174,636	25.9%	208,577	183,759	13.5%
age	Days on Market	30	20	50.0%	40	23	73.9%
Averag	Percent of List	97.8%	96.8%	1.0%	96.7%	97.1%	-0.4%
	Percent of Original	94.8%	94.8%	0.0%	94.1%	96.2%	-2.2%
	Sale Price	180,000	165,000	9.1%	182,500	172,000	6.1%
lian	Days on Market	10	6	66.7%	10	6	66.7%
Median	Percent of List	98.0%	98.6%	-0.6%	98.2%	100.0%	-1.8%
	Percent of Original	94.5%	98.2%	-3.8%	96.7%	99.9%	-3.2%

A total of 31 homes sold in Lyon County in July, down from 39 units in July 2024. Total sales volume was essentially unchanged from the previous year's figure of \$6.8 million.

The median sales price in July was \$180,000, up 9.1% compared to the prior year. Median days on market was 10 days, up from 7 days in June, and up from 6 in July 2024.

History of Closed Listings

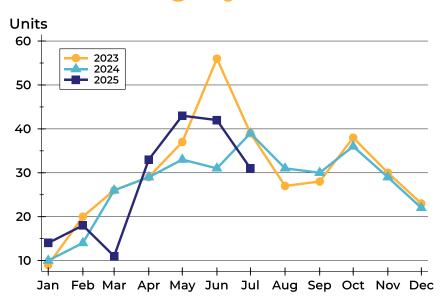






Lyon County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

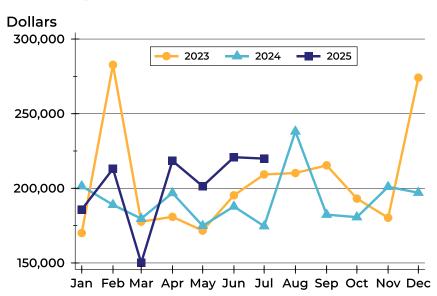
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	3	9.7%	3.0	45,000	45,000	7	9	98.7%	91.5%	98.7%	91.5%
\$50,000-\$99,999	3	9.7%	2.0	88,333	87,000	76	10	94.8%	94.4%	89.1%	92.1%
\$100,000-\$124,999	1	3.2%	7.1	122,500	122,500	78	78	95.0%	95.0%	74.5%	74.5%
\$125,000-\$149,999	2	6.5%	2.5	141,000	141,000	4	4	106.4%	106.4%	106.4%	106.4%
\$150,000-\$174,999	4	12.9%	2.3	163,625	164,500	15	2	98.7%	98.6%	96.8%	98.6%
\$175,000-\$199,999	5	16.1%	2.0	181,900	180,000	18	19	97.0%	98.6%	95.9%	95.2%
\$200,000-\$249,999	3	9.7%	3.8	236,333	240,000	18	23	97.4%	98.0%	93.5%	94.5%
\$250,000-\$299,999	5	16.1%	3.9	259,400	257,000	30	17	98.5%	98.8%	95.8%	94.8%
\$300,000-\$399,999	2	6.5%	3.0	345,000	345,000	68	68	91.7%	91.7%	83.9%	83.9%
\$400,000-\$499,999	2	6.5%	3.0	425,950	425,950	6	6	100.9%	100.9%	100.9%	100.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	3.2%	0.0	901,000	901,000	82	82	94.1%	94.1%	94.1%	94.1%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



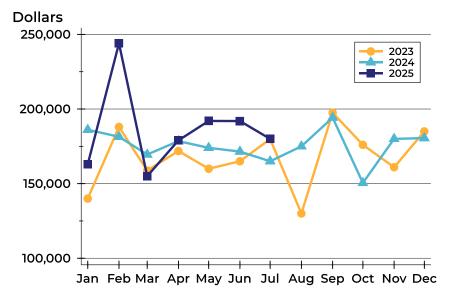


Lyon County Closed Listings Analysis

Average Price



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



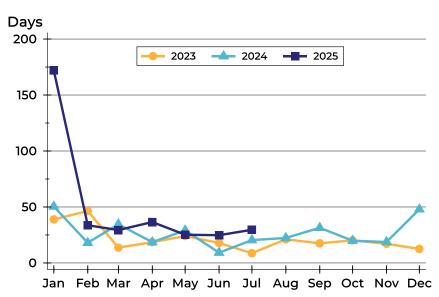
Month	2023	2024	2025
January	140,000	186,100	162,979
February	188,000	181,450	244,000
March	158,750	169,500	155,000
April	171,900	178,500	179,000
May	160,000	174,000	192,000
June	165,000	171,500	191,950
July	179,900	165,000	180,000
August	130,000	175,000	
September	197,500	194,250	
October	176,000	150,500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





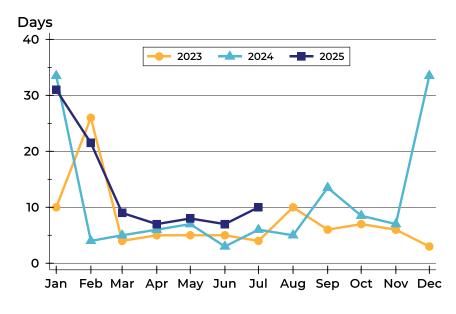
Lyon County Closed Listings Analysis

Average DOM



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

Median DOM



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



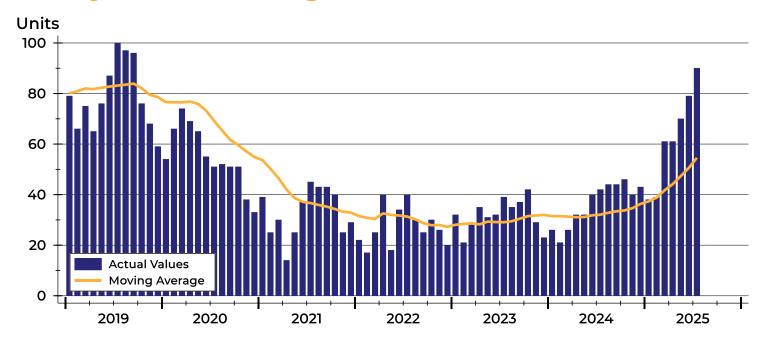
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	90	42	114.3%
Volume (1,000s)		18,908	8,960	111.0%
Months' Supply		3.2	1.5	113.3%
ge	List Price	210,086	213,331	-1.5%
Avera	Days on Market	45	53	-15.1%
¥	Percent of Original	95.1%	95.8%	-0.7%
<u>_</u>	List Price	194,250	184,700	5.2%
Median	Days on Market	26	26	0.0%
Σ	Percent of Original	96.8%	100.0%	-3.2%

A total of 90 homes were available for sale in Lyon County at the end of July. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$194,250, up 5.2% from 2024. The typical time on market for active listings was 26 days, the same as in July 2024.

History of Active Listings

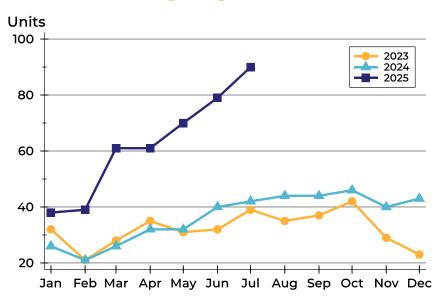






Lyon County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

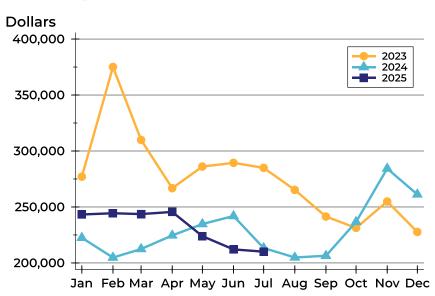
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	3	3.3%	N/A	6,817	1,600	14	4	93.9%	100.0%
\$25,000-\$49,999	3	3.3%	3.0	39,663	42,000	20	10	88.3%	83.5%
\$50,000-\$99,999	8	8.9%	2.0	85,374	86,900	81	61	91.4%	90.2%
\$100,000-\$124,999	13	14.4%	7.1	112,454	114,900	38	22	94.1%	95.6%
\$125,000-\$149,999	7	7.8%	2.5	142,814	142,500	38	36	94.7%	93.8%
\$150,000-\$174,999	8	8.9%	2.3	160,629	159,900	64	42	95.6%	94.2%
\$175,000-\$199,999	6	6.7%	2.0	193,292	194,250	56	31	96.5%	97.6%
\$200,000-\$249,999	15	16.7%	3.8	233,173	235,900	41	35	94.5%	95.6%
\$250,000-\$299,999	13	14.4%	3.9	265,800	265,000	21	7	99.0%	100.0%
\$300,000-\$399,999	8	8.9%	3.0	363,413	364,200	58	61	95.3%	97.0%
\$400,000-\$499,999	3	3.3%	3.0	459,600	449,900	3	3	100.0%	100.0%
\$500,000-\$749,999	3	3.3%	N/A	646,600	649,999	94	44	93.4%	93.4%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



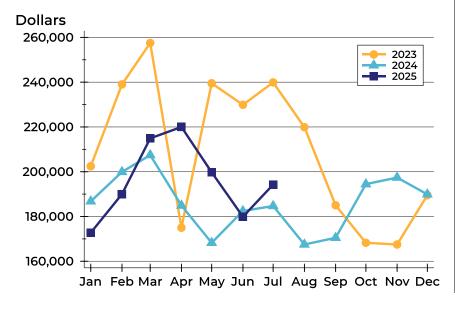


Lyon County Active Listings Analysis

Average Price



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



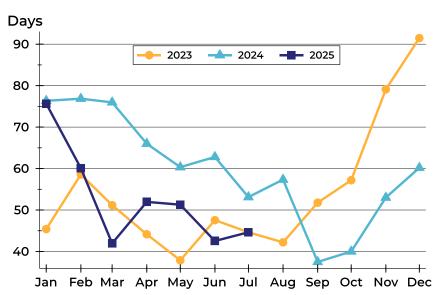
Month	2023	2024	2025
January	202,450	186,750	172,750
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
May	239,500	168,250	199,750
June	229,900	182,450	179,900
July	239,900	184,700	194,250
August	219,900	167,500	
September	185,000	170,500	
October	168,250	194,450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





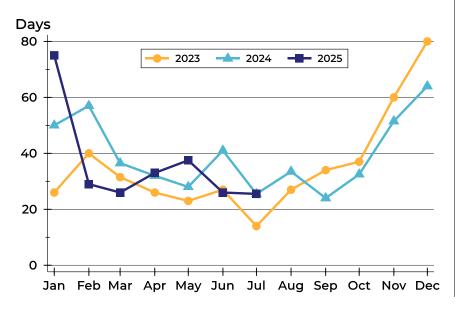
Lyon County Active Listings Analysis

Average DOM



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

Median DOM

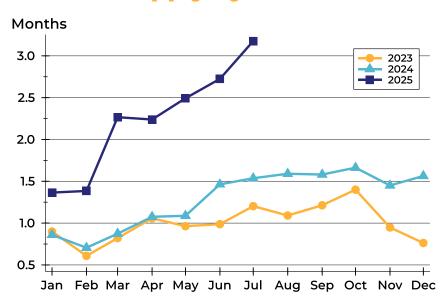


Month	2023	2024	2025
January	26	50	75
February	40	57	29
March	32	37	26
April	26	32	33
May	23	28	38
June	27	41	26
July	14	26	26
August	27	34	
September	34	24	
October	37	33	
November	60	52	
December	80	64	



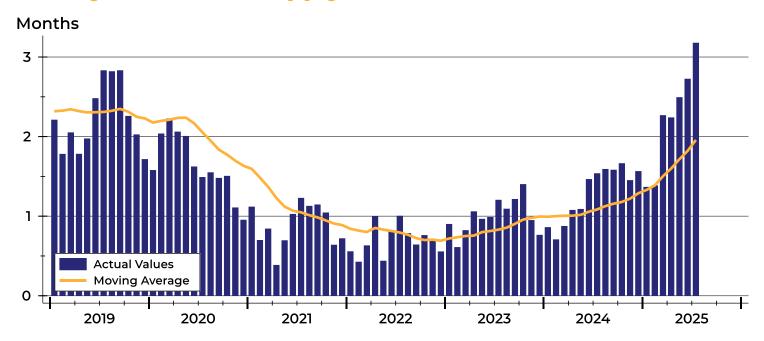
Lyon County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.9	0.9	1.4
February	0.6	0.7	1.4
March	8.0	0.9	2.3
April	1.1	1.1	2.2
May	1.0	1.1	2.5
June	1.0	1.5	2.7
July	1.2	1.5	3.2
August	1.1	1.6	
September	1.2	1.6	
October	1.4	1.7	
November	0.9	1.5	
December	0.8	1.6	

History of Month's Supply





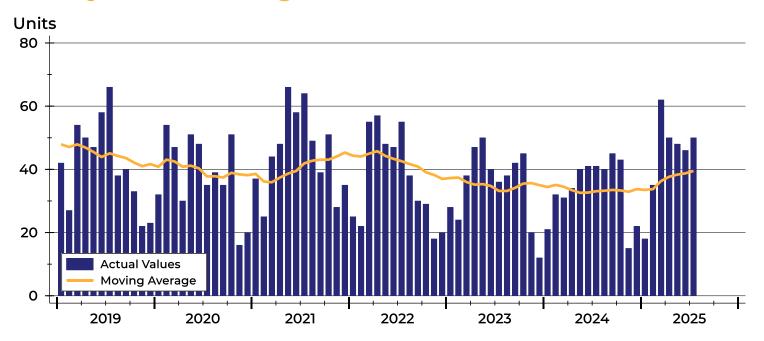
Lyon County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ţ	New Listings	50	41	22.0%
Month	Volume (1,000s)	9,912	7,778	27.4%
Current	Average List Price	198,247	189,705	4.5%
C	Median List Price	173,900	175,000	-0.6%
ē	New Listings	309	240	28.8%
o-Da	Volume (1,000s)	64,181	48,285	32.9%
Year-to-Date	Average List Price	207,705	201,188	3.2%
×	Median List Price	189,000	174,900	8.1%

A total of 50 new listings were added in Lyon County during July, up 22.0% from the same month in 2024. Year-to-date Lyon County has seen 309 new listings.

The median list price of these homes was \$173,900 down from \$175,000 in 2024.

History of New Listings

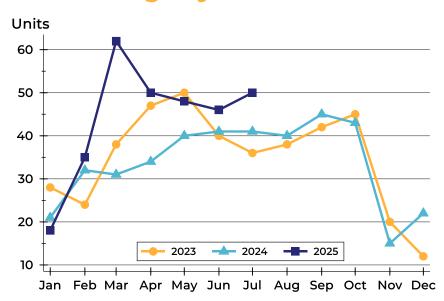






Lyon County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

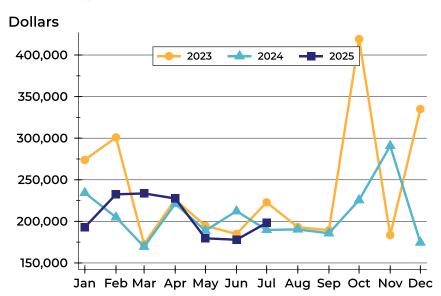
Price Range	New Li Number	istings Percent	List F Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	2	4.0%	1,275	1,275	4	4	100.0%	100.0%
\$25,000-\$49,999	3	6.0%	33,000	30,000	8	10	93.9%	100.0%
\$50,000-\$99,999	3	6.0%	82,233	88,900	11	5	100.0%	100.0%
\$100,000-\$124,999	9	18.0%	111,900	112,500	11	8	99.3%	100.0%
\$125,000-\$149,999	3	6.0%	142,933	149,900	11	9	99.2%	100.0%
\$150,000-\$174,999	5	10.0%	158,540	159,900	8	5	99.8%	100.0%
\$175,000-\$199,999	6	12.0%	187,233	187,000	5	5	100.0%	100.0%
\$200,000-\$249,999	5	10.0%	229,020	229,900	4	4	99.7%	100.0%
\$250,000-\$299,999	7	14.0%	261,614	261,900	9	7	98.8%	100.0%
\$300,000-\$399,999	3	6.0%	335,633	319,900	5	4	100.0%	100.0%
\$400,000-\$499,999	2	4.0%	464,450	464,450	4	4	100.0%	100.0%
\$500,000-\$749,999	2	4.0%	649,950	649,950	8	8	97.9%	97.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



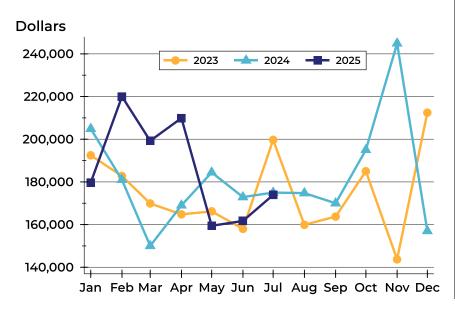


Lyon County New Listings Analysis

Average Price



Month	2023	2024	2025
January	273,898	234,233	192,956
February	300,921	204,866	232,493
March	172,682	169,521	233,570
April	226,172	221,140	227,492
May	194,588	188,880	179,582
June	184,843	212,281	177,874
July	222,842	189,705	198,247
August	193,003	190,273	
September	189,332	185,678	
October	419,170	225,563	
November	183,490	290,733	
December	335,000	174,561	



Month	2023	2024	2025
January	192,450	204,900	179,700
February	182,750	180,950	220,000
March	169,900	150,000	199,250
April	164,800	169,000	209,900
May	166,200	184,450	159,450
June	158,000	172,900	161,700
July	199,700	175,000	173,900
August	159,900	174,750	
September	163,750	170,000	
October	185,000	195,000	
November	143,700	244,900	
December	212,450	157,000	





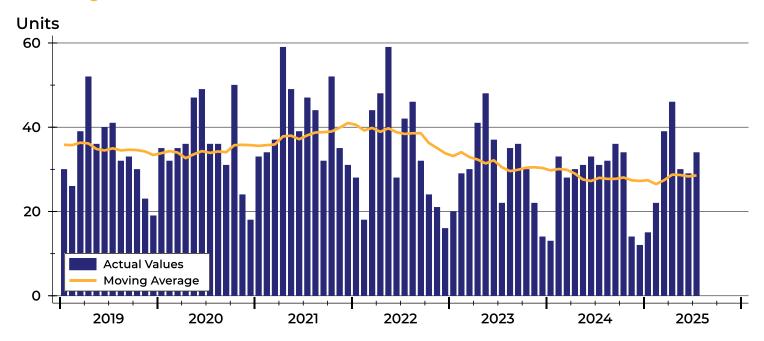
Lyon County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date 2025 2024 Ch		e Change
Со	ntracts Written	34	31	9.7%	215	199	8.0%
Vo	lume (1,000s)	6,641	6,809	-2.5%	46,179	42,386	8.9%
ge	Sale Price	195,315	219,655	-11.1%	214,786	212,996	0.8%
Average	Days on Market	44	34	29.4%	31	23	34.8%
٩	Percent of Original	95.7%	92.9%	3.0%	94.8%	96.2%	-1.5%
<u>_</u>	Sale Price	169,450	180,000	-5.9%	185,000	174,900	5.8%
Median	Days on Market	30	8	275.0%	10	5	100.0%
Σ	Percent of Original	100.0%	95.5%	4.7%	97.2%	99.6%	-2.4%

A total of 34 contracts for sale were written in Lyon County during the month of July, up from 31 in 2024. The median list price of these homes was \$169,450, down from \$180,000 the prior year.

Half of the homes that went under contract in July were on the market less than 30 days, compared to 8 days in July 2024.

History of Contracts Written

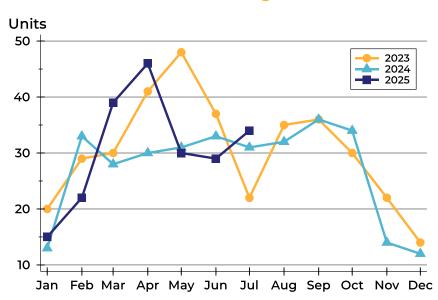






Lyon County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

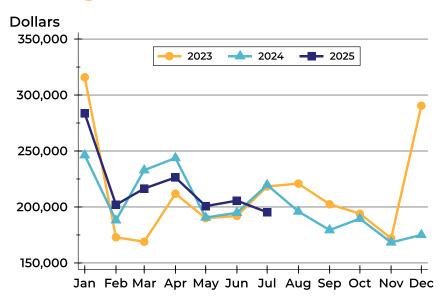
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.9%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	3	8.8%	95,633	98,000	17	8	94.7%	100.0%
\$100,000-\$124,999	2	5.9%	122,450	122,450	8	8	100.0%	100.0%
\$125,000-\$149,999	5	14.7%	138,640	139,000	89	88	90.6%	88.7%
\$150,000-\$174,999	8	23.5%	161,838	159,900	70	51	94.6%	95.5%
\$175,000-\$199,999	5	14.7%	183,880	184,999	21	5	96.7%	100.0%
\$200,000-\$249,999	5	14.7%	227,760	229,900	40	35	97.6%	97.8%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	8.8%	311,300	309,000	16	4	100.0%	100.0%
\$400,000-\$499,999	1	2.9%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	1	2.9%	649,900	649,900	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



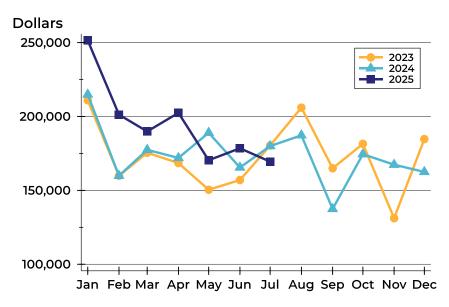


Lyon County Contracts Written Analysis

Average Price



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



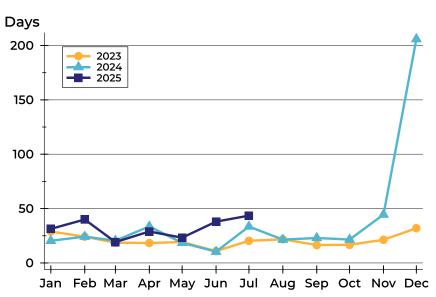
Month	2023	2024	2025
January	210,950	214,900	251,500
February	159,900	159,900	201,250
March	175,500	177,450	189,900
April	168,500	171,950	202,450
May	150,450	189,000	170,400
June	157,000	165,500	178,500
July	180,400	180,000	169,450
August	206,000	187,250	
September	164,950	137,450	
October	181,500	174,500	
November	131,200	167,400	
December	184,700	162,500	





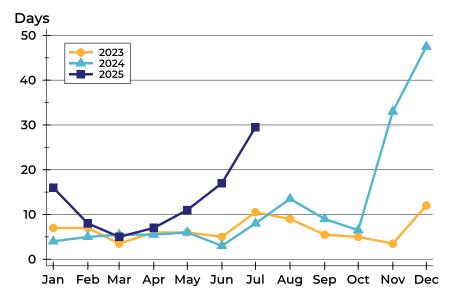
Lyon County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	29	20	31
February	24	24	40
March	19	21	19
April	18	34	29
May	19	18	23
June	11	10	38
July	20	34	44
August	22	21	
September	16	23	
October	17	22	
November	21	45	
December	32	206	

Median DOM



Month	2023	2024	2025
January	7	4	16
February	7	5	8
March	4	6	5
April	6	6	7
May	6	6	11
June	5	3	17
July	11	8	30
August	9	14	
September	6	9	
October	5	7	
November	4	33	
December	12	48	



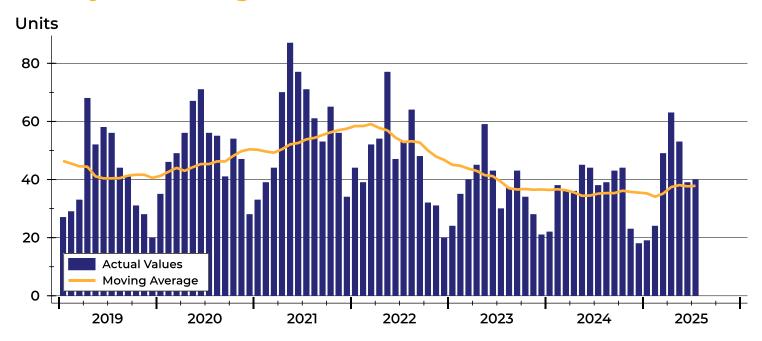
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		40	38	5.3%
Volume (1,000s)		7,734	8,861	-12.7%
ge	List Price	193,345	233,192	-17.1%
Avera	Days on Market	44	32	37.5%
Ą	Percent of Original	95.8%	98.0%	-2.2%
2	List Price	164,450	187,500	-12.3%
Media	Days on Market	20	7	185.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 40 listings in Lyon County had contracts pending at the end of July, up from 38 contracts pending at the end of July 2024.

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

History of Pending Contracts

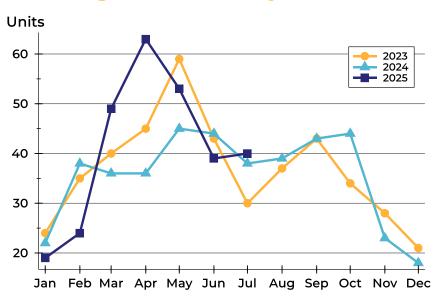






Lyon County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

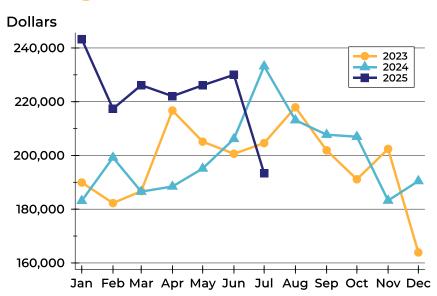
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.5%	30,000	30,000	11	11	100.0%	100.0%
\$50,000-\$99,999	4	10.0%	95,450	96,450	67	23	91.6%	92.0%
\$100,000-\$124,999	2	5.0%	122,450	122,450	8	8	100.0%	100.0%
\$125,000-\$149,999	7	17.5%	139,514	139,000	68	73	92.0%	90.9%
\$150,000-\$174,999	9	22.5%	161,622	159,900	63	50	95.2%	96.6%
\$175,000-\$199,999	5	12.5%	183,860	184,999	25	5	97.2%	100.0%
\$200,000-\$249,999	5	12.5%	227,760	229,900	40	35	97.6%	97.8%
\$250,000-\$299,999	1	2.5%	250,000	250,000	13	13	100.0%	100.0%
\$300,000-\$399,999	4	10.0%	309,725	307,000	14	6	100.0%	100.0%
\$400,000-\$499,999	1	2.5%	449,000	449,000	41	41	90.0%	90.0%
\$500,000-\$749,999	1	2.5%	649,900	649,900	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



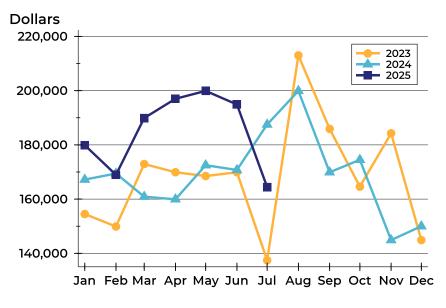


Lyon County Pending Contracts Analysis

Average Price



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



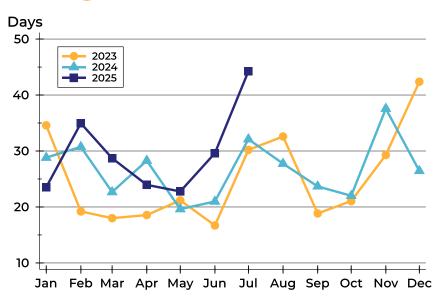
Month	2023	2024	2025
January	154,500	167,200	179,900
February	149,900	169,450	168,950
March	172,950	160,900	189,900
April	169,900	159,925	197,000
May	168,500	172,500	199,900
June	169,900	170,750	194,900
July	137,450	187,500	164,450
August	213,000	199,900	
September	185,900	169,900	
October	164,600	174,500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





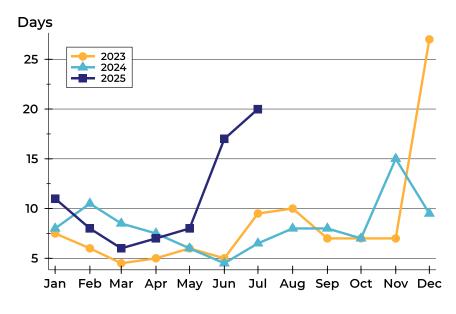
Lyon County Pending Contracts Analysis

Average DOM



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

Median DOM



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





Osage County Housing Report



Market Overview

Osage County Home Sales Fell in July

Total home sales in Osage County fell last month to 17 units, compared to 22 units in July 2024. Total sales volume was \$3.9 million, up from a year earlier.

The median sale price in July was \$200,000, up from \$149,950 a year earlier. Homes that sold in July were typically on the market for 12 days and sold for 100.0% of their list prices.

Osage County Active Listings Up at End of July

The total number of active listings in Osage County at the end of July was 27 units, up from 24 at the same point in 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 July was \$227,500.

During July, a total of 20 contracts were written up from 15 in July 2024. At the end of the month, there were 22 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	Year-to-Date 2025 2024 20		2023
	rme Sales ange from prior year	17 -22.7%	22 57.1%	14 -39.1%	89 -13.6%	103 10.8%	93 -16.2%
	tive Listings ange from prior year	27 12.5%	24 9.1%	22 -21.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.0 25.0%	1.6 6.7%	1.5 -11.8%	N/A	N/A	N/A
	w Listings ange from prior year	22 -12.0%	25 13.6%	22 -12.0%	122 -14.7%	143 24.3%	115 -17.3%
	ntracts Written ange from prior year	20 33.3%	15 -21.1%	19 11.8%	100 -12.3%	114 15.2%	99 -13.2%
	nding Contracts ange from prior year	22 57.1%	14 -17.6%	17 -15.0%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	3,932 4.3%	3,769 41.6%	2,661 -26.8%	18,644 -15.6%	22,100 28.9%	17,139 -16.4%
	Sale Price Change from prior year	231,303 35.0%	171,339 -9.9%	190,093 20.2%	209,488 -2.4%	214,566 16.4%	184,289 -0.2%
u	List Price of Actives Change from prior year	302,545 -13.7%	350,509 24.1%	282,352 -50.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	14 -77.8%	63 90.9%	33 37.5%	36 0.0%	36 2.9%	35 2.9%
•	Percent of List Change from prior year	97.7 % -0.6%	98.3 % -2.0%	100.3 % 1.9%	96.6 % 0.5%	96.1% -2.1%	98.2 % -0.3%
	Percent of Original Change from prior year	96.2 % 2.8%	93.6 % -5.8%	99.4 % 1.8%	94.6 %	93.6 % -1.9%	95.4 % -1.5%
	Sale Price Change from prior year	200,000 33.4%	149,950 -14.6%	175,500 27.6%	198,000 7.0%	185,000 23.3%	150,000
	List Price of Actives Change from prior year	227,500 2.2%	222,500 -2.2%	227,500 24.7%	N/A	N/A	N/A
Median	Days on Market Change from prior year	12 -47.8%	23 187.5%	8 60.0%	13 8.3%	12 33.3%	9 50.0%
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	99.5 % -0.1%	99.6 % -0.4%	100.0 % 0.0%
	Percent of Original Change from prior year	99.4 % 5.0%	94.7 % -5.3%	100.0 % 0.0%	98.8 % 0.9%	97.9 % 0.0%	97.9 % -2.1%

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





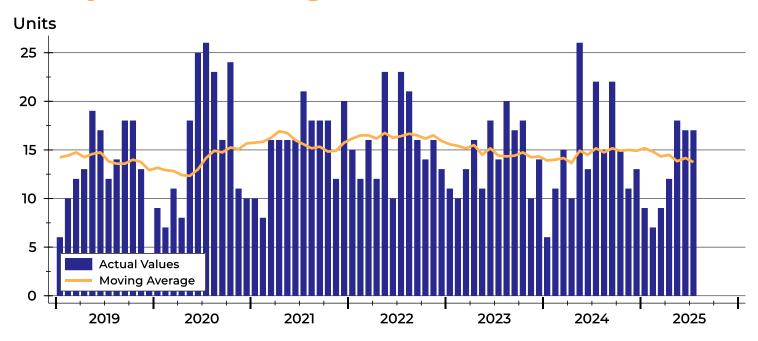
Osage County Closed Listings Analysis

	mmary Statistics		July			ear-to-Dat		
for	Closed Listings	2025	2024	Change	2025	2024	Change	
Clo	osed Listings	17	22	-22.7%	89 103		-13.6%	
Vo	lume (1,000s)	3,932	3,769	4.3%	18,644	22,100	-15.6%	
Mo	onths' Supply	2.0	1.6	25.0%	N/A	N/A	N/A	
	Sale Price	231,303	171,339	35.0%	209,488	214,566	-2.4%	
age	Days on Market	14	63	-77.8%	36	36	0.0%	
Averag	Percent of List	97.7%	98.3%	-0.6%	96.6%	96.1%	0.5%	
	Percent of Original	96.2%	93.6%	2.8%	94.6%	93.6%	1.1%	
	Sale Price	200,000	149,950	33.4%	198,000	185,000	7.0%	
dian	Days on Market	12	23	-47.8%	13	12	8.3%	
Med	Percent of List	100.0%	100.0%	0.0%	99.5%	99.6%	-0.1%	
	Percent of Original	99.4%	94.7%	5.0%	98.8%	97.9%	0.9%	

A total of 17 homes sold in Osage County in July, down from 22 units in July 2024. Total sales volume rose to \$3.9 million compared to \$3.8 million in the previous year.

