



#### April 2025 Sunflower MLS Statistics

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# Entire MLS System Housing Report



# Market Overview

#### Sunflower MLS Home Sales Rose in April

Total home sales in the Sunflower multiple listing service rose by 1.6% last month to 322 units, compared to 317 units in April 2024. Total sales volume was \$69.9 million, up 6.6% from a year earlier.

The median sale price in April was \$200,000, up from \$190,000 a year earlier. Homes that sold in April 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 April

The total number of active listings in the Sunflower multiple listing service at the end of April was 428 units, up from 325 at the same point in 2024. This represents a 1.5 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$254,950.

During April, a total of 327 contracts were written down from 360 in April 2024. At the end of the month, there were 398 contracts still pending.

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## **Entire MLS System** Summary Statistics

April MLS Statistics			Current Mont			Year-to-Date	
Th	ree-year History	2025	2024	2023	2025	2024	2023
-	o <b>me Sales</b>	<b>322</b>	<b>317</b>	<b>280</b>	<b>1,002</b>	<b>983</b>	<b>975</b>
	ange from prior year	1.6%	13.2%	-20.7%	1.9%	0.8%	-12.1%
	<b>tive Listings</b> ange from prior year	<b>428</b> 31.7%	<b>325</b> 22.6%	<b>265</b> 18.8%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.5</b> 36.4%	<b>1.1</b> 22.2%	<b>0.9</b> 50.0%	N/A	N/A	N/A
	ew Listings	<b>405</b>	<b>423</b>	<b>372</b>	<b>1,298</b>	<b>1,292</b>	<b>1,210</b>
	ange from prior year	-4.3%	13.7%	-13.3%	0.5%	6.8%	-10.6%
	ntracts Written	<b>327</b>	<b>360</b>	<b>330</b>	<b>1,159</b>	<b>1,178</b>	<b>1,148</b>
	ange from prior year	-9.2%	9.1%	-13.8%	-1.6%	2.6%	-9.7%
	nding Contracts ange from prior year	<b>398</b> 4.2%	<b>382</b> 13.7%	<b>336</b> -20.2%	N/A	N/A	N/A
	les Volume (1,000s)	<b>69,909</b>	<b>65,574</b>	<b>54,486</b>	<b>233,387</b>	<b>205,275</b>	<b>187,752</b>
	ange from prior year	6.6%	20.4%	-21.5%	13.7%	9.3%	-10.2%
	Sale Price	<b>217,108</b>	<b>206,859</b>	<b>194,592</b>	<b>232,921</b>	<b>208,825</b>	<b>192,567</b>
	Change from prior year	5.0%	6.3%	-1.0%	11.5%	8.4%	2.1%
4	List Price of Actives Change from prior year	<b>322,844</b> -1.3%	<b>327,157</b> -0.2%	<b>327,886</b> 21.8%	N/A	N/A	N/A
Average	Days on Market	<b>29</b>	<b>25</b>	<b>19</b>	<b>37</b>	<b>31</b>	<b>25</b>
	Change from prior year	16.0%	31.6%	35.7%	19.4%	24.0%	31.6%
۷	<b>Percent of List</b>	<b>98.7%</b>	<b>98.6%</b>	<b>100.3%</b>	<b>98.1%</b>	<b>98.2%</b>	<b>98.8%</b>
	Change from prior year	0.1%	-1.7%	-1.2%	-0.1%	-0.6%	-1.2%
	Percent of Original	<b>96.8%</b>	<b>97.0%</b>	<b>98.9%</b>	<b>95.9%</b>	<b>96.5%</b>	<b>96.9%</b>
	Change from prior year	-0.2%	-1.9%	-1.7%	-0.6%	-0.4%	-1.9%
	Sale Price	<b>200,000</b>	<b>190,000</b>	<b>178,500</b>	<b>210,000</b>	<b>185,000</b>	<b>170,000</b>
	Change from prior year	5.3%	6.4%	8.2%	13.5%	8.8%	7.6%
	List Price of Actives Change from prior year	<b>254,950</b> -8.9%	<b>280,000</b> 14.3%	<b>245,000</b> 22.5%	N/A	N/A	N/A
Median	Days on Market	<b>5</b>	<b>5</b>	<b>4</b>	<b>10</b>	<b>9</b>	<b>7</b>
	Change from prior year	0.0%	25.0%	33.3%	11.1%	28.6%	75.0%
2	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b>
	Percent of Original	<b>100.0%</b>	<b>99.1%</b>	<b>100.0%</b>	<b>98.3%</b>	<b>98.3%</b>	<b>99.8%</b>
	Change from prior year	0.9%	-0.9%	0.0%	0.0%	-1.5%	-0.2%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Year-to-Da ge 2025 2024		e Change
Clc	osed Listings	322	317	1.6%	1,002	983	1.9%
Vo	lume (1,000s)	69,909	65,574	6.6%	233,387	205,275	13.7%
Мс	onths' Supply	1.5	1.1	36.4%	N/A	N/A	N/A
	Sale Price	217,108	206,859	5.0%	232,921	208,825	11.5%
age	Days on Market	29	25	16.0%	37	31	19.4%
Average	Percent of List	<b>98.7</b> %	98.6%	0.1%	<b>98.1</b> %	98.2%	-0.1%
	Percent of Original	<b>96.8</b> %	97.0%	-0.2%	95.9%	96.5%	-0.6%
	Sale Price	200,000	190,000	5.3%	210,000	185,000	13.5%
ian	Days on Market	5	5	0.0%	10	9	11.1%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.1%	0.9%	98.3%	98.3%	0.0%

A total of 322 homes sold in the Sunflower multiple listing service in April, up from 317 units in April 2024. Total sales volume rose to \$69.9 million compared to \$65.6 million in the previous year.

The median sales price in April was \$200,000, up 5.3% compared to the prior year. Median days on market was 5 days, down from 9 days in March, but similar to April 2024.

## **History of Closed Listings**







## **Closed Listings by Month**



Month	2023	2024	2025
January	201	198	212
February	216	206	208
March	278	262	260
April	280	317	322
Мау	331	371	
June	375	337	
July	330	359	
August	321	357	
September	317	274	
October	291	294	
November	262	281	
December	227	267	

## **Closed Listings by Price Range**

Price Range		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	4	1.2%	0.8	20,000	21,000	6	1	110.3%	114.2%	96.3%	97.6%
\$25,000-\$49,999	17	5.3%	1.3	38,459	40,000	8	3	93.2%	100.0%	92.3%	100.0%
\$50,000-\$99,999	41	12.7%	1.3	75,942	75,000	47	18	94.9%	95.1%	91.5%	94.7%
\$100,000-\$124,999	19	5.9%	1.1	110,326	110,000	37	3	99.6%	100.0%	95.6%	100.0%
\$125,000-\$149,999	28	8.7%	1.3	138,401	138,950	23	6	99.3%	99.8%	97.7%	99.1%
\$150,000-\$174,999	26	8.1%	1.2	161,776	162,000	26	5	99.3%	100.0%	96.9%	100.0%
\$175,000-\$199,999	25	7.8%	1.0	188,350	190,000	20	5	99.6%	100.0%	98.2%	100.0%
\$200,000-\$249,999	49	15.2%	1.0	223,525	223,500	38	5	99.2%	100.0%	98.2%	100.0%
\$250,000-\$299,999	42	13.0%	1.6	273,191	275,000	33	8	99.8%	100.0%	98.4%	100.0%
\$300,000-\$399,999	42	13.0%	1.9	337,049	335,000	19	4	99.8%	100.0%	99.0%	100.0%
\$400,000-\$499,999	20	6.2%	1.9	451,327	441,000	22	4	99.8%	100.0%	99.1%	100.0%
\$500,000-\$749,999	8	2.5%	2.8	596,970	587,450	15	6	97.9%	100.0%	97.9%	100.0%
\$750,000-\$999,999	1	0.3%	3.1	790,000	790,000	91	91	93.1%	93.1%	87.9%	87.9%
\$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





## **Average Price**



Month	2023	2024	2025
January	177,842	207,563	249,574
February	197,235	203,641	227,365
March	197,546	216,233	243,372
April	194,592	206,859	217,108
Мау	231,025	242,150	
June	223,072	250,740	
July	234,063	245,771	
August	243,817	229,605	
September	207,809	224,152	
October	229,788	245,274	
November	212,106	234,926	
December	203,539	226,070	

#### **Median Price**



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





#### **Average DOM**



Month	2023	2024	2025
January	24	33	44
February	33	32	45
March	25	36	34
April	19	25	29
Мау	20	21	
June	13	22	
July	17	27	
August	19	22	
September	17	24	
October	19	22	
November	20	26	
December	29	27	

#### **Median DOM**



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	tive Listings	428	325	31.7%
Vo	ume (1,000s)	138,177	106,326	30.0%
Мс	nths' Supply	1.5	1.1	36.4%
ge	List Price	322,844	327,157	-1.3%
Avera	Days on Market	54	64	-15.6%
A	Percent of Original	<b>97.4</b> %	96.8%	0.6%
ç	List Price	254,950	280,000	-8.9%
Media	Days on Market	33	30	10.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 428 homes were available for sale in the Sunflower multiple listing service at the end of April. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of April was \$254,950, down 8.9% from 2024. The typical time on market for active listings was 33 days, up from 30 days a year earlier.

## **History of Active Listings**







## **Active Listings by Month**



Month	2023	2024	2025
January	244	316	329
February	232	297	322
March	238	295	380
April	265	325	428
Мау	264	375	
June	320	391	
July	339	411	
August	372	462	
September	390	467	
October	458	480	
November	420	466	
December	348	403	

## **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	2	0.5%	0.8	12,100	12,100	15	15	100.0%	100.0%
\$25,000-\$49,999	11	2.6%	1.3	40,750	39,000	74	27	97.0%	100.0%
\$50,000-\$99,999	43	10.0%	1.3	78,406	79,900	47	24	94.9%	100.0%
\$100,000-\$124,999	18	4.2%	1.1	112,960	113,000	44	23	97.2%	100.0%
\$125,000-\$149,999	32	7.5%	1.3	137,330	137,000	69	35	98.0%	100.0%
\$150,000-\$174,999	32	7.5%	1.2	163,731	165,000	64	39	99.1%	100.0%
\$175,000-\$199,999	25	5.8%	1.0	188,223	189,000	74	45	95.0%	97.4%
\$200,000-\$249,999	45	10.5%	1.0	228,404	229,000	48	31	97.6%	100.0%
\$250,000-\$299,999	60	14.0%	1.6	272,258	269,900	50	29	97.5%	100.0%
\$300,000-\$399,999	76	17.8%	1.9	354,822	349,900	48	27	97.9%	100.0%
\$400,000-\$499,999	35	8.2%	1.9	455,473	464,000	46	24	98.5%	100.0%
\$500,000-\$749,999	38	8.9%	2.8	584,019	557,500	63	41	97.3%	98.1%
\$750,000-\$999,999	6	1.4%	3.1	855,870	847,450	43	50	99.8%	100.0%
\$1,000,000 and up	5	1.2%	N/A	4,222,123	1,192,500	65	73	98.6%	99.9%





#### **Average Price**



Month	2023	2024	2025
January	312,787	291,332	262,620
February	330,328	295,938	272,267
March	352,597	311,456	290,474
April	327,886	327,157	322,844
Мау	363,329	325,721	
June	352,426	304,864	
July	317,632	302,555	
August	300,836	298,691	
September	299,924	298,819	
October	281,555	279,893	
November	283,725	268,804	
December	281,246	252,660	

**Median Price** 



Month	2023	2024	2025
January	239,000	239,925	219,500
February	239,925	239,900	228,750
March	269,000	269,900	243,450
April	245,000	280,000	254,950
Мау	282,425	272,500	
June	284,950	249,900	
July	265,000	245,000	
August	241,000	249,950	
September	229,900	251,900	
October	224,950	249,700	
November	224,900	232,450	
December	222,450	219,000	





#### Average DOM



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

#### **Median DOM**



Month	2023	2024	2025
January	58	57	61
February	41	47	40
March	33	42	27
April	29	30	33
Мау	30	31	
June	26	33	
July	35	36	
August	32	32	
September	33	38	
October	34	38	
November	49	45	
December	58	51	





## Entire MLS System Months' Supply Analysis



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

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	405	423	-4.3%
: Month	Volume (1,000s)	118,001	111,499	5.8%
Current	Average List Price	291,359	263,592	10.5%
Сц	Median List Price	230,000	224,900	2.3%
ę	New Listings	1,298	1,292	0.5%
o-Date	Volume (1,000s)	345,505	310,873	11.1%
Year-to	Average List Price	266,182	240,613	10.6%
¥	Median List Price	224,900	204,900	9.8%

A total of 405 new listings were added in the Sunflower multiple listing service during April, down 4.3% from the same month in 2024. Year-to-date the Sunflower multiple listing service has seen 1,298 new listings.

The median list price of these homes was \$230,000 up from \$224,900 in 2024.

## **History of New Listings**







#### **New Listings by Month**



Month	2023	2024	2025
January	227	232	188
February	279	278	282
March	332	359	423
April	372	423	405
Мау	399	444	
June	409	376	
July	364	395	
August	369	408	
September	378	364	
October	384	369	
November	256	296	
December	190	235	

## **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	4	1.0%	13,025	13,950	11	9	119.6%	114.2%
\$25,000-\$49,999	12	3.0%	39,046	37,000	14	10	100.0%	100.0%
\$50,000-\$99,999	36	8.9%	75,462	73,500	16	14	96.2%	100.0%
\$100,000-\$124,999	23	5.7%	114,147	115,000	10	6	99.7%	100.0%
\$125,000-\$149,999	33	8.1%	137,197	137,000	10	8	99.5%	100.0%
\$150,000-\$174,999	26	6.4%	162,544	162,450	12	9	100.5%	100.0%
\$175,000-\$199,999	33	8.1%	190,001	190,000	8	5	99.4%	100.0%
\$200,000-\$249,999	55	13.6%	226,688	225,000	8	6	99.5%	100.0%
\$250,000-\$299,999	56	13.8%	272,877	269,900	13	9	99.0%	100.0%
\$300,000-\$399,999	69	17.0%	353,906	349,900	12	9	99.4%	100.0%
\$400,000-\$499,999	32	7.9%	459,062	467,450	15	14	98.8%	100.0%
\$500,000-\$749,999	23	5.7%	586,557	555,000	17	16	98.4%	100.0%
\$750,000-\$999,999	2	0.5%	882,450	882,450	28	28	100.0%	100.0%
\$1,000,000 and up	1	0.2%	15,000,000	15,000,000	2	2	100.0%	100.0%





## **Average Price**



Month	2023	2024	2025
January	211,390	211,662	249,667
February	216,149	227,477	247,013
March	228,692	242,421	262,196
April	229,073	263,592	291,359
Мау	249,334	250,741	
June	245,928	227,538	
July	230,427	244,184	
August	223,095	251,488	
September	237,552	237,437	
October	226,674	232,706	
November	216,193	223,306	
December	211,468	217,233	

**Median Price** 



Month	2023	2024	2025
January	179,900	191,450	210,000
February	174,900	189,950	207,500
March	187,250	199,999	225,000
April	180,000	224,900	230,000
Мау	205,000	217,750	
June	219,900	211,000	
July	189,950	210,000	
August	179,950	220,000	
September	195,000	199,000	
October	189,500	209,000	
November	199,950	195,000	
December	185,000	189,900	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date ge 2025 2024 Cl		e Change
Co	ntracts Written	327	360	-9.2%	1,159	1,178	-1.6%
Volume (1,000s)		79,867	91,026	-12.3%	274,458	269,316	1.9%
ge	Sale Price	244,241	252,849	-3.4%	236,806	228,621	3.6%
Average	Days on Market	22	21	4.8%	31	27	14.8%
٩٧	Percent of Original	<b>98.2</b> %	98.3%	-0.1%	<b>97.0</b> %	97.3%	-0.3%
L	Sale Price	215,000	219,000	-1.8%	210,000	199,000	5.5%
Median	Days on Market	6	4	50.0%	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 327 contracts for sale were written in the Sunflower multiple listing service during the month of April, down from 360 in 2024. The median list price of these homes was \$215,000, down from \$219,000 the prior year.

Half of the homes that went under contract in April were on the market less than 6 days, compared to 4 days in April 2024.

## **History of Contracts Written**







#### **Contracts Written by Month**



Month	2023	2024	2025
January	238	227	219
February	264	249	253
March	316	342	360
April	330	360	327
Мау	362	357	
June	328	337	
July	304	323	
August	304	319	
September	294	281	
October	272	281	
November	222	240	
December	208	214	

## **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	0.6%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	12	3.7%	37,583	35,000	14	13	85.1%	94.7%
\$50,000-\$99,999	29	8.9%	73,434	71,000	26	12	94.1%	100.0%
\$100,000-\$124,999	20	6.1%	111,943	111,000	13	6	98.1%	100.0%
\$125,000-\$149,999	27	8.3%	136,848	137,900	36	4	99.5%	100.0%
\$150,000-\$174,999	22	6.7%	161,689	159,900	29	5	99.3%	100.0%
\$175,000-\$199,999	37	11.3%	190,588	190,000	12	7	98.2%	100.0%
\$200,000-\$249,999	54	16.5%	224,454	220,000	16	5	98.8%	100.0%
\$250,000-\$299,999	37	11.3%	274,631	269,900	15	6	99.0%	100.0%
\$300,000-\$399,999	52	15.9%	351,966	350,000	18	7	98.7%	100.0%
\$400,000-\$499,999	18	5.5%	451,856	449,900	24	11	98.9%	100.0%
\$500,000-\$749,999	16	4.9%	613,188	592,450	65	10	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	1	0.3%	2,187,000	2,187,000	22	22	100.0%	100.0%





#### **Average Price**



Month	2023	2024	2025
January	199,005	208,262	237,052
February	189,853	219,294	231,809
March	209,791	223,423	233,415
April	233,974	252,849	244,241
Мау	213,953	249,337	
June	239,525	238,859	
July	230,760	236,863	
August	225,260	230,779	
September	231,708	234,621	
October	214,744	255,656	
November	198,998	228,890	
December	217,411	237,021	

**Median Price** 



Month	2023	2024	2025
January	169,950	184,300	225,000
February	165,000	189,900	199,900
March	185,000	189,900	212,950
April	196,750	219,000	215,000
Мау	182,500	225,000	
June	220,000	219,777	
July	195,000	200,000	
August	184,800	200,000	
September	199,000	200,000	
October	184,500	215,000	
November	178,250	195,500	
December	190,000	217,450	





#### **Average DOM**



Month	2023	2024	2025
January	30	34	41
February	24	33	38
March	20	24	29
April	17	21	22
Мау	14	23	
June	18	26	
July	18	26	
August	17	20	
September	19	23	
October	21	28	
November	25	27	
December	37	44	

## **Median DOM**



Month	2023	2024	2025
January	10	9	26
February	4	8	8
March	4	5	5
April	3	4	6
Мау	4	5	
June	4	6	
July	6	7	
August	6	8	
September	6	8	
October	8	9	
November	14	10	
December	18	14	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pei	nding Contracts	398	382	4.2%
Vo	ume (1,000s)	101,036	99,380	1.7%
ge	List Price	253,859	260,158	-2.4%
Avera	Days on Market	25	25	0.0%
A	Percent of Original	<b>98.5</b> %	98.7%	-0.2%
u	List Price	219,900	219,250	0.3%
Median	Days on Market	6	5	20.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 398 listings in the Sunflower multiple listing service had contracts pending at the end of April, up from 382 contracts pending at the end of April 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**







#### Pending Contracts by Month



Month	2023	2024	2025
January	230	232	237
February	282	275	271
March	316	336	349
April	336	382	398
Мау	374	366	
June	339	372	
July	320	356	
August	313	313	
September	304	311	
October	261	319	
November	238	260	
December	205	219	

## **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts Percent	List   Average	Price Median	Days on Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.3%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	5	1.3%	33,320	32,000	14	10	96.0%	100.0%
\$50,000-\$99,999	29	7.3%	75,939	72,000	34	9	97.0%	100.0%
\$100,000-\$124,999	24	6.0%	113,748	114,950	16	6	97.4%	100.0%
\$125,000-\$149,999	35	8.8%	137,246	139,900	29	4	98.9%	100.0%
\$150,000-\$174,999	32	8.0%	161,495	159,900	18	4	99.8%	100.0%
\$175,000-\$199,999	48	12.1%	190,161	190,000	29	8	97.6%	100.0%
\$200,000-\$249,999	67	16.8%	225,148	222,900	20	4	98.7%	100.0%
\$250,000-\$299,999	50	12.6%	276,549	272,500	20	5	98.8%	100.0%
\$300,000-\$399,999	58	14.6%	349,644	347,000	21	8	98.8%	100.0%
\$400,000-\$499,999	27	6.8%	450,379	449,900	22	8	99.2%	100.0%
\$500,000-\$749,999	20	5.0%	609,130	592,450	63	13	98.9%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	0.5%	1,643,500	1,643,500	15	15	100.0%	100.0%





#### **Average Price**



Month	2023	2024	2025
January	202,450	214,610	246,895
February	207,439	224,817	250,001
March	212,853	229,833	238,866
April	239,144	260,158	253,859
Мау	226,876	257,850	
June	238,431	254,478	
July	241,219	241,646	
August	221,444	237,901	
September	231,005	250,722	
October	214,614	257,211	
November	221,280	253,642	
December	217,278	264,687	

**Median Price** 



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





#### **Average DOM**



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

#### **Median DOM**



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





# **Coffey County Housing Report**



# Market Overview

#### Coffey County Home Sales Fell in April

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

The median sale price in April was \$239,950, up from \$164,000 a year earlier. Homes that sold in April were typically on the market for 9 days and sold for 97.8% of their list prices.

## Coffey County Active Listings Remain the Same at End of April

The total number of active listings in Coffey County at the end of April was 14 units, the same as in April 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 April was \$271,750.

During April, a total of 3 contracts were written down from 5 in April 2024. At the end of the month, there were 4 contracts still pending.