The median sales price in July was \$200,000, up 33.4% compared to the prior year. Median days on market was 12 days, down from 16 days in June, and down from 22 in July 2024.

History of Closed Listings

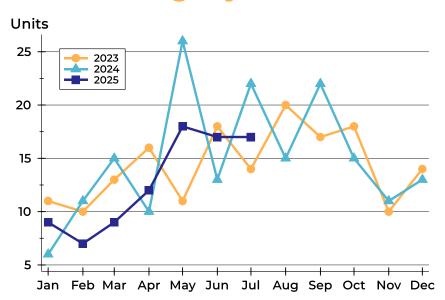






Osage County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

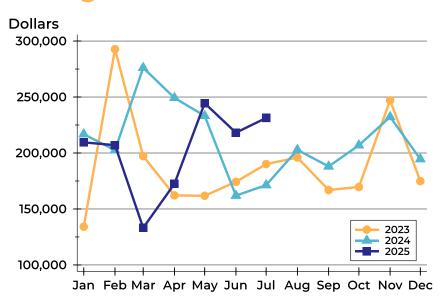
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	5.9%	0.0	25,000	25,000	26	26	71.4%	71.4%	71.4%	71.4%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.9%	0.0	119,000	119,000	25	25	99.6%	99.6%	95.6%	95.6%
\$125,000-\$149,999	2	11.8%	1.8	137,500	137,500	3	3	98.3%	98.3%	98.3%	98.3%
\$150,000-\$174,999	3	17.6%	2.7	166,667	170,000	9	3	100.2%	100.6%	100.2%	100.6%
\$175,000-\$199,999	1	5.9%	1.2	188,500	188,500	17	17	103.3%	103.3%	100.5%	100.5%
\$200,000-\$249,999	4	23.5%	2.4	211,500	210,000	24	25	98.4%	100.0%	97.8%	100.0%
\$250,000-\$299,999	1	5.9%	0.0	295,000	295,000	7	7	100.0%	100.0%	84.5%	84.5%
\$300,000-\$399,999	1	5.9%	4.0	329,149	329,149	12	12	96.8%	96.8%	96.8%	96.8%
\$400,000-\$499,999	3	17.6%	0.0	451,500	462,000	5	3	99.5%	99.4%	99.5%	99.4%
\$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



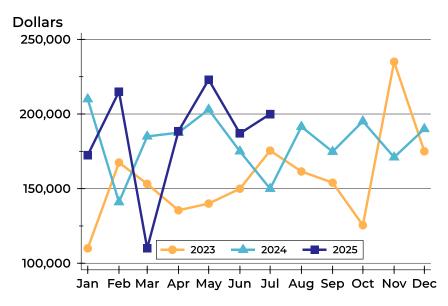


Osage County Closed Listings Analysis

Average Price



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



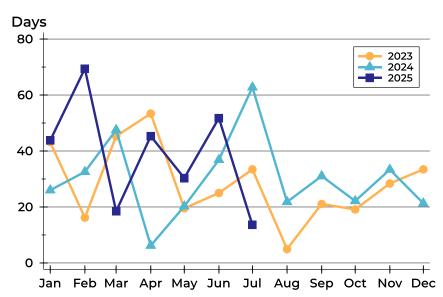
Month	2023	2024	2025
January	110,000	210,000	172,500
February	167,500	141,000	215,000
March	153,175	185,000	110,000
April	135,500	187,500	188,500
May	140,000	203,000	223,000
June	149,950	175,000	187,000
July	175,500	149,950	200,000
August	161,500	191,500	
September	154,000	174,750	
October	125,500	195,151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





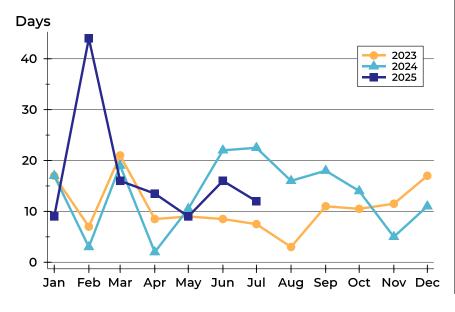
Osage County Closed Listings Analysis

Average DOM



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

Median DOM



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



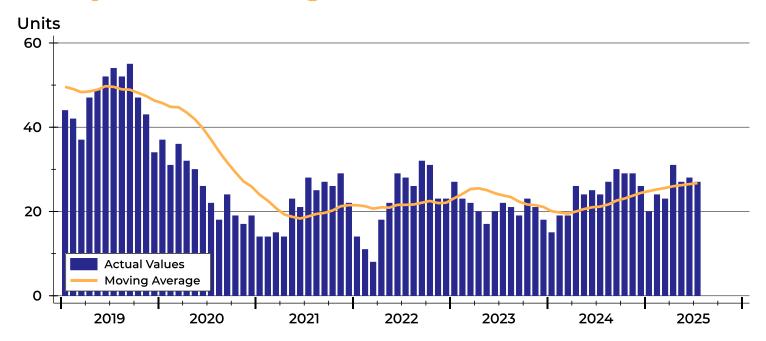
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	27	24	12.5%
Vo	lume (1,000s)	8,169	8,412	-2.9%
Months' Supply		2.0	1.6	25.0%
ge	List Price	302,545	350,509	-13.7%
Avera	Days on Market	50	43	16.3%
₹	Percent of Original	97.1%	96.4%	0.7%
_	List Price	227,500	222,500	2.2%
Median	Days on Market	5	37	-86.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 27 homes were available for sale in Osage County at the end of July. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of July was \$227,500, up 2.2% from 2024. The typical time on market for active listings was 5 days, down from 37 days a year earlier.

History of Active Listings

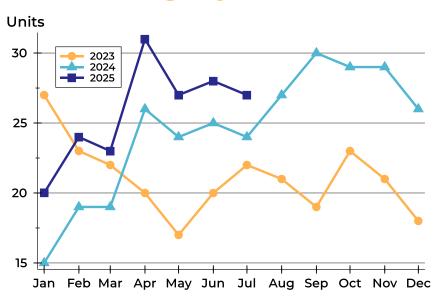






Osage County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

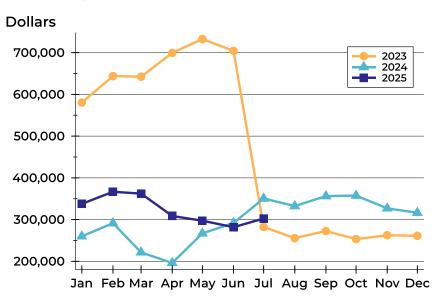
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	14.8%	N/A	75,563	76,250	13	9	99.2%	100.0%
\$100,000-\$124,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	2	7.4%	1.8	144,975	144,975	86	86	92.9%	92.9%
\$150,000-\$174,999	4	14.8%	2.7	166,625	166,750	60	60	93.1%	94.1%
\$175,000-\$199,999	2	7.4%	1.2	185,000	185,000	19	19	98.6%	98.6%
\$200,000-\$249,999	6	22.2%	2.4	232,917	235,000	46	4	99.3%	100.0%
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	14.8%	4.0	354,975	360,000	110	39	95.2%	98.1%
\$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	4	14.8%	N/A	668,154	662,359	26	5	99.5%	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	3.7%	N/A	1,050,000	1,050,000	47	47	95.5%	95.5%



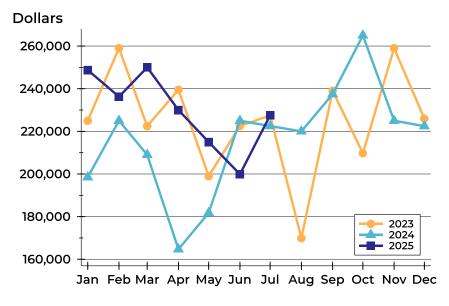


Osage County Active Listings Analysis

Average Price



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



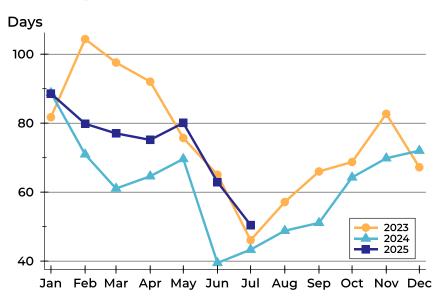
Month	2023	2024	2025
January	225,000	198,500	248,750
February	259,000	225,000	236,250
March	222,450	209,000	250,000
April	239,495	164,700	230,000
May	199,000	181,750	215,000
June	222,500	225,000	199,900
July	227,500	222,500	227,500
August	169,910	220,000	
September	239,000	237,450	
October	209,750	265,000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





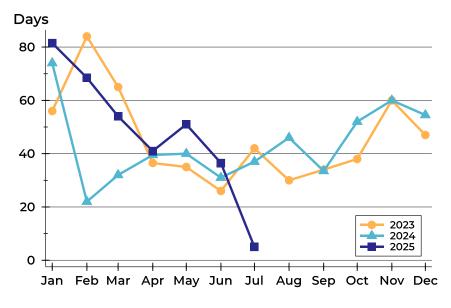
Osage County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	82	89	89
February	104	7 1	80
March	98	61	77
April	92	65	75
Мау	76	70	80
June	65	39	63
July	46	43	50
August	57	49	
September	66	51	
October	69	64	
November	83	70	
December	67	72	

Median DOM

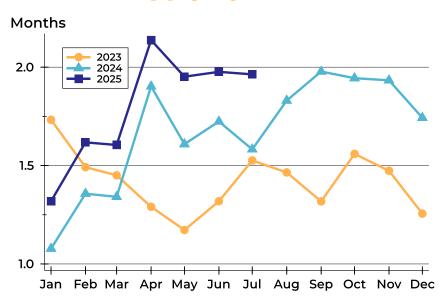


Month	2023	2024	2025
January	56	74	82
February	84	22	69
March	65	32	54
April	37	40	41
May	35	40	51
June	26	31	37
July	42	37	5
August	30	46	
September	34	34	
October	38	52	
November	60	60	
December	47	55	



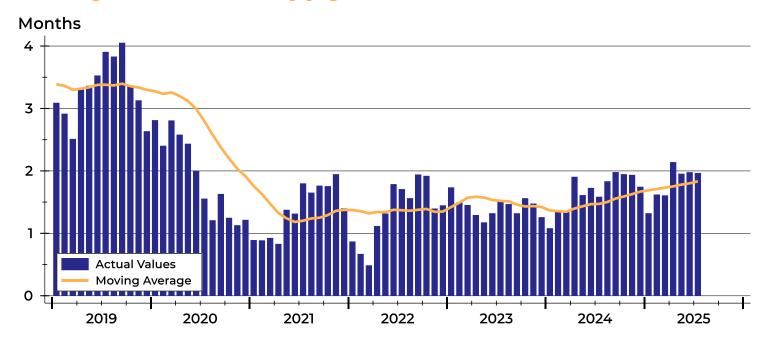
Osage County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





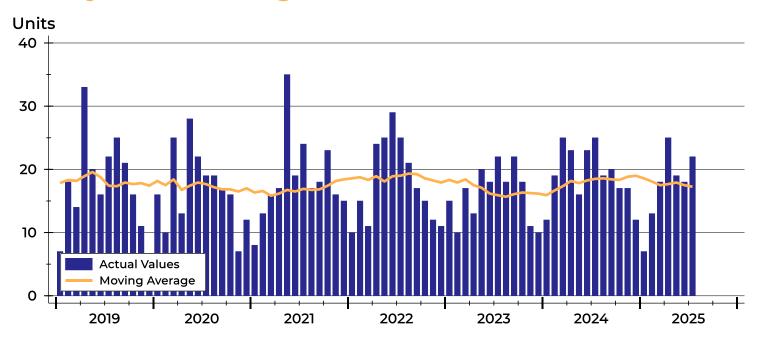
Osage County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ıth	New Listings	22	25	-12.0%
Month	Volume (1,000s)	5,939	6,653	-10.7%
Current	Average List Price	269,946	266,123	1.4%
Cu	Median List Price	227,750	210,000	8.5%
te	New Listings	122	143	-14.7%
o-Daí	Volume (1,000s)	31,459	31,779	-1.0%
Year-to-Date	Average List Price	257,857	222,228	16.0%
χ	Median List Price	199,500	174,500	14.3%

A total of 22 new listings were added in Osage County during July, down 12.0% from the same month in 2024. Year-to-date Osage County has seen 122 new listings.

The median list price of these homes was \$227,750 up from \$210,000 in 2024.

History of New Listings

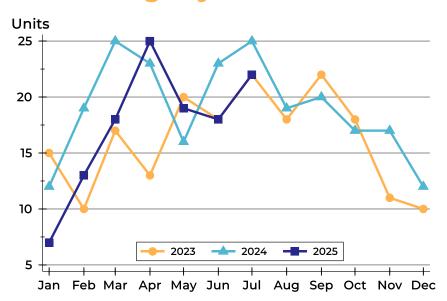






Osage County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

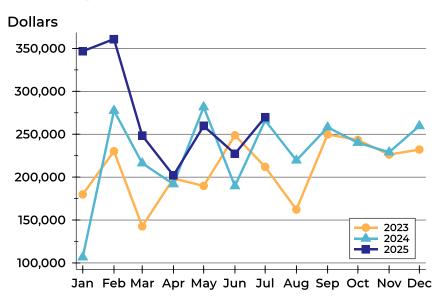
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	9.1%	76,250	76,250	17	17	100.0%	100.0%
\$100,000-\$124,999	2	9.1%	112,250	112,250	6	6	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	140,000	140,000	4	4	100.0%	100.0%
\$150,000-\$174,999	2	9.1%	164,950	164,950	5	5	100.0%	100.0%
\$175,000-\$199,999	2	9.1%	189,950	189,950	25	25	100.0%	100.0%
\$200,000-\$249,999	5	22.7%	231,100	228,000	7	4	100.0%	100.0%
\$250,000-\$299,999	1	4.5%	258,000	258,000	10	10	100.0%	100.0%
\$300,000-\$399,999	4	18.2%	362,225	362,500	6	6	100.0%	100.0%
\$400,000-\$499,999	1	4.5%	462,000	462,000	0	0	100.0%	100.0%
\$500,000-\$749,999	2	9.1%	693,809	693,809	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



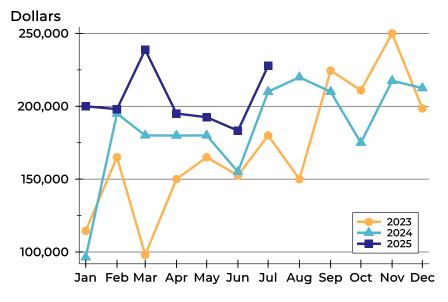


Osage County New Listings Analysis

Average Price



Month	2023	2024	2025
January	179,867	106,679	346,757
February	230,240	277,497	360,906
March	142,694	216,239	248,517
April	198,423	191,870	202,005
May	189,803	281,694	259,611
June	248,789	189,592	227,297
July	211,936	266,123	269,946
August	162,253	219,474	
September	249,786	258,063	
October	243,340	240,159	
November	226,309	229,060	
December	232,140	259,605	



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



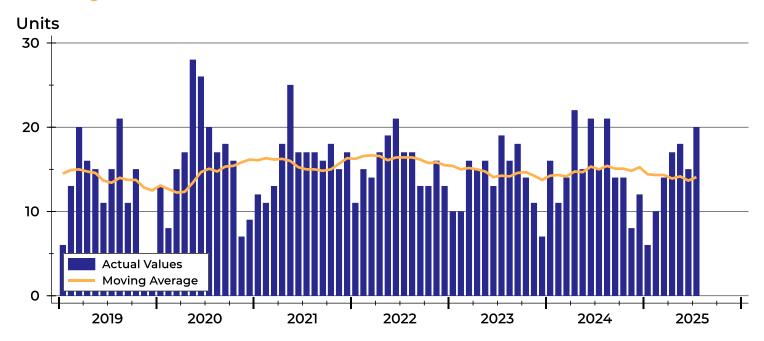
Osage County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Y025	ear-to-Dat 2024	e Change
101	Contracts written	2023	2024	Change	2023	2024	Change
Со	ntracts Written	20	15	33.3%	100	114	-12.3%
Vo	lume (1,000s)	4,534	3,004	50.9%	22,984	23,872	-3.7%
ge	Sale Price	226,700	200,267	13.2%	229,845	209,407	9.8%
Average	Days on Market	35	22	59.1%	37	33	12.1%
¥	Percent of Original	98.1%	97.5%	0.6%	95.5%	93.8%	1.8%
=	Sale Price	189,500	185,000	2.4%	199,700	185,000	7.9%
Median	Days on Market	18	16	12.5%	16	12	33.3%
Σ	Percent of Original	100.0%	100.0%	0.0%	99.7%	99.2%	0.5%

A total of 20 contracts for sale were written in Osage County during the month of July, up from 15 in 2024. The median list price of these homes was \$189,500, up from \$185,000 the prior year.

Half of the homes that went under contract in July were on the market less than 18 days, compared to 16 days in July 2024.

History of Contracts Written

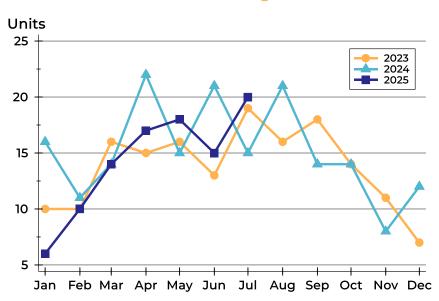






Osage County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	10	16	6
February	10	11	10
March	16	14	14
April	15	22	17
May	16	15	18
June	13	21	15
July	19	15	20
August	16	21	
September	18	14	
October	14	14	
November	11	8	
December	7	12	

Contracts Written by Price Range

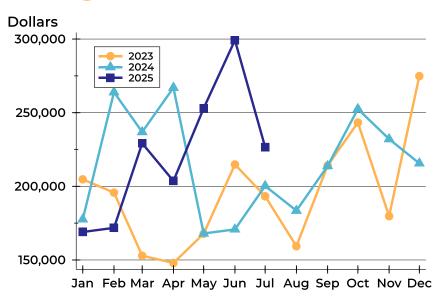
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.3%	75,000	75,000	15	15	100.0%	100.0%
\$100,000-\$124,999	4	21.1%	116,000	119,750	27	17	97.9%	98.0%
\$125,000-\$149,999	1	5.3%	135,000	135,000	248	248	100.0%	100.0%
\$150,000-\$174,999	1	5.3%	164,900	164,900	4	4	100.0%	100.0%
\$175,000-\$199,999	4	21.1%	188,350	189,250	27	27	96.2%	97.4%
\$200,000-\$249,999	2	10.5%	234,000	234,000	14	14	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	258,000	258,000	10	10	100.0%	100.0%
\$300,000-\$399,999	3	15.8%	364,333	375,000	17	7	99.0%	100.0%
\$400,000-\$499,999	2	10.5%	448,000	448,000	48	48	95.7%	95.7%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



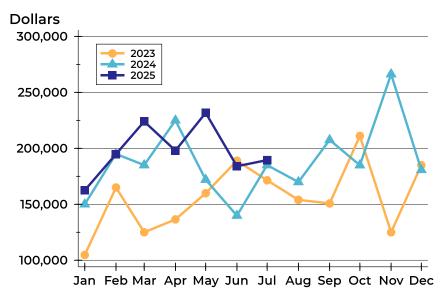


Osage County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	204,740	177,584	169,000
February	195,750	263,945	171,798
March	152,863	236,893	229,227
April	147,980	267,011	203,659
May	167,806	167,987	253,046
June	214,854	170,757	299,234
July	193,269	200,267	226,700
August	159,364	183,480	
September	214,122	213,832	
October	243,319	252,542	
November	179,750	232,100	
December	274,857	215,616	



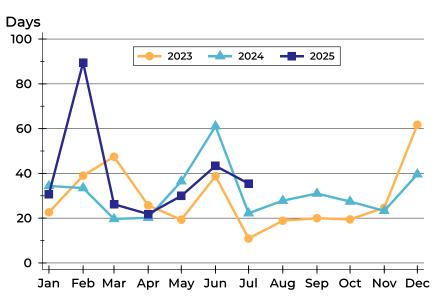
Month	2023	2024	2025
January	104,750	150,000	162,500
February	165,000	195,000	194,839
March	125,000	185,000	224,000
April	136,500	224,960	198,000
May	159,900	172,000	231,700
June	188,950	139,900	184,000
July	171,454	185,000	189,500
August	154,000	169,900	
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	





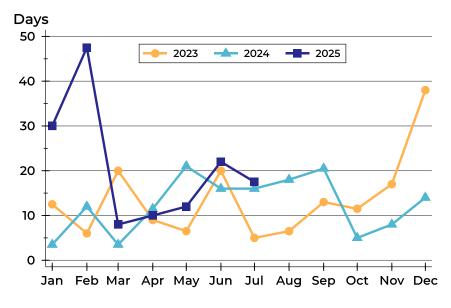
Osage County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	23	34	31
February	39	33	90
March	47	20	26
April	26	20	22
May	19	36	30
June	39	61	43
July	11	22	35
August	19	28	
September	20	31	
October	19	27	
November	25	23	
December	62	40	

Median DOM



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



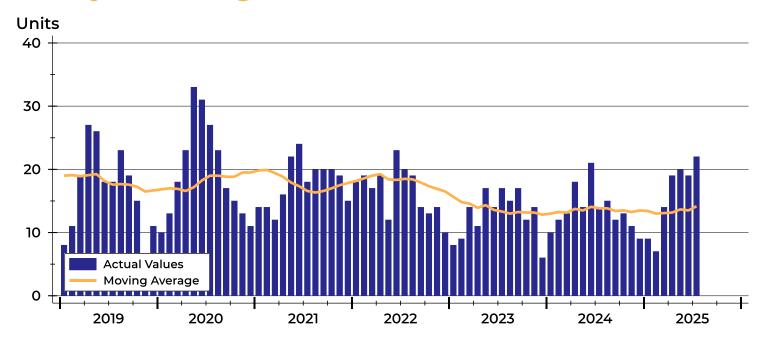
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		22	14	57.1%
Volume (1,000s)		6,592	2,938	124.4%
ge	List Price	299,658	209,821	42.8%
Avera	Days on Market	39	22	77.3%
Ą	Percent of Original	97.8%	98.1%	-0.3%
2	List Price	189,500	202,500	-6.4%
Media	Days on Market	17	14	21.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 22 listings in Osage County had contracts pending at the end of July, up from 14 contracts pending at the end of July 2024.

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

History of Pending Contracts

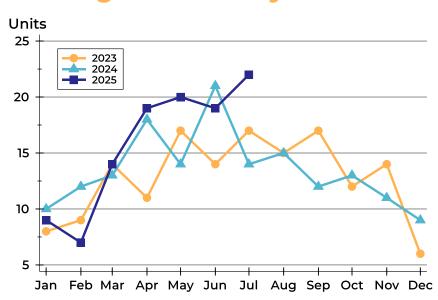






Osage County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

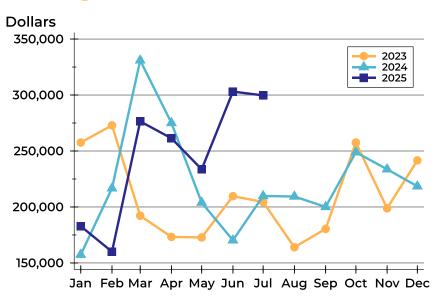
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	4.8%	75,000	75,000	15	15	100.0%	100.0%
\$100,000-\$124,999	4	19.0%	114,850	117,450	35	32	96.6%	98.0%
\$125,000-\$149,999	1	4.8%	135,000	135,000	248	248	100.0%	100.0%
\$150,000-\$174,999	1	4.8%	164,900	164,900	4	4	100.0%	100.0%
\$175,000-\$199,999	5	23.8%	187,480	189,000	26	24	96.4%	97.4%
\$200,000-\$249,999	1	4.8%	228,000	228,000	7	7	100.0%	100.0%
\$250,000-\$299,999	2	9.5%	258,000	258,000	6	6	100.0%	100.0%
\$300,000-\$399,999	3	14.3%	364,333	375,000	17	7	99.0%	100.0%
\$400,000-\$499,999	1	4.8%	434,000	434,000	95	95	91.4%	91.4%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	4.8%	750,000	750,000	4	4	100.0%	100.0%
\$1,000,000 and up	1	4.8%	1,500,117	1,500,117	123	123	0.0%	0.0%



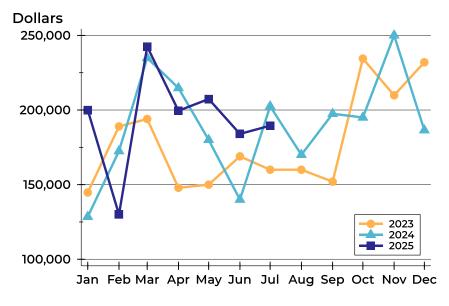


Osage County Pending Contracts Analysis

Average Price



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



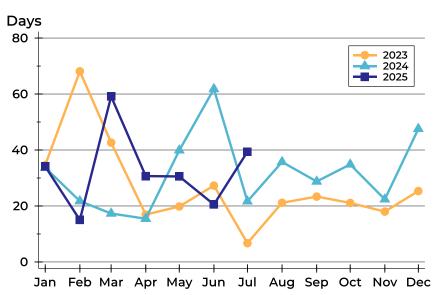
Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
May	150,000	180,000	207,388
June	168,950	140,000	184,000
July	160,000	202,500	189,500
August	160,000	170,000	
September	152,000	197,500	
October	234,450	195,000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





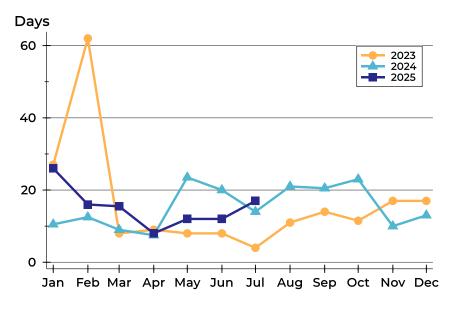
Osage County Pending Contracts Analysis

Average DOM



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

Median DOM



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

Total home sales in other counties in the Sunflower MLS rose by 50.0% last month to 24 units, compared to 16 units in July 2024. Total sales volume was \$5.3 million, up 39.9% from a year earlier.

The median sale price in July was \$217,500, up from \$199,000 a year earlier. Homes that sold in July were typically on the market for 20 days and sold for 97.9% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of July

The total number of active listings in other counties in the Sunflower MLS at the end of July was 45 units, up from 36 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 July was \$289,500.

During July, a total of 13 contracts were written down from 16 in July 2024. At the end of the month, there were 18 contracts still pending.

Report Contents

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

Contact Information

Denise Humphrey, Association Executive **Sunflower Association of REALTORS®** 3646 SW Plass Topeka, KS 66611 785-267-3243

denise@sunflowerrealtors.com www.SunflowerRealtors.com





Other Sunflower MLS Counties Summary Statistics

	y MLS Statistics ree-year History	2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	me Sales ange from prior year	24 50.0%	16 -15.8%	19 35.7%	150 14.5%	131 21.3%	108 1.9%
	tive Listings ange from prior year	45 25.0%	36 9.1%	33 22.2%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.5 19.0%	2.1 -8.7%	2.3 35.3%	N/A	N/A	N/A
	w Listings ange from prior year	15 -28.6%	21 31.3%	16 14.3%	170 13.3%	150 18.1%	127 -4.5%
	ntracts Written ange from prior year	13 -18.8%	16 14.3%	14 -6.7%	150 12.8%	133 19.8%	111 -3.5%
	nding Contracts ange from prior year	18 38.5%	13 18.2%	11 -31.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	5,318 39.9%	3,802 -2.5%	3,900 9.6%	36,393 -36.0%	56,874 147.3%	22,998 -0.3%
	Sale Price Change from prior year	221,575 -6.7%	237,600 15.8%	205,261 -19.3%	242,621 -44.1%	434,149 103.9%	212,941 -2.1%
u	List Price of Actives Change from prior year	316,182 -17.8%	384,649 -7.1%	413,864 51.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	45 -6.3%	48 140.0%	20 -41.2%	42 -2.3%	43 38.7%	31 19.2%
⋖	Percent of List Change from prior year	97.1 % -1.5%	98.6 % 2.7%	96.0 % -0.4%	97.9 % -0.1%	98.0 % 1.9%	96.2 % -1.9%
	Percent of Original Change from prior year	95.5 % 1.9%	93.7 % -0.6%	94.3 % -0.8%	95.2 % -0.5%	95.7 % 1.3%	94.5 % -2.2%
	Sale Price Change from prior year	217,500 9.3%	199,000 28.4%	155,000 -29.7%	219,125 6.9%	205,000 19.2%	172,000 -8.3%
	List Price of Actives Change from prior year	289,500 -3.2%	298,995 30.0%	230,000 31.4%	N/A	N/A	N/A
Median	Days on Market Change from prior year	21 -4.5%	22 266.7%	6 -70.0%	13 44.4%	9 28.6%	7 -12.5%
_	Percent of List Change from prior year	97.9 % -1.0%	98.9 % -0.5%	99.4 % 2.9%	100.0% 0.0%	100.0 % 0.9%	99.1% -0.9%
	Percent of Original Change from prior year	96.9 % -2.0%	98.9 % -0.5%	99.4 % 3.9%	98.0 % -1.4%	99.4 % 1.5%	97.9 % -1.6%

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





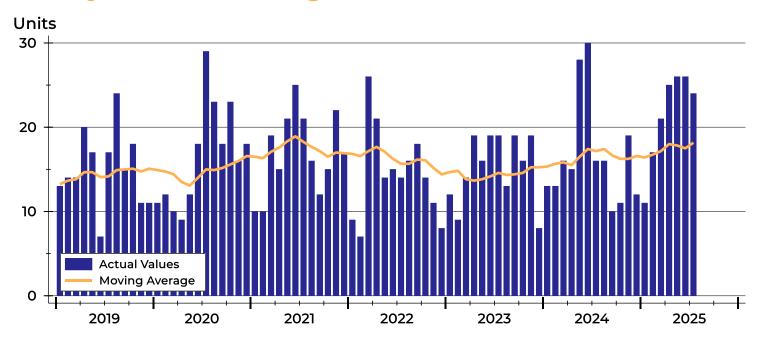
Other Sunflower MLS Counties Closed Listings Analysis

	mmary Statistics		July		Y	ear-to-Dat	е
foi	Closed Listings	2025	2024	Change	2025	2024	Change
Clo	osed Listings	24	16	50.0%	150	131	14.5%
Vo	lume (1,000s)	5,318	3,802	39.9%	36,393	56,874	-36.0%
Mo	onths' Supply	2.5	2.1	19.0%	N/A	N/A	N/A
	Sale Price	221,575	237,600	-6.7%	242,621	434,149	-44.1%
age	Days on Market	45	48	-6.3%	42	43	-2.3%
Averag	Percent of List	97.1%	98.6%	-1.5%	97.9%	98.0%	-0.1%
	Percent of Original	95.5%	93.7%	1.9%	95.2%	95.7%	-0.5%
	Sale Price	217,500	199,000	9.3%	219,125	205,000	6.9%
lian	Days on Market	21	22	-4.5%	13	9	44.4%
Median	Percent of List	97.9%	98.9%	-1.0%	100.0%	100.0%	0.0%
	Percent of Original	96.9%	98.9%	-2.0%	98.0%	99.4%	-1.4%

A total of 24 homes sold in other counties in the Sunflower MLS in July, up from 16 units in July 2024. Total sales volume rose to \$5.3 million compared to \$3.8 million in the previous year.

The median sales price in July was \$217,500, up 9.3% compared to the prior year. Median days on market was 20 days, up from 20 days in June, but down from 22 in July 2024.

History of Closed Listings

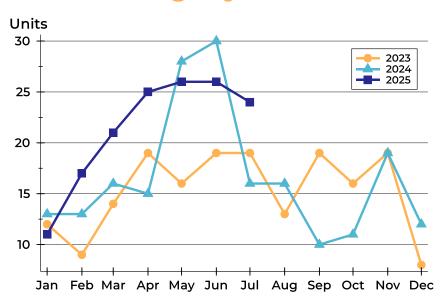






Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

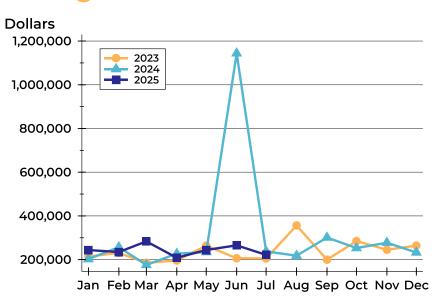
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁽ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	4	16.7%	1.2	85,675	85,500	110	110	94.7%	95.7%	93.8%	93.8%
\$100,000-\$124,999	2	8.3%	1.3	105,001	105,001	32	32	96.4%	96.4%	91.5%	91.5%
\$125,000-\$149,999	2	8.3%	2.0	132,450	132,450	26	26	98.3%	98.3%	98.3%	98.3%
\$150,000-\$174,999	1	4.2%	2.2	164,700	164,700	31	31	96.9%	96.9%	96.9%	96.9%
\$175,000-\$199,999	1	4.2%	2.0	180,000	180,000	97	97	91.1%	91.1%	81.8%	81.8%
\$200,000-\$249,999	5	20.8%	1.9	224,500	225,000	16	15	97.9%	98.3%	96.7%	98.3%
\$250,000-\$299,999	3	12.5%	5.0	266,000	265,000	34	37	97.6%	100.0%	97.6%	100.0%
\$300,000-\$399,999	4	16.7%	3.3	318,750	320,000	50	8	97.7%	97.7%	95.7%	96.2%
\$400,000-\$499,999	1	4.2%	4.3	410,000	410,000	0	0	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	1	4.2%	1.3	550,000	550,000	7	7	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



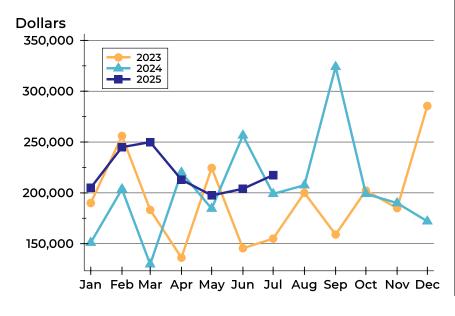


Other Sunflower MLS Counties Closed Listings Analysis

Average Price



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



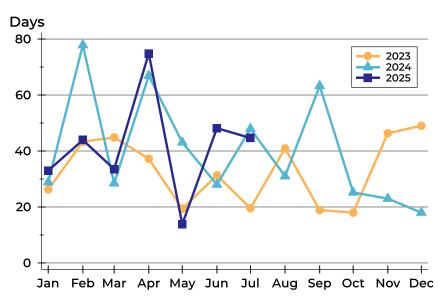
Month	2023	2024	2025
January	190,000	151,000	205,000
February	256,000	203,700	245,000
March	183,200	129,750	249,900
April	136,250	219,999	213,000
May	224,500	184,500	197,500
June	145,500	256,500	204,000
July	155,000	199,000	217,500
August	200,000	207,500	
September	159,000	324,000	
October	202,250	199,000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





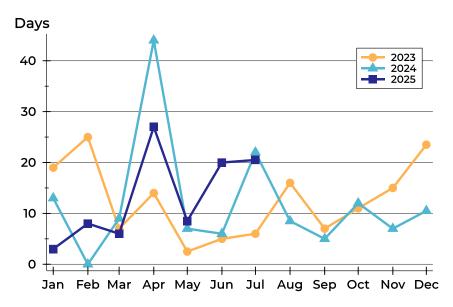
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



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

Median DOM



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



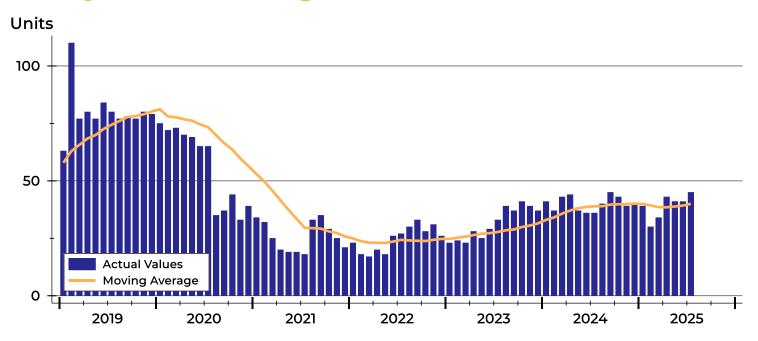
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	45	36	25.0%
Volume (1,000s)		14,228	13,847	2.8%
Months' Supply		2.5	2.1	19.0%
ge	List Price	316,182	384,649	-17.8%
Avera	Days on Market	73	118	-38.1%
₹	Percent of Original	95.8%	97.0%	-1.2%
_	List Price	289,500	298,995	-3.2%
Median	Days on Market	58	74	-21.6%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 45 homes were available for sale in other counties in the Sunflower MLS at the end of July. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of July was \$289,500, down 3.2% from 2024. The typical time on market for active listings was 58 days, down from 74 days a year earlier.

History of Active Listings

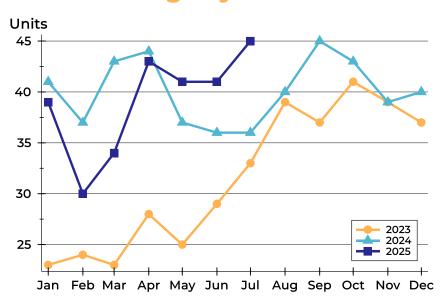






Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

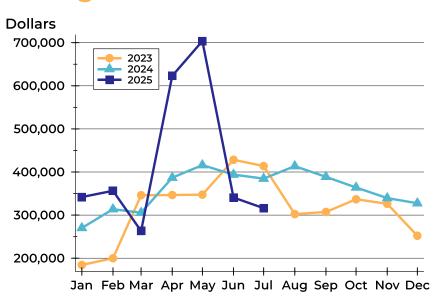
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	4.4%	1.2	82,000	82,000	19	19	96.5%	96.5%
\$100,000-\$124,999	2	4.4%	1.3	119,950	119,950	65	65	92.9%	92.9%
\$125,000-\$149,999	3	6.7%	2.0	131,967	132,000	156	193	93.1%	95.0%
\$150,000-\$174,999	3	6.7%	2.2	159,833	160,000	10	7	100.0%	100.0%
\$175,000-\$199,999	3	6.7%	2.0	182,500	183,500	86	73	98.9%	100.0%
\$200,000-\$249,999	5	11.1%	1.9	237,380	240,000	112	5	93.3%	100.0%
\$250,000-\$299,999	10	22.2%	5.0	282,300	289,500	63	68	94.3%	98.1%
\$300,000-\$399,999	8	17.8%	3.3	345,425	359,500	61	68	97.2%	98.5%
\$400,000-\$499,999	5	11.1%	4.3	447,700	469,000	96	108	95.2%	96.9%
\$500,000-\$749,999	2	4.4%	1.3	677,302	677,302	17	17	100.0%	100.0%
\$750,000-\$999,999	1	2.2%	N/A	850,000	850,000	84	84	100.0%	100.0%
\$1,000,000 and up	1	2.2%	N/A	1,185,000	1,185,000	70	70	91.2%	91.2%



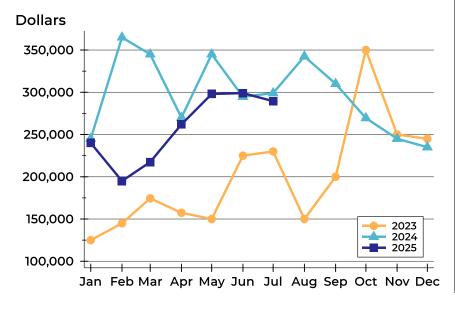


Other Sunflower MLS Counties Active Listings Analysis

Average Price



Month	2023	2024	2025
January	184,428	270,194	341,942
February	199,913	313,731	356,391
March	346,191	305,555	263,179
April	346,646	386,806	623,022
May	347,468	415,954	703,723
June	428,307	393,965	340,710
July	413,864	384,649	316,182
August	302,486	413,592	
September	307,308	388,749	
October	336,764	364,095	
November	326,275	339,518	
December	252,154	327,546	



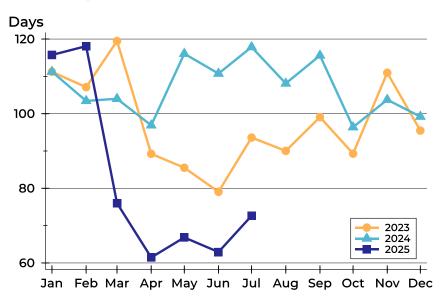
Month	2023	2024	2025
January	125,000	245,000	240,000
February	144,950	364,950	195,000
March	174,500	345,000	217,450
April	157,400	270,000	262,000
May	150,000	345,000	298,000
June	225,000	294,700	299,000
July	230,000	298,995	289,500
August	150,000	342,450	
September	200,000	310,000	
October	350,000	269,500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





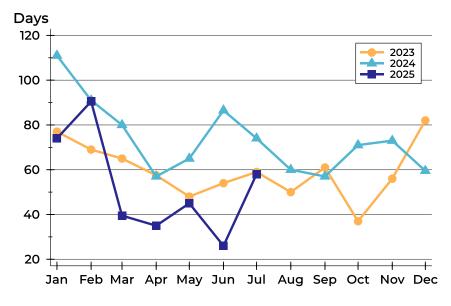
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	111	111	116
February	107	103	118
March	119	104	76
April	89	97	61
May	86	116	67
June	79	111	63
July	94	118	73
August	90	108	
September	99	116	
October	89	96	
November	111	104	
December	95	99	

Median DOM

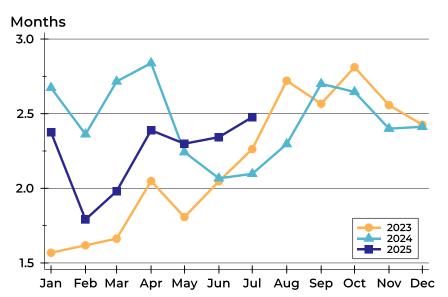


Month	2023	2024	2025
January	77	111	74
February	69	91	91
March	65	80	40
April	58	57	35
May	48	65	45
June	54	87	26
July	59	74	58
August	50	60	
September	61	57	
October	37	7 1	
November	56	73	
December	82	60	



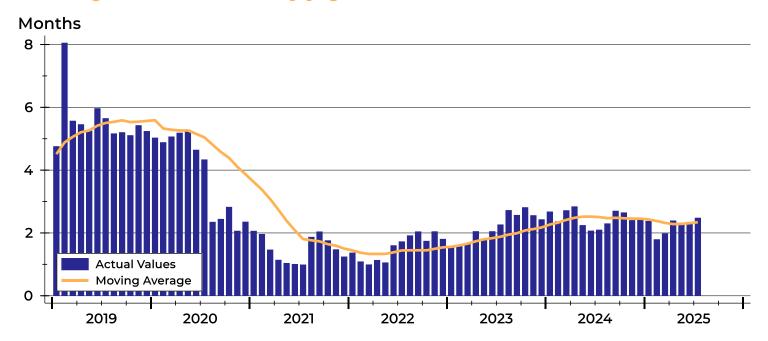
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	1.6	2.7	2.4
February	1.6	2.4	1.8
March	1.7	2.7	2.0
April	2.0	2.8	2.4
May	1.8	2.2	2.3
June	2.0	2.1	2.3
July	2.3	2.1	2.5
August	2.7	2.3	
September	2.6	2.7	
October	2.8	2.6	
November	2.6	2.4	
December	2.4	2.4	

History of Month's Supply





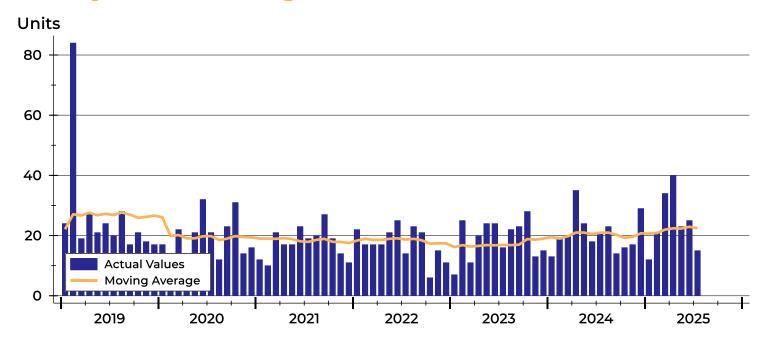
Other Sunflower MLS Counties New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ıţ	New Listings	15	21	-28.6%
Month	Volume (1,000s)	3,821	5,773	-33.8%
Current	Average List Price	254,744	274,895	-7.3%
Cu	Median List Price	220,000	252,000	-12.7%
ē	New Listings	170	150	13.3%
o-Dai	Volume (1,000s)	62,005	67,415	-8.0%
Year-to-Date	Average List Price	364,735	449,431	-18.8%
λ	Median List Price	244,900	225,000	8.8%

A total of 15 new listings were added in other counties in the Sunflower MLS during July, down 28.6% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 170 new listings.

The median list price of these homes was \$220,000 down from \$252,000 in 2024.

History of New Listings

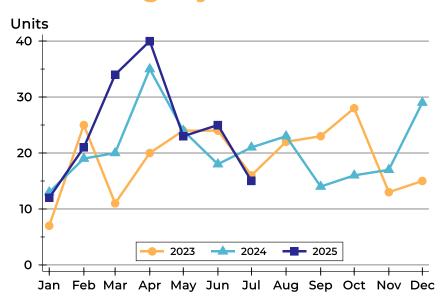






Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



Month	2027	2027	2025
Month	2023	2024	2025
January	7	13	12
February	25	19	21
March	11	20	34
April	20	35	40
May	24	24	23
June	24	18	25
July	16	21	15
August	22	23	
September	23	14	
October	28	16	
November	13	17	
December	15	29	

New Listings by Price Range

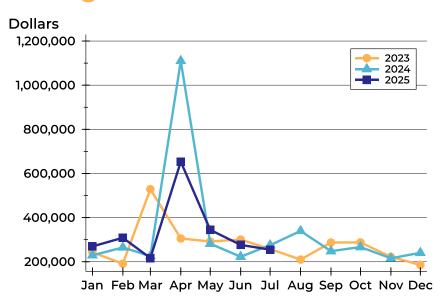
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.7%	85,000	85,000	12	12	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	4	26.7%	164,725	167,450	9	10	100.0%	100.0%
\$175,000-\$199,999	2	13.3%	196,875	196,875	5	5	100.0%	100.0%
\$200,000-\$249,999	2	13.3%	234,950	234,950	13	13	100.0%	100.0%
\$250,000-\$299,999	3	20.0%	266,333	265,000	8	10	100.0%	100.0%
\$300,000-\$399,999	2	13.3%	340,000	340,000	7	7	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.7%	734,604	734,604	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



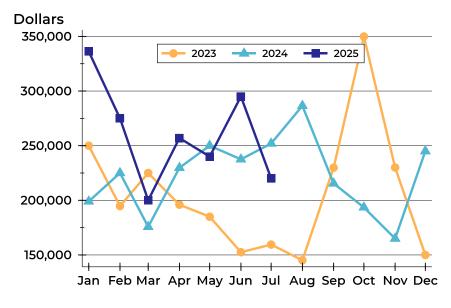


Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2023	2024	2025
January	242,479	228,888	269,342
February	191,260	264,737	308,594
March	528,527	225,560	216,556
April	305,345	1,110,079	653,373
May	291,871	281,578	344,359
June	300,375	222,627	276,196
July	257,413	274,895	254,744
August	209,748	339,486	
September	287,145	247,836	
October	287,455	266,484	
November	222,217	215,671	
December	185,447	240,387	



Month	2023	2024	2025
January	250,000	199,000	336,250
February	194,750	225,000	275,000
March	225,000	175,750	200,000
April	196,000	229,750	257,000
May	185,000	250,000	240,000
June	152,500	237,500	295,000
July	159,500	252,000	220,000
August	145,125	286,500	
September	229,900	215,450	
October	349,925	193,500	
November	230,000	165,000	
December	150,000	245,000	





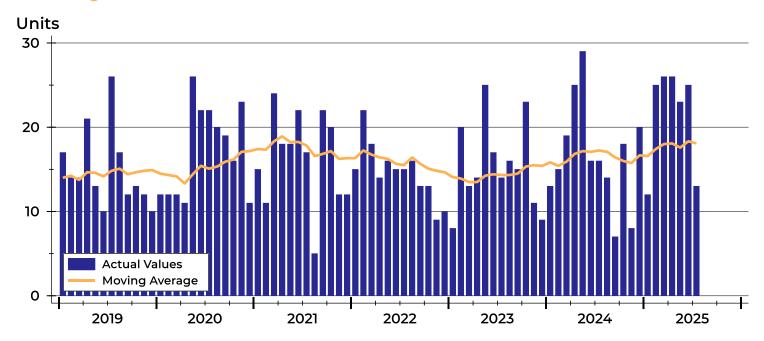
Other Sunflower MLS Counties Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Со	ntracts Written	13	16	-18.8%	150	133	12.8%
Vo	lume (1,000s)	2,665	3,842	-30.6%	37,045	59,080	-37.3%
ge	Sale Price	204,965	240,095	-14.6%	246,969	444,210	-44.4%
Average	Days on Market	55	60	-8.3%	45	45	0.0%
Ą	Percent of Original	97.0%	90.8%	6.8%	95.8%	95.0%	0.8%
<u>_</u>	Sale Price	195,000	219,950	-11.3%	218,250	219,000	-0.3%
Median	Days on Market	15	20	-25.0%	15	11	36.4%
Σ	Percent of Original	100.0%	97.1%	3.0%	99.6%	98.6%	1.0%

A total of 13 contracts for sale were written in other counties in the Sunflower MLS during the month of July, down from 16 in 2024. The median list price of these homes was \$195,000, down from \$219,950 the prior year.

Half of the homes that went under contract in July were on the market less than 15 days, compared to 20 days in July 2024.

History of Contracts Written

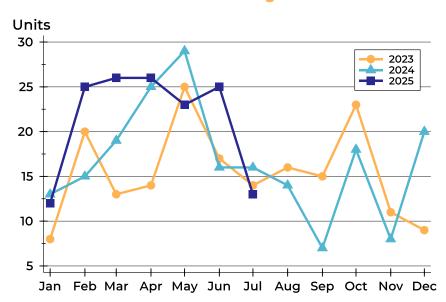






Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

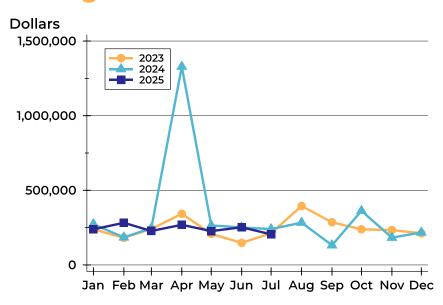
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.7%	130,000	130,000	23	23	100.0%	100.0%
\$150,000-\$174,999	5	38.5%	164,260	167,500	24	15	97.8%	100.0%
\$175,000-\$199,999	3	23.1%	197,083	197,500	36	10	93.9%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	3	23.1%	267,333	265,000	156	65	96.8%	100.0%
\$300,000-\$399,999	1	7.7%	320,000	320,000	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	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



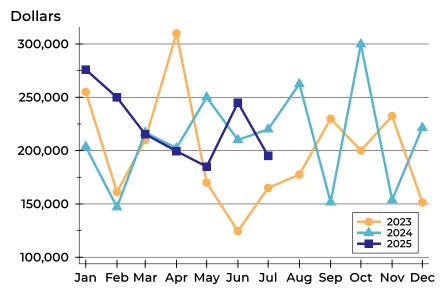


Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	238,744	273,018	238,622
February	181,775	184,687	282,352
March	240,669	246,797	227,583
April	342,821	1,329,058	268,924
Мау	208,348	264,717	226,766
June	147,841	251,140	252,541
July	212,693	240,095	204,965
August	394,841	283,620	
September	285,947	131,833	
October	238,682	362,502	
November	233,515	183,038	
December	212,350	217,415	



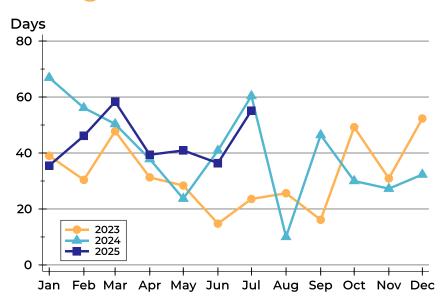
Month	2023	2024	2025
January	255,000	203,700	276,000
February	161,250	147,000	249,900
March	210,000	216,999	215,400
April	309,900	202,400	199,500
May	170,000	250,000	185,000
June	124,500	210,000	245,000
July	165,000	219,950	195,000
August	177,450	262,500	
September	229,900	151,500	
October	200,000	299,700	
November	232,450	153,750	
December	151,450	221,500	





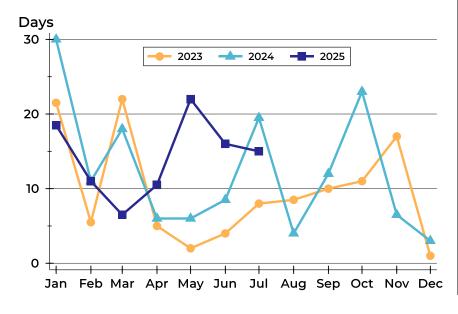
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	39	67	36
February	30	56	46
March	48	50	58
April	31	38	39
May	28	24	41
June	15	41	36
July	24	60	55
August	26	10	
September	16	46	
October	49	30	
November	31	27	
December	52	32	

Median DOM



Month	2023	2024	2025
January	22	30	19
February	6	11	11
March	22	18	7
April	5	6	11
May	2	6	22
June	4	9	16
July	8	20	15
August	9	4	
September	10	12	
October	11	23	
November	17	7	
December	1	3	



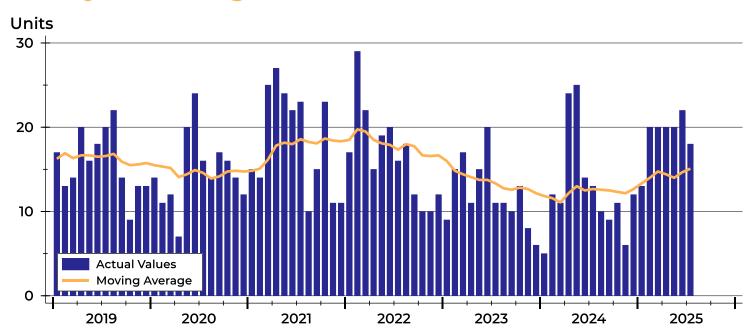
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		18	13	38.5%
Volume (1,000s)		4,189	2,922	43.4%
ge	List Price	232,744	224,732	3.6%
Avera	Days on Market	57	54	5.6%
¥	Percent of Original	98.9%	97.4%	1.5%
_	List Price	196,875	214,900	-8.4%
Median	Days on Market	13	12	8.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 18 listings in other counties in the Sunflower MLS had contracts pending at the end of July, up from 13 contracts pending at the end of July 2024.

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

History of Pending Contracts

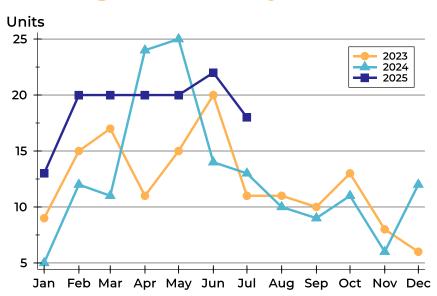






Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

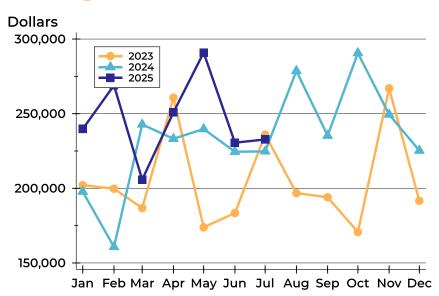
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	5.6%	110,000	110,000	8	8	100.0%	100.0%
\$125,000-\$149,999	1	5.6%	130,000	130,000	23	23	100.0%	100.0%
\$150,000-\$174,999	6	33.3%	164,383	166,250	54	19	98.1%	100.0%
\$175,000-\$199,999	2	11.1%	196,875	196,875	5	5	100.0%	100.0%
\$200,000-\$249,999	2	11.1%	244,500	244,500	23	23	100.0%	100.0%
\$250,000-\$299,999	2	11.1%	258,500	258,500	201	201	100.0%	100.0%
\$300,000-\$399,999	3	16.7%	324,667	325,000	11	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	5.6%	589,335	589,335	181	181	90.8%	90.8%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



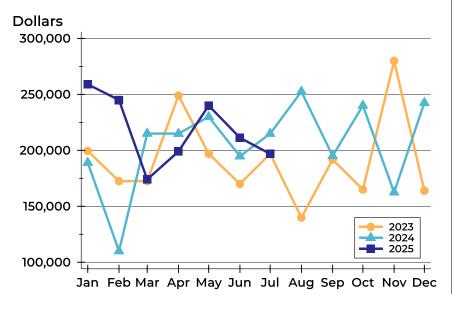


Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



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



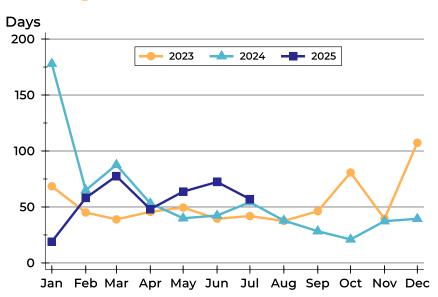
Month	2023	2024	2025
January	199,500	189,000	259,000
February	172,500	110,000	244,950
March	172,500	215,000	174,000
April	249,000	214,900	199,000
May	197,000	230,000	240,000
June	169,950	194,700	211,250
July	197,000	214,900	196,875
August	139,900	252,500	
September	191,750	195,000	
October	165,000	240,000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





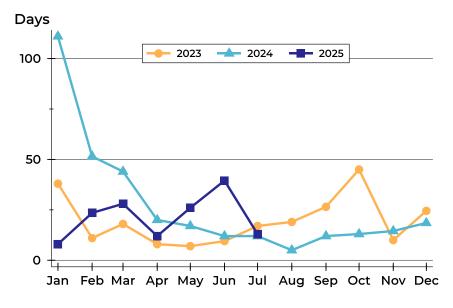
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



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

Median DOM



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





Pottawatomie County Housing Report





Market Overview

Pottawatomie County Home Sales Fell in July

Total home sales in Pottawatomie County fell last month to 3 units, compared to 5 units in July 2024. Total sales volume was \$0.7 million, down from a year earlier.

The median sale price in July was \$265,000, up from \$239,000 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 93.0% of their list prices.

Pottawatomie County Active Listings Up at End

The total number of active listings in Pottawatomie County at the end of July was 11 units, up from 9 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 July was \$359,500.

During July, a total of 3 contracts were written up from 0 in July 2024. At the end of the month, there were 6 contracts still pending.

Report Contents

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

Contact Information

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Pottawatomie County Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	rme Sales ange from prior year	3 -40.0%	5 0.0%	5 N/A	26 4.0%	25 -3.8%	26 116.7%
	tive Listings ange from prior year	11 22.2%	9 -18.2%	11 0.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	2.9 11.5%	2.6 -18.8%	3.2 -39.6%	N/A	N/A	N/A
	w Listings ange from prior year	8 166.7%	3 -25.0%	4 33.3%	37 23.3%	30 -18.9%	37 60.9%
	ntracts Written ange from prior year	3 N/A	0 -100.0%	5 66.7%	28 12.0%	25 -13.8%	29 107.1%
	nding Contracts ange from prior year	6 200.0%	2 -50.0%	4 33.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	650 -55.2%	1,452 73.1%	839 N/A	8,818 43.3%	6,152 22.3%	5,032 91.5%
	Sale Price Change from prior year	216,667 -25.4%	290,300 73.1%	167,700 N/A	339,142 37.8%	246,066 27.1%	193,537 -11.6%
u	List Price of Actives Change from prior year	404,864 -23.3%	527,667 56.5%	337,270 -7.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	25 108.3%	12 -29.4%	17 N/A	38 -28.3%	53 23.3%	43 79.2%
⋖	Percent of List Change from prior year	86.5 % -11.9%	98.2 % -1.8%	100.0 % N/A	96.7 % -0.7%	97.4 % 2.9%	94.7 % -2.9%
	Percent of Original Change from prior year	85.5 % -12.9%	98.2 % -1.8%	100.0 % N/A	95.1% -0.3%	95.4 % 3.5%	92.2 % -5.6%
	Sale Price Change from prior year	265,000 10.9%	239,000 89.7%	126,000 N/A	287,250 45.8%	197,000 9.8%	179,350 -12.3%
	List Price of Actives Change from prior year	359,500 -1.5%	365,000 55.3%	235,000 -30.9%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 0.0%	6 -75.0%	24 N/A	8 -81.4%	43 72.0%	25 212.5%
_	Percent of List Change from prior year	93.0 % -7.0%	100.0 % 0.0%	100.0 % N/A	99.1 % 0.1%	99.0 %	97.3 % -2.0%
	Percent of Original Change from prior year	89.8 % -10.2%	100.0 % 0.0%	100.0 % N/A	97.3 % -0.9%	98.2 % 3.2%	95.2 % -4.8%

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





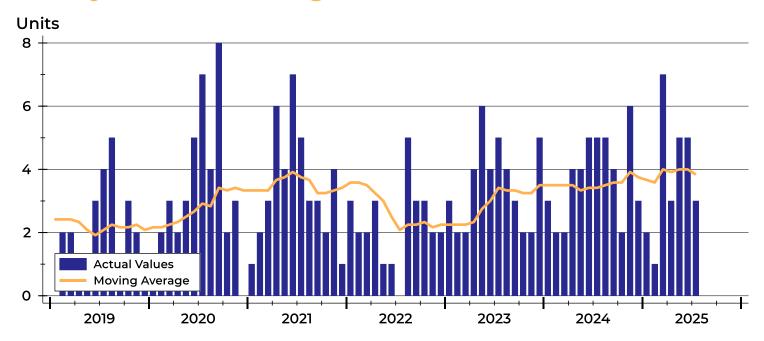
Pottawatomie County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Clo	sed Listings	3	5	-40.0%	26	25	4.0%
Vo	lume (1,000s)	650	1,452	-55.2%	8,818	6,152	43.3%
Mc	onths' Supply	2.9	2.6	11.5%	N/A	N/A	N/A
_	Sale Price	216,667	290,300	-25.4%	339,142	246,066	37.8%
age	Days on Market	25	12	108.3%	38	53	-28.3%
Averag	Percent of List	86.5%	98.2%	-11.9%	96.7%	97.4%	-0.7%
	Percent of Original	85.5%	98.2%	-12.9%	95.1%	95.4%	-0.3%
	Sale Price	265,000	239,000	10.9%	287,250	197,000	45.8%
dian	Days on Market	6	6	0.0%	8	43	-81.4%
Med	Percent of List	93.0%	100.0%	-7.0%	99.1%	99.0%	0.1%
	Percent of Original	89.8%	100.0%	-10.2%	97.3%	98.2%	-0.9%

A total of 3 homes sold in Pottawatomie County in July, down from 5 units in July 2024. Total sales volume fell to \$0.7 million compared to \$1.5 million in the previous year.

The median sales price in July was \$265,000, up 10.9% compared to the prior year. Median days on market was 6 days, down from 42 days in June, but similar to July 2024.

History of Closed Listings

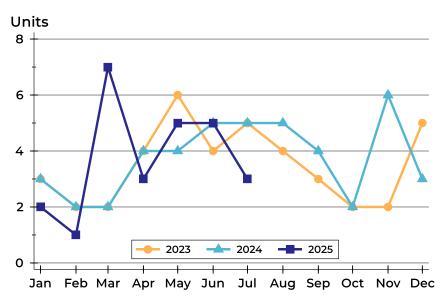






Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

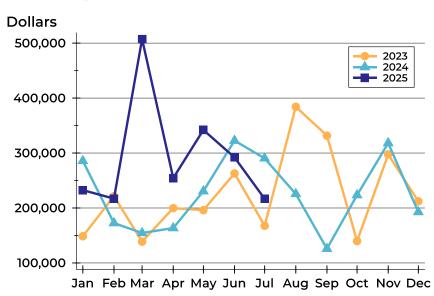
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	33.3%	2.0	60,000	60,000	6	6	66.7%	66.7%	66.7%	66.7%
\$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%	1.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	1.2	265,000	265,000	66	66	93.0%	93.0%	89.8%	89.8%
\$300,000-\$399,999	1	33.3%	2.4	325,000	325,000	3	3	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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



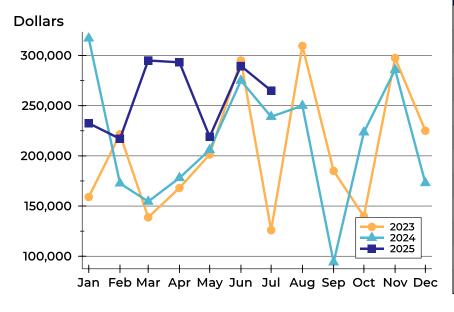


Pottawatomie County Closed Listings Analysis

Average Price



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



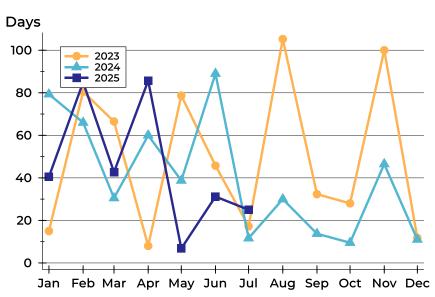
Month	2023	2024	2025
January	159,000	317,000	232,500
February	221,500	172,575	217,000
March	138,750	154,500	295,000
April	168,000	178,000	293,200
May	201,350	206,000	219,000
June	295,000	275,000	289,500
July	126,000	239,000	265,000
August	309,500	250,000	
September	185,000	94,000	
October	139,799	223,500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





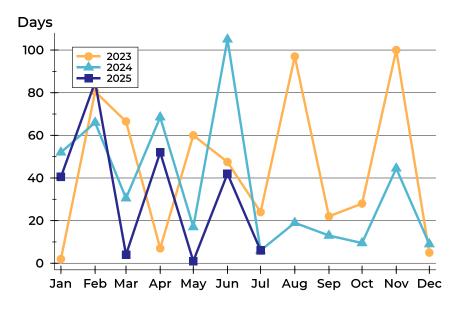
Pottawatomie County Closed Listings Analysis

Average DOM



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

Median DOM



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



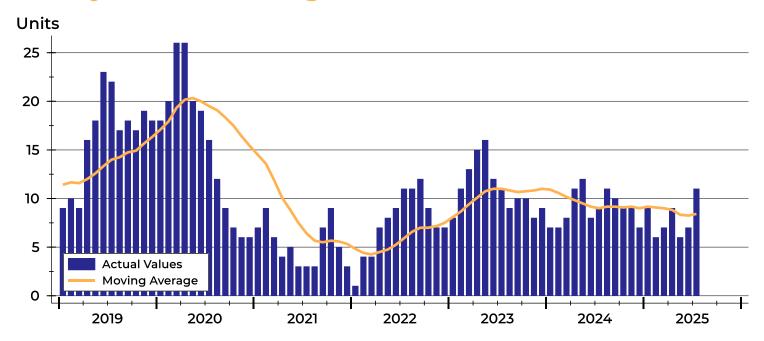
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	11	9	22.2%
Volume (1,000s)		4,454	4,749	-6.2%
Months' Supply		2.9	2.6	11.5%
ge	List Price	404,864	527,667	-23.3%
Avera	Days on Market	31	108	-71.3%
₽	Percent of Original	97.1%	97.7%	-0.6%
_	List Price	359,500	365,000	-1.5%
Median	Days on Market	14	99	-85.9%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 11 homes were available for sale in Pottawatomie County at the end of July. This represents a 2.9 months' supply of active listings.