## **Report Contents**

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

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## **Coffey County** Summary Statistics

	oril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
_	ange from prior year	<b>3</b> -40.0%	<b>5</b> 0.0%	<b>5</b> 25.0%	<b>8</b> -42.9%	<b>14</b> -44.0%	<b>25</b> 47.1%
	<b>tive Listings</b> ange from prior year	<b>14</b> 0.0%	<b>14</b> 100.0%	<b>7</b> 16.7%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>3.3</b> -15.4%	<b>3.9</b> 200.0%	<b>1.3</b> 30.0%	N/A	N/A	N/A
	ew Listings	<b>4</b>	<b>7</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>26</b>
	ange from prior year	-42.9%	40.0%	25.0%	-25.0%	-23.1%	30.0%
	<b>ntracts Written</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>11</b>	<b>18</b>	<b>26</b>
	ange from prior year	-40.0%	25.0%	-60.0%	-38.9%	-30.8%	4.0%
	nding Contracts ange from prior year	<b>4</b> -20.0%	<b>5</b> -16.7%	<b>6</b> -45.5%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>704</b>	<b>769</b>	<b>638</b>	<b>2,171</b>	<b>2,488</b>	<b>3,435</b>
	ange from prior year	-8.5%	20.5%	31.3%	-12.7%	-27.6%	26.6%
	Sale Price	<b>234,696</b>	<b>153,800</b>	<b>127,600</b>	<b>271,374</b>	<b>177,679</b>	<b>137,403</b>
	Change from prior year	52.6%	20.5%	5.0%	52.7%	29.3%	-13.9%
0	List Price of Actives Change from prior year	<b>250,129</b> -11.4%	<b>282,236</b> 54.3%	<b>182,857</b> 27.1%	N/A	N/A	N/A
Average	Days on Market	<b>14</b>	<b>30</b>	<b>21</b>	<b>60</b>	<b>69</b>	<b>37</b>
	Change from prior year	-53.3%	42.9%	-30.0%	-13.0%	86.5%	-52.6%
A	<b>Percent of List</b>	<b>96.0%</b>	<b>90.3%</b>	<b>90.8%</b>	<b>93.7%</b>	<b>89.6%</b>	<b>94.9%</b>
	Change from prior year	6.3%	-0.6%	-7.9%	4.6%	-5.6%	-1.1%
	Percent of Original	<b>93.7%</b>	<b>90.3%</b>	<b>86.8%</b>	<b>90.6%</b>	<b>88.0%</b>	<b>92.4%</b>
	Change from prior year	3.8%	4.0%	-12.0%	3.0%	-4.8%	-0.2%
	Sale Price	<b>239,950</b>	<b>164,000</b>	<b>95,000</b>	<b>250,000</b>	<b>167,000</b>	<b>121,125</b>
	Change from prior year	46.3%	72.6%	-19.7%	49.7%	37.9%	-18.7%
	List Price of Actives Change from prior year	<b>271,750</b> -13.0%	<b>312,450</b> 140.3%	<b>130,000</b> -17.5%	N/A	N/A	N/A
Median	Days on Market	<b>9</b>	<b>26</b>	<b>23</b>	<b>17</b>	<b>58</b>	<b>10</b>
	Change from prior year	-65.4%	13.0%	53.3%	-70.7%	480.0%	-85.3%
2	<b>Percent of List</b>	<b>97.8%</b>	<b>91.1%</b>	<b>92.4%</b>	<b>94.3%</b>	<b>89.1%</b>	<b>95.9%</b>
	Change from prior year	7.4%	-1.4%	-5.1%	5.8%	-7.1%	-1.9%
	Percent of Original	<b>91.0%</b>	<b>91.1%</b>	<b>88.2%</b>	<b>92.5%</b>	<b>88.9%</b>	<b>94.8%</b>
	Change from prior year	-0.1%	3.3%	-9.4%	4.0%	-6.2%	-3.1%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Y 2025	ear-to-Dat 2024	e Change
Clo	sed Listings	3	5	-40.0%	8	14	-42.9%
Vol	ume (1,000s)	704	769	-8.5%	2,171	2,488	-12.7%
Мо	nths' Supply	3.3	3.9	-15.4%	N/A	N/A	N/A
	Sale Price	234,696	153,800	52.6%	271,374	177,679	52.7%
rage	Days on Market	14	30	-53.3%	60	69	-13.0%
Averag	Percent of List	<b>96.0</b> %	90.3%	6.3%	<b>93.7</b> %	89.6%	4.6%
	Percent of Original	<b>93.7</b> %	90.3%	3.8%	<b>90.6</b> %	88.0%	3.0%
	Sale Price	239,950	164,000	46.3%	250,000	167,000	49.7%
lian	Days on Market	9	26	-65.4%	17	58	-70.7%
Median	Percent of List	<b>97.8</b> %	91.1%	7.4%	94.3%	89.1%	5.8%
	Percent of Original	91.0%	91.1%	-0.1%	<b>92.5</b> %	88.9%	4.0%

A total of 3 homes sold in Coffey County in April, down from 5 units in April 2024. Total sales volume fell to \$0.7 million compared to \$0.8 million in the previous year.

The median sales price in April was \$239,950, up 46.3% compared to the prior year. Median days on market was 9 days, the same as March, and down from 26 in April 2024.

## **History of Closed Listings**







## **Closed Listings by Month**



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

## **Closed Listings by Price Range**

Price Range	Sa Number		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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	12.0	181,000	181,000	24	24	97.8%	97.8%	91.0%	91.0%
\$200,000-\$249,999	1	33.3%	2.4	239,950	239,950	8	8	100.2%	100.2%	100.2%	100.2%
\$250,000-\$299,999	1	33.3%	6.5	283,138	283,138	9	9	89.9%	89.9%	89.9%	89.9%
\$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





## **Average Price**



Month	2023	2024	2025
January	128,938	123,500	N/A
February	141,400	110,000	245,000
March	146,881	288,750	325,633
April	127,600	153,800	234,696
Мау	198,150	252,944	
June	207,333	310,750	
July	196,833	273,990	
August	229,100	139,583	
September	143,250	127,667	
October	275,000	260,000	
November	108,833	131,160	
December	135,950	310,100	

#### **Median Price**



Month	2023	2024	2025
January	105,563	123,500	N/A
February	143,750	92,500	245,000
March	113,750	277,500	301,900
April	95,000	164,000	239,950
Мау	212,500	210,000	
June	92,000	267,250	
July	158,000	270,750	
August	195,000	125,000	
September	143,250	132,000	
October	275,000	237,500	
November	106,000	128,000	
December	135,950	208,300	





#### **Average DOM**



Month	2023	2024	2025
January	31	25	N/A
February	91	45	165
March	11	152	36
April	21	30	14
Мау	86	33	
June	16	7	
July	32	58	
August	9	53	
September	18	31	
October	24	51	
November	45	31	
December	22	18	

#### **Median DOM**



Month	2023	2024	2025
January	6	25	N/A
February	90	44	165
March	5	160	9
April	23	26	9
Мау	67	7	
June	18	N/A	
July	24	23	
August	5	8	
September	18	35	
October	24	22	
November	41	6	
December	22	10	





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	14	14	0.0%
Volume (1,000s)		3,502	3,951	-11.4%
Мо	nths' Supply	3.3	3.9	-15.4%
ge	List Price	250,129	282,236	-11.4%
Avera	Days on Market	106	80	32.5%
A	Percent of Original	<b>96.2</b> %	97.3%	-1.1%
Ę	List Price	271,750	312,450	-13.0%
Median	Days on Market	104	64	62.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 14 homes were available for sale in Coffey County at the end of April. This represents a 3.3 months' supply of active listings.

The median list price of homes on the market at the end of April was \$271,750, down 13.0% from 2024. The typical time on market for active listings was 104 days, up from 64 days a year earlier.

## **History of Active Listings**







## **Active Listings by Month**



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

## **Active Listings by Price Range**

Price Range	Active 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	1	7.1%	N/A	104,900	104,900	100	100	91.3%	91.3%
\$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	2	14.3%	N/A	169,900	169,900	154	154	86.1%	86.1%
\$175,000-\$199,999	1	7.1%	12.0	175,000	175,000	34	34	97.2%	97.2%
\$200,000-\$249,999	2	14.3%	2.4	230,450	230,450	154	154	97.2%	97.2%
\$250,000-\$299,999	6	42.9%	6.5	290,383	299,500	100	110	98.5%	100.0%
\$300,000-\$399,999	2	14.3%	N/A	339,450	339,450	67	67	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **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
Мау	229,817	278,292	
June	158,738	239,093	
July	134,986	222,631	
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
Мау	175,000	299,900	
June	130,000	238,000	
July	125,000	238,000	
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	





# Average DOM

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

**Median DOM** 



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





## **Coffey County** Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.7	2.9	2.6
February	1.5	2.8	2.9
March	1.5	2.8	2.7
April	1.3	3.9	3.3
Мау	1.1	3.4	
June	1.6	3.7	
July	1.3	3.1	
August	1.7	4.5	
September	1.9	3.9	
October	2.4	2.4	
November	3.3	3.0	
December	2.9	2.3	

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change	
th	New Listings	4	7	-42.9%	
: Month	Volume (1,000s)	1,098	1,587	-30.8%	
Current	Average List Price	274,600	226,714	21.1%	
C	Median List Price	266,750	225,000	18.6%	
te	New Listings	15	20	-25.0%	
o-Da	Volume (1,000s)	3,980	4,579	-13.1%	
Year-to-Date	Average List Price	265,366	228,960	15.9%	
۶	Median List Price	288,500	212,500	35.8%	

A total of 4 new listings were added in Coffey County during April, down 42.9% from the same month in 2024. Year-todate Coffey County has seen 15 new listings.

The median list price of these homes was \$266,750 up from \$225,000 in 2024.

## **History of New Listings**







#### **New Listings by Month**



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

## **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	2	50.0%	240,450	240,450	14	14	97.2%	97.2%
\$250,000-\$299,999	1	25.0%	288,500	288,500	9	9	100.0%	100.0%
\$300,000-\$399,999	1	25.0%	329,000	329,000	18	18	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A




### **Coffey County** New Listings Analysis

### **Average Price**



Month	2023	2024	2025
January	170,667	261,175	218,550
February	142,422	217,125	344,745
March	214,083	215,800	263,680
April	332,960	226,714	274,600
Мау	224,500	300,254	
June	163,627	215,867	
July	206,667	179,543	
August	153,580	186,433	
September	235,875	180,000	
October	158,900	230,271	
November	215,817	294,933	
December	226,167	294,950	

### **Median Price**



Month	2023	2024	2025
January	141,000	292,400	229,700
February	110,000	180,000	344,745
March	210,000	210,000	299,500
April	134,900	225,000	266,750
Мау	224,500	276,125	
June	125,000	237,900	
July	180,000	149,900	
August	165,000	169,000	
September	169,250	180,000	
October	155,000	169,900	
November	204,950	299,900	
December	230,000	287,450	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date 2025 2024 Chang		
Co	ntracts Written	3	5	-40.0%	11	18	-38.9%
Vol	ume (1,000s)	700	955	-26.7%	3,068	3,724	-17.6%
ge	Sale Price	233,300	191,000	22.1%	278,926	206,883	34.8%
Avera	Days on Market	40	29	37.9%	74	57	29.8%
Ą	Percent of Original	<b>97.1</b> %	91.2%	6.5%	<b>92.0</b> %	89.2%	3.1%
ç	Sale Price	245,000	195,000	25.6%	295,000	199,000	48.2%
Median	Days on Market	30	17	76.5%	24	36	-33.3%
Σ	Percent of Original	100.0%	95.6%	4.6%	<b>91.3</b> %	91.2%	0.1%

A total of 3 contracts for sale were written in Coffey County during the month of April, down from 5 in 2024. The median list price of these homes was \$245,000, up from \$195,000 the prior year.

Half of the homes that went under contract in April were on the market less than 30 days, compared to 17 days in April 2024.

### **History of Contracts Written**







# Contracts Written by Month

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

### **Contracts Written by Price Range**

Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	33.3%	104,900	104,900	89	89	91.3%	91.3%
\$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	33.3%	245,000	245,000	0	0	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	33.3%	350,000	350,000	30	30	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





### **Average Price**



Month	2023	2024	2025
January	182,650	131,133	302,450
February	113,989	292,400	449,900
March	161,486	182,700	262,698
April	292,950	191,000	233,300
Мау	98,333	319,665	
June	242,975	282,414	
July	215,000	139,833	
August	156,667	136,283	
September	N/A	274,667	
October	92,950	231,833	
November	110,000	214,000	
December	153,300	156,500	

### **Median Price**



Month	2023	2024	2025
January	205,000	98,500	302,450
February	100,000	199,000	449,900
March	162,500	210,000	275,000
April	319,450	195,000	245,000
Мау	110,000	292,500	
June	204,950	299,900	
July	220,000	140,000	
August	165,000	124,000	
September	N/A	180,000	
October	92,950	152,500	
November	110,000	214,000	
December	125,000	156,500	





### **Average DOM**



Month	2023	2024	2025
January	45	36	150
February	41	122	5
March	34	34	78
April	53	29	40
Мау	98	34	
June	19	57	
July	15	100	
August	12	17	
September	N/A	15	
October	60	52	
November	19	10	
December	39	41	

**Median DOM** 



Month	2023	2024	2025
January	30	18	150
February	5	144	5
March	23	26	24
April	17	17	30
Мау	76	3	
June	9	25	
July	5	11	
August	5	14	
September	N/A	9	
October	60	38	
November	19	10	
December	25	41	





	mmary Statistics Pending Contracts	End of April 2025 2024 Chan		
Pei	nding Contracts	4	5	-20.0%
Volume (1,000s)		1,079	930	16.0%
ge	List Price	269,750	186,000	45.0%
Avera	Days on Market	77	63	22.2%
A A	Percent of Original	<b>95.9</b> %	100.0%	-4.1%
Ľ	List Price	272,000	180,000	51.1%
Median	Days on Market	27	65	-58.5%
Σ	Percent of Original	<b>96.5</b> %	100.0%	-3.5%

A total of 4 listings in Coffey County had contracts pending at the end of April, down from 5 contracts pending at the end of April 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**







### Pending Contracts by Month



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

### **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as a 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	25.0%	185,000	185,000	24	24	93.0%	93.0%
\$200,000-\$249,999	1	25.0%	245,000	245,000	0	0	100.0%	100.0%
\$250,000-\$299,999	1	25.0%	299,000	299,000	255	255	90.6%	90.6%
\$300,000-\$399,999	1	25.0%	350,000	350,000	30	30	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





### **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
Мау	234,333	283,000	
June	269,829	270,738	
July	261,500	163,300	
August	179,500	114,960	
September	275,000	274,667	
October	92,950	159,833	
November	95,000	214,000	
December	120,000	255,000	

**Median Price** 



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





### **Average DOM**



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

**Median DOM** 



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





# Douglas County Housing Report



# Market Overview

### Douglas County Home Sales Rose in April

Total home sales in Douglas County rose by 6.7% last month to 16 units, compared to 15 units in April 2024. Total sales volume was \$4.3 million, up 5.6% from a year earlier.

The median sale price in April was \$277,000, up from \$263,000 a year earlier. Homes that sold in April were typically on the market for 2 days and sold for 100.0% of their list prices.

### Douglas County Active Listings Down at End of April

The total number of active listings in Douglas County at the end of April was 13 units, down from 15 at the same point in 2024. This represents a 0.9 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$275,000.

During April, a total of 11 contracts were written down from 23 in April 2024. At the end of the month, there were 11 contracts still pending.

### **Report Contents**

- Summary Statistics Page 2
- Closed Listing Analysis Page 3
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- New Listings Analysis Page 12
- Contracts Written Analysis Page 15
- Pending Contracts Analysis Page 19

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### **Douglas County Summary Statistics**

	ril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
-	ange from prior year	<b>16</b> 6.7%	<b>15</b> 50.0%	<b>10</b> -41.2%	<b>49</b> 14.0%	<b>43</b> 7.5%	<b>40</b> -2.4%
	<b>tive Listings</b> ange from prior year	<b>13</b> -13.3%	<b>15</b> 25.0%	<b>12</b> -25.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>0.9</b> -25.0%	<b>1.2</b> 33.3%	<b>0.9</b> -18.2%	N/A	N/A	N/A
	w Listings	<b>11</b>	<b>22</b>	<b>22</b>	<b>52</b>	<b>65</b>	<b>57</b>
	ange from prior year	-50.0%	0.0%	-12.0%	-20.0%	14.0%	-10.9%
	ntracts Written	<b>11</b>	<b>23</b>	<b>21</b>	<b>43</b>	<b>57</b>	<b>53</b>
	ange from prior year	-52.2%	9.5%	0.0%	-24.6%	7.5%	-5.4%
	nding Contracts ange from prior year	<b>11</b> -42.1%	<b>19</b> -5.0%	<b>20</b> 11.1%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>4,333</b>	<b>4,102</b>	<b>2,777</b>	<b>15,435</b>	<b>13,935</b>	<b>12,949</b>
	ange from prior year	5.6%	47.7%	-46.2%	10.8%	7.6%	5.9%
	Sale Price	<b>270,828</b>	<b>273,490</b>	<b>277,700</b>	<b>314,995</b>	<b>324,074</b>	<b>323,725</b>
	Change from prior year	-1.0%	-1.5%	-8.5%	-2.8%	0.1%	8.5%
0	List Price of Actives Change from prior year	<b>360,431</b> -14.9%	<b>423,697</b> -21.6%	<b>540,133</b> 7.8%	N/A	N/A	N/A
Average	<b>Days on Market</b>	<b>8</b>	<b>11</b>	<b>10</b>	<b>26</b>	<b>37</b>	<b>32</b>
	Change from prior year	-27.3%	10.0%	11.1%	-29.7%	15.6%	60.0%
A	<b>Percent of List</b>	<b>99.8%</b>	<b>99.7%</b>	<b>103.6%</b>	<b>99.6%</b>	<b>98.8%</b>	<b>97.9%</b>
	Change from prior year	0.1%	-3.8%	-2.9%	0.8%	0.9%	-5.0%
	<b>Percent of Original</b>	<b>99.6%</b>	<b>99.3%</b>	<b>103.0%</b>	<b>98.5%</b>	<b>97.3%</b>	<b>96.6%</b>
	Change from prior year	0.3%	-3.6%	-2.8%	1.2%	0.7%	-5.7%
	Sale Price	<b>277,000</b>	<b>263,000</b>	<b>235,000</b>	<b>294,000</b>	<b>285,000</b>	<b>278,750</b>
	Change from prior year	5.3%	11.9%	-2.1%	3.2%	2.2%	2.6%
	List Price of Actives Change from prior year	<b>275,000</b> -33.6%	<b>414,000</b> 8.2%	<b>382,450</b> -30.4%	N/A	N/A	N/A
Median	<b>Days on Market</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>19</b>	<b>7</b>
	Change from prior year	-25.0%	100.0%	-50.0%	-68.4%	171.4%	40.0%
2	<b>Percent of List</b> Change from prior year	<b>100.0%</b>	<b>100.0%</b> -2.0%	<b>102.0%</b> -0.2%	<b>100.0%</b> 0.3%	<b>99.7%</b> 1.3%	<b>98.4%</b> -1.6%
	Percent of Original	<b>100.0%</b>	<b>100.0%</b>	<b>102.0%</b>	<b>100.0%</b>	<b>98.3%</b>	<b>96.4%</b>
	Change from prior year	0.0%	-2.0%	-0.2%	1.7%	2.0%	-3.6%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Year-to-Date e 2025 2024 Cl		e Change
Clo	osed Listings	16	15	6.7%	49	43	14.0%
Vol	lume (1,000s)	4,333	4,102	5.6%	15,435	13,935	10.8%
Мо	onths' Supply	0.9	1.2	-25.0%	N/A	N/A	N/A
	Sale Price	270,828	273,490	-1.0%	314,995	324,074	-2.8%
age	Days on Market	8	11	-27.3%	26	37	-29.7%
Averag	Percent of List	<b>99.8</b> %	99.7%	0.1%	<b>99.6</b> %	98.8%	0.8%
	Percent of Original	<b>99.6</b> %	99.3%	0.3%	<b>98.5</b> %	97.3%	1.2%
	Sale Price	277,000	263,000	5.3%	294,000	285,000	3.2%
lian	Days on Market	3	4	-25.0%	6	19	-68.4%
Median	Percent of List	100.0%	100.0%	0.0%	100.0%	99.7%	0.3%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	98.3%	1.7%

A total of 16 homes sold in Douglas County in April, up from 15 units in April 2024. Total sales volume rose to \$4.3 million compared to \$4.1 million in the previous year.

The median sales price in April was \$277,000, up 5.3% compared to the prior year. Median days on market was 2 days, down from 17 days in March, and down from 4 in April 2024.

### **History of Closed Listings**







### **Closed Listings by Month**



Month	2023	2024	2025
January	10	7	16
February	8	7	6
March	12	14	11
April	10	15	16
Мау	23	19	
June	13	16	
July	17	16	
August	18	13	
September	13	7	
October	8	14	
November	10	12	
December	6	21	

### **Closed Listings by Price Range**

Price Range	Sa Number	les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	6.3%	0.0	95,000	95,000	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	6.3%	0.0	126,000	126,000	0	0	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.3%	2.7	193,000	193,000	2	2	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	4	25.0%	0.8	229,000	231,000	15	15	98.1%	98.8%	98.1%	98.8%
\$250,000-\$299,999	4	25.0%	1.5	285,975	294,450	8	3	100.2%	100.0%	100.2%	100.0%
\$300,000-\$399,999	3	18.8%	0.6	326,202	308,605	4	4	102.6%	101.7%	102.6%	101.7%
\$400,000-\$499,999	2	12.5%	0.9	440,375	440,375	11	11	98.3%	98.3%	96.6%	96.6%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





### **Average Price**



Month	2023	2024	2025
January	337,150	282,421	337,025
February	278,000	308,036	339,467
March	381,375	407,118	333,845
April	277,700	273,490	270,828
Мау	392,566	393,011	
June	300,569	340,147	
July	348,550	363,116	
August	337,211	279,269	
September	300,827	268,486	
October	364,631	314,554	
November	404,865	277,692	
December	297,400	328,712	

### **Median Price**



Month	2023	2024	2025
January	305,000	279,000	317,500
February	270,500	285,000	293,450
March	283,000	417,500	350,000
April	235,000	263,000	277,000
Мау	350,500	314,900	
June	290,000	312,450	
July	350,000	339,250	
August	352,250	279,900	
September	296,000	235,000	
October	349,325	319,950	
November	426,250	263,200	
December	287,000	327,199	





### **Average DOM**



Month	2023	2024	2025
January	21	51	55
February	35	70	8
March	57	43	22
April	10	11	8
May	6	13	
June	11	14	
July	51	35	
August	16	15	
September	18	29	
October	27	26	
November	10	21	
December	43	39	

**Median DOM** 



Month	2023	2024	2025
January	6	60	16
February	6	71	3
March	29	19	17
April	2	4	3
Мау	4	5	
June	7	8	
July	13	7	
August	5	4	
September	8	38	
October	14	4	
November	3	14	
December	15	24	





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	ive Listings	13	15	-13.3%
Vol	ume (1,000s)	4,686	6,355	-26.3%
Months' Supply		0.9	1.2	-25.0%
ge	List Price	360,431	423,697	-14.9%
Avera	Days on Market	70	25	180.0%
A	Percent of Original	<b>96.3</b> %	99.2%	-2.9%
L	List Price	275,000	414,000	-33.6%
Media	Days on Market	42	21	100.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 13 homes were available for sale in Douglas County at the end of April. This represents a 0.9 months' supply of active listings.

The median list price of homes on the market at the end of April was \$275,000, down 33.6% from 2024. The typical time on market for active listings was 42 days, up from 21 days a year earlier.

### **History of Active Listings**







### **Active Listings by Month**



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

### **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List Average	Price Median	Days on Avg.	Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	15.4%	2.7	187,450	187,450	236	236	90.6%	90.6%
\$200,000-\$249,999	2	15.4%	0.8	244,000	244,000	24	24	100.0%	100.0%
\$250,000-\$299,999	4	30.8%	1.5	272,475	272,500	35	34	94.9%	96.7%
\$300,000-\$399,999	3	23.1%	0.6	384,967	385,000	31	21	98.9%	100.0%
\$400,000-\$499,999	1	7.7%	0.9	488,900	488,900	83	83	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	7.7%	N/A	1,089,000	1,089,000	73	73	94.7%	94.7%





### **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
Мау	419,378	363,640	
June	388,364	371,185	
July	430,408	353,846	
August	405,745	355,529	
September	503,907	323,316	
October	424,216	346,136	
November	391,598	297,309	
December	420,437	318,314	

### **Median Price**



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	
June	339,000	329,500	
July	399,500	322,300	
August	420,000	322,500	
September	489,900	315,000	
October	334,700	324,900	
November	299,000	290,000	
December	369,900	299,000	





### **Average DOM**



Month	2023	2024	2025
January	94	89	52
February	66	71	44
March	61	29	47
April	34	25	70
Мау	68	46	
June	37	41	
July	45	58	
August	63	62	
September	61	68	
October	58	61	
November	58	77	
December	82	74	

### **Median DOM**



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





### **Douglas County** Months' Supply Analysis

### Months' Supply by Month



Month	2023	2024	2025
January	0.9	1.1	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	
June	1.8	1.9	
July	1.7	2.2	
August	1.5	1.8	
September	1.5	1.8	
October	1.9	1.9	
November	2.0	1.4	
December	1.2	0.8	

### **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	11	22	-50.0%
: Month	Volume (1,000s)	3,735	8,160	-54.2%
Current	Average List Price	339,564	370,895	-8.4%
Cu	Median List Price	299,500	323,600	-7.4%
te	New Listings	52	65	-20.0%
o-Date	Volume (1,000s)	17,689	24,249	-27.1%
Year-to	Average List Price	340,166	373,061	-8.8%
¥	Median List Price	295,000	324,900	-9.2%

A total of 11 new listings were added in Douglas County during April, down 50.0% from the same month in 2024. Yearto-date Douglas County has seen 52 new listings.

The median list price of these homes was \$299,500 down from \$323,600 in 2024.

### **History of New Listings**







### **New Listings by Month**



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

### **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n 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	27.3%	238,667	242,000	6	7	100.0%	100.0%
\$250,000-\$299,999	3	27.3%	274,767	264,900	14	6	95.5%	100.0%
\$300,000-\$399,999	3	27.3%	378,300	375,000	15	15	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	435,000	435,000	2	2	101.3%	101.3%
\$500,000-\$749,999	1	9.1%	625,000	625,000	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





### **Average Price**



Month	2023	2024	2025
January	358,089	368,250	390,354
February	566,618	420,600	374,938
March	401,847	350,498	302,226
April	368,714	370,895	339,564
Мау	313,506	318,743	
June	328,375	347,625	
July	368,593	306,500	
August	288,557	399,611	
September	432,319	271,284	
October	355,683	313,795	
November	264,775	331,938	
December	299,663	276,325	

**Median Price** 



Month	2023	2024	2025
January	250,000	314,900	350,000
February	525,000	425,000	314,900
March	349,900	297,500	270,000
April	332,000	323,600	299,500
Мау	299,900	314,700	
June	337,500	304,950	
July	354,900	305,000	
August	239,900	367,000	
September	402,500	259,900	
October	339,750	319,000	
November	257,250	319,900	
December	252,400	286,950	





	mmary Statistics Contracts Written	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Coi	ntracts Written	11	23	-52.2%	43	57	-24.6%
Vol	lume (1,000s)	3,881	7,685	-49.5%	13,559	20,446	-33.7%
ge	Sale Price	352,836	334,122	5.6%	315,323	358,697	-12.1%
Avera	Days on Market	21	15	40.0%	21	23	-8.7%
A	Percent of Original	<b>99.2</b> %	99.7%	-0.5%	<b>99.3</b> %	98.8%	0.5%
Ľ	Sale Price	299,500	310,000	-3.4%	295,000	310,000	-4.8%
Median	Days on Market	22	5	340.0%	6	6	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 11 contracts for sale were written in Douglas County during the month of April, down from 23 in 2024. The median list price of these homes was \$299,500, down from \$310,000 the prior year.

Half of the homes that went under contract in April were on the market less than 22 days, compared to 5 days in April 2024.

### **History of Contracts Written**







### **Contracts Written by Month**



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

### **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	n 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	4	36.4%	226,500	227,500	28	30	98.4%	100.0%
\$250,000-\$299,999	2	18.2%	282,200	282,200	6	6	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	378,450	378,450	25	25	100.0%	100.0%
\$400,000-\$499,999	2	18.2%	452,000	452,000	12	12	99.6%	99.6%
\$500,000-\$749,999	1	9.1%	749,900	749,900	34	34	98.0%	98.0%
\$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





### **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	268,967
April	378,505	334,122	352,836
Мау	290,231	323,542	
June	346,106	340,155	
July	331,544	293,022	
August	285,900	309,586	
September	336,080	302,562	
October	433,761	288,521	
November	311,415	349,148	
December	324,341	306,511	

### **Median Price**



Month	2023	2024	2025
January	287,500	282,450	315,000
February	219,000	425,000	267,389
March	365,000	335,000	260,000
April	329,900	310,000	299,500
Мау	299,900	289,950	
June	354,500	327,250	
July	329,900	330,000	
August	291,500	322,300	
September	314,950	299,900	
October	429,000	278,450	
November	314,900	354,375	
December	285,900	285,000	





### **Average DOM**



Month	2023	2024	2025
January	48	73	55
February	39	15	10
March	19	23	6
April	8	15	21
Мау	8	11	
June	48	32	
July	17	19	
August	22	63	
September	22	16	
October	10	19	
November	42	29	
December	63	44	

### **Median DOM**



Month	2023	2024	2025
January	7	79	20
February	26	6	7
March	6	4	3
April	2	5	22
Мау	5	7	
June	7	7	
July	5	5	
August	12	53	
September	6	3	
October	N/A	8	
November	13	11	
December	60	30	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pei	nding Contracts	11	19	-42.1%
Vo	ume (1,000s)	3,690	7,134	-48.3%
ge	List Price	335,455	375,463	-10.7%
Avera	Days on Market	18	30	-40.0%
A A	Percent of Original	<b>98.7</b> %	99.4%	-0.7%
Ľ	List Price	299,500	310,000	-3.4%
Media	Days on Market	6	7	-14.3%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Douglas County had contracts pending at the end of April, down from 19 contracts pending at the end of April 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**







### 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	
June	14	15	
July	16	13	
August	8	7	
September	9	10	
October	7	16	
November	5	15	
December	9	13	

### **Pending Contracts by Price Range**

Price Range	Pending 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	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	9.1%	158,900	158,900	0	0	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	27.3%	225,333	225,000	26	28	97.8%	100.0%
\$250,000-\$299,999	2	18.2%	282,200	282,200	6	6	100.0%	100.0%
\$300,000-\$399,999	3	27.3%	357,267	375,000	16	2	98.0%	100.0%
\$400,000-\$499,999	1	9.1%	469,000	469,000	22	22	97.9%	97.9%
\$500,000-\$749,999	1	9.1%	749,900	749,900	34	34	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





### **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
Мау	354,538	321,893	
June	358,050	298,527	
July	330,508	260,338	
August	297,616	286,243	
September	315,522	311,760	
October	344,100	263,097	
November	280,215	353,103	
December	288,172	319,104	

### **Median Price**



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





### **Average DOM**



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

### **Median DOM**



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





# Emporia Area Housing Report



# Market Overview

### Emporia Area Home Sales Rose in April

Total home sales in the Emporia area rose by 9.4% last month to 35 units, compared to 32 units in April 2024. Total sales volume was \$7.7 million, up 28.6% from a year earlier.

The median sale price in April was \$181,000, up from \$175,750 a year earlier. Homes that sold in April were typically on the market for 7 days and sold for 98.2% of their list prices.

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

The total number of active listings in the Emporia area at the end of April was 75 units, up from 46 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 April was \$228,900.

During April, a total of 43 contracts were written up from 34 in April 2024. At the end of the month, there were 67 contracts still pending.

### **Report Contents**

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# **Emporia Area** Summary Statistics

	oril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
-	ange from prior year	<b>35</b> 9.4%	<b>32</b> -5.9%	<b>34</b> -19.0%	<b>80</b> -11.1%	<b>90</b> -16.7%	<b>108</b> -17.6%
	<b>tive Listings</b> ange from prior year	<b>75</b> 63.0%	<b>46</b> 9.5%	<b>42</b> 5.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.5</b> 78.6%	<b>1.4</b> 27.3%	<b>1.1</b> 22.2%	N/A	N/A	N/A
	ew Listings	<b>48</b>	<b>40</b>	<b>48</b>	<b>171</b>	<b>134</b>	<b>158</b>
	ange from prior year	20.0%	-16.7%	-11.1%	27.6%	-15.2%	-4.8%
	<b>ntracts Written</b>	<b>43</b>	<b>34</b>	<b>42</b>	<b>125</b>	<b>118</b>	<b>142</b>
	ange from prior year	26.5%	-19.0%	-23.6%	5.9%	-16.9%	-9.0%
	nding Contracts ange from prior year	<b>67</b> 63.4%	<b>41</b> -19.6%	<b>51</b> -20.3%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>7,707</b>	<b>5,993</b>	<b>5,884</b>	<b>17,053</b>	<b>16,808</b>	<b>17,985</b>
	ange from prior year	28.6%	1.9%	-5.8%	1.5%	-6.5%	-15.1%
	Sale Price	<b>220,208</b>	<b>187,284</b>	<b>173,044</b>	<b>213,165</b>	<b>186,757</b>	<b>166,532</b>
	Change from prior year	17.6%	8.2%	16.3%	14.1%	12.1%	3.0%
0	List Price of Actives Change from prior year	<b>246,426</b> 1.8%	<b>242,116</b> -4.2%	<b>252,814</b> 53.1%	N/A	N/A	N/A
Average	<b>Days on Market</b>	<b>35</b>	<b>17</b>	<b>19</b>	<b>61</b>	<b>33</b>	<b>29</b>
	Change from prior year	105.9%	-10.5%	-9.5%	84.8%	13.8%	0.0%
∢	<b>Percent of List</b>	<b>96.3%</b>	<b>95.9%</b>	<b>97.7%</b>	<b>96.0%</b>	<b>96.2%</b>	<b>96.9%</b>
	Change from prior year	0.4%	-1.8%	-0.6%	-0.2%	-0.7%	-0.8%
	Percent of Original	<b>94.8%</b>	<b>94.8%</b>	<b>95.4%</b>	<b>93.5%</b>	<b>95.5%</b>	<b>94.9%</b>
	Change from prior year	0.0%	-0.6%	-2.1%	-2.1%	0.6%	-1.2%
	Sale Price	<b>181,000</b>	<b>175,750</b>	<b>168,000</b>	<b>186,825</b>	<b>170,000</b>	<b>161,000</b>
	Change from prior year	3.0%	4.6%	33.1%	9.9%	5.6%	22.4%
	List Price of Actives Change from prior year	<b>228,900</b> 10.3%	<b>207,500</b> 27.9%	<b>162,200</b> 30.5%	N/A	N/A	N/A
Median	<b>Days on Market</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>10</b>	<b>11</b>	<b>7</b>
	Change from prior year	0.0%	16.7%	20.0%	-9.1%	57.1%	0.0%
2	<b>Percent of List</b>	<b>98.2%</b>	<b>96.6%</b>	<b>98.8%</b>	<b>97.5%</b>	<b>98.0%</b>	<b>97.9%</b>
	Change from prior year	1.7%	-2.2%	0.1%	-0.5%	0.1%	-0.8%
	<b>Percent of Original</b>	<b>98.2%</b>	<b>96.5%</b>	<b>98.7%</b>	<b>95.8%</b>	<b>96.8%</b>	<b>96.6%</b>
	Change from prior year	1.8%	-2.2%	0.7%	-1.0%	0.2%	-1.4%

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	April 2024	Change	Y 2025	ear-to-Dat 2024	e Change
Clo	sed Listings	35	32	9.4%	80	90	-11.1%
Vol	ume (1,000s)	7,707	5,993	28.6%	17,053	16,808	1.5%
Мо	nths' Supply	2.5	1.4	78.6%	N/A	N/A	N/A
	Sale Price	220,208	187,284	17.6%	213,165	186,757	14.1%
age	Days on Market	35	17	105.9%	61	33	84.8%
Averag	Percent of List	<b>96.3</b> %	95.9%	0.4%	96.0%	96.2%	-0.2%
	Percent of Original	94.8%	94.8%	0.0%	93.5%	95.5%	-2.1%
	Sale Price	181,000	175,750	3.0%	186,825	170,000	9.9%
lian	Days on Market	7	7	0.0%	10	11	-9.1%
Median	Percent of List	<b>98.2</b> %	96.6%	1.7%	97.5%	98.0%	-0.5%
	Percent of Original	<b>98.2</b> %	96.5%	1.8%	<b>95.8</b> %	96.8%	-1.0%

A total of 35 homes sold in the Emporia area in April, up from 32 units in April 2024. Total sales volume rose to \$7.7 million compared to \$6.0 million in the previous year.

The median sales price in April was \$181,000, up 3.0% compared to the prior year. Median days on market was 7 days, down from 9 days in March, but similar to April 2024.

### **History of Closed Listings**







# **Emporia Area** Closed Listings Analysis

### **Closed Listings by Month**



Month	2023	2024	2025
January	15	11	13
February	25	18	19
March	34	29	13
April	34	32	35
Мау	41	40	
June	56	34	
July	45	48	
August	30	37	
September	30	31	
October	40	39	
November	33	33	
December	24	23	

### **Closed Listings by Price Range**

Price Range		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	2	5.7%	0.0	35,500	35,500	6	6	80.8%	80.8%	78.9%	78.9%
\$50,000-\$99,999	6	17.1%	0.6	77,833	79,500	79	75	94.6%	95.2%	91.1%	90.9%
\$100,000-\$124,999	1	2.9%	1.0	114,900	114,900	1	1	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	5	14.3%	1.3	139,854	137,900	30	18	98.1%	98.5%	97.9%	98.6%
\$150,000-\$174,999	1	2.9%	2.7	154,113	154,113	166	166	97.0%	97.0%	88.6%	88.6%
\$175,000-\$199,999	4	11.4%	2.6	180,912	180,000	54	15	97.9%	98.6%	95.0%	95.1%
\$200,000-\$249,999	5	14.3%	3.4	228,690	234,000	7	7	100.1%	100.5%	100.1%	100.5%
\$250,000-\$299,999	6	17.1%	4.4	277,673	279,069	7	6	96.5%	98.2%	96.5%	98.2%
\$300,000-\$399,999	2	5.7%	2.5	353,500	353,500	2	2	97.9%	97.9%	97.9%	97.9%
\$400,000-\$499,999	1	2.9%	5.3	499,900	499,900	0	0	100.2%	100.2%	100.2%	100.2%
\$500,000-\$749,999	1	2.9%	1.5	670,960	670,960	26	26	93.5%	93.5%	93.5%	93.5%
\$750,000-\$999,999	1	2.9%	12.0	790,000	790,000	91	91	93.1%	93.1%	87.9%	87.9%
\$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

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Month	2023	2024	2025
January	153,608	194,373	193,901
February	160,136	171,404	224,595
March	170,425	192,817	196,762
April	173,044	187,284	220,208
Мау	178,679	194,490	
June	197,596	198,674	
July	207,624	197,827	
August	192,967	222,109	
September	210,587	182,850	
October	197,204	183,438	
November	173,785	193,445	
December	203,217	195,252	

**Median Price** 



Month	2023	2024	2025
January	121,125	164,200	173,958
February	160,000	156,450	250,000
March	155,000	170,000	176,000
April	168,000	175,750	181,000
Мау	163,000	177,450	
June	165,000	187,450	
July	179,900	197,950	
August	156,500	165,000	
September	182,000	189,500	
October	176,000	156,000	
November	149,500	173,000	
December	182,500	180,000	




# **Emporia Area** Closed Listings Analysis

### **Average DOM**



Month	2023	2024	2025
January	36	48	182
February	59	24	47
March	13	52	28
April	19	17	35
Мау	34	26	
June	15	9	
July	12	29	
August	20	27	
September	18	32	
October	20	24	
November	20	21	
December	14	46	

**Median DOM** 



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	75	46	63.0%
Volume (1,000s)		18,482	11,137	66.0%
Мо	nths' Supply	2.5	1.4	78.6%
ge	List Price	246,426	242,116	1.8%
Avera	Days on Market	62	70	-11.4%
٩٧	Percent of Original	<b>97.8</b> %	96.9%	0.9%
Ę	List Price	228,900	207,500	10.3%
Median	Days on Market	41	40	2.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 75 homes were available for sale in the Emporia area at the end of April. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of April was \$228,900, up 10.3% from 2024. The typical time on market for active listings was 41 days, up from 40 days a year earlier.

### **History of Active Listings**







### **Active Listings by Month**



Month	2023	2024	2025
January	41	38	47
February	29	32	52
March	36	36	73
April	42	46	75
Мау	37	45	
June	40	54	
July	46	55	
August	44	63	
September	47	61	
October	54	57	
November	44	51	
December	36	51	

### **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	2	2.7%	N/A	12,100	12,100	15	15	100.0%	100.0%
\$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	2	2.7%	0.6	89,900	89,900	161	161	93.4%	93.4%
\$100,000-\$124,999	2	2.7%	1.0	112,400	112,400	52	52	95.6%	95.6%
\$125,000-\$149,999	5	6.7%	1.3	140,440	138,500	57	41	97.8%	98.6%
\$150,000-\$174,999	11	14.7%	2.7	166,036	167,500	76	45	96.4%	97.6%
\$175,000-\$199,999	7	9.3%	2.6	184,029	179,900	33	33	97.7%	97.3%
\$200,000-\$249,999	17	22.7%	3.4	227,482	228,900	46	30	98.2%	100.0%
\$250,000-\$299,999	16	21.3%	4.4	278,200	272,450	59	57	98.5%	100.0%
\$300,000-\$399,999	7	9.3%	2.5	347,257	340,000	59	28	99.2%	100.0%
\$400,000-\$499,999	4	5.3%	5.3	457,475	462,500	110	105	97.6%	97.9%
\$500,000-\$749,999	1	1.3%	1.5	699,900	699,900	231	231	93.4%	93.4%
\$750,000-\$999,999	1	1.3%	12.0	957,320	957,320	51	51	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





### **Average Price**



Month	2023	2024	2025
January	259,538	245,424	221,040
February	320,231	228,702	251,065
March	289,508	236,489	245,222
April	252,814	242,116	246,426
Мау	276,970	247,332	
June	263,288	241,171	
July	262,126	215,529	
August	240,991	217,145	
September	231,733	211,868	
October	225,176	238,630	
November	246,093	254,557	
December	235,333	243,214	

**Median Price** 



Month	2023	2024	2025
January	199,900	213,450	190,000
February	234,500	212,500	229,900
March	234,750	229,400	215,000
April	162,200	207,500	228,900
Мау	229,900	204,900	
June	189,450	197,450	
July	219,900	189,999	
August	192,000	187,000	
September	185,000	187,000	
October	168,250	199,900	
November	189,500	225,000	
December	199,500	197,000	





#### **Average DOM**



Month	2023	2024	2025
January	50	81	77
February	59	71	67
March	54	74	50
April	51	70	62
Мау	39	66	
June	45	63	
July	47	51	
August	46	56	
September	53	51	
October	55	47	
November	74	67	
December	84	69	

#### **Median DOM**



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





## **Emporia Area** Months' Supply Analysis



Month	2023	2024	2025
January	1.1	1.1	1.5
February	0.8	1.0	1.7
March	1.0	1.1	2.4
April	1.1	1.4	2.5
Мау	1.0	1.4	
June	1.1	1.8	
July	1.3	1.8	
August	1.2	2.0	
September	1.4	1.9	
October	1.6	1.8	
November	1.3	1.6	
December	1.1	1.6	

### **History of Month's Supply**







# **Emporia Area** New Listings Analysis

	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	48	40	20.0%
: Month	Volume (1,000s)	11,483	9,006	27.5%
Current	Average List Price	239,235	225,156	6.3%
Сц	Median List Price	229,400	174,900	31.2%
ę	New Listings	171	134	27.6%
o-Date	Volume (1,000s)	40,211	28,302	42.1%
Year-to	Average List Price	235,154	211,210	11.3%
¥	Median List Price	215,000	179,950	19.5%

A total of 48 new listings were added in the Emporia area during April, up 20.0% from the same month in 2024. Year-todate the Emporia area has seen 171 new listings.

The median list price of these homes was \$229,400 up from \$174,900 in 2024.

### **History of New Listings**







## **Emporia Area** New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	34	25	19
February	32	33	36
March	44	36	68
April	48	40	48
Мау	50	52	
June	51	49	
July	39	47	
August	43	46	
September	45	40	
October	43	50	
November	26	12	
December	13	24	

### **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	4.2%	12,100	12,100	21	21	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	2.1%	92,500	92,500	5	5	102.7%	102.7%
\$100,000-\$124,999	2	4.2%	117,445	117,445	2	2	100.0%	100.0%
\$125,000-\$149,999	3	6.3%	137,433	139,900	18	23	98.4%	100.0%
\$150,000-\$174,999	4	8.3%	156,950	154,950	8	8	104.4%	100.0%
\$175,000-\$199,999	5	10.4%	189,640	189,900	17	15	97.8%	97.5%
\$200,000-\$249,999	12	25.0%	227,425	226,900	15	11	98.8%	100.0%
\$250,000-\$299,999	8	16.7%	275,813	274,250	13	11	98.9%	100.0%
\$300,000-\$399,999	8	16.7%	355,363	352,500	13	16	99.6%	100.0%
\$400,000-\$499,999	3	6.3%	454,967	450,000	17	16	98.2%	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





## **Emporia Area** New Listings Analysis

### **Average Price**



Month	2023	2024	2025
January	255,681	238,544	208,021
February	187,622	207,400	239,466
March	178,327	180,226	237,571
April	219,792	225,156	239,235
Мау	199,980	214,582	
June	180,267	216,149	
July	221,597	189,464	
August	188,419	186,854	
September	192,454	181,790	
October	184,469	226,322	
November	190,950	214,417	
December	196,038	197,304	

**Median Price** 



Month	2023	2024	2025
January	182,450	209,000	197,500
February	164,900	180,000	227,400
March	169,900	177,200	202,000
April	162,150	174,900	229,400
Мау	174,900	197,450	
June	130,000	180,000	
July	189,500	175,000	
August	159,900	160,500	
September	160,000	172,000	
October	155,000	192,450	
November	171,950	237,450	
December	200,000	171,950	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date ge 2025 2024 Ch		e Change
Со	ntracts Written	43	34	26.5%	125	118	5.9%
Vo	ume (1,000s)	9,588	7,178	33.6%	28,790	23,823	20.8%
ge	Sale Price	222,972	211,119	5.6%	230,322	201,893	14.1%
Avera	Days on Market	29	28	3.6%	32	28	14.3%
A	Percent of Original	<b>97.7</b> %	95.2%	2.6%	<b>95.9</b> %	96.1%	-0.2%
L	Sale Price	210,000	179,950	16.7%	205,000	179,900	14.0%
Median	Days on Market	11	6	83.3%	9	6	50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	<b>98.2</b> %	98.7%	-0.5%

A total of 43 contracts for sale were written in the Emporia area during the month of April, up from 34 in 2024. The median list price of these homes was \$210,000, up from \$179,950 the prior year.

Half of the homes that went under contract in April were on the market less than 11 days, compared to 6 days in April 2024.