The median list price of homes on the market at the end of July was \$359,500, down 1.5% from 2024. The typical time on market for active listings was 14 days, down from 99 days a year earlier.

History of Active Listings

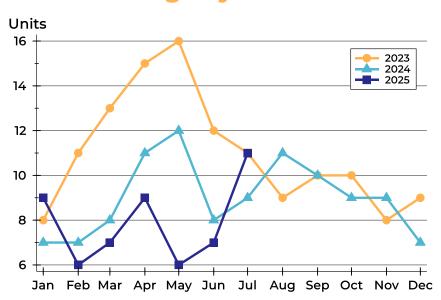






Pottawatomie County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

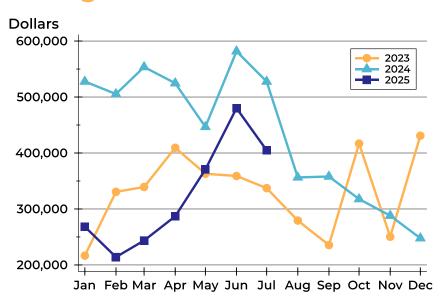
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	9.1%	2.0	99,000	99,000	62	62	79.2%	79.2%
\$100,000-\$124,999	1	9.1%	N/A	119,000	119,000	8	8	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	1.5	229,000	229,000	4	4	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	1.2	272,000	272,000	32	32	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	2.4	342,250	342,250	47	47	100.0%	100.0%
\$400,000-\$499,999	3	27.3%	N/A	450,000	455,000	27	14	98.9%	100.0%
\$500,000-\$749,999	1	9.1%	N/A	600,000	600,000	46	46	92.3%	92.3%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	9.1%	N/A	1,100,000	1,100,000	14	14	100.0%	100.0%



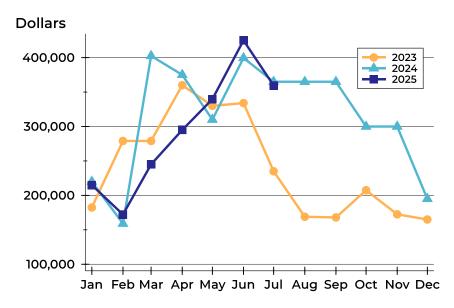


Pottawatomie County Active Listings Analysis

Average Price



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



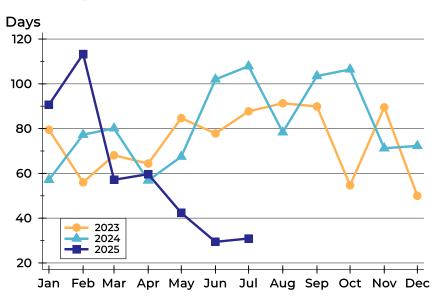
Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	295,000
May	330,000	310,000	339,725
June	334,000	399,500	425,000
July	235,000	365,000	359,500
August	169,000	365,000	
September	168,000	365,000	
October	207,500	299,950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





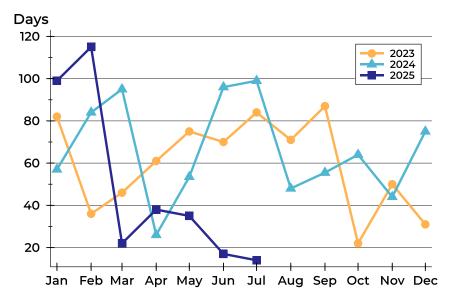
Pottawatomie County Active Listings Analysis

Average DOM



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

Median DOM

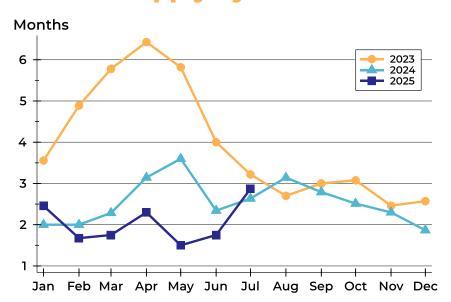


Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	38
May	75	54	35
June	70	96	17
July	84	99	14
August	71	48	
September	87	56	
October	22	64	
November	50	44	
December	31	75	



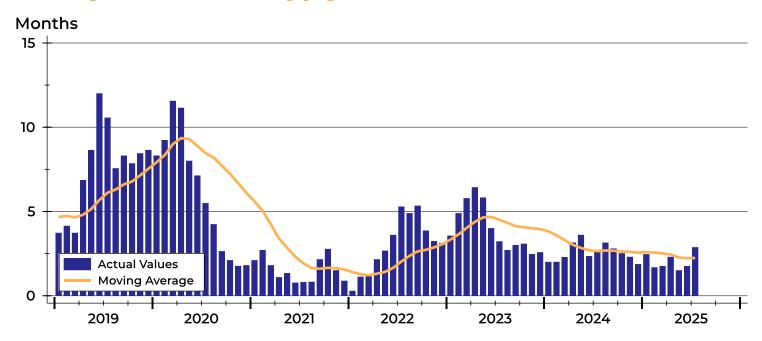
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





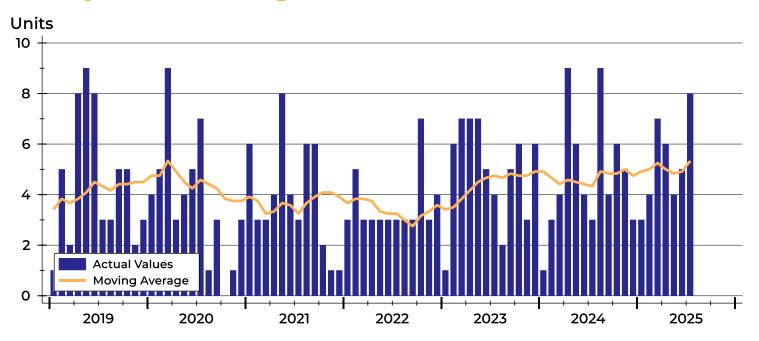
Pottawatomie County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
Ę	New Listings	8	3	166.7%
Month	Volume (1,000s)	2,459	300	719.7%
Current	Average List Price	307,363	100,000	207.4%
2	Median List Price	269,950	100,000	170.0%
ā	New Listings	37	30	23.3%
Year-to-Date	Volume (1,000s)	12,563	7,830	60.4%
ar-to	Average List Price	339,535	260,989	30.1%
۶	Median List Price	289,900	239,000	21.3%

A total of 8 new listings were added in Pottawatomie County during July, up 166.7% from the same month in 2024. Year-to-date Pottawatomie County has seen 37 new listings.

The median list price of these homes was \$269,950 up from \$100,000 in 2024.

History of New Listings

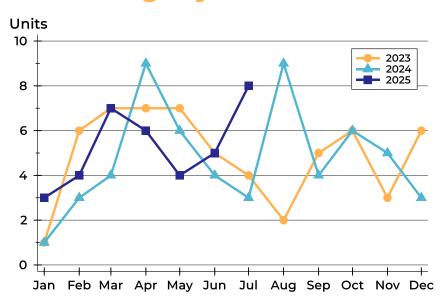






Pottawatomie County New Listings Analysis

New Listings by Month



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

New Listings by Price Range

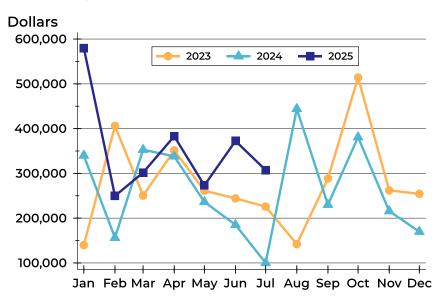
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	119,000	119,000	8	8	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	12.5%	157,000	157,000	14	14	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	12.5%	229,000	229,000	4	4	100.0%	100.0%
\$250,000-\$299,999	2	25.0%	269,950	269,950	8	8	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	325,000	325,000	4	4	100.0%	100.0%
\$400,000-\$499,999	1	12.5%	470,000	470,000	17	17	100.0%	100.0%
\$500,000-\$749,999	1	12.5%	619,000	619,000	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



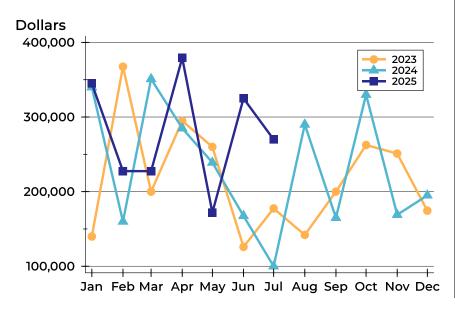


Pottawatomie County New Listings Analysis

Average Price



Month	2023	2024	2025
January	139,900	340,000	580,000
February	406,188	156,333	249,625
March	250,429	353,000	301,779
April	351,417	337,963	383,000
May	261,380	236,400	273,250
June	244,095	185,000	372,390
July	225,750	100,000	307,363
August	142,000	444,050	
September	288,600	229,967	
October	514,116	380,900	
November	262,000	215,800	
December	254,333	169,817	



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	227,500
April	294,750	284,950	379,250
Мау	260,000	239,000	172,000
June	126,000	167,500	325,000
July	177,500	100,000	269,950
August	142,000	290,000	
September	200,000	165,000	
October	262,500	330,000	
November	251,000	169,000	
December	174,500	195,000	



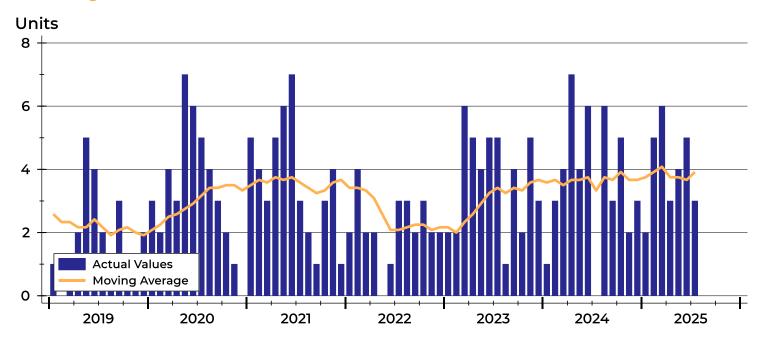
Pottawatomie County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Y025	ear-to-Dat 2024	e Change
Со	ntracts Written	3	0	N/A	28	25	12.0%
Vo	ume (1,000s)	697	0	N/A	8,725	6,154	41.8%
ge	Sale Price	232,300	N/A	N/A	311,618	246,158	26.6%
Avera	Days on Market	10	N/A	N/A	35	47	-25.5%
¥	Percent of Original	100.0%	N/A	N/A	97.2%	95.3%	2.0%
=	Sale Price	250,000	N/A	N/A	289,700	224,950	28.8%
Median	Days on Market	9	N/A	N/A	10	19	-47.4%
Σ	Percent of Original	100.0%	N/A	N/A	100.0%	99.1%	0.9%

A total of 3 contracts for sale were written in Pottawatomie County during the month of July, up from 0 in 2024. The list price of these homes was \$250,000.

Half of the homes that went under contract in July were on the market less than 9 days.

History of Contracts Written

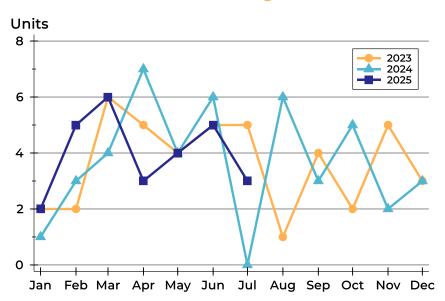






Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

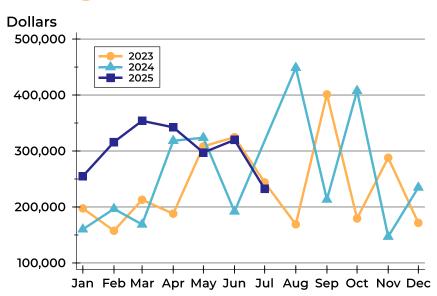
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	33.3%	157,000	157,000	14	14	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	66.7%	269,950	269,950	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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



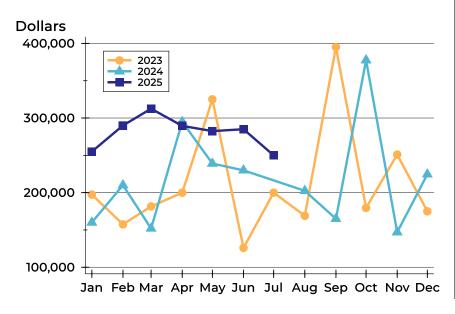


Pottawatomie County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	342,333
May	308,333	323,750	297,238
June	324,708	191,980	319,790
July	243,900	N/A	232,300
August	169,000	448,750	
September	401,119	213,333	
October	179,500	407,488	
November	288,000	147,000	
December	171,566	234,817	



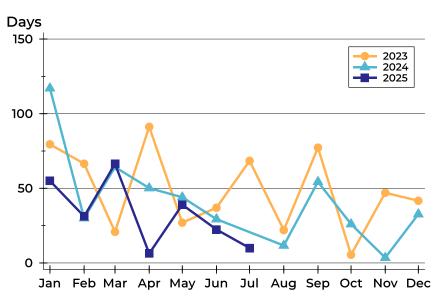
Month	2023	2024	2025
January	197,450	160,000	255,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	289,500
May	325,000	239,000	282,475
June	126,000	229,900	285,000
July	200,000	N/A	250,000
August	169,000	202,500	
September	395,000	165,000	
October	179,500	377,500	
November	251,000	147,000	
December	175,000	224,500	





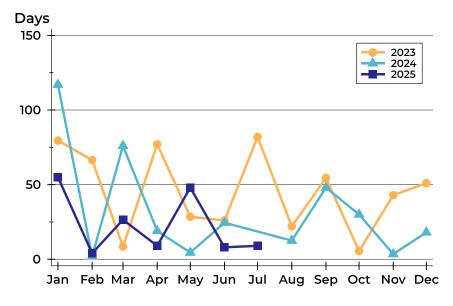
Pottawatomie County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	80	117	55
February	67	30	31
March	21	64	66
April	91	50	6
May	27	44	39
June	37	29	22
July	68	N/A	10
August	22	12	
September	77	54	
October	6	26	
November	47	4	
December	42	33	

Median DOM



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



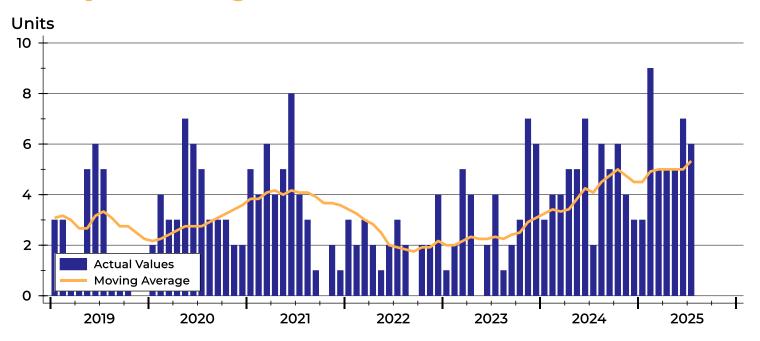
Pottawatomie County Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	Change	
Ре	nding Contracts	6	2	200.0%
Vo	lume (1,000s)	2,106	301.1%	
ge	List Price	350,975	262,450	33.7%
Avera	Days on Market	13	50	-74.0%
Α	Percent of Original	100.0%	96.2%	4.0%
<u>_</u>	List Price	269,950	262,450	2.9%
Median	Days on Market	9	50	-82.0%
Σ	Percent of Original	100.0%	96.2%	4.0%

A total of 6 listings in Pottawatomie County had contracts pending at the end of July, up from 2 contracts pending at the end of July 2024.

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

History of Pending Contracts

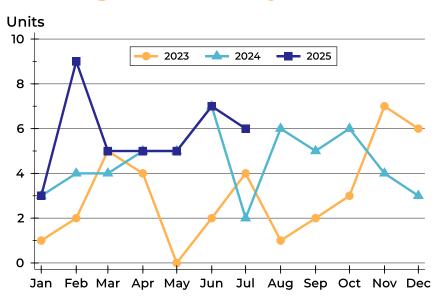






Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

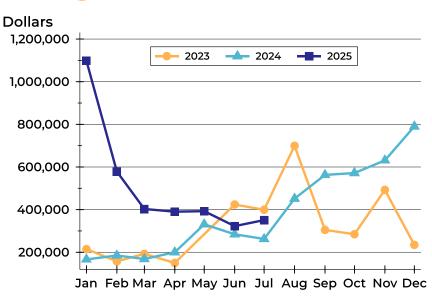
Price Range	Pending Contracts Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orig. Avg. Med.	
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	16.7%	157,000	157,000	14	14	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	16.7%	239,950	239,950	8	8	100.0%	100.0%
\$250,000-\$299,999	2	33.3%	269,950	269,950	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	2	33.3%	584,500	584,500	19	19	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



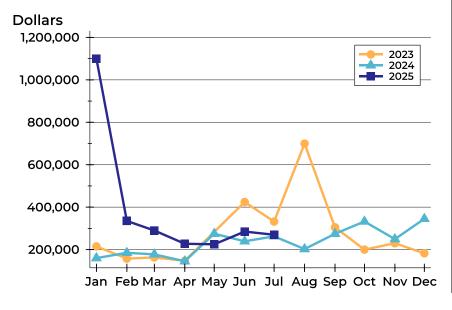


Pottawatomie County Pending Contracts Analysis

Average Price



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



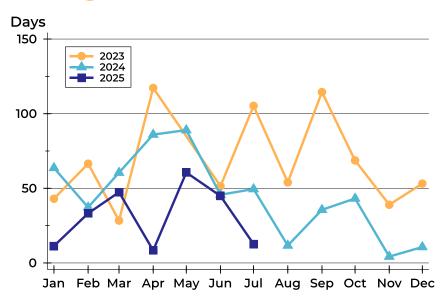
Month	2023	2024	2025
January	215,000	160,000	1,100,000
February	157,500	185,000	335,000
March	163,000	177,500	290,000
April	147,500	145,000	227,500
Мау	N/A	274,900	225,000
June	424,063	239,000	285,000
July	332,250	262,450	269,950
August	699,475	202,500	
September	305,000	274,500	
October	200,000	332,500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





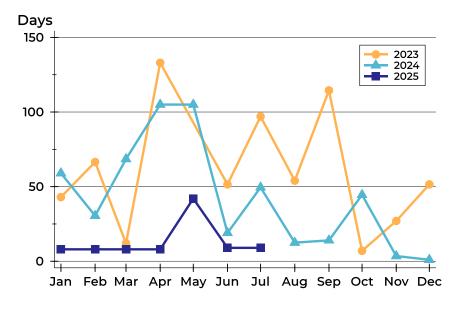
Pottawatomie County Pending Contracts Analysis

Average DOM



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

Median DOM



Month	2023	2024	2025
January	43	59	8
February	67	31	8
March	12	69	8
April	133	105	8
May	N/A	105	42
June	52	19	9
July	97	50	9
August	54	13	
September	115	14	
October	7	45	
November	27	4	
December	52	1	





Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in July

Total home sales in Shawnee County rose by 3.6% last month to 228 units, compared to 220 units in July 2024. Total sales volume was \$54.6 million, down 0.8% from a year earlier.

The median sale price in July was \$210,000, down from \$230,000 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of July

The total number of active listings in Shawnee County at the end of July was 246 units, up from 208 at the same point in 2024. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$260,000.

During July, a total of 237 contracts were written up from 224 in July 2024. At the end of the month, there were 243 contracts still pending.

Report Contents

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

Contact Information

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Shawnee County Summary Statistics

	ly MLS Statistics ree-year History	2025	urrent Mont 2024	h 2023	2025	2023	
	rme Sales ange from prior year	228 3.6%	220 3.3%	213 -21.1%	1,412 0.5%	1,405 1.4%	1,386 -9.2%
	tive Listings ange from prior year	246 18.3%	208 17.5%	177 34.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.2 9.1%	1.1 22.2%	0.9 50.0%	N/A	N/A	N/A
	w Listings ange from prior year	268 2.3%	262 -0.8%	264 1.9%	1,645 -2.9%	1,694 3.7%	1,633 -6.6%
	ntracts Written ange from prior year	237 5.8%	224 10.9%	202 -13.7%	1,473 -1.4%	1,494 1.8%	1,468 -8.6%
	nding Contracts ange from prior year	243 1.3%	240 11.1%	216 -11.5%	N/A N/A		N/A
	les Volume (1,000s) ange from prior year	54,553 -0.8%	54,992 10.2%	49,906 -14.3%	318,443 2.7%	310,137 10.5%	280,674 -11.0%
	Sale Price Change from prior year	239,266 -4.3%	249,965 6.7%	234,303 8.6%	225,526 2.2%	220,738 9.0%	202,506 -2.0%
u	List Price of Actives Change from prior year	337,896 19.5%	282,830 -15.7%	335,537 44.5%	N/A	N/A	N/A
Average	Days on Market Change from prior year	15 -21.1%	19 46.2%	13 44.4%	23 4.5%	22 37.5%	16 45.5%
⋖	Percent of List Change from prior year	98.7 % -0.1%	98.8 % -1.6%	100.4 % -2.1%	98.8 % -0.1%	98.9 % -0.4%	99.3 % -2.1%
	Percent of Original Change from prior year	97.2 % 0.2%	97.0 % -2.4%	99.4 % -2.2%	97.2 % -0.3%	97.5 % -0.6%	98.1 % -2.3%
	Sale Price Change from prior year	210,000 -8.7%	230,000 5.7%	217,500 13.9%	201,255 3.9%	193,750 10.7%	175,000 0.0%
	List Price of Actives Change from prior year	260,000 11.8%	232,500 -21.7%	297,000 52.3%	N/A	N/A	N/A
Median	Days on Market Change from prior year	4 -20.0%	5 66.7%	3 0.0%	6 20.0%	5 25.0%	4 33.3%
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%

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





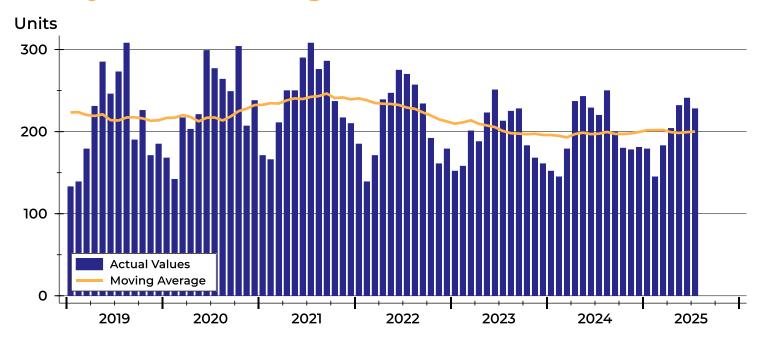
Shawnee County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Y0 2025	ear-to-Dat 2024	e Change
	osed Listings	228	220	3.6%	1,412	0.5%	
	lume (1,000s)	54,553	54,992	-0.8%	318,443	1,405 310,137	2.7%
Mo	onths' Supply	1.2	1.1	9.1%	N/A	N/A	N/A
	Sale Price	239,266	249,965	-4.3%	225,526	220,738	2.2%
age	Days on Market	15	19	-21.1%	23	22	4.5%
Averag	Percent of List	98.7%	98.8%	-0.1%	98.8%	98.9%	-0.1%
	Percent of Original	97.2%	97.0%	0.2%	97.2%	97.5%	-0.3%
	Sale Price	210,000	230,000	-8.7%	201,255	193,750	3.9%
dian	Days on Market	4	5	-20.0%	6	5	20.0%
Med	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 228 homes sold in Shawnee County in July, up from 220 units in July 2024. Total sales volume fell to \$54.6 million compared to \$55.0 million in the previous year.

The median sales price in July was \$210,000, down 8.7% compared to the prior year.
Median days on market was 4 days, down from 5 days in June, and down from 5 in July 2024.

History of Closed Listings

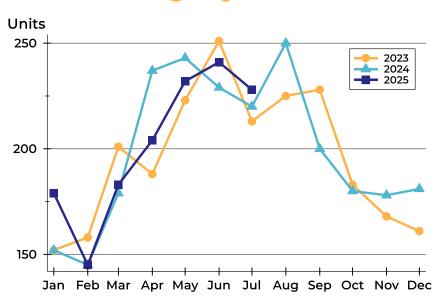






Shawnee County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

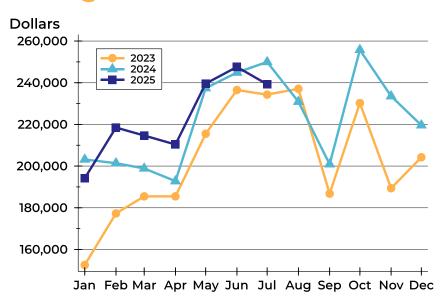
Price Range	Sa Number	les Percent	Months' Supply	Sale I Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ? Avg.	% of Orig. Med.
Below \$25,000	4	1.8%	0.6	16,875	16,250	14	8	77.4%	73.4%	71.2%	70.9%
\$25,000-\$49,999	9	3.9%	0.8	37,556	40,000	28	2	98.7%	100.0%	94.5%	100.0%
\$50,000-\$99,999	34	14.9%	0.4	78,022	84,000	22	4	94.9%	100.0%	93.0%	99.0%
\$100,000-\$124,999	10	4.4%	1.3	111,200	110,000	12	7	98.3%	100.0%	96.6%	95.7%
\$125,000-\$149,999	18	7.9%	1.5	135,628	138,500	4	2	102.1%	100.0%	101.8%	100.0%
\$150,000-\$174,999	20	8.8%	0.8	162,840	165,000	7	3	100.5%	100.0%	99.6%	100.0%
\$175,000-\$199,999	12	5.3%	1.4	187,200	188,500	4	2	102.0%	100.4%	101.6%	100.4%
\$200,000-\$249,999	30	13.2%	0.8	221,804	222,500	12	3	99.4%	100.0%	98.0%	100.0%
\$250,000-\$299,999	34	14.9%	1.3	273,771	275,000	16	4	99.9%	100.0%	99.0%	100.0%
\$300,000-\$399,999	31	13.6%	1.8	344,810	339,900	18	5	99.5%	100.0%	98.0%	100.0%
\$400,000-\$499,999	13	5.7%	1.1	441,800	450,000	25	9	97.8%	98.7%	95.6%	97.7%
\$500,000-\$749,999	11	4.8%	3.3	559,818	540,000	13	6	99.1%	99.1%	97.1%	99.0%
\$750,000-\$999,999	1	0.4%	7.0	885,000	885,000	38	38	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	0.4%	12.0	3,000,000	3,000,000	1	1	100.0%	100.0%	100.0%	100.0%



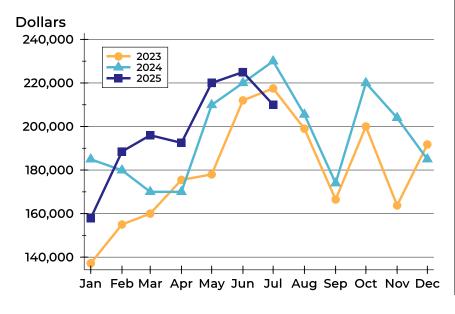


Shawnee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,562	203,177	194,176
February	177,282	201,388	218,496
March	185,458	198,874	214,665
April	185,465	192,780	210,365
Мау	215,513	237,424	239,593
June	236,507	244,889	247,582
July	234,303	249,965	239,266
August	237,110	230,912	
September	186,792	200,908	
October	230,249	255,762	
November	189,385	233,565	
December	204,217	219,595	



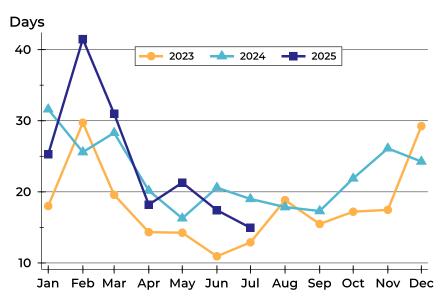
Month	2023	2024	2025
January	137,200	184,950	157,900
February	155,000	179,900	188,500
March	160,000	170,000	196,000
April	175,500	170,000	192,500
Мау	178,000	209,900	220,000
June	212,000	220,000	225,000
July	217,500	230,000	210,000
August	199,000	205,500	
September	166,475	174,000	
October	200,000	220,000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





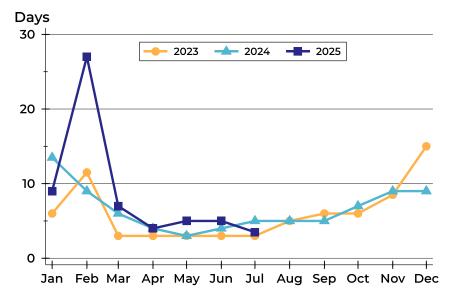
Shawnee County Closed Listings Analysis

Average DOM



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

Median DOM



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



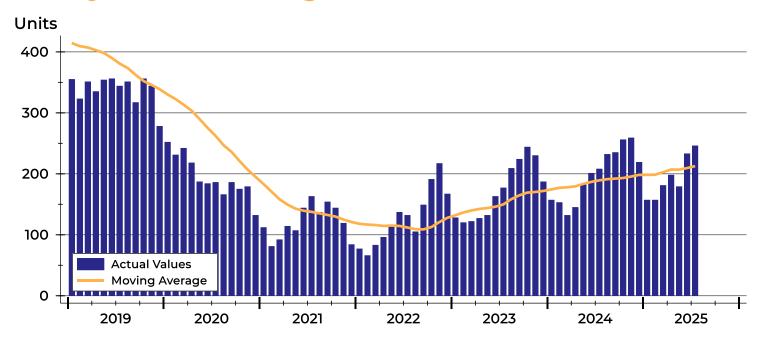
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	246	208	18.3%
Vo	lume (1,000s)	83,122	58,829	41.3%
Mc	onths' Supply	1.2	1.1	9.1%
ge	List Price	337,896	282,830	19.5%
Avera	Days on Market	35	45	-22.2%
₹	Percent of Original	97.3%	96.6%	0.7%
_	List Price	260,000	232,500	11.8%
Median	Days on Market	17	30	-43.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 246 homes were available for sale in Shawnee County at the end of July. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of July was \$260,000, up 11.8% from 2024. The typical time on market for active listings was 17 days, down from 30 days a year earlier.