### **History of Contracts Written**







### **Contracts Written by Month**



Month	2023	2024	2025
January	25	16	17
February	38	36	22
March	37	32	43
April	42	34	43
Мау	48	41	
June	44	39	
July	26	34	
August	38	37	
September	36	36	
October	32	39	
November	24	13	
December	16	13	

### **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	n 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	2.3%	29,900	29,900	5	5	83.6%	83.6%
\$50,000-\$99,999	5	11.6%	77,440	69,900	63	41	97.4%	100.0%
\$100,000-\$124,999	2	4.7%	112,400	112,400	46	46	95.6%	95.6%
\$125,000-\$149,999	1	2.3%	139,900	139,900	4	4	100.0%	100.0%
\$150,000-\$174,999	5	11.6%	158,140	158,900	47	11	98.8%	97.0%
\$175,000-\$199,999	6	14.0%	191,867	192,400	23	21	99.5%	100.0%
\$200,000-\$249,999	9	20.9%	225,078	219,900	17	25	98.5%	100.0%
\$250,000-\$299,999	4	9.3%	268,950	269,450	39	41	94.4%	95.6%
\$300,000-\$399,999	8	18.6%	359,100	359,900	16	7	98.6%	100.0%
\$400,000-\$499,999	2	4.7%	444,900	444,900	11	11	98.4%	98.4%
\$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





### **Average Price**



Month	2023	2024	2025
January	196,480	224,700	285,788
February	158,949	202,575	218,568
March	167,535	179,919	221,757
April	220,486	211,119	222,972
Мау	169,863	222,084	
June	203,027	214,129	
July	217,796	212,612	
August	215,824	188,051	
September	202,414	186,564	
October	187,672	190,651	
November	166,738	160,108	
December	176,619	180,031	

**Median Price** 



Month	2023	2024	2025
January	205,000	209,900	269,900
February	142,250	169,450	219,950
March	169,900	177,450	189,900
April	169,900	179,950	210,000
Мау	147,950	199,900	
June	179,900	180,000	
July	180,950	169,900	
August	197,200	184,500	
September	164,950	169,450	
October	172,450	170,000	
November	131,200	189,900	
December	167,400	170,000	





#### **Average DOM**



Month	2023	2024	2025
January	34	23	45
February	28	39	37
March	22	19	26
April	23	28	29
Мау	21	22	
June	12	19	
July	20	39	
August	21	20	
September	16	24	
October	19	26	
November	21	46	
December	35	193	

#### **Median DOM**



Month	2023	2024	2025
January	14	7	16
February	7	8	7
March	5	6	7
April	7	6	11
Мау	7	5	
June	5	4	
July	9	8	
August	8	13	
September	6	10	
October	5	6	
November	5	30	
December	24	43	





Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pending Contracts		67	41	63.4%
Vo	lume (1,000s)	15,070	7,714	95.4%
ge	List Price	224,919	188,143	19.5%
Avera	Days on Market	27	33	-18.2%
٩٧	Percent of Original	<b>98.2</b> %	98.6%	-0.4%
L	List Price	199,500	159,950	24.7%
Median	Days on Market	7	8	-12.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 67 listings in the Emporia area had contracts pending at the end of April, up from 41 contracts pending at the end of April 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**







#### 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	
June	50	52	
July	36	43	
August	42	44	
September	45	46	
October	36	50	
November	30	24	
December	23	19	

### **Pending Contracts by Price Range**

Price Range	Pending Contracts ce Range 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	9	13.4%	75,678	69,900	72	41	93.6%	99.3%
\$100,000-\$124,999	3	4.5%	119,333	119,600	4	4	100.0%	100.0%
\$125,000-\$149,999	3	4.5%	137,800	139,900	2	2	100.0%	100.0%
\$150,000-\$174,999	7	10.4%	159,500	159,000	23	11	102.1%	100.0%
\$175,000-\$199,999	13	19.4%	189,569	189,900	18	8	98.9%	100.0%
\$200,000-\$249,999	10	14.9%	223,020	218,900	15	14	98.6%	100.0%
\$250,000-\$299,999	9	13.4%	282,167	280,900	49	15	96.3%	98.4%
\$300,000-\$399,999	9	13.4%	361,411	359,900	15	7	98.8%	100.0%
\$400,000-\$499,999	3	4.5%	442,933	439,900	10	10	97.5%	96.8%
\$500,000-\$749,999	1	1.5%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **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	
June	210,310	216,086	
July	214,081	225,065	
August	213,333	201,970	
September	205,142	212,089	
October	185,671	201,312	
November	195,270	184,488	
December	160,087	193,879	

**Median Price** 



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





#### **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	
June	19	28	
July	28	36	
August	34	27	
September	19	23	
October	23	26	
November	28	36	
December	43	27	

#### **Median DOM**



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





# Greenwood County Housing Report



# Market Overview

#### Greenwood County Home Sales Remained Constant in April

Total home sales in Greenwood County remained at 1 unit last month, the same as in April 2024. Total sales volume was \$0.0 million, down from a year earlier.

The median sale price in April was \$27,000, down from \$72,500 a year earlier. Homes that sold in April were typically on the market for 23 days and sold for 55.1% of their list prices.

# Greenwood County Active Listings Up at End of April

The total number of active listings in Greenwood County at the end of April was 3 units, up from 1 at the same point in 2024. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$35,000.

During April, a total of 4 contracts were written up from 1 in April 2024. At the end of the month, there were 5 contracts still pending.

### **Report Contents**

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

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### **Greenwood County** Summary Statistics

April MLS Statistics			Current Mont	h	Year-to-Date			
Th	ree-year History	2025	2024	2023	2025	2024	2023	
-	ange from prior year	<b>1</b> 0.0%	<b>1</b> N/A	<b>0</b> -100.0%	<b>3</b> 50.0%	<b>2</b> -33.3%	<b>3</b> 50.0%	
	<b>tive Listings</b> ange from prior year	<b>3</b> 200.0%	<b>1</b> N/A	<b>0</b> N/A	N/A	N/A	N/A	
	onths' Supply ange from prior year	<b>4.0</b> 207.7%	<b>1.3</b> N/A	<b>N/A</b> N/A	N/A	N/A	N/A	
	ew Listings	<b>2</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>2</b>	
	ange from prior year	100.0%	0.0%	0.0%	133.3%	50.0%	-33.3%	
	ntracts Written	<b>4</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>4</b>	
	ange from prior year	300.0%	0.0%	0.0%	166.7%	-25.0%	0.0%	
	nding Contracts ange from prior year	<b>5</b> 400.0%	<b>1</b> N/A	<b>0</b> -100.0%	N/A	N/A	N/A	
	les Volume (1,000s)	<b>27</b>	<b>73</b>	<b>0</b>	<b>701</b>	<b>111</b>	<b>308</b>	
	ange from prior year	-63.0%	N/A	-100.0%	531.5%	-64.0%	77.0%	
	Sale Price	<b>27,000</b>	<b>72,500</b>	N/A	<b>233,633</b>	<b>55,250</b>	<b>102,633</b>	
	Change from prior year	-62.8%	N/A	N/A	322.9%	-46.2%	18.0%	
0	List Price of Actives Change from prior year	<b>69,967</b> 16.6%	<b>60,000</b> N/A	N/A N/A	N/A	N/A	N/A	
Average	Days on Market	<b>23</b>	<b>21</b>	N/A	<b>137</b>	<b>21</b>	<b>43</b>	
	Change from prior year	9.5%	N/A	N/A	552.4%	-51.2%	-6.5%	
Ā	<b>Percent of List</b>	<b>55.1%</b>	<b>91.8%</b>	<b>N/A</b>	<b>85.1%</b>	<b>80.5%</b>	<b>102.2%</b>	
	Change from prior year	-40.0%	N/A	N/A	5.7%	-21.2%	14.4%	
	<b>Percent of Original</b>	<b>55.1%</b>	<b>91.8%</b>	N/A	<b>80.2%</b>	<b>77.6%</b>	<b>102.2%</b>	
	Change from prior year	-40.0%	N/A	N/A	3.4%	-24.1%	40.4%	
	Sale Price	<b>27,000</b>	<b>72,500</b>	<b>N/A</b>	<b>98,900</b>	<b>55,250</b>	<b>96,000</b>	
	Change from prior year	-62.8%	N/A	N/A	79.0%	-42.4%	10.3%	
	List Price of Actives Change from prior year	<b>35,000</b> -41.7%	<b>60,000</b> N/A	N/A N/A	N/A	N/A	N/A	
Median	Days on Market	<b>23</b>	<b>21</b>	<b>N/A</b>	<b>193</b>	<b>21</b>	<b>50</b>	
	Change from prior year	9.5%	N/A	N/A	819.0%	-58.0%	8.7%	
2	<b>Percent of List</b>	<b>55.1%</b>	<b>91.8%</b>	N/A	<b>99.1%</b>	<b>80.5%</b>	<b>100.0%</b>	
	Change from prior year	-40.0%	N/A	N/A	23.1%	-19.5%	12.0%	
	Percent of Original	<b>55.1%</b>	<b>91.8%</b>	<b>N/A</b>	<b>86.6%</b>	<b>77.6%</b>	<b>100.0%</b>	
	Change from prior year	-40.0%	N/A	N/A	11.6%	-22.4%	37.4%	

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Ye 2025	ear-to-Da 2024	te Change
Clo	sed Listings	1	1	0.0%	3	2	50.0%
Vol	lume (1,000s)	27	73	-63.0%	701	111	531.5%
Мо	onths' Supply	4.0	1.3	207.7%	N/A	N/A	N/A
	Sale Price	27,000	72,500	-62.8%	233,633	55,250	322.9%
Average	Days on Market	23	21	9.5%	137	21	552.4%
Avei	Percent of List	55.1%	91.8%	-40.0%	85.1%	80.5%	5.7%
	Percent of Original	55.1%	91.8%	-40.0%	80.2%	77.6%	3.4%
	Sale Price	27,000	72,500	-62.8%	98,900	55,250	79.0%
lian	Days on Market	23	21	9.5%	193	21	819.0%
Median	Percent of List	55.1%	91.8%	-40.0%	<b>99.</b> 1%	80.5%	23.1%
	Percent of Original	55.1%	91.8%	-40.0%	86.6%	77.6%	11.6%

A total of 1 home sold in Greenwood County in April, showing no change from April 2024. Total sales volume was essentially unchanged from the previous year's figure of \$0.1 million.

The median sales price in April was \$27,000, down 62.8% compared to the prior year. Median days on market was 23 days, down from 194 days in March, but up from 21 in April 2024.

### **History of Closed Listings**







### **Closed Listings by Month**



Month	2023	2024	2025
January	0	0	0
February	0	1	0
March	3	0	2
April	0	1	1
Мау	1	1	
June	0	0	
July	1	1	
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 I Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as 9 Avg.	6 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	100.0%	8.0	27,000	27,000	23	23	55.1%	55.1%	55.1%	55.1%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





### **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
Мау	125,000	26,000	
June	N/A	N/A	
July	129,000	78,700	
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	

### **Median Price**



Month	2023	2024	2025
January	N/A	N/A	N/A
February	N/A	38,000	N/A
March	96,000	N/A	336,950
April	N/A	72,500	27,000
Мау	125,000	26,000	
June	N/A	N/A	
July	129,000	78,700	
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	





#### **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
Мау	N/A	9	
June	N/A	N/A	
July	7	25	
August	27	6	
September	N/A	N/A	
October	17	N/A	
November	13	N/A	
December	N/A	N/A	

**Median DOM** 



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





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	ive Listings	3	1	200.0%
Vo	ume (1,000s)	210	60	250.0%
Months' Supply		4.0	1.3	207.7%
ge	List Price	69,967	60,000	16.6%
Avera	Days on Market	168	203	-17.2%
A	Percent of Original	100.0%	100.0%	0.0%
ç	List Price	35,000	60,000	-41.7%
Media	Days on Market	249	203	22.7%
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 April. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of April was \$35,000, down 41.7% from 2024. The typical time on market for active listings was 249 days, up from 203 days a year earlier.

### **History of Active Listings**







### **Active Listings by Month**



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

### **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I 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	2	66.7%	8.0	35,000	35,000	249	249	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	1	33.3%	N/A	139,900	139,900	7	7	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





### **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
Мау	205,000	53,000	
June	77,450	N/A	
July	84,900	38,333	
August	60,900	164,891	
September	129,000	149,872	
October	60,000	163,446	
November	60,000	159,579	
December	60,000	159,579	

**Median Price** 



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





#### **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	
June	12	N/A	
July	29	100	
August	35	60	
September	3	96	
October	21	75	
November	51	105	
December	82	136	

#### **Median DOM**



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





### **Greenwood County** Months' Supply Analysis

#### **Months' Supply by Month** Months 10 2023 2024 2025 8 6 4 2 0 Jan Apr May Jun Jul Aug Sep Oct Nov Dec Feb Mar

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
Мау	1.3	4.0	
June	3.0	0.0	
July	2.7	4.0	
August	2.4	9.3	
September	1.3	8.0	
October	1.2	7.5	
November	1.2	6.7	
December	1.2	7.5	

### **History of Month's Supply**







Summary Statistics for New Listings		2025	April 2024	Change
th	New Listings	2	1	100.0%
: Month	Volume (1,000s)	270	35	671.4%
Current	Average List Price	134,950	35,000	285.6%
Cu	Median List Price	134,950	35,000	285.6%
te	New Listings	7	3	133.3%
o-Da	Volume (1,000s)	2,890	169	1610.1%
Year-to-Date	Average List Price	412,829	56,300	633.3%
¥	Median List Price	139,900	54,900	154.8%

A total of 2 new listings were added in Greenwood County during April, up 100.0% from the same month in 2024. Yearto-date Greenwood County has seen 7 new listings.

The median list price of these homes was \$134,950 up from \$35,000 in 2024.

### **History of New Listings**







### **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	
June	3	0	
July	1	2	
August	1	6	
September	1	0	
October	1	2	
November	1	0	
December	0	0	

### **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	2	100.0%	134,950	134,950	9	9	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





### **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
Мау	218,000	49,500	
June	91,300	N/A	
July	81,900	27,500	
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	

**Median Price** 



Month	2023	2024	2025
January	82,000	54,900	N/A
February	N/A	79,000	N/A
March	N/A	N/A	159,900
April	125,000	35,000	134,950
Мау	218,000	49,500	
June	79,900	N/A	
July	81,900	27,500	
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	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date 2025 2024 Chan		te Change
Co	ntracts Written	4	1	300.0%	8	3	166.7%
Vol	ume (1,000s)	2,555	35	7200.0%	3,428	169	1928.4%
ge	Sale Price	638,750	35,000	1725.0%	428,475	56,300	661.1%
Avera	Days on Market	18	9	100.0%	60	17	252.9%
Ą	Percent of Original	88.8%	74.3%	19.5%	91.0%	76.5%	19.0%
ç	Sale Price	159,500	35,000	355.7%	144,950	54,900	164.0%
Median	Days on Market	22	9	144.4%	22	20	10.0%
Σ	Percent of Original	100.0%	74.3%	34.6%	<b>99.5</b> %	74.3%	33.9%

A total of 4 contracts for sale were written in Greenwood County during the month of April, up from 1 in 2024. The median list price of these homes was \$159,500, up from \$35,000 the prior year.

Half of the homes that went under contract in April were on the market less than 22 days, compared to 9 days in April 2024.

### **History of Contracts Written**







#### **Contracts Written by Month**



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

### **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as a 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	25.0%	49,000	49,000	23	23	55.1%	55.1%
\$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	25.0%	130,000	130,000	4	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	25.0%	189,000	189,000	21	21	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	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	1	25.0%	2,187,000	2,187,000	22	22	100.0%	100.0%





### **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	
June	173,500	75,000	
July	N/A	N/A	
August	79,900	27,500	
September	39,900	N/A	
October	129,000	37,250	
November	79,900	N/A	
December	N/A	N/A	

### **Median Price**



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





#### **Average DOM**



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	18
Мау	N/A	N/A	
June	12	25	
July	N/A	N/A	
August	37	6	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	

#### **Median DOM**



Month	2023	2024	2025
January	25	N/A	N/A
February	79	20	194
March	N/A	21	10
April	N/A	9	22
Мау	N/A	N/A	
June	12	25	
July	N/A	N/A	
August	37	6	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	





# **Greenwood County** Pending Contracts Analysis

	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pe	nding Contracts	5	1	400.0%
Vo	ume (1,000s)	2,701	35	7617.1%
ge	List Price	540,180	35,000	1443.4%
Avera	Days on Market	13	9	44.4%
٩٧	Percent of Original	100.0%	100.0%	0.0%
ç	List Price	159,900	35,000	356.9%
Median	Days on Market	18	9	100.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Greenwood County had contracts pending at the end of April, up from 1 contract pending at the end of April 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
Мау	0	0	
June	2	1	
July	1	0	
August	0	0	
September	1	0	
October	1	0	
November	1	0	
December	0	0	

## **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts 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	1	20.0%	35,000	35,000	2	2	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	1	20.0%	130,000	130,000	4	4	100.0%	100.0%
\$150,000-\$174,999	1	20.0%	159,900	159,900	18	18	100.0%	100.0%
\$175,000-\$199,999	1	20.0%	189,000	189,000	21	21	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	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	1	20.0%	2,187,000	2,187,000	22	22	100.0%	100.0%





# **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	
June	173,500	75,000	
July	218,000	N/A	
August	N/A	N/A	
September	39,900	N/A	
October	129,000	N/A	
November	79,900	N/A	
December	N/A	N/A	

#### **Median Price**



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





# **Greenwood County** Pending Contracts Analysis

#### **Average DOM**



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

#### **Median DOM**



Month	2023	2024	2025
January	46	N/A	N/A
February	65	N/A	194
March	N/A	21	10
April	N/A	9	18
Мау	N/A	N/A	
June	12	25	
July	16	N/A	
August	N/A	N/A	
September	17	N/A	
October	13	N/A	
November	N/A	N/A	
December	N/A	N/A	





# Jackson County Housing Report



# Market Overview

#### Jackson County Home Sales Rose in April

Total home sales in Jackson County rose by 60.0% last month to 16 units, compared to 10 units in April 2024. Total sales volume was \$3.7 million, up 103.2% from a year earlier.

The median sale price in April was \$209,700, up from \$173,000 a year earlier. Homes that sold in April were typically on the market for 46 days and sold for 100.0% of their list prices.

# Jackson County Active Listings Up at End of April

The total number of active listings in Jackson County at the end of April was 19 units, up from 10 at the same point in 2024. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$199,900.

During April, a total of 9 contracts were written up from 6 in April 2024. At the end of the month, there were 12 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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# Jackson County Summary Statistics

	ril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	e 2023
_	ange from prior year	<b>16</b> 60.0%	<b>10</b> -9.1%	<b>11</b> 22.2%	<b>30</b> 25.0%	<b>24</b> -4.0%	<b>25</b> -44.4%
	<b>tive Listings</b> ange from prior year	<b>19</b> 90.0%	<b>10</b> 25.0%	<b>8</b> -52.9%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.3</b> 76.9%	<b>1.3</b> 62.5%	<b>0.8</b> -46.7%	N/A	N/A	N/A
	w Listings	<b>10</b>	<b>11</b>	<b>5</b>	<b>42</b>	<b>20</b>	<b>29</b>
	ange from prior year	-9.1%	120.0%	-70.6%	110.0%	-31.0%	-45.3%
	<b>ntracts Written</b>	<b>9</b>	<b>6</b>	<b>7</b>	<b>34</b>	<b>28</b>	<b>28</b>
	ange from prior year	50.0%	-14.3%	-30.0%	21.4%	0.0%	-36.4%
	nding Contracts ange from prior year	<b>12</b> 71.4%	<b>7</b> -12.5%	<b>8</b> -20.0%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>3,680</b>	<b>1,811</b>	<b>2,793</b>	<b>7,715</b>	<b>4,675</b>	<b>5,269</b>
	ange from prior year	103.2%	-35.2%	17.2%	65.0%	-11.3%	-45.9%
	Sale Price	<b>230,024</b>	<b>181,100</b>	<b>253,864</b>	<b>257,159</b>	<b>194,788</b>	<b>210,763</b>
	Change from prior year	27.0%	-28.7%	-4.1%	32.0%	-7.6%	-2.6%
4	List Price of Actives Change from prior year	<b>250,129</b> -16.0%	<b>297,780</b> 54.3%	<b>192,950</b> -28.0%	N/A	N/A	N/A
Average	Days on Market	<b>66</b>	<b>75</b>	<b>43</b>	<b>55</b>	<b>73</b>	<b>38</b>
	Change from prior year	-12.0%	74.4%	-21.8%	-24.7%	92.1%	26.7%
A	<b>Percent of List</b>	<b>98.5%</b>	<b>99.1%</b>	<b>97.5%</b>	<b>98.5%</b>	<b>96.8%</b>	<b>96.8%</b>
	Change from prior year	-0.6%	1.6%	-1.4%	1.8%	0.0%	-1.4%
	Percent of Original	<b>94.1%</b>	<b>96.8%</b>	<b>92.8%</b>	<b>95.6%</b>	<b>93.0%</b>	<b>92.1%</b>
	Change from prior year	-2.8%	4.3%	-2.6%	2.8%	1.0%	-4.8%
	Sale Price	<b>209,700</b>	<b>173,000</b>	<b>245,000</b>	<b>216,250</b>	<b>161,000</b>	<b>225,000</b>
	Change from prior year	21.2%	-29.4%	19.5%	34.3%	-28.4%	18.4%
	List Price of Actives Change from prior year	<b>199,900</b> -2.5%	<b>204,950</b> 39.5%	<b>146,950</b> -33.2%	N/A	N/A	N/A
Median	<b>Days on Market</b>	<b>46</b>	<b>93</b>	<b>13</b>	<b>31</b>	<b>67</b>	<b>13</b>
	Change from prior year	-50.5%	615.4%	44.4%	-53.7%	415.4%	62.5%
2	<b>Percent of List</b>	<b>100.0%</b>	<b>98.8%</b>	<b>99.1%</b>	<b>100.0%</b>	<b>99.6%</b>	<b>99.1%</b>
	Change from prior year	1.2%	-0.3%	0.1%	0.4%	0.5%	-0.9%
	Percent of Original	<b>95.8%</b>	<b>98.2%</b>	<b>95.0%</b>	<b>96.2%</b>	<b>97.7%</b>	<b>95.0%</b>
	Change from prior year	-2.4%	3.4%	-4.0%	-1.5%	2.8%	-4.0%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Year-to-Date 2025 2024 Cha		e Change
Clo	sed Listings	16	10	60.0%	30	24	25.0%
Vol	ume (1,000s)	3,680	1,811	103.2%	7,715	4,675	65.0%
Мо	nths' Supply	2.3	1.3	76.9%	N/A	N/A	N/A
	Sale Price	230,024	181,100	27.0%	257,159	194,788	32.0%
age	Days on Market	66	75	-12.0%	55	73	-24.7%
Averag	Percent of List	<b>98.5</b> %	99.1%	-0.6%	<b>98.5</b> %	96.8%	1.8%
	Percent of Original	94.1%	96.8%	-2.8%	95.6%	93.0%	2.8%
	Sale Price	209,700	173,000	21.2%	216,250	161,000	34.3%
lian	Days on Market	46	93	-50.5%	31	67	-53.7%
Median	Percent of List	100.0%	98.8%	1.2%	100.0%	99.6%	0.4%
-	Percent of Original	<b>95.8</b> %	98.2%	-2.4%	96.2%	97.7%	-1.5%

A total of 16 homes sold in Jackson County in April, up from 10 units in April 2024. Total sales volume rose to \$3.7 million compared to \$1.8 million in the previous year.

The median sales price in April was \$209,700, up 21.2% compared to the prior year. Median days on market was 46 days, up from 26 days in March, but down from 92 in April 2024.

## **History of Closed Listings**







# **Closed Listings by Month**



Month	2023	2024	2025
January	6	1	3
February	3	6	3
March	5	7	8
April	11	10	16
Мау	10	6	
June	9	7	
July	7	15	
August	7	7	
September	7	13	
October	8	10	
November	10	9	
December	7	2	

## **Closed Listings by Price Range**

Price Range	Sa Number	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	3	18.8%	2.8	76,993	74,000	64	47	95.8%	92.5%	90.3%	89.2%
\$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	3	18.8%	1.1	142,833	142,000	22	5	102.6%	101.4%	102.6%	101.4%
\$150,000-\$174,999	1	6.3%	2.7	158,000	158,000	5	5	95.8%	95.8%	95.8%	95.8%
\$175,000-\$199,999	1	6.3%	4.4	199,900	199,900	54	54	100.0%	100.0%	82.4%	82.4%
\$200,000-\$249,999	3	18.8%	0.9	221,000	220,000	116	172	98.0%	97.8%	92.2%	96.1%
\$250,000-\$299,999	2	12.5%	0.9	272,500	272,500	86	86	100.0%	100.0%	94.6%	94.6%
\$300,000-\$399,999	1	6.3%	2.4	335,000	335,000	136	136	103.1%	103.1%	95.7%	95.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	2	12.5%	0.0	560,000	560,000	40	40	93.8%	93.8%	93.8%	93.8%
\$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





#### **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	
June	178,722	201,386	
July	190,514	253,460	
August	275,929	183,637	
September	253,600	284,342	
October	238,768	207,848	
November	197,100	210,378	
December	160,414	219,975	

**Median Price** 



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
Мау	193,500	148,750	
June	165,000	186,900	
July	226,600	249,900	
August	235,000	165,000	
September	255,000	230,000	
October	186,250	194,817	
November	210,000	212,500	
December	145,000	219,975	





#### **Average DOM**



Month	2023	2024	2025
January	51	66	34
February	24	65	70
March	20	77	36
April	43	75	66
Мау	37	29	
June	17	34	
July	24	72	
August	30	60	
September	31	28	
October	19	13	
November	11	41	
December	33	73	

**Median DOM** 



Month	2023	2024	2025
January	37	66	9
February	35	63	18
March	9	60	26
April	13	93	46
Мау	11	4	
June	8	7	
July	11	37	
August	3	7	
September	10	7	
October	6	15	
November	5	24	
December	22	73	





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	19	10	90.0%
Vol	ume (1,000s)	4,752	2,978	59.6%
Мо	nths' Supply	2.3	1.3	76.9%
ge	List Price	250,129	297,780	-16.0%
Avera	Days on Market	67	97	-30.9%
A	Percent of Original	<b>94.6</b> %	100.0%	-5.4%
u	List Price	199,900	204,950	-2.5%
Median	Days on Market	35	18	94.4%
Σ́	Percent of Original	<b>98.5</b> %	100.0%	-1.5%

A total of 19 homes were available for sale in Jackson County at the end of April. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of April was \$199,900, down 2.5% from 2024. The typical time on market for active listings was 35 days, up from 18 days a year earlier.

#### **History of Active Listings**







## **Active Listings by Month**



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

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	Market Med.	Price as a 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	3	15.8%	2.8	84,500	89,500	55	45	94.7%	94.2%
\$100,000-\$124,999	1	5.3%	N/A	119,000	119,000	20	20	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	1.1	129,500	129,500	64	64	95.6%	95.6%
\$150,000-\$174,999	2	10.5%	2.7	162,250	162,250	52	52	99.3%	99.3%
\$175,000-\$199,999	4	21.1%	4.4	199,688	199,900	164	115	82.4%	82.7%
\$200,000-\$249,999	1	5.3%	0.9	215,000	215,000	35	35	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	0.9	259,500	259,500	22	22	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	2.4	374,950	374,950	50	50	98.8%	98.8%
\$400,000-\$499,999	4	21.1%	N/A	475,700	489,450	25	27	97.9%	100.0%
\$500,000-\$749,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	379,285	274,408	268,255
February	297,717	269,900	279,700
March	233,967	277,000	254,269
April	192,950	297,780	250,129
Мау	404,500	297,694	
June	362,286	251,713	
July	366,446	313,318	
August	354,654	290,628	
September	333,838	272,497	
October	260,818	252,663	
November	280,466	254,735	
December	251,167	286,396	

**Median Price** 



Month	2023	2024	2025
January	312,475	217,450	229,500
February	209,950	187,500	229,900
March	204,700	169,900	226,700
April	146,950	204,950	199,900
Мау	364,500	267,450	
June	324,500	225,000	
July	320,000	237,000	
August	254,475	239,750	
September	209,000	225,000	
October	220,000	237,500	
November	229,900	248,500	
December	192,500	249,900	





# Average DOM



Month	2023	2024	2025
January	113	109	91
February	98	126	65
March	108	146	60
April	62	97	67
Мау	61	74	
June	50	97	
July	55	77	
August	66	64	
September	67	63	
October	52	57	
November	81	76	
December	76	101	

#### **Median DOM**



Month	2023	2024	2025
January	64	101	100
February	44	124	29
March	63	155	35
April	41	18	35
Мау	28	36	
June	30	68	
July	45	53	
August	49	36	
September	52	21	
October	27	41	
November	57	66	
December	70	97	





# Jackson County Months' Supply Analysis

#### **Months' Supply by Month**



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

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	10	11	-9.1%
: Month	Volume (1,000s)	2,351	1,845	27.4%
Current	Average List Price	235,118	167,745	40.2%
Cu	Median List Price	151,389	174,900	-13.4%
ę	New Listings	42	20	110.0%
o-Da	Volume (1,000s)	10,597	3,782	180.2%
Year-to-Date	Average List Price	252,321	189,100	33.4%
¥	Median List Price	191,700	169,950	12.8%

A total of 10 new listings were added in Jackson County during April, down 9.1% from the same month in 2024. Yearto-date Jackson County has seen 42 new listings.

The median list price of these homes was \$151,388 down from \$174,900 in 2024.

#### **History of New Listings**







#### **New Listings by Month**



Month	2023	2024	2025
January	6	1	7
February	6	2	13
March	12	6	12
April	5	11	10
Мау	12	13	
June	14	13	
July	7	8	
August	8	13	
September	9	16	
October	20	7	
November	4	4	
December	8	3	

## **New Listings by Price Range**

Price Range	New 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	2	20.0%	83,000	83,000	10	10	100.0%	100.0%
\$100,000-\$124,999	2	20.0%	109,500	109,500	21	21	100.0%	100.0%
\$125,000-\$149,999	1	10.0%	145,000	145,000	27	27	92.4%	92.4%
\$150,000-\$174,999	1	10.0%	157,777	157,777	5	5	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	10.0%	259,500	259,500	23	23	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	3	30.0%	467,967	480,000	28	30	97.1%	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





#### **Average Price**



Month	2023	2024	2025
January	216,492	165,000	261,755
February	175,617	318,700	265,362
March	201,233	189,067	247,025
April	148,940	167,745	235,118
Мау	309,267	259,192	
June	235,275	178,954	
July	212,686	278,031	
August	244,875	308,852	
September	250,460	201,363	
October	198,515	221,996	
November	166,950	360,988	
December	131,413	366,167	

#### **Median Price**



Month	2023	2024	2025
January	225,000	165,000	135,000
February	107,400	318,700	199,900
March	192,250	155,250	222,000
April	165,000	174,900	151,389
Мау	250,950	225,000	
June	249,975	167,500	
July	190,000	222,450	
August	182,500	249,900	
September	199,000	197,000	
October	165,000	184,950	
November	164,950	297,000	
December	134,450	360,000	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date inge 2025 2024		e Change
Со	ntracts Written	9	6	50.0%	34	28	21.4%
Vo	ume (1,000s)	2,029	1,228	65.2%	8,683	5,518	57.4%
ge	Sale Price	225,453	204,625	10.2%	255,395	197,077	29.6%
Avera	Days on Market	30	65	-53.8%	55	66	-16.7%
A	Percent of Original	<b>98.4</b> %	93.9%	4.8%	<b>95.8</b> %	93.5%	2.5%
L	Sale Price	157,777	174,925	-9.8%	204,700	162,500	26.0%
Median	Days on Market	29	20	45.0%	31	55	-43.6%
Σ	Percent of Original	100.0%	94.9%	5.4%	<b>98.4</b> %	98.0%	0.4%

A total of 9 contracts for sale were written in Jackson County during the month of April, up from 6 in 2024. The median list price of these homes was \$157,777, down from \$174,925 the prior year.

Half of the homes that went under contract in April were on the market less than 29 days, compared to 20 days in April 2024.

#### **History of Contracts Written**









Month	2023	2024	2025
January	2	6	3
February	5	10	7
March	14	6	15
April	7	6	9
Мау	12	8	
June	5	13	
July	8	11	
August	8	12	
September	6	14	
October	7	3	
November	9	5	
December	1	3	

#### **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	11.1%	32,000	32,000	10	10	73.4%	73.4%
\$50,000-\$99,999	1	11.1%	72,000	72,000	5	5	100.0%	100.0%
\$100,000-\$124,999	1	11.1%	100,000	100,000	16	16	100.0%	100.0%
\$125,000-\$149,999	1	11.1%	140,000	140,000	61	61	106.4%	106.4%
\$150,000-\$174,999	1	11.1%	157,777	157,777	5	5	100.0%	100.0%
\$175,000-\$199,999	1	11.1%	183,500	183,500	32	32	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	1	11.1%	294,000	294,000	29	29	106.9%	106.9%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	1	11.1%	449,900	449,900	48	48	98.9%	98.9%
\$500,000-\$749,999	1	11.1%	599,900	599,900	65	65	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





#### **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	263,532
April	172,257	204,625	225,453
Мау	233,117	244,013	
June	216,780	246,008	
July	170,500	184,200	
August	232,225	298,073	
September	324,948	211,850	
October	189,829	254,375	
November	159,688	267,590	
December	360,000	231,300	

#### **Median Price**



Month	2023	2024	2025
January	274,950	133,900	439,500
February	189,900	229,950	179,000
March	237,500	173,750	219,500
April	165,000	174,925	157,777
Мау	238,950	163,200	
June	235,000	260,000	
July	170,000	174,900	
August	232,450	239,950	
September	288,975	192,450	
October	180,000	288,225	
November	160,000	199,000	
December	360,000	249,000	





#### **Average DOM**



Month	2023	2024	2025
January	6	55	74
February	64	97	68
March	31	26	60
April	27	65	30
Мау	30	55	
June	22	29	
July	11	86	
August	23	40	
September	30	17	
October	7	11	
November	36	49	
December	77	38	

#### **Median DOM**



Month	2023	2024	2025
January	6	40	32
February	13	92	30
March	10	5	36
April	5	20	29
Мау	11	8	
June	5	7	
July	3	83	
August	9	16	
September	8	13	
October	5	7	
November	27	37	
December	77	21	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pending Contracts		12	7	71.4%
Vo	ume (1,000s)	3,043	1,298	134.4%
ge	List Price	253,623	185,407	36.8%
Avera	Days on Market	40	60	-33.3%
A A	Percent of Original	<b>99.0</b> %	97.0%	2.1%
Ľ	List Price	204,700	160,000	27.9%
Median	Days on Market	23	11	109.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 12 listings in Jackson County had contracts pending at the end of April, up from 7 contracts pending at the end of April 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**







# Pending Contracts by Month Units



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

## **Pending Contracts by Price Range**

Price Range	Pending 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	8.3%	32,000	32,000	10	10	100.0%	100.0%
\$50,000-\$99,999	1	8.3%	72,000	72,000	5	5	100.0%	100.0%
\$100,000-\$124,999	1	8.3%	100,000	100,000	16	16	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	8.3%	157,777	157,777	5	5	100.0%	100.0%
\$175,000-\$199,999	2	16.7%	191,700	191,700	43	43	91.2%	91.2%
\$200,000-\$249,999	1	8.3%	209,500	209,500	208	208	100.0%	100.0%
\$250,000-\$299,999	2	16.7%	294,500	294,500	16	16	103.5%	103.5%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	16.7%	449,950	449,950	27	27	99.5%	99.5%
\$500,000-\$749,999	1	8.3%	599,900	599,900	65	65	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





#### **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
Мау	173,050	287,943	
June	225,843	288,964	
July	251,750	211,300	
August	260,767	273,807	
September	203,494	239,580	
October	222,992	219,704	
November	182,171	290,590	
December	279,750	286,317	

#### **Median Price**



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
Мау	152,400	269,000	
June	239,000	279,950	
July	212,500	249,900	
August	260,000	230,000	
September	207,000	227,500	
October	227,475	225,000	
November	164,900	199,000	
December	279,750	224,000	





#### **Average DOM**



Month	2023	2024	2025
January	30	58	31
February	26	88	62
March	25	58	65
April	44	60	40
Мау	20	103	
June	18	50	
July	26	76	
August	29	50	
September	28	38	
October	27	49	
November	39	46	
December	72	33	

#### **Median DOM**



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





# Jefferson County Housing Report



# Market Overview

#### Jefferson County Home Sales Fell in April

Total home sales in Jefferson County fell last month to 13 units, compared to 17 units in April 2024. Total sales volume was \$3.5 million, down from a year earlier.

The median sale price in April was \$225,000, down from \$250,000 a year earlier. Homes that sold in April were typically on the market for 5 days and sold for 100.6% of their list prices.

# Jefferson County Active Listings Up at End of April

The total number of active listings in Jefferson County at the end of April was 36 units, up from 21 at the same point in 2024. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$334,450.

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

#### **Report Contents**

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- Closed Listing Analysis Page 3
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- New Listings Analysis Page 12
- Contracts Written Analysis Page 15
- Pending Contracts Analysis Page 19

#### **Contact Information**

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# **Jefferson County Summary Statistics**

April MLS Statistics			Current Mont		Year-to-Date			
Th	ree-year History	2025	2024	2023	2025	2024	2023	
	ange from prior year	<b>13</b> -23.5%	<b>17</b> 88.9%	<b>9</b> -40.0%	<b>47</b> 9.3%	<b>43</b> 10.3%	<b>39</b> -26.4%	
	<b>tive Listings</b> ange from prior year	<b>36</b> 71.4%	<b>21</b> 90.9%	<b>11</b> 83.3%	N/A	N/A	N/A	
	onths' Supply ange from prior year	<b>2.7</b> 50.0%	<b>1.8</b> 125.0%	<b>0.8</b> 100.0%	N/A	N/A	N/A	
	w Listings	<b>22</b>	<b>23</b>	<b>15</b>	<b>61</b>	<b>59</b>	<b>51</b>	
	ange from prior year	-4.3%	53.3%	-25.0%	3.4%	15.7%	-3.8%	
	ntracts Written	<b>13</b>	<b>11</b>	<b>13</b>	<b>48</b>	<b>44</b>	<b>49</b>	
	ange from prior year	18.2%	-15.4%	-31.6%	9.1%	-10.2%	-12.5%	
	nding Contracts ange from prior year	<b>11</b> -31.3%	<b>16</b> 0.0%	<b>16</b> -11.1%	N/A	N/A	N/A	
	les Volume (1,000s)	<b>3,521</b>	<b>4,411</b>	<b>2,487</b>	<b>14,546</b>	<b>10,106</b>	<b>8,587</b>	
	ange from prior year	-20.2%	77.4%	-27.3%	43.9%	17.7%	-28.1%	
	Sale Price	<b>270,842</b>	<b>259,462</b>	<b>276,311</b>	<b>309,485</b>	<b>235,015</b>	<b>220,169</b>	
	Change from prior year	4.4%	-6.1%	21.2%	31.7%	6.7%	-2.3%	
	List Price of Actives Change from prior year	<b>322,319</b> -15.4%	<b>380,924</b> 7.5%	<b>354,509</b> 78.7%	N/A	N/A	N/A	
Average	Days on Market	<b>34</b>	<b>30</b>	<b>12</b>	<b>48</b>	<b>36</b>	<b>26</b>	
	Change from prior year	13.3%	150.0%	71.4%	33.3%	38.5%	-10.3%	
Ā	<b>Percent of List</b>	<b>99.5%</b>	<b>95.4%</b>	<b>100.9%</b>	<b>99.1%</b>	<b>97.4%</b>	<b>97.3%</b>	
	Change from prior year	4.3%	-5.5%	-2.2%	1.7%	0.1%	-3.2%	
	Percent of Original	<b>96.1%</b>	<b>93.8%</b>	<b>100.3%</b>	<b>97.1%</b>	<b>96.0%</b>	<b>95.9%</b>	
	Change from prior year	2.5%	-6.5%	-2.8%	1.1%	0.1%	-4.0%	
	Sale Price	<b>225,000</b>	<b>250,000</b>	<b>251,000</b>	<b>285,000</b>	<b>240,000</b>	<b>190,000</b>	
	Change from prior year	-10.0%	-0.4%	32.8%	18.8%	26.3%	0.5%	
	List Price of Actives Change from prior year	<b>334,450</b> -8.4%	<b>365,000</b> 37.7%	<b>265,000</b> 39.2%	N/A	N/A	N/A	
Median	Days on Market	<b>5</b>	<b>8</b>	<b>4</b>	<b>12</b>	<b>15</b>	<b>10</b>	
	Change from prior year	-37.5%	100.0%	100.0%	-20.0%	50.0%	42.9%	
2	<b>Percent of List</b> Change from prior year	<b>100.6%</b> 1.5%	<b>99.1%</b> -0.9%	<b>100.0%</b> -0.7%	<b>100.0%</b> 0.3%	<b>99.7%</b> -0.3%	<b>100.0%</b>	
	Percent of Original	<b>100.6%</b>	<b>96.8%</b>	<b>100.0%</b>	<b>99.2%</b>	<b>97.7%</b>	<b>97.3%</b>	
	Change from prior year	3.9%	-3.2%	-0.7%	1.5%	0.4%	-2.7%	

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





	mmary Statistics Closed Listings	2025	April 25 2024 Change		Yo 2025	e Change	
Clo	osed Listings	13	17	-23.5%	47	43	9.3%
Vol	lume (1,000s)	3,521	4,411	-20.2%	14,546	10,106	43.9%
Мо	onths' Supply	2.7	1.8	50.0%	N/A	N/A	N/A
	Sale Price	270,842	259,462	4.4%	309,485	235,015	31.7%
age	Days on Market	34	30	13.3%	48	36	33.3%
Averag	Percent of List	<b>99.5</b> %	95.4%	4.3%	<b>99.</b> 1%	97.4%	1.7%
	Percent of Original	96.1%	93.8%	2.5%	<b>97.</b> 1%	96.0%	1.1%
	Sale Price	225,000	250,000	-10.0%	285,000	240,000	18.8%
lian	Days on Market	5	8	-37.5%	12	15	-20.0%
Median	Percent of List	100.6%	99.1%	1.5%	100.0%	99.7%	0.3%
	Percent of Original	100.6%	96.8%	3.9%	<b>99.2</b> %	97.7%	1.5%

A total of 13 homes sold in Jefferson County in April, down from 17 units in April 2024. Total sales volume fell to \$3.5 million compared to \$4.4 million in the previous year.

The median sales price in April was \$225,000, down 10.0% compared to the prior year. Median days on market was 5 days, down from 22 days in March, and down from 8 in April 2024.

## **History of Closed Listings**







## **Closed Listings by Month**



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

## **Closed Listings by Price Range**

Price Range	Sa Number	les Percent	Months' Supply	Sale Average	Price Median	Days on 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%	4.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	3	23.1%	1.5	101,667	100,000	75	97	92.9%	95.5%	79.3%	83.3%
\$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%	1.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	3	23.1%	1.0	186,717	190,500	4	5	104.1%	104.5%	104.1%	104.5%
\$200,000-\$249,999	1	7.7%	0.5	225,000	225,000	2	2	102.3%	102.3%	102.3%	102.3%
\$250,000-\$299,999	1	7.7%	1.9	288,000	288,000	3	3	101.1%	101.1%	101.1%	101.1%
\$300,000-\$399,999	3	23.1%	1.9	339,300	343,400	17	17	100.3%	100.6%	100.3%	100.6%
\$400,000-\$499,999	1	7.7%	6.4	435,000	435,000	140	140	98.0%	98.0%	94.8%	94.8%
\$500,000-\$749,999	1	7.7%	6.5	689,900	689,900	4	4	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





#### **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	259,462	270,842
Мау	248,286	237,575	
June	231,075	317,182	
July	276,540	305,565	
August	282,138	256,319	
September	259,107	365,750	
October	295,143	238,400	
November	224,978	242,694	
December	232,400	222,538	

#### **Median Price**



Month	2023	2024	2025
January	188,950	240,000	300,500
February	187,000	199,900	269,000
March	170,000	189,500	294,500
April	251,000	250,000	225,000
Мау	223,000	253,500	
June	219,950	365,000	
July	237,450	285,000	
August	237,000	232,500	
September	267,250	370,750	
October	263,750	232,950	
November	224,500	222,500	
December	215,000	165,000	





#### **Average DOM**



Month	2023	2024	2025
January	26	34	35
February	28	46	67
March	35	43	65
April	12	30	34
Мау	43	43	
June	25	46	
July	21	28	
August	19	45	
September	21	34	
October	34	28	
November	19	36	
December	33	18	

#### **Median DOM**



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	36	21	71.4%
Vol	ume (1,000s)	11,604	7,999	45.1%
Мо	nths' Supply	2.7	1.8	50.0%
ge	List Price	322,319	380,924	-15.4%
Avera	Days on Market	68	44	54.5%
A	Percent of Original	95.6%	96.0%	-0.4%
Ę	List Price	334,450	365,000	-8.4%
Media	Days on Market	40	26	53.8%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 36 homes were available for sale in Jefferson County at the end of April. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of April was \$334,450, down 8.4% from 2024. The typical time on market for active listings was 40 days, up from 26 days a year earlier.