History of Active Listings

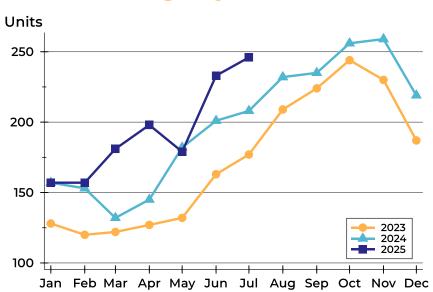






Shawnee County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	128	157	157
February	120	153	157
March	122	132	181
April	127	145	198
May	132	182	179
June	163	201	233
July	177	208	246
August	209	232	
September	224	235	
October	244	256	
November	230	259	
December	187	219	

Active Listings by Price Range

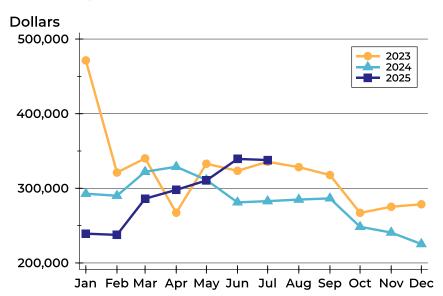
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	0.6	21,200	21,200	18	18	100.0%	100.0%
\$25,000-\$49,999	8	3.3%	0.8	32,500	31,000	38	14	90.8%	100.0%
\$50,000-\$99,999	11	4.5%	0.4	83,705	89,000	14	5	98.5%	100.0%
\$100,000-\$124,999	14	5.7%	1.3	111,209	110,000	48	28	99.3%	100.0%
\$125,000-\$149,999	26	10.6%	1.5	136,033	134,925	31	12	98.3%	100.0%
\$150,000-\$174,999	13	5.3%	0.8	159,392	155,000	47	14	94.6%	100.0%
\$175,000-\$199,999	21	8.5%	1.4	192,642	195,000	41	15	97.5%	100.0%
\$200,000-\$249,999	22	8.9%	0.8	229,914	229,900	24	13	98.9%	100.0%
\$250,000-\$299,999	32	13.0%	1.3	273,778	272,450	27	24	96.9%	98.2%
\$300,000-\$399,999	46	18.7%	1.8	355,050	358,550	44	31	96.8%	99.3%
\$400,000-\$499,999	14	5.7%	1.1	446,621	434,950	25	16	97.5%	99.0%
\$500,000-\$749,999	28	11.4%	3.3	596,575	582,500	37	15	97.6%	99.5%
\$750,000-\$999,999	7	2.8%	7.0	886,714	880,000	29	10	97.4%	100.0%
\$1,000,000 and up	3	1.2%	12.0	3,798,000	2,295,000	111	146	95.0%	100.0%



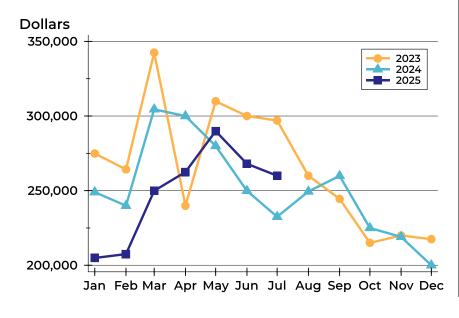


Shawnee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	471,371	292,789	239,241
February	321,120	290,058	237,606
March	340,144	322,171	286,081
April	267,273	328,914	297,906
May	332,899	311,226	310,492
June	323,468	281,161	339,382
July	335,537	282,830	337,896
August	328,376	284,902	
September	317,818	286,533	
October	267,090	248,443	
November	275,269	240,732	
December	278,599	225,353	



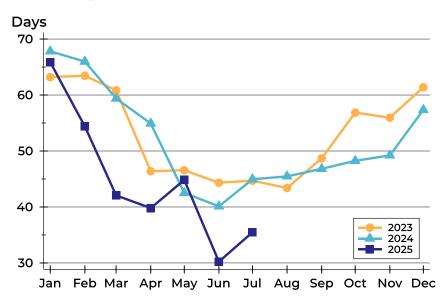
Month	2023	2024	2025
January	274,900	249,000	204,900
February	264,250	239,900	207,500
March	342,500	304,500	249,900
April	239,900	300,000	262,500
May	309,888	279,950	289,900
June	300,000	249,900	268,000
July	297,000	232,500	260,000
August	260,000	249,450	
September	244,500	259,900	
October	215,000	225,000	
November	219,950	219,000	
December	217,500	200,000	





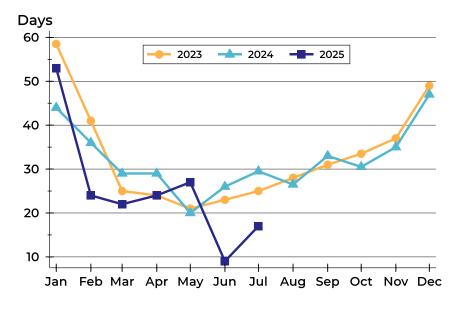
Shawnee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	63	68	66
February	63	66	54
March	61	59	42
April	46	55	40
May	47	43	45
June	44	40	30
July	45	45	35
August	43	45	
September	49	47	
October	57	48	
November	56	49	
December	61	57	

Median DOM

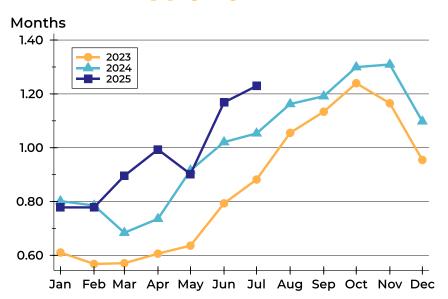


Month	2023	2024	2025
January	59	44	53
February	41	36	24
March	25	29	22
April	24	29	24
May	21	20	27
June	23	26	9
July	25	30	17
August	28	27	
September	31	33	
October	34	31	
November	37	35	
December	49	47	



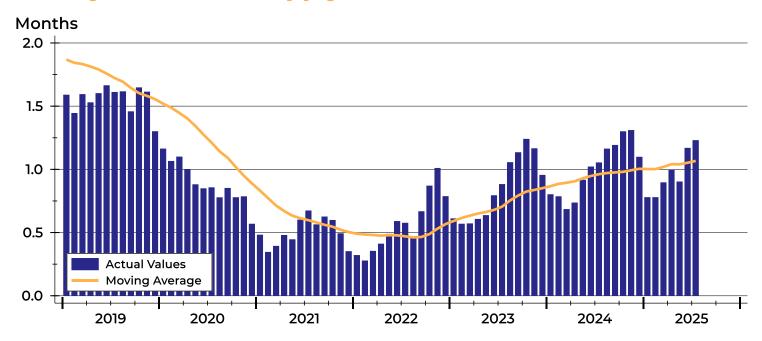
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply







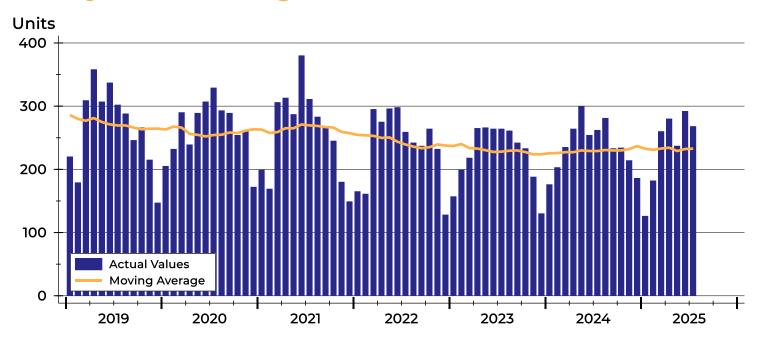
Shawnee County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
£	New Listings	268	262	2.3%
Month	Volume (1,000s)	66,735	63,379	5.3%
Current	Average List Price	249,011	241,904	2.9%
S	Median List Price	219,950	209,900	4.8%
ate	New Listings	1,645	1,694	-2.9%
o-Dai	Volume (1,000s)	404,142	400,749	0.8%
Year-to-D	Average List Price	245,679	236,570	3.9%
۶	Median List Price	215,000	199,900	7.6%

A total of 268 new listings were added in Shawnee County during July, up 2.3% from the same month in 2024. Year-to-date Shawnee County has seen 1,645 new listings.

The median list price of these homes was \$219,950 up from \$209,900 in 2024.

History of New Listings

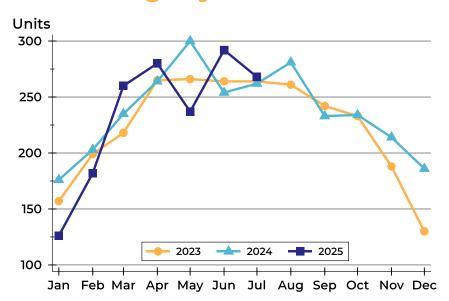






Shawnee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	157	176	126
February	199	203	182
March	218	235	260
April	265	264	280
Мау	266	300	237
June	264	254	292
July	264	262	268
August	261	281	
September	242	233	
October	233	234	
November	188	214	
December	130	186	

New Listings by Price Range

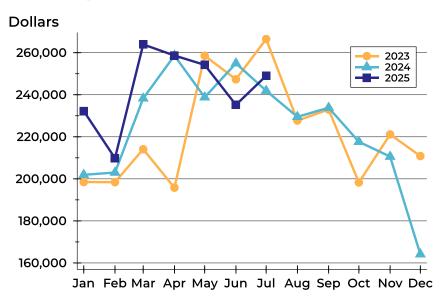
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	4	1.5%	16,400	21,050	8	6	96.9%	96.5%
\$25,000-\$49,999	8	3.0%	37,313	40,000	5	3	100.0%	100.0%
\$50,000-\$99,999	23	8.6%	77,824	79,900	7	4	99.3%	100.0%
\$100,000-\$124,999	15	5.6%	111,202	109,980	6	4	98.7%	100.0%
\$125,000-\$149,999	33	12.3%	135,080	134,900	8	5	99.1%	100.0%
\$150,000-\$174,999	17	6.3%	165,105	165,000	5	3	99.1%	100.0%
\$175,000-\$199,999	24	9.0%	187,438	186,000	6	3	99.6%	100.0%
\$200,000-\$249,999	34	12.7%	229,153	229,950	7	5	99.5%	100.0%
\$250,000-\$299,999	41	15.3%	272,559	275,000	9	4	98.6%	100.0%
\$300,000-\$399,999	36	13.4%	355,218	355,000	8	5	99.4%	100.0%
\$400,000-\$499,999	13	4.9%	447,600	440,000	11	5	98.8%	100.0%
\$500,000-\$749,999	16	6.0%	603,325	595,000	9	8	99.3%	100.0%
\$750,000-\$999,999	3	1.1%	875,000	850,000	8	9	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,299,000	1,299,000	22	22	100.0%	100.0%





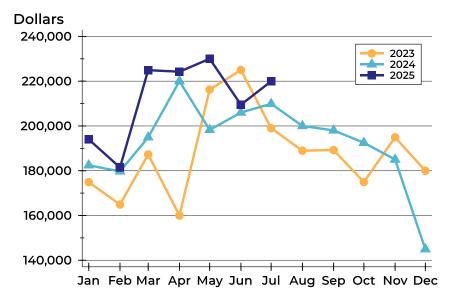
Shawnee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	198,471	201,923	232,244
February	198,421	203,001	209,850
March	214,083	238,254	263,927
April	195,806	258,643	258,653
May	258,558	238,789	254,204
June	247,335	254,943	235,194
July	266,478	241,904	249,011
August	227,725	229,483	
September	232,969	233,832	
October	198,279	217,633	
November	221,138	210,575	
December	210,838	164,149	

Median Price



Month	2023	2024	2025
January	174,900	182,450	194,000
February	164,900	179,700	181,450
March	187,250	194,900	224,925
April	160,000	220,000	224,225
May	216,250	198,250	230,000
June	225,000	206,000	209,500
July	199,000	209,900	219,950
August	188,950	200,000	
September	189,250	198,000	
October	174,950	192,500	
November	194,925	185,000	
December	180,000	144,950	





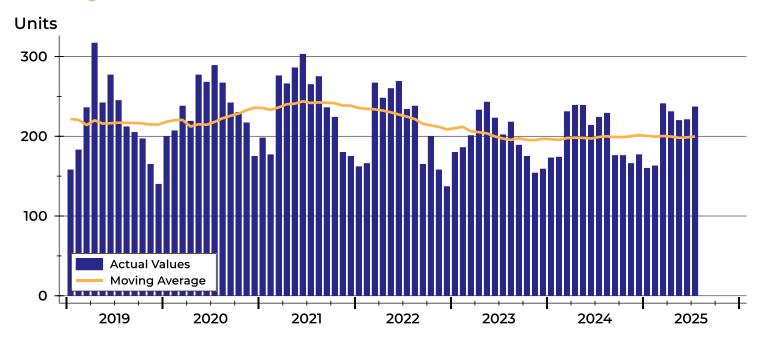
Shawnee County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	237	224	5.8%	1,473	1,494	-1.4%
Vo	lume (1,000s)	53,195	53,287	-0.2%	344,215	340,332	1.1%
ge	Sale Price	224,453	237,887	-5.6%	233,683	227,799	2.6%
Average	Days on Market	17	17	0.0%	22	21	4.8%
Ą	Percent of Original	97.5%	97.1%	0.4%	97.5%	97.6%	-0.1%
<u>_</u>	Sale Price	210,000	205,000	2.4%	210,000	199,000	5.5%
Median	Days on Market	5	6	-16.7%	5	4	25.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 237 contracts for sale were written in Shawnee County during the month of July, up from 224 in 2024. The median list price of these homes was \$210,000, up from \$205,000 the prior year.

Half of the homes that went under contract in July were on the market less than 5 days, compared to 6 days in July 2024.

History of Contracts Written

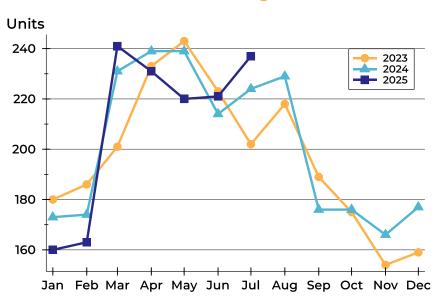






Shawnee County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	180	173	160
February	186	174	163
March	201	231	241
April	233	239	231
May	243	239	220
June	223	214	221
July	202	224	237
August	218	229	
September	189	176	
October	175	176	
November	154	166	
December	159	177	

Contracts Written by Price Range

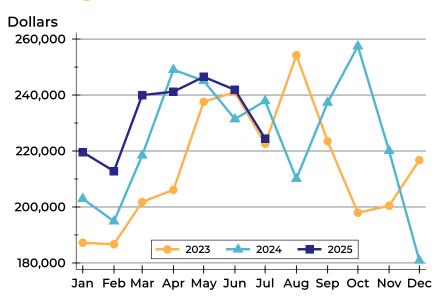
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	4	1.7%	20,900	21,050	16	12	84.4%	82.4%
\$25,000-\$49,999	6	2.5%	39,083	40,000	6	4	95.0%	100.0%
\$50,000-\$99,999	23	9.7%	78,733	79,900	12	4	97.3%	100.0%
\$100,000-\$124,999	17	7.2%	113,891	114,900	27	10	93.6%	100.0%
\$125,000-\$149,999	25	10.5%	135,572	135,000	20	3	98.2%	100.0%
\$150,000-\$174,999	18	7.6%	163,360	164,950	9	4	96.6%	100.0%
\$175,000-\$199,999	21	8.9%	187,443	187,000	7	2	99.7%	100.0%
\$200,000-\$249,999	31	13.1%	227,774	228,500	15	6	98.6%	100.0%
\$250,000-\$299,999	38	16.0%	273,839	275,000	11	4	98.0%	100.0%
\$300,000-\$399,999	37	15.6%	352,715	350,000	27	9	98.1%	100.0%
\$400,000-\$499,999	12	5.1%	448,654	440,000	24	20	97.7%	100.0%
\$500,000-\$749,999	5	2.1%	592,600	565,000	30	14	99.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





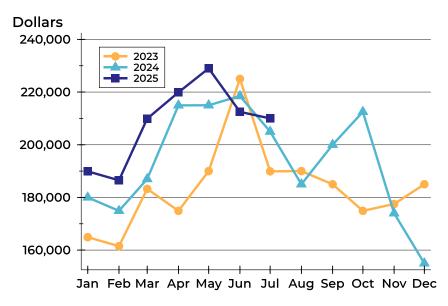
Shawnee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	187,197	202,959	219,592
February	186,680	194,860	212,779
March	201,803	218,412	239,978
April	206,094	249,046	241,197
May	237,560	245,081	246,502
June	241,051	231,398	241,855
July	222,575	237,887	224,453
August	254,216	210,062	
September	223,491	237,312	
October	197,944	257,469	
November	200,423	220,036	
December	216,737	180,878	

Median Price



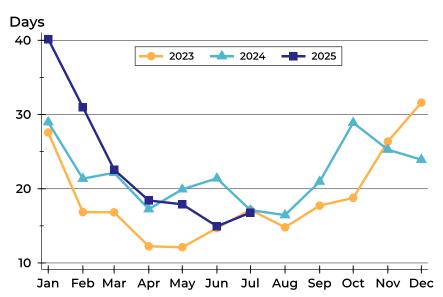
Month	2023	2024	2025	
January	164,900	180,000	189,900	
February	161,500	174,900	186,500	
March	183,250	187,000	209,900	
April	174,900	214,950	219,900	
May	190,000	215,000	229,000	
June	225,000	218,500	212,500	
July	189,900	205,000	210,000	
August	190,000	185,000		
September	185,000	200,000		
October	174,900	212,500		
November	177,500	174,000		
December	185,000	155,000		





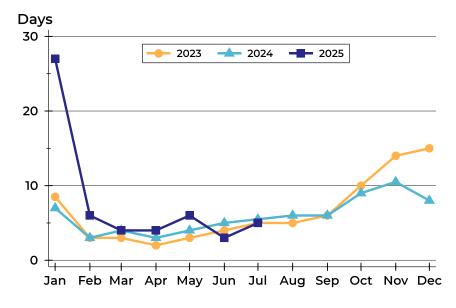
Shawnee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	28	29	40
February	17	21	31
March	17	22	23
April	12	17	18
May	12	20	18
June	15	21	15
July	17	17	17
August	15	16	
September	18	21	
October	19	29	
November	26	25	
December	32	24	

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	3	6
March	3	4	4
April	2	3	4
Мау	3	4	6
June	4	5	3
July	5	6	5
August	5	6	
September	6	6	
October	10	9	
November	14	11	
December	15	8	



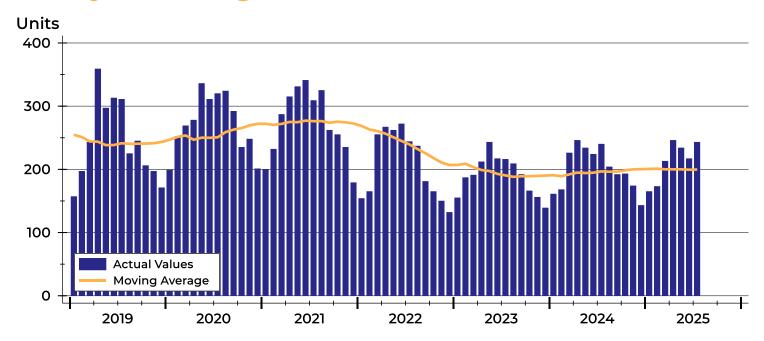
Shawnee County Pending Contracts Analysis

	mmary Statistics Pending Contracts					
Ре	nding Contracts	243	240	1.3%		
Volume (1,000s)		60,665	58,603	3.5%		
ge	List Price	249,651	244,180	2.2%		
Avera	Days on Market	19	21	-9.5%		
Α	Percent of Original	98.2%	98.4%	-0.2%		
<u>_</u>	List Price	235,000	210,994	11.4%		
Media	Days on Market	5	6	-16.7%		
Σ	Percent of Original	100.0%	100.0%	0.0%		

A total of 243 listings in Shawnee County had contracts pending at the end of July, up from 240 contracts pending at the end of July 2024.

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

History of Pending Contracts

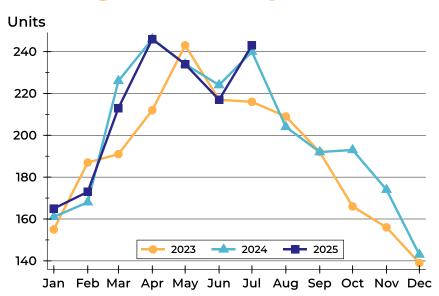






Shawnee County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	155	161	165
February	187	168	173
March	191	226	213
April	212	246	246
May	243	234	234
June	217	224	217
July	216	240	243
August	209	204	
September	192	192	
October	166	193	
November	156	174	
December	139	143	

Pending Contracts by Price Range

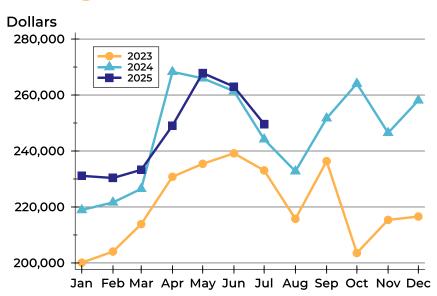
Price Range	Pending Contracts Number Percent		List Price Average Median		Days on Market Avg. Med.		Price as % of Orion Avg. Med.	
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	3	1.2%	43,167	40,000	1	1	100.0%	100.0%
\$50,000-\$99,999	19	7.8%	75,584	77,000	16	6	97.4%	100.0%
\$100,000-\$124,999	15	6.2%	114,480	115,900	25	5	96.5%	100.0%
\$125,000-\$149,999	23	9.5%	136,211	135,000	15	3	98.4%	100.0%
\$150,000-\$174,999	19	7.8%	163,988	164,900	8	3	98.9%	100.0%
\$175,000-\$199,999	24	9.9%	187,375	186,000	20	3	98.5%	100.0%
\$200,000-\$249,999	29	11.9%	228,775	234,500	23	7	97.6%	100.0%
\$250,000-\$299,999	43	17.7%	275,020	275,000	13	5	98.5%	100.0%
\$300,000-\$399,999	41	16.9%	353,289	355,000	25	9	98.2%	100.0%
\$400,000-\$499,999	15	6.2%	447,423	440,000	23	14	97.9%	100.0%
\$500,000-\$749,999	9	3.7%	590,533	576,900	18	4	99.5%	100.0%
\$750,000-\$999,999	2	0.8%	824,450	824,450	32	32	98.9%	98.9%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





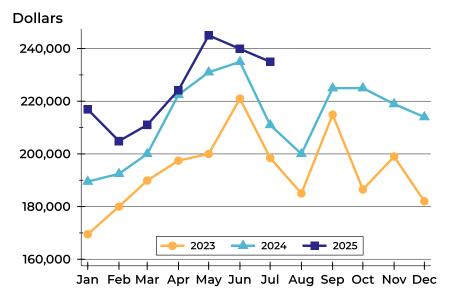
Shawnee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	200,095	218,913	231,124
February	204,059	221,623	230,357
March	213,872	226,481	233,270
April	230,805	268,279	249,069
May	235,423	265,979	267,871
June	239,162	261,409	262,995
July	233,056	244,180	249,651
August	215,734	232,747	
September	236,375	251,683	
October	203,540	264,080	
November	215,383	246,477	
December	216,582	258,075	

Median Price



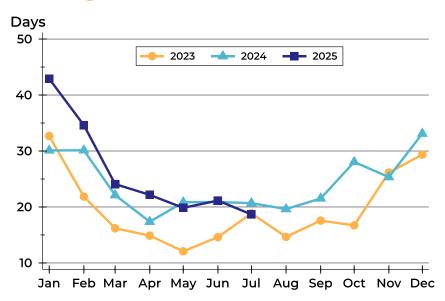
Month	2023	2024	2025	
January	169,500	189,500	216,900	
February	180,000	192,450	204,900	
March	189,900	200,000	211,000	
April	197,450	222,450	224,225	
May	200,000	231,000	245,000	
June	221,000	234,950	239,900	
July	198,500	210,994	235,000	
August	185,000	200,000		
September	214,900	224,950		
October	186,500	225,000		
November	199,000	218,950		
December	182,000	214,000		





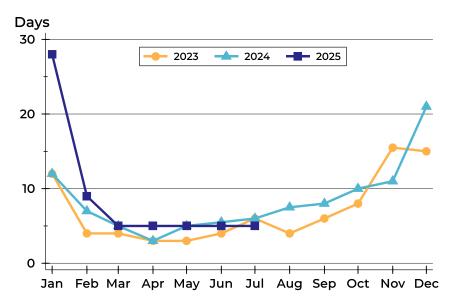
Shawnee County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
	15	17	22
April		21	
May	12	<u>-</u> ·	20
June	15	21	21
July	19	21	19
August	15	20	
September	18	22	
October	17	28	
November	26	25	
December	29	33	

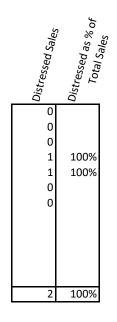
Median DOM

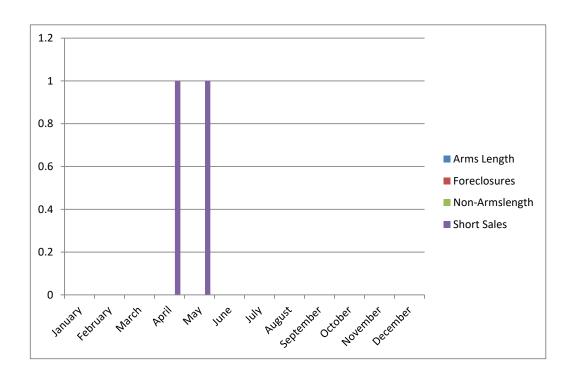


Month	2023	2024	2025
January	12	12	28
February	4	7	9
March	4	5	5
April	3	3	5
May	3	5	5
June	4	6	5
July	6	6	5
August	4	8	
September	6	8	
October	8	10	
November	16	11	
December	15	21	

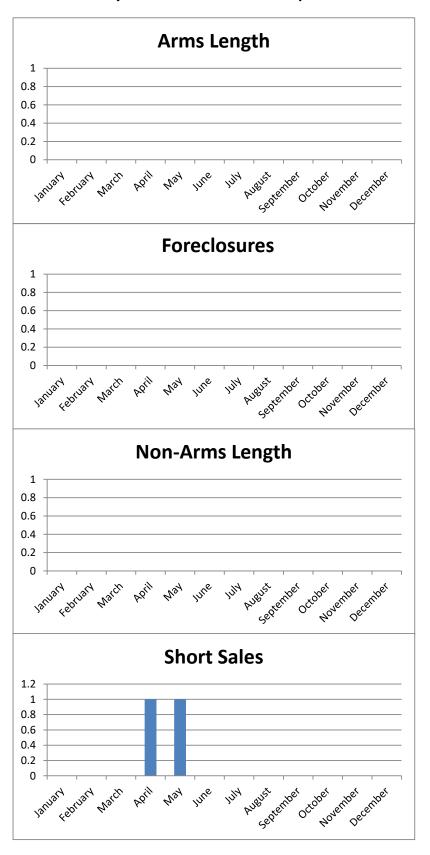
Sunflower Multiple Listing Service July 2025 Distressed Sales Report

	Total Sales	Arms Leneth	Foreclosures	Non-Armsle	Short Sales
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	0	0	0
April	1	0	0	0	1
May	1	0	0	0	1
June	0	0	0	0	0
July	0	0	0	0	0
August					
September					
October					
November					
December					
YTD Totals	2	0	0	0	2





Sunflower Multiple Listing Service July 2025 Distressed Sales Report



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

July 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	3	3	8	4	3	7						67	30	54	62
\$30,000-\$39,999	4	1	4	4	2	4	1						20	33	38	39
\$40,000-\$49,999	3	4	1	10	5	6	9						38	29	39	40
\$50,000-\$59,999	6	7	2	8		11	7						48	31	64	62
\$60,000-\$69,999	3	4	4	6	7	7	5						36	55	71	83
\$70,000-\$79,999	8	10	17	10	6	7	6						64	46	61	77
\$80,000-\$89,999	6	9	13	8	6	10	11						63	87	62	85
\$90,000-\$99,999	2	2	6	9	15	3	15						52	51	81	75
\$100,000-\$119,999	10	9	11	16	15	17	13						91	99	125	142
\$120,000-\$139,999	15	14	15	18	20	18	17						117	129	156	211
\$140,000-\$159,999	18	10	14	23	30	23	27						145	164	151	174
\$160,000-\$179,999	13	8	19	23	20	28	25						136	174	163	156
\$180,000-\$199,999	12	13	17	23	31	24	19						139	152	126	149
\$200,000-\$249,999	26	23	48	50	46	64	50						307	313	295	320
\$250,000-\$299,999	22	45	28	43	42	56	53						289	262	213	248
\$300,000-\$399,999	34	28	37	44	59	53	45						300	279	242	234
\$400,000-\$499,999	15	14	14	20	27	26	24						140	104	101	125
\$500,000 or more	16	7	18	10	20	30	18						119	105	84	102
TOTALS	252	211	271	333	362	390	352	0	0	0	0	0	2171	2143	2126	2384





Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Fell in July

Total home sales in the Topeka MSA & Douglas County fell last month to 288 units, compared to 294 units in July 2024. Total sales volume was \$69.9 million, down from a vear earlier.

The median sale price in July was \$212,875, down from \$230,000 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

Topeka MSA & Douglas County Active Listings Up at End of July

The total number of active listings in the Topeka MSA & Douglas County at the end of July was 350 units, up from 310 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 July was \$267,000.

During July, a total of 302 contracts were written up from 280 in July 2024. At the end of the month, there were 311 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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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Topeka MSA & Douglas County Summary Statistics

	ly MLS Statistics ree-year History	2025	Surrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	rme Sales ange from prior year	288 -2.0%	294 8.9%	270 -25.4%	1,774 0.5%	1,765 2.0%	1,730 -11.9%
	tive Listings ange from prior year	350 12.9%	310 18.3%	262 22.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.4 16.7%	1.2 20.0%	1.0 42.9%	N/A	N/A	N/A
	w Listings ange from prior year	343 1.8%	337 0.0%	337 -2.3%	2,100 -3.0%	2,164 4.6%	2,069 -9.3%
	ntracts Written ange from prior year	302 7.9%	280 6.1%	264 -15.7%	1,854 -1.5%	1,882 2.6%	1,834 -11.2%
	nding Contracts ange from prior year	311 4.4%	298 9.6%	272 -13.9%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	69,852 -6.2%	74,469 14.6%	64,966 -17.9%	420,336 3.9%	404,465 10.5%	366,089 -12.8%
	Sale Price Change from prior year	242,542 -4.2%	253,297 5.3%	240,616 10.0%	236,943 3.4%	229,159 8.3%	211,612 -1.0%
u	List Price of Actives Change from prior year	345,133 12.2%	307,686 -8.2%	335,238 15.7%	N/A	N/A	N/A
Average	Days on Market Change from prior year	18 -30.8%	26 44.4%	18 80.0%	25 0.0%	25 31.6%	19 35.7%
⋖	Percent of List Change from prior year	98.6 % 0.1%	98.5 % -1.7%	100.2 % -1.5%	98.6 % 0.0%	98.6 % -0.5%	99.1 % -2.0%
	Percent of Original Change from prior year	97.0 % 0.5%	96.5 % -2.4%	98.9 % -1.8%	97.0 % 0.0%	97.0 % -0.7%	97.7 % -2.4%
	Sale Price Change from prior year	212,875 -7.4%	230,000 3.5%	222,250 14.0%	210,000 5.0%	200,000 10.2%	181,450 -0.6%
	List Price of Actives Change from prior year	267,000 6.8%	249,950 -16.3%	298,500 42.2%	N/A	N/A	N/A
Median	Days on Market Change from prior year	4 -33.3%	6 50.0%	4 33.3%	6 0.0%	6 50.0%	4 33.3%
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	100.0 % 0.3%	99.7 % -0.3%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%

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





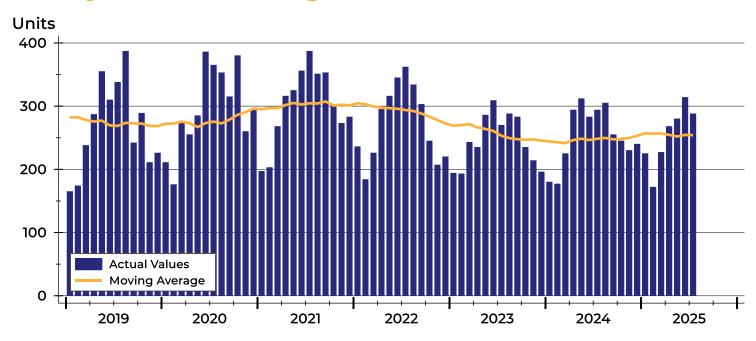
Topeka MSA & Douglas County Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Y 2025	ear-to-Dat 2024	e Change
Clo	osed Listings	288	294	-2.0%	1,774	1,765	0.5%
Vo	lume (1,000s)	69,852	74,469	-6.2%	420,336	404,465	3.9%
Mc	onths' Supply	1.4	1.2	16.7%	N/A	N/A	N/A
	Sale Price	242,542	253,297	-4.2%	236,943	229,159	3.4%
age	Days on Market	18	26	-30.8%	25	25	0.0%
Averag	Percent of List	98.6%	98.5%	0.1%	98.6%	98.6%	0.0%
	Percent of Original	97.0%	96.5%	0.5%	97.0%	97.0%	0.0%
	Sale Price	212,875	230,000	-7.4%	210,000	200,000	5.0%
lan	Days on Market	4	6	-33.3%	6	6	0.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.7%	0.3%	100.0%	100.0%	0.0%

A total of 288 homes sold in the Topeka MSA & Douglas County in July, down from 294 units in July 2024. Total sales volume fell to \$69.9 million compared to \$74.5 million in the previous year.

The median sales price in July was \$212,875, down 7.4% compared to the prior year.
Median days on market was 4 days, down from 5 days in June, and down from 6 in July 2024.