#### **History of Active Listings**







## **Active Listings by Month**



Month	2023	2024	2025
January	16	21	22
February	17	21	22
March	11	18	26
April	11	21	36
Мау	17	26	
June	19	26	
July	24	30	
August	20	32	
September	24	34	
October	27	37	
November	25	34	
December	18	25	

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as a 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	2	5.6%	N/A	42,000	42,000	15	15	100.0%	100.0%
\$50,000-\$99,999	4	11.1%	4.8	78,125	80,750	101	110	78.7%	79.3%
\$100,000-\$124,999	1	2.8%	1.5	109,000	109,000	27	27	100.0%	100.0%
\$125,000-\$149,999	2	5.6%	N/A	143,000	143,000	164	164	95.7%	95.7%
\$150,000-\$174,999	1	2.8%	1.1	164,900	164,900	111	111	100.0%	100.0%
\$175,000-\$199,999	1	2.8%	1.0	199,900	199,900	7	7	100.0%	100.0%
\$200,000-\$249,999	1	2.8%	0.5	219,900	219,900	42	42	91.6%	91.6%
\$250,000-\$299,999	4	11.1%	1.9	274,950	277,400	75	55	95.1%	95.1%
\$300,000-\$399,999	5	13.9%	1.9	354,060	339,000	48	8	97.7%	100.0%
\$400,000-\$499,999	8	22.2%	6.4	441,188	439,700	74	38	97.9%	98.7%
\$500,000-\$749,999	7	19.4%	6.5	546,814	535,000	51	41	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **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
Мау	376,765	437,700	
June	295,921	401,990	
July	295,677	346,012	
August	296,175	339,489	
September	267,396	337,709	
October	278,540	358,588	
November	246,606	348,703	
December	304,466	300,636	

#### **Median Price**



Month	2023	2024	2025
January	264,450	295,000	287,000
February	249,000	230,000	299,500
March	284,900	272,800	342,450
April	265,000	365,000	334,450
Мау	349,900	389,950	
June	275,000	344,950	
July	275,000	297,500	
August	265,000	335,000	
September	258,750	302,000	
October	249,888	335,000	
November	214,900	317,450	
December	279,444	269,500	





#### **Average DOM**



Month	2023	2024	2025
January	65	56	91
February	57	60	86
March	90	70	74
April	60	44	68
Мау	54	51	
June	52	65	
July	53	60	
August	66	62	
September	50	62	
October	57	55	
November	67	70	
December	61	63	

#### **Median DOM**



Month	2023	2024	2025
January	45	44	73
February	53	44	86
March	87	63	53
April	19	26	40
Мау	18	44	
June	32	53	
July	48	47	
August	50	45	
September	28	43	
October	35	28	
November	58	45	
December	56	48	





# Jefferson County Months' Supply Analysis



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

#### **History of Month's Supply**






# Jefferson County New Listings Analysis

	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	22	23	-4.3%
: Month	Volume (1,000s)	6,429	7,683	-16.3%
Current	Average List Price	292,241	334,061	-12.5%
Сц	Median List Price	289,900	285,000	1.7%
ę	New Listings	61	59	3.4%
o-Date	Volume (1,000s)	19,125	16,322	17.2%
Year-to	Average List Price	313,531	276,646	13.3%
¥	Median List Price	289,000	245,700	17.6%

A total of 22 new listings were added in Jefferson County during April, down 4.3% from the same month in 2024. Yearto-date Jefferson County has seen 61 new listings.

The median list price of these homes was \$289,900 up from \$285,000 in 2024.

## **History of New Listings**







# Jefferson County New Listings Analysis

#### **New Listings by Month**



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

## **New Listings by Price Range**

Price Range	New L Number	istings 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	2	9.1%	42,000	42,000	21	21	100.0%	100.0%
\$50,000-\$99,999	3	13.6%	63,833	62,000	12	6	95.7%	100.0%
\$100,000-\$124,999	1	4.5%	109,000	109,000	33	33	100.0%	100.0%
\$125,000-\$149,999	1	4.5%	149,000	149,000	7	7	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	9.1%	192,450	192,450	9	9	101.5%	101.5%
\$200,000-\$249,999	1	4.5%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	2	9.1%	289,900	289,900	13	13	100.0%	100.0%
\$300,000-\$399,999	4	18.2%	365,325	371,200	9	8	100.0%	100.0%
\$400,000-\$499,999	2	9.1%	477,450	477,450	15	15	100.0%	100.0%
\$500,000-\$749,999	4	18.2%	573,725	540,000	14	14	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





# Jefferson County New Listings Analysis

## **Average Price**



Month	2023	2024	2025
January	278,136	202,818	234,238
February	216,336	192,085	405,485
March	340,336	323,200	308,383
April	298,580	334,061	292,241
Мау	254,818	426,807	
June	238,847	295,021	
July	302,084	246,648	
August	278,340	301,338	
September	239,873	298,567	
October	285,685	282,335	
November	200,878	237,871	
December	329,078	293,723	

**Median Price** 



Month	2023	2024	2025
January	236,500	199,450	235,000
February	160,000	187,450	369,900
March	299,900	329,500	295,000
April	265,000	285,000	289,900
Мау	189,500	417,450	
June	229,900	282,450	
July	298,000	232,500	
August	265,000	234,900	
September	208,500	265,000	
October	249,950	279,500	
November	174,900	148,250	
December	329,000	269,500	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date e 2025 2024 Chai		e Change
Со	ntracts Written	13	11	18.2%	48	44	9.1%
Vo	ume (1,000s)	3,966	2,706	46.6%	13,800	10,461	31.9%
ge	Sale Price	305,077	245,977	24.0%	287,492	237,761	20.9%
Average	Days on Market	23	30	-23.3%	41	39	5.1%
Ą	Percent of Original	<b>99.0</b> %	95.7%	3.4%	<b>97.7</b> %	95.3%	2.5%
ç	Sale Price	299,900	230,000	30.4%	262,250	229,500	14.3%
Median	Days on Market	7	9	-22.2%	10	14	-28.6%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	96.6%	3.5%

A total of 13 contracts for sale were written in Jefferson County during the month of April, up from 11 in 2024. The median list price of these homes was \$299,900, up from \$230,000 the prior year.

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

#### **History of Contracts Written**







# Contracts Written by Month

Month	2023	2024	2025
January	10	8	9
February	10	7	12
March	16	18	14
April	13	11	13
Мау	12	10	
June	14	13	
July	15	20	
August	15	11	
September	13	15	
October	9	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	3	23.1%	63,833	62,000	12	6	95.7%	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	7.7%	145,000	145,000	125	125	96.7%	96.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	7.7%	185,000	185,000	5	5	103.0%	103.0%
\$200,000-\$249,999	1	7.7%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	7.7%	299,900	299,900	4	4	100.0%	100.0%
\$300,000-\$399,999	2	15.4%	379,900	379,900	8	8	100.0%	100.0%
\$400,000-\$499,999	2	15.4%	459,950	459,950	47	47	100.0%	100.0%
\$500,000-\$749,999	2	15.4%	622,450	622,450	10	10	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





#### **Average Price**



Month	2023	2024	2025
January	215,040	170,675	214,256
February	213,880	265,129	363,892
March	275,290	251,914	252,757
April	248,569	245,977	305,077
Мау	188,117	340,440	
June	326,114	313,935	
July	320,020	286,168	
August	259,717	292,182	
September	233,300	273,360	
October	213,767	229,089	
November	246,363	229,850	
December	255,014	381,577	

#### **Median Price**



Month	2023	2024	2025
January	202,500	156,250	205,000
February	187,500	199,000	294,500
March	245,000	260,000	208,950
April	249,900	230,000	299,900
Мау	170,000	377,000	
June	285,950	285,000	
July	298,000	265,000	
August	275,000	234,900	
September	197,000	235,000	
October	225,000	225,000	
November	240,000	187,400	
December	239,900	320,000	





#### **Average DOM**



Month	2023	2024	2025
January	25	44	48
February	39	57	44
March	23	34	50
April	26	30	23
Мау	9	50	
June	44	37	
July	17	43	
August	24	12	
September	24	36	
October	30	32	
November	27	24	
December	37	52	

#### **Median DOM**



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





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pe	nding Contracts	11	16	-31.3%
Vo	ume (1,000s)	3,112	3,818	-18.5%
ge	List Price	282,882	238,597	18.6%
Avera	Days on Market	25	54	-53.7%
A A	Percent of Original	<b>99.7</b> %	96.4%	3.4%
Ľ	List Price	299,900	234,350	28.0%
Median	Days on Market	8	29	-72.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Jefferson County had contracts pending at the end of April, down from 16 contracts pending at the end of April 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**







#### Pending Contracts by Month



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

#### **Pending Contracts by Price Range**

Price Range	Pending 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	2	18.2%	69,750	69,750	5	5	100.0%	100.0%
\$100,000-\$124,999	1	9.1%	123,000	123,000	0	0	100.0%	100.0%
\$125,000-\$149,999	1	9.1%	145,000	145,000	125	125	96.7%	96.7%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	9.1%	220,000	220,000	5	5	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	299,900	299,900	4	4	100.0%	100.0%
\$300,000-\$399,999	2	18.2%	354,700	354,700	11	11	100.0%	100.0%
\$400,000-\$499,999	2	18.2%	459,950	459,950	47	47	100.0%	100.0%
\$500,000-\$749,999	1	9.1%	555,000	555,000	15	15	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





#### **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
Мау	217,850	296,236	
June	318,657	327,832	
July	322,577	282,240	
August	290,397	284,573	
September	276,373	234,784	
October	204,062	204,247	
November	237,507	243,780	
December	256,459	319,390	

#### **Median Price**



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
Мау	184,750	320,000	
June	293,000	315,000	
July	229,900	265,000	
August	285,000	249,500	
September	229,900	219,900	
October	197,000	200,000	
November	225,000	204,900	
December	239,900	279,500	





#### **Average DOM**



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

#### **Median DOM**



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





# Lyon County Housing Report



# Market Overview

#### Lyon County Home Sales Rose in April

Total home sales in Lyon County rose by 18.5% last month to 32 units, compared to 27 units in April 2024. Total sales volume was \$7.0 million, up 34.1% from a year earlier.

The median sale price in April was \$177,000, down from \$178,500 a year earlier. Homes that sold in April were typically on the market for 6 days and sold for 98.4% of their list prices.

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

The total number of active listings in Lyon County at the end of April was 61 units, up from 32 at the same point in 2024. This represents a 2.3 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$220,000.

During April, a total of 40 contracts were written up from 29 in April 2024. At the end of the month, there were 63 contracts still pending.

#### **Report Contents**

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

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# Lyon County Summary Statistics

April MLS Statistics		c	urrent Mont	h		Year-to-Date			
	ree-year History	2025	2024	2023	2025	2024	2023		
	o <b>me Sales</b>	<b>32</b>	<b>27</b>	<b>29</b>	<b>72</b>	<b>76</b>	<b>83</b>		
	ange from prior year	18.5%	-6.9%	-23.7%	-5.3%	-8.4%	-27.2%		
	<b>tive Listings</b> ange from prior year	<b>61</b> 90.6%	<b>32</b> -8.6%	<b>35</b> 2.9%	N/A	N/A	N/A		
	onths' Supply ange from prior year	<b>2.3</b> 109.1%	<b>1.1</b> 0.0%	<b>1.1</b> 22.2%	N/A	N/A	N/A		
	ew Listings	<b>44</b>	<b>33</b>	<b>43</b>	<b>156</b>	<b>114</b>	<b>132</b>		
	ange from prior year	33.3%	-23.3%	-14.0%	36.8%	-13.6%	-9.6%		
	ntracts Written	<b>40</b>	<b>29</b>	<b>38</b>	<b>114</b>	<b>100</b>	<b>116</b>		
	ange from prior year	37.9%	-23.7%	-15.6%	14.0%	-13.8%	-11.5%		
	nding Contracts ange from prior year	<b>63</b> 75.0%	<b>36</b> -20.0%	<b>45</b> -15.1%	N/A	N/A	N/A		
	les Volume (1,000s)	<b>7,003</b>	<b>5,224</b>	<b>5,246</b>	<b>14,882</b>	<b>14,321</b>	<b>14,550</b>		
	ange from prior year	34.1%	-0.4%	-8.9%	3.9%	-1.6%	-21.2%		
	Sale Price	<b>218,850</b>	<b>193,485</b>	<b>180,879</b>	<b>206,697</b>	<b>188,430</b>	<b>175,306</b>		
	Change from prior year	13.1%	7.0%	19.3%	9.7%	7.5%	8.2%		
<i>a</i> ,	List Price of Actives Change from prior year	<b>245,576</b> 9.4%	<b>224,564</b> -15.8%	<b>266,806</b> 57.9%	N/A	N/A	N/A		
Average	Days on Market	<b>37</b>	<b>14</b>	<b>19</b>	<b>61</b>	<b>27</b>	<b>26</b>		
	Change from prior year	164.3%	-26.3%	-5.0%	125.9%	3.8%	18.2%		
Ā	<b>Percent of List</b>	<b>96.3%</b>	<b>96.9%</b>	<b>98.8%</b>	<b>96.3%</b>	<b>97.4%</b>	<b>97.4%</b>		
	Change from prior year	-0.6%	-1.9%	0.5%	-1.1%	0.0%	-0.5%		
	Percent of Original	<b>94.9%</b>	<b>95.6%</b>	<b>96.9%</b>	<b>93.8%</b>	<b>96.9%</b>	<b>95.7%</b>		
	Change from prior year	-0.7%	-1.3%	-0.4%	-3.2%	1.3%	-1.0%		
	Sale Price	<b>177,000</b>	<b>178,500</b>	<b>171,900</b>	<b>177,500</b>	<b>171,500</b>	<b>165,000</b>		
	Change from prior year	-0.8%	3.8%	36.2%	3.5%	3.9%	26.2%		
	List Price of Actives Change from prior year	<b>220,000</b> 19.0%	<b>184,900</b> 5.7%	<b>175,000</b> 49.6%	N/A	N/A	N/A		
Median	Days on Market	<b>6</b>	<b>6</b>	<b>5</b>	<b>10</b>	<b>6</b>	<b>7</b>		
	Change from prior year	0.0%	20.0%	0.0%	66.7%	-14.3%	16.7%		
2	<b>Percent of List</b>	<b>98.4%</b>	<b>97.0%</b>	<b>99.2%</b>	<b>98.0%</b>	<b>100.0%</b>	<b>98.3%</b>		
	Change from prior year	1.4%	-2.2%	0.5%	-2.0%	1.7%	-0.4%		
	Percent of Original	<b>98.4%</b>	<b>97.0%</b>	<b>99.2%</b>	<b>96.4%</b>	<b>97.9%</b>	<b>97.2%</b>		
	Change from prior year	1.4%	-2.2%	1.2%	-1.5%	0.7%	-0.8%		

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Clc	sed Listings	32	27	18.5%	72	76	-5.3%
Vo	ume (1,000s)	7,003	5,224	34.1%	14,882	14,321	3.9%
Мс	nths' Supply	2.3	1.1	109.1%	N/A	N/A	N/A
	Sale Price	218,850	193,485	13.1%	206,697	188,430	9.7%
age	Days on Market	37	14	164.3%	61	27	125.9%
Average	Percent of List	<b>96.3</b> %	96.9%	-0.6%	<b>96.3</b> %	97.4%	-1.1%
	Percent of Original	94.9%	95.6%	-0.7%	<b>93.8</b> %	96.9%	-3.2%
	Sale Price	177,000	178,500	-0.8%	177,500	171,500	3.5%
lian	Days on Market	6	6	0.0%	10	6	66.7%
Median	Percent of List	<b>98.4</b> %	97.0%	1.4%	98.0%	100.0%	-2.0%
	Percent of Original	<b>98.4</b> %	97.0%	1.4%	<b>96.4</b> %	97.9%	-1.5%

A total of 32 homes sold in Lyon County in April, up from 27 units in April 2024. Total sales volume rose to \$7.0 million compared to \$5.2 million in the previous year.

The median sales price in April was \$177,000, down 0.8% compared to the prior year. Median days on market was 6 days, down from 9 days in March, but similar to April 2024.

## **History of Closed Listings**







#### **Closed Listings by Month**



Month	2023	2024	2025
January	9	10	13
February	19	14	17
March	26	25	10
April	29	27	32
Мау	35	31	
June	53	31	
July	39	38	
August	25	31	
September	28	28	
October	38	35	
November	30	28	
December	22	20	

## **Closed Listings by Price Range**

Price Range		les Percent	Months' Supply	Sale Average	Price Median	Days on Avg.	Market Med.	Price as Avg.	% of List Med.	Price as <sup>o</sup> 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	2	6.3%	0.0	35,500	35,500	6	6	80.8%	80.8%	78.9%	78.9%
\$50,000-\$99,999	6	18.8%	0.6	77,833	79,500	79	75	94.6%	95.2%	91.1%	90.9%
\$100,000-\$124,999	1	3.1%	0.6	114,900	114,900	1	1	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	5	15.6%	1.4	139,854	137,900	30	18	98.1%	98.5%	97.9%	98.6%
\$150,000-\$174,999	1	3.1%	2.5	154,113	154,113	166	166	97.0%	97.0%	88.6%	88.6%
\$175,000-\$199,999	3	9.4%	2.3	180,883	179,000	64	5	97.9%	99.3%	96.4%	99.3%
\$200,000-\$249,999	4	12.5%	3.6	225,875	230,000	6	6	100.1%	100.7%	100.1%	100.7%
\$250,000-\$299,999	5	15.6%	3.6	276,580	275,000	7	3	97.8%	98.2%	97.8%	98.2%
\$300,000-\$399,999	2	6.3%	2.1	353,500	353,500	2	2	97.9%	97.9%	97.9%	97.9%
\$400,000-\$499,999	1	3.1%	8.0	499,900	499,900	0	0	100.2%	100.2%	100.2%	100.2%
\$500,000-\$749,999	1	3.1%	2.0	670,960	670,960	26	26	93.5%	93.5%	93.5%	93.5%
\$750,000-\$999,999	1	3.1%	12.0	790,000	790,000	91	91	93.1%	93.1%	87.9%	87.9%
\$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





#### **Average Price**



Month	2023	2024	2025
January	170,056	201,460	193,901
February	166,053	188,947	222,194
March	177,669	177,468	158,100
April	180,879	193,485	218,850
Мау	175,341	177,519	
June	197,045	187,827	
July	209,285	177,784	
August	185,740	238,082	
September	215,396	188,762	
October	193,110	174,689	
November	180,280	204,568	
December	209,332	178,025	

**Median Price** 



Month	2023	2024	2025
January	140,000	186,100	173,958
February	180,000	181,450	250,000
March	158,750	169,000	160,000
April	171,900	178,500	177,000
Мау	163,000	174,900	
June	166,000	171,500	
July	179,900	165,250	
August	130,000	175,000	
September	197,500	199,500	
October	176,000	145,000	
November	161,000	181,000	
December	182,500	171,500	





#### **Average DOM**



Month	2023	2024	2025
January	39	50	182
February	49	18	33
March	14	36	26
April	19	14	37
Мау	25	24	
June	15	9	
July	9	21	
August	22	22	
September	18	33	
October	20	20	
November	17	19	
December	13	51	

#### **Median DOM**



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	61	32	90.6%
Vol	ume (1,000s)	14,980	7,186	108.5%
Months' Supply		2.3	1.1	109.1%
ge	List Price	245,576	224,564	9.4%
Avera	Days on Market	52	66	-21.2%
A	Percent of Original	<b>98.2</b> %	96.7%	1.6%
L	List Price	220,000	184,900	19.0%
Media	Days on Market	33	32	3.1%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 61 homes were available for sale in Lyon County at the end of April. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of April was \$220,000, up 19.0% from 2024. The typical time on market for active listings was 33 days, up from 32 days a year earlier.

#### **History of Active Listings**







## **Active Listings by Month**



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

## **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	n Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	2	3.3%	N/A	12,100	12,100	15	15	100.0%	100.0%
\$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	2	3.3%	0.6	89,900	89,900	161	161	93.4%	93.4%
\$100,000-\$124,999	1	1.6%	0.6	119,900	119,900	3	3	100.0%	100.0%
\$125,000-\$149,999	5	8.2%	1.4	140,440	138,500	57	41	97.8%	98.6%
\$150,000-\$174,999	9	14.8%	2.5	165,178	165,900	59	41	98.7%	100.0%
\$175,000-\$199,999	6	9.8%	2.3	185,533	184,450	33	30	97.8%	97.4%
\$200,000-\$249,999	15	24.6%	3.6	227,087	228,900	31	30	98.4%	100.0%
\$250,000-\$299,999	10	16.4%	3.6	270,890	267,450	34	38	98.4%	100.0%
\$300,000-\$399,999	5	8.2%	2.1	350,380	340,000	56	28	98.8%	100.0%
\$400,000-\$499,999	4	6.6%	8.0	457,475	462,500	110	105	97.6%	97.9%
\$500,000-\$749,999	1	1.6%	2.0	699,900	699,900	231	231	93.4%	93.4%
\$750,000-\$999,999	1	1.6%	12.0	957,320	957,320	51	51	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	277,080	222,492	212,703
February	375,062	204,793	244,399
March	309,907	212,454	243,653
April	266,806	224,564	245,576
Мау	286,097	234,755	
June	289,425	241,898	
July	284,946	213,331	
August	265,251	204,896	
September	241,450	206,382	
October	231,298	236,648	
November	254,903	258,714	
December	227,696	235,798	

#### **Median Price**



Month	2023	2024	2025
January	202,450	186,750	159,900
February	239,000	199,900	190,000
March	257,500	207,450	214,900
April	175,000	184,900	220,000
Мау	239,500	168,250	
June	229,900	182,450	
July	239,900	184,700	
August	219,900	167,500	
September	185,000	170,500	
October	168,250	194,450	
November	167,500	190,000	
December	189,500	183,950	





#### 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	
June	48	63	
July	45	53	
August	42	57	
September	52	37	
October	57	40	
November	79	56	
December	91	61	

#### **Median DOM**



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





# Lyon County Months' Supply Analysis

#### **Months' Supply by Month**



Month	2023	2024	2025
January	0.9	0.9	1.3
February	0.6	0.7	1.4
March	0.9	0.9	2.4
April	1.1	1.1	2.3
Мау	1.0	1.1	
June	1.0	1.5	
July	1.2	1.6	
August	1.1	1.6	
September	1.3	1.6	
October	1.4	1.7	
November	1.0	1.4	
December	0.8	1.5	

#### **History of Month's Supply**







# Lyon County New Listings Analysis

	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	44	33	33.3%
: Month	Volume (1,000s)	10,385	7,419	40.0%
Current	Average List Price	236,020	224,826	5.0%
Cu	Median List Price	222,450	169,000	31.6%
fe	New Listings	156	114	36.8%
o-Da	Volume (1,000s)	36,231	23,723	52.7%
Year-to-Date	Average List Price	232,249	208,096	11.6%
¥	Median List Price	211,700	174,700	21.2%

A total of 44 new listings were added in Lyon County during April, up 33.3% from the same month in 2024. Year-to-date Lyon County has seen 156 new listings.

The median list price of these homes was \$222,450 up from \$169,000 in 2024.

#### **History of New Listings**







# Lyon County New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	28	21	15
February	23	29	34
March	38	31	63
April	43	33	44
Мау	48	40	
June	40	40	
July	36	40	
August	38	37	
September	41	39	
October	38	43	
November	20	9	
December	10	20	

## **New Listings by Price Range**

Price Range	New Li Number	istings Percent	List I Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	2	4.5%	12,100	12,100	21	21	100.0%	100.0%
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	2.3%	92,500	92,500	5	5	102.7%	102.7%
\$100,000-\$124,999	2	4.5%	117,445	117,445	2	2	100.0%	100.0%
\$125,000-\$149,999	3	6.8%	137,433	139,900	18	23	98.4%	100.0%
\$150,000-\$174,999	4	9.1%	156,950	154,950	8	8	104.4%	100.0%
\$175,000-\$199,999	5	11.4%	189,640	189,900	17	15	97.8%	97.5%
\$200,000-\$249,999	10	22.7%	224,820	222,450	15	11	99.1%	100.0%
\$250,000-\$299,999	7	15.9%	274,000	269,000	14	12	98.7%	100.0%
\$300,000-\$399,999	7	15.9%	359,129	360,000	13	14	99.6%	100.0%
\$400,000-\$499,999	3	6.8%	454,967	450,000	17	16	98.2%	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





# Lyon County New Listings Analysis

#### **Average Price**



Month	2023	2024	2025
January	273,898	234,233	205,213
February	205,309	206,059	233,273
March	172,682	174,489	235,499
April	206,633	224,826	236,020
Мау	198,958	188,880	
June	184,843	216,213	
July	222,842	191,200	
August	193,003	186,957	
September	188,218	181,836	
October	187,833	225,679	
November	183,490	187,578	
December	187,000	177,775	

**Median Price** 



Month	2023	2024	2025
January	192,450	204,900	197,500
February	173,000	179,900	219,950
March	169,900	169,900	199,500
April	164,800	169,000	222,450
Мау	169,900	184,450	
June	158,000	176,400	
July	199,700	177,500	
August	159,900	152,000	
September	160,000	170,000	
October	157,600	195,000	
November	143,700	170,000	
December	199,750	157,000	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date 2025 2024 Change		
Co	ntracts Written	40	29	37.9%	114	100	14.0%
Vol	ume (1,000s)	8,888	6,223	42.8%	25,722	20,099	28.0%
ge	Sale Price	222,198	214,588	3.5%	225,632	200,994	12.3%
Avera	Days on Market	28	28	0.0%	27	23	17.4%
Ą	Percent of Original	<b>97.8</b> %	95.9%	2.0%	<b>96.3</b> %	97.4%	-1.1%
ç	Sale Price	207,500	174,900	18.6%	199,250	172,200	15.7%
Median	Days on Market	10	5	100.0%	8	5	60.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	<b>98.6</b> %	100.0%	-1.4%

A total of 40 contracts for sale were written in Lyon County during the month of April, up from 29 in 2024. The median list price of these homes was \$207,500, up from \$174,900 the prior year.

Half of the homes that went under contract in April were on the market less than 10 days, compared to 5 days in April 2024.

#### **History of Contracts Written**







## **Contracts Written by Month**



Month	2023	2024	2025
January	19	13	15
February	29	31	21
March	30	27	38
April	38	29	40
Мау	45	31	
June	36	32	
July	22	31	
August	35	31	
September	36	33	
October	30	33	
November	22	12	
December	13	11	

#### **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days on Avg.	n 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%	29,900	29,900	5	5	83.6%	83.6%
\$50,000-\$99,999	5	12.5%	77,440	69,900	63	41	97.4%	100.0%
\$100,000-\$124,999	1	2.5%	119,900	119,900	2	2	100.0%	100.0%
\$125,000-\$149,999	1	2.5%	139,900	139,900	4	4	100.0%	100.0%
\$150,000-\$174,999	5	12.5%	158,140	158,900	47	11	98.8%	97.0%
\$175,000-\$199,999	6	15.0%	191,867	192,400	23	21	99.5%	100.0%
\$200,000-\$249,999	8	20.0%	222,588	218,900	19	26	98.3%	99.5%
\$250,000-\$299,999	4	10.0%	268,950	269,450	39	41	94.4%	95.6%
\$300,000-\$399,999	7	17.5%	360,400	359,900	14	7	98.4%	100.0%
\$400,000-\$499,999	2	5.0%	444,900	444,900	11	11	98.4%	98.4%
\$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





#### **Average Price**



Month	2023	2024	2025
January	200,847	246,292	283,567
February	172,902	188,087	207,552
March	168,947	179,404	216,370
April	212,858	214,588	222,198
Мау	174,631	190,606	
June	194,150	199,192	
July	218,305	219,655	
August	220,894	198,071	
September	202,414	178,555	
October	193,987	183,164	
November	171,895	155,617	
December	182,000	184,309	

**Median Price** 



Month	2023	2024	2025
January	205,000	214,900	251,500
February	159,900	159,900	215,000
March	175,500	174,900	189,900
April	169,200	174,900	207,500
Мау	155,000	189,000	
June	163,450	167,250	
July	180,400	180,000	
August	206,000	189,500	
September	164,950	139,900	
October	181,500	174,000	
November	131,200	167,400	
December	169,900	170,000	





#### **Average DOM**



Month	2023	2024	2025
January	30	20	31
February	24	26	39
March	19	16	19
April	20	28	28
Мау	16	18	
June	11	11	
July	20	34	
August	22	21	
September	16	25	
October	17	21	
November	21	49	
December	34	221	

#### **Median DOM**



Month	2023	2024	2025
January	8	4	16
February	7	5	7
March	4	5	5
April	7	5	10
Мау	6	6	
June	5	3	
July	11	8	
August	9	13	
September	6	11	
October	5	6	
November	4	34	
December	18	53	





Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pe	nding Contracts	63	36	75.0%
Volume (1,000s)		13,991	6,784	106.2%
ge	List Price	222,073	188,440	17.8%
Avera	Days on Market	24	28	-14.3%
٩٧	Percent of Original	<b>98.3</b> %	98.4%	-0.1%
L L	List Price	197,000	159,925	23.2%
Median	Days on Market	7	8	-12.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 63 listings in Lyon County had contracts pending at the end of April, up from 36 contracts pending at the end of April 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**







#### 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	
June	43	44	
July	30	38	
August	37	39	
September	43	43	
October	34	44	
November	28	23	
December	21	18	

## **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	9	14.3%	75,678	69,900	72	41	93.6%	99.3%
\$100,000-\$124,999	3	4.8%	119,333	119,600	4	4	100.0%	100.0%
\$125,000-\$149,999	3	4.8%	137,800	139,900	2	2	100.0%	100.0%
\$150,000-\$174,999	7	11.1%	159,500	159,000	23	11	102.1%	100.0%
\$175,000-\$199,999	12	19.0%	189,950	189,900	17	7	99.4%	100.0%
\$200,000-\$249,999	9	14.3%	220,578	217,900	17	25	98.5%	100.0%
\$250,000-\$299,999	8	12.7%	280,063	275,400	23	11	97.0%	99.2%
\$300,000-\$399,999	8	12.7%	362,838	362,450	13	7	98.6%	100.0%
\$400,000-\$499,999	3	4.8%	442,933	439,900	10	10	97.5%	96.8%
\$500,000-\$749,999	1	1.6%	685,000	685,000	0	0	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **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	
June	200,621	206,149	
July	204,597	233,192	
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	

#### **Median Price**



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
Мау	168,500	172,500	
June	169,900	170,750	
July	137,450	187,500	
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	





#### **Average DOM**



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

#### **Median DOM**



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





# **Osage County** Housing Report



# Market Overview

#### **Osage County Home Sales Rose in April**

Total home sales in Osage County rose by 10.0% last month to 11 units, compared to 10 units in April 2024. Total sales volume was \$1.9 million, down 24.3% from a year earlier.

The median sale price in April was \$195,000, up from \$187,500 a year earlier. Homes that sold in April were typically on the market for 8 days and sold for 100.0% of their list prices.

#### **Osage County Active Listings Up at End of April**

The total number of active listings in Osage County at the end of April was 31 units, up from 24 at the same point in 2024. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$230,000.

There were 16 contracts written in April 2025 and 2024, showing no change over the year. At the end of the month, there were 19 contracts still pending.

#### **Report Contents**

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- New Listings Analysis Page 12
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# **Osage County** Summary Statistics

	oril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
Но	ome Sales	11	10	16	35	41	48
Ch	ange from prior year	10.0%	-37.5%	33.3%	-14.6%	-14.6%	-11.1%
	<b>tive Listings</b> ange from prior year	<b>31</b> 29.2%	<b>24</b> 20.0%	<b>20</b> 11.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.4</b> 33.3%	<b>1.8</b> 38.5%	<b>1.3</b> 18.2%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>24</b> 4.3%	<b>23</b> 76.9%	<b>13</b> -45.8%	<b>60</b> -16.7%	<b>72</b> 33.3%	<b>54</b> -8.5%
	ntracts Written ange from prior year	<b>16</b> 0.0%	<b>16</b> 6.7%	<b>15</b> -11.8%	<b>44</b> -21.4%	<b>56</b> 12.0%	<b>50</b> -12.3%
	nding Contracts ange from prior year	<b>19</b> 5.6%	<b>18</b> 63.6%	<b>11</b> -42.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>1,888</b> -24.3%	<b>2,493</b> -3.9%	<b>2,595</b> 16.7%	<b>6,375</b> -35.0%	<b>9,808</b> 4.7%	<b>9,367</b> -13.5%
	Sale Price Change from prior year	<b>171,614</b> -31.1%	<b>249,250</b> 53.7%	<b>162,156</b> -12.4%	<b>182,150</b> -23.9%	<b>239,227</b> 22.6%	<b>195,140</b> -2.6%
	List Price of Actives Change from prior year	<b>308,665</b> 72.8%	<b>178,654</b> -74.5%	<b>699,530</b> 163.8%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>47</b> 683.3%	<b>6</b> -88.7%	<b>53</b> -40.4%	<b>43</b> 43.3%	<b>30</b> -25.0%	<b>40</b> -20.0%
À	<b>Percent of List</b> Change from prior year	<b>96.7%</b> -1.7%	<b>98.4%</b> 1.1%	<b>97.3%</b> -3.1%	<b>96.0%</b> -2.0%	<b>98.0%</b> 0.3%	<b>97.7%</b> -0.6%
	Percent of Original Change from prior year	<b>95.9%</b> -2.1%	<b>98.0%</b> 8.5%	<b>90.3%</b> -7.8%	<b>94.1%</b> -2.2%	<b>96.2%</b> 2.1%	<b>94.2%</b> -2.3%
	Sale Price Change from prior year	<b>195,000</b> 4.0%	<b>187,500</b> 38.4%	<b>135,500</b> -32.2%	<b>190,000</b> 2.7%	<b>185,000</b> 20.1%	<b>154,088</b> 0.5%
	List Price of Actives Change from prior year	<b>230,000</b> 49.2%	<b>154,150</b> -35.6%	<b>239,495</b> 54.1%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>8</b> 300.0%	<b>2</b> -77.8%	<b>9</b> -40.0%	<b>13</b> 18.2%	<b>11</b> 0.0%	<b>11</b> -31.3%
2	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 1.4%	<b>98.6%</b> -3.0%	<b>98.4%</b> -0.5%	<b>98.9%</b> -1.1%	<b>100.0%</b>
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b> 4.2%	<b>96.0%</b> -3.5%	<b>98.4%</b> -0.4%	<b>98.8%</b> 1.4%	<b>97.4%</b> -2.6%

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





# **Osage County Closed Listings Analysis**

	mmary Statistics Closed Listings	2025	April 2024	Change	Year-to-Date 2025 2024 Chang		te Change
Clo	osed Listings	11	10	10.0%	35	41	-14.6%
Vol	lume (1,000s)	1,888	2,493	-24.3%	6,375	9,808	-35.0%
Мо	onths' Supply	2.4	1.8	33.3%	N/A	N/A	N/A
	Sale Price	171,614	249,250	-31.1%	182,150	239,227	-23.9%
age	Days on Market	47	6	683.3%	43	30	43.3%
Averag	Percent of List	<b>96.7</b> %	98.4%	-1.7%	96.0%	98.0%	-2.0%
	Percent of Original	<b>95.9</b> %	98.0%	-2.1%	94.1%	96.2%	-2.2%
	Sale Price	195,000	187,500	4.0%	190,000	185,000	2.7%
lian	Days on Market	8	2	300.0%	13	11	18.2%
Median	Percent of List	100.0%	100.0%	0.0%	98.4%	98.9%	-0.5%
	Percent of Original	100.0%	100.0%	0.0%	98.4%	98.8%	-0.4%

A total of 11 homes sold in Osage County in April, up from 10 units in April 2024. Total sales volume fell to \$1.9 million compared to \$2.5 million in the previous year.

The median sales price in April was \$195,000, up 4.0% compared to the prior year. Median days on market was 8 days, down from 10 days in March, but up from 2 in April 2024.

## **History of Closed Listings**






# **Osage County Closed Listings Analysis**

# **Closed Listings by Month**



Month	2023	2024	2025
January	10	6	9
February	9	11	7
March	13	14	8
April	16	10	11
May	11	20	
June	17	13	
July	14	22	
August	20	12	
September	17	18	
October	18	15	
November	10	11	
December	14	11	

# **Closed Listings by Price Range**

Price Range		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	3	27.3%	2.1	71,083	58,250	25	37	94.6%	94.0%	90.3%	89.9%
\$100,000-\$124,999	1	9.1%	2.2	102,000	102,000	0	0	102.0%	102.0%	102.0%	102.0%
\$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	1	9.1%	0.0	172,500	172,500	0	0	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	1	9.1%	0.5	195,000	195,000	19	19	87.1%	87.1%	85.2%	85.2%
\$200,000-\$249,999	2	18.2%	2.8	202,500	202,500	139	139	95.6%	95.6%	101.3%	101.3%
\$250,000-\$299,999	3	27.3%	2.8	266,667	260,000	47	8	99.9%	100.0%	98.2%	100.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





# **Osage County Closed Listings Analysis**

## **Average Price**



Month	2023	2024	2025
January	136,595	216,833	209,500
February	315,833	202,482	207,000
March	197,213	270,536	144,125
April	162,156	249,250	171,614
Мау	161,773	251,590	
June	170,079	161,913	
July	190,093	171,339	
August	195,960	203,783	
September	166,939	207,686	
October	169,672	206,883	
November	247,040	232,264	
December	174,857	218,091	

#### **Median Price**



Month	2023	2024	2025
January	111,750	210,000	172,500
February	170,000	141,000	215,000
March	153,175	185,000	145,000
April	135,500	187,500	195,000
Мау	140,000	224,500	
June	149,900	175,000	
July	175,500	149,950	
August	161,500	195,250	
September	154,000	192,500	
October	125,500	195,151	
November	235,000	171,000	
December	175,000	212,500	





# **Osage County Closed Listings Analysis**

#### **Average DOM**



Month	2023	2024	2025
January	31	26	44
February	17	33	69
March	45	47	12
April	53	6	47
Мау	20	14	
June	25	37	
July	33	63	
August	5	23	
September	21	35	
October	19	22	
November	28	33	
December	33	21	

**Median DOM** 



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	31	24	29.2%
Volume (1,000s)		9,569	4,288	123.2%
Мс	nths' Supply	2.4	1.8	33.3%
ge	List Price	308,665	178,654	72.8%
Avera	Days on Market	75	65	15.4%
A	Percent of Original	<b>97.2</b> %	93.3%	4.2%
ç	List Price	230,000	154,150	49.2%
Media	Days on Market	41	37	10.8%
Σ	Percent of Original	100.0%	97.3%	2.8%

A total of 31 homes were available for sale in Osage County at the end of April. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of April was \$230,000, up 49.2% from 2024. The typical time on market for active listings was 41 days, up from 37 days a year earlier.

# **History of Active Listings**







# Active Listings by Month

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

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	n 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	3	9.7%	2.1	81,667	85,000	13	8	100.0%	100.0%
\$100,000-\$124,999	3	9.7%	2.2	117,145	118,435	61	84	95.9%	100.0%
\$125,000-\$149,999	5	16.1%	N/A	135,390	135,000	95	35	97.1%	100.0%
\$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	3.2%	0.5	185,000	185,000	45	45	93.0%	93.0%
\$200,000-\$249,999	7	22.6%	2.8	232,843	230,000	61	31	98.2%	100.0%
\$250,000-\$299,999	4	12.9%	2.8	260,750	259,000	80	43	97.0%	100.0%
\$300,000-\$399,999	2	6.5%	N/A	383,450	383,450	152	152	95.2%	95.2%
\$400,000-\$499,999	1	3.2%	N/A	459,900	459,900	20	20	96.8%	96.8%
\$500,000-\$749,999	3	9.7%	N/A	629,633	654,500	108	107	95.7%	94.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	2	6.5%	N/A	1,160,809	1,160,809	96	96	99.8%	99.8%





# Average Price

Month	2023	2024	2025
January	597,438	259,840	337,716
February	666,846	277,982	366,675
March	642,477	199,709	362,251
April	699,530	178,654	308,665
Мау	732,603	266,875	
June	704,368	291,904	
July	282,352	350,509	
August	255,591	332,422	
September	272,673	356,240	
October	253,219	357,511	
November	262,485	326,842	
December	261,222	316,462	

## **Median Price**



Month	2023	2024	2025
January	247,450	198,500	248,750
February	272,000	209,000	236,250
March	222,450	189,900	250,000
April	239,495	154,150	230,000
Мау	199,000	181,750	
June	222,500	225,000	
July	227,500	222,500	
August	169,910	220,000	
September	239,000	237,450	
October	209,750	265,000	
November	259,000	225,000	
December	226,000	222,450	





#### **Average DOM**



Month	2023	2024	2025
January	83	89	89
February	105	79	80
March	98	64	77
April	92	65	75
May	76	70	
June	65	39	
July	46	43	
August	57	49	
September	66	51	
October	69	64	
November	83	70	
December	67	72	

**Median DOM** 



Month	2023	2024	2025
January	60	74	82
February	84	28	69
March	65	23	54
April	37	37	41
Мау	35	40	
June	26	31	
July	42	37	
August	30	46	
September	34	34	
October	38	52	
November	60	60	
December	47	55	





# **Osage County** Months' Supply Analysis

## Months' Supply by Month



Month	2023	2024	2025
January	1.7	1.1	1.4
February	1.5	1.2	1.8
March	1.5	1.2	1.8
April	1.3	1.8	2.4
Мау	1.2	1.7	
June	1.3	1.8	
July	1.6	1.6	
August	1.5	1.9	
September	1.3	2.1	
October	1.6	2.1	
November	1.5	2.1	
December	1.3	1.9	

## **History of Month's Supply**







# **Osage County** New Listings Analysis

	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	24	23	4.3%
: Month	Volume (1,000s)	4,743	4,413	7.5%
Current	Average List Price	197,631	191,870	3.0%
Сц	Median List Price	180,000	179,900	0.1%
e	New Listings	60	72	-16.7%
o-Date	Volume (1,000s)	15,295	14,737	3.8%
Year-to	Average List Price	254,910	204,682	24.5%
¥	Median List Price	200,000	172,200	16.1%

A total of 24 new listings were added in Osage County during April, up 4.3% from the same month in 2024. Year-to-date Osage County has seen 60 new listings.

The median list price of these homes was \$180,000 up from \$179,900 in 2024.

# **History of New Listings**







# **Osage County** New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	14	12	7
February	10	16	11
March	17	21	18
April	13	23	24
Мау	19	16	
June	18	22	
July	22	17	
August	18	19	
September	22	20	
October	18	17	
November	11	14	
December	9	12	

# **New Listings by Price Range**

Price Range	New L Number	istings 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	5	20.8%	80,000	85,000	14	13	100.0%	100.0%
\$100,000-\$124,999	3	12.5%	112,778	118,435	5	7	100.7%	100.0%
\$125,000-\$149,999	3	12.5%	127,333	127,000	10	15	100.0%	100.0%
\$150,000-\$174,999	1	4.2%	165,000	165,000	5	5	100.0%	100.0%
\$175,000-\$199,999	2	8.3%	197,250	197,250	10	10	100.0%	100.0%
\$200,000-\$249,999	4	16.7%	230,350	227,950	8	8	100.0%	100.0%
\$250,000-\$299,999	2	8.3%	266,500	266,500	26	26	100.0%	100.0%
\$300,000-\$399,999	2	8.3%	337,000	337,000	6	6	100.0%	100.0%
\$400,000-\$499,999	2	8.3%	467,450	467,450	17	17	98.4%	98.4%
\$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** New Listings Analysis

# Average Price

Month	2023	2024	2025
January	186,286	106,679	346,757
February	230,240	269,481	327,179
March	142,694	225,346	251,400
April	198,423	191,870	197,631
Мау	189,803	281,694	
June	248,789	195,942	
July	211,936	287,688	
August	162,253	220,784	
September	249,786	258,063	
October	243,340	240,159	
November	226,309	242,171	
December	215,211	259,605	

## **Median Price**



Month	2023	2024	2025
January	146,750	96,375	200,000
February	165,000	190,000	198,000
March	98,000	185,000	239,750
April	150,000	179,900	180,000
Мау	165,000	180,000	
June	152,500	162,450	
July	180,000	210,000	
August	150,000	219,900	
September	224,500	210,000	
October	210,961	175,000	
November	250,000	223,250	
December	198,500	212,500	





	mmary Statistics Contracts Written	2025	April 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Co	ntracts Written	16	16	0.0%	44	56	-21.4%
Vol	ume (1,000s)	2,870	4,237	-32.3%	8,537	12,914	-33.9%
ge	Sale Price	179,388	264,810	-32.3%	194,014	230,602	-15.9%
Average	Days on Market	22	12	83.3%	39	24	62.5%
Ą	Percent of Original	<b>97.5</b> %	96.9%	0.6%	<b>95.5</b> %	96.5%	-1.0%
ç	Sale Price	180,000	222,230	-19.0%	198,750	197,500	0.6%
Median	Days on Market	9	6	50.0%	11	6	83.3%
Σ	Percent of Original	100.0%	99.8%	0.2%	100.0%	99.2%	0.8%

A total of 16 contracts for sale were written in Osage County during the month of April, the same as in 2024. The median list price of these homes was \$180,000, down from \$222,230 the prior year.

Half of the homes that went under contract in April were on the market less than 9 days, compared to 6 days in April 2024.

## **History of Contracts Written**







## 

Month	2023	2024	2025
January	9	16	6
February	10	10	9
March	16	14	13
April	15	16	16
Мау	16	14	
June	12	21	
July	19	11	
August	16	18	
September	18	14	
October	14	14	
November	11	8	
December	7	10	

# **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	n 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
\$25,000-\$49,999	1	6.3%	39,900	39,900	38	38	80.0%	80.0%
\$50,000-\$99,999	2	12.5%	76,000	76,000	24	24	90.5%	90.5%
\$100,000-\$124,999	2	12.5%	109,950	109,950	4	4	101.0%	101.0%
\$125,000-\$149,999	2	12.5%	127,500	127,500	68	68	100.0%	100.0%
\$150,000-\$174,999	1	6.3%	165,000	165,000	5	5	100.0%	100.0%
\$175,000-\$199,999	3	18.8%	197,500	198,000	11	12	100.0%	100.0%
\$200,000-\$249,999	2	12.5%	236,000	236,000	22	22	98.4%	98.4%
\$250,000-\$299,999	1	6.3%	299,900	299,900	27	27	100.0%	100.0%
\$300,000-\$399,999	2	12.5%	337,000	337,000	6	6	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	217,489	177,584	169,000
February	195,750	251,890	185,831
March	152,863	236,893	229,227
April	147,980	264,810	179,388
Мау	167,806	174,986	
June	214,854	170,757	
July	193,269	190,636	
August	159,364	190,506	
September	214,122	213,832	
October	243,319	252,542	
November	179,750	232,100	
December	274,857	215,616	

## **Median Price**



Month	2023	2024	2025
January	114,500	150,000	162,500
February	165,000	190,000	199,900
March	125,000	185,000	224,000
April	136,500	222,230	180,000
Мау	159,900	180,000	
June	188,950	139,900	
July	171,454	185,000	
August	154,000	169,950	
September	150,750	207,500	
October	211,086	184,950	
November	125,000	266,250	
December	185,000	180,700	





#### **Average DOM**



Month	2023	2024	2025
January	25	34	31
February	39	31	92
March	47	20	26
April	26	12	22
Мау	19	39	
June	40	61	
July	11	26	
August	19	29	
September	20	31	
October	19	27	
November	25	23	
December	62	43	

#### **Median DOM**



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





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pending Contracts		19	18	5.6%
Volume (1,000s)		4,966	4,951	0.3%
ge	List Price	261,367	275,048	-5.0%
Avera	Days on Market	31	15	106.7%
٩٧	Percent of Original	<b>97.5</b> %	98.9%	-1.4%
ç	List Price	199,500	214,750	-7.1%
Median	Days on Market	8	8	0.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in Osage County had contracts pending at the end of April, up from 18 contracts pending at the end of April 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**







# Pending Contracts by Month



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

# **Pending Contracts by Price Range**

Price Range	Pending 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	5.3%	39,900	39,900	38	38	80.0%	80.0%
\$50,000-\$99,999	1	5.3%	90,000	90,000	10	10	100.0%	100.0%
\$100,000-\$124,999	1	5.3%	119,900	119,900	7	7	100.0%	100.0%
\$125,000-\$149,999	1	5.3%	125,000	125,000	136	136	100.0%	100.0%
\$150,000-\$174,999	1	5.3%	165,000	165,000	5	5	100.0%	100.0%
\$175,000-\$199,999	5	26.3%	191,455	195,000	46	14	95.8%	100.0%
\$200,000-\$249,999	1	5.3%	230,000	230,000	3	3	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	299,900	299,900	27	27	100.0%	100.0%
\$300,000-\$399,999	3	15.8%	324,667	325,000	7	7	100.0%	100.0%
\$400,000-\$499,999	2	10.5%	452,500	452,500	53	53	98.0%	98.0%
\$500,000-\$749,999	2	10.5%	530,000	530,000	0	0	98.6%	98.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **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
Мау	172,788	170,367	
June	209,643	170,233	
July	204,430	209,821	
August	164,022	209,374	
September	180,447	200,025	
October	257,581	248,884	
November	198,816	233,681	
December	241,583	218,462	

#### **Median Price**



Month	2023	2024	2025
January	144,750	128,500	200,000
February	189,000	172,500	130,000
March	194,003	234,900	242,500
April	147,900	214,750	199,500
Мау	150,000	165,500	
June	168,950	140,000	
July	160,000	202,500	
August	160,000	170,000	
September	152,000	197,500	
October	234,450	195,000	
November	209,875	250,000	
December	232,000	186,500	





#### **Average DOM**



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

#### **Median DOM**



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





# Other Sunflower MLS Counties Housing Report



# Market Overview

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

Total home sales in other counties in the Sunflower MLS rose by 60.0% last month to 24 units, compared to 15 units in April 2024. Total sales volume was \$4.7 million, up 37.5% from a year earlier.