History of Closed Listings

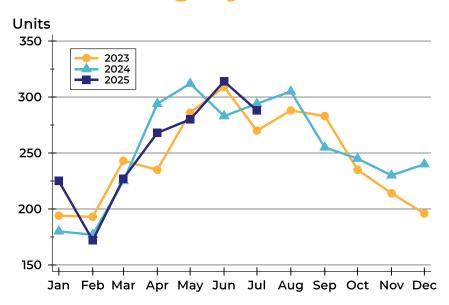






Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	194	180	225
February	193	177	172
March	243	225	227
April	235	294	268
May	286	312	280
June	309	283	314
July	270	294	288
August	288	305	
September	283	255	
October	235	245	
November	214	230	
December	196	240	

Closed Listings by Price Range

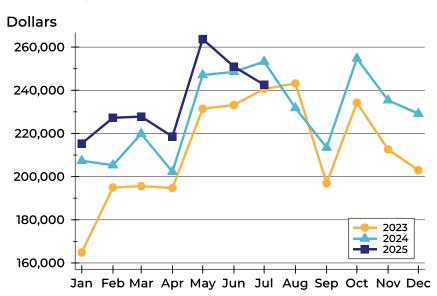
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ^o Avg.	% of Orig. Med.
Below \$25,000	4	1.4%	0.5	16,875	16,250	14	8	77.4%	73.4%	71.2%	70.9%
\$25,000-\$49,999	10	3.5%	0.8	36,300	40,000	28	5	96.0%	100.0%	92.2%	100.0%
\$50,000-\$99,999	36	12.5%	0.6	77,896	82,700	24	4	94.7%	100.0%	92.7%	98.7%
\$100,000-\$124,999	12	4.2%	1.3	112,175	112,550	13	11	98.7%	100.0%	97.0%	95.7%
\$125,000-\$149,999	25	8.7%	1.5	137,092	140,000	10	4	101.6%	100.0%	101.3%	100.0%
\$150,000-\$174,999	28	9.7%	0.9	162,343	163,250	7	3	100.9%	100.0%	100.3%	100.0%
\$175,000-\$199,999	16	5.6%	1.4	186,744	187,500	13	3	101.0%	100.0%	98.9%	100.0%
\$200,000-\$249,999	41	14.2%	0.9	220,381	220,000	21	5	98.5%	100.0%	97.3%	100.0%
\$250,000-\$299,999	44	15.3%	1.3	273,380	275,000	19	4	100.0%	100.0%	98.2%	99.4%
\$300,000-\$399,999	36	12.5%	2.0	345,090	341,250	18	6	99.4%	100.0%	97.7%	98.9%
\$400,000-\$499,999	20	6.9%	1.3	447,495	454,750	30	10	97.2%	98.8%	95.0%	98.3%
\$500,000-\$749,999	14	4.9%	3.5	570,571	545,000	13	7	99.4%	99.7%	97.7%	99.3%
\$750,000-\$999,999	1	0.3%	8.0	885,000	885,000	38	38	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	0.3%	18.0	3,000,000	3,000,000	1	1	100.0%	100.0%	100.0%	100.0%





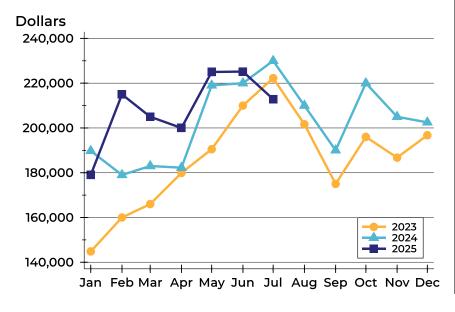
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	164,858	207,334	215,326
February	194,960	205,322	227,255
March	195,587	219,830	227,803
April	194,716	202,221	218,589
May	231,390	247,079	263,734
June	233,170	248,518	250,985
July	240,616	253,297	242,542
August	243,160	231,797	
September	196,990	213,436	
October	234,255	254,750	
November	212,567	235,342	
December	202,965	229,162	

Median Price



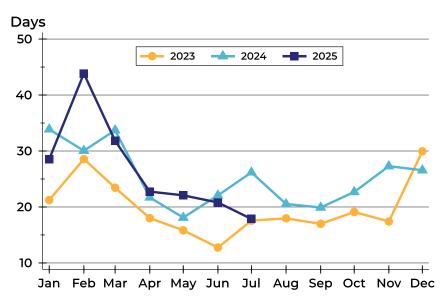
Month	2023	2024	2025
January	144,835	189,750	179,000
February	160,000	179,000	215,000
March	166,000	183,000	205,000
April	179,900	182,250	200,000
May	190,500	219,000	225,000
June	210,000	220,000	225,185
July	222,250	230,000	212,875
August	201,629	210,000	
September	175,000	190,000	
October	196,000	220,000	
November	186,750	205,000	
December	196,750	202,500	





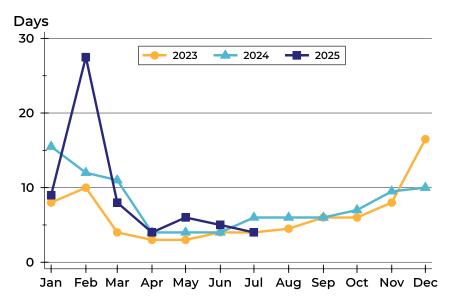
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	34	29
February	29	30	44
March	23	34	32
April	18	22	23
May	16	18	22
June	13	22	21
July	18	26	18
August	18	21	
September	17	20	
October	19	23	
November	17	27	
December	30	27	

Median DOM



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



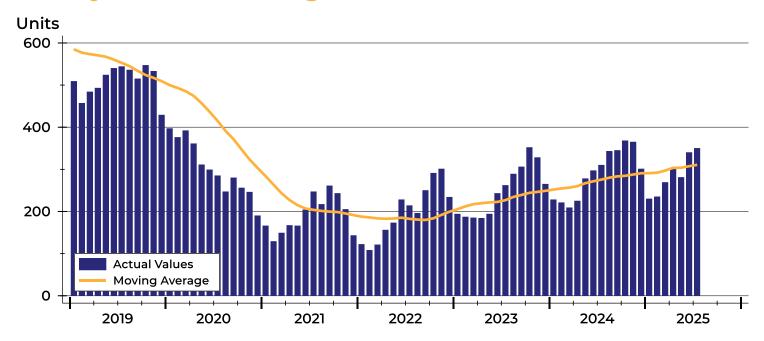
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	350	310	12.9%
Volume (1,000s)		120,797	95,383	26.6%
Mc	onths' Supply	1.4	1.2	16.7%
ge	List Price	345,133	307,686	12.2%
Avera	Days on Market	40	49	-18.4%
₽	Percent of Original	96.8%	96.6%	0.2%
_	List Price	267,000	249,950	6.8%
Median	Days on Market	17	34	-50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 350 homes were available for sale in the Topeka MSA & Douglas County at the end of July. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$267,000, up 6.8% from 2024. The typical time on market for active listings was 17 days, down from 34 days a year earlier.

History of Active Listings

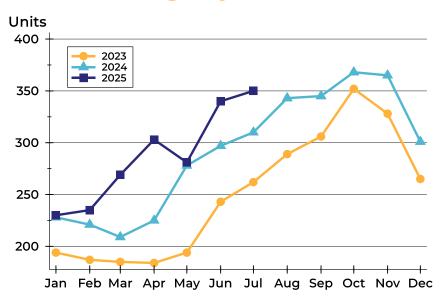






Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	194	228	230
February	187	221	235
March	185	209	269
April	184	225	303
May	194	278	281
June	243	297	340
July	262	310	350
August	289	343	
September	306	345	
October	352	368	
November	328	365	
December	265	301	

Active Listings by Price Range

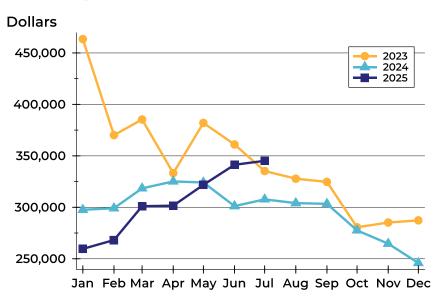
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.5	21,200	21,200	18	18	100.0%	100.0%
\$25,000-\$49,999	9	2.6%	0.8	33,611	31,000	39	23	90.2%	100.0%
\$50,000-\$99,999	19	5.4%	0.6	80,676	80,000	33	10	96.1%	100.0%
\$100,000-\$124,999	18	5.1%	1.3	111,663	112,500	58	39	96.5%	100.0%
\$125,000-\$149,999	30	8.6%	1.5	136,893	135,000	38	13	97.3%	100.0%
\$150,000-\$174,999	19	5.4%	0.9	161,189	165,000	53	23	94.7%	100.0%
\$175,000-\$199,999	29	8.3%	1.4	191,351	195,000	69	19	95.8%	99.5%
\$200,000-\$249,999	33	9.4%	0.9	228,848	229,900	28	15	97.7%	100.0%
\$250,000-\$299,999	43	12.3%	1.3	275,284	274,900	23	19	97.2%	100.0%
\$300,000-\$399,999	70	20.0%	2.0	354,421	355,000	43	22	97.0%	100.0%
\$400,000-\$499,999	22	6.3%	1.3	449,197	439,900	31	19	97.7%	99.0%
\$500,000-\$749,999	41	11.7%	3.5	607,092	595,000	34	11	97.8%	100.0%
\$750,000-\$999,999	10	2.9%	8.0	864,690	857,500	24	11	97.9%	100.0%
\$1,000,000 and up	6	1.7%	18.0	2,765,500	1,972,000	72	46	95.0%	97.7%





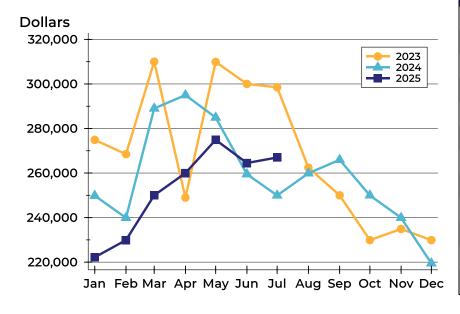
Topeka MSA & Douglas County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	463,458	297,579	259,588
February	370,144	299,101	268,163
March	385,307	318,418	301,069
April	333,201	325,105	301,539
May	381,991	324,123	321,794
June	361,036	301,144	341,314
July	335,238	307,686	345,133
August	327,788	304,068	
September	324,685	303,338	
October	280,559	277,529	
November	285,207	264,650	
December	287,298	245,927	

Median Price



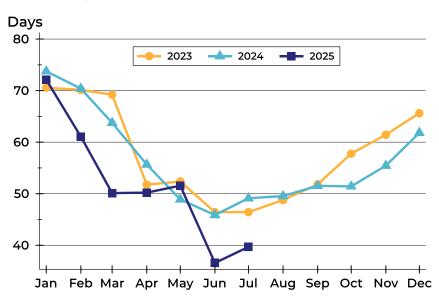
Month	2023	2024	2025
January	274,900	249,839	222,200
February	268,500	239,900	229,900
March	310,000	289,000	250,000
April	249,000	295,000	260,000
May	309,888	284,925	274,900
June	300,000	259,500	264,500
July	298,500	249,950	267,000
August	262,450	259,900	
September	250,000	265,950	
October	229,900	249,975	
November	234,900	239,900	
December	229,900	219,500	





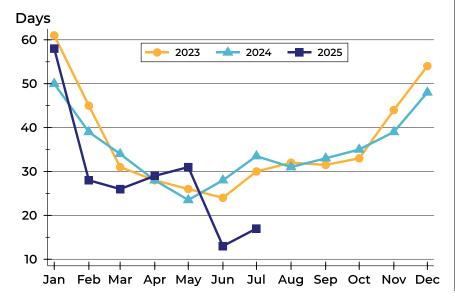
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	71	74	72
February	70	70	61
March	69	64	50
April	52	56	50
May	52	49	52
June	46	46	37
July	46	49	40
August	49	50	
September	52	52	
October	58	51	
November	61	55	
December	66	62	

Median DOM

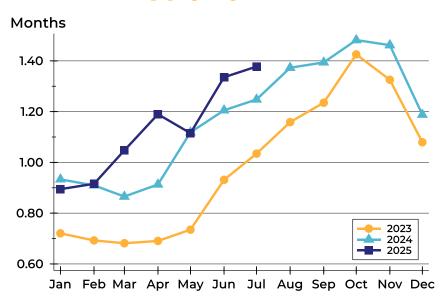


Month	2023	2024	2025
January	61	50	58
February	45	39	28
March	31	34	26
April	28	28	29
May	26	24	31
June	24	28	13
July	30	34	17
August	32	31	
September	32	33	
October	33	35	
November	44	39	
December	54	48	



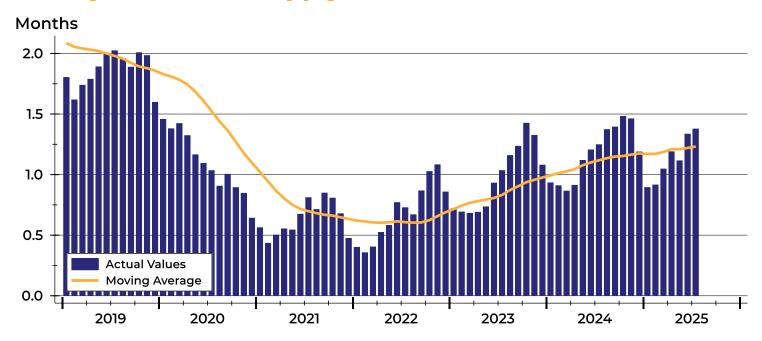
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





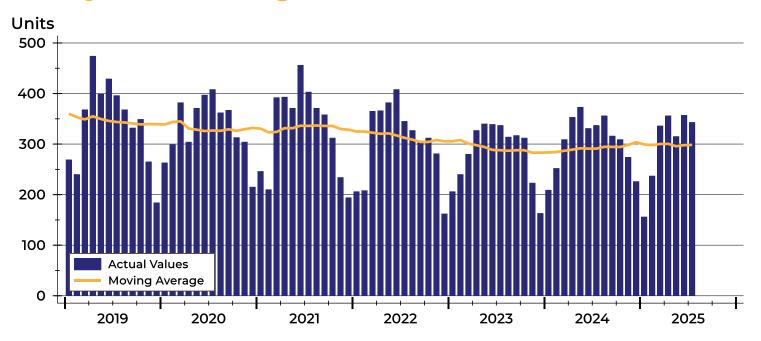
Topeka MSA & Douglas County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ţ	New Listings	343	337	1.8%
Month	Volume (1,000s)	90,973	84,630	7.5%
Current	Average List Price	265,228	251,129	5.6%
Cu	Median List Price	239,900	215,000	11.6%
ē	New Listings	2,100	2,164	-3.0%
o-Daí	Volume (1,000s)	545,891	531,490	2.7%
Year-to-Date	Average List Price	259,948	245,605	5.8%
λ	Median List Price	225,000	210,000	7.1%

A total of 343 new listings were added in the Topeka MSA & Douglas County during July, up 1.8% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 2,100 new listings.

The median list price of these homes was \$239,900 up from \$215,000 in 2024.

History of New Listings

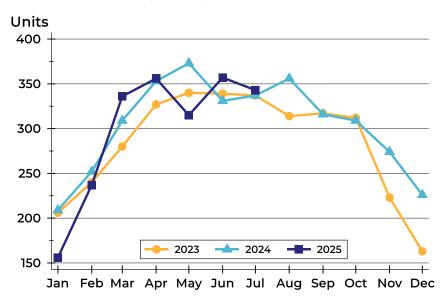






Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	206	209	156
February	240	252	237
March	280	309	336
April	327	353	356
May	340	373	315
June	339	331	357
July	337	337	343
August	314	356	
September	317	316	
October	312	309	
November	223	274	
December	163	226	

New Listings by Price Range

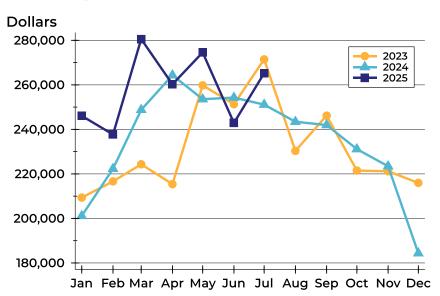
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	4	1.2%	16,400	21,050	8	6	96.9%	96.5%
\$25,000-\$49,999	8	2.3%	37,313	40,000	5	3	100.0%	100.0%
\$50,000-\$99,999	26	7.6%	78,544	79,900	7	4	99.4%	100.0%
\$100,000-\$124,999	17	5.0%	111,325	109,980	6	4	98.9%	100.0%
\$125,000-\$149,999	34	9.9%	135,225	134,900	8	5	99.1%	100.0%
\$150,000-\$174,999	20	5.8%	165,579	165,000	5	4	99.0%	100.0%
\$175,000-\$199,999	28	8.2%	187,796	188,450	8	5	99.8%	100.0%
\$200,000-\$249,999	49	14.3%	228,244	228,500	8	5	99.0%	100.0%
\$250,000-\$299,999	53	15.5%	273,683	275,000	10	5	98.8%	100.0%
\$300,000-\$399,999	58	17.0%	353,091	350,000	8	5	99.3%	100.0%
\$400,000-\$499,999	16	4.7%	453,675	461,000	11	5	99.0%	100.0%
\$500,000-\$749,999	23	6.7%	618,503	630,000	9	7	99.5%	100.0%
\$750,000-\$999,999	5	1.5%	858,000	850,000	11	10	99.4%	100.0%
\$1,000,000 and up	1	0.3%	1,299,000	1,299,000	22	22	100.0%	100.0%





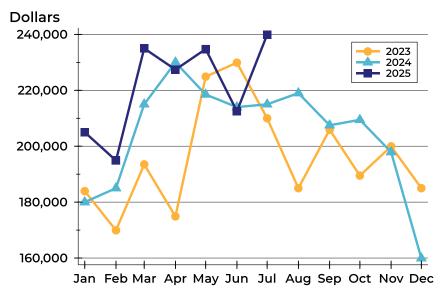
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2023	2024	2025
January	209,364	201,113	246,082
February	216,641	222,290	237,709
March	224,322	248,767	280,566
April	215,398	264,334	260,239
May	259,784	253,557	274,568
June	251,304	254,273	242,892
July	271,436	251,129	265,228
August	230,343	243,430	
September	246,177	241,956	
October	221,504	231,127	
November	221,181	223,439	
December	215,964	184,353	

Median Price



Month	2023	2024	2025
January	183,950	180,000	205,000
February	169,925	185,000	194,900
March	193,500	215,000	235,000
April	174,900	230,000	227,400
May	224,900	218,500	234,750
June	229,900	214,000	212,500
July	210,000	215,000	239,900
August	185,000	219,000	
September	205,900	207,500	
October	189,500	209,450	
November	199,950	197,900	
December	185,000	159,925	





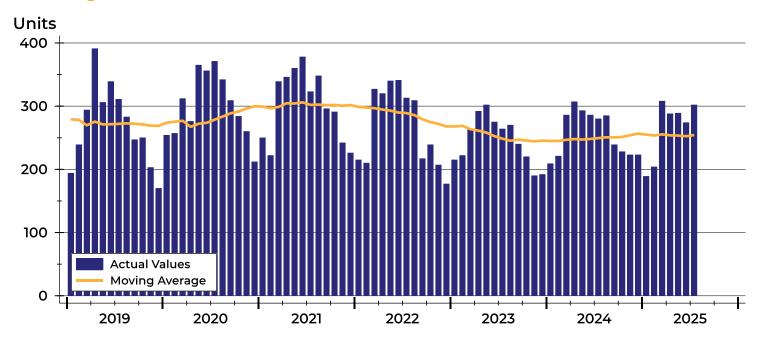
Topeka MSA & Douglas County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Year-to-Date 2025 2024 Ch		e Change
Со	ntracts Written	302	280	7.9%	1,854	1,882	-1.5%
Vo	lume (1,000s)	70,827	66,967	5.8%	454,114	442,574	2.6%
ge	Sale Price	234,526	239,169	-1.9%	244,937	235,162	4.2%
Average	Days on Market	21	22	-4.5%	25	24	4.2%
Ā	Percent of Original	97.5%	96.9%	0.6%	97.3%	97.2%	0.1%
5	Sale Price	217,000	210,000	3.3%	219,700	204,900	7.2%
Median	Days on Market	7	6	16.7%	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 302 contracts for sale were written in the Topeka MSA & Douglas County during the month of July, up from 280 in 2024. The median list price of these homes was \$217,000, up from \$210,000 the prior year.

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

History of Contracts Written

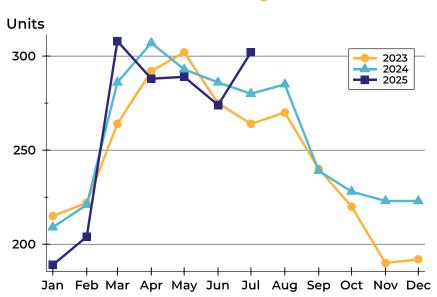






Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	215	209	189
February	222	221	204
March	264	286	308
April	292	307	288
May	302	293	289
June	275	286	274
July	264	280	302
August	270	285	
September	240	239	
October	220	228	
November	190	223	
December	192	223	

Contracts Written by Price Range

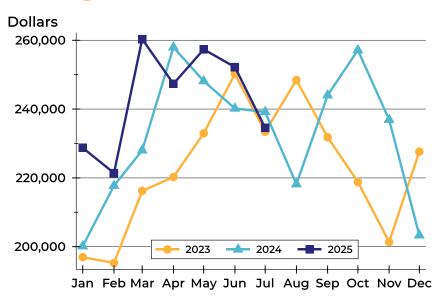
Price Range	Contracts Number	Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	4	1.3%	20,900	21,050	16	12	84.4%	82.4%
\$25,000-\$49,999	6	2.0%	39,083	40,000	6	4	95.0%	100.0%
\$50,000-\$99,999	26	8.7%	79,637	79,900	15	4	97.0%	100.0%
\$100,000-\$124,999	22	7.3%	114,098	116,450	26	11	94.7%	100.0%
\$125,000-\$149,999	28	9.3%	135,796	135,000	28	5	98.6%	100.0%
\$150,000-\$174,999	20	6.7%	164,014	164,950	9	5	96.7%	100.0%
\$175,000-\$199,999	32	10.7%	188,528	189,700	33	8	97.7%	100.0%
\$200,000-\$249,999	44	14.7%	227,290	226,500	17	7	98.7%	100.0%
\$250,000-\$299,999	42	14.0%	273,614	275,000	11	5	98.2%	100.0%
\$300,000-\$399,999	50	16.7%	355,445	357,000	26	9	97.9%	100.0%
\$400,000-\$499,999	18	6.0%	455,381	450,000	24	19	97.8%	100.0%
\$500,000-\$749,999	8	2.7%	610,250	585,000	39	9	97.7%	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





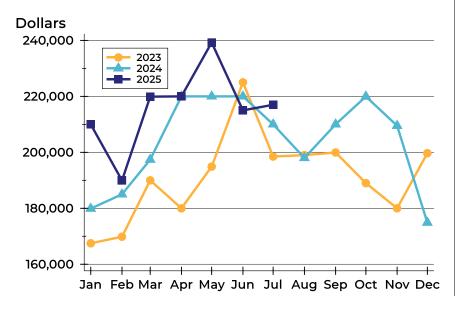
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	196,952	200,166	228,743
February	195,277	217,719	221,405
March	216,202	228,008	260,354
April	220,245	257,955	247,353
May	232,941	248,151	257,353
June	250,211	240,185	252,218
July	233,415	239,169	234,526
August	248,447	218,189	
September	231,807	244,021	
October	218,833	257,141	
November	201,368	236,924	
December	227,620	203,315	

Median Price



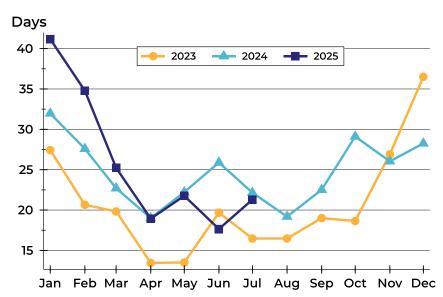
Month	2023	2024	2025	
January	167,500	179,900	210,000	
February	169,839	185,000	189,950	
March	190,000	197,400	219,900	
April	180,000	220,000	220,000	
May	194,900	220,000	239,250	
June	225,000	220,000	215,000	
July	198,500	210,000	217,000	
August	199,000	198,000		
September	199,950	210,000		
October	189,000	219,950		
November	180,000	209,500		
December	199,700	174,900		





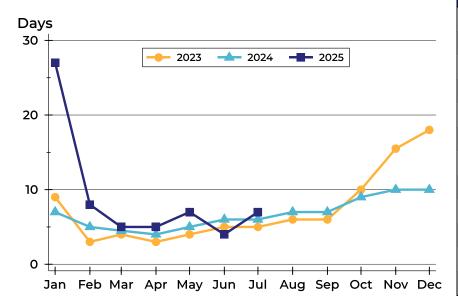
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	32	41
February	21	28	35
March	20	23	25
April	13	19	19
May	14	22	22
June	20	26	18
July	16	22	21
August	16	19	
September	19	23	
October	19	29	
November	27	26	
December	37	28	

Median DOM



Month	2023	2024	2025
January	9	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	7
June	5	6	4
July	5	6	7
August	6	7	
September	6	7	
October	10	9	
November	16	10	
December	18	10	



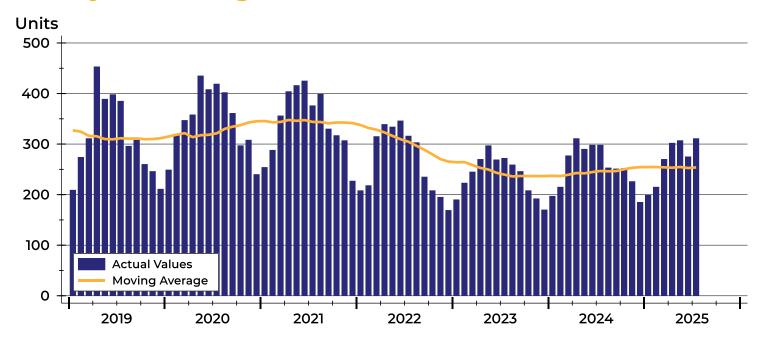
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of July 2025 2024		Change
Pending Contracts		311	298	4.4%
Volume (1,000s)		82,073	72,902	12.6%
ge	List Price	263,900	244,637	7.9%
Averag	Days on Market	22	24	-8.3%
	Percent of Original	98.1%	98.3%	-0.2%
ב	List Price	239,900	219,089	9.5%
Media	Days on Market	7	7	0.0%
Ž	Percent of Original	100.0%	100.0%	0.0%

A total of 311 listings in the Topeka MSA & Douglas County had contracts pending at the end of July, up from 298 contracts pending at the end of July 2024.

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

History of Pending Contracts

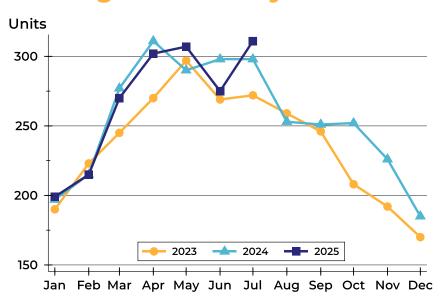






Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	190	197	199
February	223	215	215
March	245	277	270
April	270	311	302
Мау	297	290	307
June	269	298	275
July	272	298	311
August	259	253	
September	246	251	
October	208	252	
November	192	226	
December	170	185	

Pending Contracts by Price Range

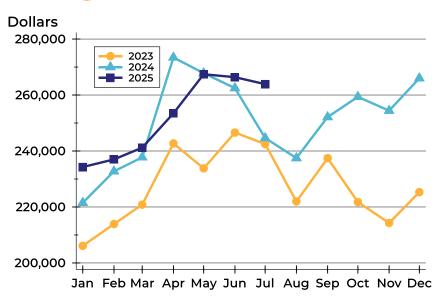
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	3	1.0%	43,167	40,000	1	1	100.0%	100.0%
\$50,000-\$99,999	23	7.4%	78,470	79,500	22	6	96.4%	100.0%
\$100,000-\$124,999	20	6.5%	114,330	115,450	27	10	96.7%	100.0%
\$125,000-\$149,999	25	8.1%	136,314	135,000	24	3	98.6%	100.0%
\$150,000-\$174,999	21	6.8%	164,551	164,900	9	4	98.7%	100.0%
\$175,000-\$199,999	33	10.7%	187,991	189,000	28	7	98.0%	100.0%
\$200,000-\$249,999	40	12.9%	227,778	229,000	24	10	98.0%	100.0%
\$250,000-\$299,999	52	16.8%	275,607	275,000	13	5	98.8%	100.0%
\$300,000-\$399,999	54	17.5%	355,679	359,450	24	9	98.0%	100.0%
\$400,000-\$499,999	20	6.5%	450,618	444,500	26	21	97.9%	100.0%
\$500,000-\$749,999	11	3.6%	594,073	576,900	19	4	99.6%	100.0%
\$750,000-\$999,999	4	1.3%	848,475	824,450	49	32	96.1%	98.9%
\$1,000,000 and up	2	0.6%	1,325,059	1,325,059	65	65	100.0%	100.0%



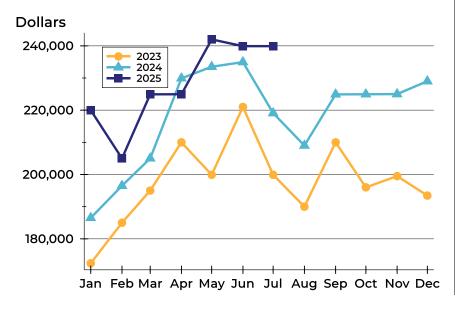


Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	206,120	221,493	234,270
February	213,908	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
Мау	233,797	267,807	267,429
June	246,591	262,483	266,380
July	242,485	244,637	263,900
August	221,959	237,471	
September	237,441	252,136	
October	221,769	259,355	
November	214,286	254,418	
December	225,309	265,997	



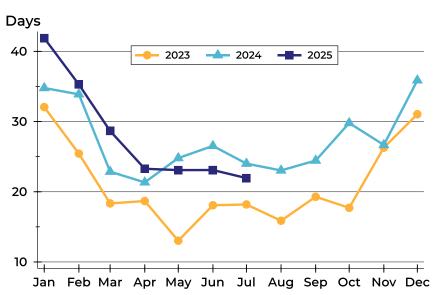
Month	2023	2024	2025
January	172,400	186,500	220,000
February	185,000	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
May	199,900	233,500	242,000
June	221,000	234,950	239,900
July	199,900	219,089	239,900
August	190,000	209,000	
September	210,000	224,900	
October	196,000	224,950	
November	199,500	225,000	
December	193,450	229,000	





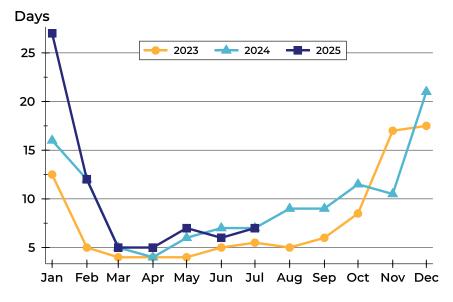
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	35	42
February	25	34	35
March	18	23	29
April	19	21	23
May	13	25	23
June	18	27	23
July	18	24	22
August	16	23	
September	19	24	
October	18	30	
November	26	27	
December	31	36	

Median DOM



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





Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in July

Total home sales in the Topeka MSA rose by 1.4% last month to 282 units, compared to 278 units in July 2024. Total sales volume was \$67.4 million, down 1.8% from a year earlier.

The median sale price in July was \$210,000, down from \$220,250 a year earlier. Homes that sold in July were typically on the market for 4 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of July

The total number of active listings in the Topeka MSA at the end of July was 331 units, up from 283 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 July was \$260,000.

During July, a total of 289 contracts were written up from 271 in July 2024. At the end of the month, there were 298 contracts still pending.

Report Contents

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

Contact Information

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Topeka Metropolitan Area Summary Statistics

	ly MLS Statistics ree-year History	2025	Surrent Mont 2024	h 2023	2025	2023	
	rme Sales ange from prior year	282 1.4%	278 10.3%	252 -25.2%	1,686	1,668 2.1%	1,634 -12.0%
	tive Listings ange from prior year	331 17.0%	283 17.4%	241 20.5%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.4 16.7%	1.2 20.0%	1.0 42.9%	N/A	N/A	N/A
	w Listings ange from prior year	322 0.3%	321 1.6%	316 -5.1%	1,997 -2.1%	2,039 5.0%	1,941 -9.7%
	ntracts Written ange from prior year	289 6.6%	271 10.2%	246 -18.3%	1,769 -0.7%	1,782 2.9%	1,731 -11.3%
	nding Contracts ange from prior year	298 4.6%	285 11.3%	256 -16.3%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year			386,444 4.1%	371,216 11.4%	333,259 -13.1%	
	Sale Price Change from prior year	239,102 -3.2%	246,976 6.1%	232,861 10.9%	229,207 3.0%	222,551 9.1%	203,953 -1.3%
u	List Price of Actives Change from prior year	340,113 12.1%	303,282 -7.2%	326,945 14.9%	N/A	N/A	N/A
Average	Days on Market Change from prior year	18 -30.8%	26 73.3%	15 50.0%	26 4.0%	25 31.6%	19 35.7%
⋖	Percent of List Change from prior year	98.6 % 0.1%	98.5 % -1.8%	100.3 % -1.4%	98.6 % 0.0%	98.6 % -0.5%	99.1 % -1.9%
	Percent of Original Change from prior year	97.0 % 0.6%	96.4 % -2.7%	99.1 % -1.6%	96.9 % -0.1%	97.0 % -0.7%	97.7 % -2.3%
	Sale Price Change from prior year	210,000 -4.7%	220,250 2.4%	215,000 13.2%	205,000 5.1%	195,000 11.4%	175,000 0.0%
	List Price of Actives Change from prior year	260,000 8.3%	240,000 -15.2%	283,000 41.6%	N/A	N/A	N/A
Median	Days on Market Change from prior year	4 -33.3%	6 50.0%	4 33.3%	6 0.0%	6 50.0%	4 33.3%
_	Percent of List Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%

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





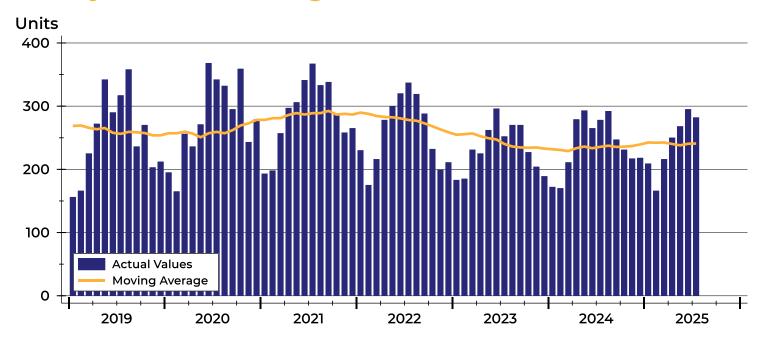
Topeka Metropolitan Area Closed Listings Analysis

	mmary Statistics Closed Listings	2025	July 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Clo	osed Listings	282	278	1.4%	1,686 1,668		1.1%
Vo	lume (1,000s)	67,427	68,659	-1.8%	386,444	371,216	4.1%
Mc	onths' Supply	1.4	1.2	16.7%	N/A	N/A	N/A
	Sale Price	239,102	246,976	-3.2%	229,207	222,551	3.0%
age	Days on Market	18	26	-30.8%	26	25	4.0%
Averag	Percent of List	98.6%	98.5%	0.1%	98.6%	98.6%	0.0%
	Percent of Original	97.0%	96.4%	0.6%	96.9%	97.0%	-0.1%
	Sale Price	210,000	220,250	-4.7%	205,000	195,000	5.1%
lan	Days on Market	4	6	-33.3%	6	6	0.0%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 282 homes sold in the Topeka MSA in July, up from 278 units in July 2024. Total sales volume fell to \$67.4 million compared to \$68.7 million in the previous year.

The median sales price in July was \$210,000, down 4.7% compared to the prior year.
Median days on market was 4 days, down from 5 days in June, and down from 6 in July 2024.

History of Closed Listings

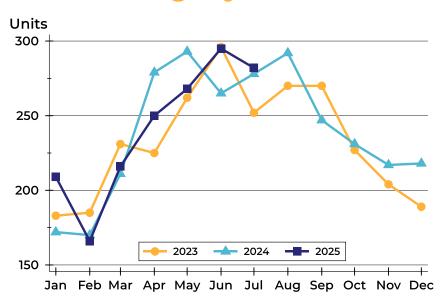






Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



Month	2023	2024	2025
January	183	172	209
February	185	170	166
March	231	211	216
April	225	279	250
May	262	293	268
June	296	265	295
July	252	278	282
August	270	292	
September	270	247	
October	227	231	
November	204	217	
December	189	218	

Closed Listings by Price Range

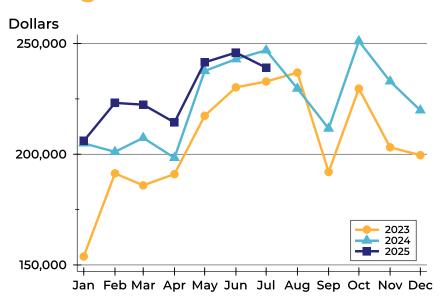
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	n Market Med.	Price as Avg.	% of List Med.	Price as ⁽ Avg.	% of Orig. Med.
Below \$25,000	4	1.4%	0.5	16,875	16,250	14	8	77.4%	73.4%	71.2%	70.9%
\$25,000-\$49,999	10	3.5%	0.8	36,300	40,000	28	5	96.0%	100.0%	92.2%	100.0%
\$50,000-\$99,999	36	12.8%	0.6	77,896	82,700	24	4	94.7%	100.0%	92.7%	98.7%
\$100,000-\$124,999	12	4.3%	1.4	112,175	112,550	13	11	98.7%	100.0%	97.0%	95.7%
\$125,000-\$149,999	25	8.9%	1.5	137,092	140,000	10	4	101.6%	100.0%	101.3%	100.0%
\$150,000-\$174,999	28	9.9%	0.9	162,343	163,250	7	3	100.9%	100.0%	100.3%	100.0%
\$175,000-\$199,999	16	5.7%	1.3	186,744	187,500	13	3	101.0%	100.0%	98.9%	100.0%
\$200,000-\$249,999	39	13.8%	1.0	220,413	220,000	20	4	98.8%	100.0%	97.4%	100.0%
\$250,000-\$299,999	44	15.6%	1.2	273,380	275,000	19	4	100.0%	100.0%	98.2%	99.4%
\$300,000-\$399,999	35	12.4%	2.1	344,664	340,500	18	6	99.4%	100.0%	97.6%	98.7%
\$400,000-\$499,999	19	6.7%	1.4	444,995	450,000	32	10	97.1%	98.7%	94.7%	97.7%
\$500,000-\$749,999	12	4.3%	3.6	571,417	545,000	12	4	99.2%	99.2%	97.4%	99.2%
\$750,000-\$999,999	1	0.4%	8.0	885,000	885,000	38	38	100.0%	100.0%	100.0%	100.0%
\$1,000,000 and up	1	0.4%	20.0	3,000,000	3,000,000	1	1	100.0%	100.0%	100.0%	100.0%



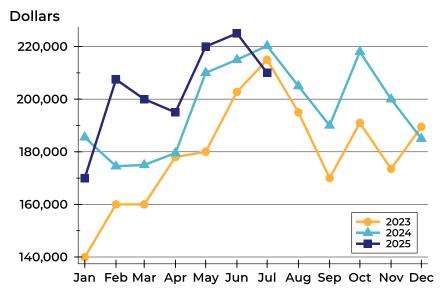


Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	153,831	204,931	206,010
February	191,370	201,093	223,199
March	185,936	207,404	222,403
April	191,028	198,390	214,381
May	217,361	237,615	241,522
June	230,210	242,974	245,925
July	232,861	246,976	239,102
August	236,890	229,684	
September	191,991	211,627	
October	229,660	251,125	
November	203,141	232,932	
December	199,586	219,820	



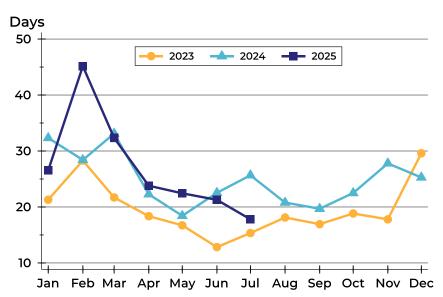
Month	2023	2024	2025
January	139,900	185,500	170,000
February	160,000	174,500	207,500
March	160,000	175,000	200,000
April	178,000	179,500	195,000
May	180,000	210,000	220,000
June	202,750	215,000	225,000
July	215,000	220,250	210,000
August	195,000	205,000	
September	170,000	190,000	
October	191,000	218,000	
November	173,500	200,000	
December	189,500	185,000	





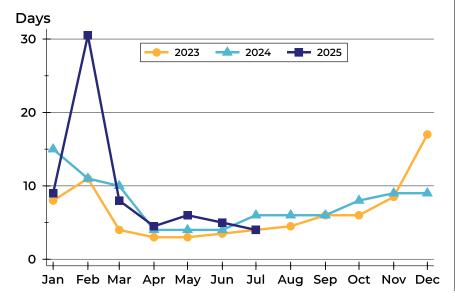
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	21	32	27
February	28	28	45
March	22	33	32
April	18	22	24
May	17	18	22
June	13	23	21
July	15	26	18
August	18	21	
September	17	20	
October	19	22	
November	18	28	
December	30	25	

Median DOM



Month	2023	2024	2025
January	8	15	9
February	11	11	31
March	4	10	8
April	3	4	5
May	3	4	6
June	4	4	5
July	4	6	4
August	5	6	
September	6	6	
October	6	8	
November	9	9	
December	17	9	



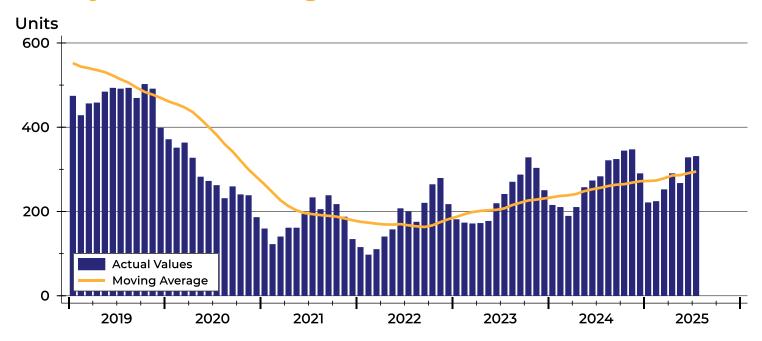
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	331	283	17.0%
Volume (1,000s)		112,577	85,829	31.2%
Months' Supply		1.4	1.2	16.7%
ge	List Price	340,113	303,282	12.1%
Avera	Days on Market	40	48	-16.7%
₹	Percent of Original	96.8%	96.5%	0.3%
_	List Price	260,000	240,000	8.3%
Median	Days on Market	19	31	-38.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 331 homes were available for sale in the Topeka MSA at the end of July. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of July was \$260,000, up 8.3% from 2024. The typical time on market for active listings was 19 days, down from 31 days a year earlier.

History of Active Listings

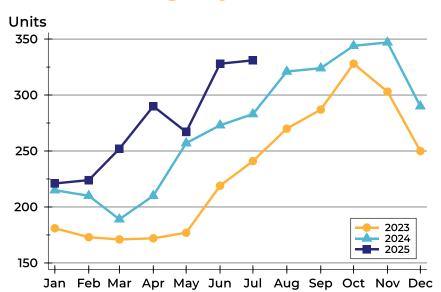






Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



Month	2023	2024	2025
January	181	215	221
February	173	210	224
March	171	189	252
April	172	210	290
May	177	257	267
June	219	273	328
July	241	283	331
August	270	321	
September	287	324	
October	328	344	
November	303	347	
December	250	290	

Active Listings by Price Range

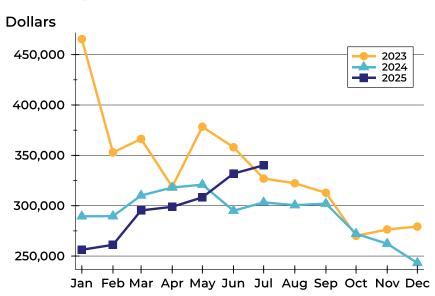
Price Range	Active I Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	0.5	21,200	21,200	18	18	100.0%	100.0%
\$25,000-\$49,999	9	2.7%	0.8	33,611	31,000	39	23	90.2%	100.0%
\$50,000-\$99,999	19	5.7%	0.6	80,676	80,000	33	10	96.1%	100.0%
\$100,000-\$124,999	18	5.4%	1.4	111,663	112,500	58	39	96.5%	100.0%
\$125,000-\$149,999	30	9.1%	1.5	136,893	135,000	38	13	97.3%	100.0%
\$150,000-\$174,999	18	5.4%	0.9	161,311	165,000	56	28	94.4%	100.0%
\$175,000-\$199,999	26	7.9%	1.3	192,284	195,000	59	21	96.2%	99.2%
\$200,000-\$249,999	33	10.0%	1.0	228,848	229,900	28	15	97.7%	100.0%
\$250,000-\$299,999	36	10.9%	1.2	273,328	269,950	26	22	96.8%	99.2%
\$300,000-\$399,999	65	19.6%	2.1	355,624	357,600	46	27	97.0%	100.0%
\$400,000-\$499,999	22	6.6%	1.4	449,197	439,900	31	19	97.7%	99.0%
\$500,000-\$749,999	39	11.8%	3.6	604,394	595,000	34	9	97.7%	100.0%
\$750,000-\$999,999	10	3.0%	8.0	864,690	857,500	24	11	97.9%	100.0%
\$1,000,000 and up	5	1.5%	20.0	2,818,600	1,649,000	77	47	96.1%	100.0%



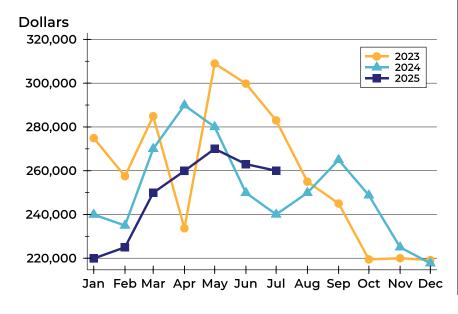


Topeka Metropolitan Area Active Listings Analysis

Average Price



Month	2023	2024	2025
January	465,449	289,475	256,261
February	352,892	289,603	261,174
March	366,305	310,159	295,338
April	318,764	318,063	298,899
May	378,400	320,894	308,283
June	358,041	294,987	331,898
July	326,945	303,282	340,113
August	322,282	300,541	
September	312,820	302,043	
October	270,048	272,156	
November	276,429	262,257	
December	279,310	243,182	



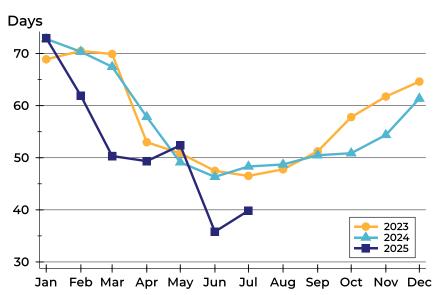
Month	2023	2024	2025
January	274,900	239,950	219,900
February	257,500	234,950	225,000
March	284,900	270,000	249,900
April	233,700	289,900	259,900
May	309,000	280,000	270,000
June	299,777	249,900	263,000
July	283,000	240,000	260,000
August	255,000	249,900	
September	245,000	264,950	
October	219,450	248,750	
November	220,000	225,000	
December	219,150	217,700	





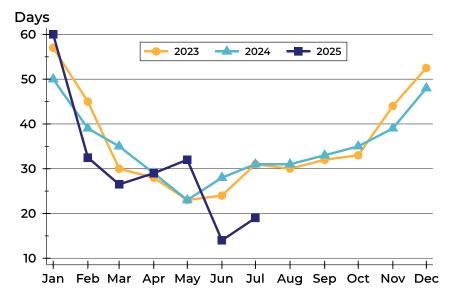
Topeka Metropolitan Area Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	69	73	73
February	70	70	62
March	70	67	50
April	53	58	49
May	51	49	52
June	47	46	36
July	47	48	40
August	48	49	
September	51	50	
October	58	51	
November	62	54	
December	65	61	

Median DOM

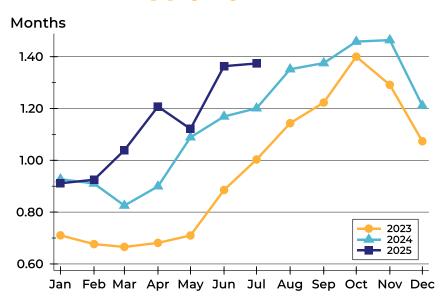


Month	2023	2024	2025
January	57	50	60
February	45	39	33
March	30	35	27
April	28	29	29
May	23	23	32
June	24	28	14
July	31	31	19
August	30	31	
September	32	33	
October	33	35	
November	44	39	
December	53	48	



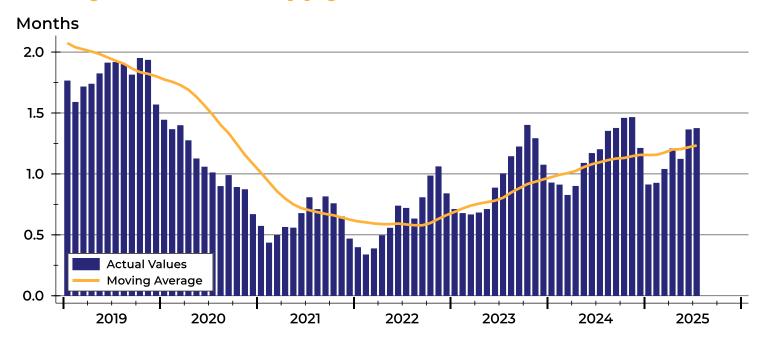
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.7	0.9	0.9
February	0.7	0.9	0.9
March	0.7	8.0	1.0
April	0.7	0.9	1.2
May	0.7	1.1	1.1
June	0.9	1.2	1.4
July	1.0	1.2	1.4
August	1.1	1.4	
September	1.2	1.4	
October	1.4	1.5	
November	1.3	1.5	
December	1.1	1.2	

History of Month's Supply





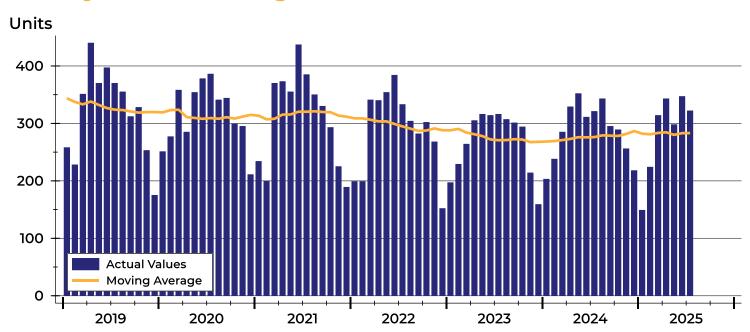
Topeka Metropolitan Area New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ţ	New Listings	322	321	0.3%
Month	Volume (1,000s)	84,074	79,718	5.5%
Current	Average List Price	261,101	248,343	5.1%
C	Median List Price	229,900	210,494	9.2%
ē	New Listings	1,997	2,039	-2.1%
o-Da	Volume (1,000s)	502,480	487,590	3.1%
Year-to-Date	Average List Price	251,617	239,132	5.2%
×	Median List Price	219,400	199,900	9.8%

A total of 322 new listings were added in the Topeka MSA during July, up 0.3% from the same month in 2024. Year-to-date the Topeka MSA has seen 1,997 new listings.

The median list price of these homes was \$229,900 up from \$210,494 in 2024.

History of New Listings

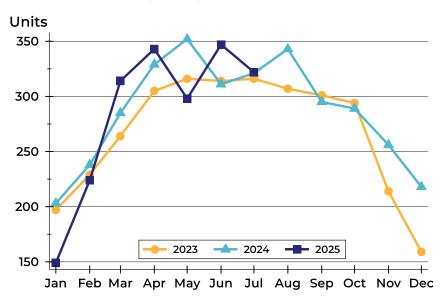






Topeka Metropolitan Area New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	197	203	149
February	229	238	224
March	264	285	314
April	305	329	343
May	316	352	298
June	314	311	347
July	316	321	322
August	307	343	
September	301	295	
October	294	289	
November	214	256	
December	159	218	

New Listings by Price Range

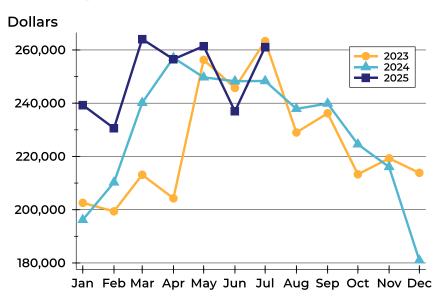
Price Range	New Li Number	stings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	4	1.2%	16,400	21,050	8	6	96.9%	96.5%
\$25,000-\$49,999	8	2.5%	37,313	40,000	5	3	100.0%	100.0%
\$50,000-\$99,999	26	8.1%	78,544	79,900	7	4	99.4%	100.0%
\$100,000-\$124,999	17	5.3%	111,325	109,980	6	4	98.9%	100.0%
\$125,000-\$149,999	34	10.6%	135,225	134,900	8	5	99.1%	100.0%
\$150,000-\$174,999	20	6.2%	165,579	165,000	5	4	99.0%	100.0%
\$175,000-\$199,999	27	8.4%	187,719	187,000	8	4	99.8%	100.0%
\$200,000-\$249,999	48	15.0%	228,520	229,200	8	5	99.0%	100.0%
\$250,000-\$299,999	46	14.3%	271,672	272,450	9	5	98.8%	100.0%
\$300,000-\$399,999	48	15.0%	353,659	350,000	7	5	99.5%	100.0%
\$400,000-\$499,999	14	4.4%	448,628	450,000	10	5	98.9%	100.0%
\$500,000-\$749,999	23	7.2%	618,503	630,000	9	7	99.5%	100.0%
\$750,000-\$999,999	5	1.6%	858,000	850,000	11	10	99.4%	100.0%
\$1,000,000 and up	1	0.3%	1,299,000	1,299,000	22	22	100.0%	100.0%



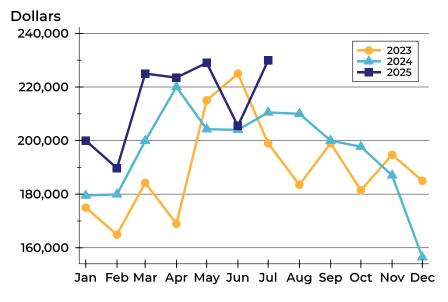


Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2023	2024	2025
January	202,570	196,173	239,304
February	199,377	210,240	230,596
March	213,106	240,162	264,087
April	204,266	257,058	256,513
Мау	256,275	249,709	261,435
June	245,740	248,270	236,955
July	263,338	248,343	261,101
August	229,002	237,874	
September	236,216	239,868	
October	213,289	224,556	
November	219,282	216,044	
December	213,845	180,978	



Month	2023	2024	2025
January	175,000	179,500	200,000
February	164,900	179,900	189,700
March	184,250	199,900	225,000
April	169,000	220,000	223,500
May	215,000	204,250	229,000
June	225,000	204,000	205,450
July	199,000	210,494	229,900
August	183,500	210,000	
September	199,000	200,000	
October	181,450	197,700	
November	194,725	187,000	
December	185,000	156,450	





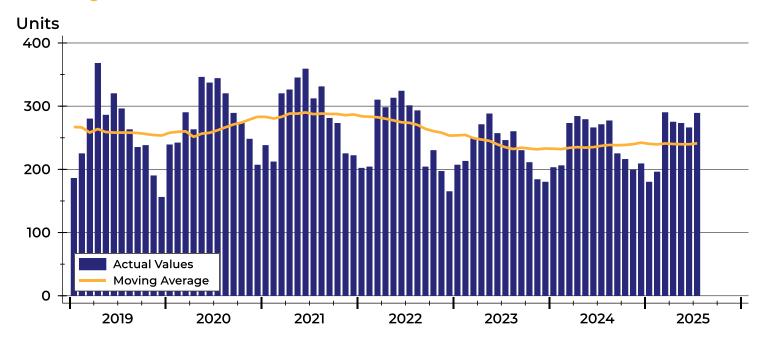
Topeka Metropolitan Area Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	2025	ear-to-Dat 2024	e Change
Со	ntracts Written	289	271	6.6%	1,769	1,782	-0.7%
Vo	lume (1,000s)	66,150	64,330	2.8%	419,672	408,190	2.8%
ge	Sale Price	228,893	237,381	-3.6%	237,237	229,063	3.6%
Average	Days on Market	22	22	0.0%	25	24	4.2%
Ā	Percent of Original	97.4%	96.7%	0.7%	97.2%	97.1%	0.1%
5	Sale Price	210,000	205,000	2.4%	210,000	199,000	5.5%
Median	Days on Market	7	6	16.7%	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 289 contracts for sale were written in the Topeka MSA during the month of July, up from 271 in 2024. The median list price of these homes was \$210,000, up from \$205,000 the prior year.

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

History of Contracts Written

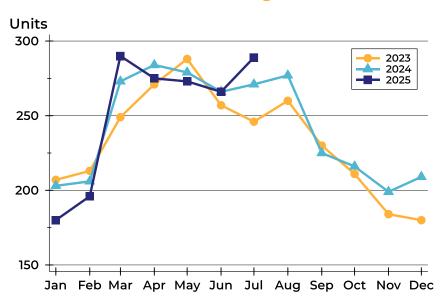






Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2023	2024	2025
January	207	203	180
February	213	206	196
March	249	273	290
April	271	284	275
May	288	279	273
June	257	266	266
July	246	271	289
August	260	277	
September	230	225	
October	211	216	
November	184	199	
December	180	209	

Contracts Written by Price Range

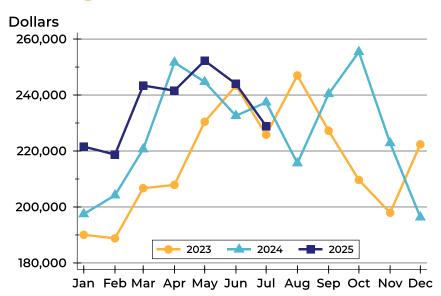
Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	4	1.4%	20,900	21,050	16	12	84.4%	82.4%
\$25,000-\$49,999	6	2.1%	39,083	40,000	6	4	95.0%	100.0%
\$50,000-\$99,999	26	9.1%	79,637	79,900	15	4	97.0%	100.0%
\$100,000-\$124,999	22	7.7%	114,098	116,450	26	11	94.7%	100.0%
\$125,000-\$149,999	28	9.8%	135,796	135,000	28	5	98.6%	100.0%
\$150,000-\$174,999	20	7.0%	164,014	164,950	9	5	96.7%	100.0%
\$175,000-\$199,999	32	11.1%	188,528	189,700	33	8	97.7%	100.0%
\$200,000-\$249,999	41	14.3%	228,335	228,500	17	7	98.7%	100.0%
\$250,000-\$299,999	41	14.3%	272,973	275,000	12	5	98.2%	100.0%
\$300,000-\$399,999	45	15.7%	354,721	355,000	28	9	97.7%	100.0%
\$400,000-\$499,999	14	4.9%	448,561	440,000	27	20	97.4%	100.0%
\$500,000-\$749,999	8	2.8%	610,250	585,000	39	9	97.7%	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



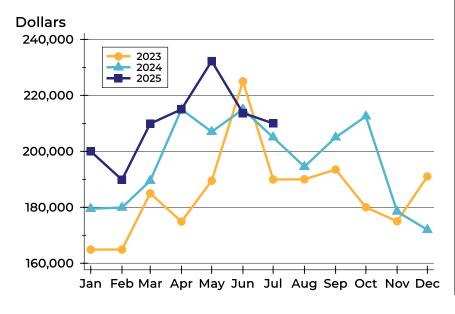


Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	190,057	197,465	221,578
February	188,788	204,174	218,734
March	206,691	220,663	243,391
April	207,891	251,653	241,575
May	230,444	244,707	252,270
June	243,334	232,583	243,975
July	225,830	237,381	228,893
August	247,001	215,655	
September	227,234	240,379	
October	209,665	255,398	
November	197,921	222,861	
December	222,363	196,302	



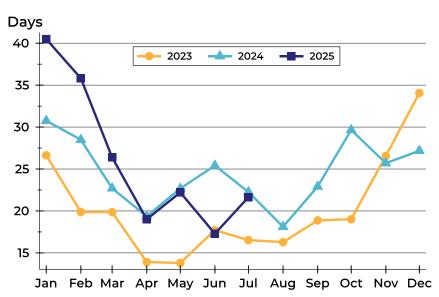
Month	2023	2024	2025
January	164,900	179,500	200,000
February	164,900	179,900	189,839
March	185,000	189,500	209,900
April	174,900	215,000	215,000
Мау	189,500	207,000	232,250
June	225,000	215,000	213,700
July	189,950	205,000	210,000
August	190,000	194,500	
September	193,500	205,000	
October	180,000	212,500	
November	175,000	178,500	
December	191,000	171,950	





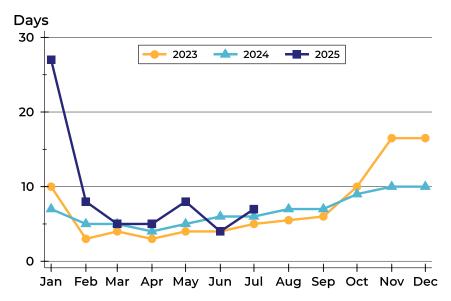
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	27	31	40
February	20	28	36
March	20	23	26
April	14	19	19
May	14	23	22
June	18	25	17
July	17	22	22
August	16	18	
September	19	23	
October	19	30	
November	27	26	
December	34	27	

Median DOM



Month	2023	2024	2025
January	10	7	27
February	3	5	8
March	4	5	5
April	3	4	5
May	4	5	8
June	4	6	4
July	5	6	7
August	6	7	
September	6	7	
October	10	9	
November	17	10	
December	17	10	



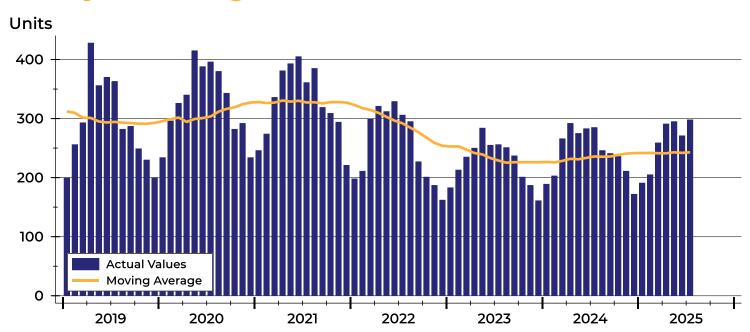
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pe	nding Contracts	298	285	4.6%
Volume (1,000s)		76,843	69,517	10.5%
ge	List Price	257,863	243,920	5.7%
Avera	Days on Market	22	24	-8.3%
¥	Percent of Original	98.1%	98.1%	0.0%
5	List Price	235,000	215,000	9.3%
Media	Days on Market	7	7	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 298 listings in the Topeka MSA had contracts pending at the end of July, up from 285 contracts pending at the end of July 2024.

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

History of Pending Contracts

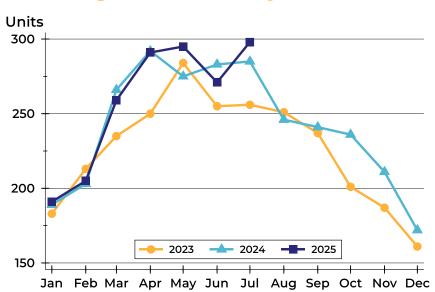






Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



Month	2023	2024	2025
January	183	189	191
February	213	203	205
March	235	266	259
April	250	292	291
May	284	275	295
June	255	283	271
July	256	285	298
August	251	246	
September	237	241	
October	201	236	
November	187	211	
December	161	172	

Pending Contracts by Price Range

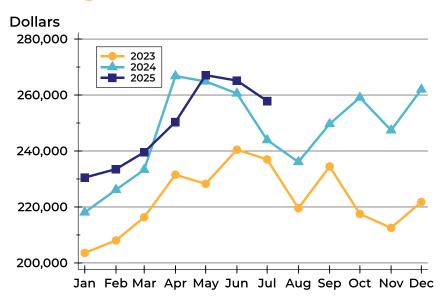
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	3	1.0%	43,167	40,000	1	1	100.0%	100.0%
\$50,000-\$99,999	23	7.8%	78,470	79,500	22	6	96.4%	100.0%
\$100,000-\$124,999	20	6.8%	114,330	115,450	27	10	96.7%	100.0%
\$125,000-\$149,999	25	8.4%	136,314	135,000	24	3	98.6%	100.0%
\$150,000-\$174,999	21	7.1%	164,551	164,900	9	4	98.7%	100.0%
\$175,000-\$199,999	33	11.1%	187,991	189,000	28	7	98.0%	100.0%
\$200,000-\$249,999	38	12.8%	228,714	232,250	24	9	97.9%	100.0%
\$250,000-\$299,999	50	16.9%	275,135	275,000	13	5	98.7%	100.0%
\$300,000-\$399,999	49	16.6%	355,038	359,000	26	9	97.8%	100.0%
\$400,000-\$499,999	17	5.7%	446,726	440,000	27	18	97.7%	100.0%
\$500,000-\$749,999	11	3.7%	594,073	576,900	19	4	99.6%	100.0%
\$750,000-\$999,999	3	1.0%	799,633	789,000	22	6	99.2%	100.0%
\$1,000,000 and up	2	0.7%	1,325,059	1,325,059	65	65	100.0%	100.0%



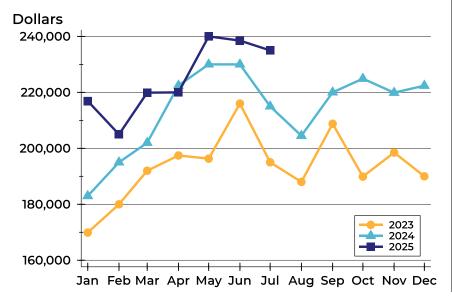


Topeka Metropolitan Area Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,050	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
May	228,270	264,857	267,093
June	240,471	260,573	265,160
July	236,984	243,920	257,863
August	219,548	236,083	
September	234,464	249,662	
October	217,509	259,102	
November	212,523	247,402	
December	221,795	261,983	



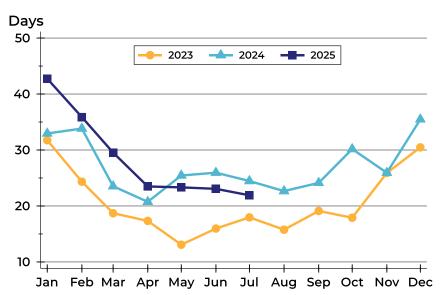
Month	2023	2024	2025
January	169,900	182,980	216,900
February	180,000	195,000	205,000
March	192,000	202,000	219,900
April	197,450	222,450	220,000
May	196,320	230,000	240,000
June	216,000	230,000	238,500
July	195,000	215,000	235,000
August	188,000	204,500	
September	208,777	220,000	
October	189,900	224,900	
November	198,500	219,900	
December	190,000	222,400	





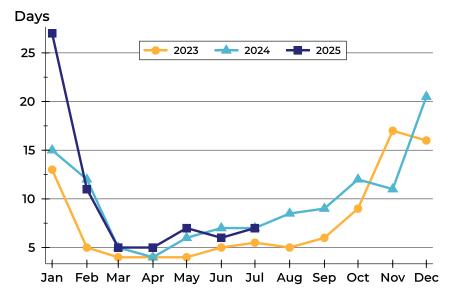
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



Month	2023	2024	2025
January	32	33	43
February	24	34	36
March	19	24	30
April	17	21	23
-	13	25	23
May June	16	26	23
July	18	24	22
August	16	23	
September	19	24	
October	18	30	
November	26	26	
December	30	35	

Median DOM



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

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

July 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	2	3	6	3	1	7						61	21	43	49
\$30,000-\$39,999	4	1	3	4	1	2	1						16	29	30	32
\$40,000-\$49,999	3	3	1	8	5	6	6						32	26	34	26
\$50,000-\$59,999	4	6	2	5	5	10	7						39	23	56	56
\$60,000-\$69,999	3	3	4	5	5	5	4						29	48	58	69
\$70,000-\$79,999	7	9	14	8	4	4	5						51	36	46	59
\$80,000-\$89,999	3	9	11	7	4	10	8						52	79	54	62
\$90,000-\$99,999	2	1	5	5	12	2	12						39	40	62	56
\$100,000-\$119,999	9	7	8	14	12	12	10						72	84	94	109
\$120,000-\$139,999	12	12	14	13	13	14	13						91	99	112	167
\$140,000-\$159,999	16	8	12	20	23	17	24						120	124	127	150
\$160,000-\$179,999	11	7	17	17	16	21	20						109	136	131	128
\$180,000-\$199,999	11	13	15	21	18	21	14						113	125	108	121
\$200,000-\$249,999	23	15	40	38	37	51	41						245	255	230	253
\$250,000-\$299,999	19	35	22	33	34	49	44						236	229	178	222
\$300,000-\$399,999	30	21	33	39	49	44	36						252	226	206	204
\$400,000-\$499,999	14	13	11	18	23	22	20						121	93	91	110
\$500,000 or more	15	7	12	7	16	23	16						96	92	70	91
TOTALS	225	172	227	268	280	314	288	0	0	0	0	0	1774	1765	1730	1964





Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Fell in July

Total home sales in Wabaunsee County fell last month to 2 units, compared to 8 units in July 2024. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in July was \$207,250, down from \$254,950 a year earlier. Homes that sold in July were typically on the market for 6 days and sold for 105.9% of their list prices.

Wabaunsee County Active Listings Down at End of July

The total number of active listings in Wabaunsee County at the end of July was 5 units, down from 7 at the same point in 2024. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of July was \$372,000.

During July, a total of 2 contracts were written up from 1 in July 2024. At the end of the month, there were 3 contracts still pending.

Report Contents

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

Contact Information

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denise@sunflowerrealtors.com www.SunflowerRealtors.com





Wabaunsee County Summary Statistics

	ly MLS Statistics ree-year History	2025	Surrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	r me Sales ange from prior year	2 -75.0%	8 300.0%	2 -33.3%	26 -7.1%	28 33.3%	21 10.5%
	tive Listings ange from prior year	5 -28.6%	7 40.0%	5 400.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	1.3 -31.6%	1.9 18.8%	1.6 700.0%	N/A	N/A	N/A
	w Listings ange from prior year	3 -25.0%	4 0.0%	4 -42.9%	25 -32.4%	37 54.2%	24 -17.2%
	ntracts Written ange from prior year	2 100.0%	1 -66.7%	3 -50.0%	23 -11.5%	26 30.0%	20 -23.1%
	nding Contracts ange from prior year	3 50.0%	2 0.0%	2 -77.8%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	415 -80.5%	2,123 498.0%	355 -1.9%	5,849 -21.9%	7,492 38.5%	5,409 17.2%
	Sale Price Change from prior year	207,250 -21.9%	265,425 49.5%	177,500 47.1%	224,954 -15.9%	267,580 3.9%	257,548 6.0%
u	List Price of Actives Change from prior year	375,200 -31.3%	545,879 104.9%	266,360 33.2%	N/A	N/A	N/A
Average	Days on Market Change from prior year	6 -62.5%	16 -79.7%	79 393.8%	26 -23.5%	34 41.7%	24 -14.3%
⋖	Percent of List Change from prior year	105.9 % 8.8%	97.3 % -2.7%	100.0 % 1.8%	98.3 % 0.7%	97.6 % -0.4%	98.0 % -0.1%
	Percent of Original Change from prior year	105.9 % 11.9%	94.6 % 8.7%	87.0 % -11.4%	96.2 % 2.9%	93.5 % -2.5%	95.9 % -1.3%
	Sale Price Change from prior year	207,250 -18.7%	254,950 43.6%	177,500 27.7%	209,500 -14.5%	245,000 54.1%	159,000 -13.6%
	List Price of Actives Change from prior year	372,000 -35.3%	575,000 150.1%	229,900 15.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	6 -40.0%	10 -87.3%	79 1028.6%	7 -41.7%	12 140.0%	5 -37.5%
_	Percent of List Change from prior year	105.9 % 5.9%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%	100.0 % 0.0%
	Percent of Original Change from prior year	105.9 % 10.4%	95.9 % 10.2%	87.0 % -13.0%	99.5 % 2.1%	97.5 % -1.1%	98.6 % -1.4%

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





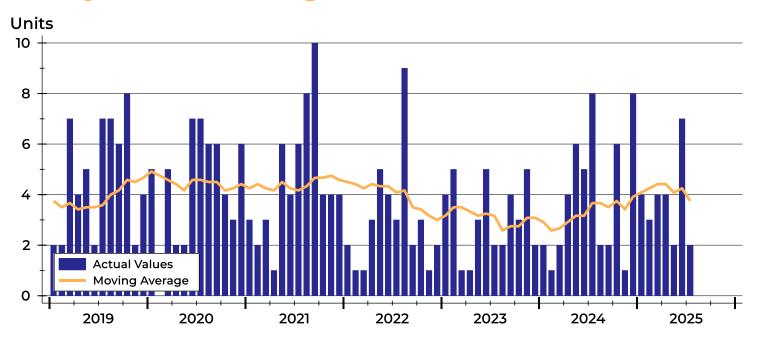
Wabaunsee County Closed Listings Analysis

	mmary Statistics		July		Y	ear-to-Dat	
for	Closed Listings	2025	2024	Change	2025	2024	Change
Clo	sed Listings	2	8	-75.0%	26	28	-7.1%
Vo	lume (1,000s)	415	2,123	-80.5%	5,849	7,492	-21.9%
Mo	onths' Supply	1.3	1.9	-31.6%	N/A	N/A	N/A
	Sale Price	207,250	265,425	-21.9%	224,954	267,580	-15.9%
age	Days on Market	6	16	-62.5%	26	34	-23.5%
Averag	Percent of List	105.9%	97.3%	8.8%	98.3%	97.6%	0.7%
	Percent of Original	105.9%	94.6%	11.9%	96.2%	93.5%	2.9%
	Sale Price	207,250	254,950	-18.7%	209,500	245,000	-14.5%
lan	Days on Market	6	10	-40.0%	7	12	-41.7%
Median	Percent of List	105.9%	100.0%	5.9%	100.0%	100.0%	0.0%
	Percent of Original	105.9%	95.9%	10.4%	99.5%	97.5%	2.1%

A total of 2 homes sold in Wabaunsee County in July, down from 8 units in July 2024. Total sales volume fell to \$0.4 million compared to \$2.1 million in the previous year.

The median sales price in July was \$207,250, down 18.7% compared to the prior year.
Median days on market was 6 days, down from 8 days in June, and down from 10 in July 2024.

History of Closed Listings

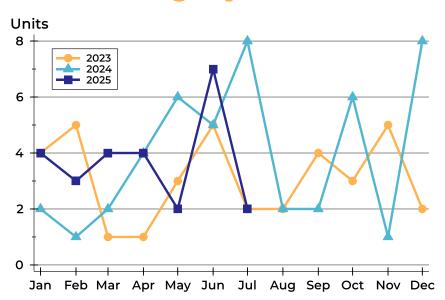






Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

Closed Listings by Price Range

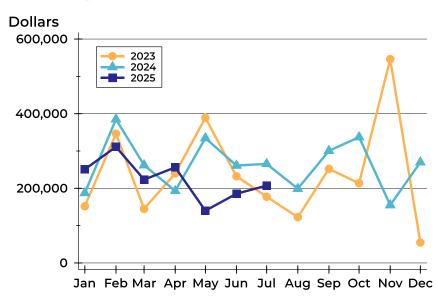
Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	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	1	50.0%	0.0	162,000	162,000	12	12	102.0%	102.0%	102.0%	102.0%
\$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	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	50.0%	0.0	252,500	252,500	0	0	109.8%	109.8%	109.8%	109.8%
\$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



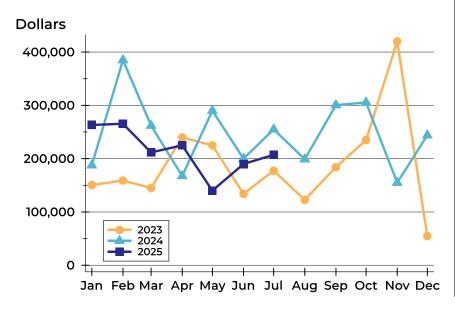


Wabaunsee County Closed Listings Analysis

Average Price



Month	2023	2024	2025
January	152,000	187,500	250,900
February	346,400	385,000	311,167
March	145,000	262,000	223,375
April	240,000	193,125	256,175
May	389,167	334,558	140,000
June	232,200	261,000	185,571
July	177,500	265,425	207,250
August	122,725	199,000	
September	252,048	300,500	
October	213,667	337,167	
November	546,200	155,000	
December	54,875	269,631	



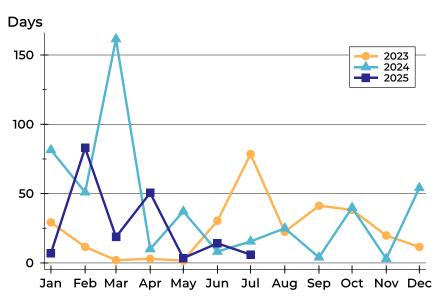
Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	211,750
April	240,000	167,500	225,000
Мау	225,000	290,000	140,000
June	134,000	200,000	190,000
July	177,500	254,950	207,250
August	122,725	199,000	
September	184,095	300,500	
October	235,000	305,500	
November	420,000	155,000	
December	54,875	243,925	





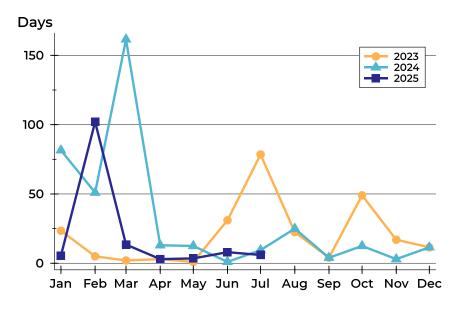
Wabaunsee County Closed Listings Analysis

Average DOM



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	19
April	3	10	51
May	2	37	4
June	30	8	14
July	79	16	6
August	23	25	
September	41	4	
October	38	40	
November	20	3	
December	12	54	

Median DOM



Month	2023	2024	2025
January	24	82	6
February	5	51	102
March	2	162	14
April	3	13	3
May	1	13	4
June	31	1	8
July	79	10	6
August	23	25	
September	4	4	
October	49	13	
November	17	3	
December	12	12	



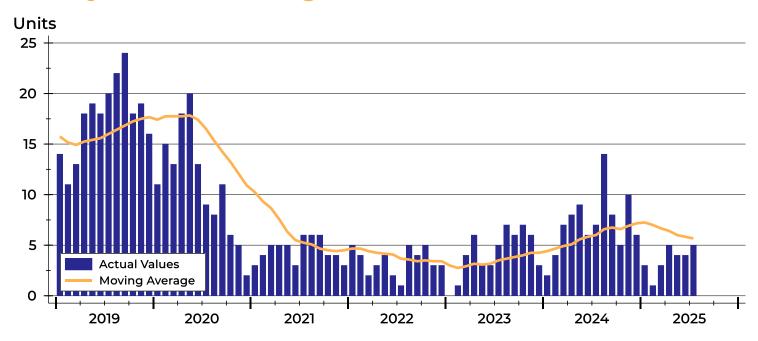
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of July 2024	Change
Ac	tive Listings	5	7	-28.6%
Vo	lume (1,000s)	1,876	3,821	-50.9%
Months' Supply		1.3	1.9	-31.6%
ge	List Price	375,200	545,879	-31.3%
Avera	Days on Market	51	58	-12.1%
₹	Percent of Original	95.3%	94.5%	0.8%
_	List Price	372,000	575,000	-35.3%
Media	Days on Market	68	27	151.9%
Σ	Percent of Original	97.8%	96.6%	1.2%

A total of 5 homes were available for sale in Wabaunsee County at the end of July. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of July was \$372,000, down 35.3% from 2024. The typical time on market for active listings was 68 days, up from 27 days a year earlier.

History of Active Listings

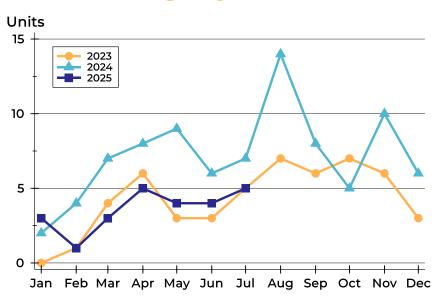






Wabaunsee County Active Listings Analysis

Active Listings by Month



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

Active Listings by Price Range

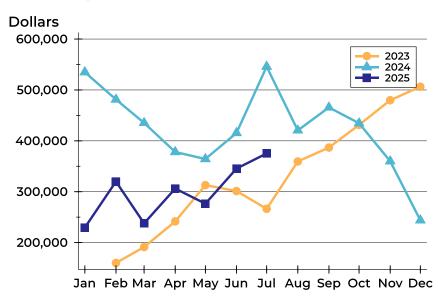
Price Range	Active I Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as ⁹ Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	20.0%	N/A	209,000	209,000	76	76	83.6%	83.6%
\$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	2	40.0%	N/A	348,500	348,500	71	71	98.5%	98.5%
\$400,000-\$499,999	1	20.0%	N/A	455,000	455,000	12	12	97.8%	97.8%
\$500,000-\$749,999	1	20.0%	N/A	515,000	515,000	23	23	98.1%	98.1%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



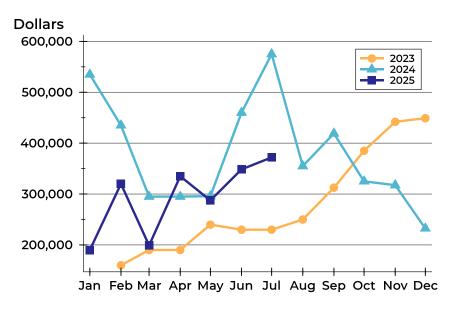


Wabaunsee County Active Listings Analysis

Average Price



Month	2023	2024	2025
January	N/A	535,000	229,467
February	160,000	481,250	320,000
March	191,225	435,286	237,833
April	241,667	378,063	306,170
May	312,967	364,272	276,450
June	301,300	415,508	345,475
July	266,360	545,879	375,200
August	359,414	420,536	
September	386,833	465,644	
October	431,271	434,600	
November	479,833	359,890	
December	506,333	243,900	



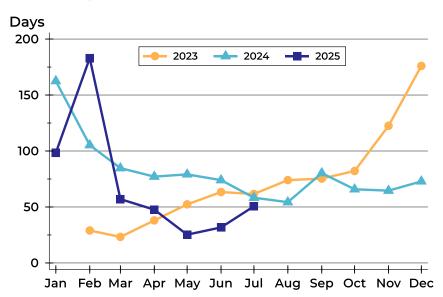
Month	2023	2024	2025
January	N/A	535,000	189,900
February	160,000	435,000	320,000
March	190,000	295,000	199,000
April	190,000	295,000	335,000
May	239,900	295,900	287,450
June	229,900	459,950	348,500
July	229,900	575,000	372,000
August	249,900	354,950	
September	312,500	419,000	
October	385,000	325,000	
November	442,000	317,450	
December	449,000	232,450	





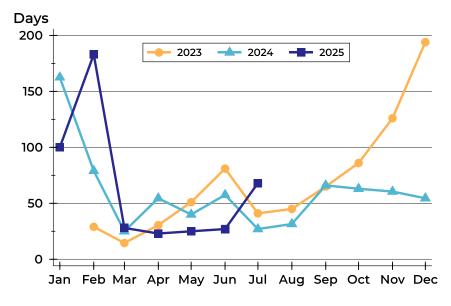
Wabaunsee County Active Listings Analysis

Average DOM



Month	2023	2024	2025
January	N/A	163	98
February	29	105	183
March	23	85	57
April	38	77	48
May	52	79	25
June	63	74	32
July	62	58	51
August	74	54	
September	75	80	
October	82	66	
November	123	65	
December	176	73	

Median DOM



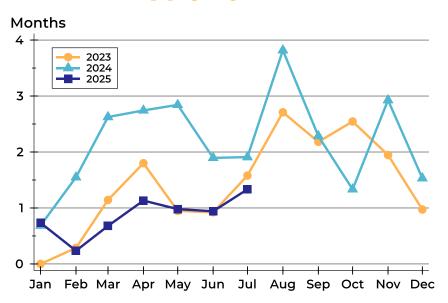
Month	2023	2024	2025
January	N/A	163	100
February	29	79	183
March	15	25	28
April	31	55	23
May	51	40	25
June	81	58	27
July	41	27	68
August	45	32	
September	65	66	
October	86	63	
November	126	61	
December	194	55	





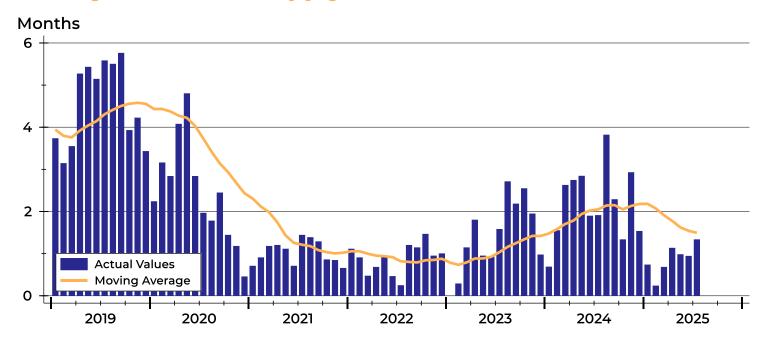
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



Month	2023	2024	2025
January	0.0	0.7	0.7
February	0.3	1.5	0.2
March	1.1	2.6	0.7
April	1.8	2.7	1.1
May	0.9	2.8	1.0
June	0.9	1.9	0.9
July	1.6	1.9	1.3
August	2.7	3.8	
September	2.2	2.3	
October	2.5	1.3	
November	1.9	2.9	
December	1.0	1.5	

History of Month's Supply





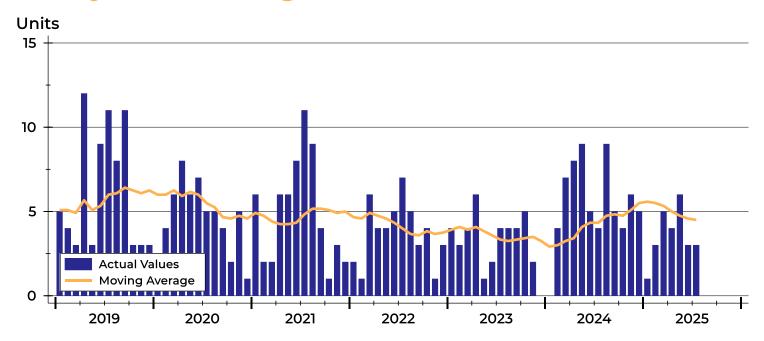
Wabaunsee County New Listings Analysis

	mmary Statistics New Listings	2025	July 2024	Change
ıth	New Listings	3	4	-25.0%
Month	Volume (1,000s)	1,815	2,089	-13.1%
Current	Average List Price	605,000	522,250	15.8%
C	Median List Price	605,000	487,000	24.2%
e te	New Listings	25	37	-32.4%
o-Daí	Volume (1,000s)	6,190	11,147	-44.5%
Year-to-Date	Average List Price	247,615	301,263	-17.8%
χ	Median List Price	199,000	270,000	-26.3%

A total of 3 new listings were added in Wabaunsee County during July, down 25.0% from the same month in 2024. Year-to-date Wabaunsee County has seen 25 new listings.

The median list price of these homes was \$605,000 up from \$487,000 in 2024.

History of New Listings

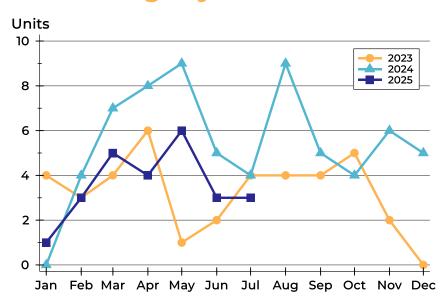






Wabaunsee County New Listings Analysis

New Listings by Month



Month	2023	2024	2025
January	4	0	1
February	3	4	3
March	4	7	5
April	6	8	4
Мау	1	9	6
June	2	5	3
July	4	4	3
August	4	9	
September	4	5	
October	5	4	
November	2	6	
December	0	5	

New Listings by Price Range

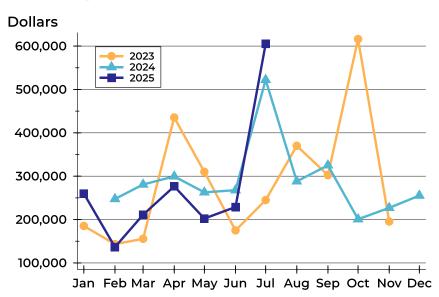
Price Range	New L Number	istings Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	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	2	100.0%	605,000	605,000	12	12	99.0%	99.0%
\$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



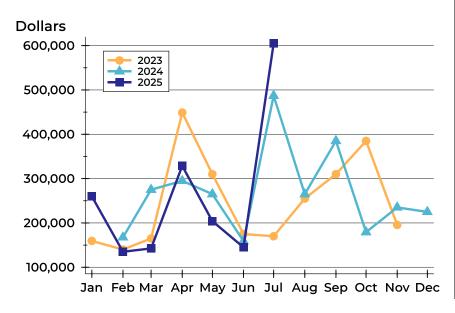


Wabaunsee County New Listings Analysis

Average Price



Month	2023	2024	2025
January	185,250	N/A	260,000
February	143,333	247,500	136,667
March	155,625	280,843	211,100
April	435,380	299,500	276,588
May	310,000	262,783	202,317
June	175,000	267,800	229,000
July	244,975	522,250	605,000
August	370,000	288,094	
September	302,450	325,080	
October	616,180	200,875	
November	195,500	226,958	
December	N/A	255,360	



Month	2023	2024	2025
January	159,500	N/A	260,000
February	140,000	167,500	135,000
March	165,000	275,000	142,500
April	449,000	295,000	328,675
May	310,000	265,000	204,000
June	175,000	159,000	145,000
July	169,950	487,000	605,000
August	255,000	265,000	
September	310,000	385,000	
October	385,000	179,250	
November	195,500	235,000	
December	N/A	224,900	





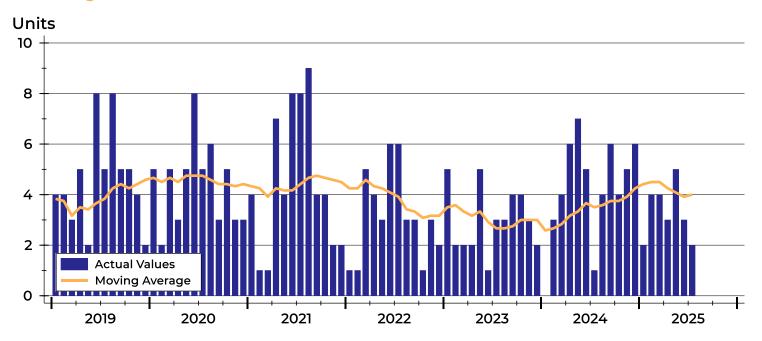
Wabaunsee County Contracts Written Analysis

	mmary Statistics Contracts Written	2025	July 2024	Change	Y025	ear-to-Dat 2024	e Change
Со	ntracts Written	2	1	100.0%	23	26	-11.5%
Vo	lume (1,000s)	1,390	290	379.3%	5,161	7,398	-30.2%
ge	Sale Price	695,000	289,900	139.7%	224,393	284,552	-21.1%
Avera	Days on Market	12	50	-76.0%	18	29	-37.9%
¥	Percent of Original	100.0%	90.6%	10.4%	95.8%	94.6%	1.3%
=	Sale Price	695,000	289,900	139.7%	174,400	275,000	-36.6%
Median	Days on Market	12	50	-76.0%	4	12	-66.7%
Σ	Percent of Original	100.0%	90.6%	10.4%	100.0%	98.6%	1.4%

A total of 2 contracts for sale were written in Wabaunsee County during the month of July, up from 1 in 2024. The median list price of these homes was \$695,000, up from \$289,900 the prior year.

Half of the homes that went under contract in July were on the market less than 12 days, compared to 50 days in July 2024.

History of Contracts Written

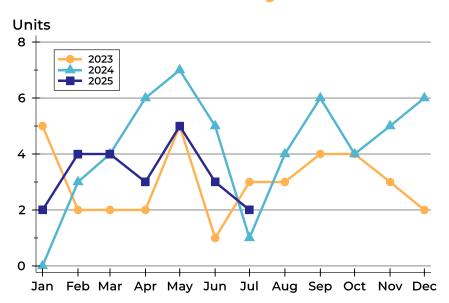






Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

Contracts Written by Price Range

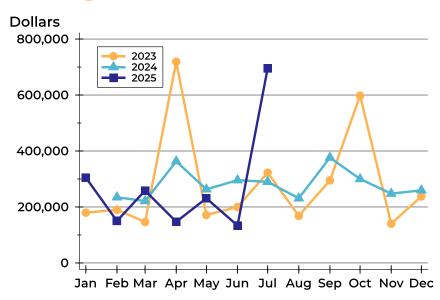
Price Range	Contracts Number	Written Percent	List F Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	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	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	100.0%	695,000	695,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



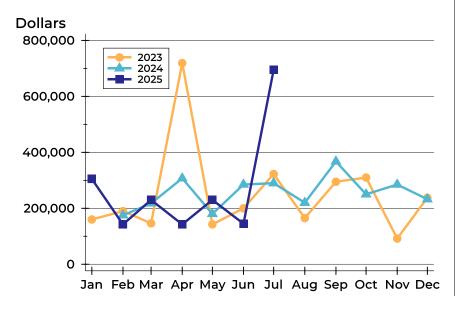


Wabaunsee County Contracts Written Analysis

Average Price



Month	2023	2024	2025
January	179,700	N/A	305,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	147,167
May	171,225	263,000	231,070
June	200,000	295,800	133,633
July	322,500	289,900	695,000
August	168,333	231,000	
September	294,925	376,400	
October	597,750	300,000	
November	140,300	247,770	
December	237,500	259,383	



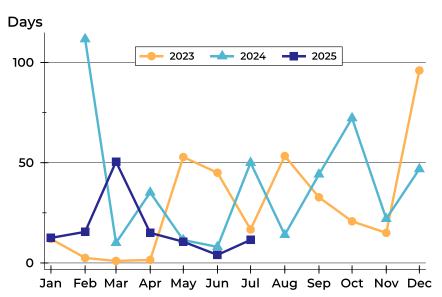
Month	2023	2024	2025
January	160,000	N/A	305,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	142,500
May	142,500	180,000	230,000
June	200,000	285,000	145,000
July	322,500	289,900	695,000
August	165,000	220,000	
September	294,950	367,450	
October	310,000	250,000	
November	92,000	285,000	
December	237,500	232,450	





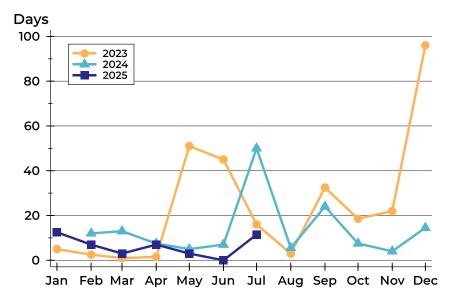
Wabaunsee County Contracts Written Analysis

Average DOM



Month	2023	2024	2025
January	12	N/A	13
February	3	112	16
March	1	10	51
April	2	35	15
May	53	11	11
June	45	8	4
July	17	50	12
August	53	14	
September	33	44	
October	21	72	
November	15	22	
December	96	47	

Median DOM



Month	2023	2024	2025
January	5	N/A	13
February	3	12	7
March	1	13	3
April	2	8	7
May	51	5	3
June	45	7	N/A
July	16	50	12
August	3	6	
September	33	24	
October	19	8	
November	22	4	
December	96	15	



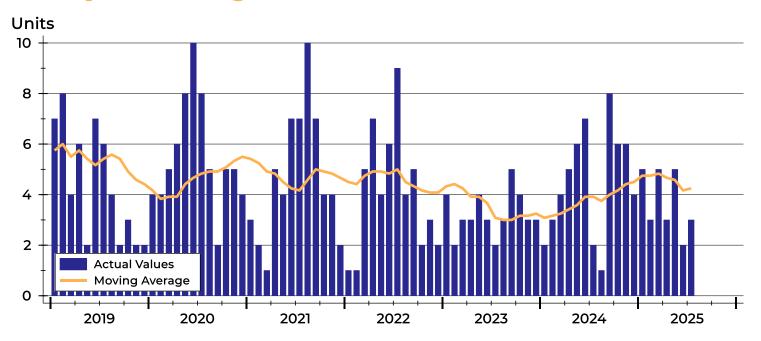
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2025	End of July 2024	Change
Pending Contracts		3	2	50.0%
Volume (1,000s)		1,188	430	176.3%
ge	List Price	396,000	215,000	84.2%
Avera	Days on Market	8	3	166.7%
¥	Percent of Original	100.0%	100.0%	0.0%
_	List Price	396,000	215,000	84.2%
Media	Days on Market	0	3	-100.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 3 listings in Wabaunsee County had contracts pending at the end of July, up from 2 contracts pending at the end of July 2024.

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

History of Pending Contracts

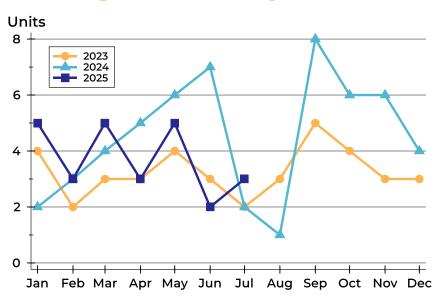






Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

Pending Contracts by Price Range

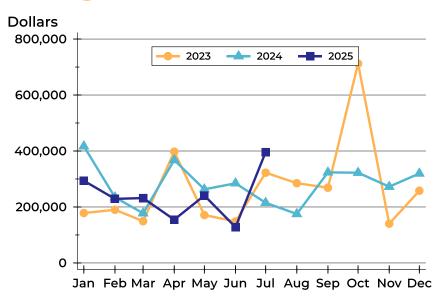
Price Range	Pending (Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	50.0%	97,000	97,000	0	0	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	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%	695,000	695,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



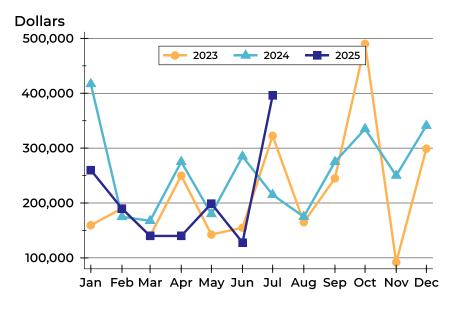


Wabaunsee County Pending Contracts Analysis

Average Price



Month	2023	2024	2025
January	178,375	417,000	293,700
February	190,000	234,667	228,967
March	149,167	177,475	231,800
April	397,467	367,600	154,667
May	171,225	263,000	240,870
June	148,300	284,714	127,950
July	322,500	215,000	396,000
August	285,000	175,000	
September	268,940	323,538	
October	712,475	322,483	
November	140,300	272,458	
December	258,000	319,600	



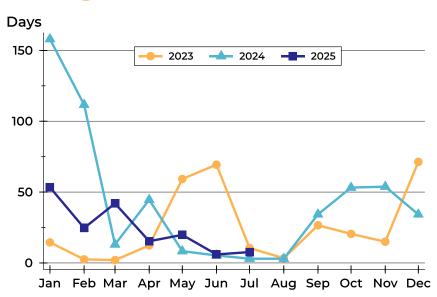
Month	2023	2024	2025
January	159,500	417,000	260,000
February	190,000	175,000	189,900
March	140,000	167,500	140,000
April	249,900	275,000	140,000
May	142,500	180,000	199,000
June	155,000	285,000	127,950
July	322,500	215,000	396,000
August	165,000	175,000	
September	244,900	274,950	
October	489,950	334,950	
November	92,000	250,000	
December	299,000	340,950	





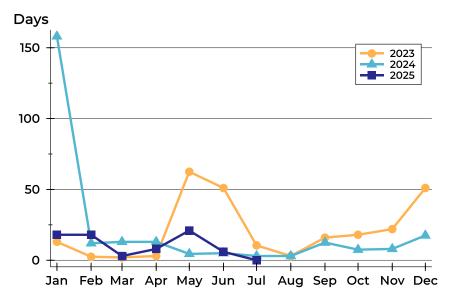
Wabaunsee County Pending Contracts Analysis

Average DOM



Month	2027	2027	2025
Month	2023	2024	2025
January	15	158	53
February	3	112	25
March	2	13	42
April	12	45	15
May	59	8	20
June	69	5	6
July	11	3	8
August	3	3	
September	27	34	
October	21	53	
November	15	54	
December	71	34	

Median DOM



Month	2023	2024	2025
January	13	158	18
February	3	12	18
March	2	13	3
April	3	13	8
May	63	5	21
June	51	5	6
July	11	3	N/A
August	3	3	
September	16	13	
October	18	8	
November	22	8	
December	51	18	