The median sale price in April was \$190,550, down from \$219,999 a year earlier. Homes that sold in April were typically on the market for 26 days and sold for 97.3% of their list prices.

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

The total number of active listings in other counties in the Sunflower MLS at the end of April was 43 units, down from 44 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 April was \$262,000.

During April, a total of 18 contracts were written down from 23 in April 2024. At the end of the month, there were 19 contracts still pending.

#### Prepared on 5/7/2025 by the WSU Center for Real Estate using data from the Sunflower Multiple Listing Service. Courtesy of the Kansas Association of REALTORS®.

# **Report Contents**

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# Other Sunflower MLS Counties Summary Statistics

	ril MLS Statistics			Current Month			Year-to-Date		
In	ree-year History	2025	2024	2023	2025	2024	2023		
	ange from prior year	<b>24</b> 60.0%	<b>15</b> -16.7%	<b>18</b> -10.0%	<b>73</b> 35.2%	<b>54</b> 1.9%	<b>53</b> -11.7%		
	<b>tive Listings</b> ange from prior year	<b>43</b> -2.3%	<b>44</b> 57.1%	<b>28</b> 40.0%	N/A	N/A	N/A		
	onths' Supply ange from prior year	<b>2.5</b> -13.8%	<b>2.9</b> 38.1%	<b>2.1</b> 75.0%	N/A	N/A	N/A		
	w Listings	<b>30</b>	<b>31</b>	<b>20</b>	<b>88</b>	<b>82</b>	<b>62</b>		
	ange from prior year	-3.2%	55.0%	17.6%	7.3%	32.3%	-13.9%		
	ntracts Written	<b>18</b>	<b>23</b>	<b>14</b>	<b>76</b>	<b>69</b>	<b>54</b>		
	ange from prior year	-21.7%	64.3%	0.0%	10.1%	27.8%	-19.4%		
	nding Contracts ange from prior year	<b>19</b> -20.8%	<b>24</b> 118.2%	<b>11</b> -26.7%	N/A	N/A	N/A		
	les Volume (1,000s)	<b>4,686</b>	<b>3,407</b>	<b>2,922</b>	<b>17,307</b>	<b>11,446</b>	<b>10,163</b>		
	ange from prior year	37.5%	16.6%	-31.7%	51.2%	12.6%	-16.7%		
	Sale Price	<b>195,242</b>	<b>227,156</b>	<b>162,358</b>	<b>237,084</b>	<b>211,965</b>	<b>191,757</b>		
	Change from prior year	-14.0%	39.9%	-24.1%	11.9%	10.5%	-5.7%		
	List Price of Actives Change from prior year	<b>623,022</b> 61.1%	<b>386,806</b> 11.6%	<b>346,646</b> 26.8%	N/A	N/A	N/A		
Average	Days on Market	<b>77</b>	<b>67</b>	<b>35</b>	<b>50</b>	<b>48</b>	<b>37</b>		
	Change from prior year	14.9%	91.4%	40.0%	4.2%	29.7%	48.0%		
۷	<b>Percent of List</b>	<b>97.2%</b>	<b>98.9%</b>	<b>94.8%</b>	<b>97.8%</b>	<b>98.4%</b>	<b>95.1%</b>		
	Change from prior year	-1.7%	4.3%	-3.5%	-0.6%	3.5%	-2.1%		
	Percent of Original	<b>90.7%</b>	<b>93.3%</b>	<b>93.4%</b>	<b>94.2%</b>	<b>95.9%</b>	<b>93.0%</b>		
	Change from prior year	-2.8%	-0.1%	-3.0%	-1.8%	3.1%	-2.4%		
	Sale Price	<b>190,550</b>	<b>219,999</b>	<b>128,125</b>	<b>226,000</b>	<b>189,500</b>	<b>180,000</b>		
	Change from prior year	-13.4%	71.7%	-43.3%	19.3%	5.3%	4.3%		
	List Price of Actives Change from prior year	<b>262,000</b> -3.0%	<b>270,000</b> 71.5%	<b>157,400</b> -10.1%	N/A	N/A	N/A		
Median	<b>Days on Market</b>	<b>27</b>	<b>44</b>	<b>13</b>	<b>9</b>	<b>11</b>	<b>14</b>		
	Change from prior year	-38.6%	238.5%	0.0%	-18.2%	-21.4%	100.0%		
2	<b>Percent of List</b>	<b>97.3%</b>	<b>100.0%</b>	<b>95.6%</b>	<b>98.2%</b>	<b>100.0%</b>	<b>96.8%</b>		
	Change from prior year	-2.7%	4.6%	-4.4%	-1.8%	3.3%	-3.2%		
	Percent of Original	<b>96.1%</b>	<b>95.8%</b>	<b>95.6%</b>	<b>97.0%</b>	<b>99.1%</b>	<b>96.3%</b>		
	Change from prior year	0.3%	0.2%	-3.9%	-2.1%	2.9%	-2.0%		

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Clo	sed Listings	24	15	60.0%	73	54	35.2%
Vol	ume (1,000s)	4,686	3,407	37.5%	17,307	11,446	51.2%
Мо	nths' Supply	2.5	2.9	-13.8%	N/A	N/A	N/A
	Sale Price	195,242	227,156	-14.0%	237,084	211,965	11.9%
age	Days on Market	77	67	14.9%	50	48	4.2%
Averag	Percent of List	<b>97.2</b> %	98.9%	-1.7%	<b>97.8</b> %	98.4%	-0.6%
	Percent of Original	<b>90.7</b> %	93.3%	-2.8%	94.2%	95.9%	-1.8%
	Sale Price	190,550	219,999	-13.4%	226,000	189,500	19.3%
lian	Days on Market	27	44	-38.6%	9	11	-18.2%
Median	Percent of List	<b>97.3</b> %	100.0%	-2.7%	<b>98.2</b> %	100.0%	-1.8%
-	Percent of Original	<b>96.1</b> %	95.8%	0.3%	<b>97.0</b> %	99.1%	-2.1%

A total of 24 homes sold in other counties in the Sunflower MLS in April, up from 15 units in April 2024. Total sales volume rose to \$4.7 million compared to \$3.4 million in the previous year.

The median sales price in April was \$190,550, down 13.4% compared to the prior year. Median days on market was 26 days, up from 6 days in March, but down from 44 in April 2024.

# **History of Closed Listings**







#### **Closed Listings by Month**



Month	2023	2024	2025
January	12	11	11
February	9	12	17
March	14	16	21
April	18	15	24
Мау	16	27	
June	18	28	
July	19	15	
August	13	16	
September	19	9	
October	16	10	
November	18	18	
December	7	12	

# **Closed Listings by Price Range**

Price Range	Sa Number	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	4.2%	2.0	47,500	47,500	35	35	79.3%	79.3%	67.9%	67.9%
\$50,000-\$99,999	4	16.7%	2.5	69,625	64,000	120	97	92.0%	92.7%	74.3%	80.3%
\$100,000-\$124,999	1	4.2%	0.9	105,900	105,900	48	48	106.0%	106.0%	81.5%	81.5%
\$125,000-\$149,999	2	8.3%	3.4	132,450	132,450	1	1	98.2%	98.2%	98.2%	98.2%
\$150,000-\$174,999	4	16.7%	1.7	164,775	165,000	61	53	99.6%	99.3%	95.0%	99.3%
\$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	6	25.0%	2.0	229,283	224,000	127	5	99.1%	98.3%	95.7%	97.9%
\$250,000-\$299,999	3	12.5%	3.5	276,067	275,000	85	79	98.3%	97.5%	94.8%	95.8%
\$300,000-\$399,999	2	8.3%	2.7	342,500	342,500	8	8	97.3%	97.3%	97.3%	97.3%
\$400,000-\$499,999	1	4.2%	2.6	441,000	441,000	5	5	100.5%	100.5%	100.5%	100.5%
\$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





#### **Average Price**



Month	2023	2024	2025
January	214,200	228,436	243,686
February	230,550	226,375	234,638
March	185,379	175,592	283,426
April	162,358	227,156	195,242
Мау	263,578	238,416	
June	208,183	262,198	
July	205,261	245,107	
August	356,262	217,963	
September	199,734	309,389	
October	284,888	246,885	
November	233,689	285,107	
December	285,857	232,567	

#### **Median Price**



Month	2023	2024	2025
January	190,000	154,000	205,000
February	256,000	193,850	245,000
March	183,200	129,750	249,900
April	128,125	219,999	190,550
Мау	224,500	190,000	
June	135,000	249,250	
July	155,000	210,000	
August	200,000	207,500	
September	159,000	330,000	
October	202,250	187,000	
November	173,750	225,000	
December	311,000	172,000	





#### **Average DOM**



Month	2023	2024	2025
January	26	22	33
February	43	73	44
March	45	28	34
April	35	67	77
Мау	19	44	
June	33	30	
July	20	49	
August	41	31	
September	19	58	
October	18	25	
November	47	21	
December	49	18	

**Median DOM** 



Month	2023	2024	2025
January	19	6	3
February	25	N/A	8
March	7	9	6
April	13	44	27
Мау	3	6	
June	4	6	
July	6	17	
August	16	9	
September	7	5	
October	11	12	
November	13	7	
December	7	11	





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	tive Listings	43	44	-2.3%
Volume (1,000s)		26,790	17,019	57.4%
Months' Supply		2.5	2.9	-13.8%
ge	List Price	623,022	386,806	61.1%
Avera	Days on Market	61	97	-37.1%
A	Percent of Original	<b>96.9</b> %	97.1%	-0.2%
ç	List Price	262,000	270,000	-3.0%
Median	Days on Market	35	57	-38.6%
Σ́	Percent of Original	100.0%	100.0%	0.0%

A total of 43 homes were available for sale in other counties in the Sunflower MLS at the end of April. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of April was \$262,000, down 3.0% from 2024. The typical time on market for active listings was 35 days, down from 57 days a year earlier.

## **History of Active Listings**







#### **Active Listings by Month**



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

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	n Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	2.3%	2.0	34,900	34,900	22	22	100.0%	100.0%
\$50,000-\$99,999	4	9.3%	2.5	83,700	82,500	46	38	98.5%	100.0%
\$100,000-\$124,999	1	2.3%	0.9	124,900	124,900	28	28	96.1%	96.1%
\$125,000-\$149,999	4	9.3%	3.4	131,575	130,950	125	154	93.9%	95.6%
\$150,000-\$174,999	3	7.0%	1.7	166,633	169,900	41	37	98.2%	100.0%
\$175,000-\$199,999	1	2.3%	N/A	175,000	175,000	36	36	100.0%	100.0%
\$200,000-\$249,999	5	11.6%	2.0	226,780	234,900	75	37	96.5%	100.0%
\$250,000-\$299,999	7	16.3%	3.5	272,571	263,000	74	29	95.3%	100.0%
\$300,000-\$399,999	7	16.3%	2.7	348,914	349,000	46	14	97.0%	100.0%
\$400,000-\$499,999	3	7.0%	2.6	433,167	410,000	47	29	99.2%	100.0%
\$500,000-\$749,999	6	14.0%	N/A	551,723	535,500	65	58	96.4%	97.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	2.3%	N/A	15,000,000	15,000,000	1	1	100.0%	100.0%





#### **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
Мау	347,468	415,954	
June	428,307	393,965	
July	413,864	384,649	
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	

#### **Median Price**



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
Мау	150,000	345,000	
June	225,000	294,700	
July	230,000	298,995	
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	





#### **Average DOM**



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

**Median DOM** 



Month	2023	2024	2025
January	77	111	74
February	69	91	91
March	65	80	40
April	58	57	35
Мау	48	65	
June	54	87	
July	59	74	
August	50	60	
September	61	57	
October	37	71	
November	56	73	
December	82	60	





# Other Sunflower MLS Counties Months' Supply Analysis



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

# **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	30	31	-3.2%
: Month	Volume (1,000s)	23,131	10,433	121.7%
Current	Average List Price	771,042	336,539	129.1%
Сц	Median List Price	258,500	219,000	18.0%
e	New Listings	88	82	7.3%
o-Da	Volume (1,000s)	38,098	22,724	67.7%
Year-to-Date	Average List Price	432,934	277,127	56.2%
¥	Median List Price	246,950	207,500	19.0%

A total of 30 new listings were added in other counties in the Sunflower MLS during April, down 3.2% from the same month in 2024. Year-to-date other counties in the Sunflower MLS has seen 88 new listings.

The median list price of these homes was \$258,500 up from \$219,000 in 2024.

## **History of New Listings**







#### **New Listings by Month**



Month	2023	2024	2025
January	7	13	12
February	24	19	20
March	11	19	26
April	20	31	30
Мау	23	23	
June	23	18	
July	16	19	
August	21	22	
September	19	14	
October	28	15	
November	12	15	
December	15	27	

# **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n 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	3.3%	34,900	34,900	28	28	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	1	3.3%	124,900	124,900	31	31	96.1%	96.1%
\$125,000-\$149,999	3	10.0%	136,133	129,900	14	12	100.0%	100.0%
\$150,000-\$174,999	1	3.3%	169,900	169,900	32	32	100.0%	100.0%
\$175,000-\$199,999	3	10.0%	192,983	190,000	8	4	96.2%	100.0%
\$200,000-\$249,999	4	13.3%	228,700	227,900	19	17	98.9%	100.0%
\$250,000-\$299,999	5	16.7%	268,300	262,000	19	13	100.0%	100.0%
\$300,000-\$399,999	7	23.3%	354,914	349,000	13	9	100.0%	100.0%
\$400,000-\$499,999	2	6.7%	449,750	449,750	28	28	98.8%	98.8%
\$500,000-\$749,999	2	6.7%	587,000	587,000	17	17	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	3.3%	15,000,000	15,000,000	2	2	100.0%	100.0%





#### **Average Price**



Month	2023	2024	2025
January	242,479	228,888	270,592
February	193,938	264,737	298,223
March	528,527	225,589	221,360
April	305,345	336,539	771,042
Мау	297,170	281,578	
June	307,804	222,627	
July	257,413	282,305	
August	214,260	339,486	
September	262,173	248,193	
October	287,455	277,916	
November	222,217	228,160	
December	185,447	246,527	

#### **Median Price**



Month	2023	2024	2025
January	250,000	199,000	343,750
February	209,875	225,000	252,000
March	225,000	172,500	202,500
April	196,000	219,000	258,500
Мау	200,000	250,000	
June	155,000	237,500	
July	159,500	260,000	
August	150,350	286,500	
September	229,500	217,950	
October	349,925	195,000	
November	230,000	169,900	
December	150,000	245,000	





# Other Sunflower MLS Counties Contracts Written Analysis

	mmary Statistics Contracts Written	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Cor	ntracts Written	18	23	-21.7%	76	69	10.1%
Vol	lume (1,000s)	4,029	5,162	-21.9%	18,687	15,572	20.0%
ge	Sale Price	223,858	224,452	-0.3%	245,880	225,686	8.9%
Avera	Days on Market	47	41	14.6%	51	50	2.0%
A	Percent of Original	<b>94.9</b> %	93.8%	1.2%	<b>94.9</b> %	94.3%	0.6%
ç	Sale Price	189,975	189,900	0.0%	226,950	205,000	10.7%
Median	Days on Market	12	6	100.0%	12	18	-33.3%
Σ	Percent of Original	100.0%	95.3%	4.9%	<b>98.4</b> %	96.9%	1.5%

A total of 18 contracts for sale were written in other counties in the Sunflower MLS during the month of April, down from 23 in 2024. The median list price of these homes was \$189,975, up from \$189,900 the prior year.

Half of the homes that went under contract in April were on the market less than 12 days, compared to 6 days in April 2024.

## **History of Contracts Written**







# Other Sunflower MLS Counties Contracts Written Analysis

#### **Contracts Written by Month**



Month	2023	2024	2025
January	8	12	12
February	20	15	25
March	12	19	21
April	14	23	18
Мау	24	29	
June	17	15	
July	14	15	
August	16	14	
September	15	6	
October	22	17	
November	9	8	
December	8	19	

# **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	n 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	11.1%	72,400	72,400	23	23	84.0%	84.0%
\$100,000-\$124,999	1	5.6%	110,000	110,000	10	10	71.9%	71.9%
\$125,000-\$149,999	4	22.2%	137,225	137,450	90	20	99.0%	100.0%
\$150,000-\$174,999	1	5.6%	152,000	152,000	258	258	84.7%	84.7%
\$175,000-\$199,999	3	16.7%	192,983	190,000	8	4	96.2%	100.0%
\$200,000-\$249,999	2	11.1%	227,900	227,900	17	17	100.0%	100.0%
\$250,000-\$299,999	1	5.6%	255,000	255,000	13	13	100.0%	100.0%
\$300,000-\$399,999	2	11.1%	358,500	358,500	12	12	99.3%	99.3%
\$400,000-\$499,999	1	5.6%	442,000	442,000	78	78	100.7%	100.7%
\$500,000-\$749,999	1	5.6%	625,000	625,000	3	3	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





# **Other Sunflower MLS Counties** Contracts Written Analysis

#### **Average Price**



Month	2023	2024	2025
January	238,744	245,875	238,622
February	181,775	184,687	282,352
March	185,725	246,797	225,483
April	342,821	224,452	223,858
Мау	209,946	264,717	
June	147,841	251,140	
July	212,693	241,101	
August	394,841	283,620	
September	285,947	131,833	
October	229,077	374,591	
November	246,683	183,038	
December	212,350	223,068	

**Median Price** 



Month	2023	2024	2025
January	255,000	196,350	276,000
February	161,250	147,000	249,900
March	184,950	216,999	224,900
April	309,900	189,900	189,975
Мау	182,500	250,000	
June	124,500	210,000	
July	165,000	214,900	
August	177,450	262,500	
September	229,900	151,500	
October	194,998	299,900	
November	249,900	153,750	
December	151,450	240,000	




# Other Sunflower MLS Counties Contracts Written Analysis

#### **Average DOM**



Month	2023	2024	2025
January	39	61	36
February	30	56	46
March	45	50	70
April	31	41	47
Мау	29	24	
June	15	42	
July	24	57	
August	26	10	
September	16	49	
October	50	28	
November	20	27	
December	56	34	

**Median DOM** 



Month	2023	2024	2025
January	22	15	19
February	6	11	11
March	22	18	7
April	5	6	12
Мау	2	6	
June	4	6	
July	8	17	
August	9	4	
September	10	12	
October	10	13	
November	13	7	
December	1	3	





Summary Statistics for Pending Contracts		2025	End of April 2024	Change
Pei	nding Contracts	19	24	-20.8%
Volume (1,000s)		4,767	5,597	-14.8%
ge	List Price	250,892	233,200	7.6%
Avera	Days on Market	49	53	-7.5%
٩٧	Percent of Original	<b>96.5</b> %	97.1%	-0.6%
L L	List Price	199,000	214,900	-7.4%
Median	Days on Market	11	20	-45.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 19 listings in other counties in the Sunflower MLS had contracts pending at the end of April, down from 24 contracts pending at the end of April 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**







# Pending Contracts by Month

Month	2023	2024	2025
January	9	5	13
February	15	12	20
March	17	11	19
April	11	24	19
Мау	15	25	
June	20	14	
July	11	13	
August	11	10	
September	10	9	
October	13	11	
November	8	6	
December	6	12	

# **Pending Contracts by Price Range**

Price Range	Pending 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	5.3%	84,900	84,900	10	10	100.0%	100.0%
\$100,000-\$124,999	1	5.3%	110,000	110,000	10	10	68.8%	68.8%
\$125,000-\$149,999	4	21.1%	137,225	137,450	90	20	99.0%	100.0%
\$150,000-\$174,999	1	5.3%	152,000	152,000	258	258	84.7%	84.7%
\$175,000-\$199,999	3	15.8%	192,983	190,000	8	4	96.2%	100.0%
\$200,000-\$249,999	3	15.8%	231,933	239,900	11	11	100.0%	100.0%
\$250,000-\$299,999	1	5.3%	255,000	255,000	13	13	100.0%	100.0%
\$300,000-\$399,999	2	10.5%	327,450	327,450	15	15	99.3%	99.3%
\$400,000-\$499,999	1	5.3%	442,000	442,000	78	78	100.7%	100.7%
\$500,000-\$749,999	2	10.5%	622,250	622,250	61	61	97.7%	97.7%
\$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





#### **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
Мау	173,873	239,724	
June	183,425	224,521	
July	235,955	224,732	
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	

#### **Median Price**



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
Мау	197,000	230,000	
June	169,950	194,700	
July	197,000	214,900	
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	





#### **Average DOM**



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

#### **Median DOM**



Month	2023	2024	2025
January	38	111	8
February	11	52	24
March	18	44	35
April	8	20	11
Мау	7	17	
June	10	12	
July	17	12	
August	19	5	
September	27	12	
October	45	13	
November	10	15	
December	25	19	





# Pottawatomie County Housing Report



# Market Overview

#### Pottawatomie County Home Sales Fell in April

Total home sales in Pottawatomie County fell last month to 3 units, compared to 4 units in April 2024. Total sales volume was \$0.8 million, up from a year earlier.

The median sale price in April was \$293,200, up from \$178,000 a year earlier. Homes that sold in April were typically on the market for 52 days and sold for 100.0% of their list prices.

#### Pottawatomie County Active Listings Down at End of April

The total number of active listings in Pottawatomie County at the end of April was 8 units, down from 11 at the same point in 2024. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$270,000.

During April, a total of 1 contract was written down from 7 in April 2024. At the end of the month, there were 5 contracts still pending.

# **Report Contents**

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

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# Pottawatomie County Summary Statistics

	oril MLS Statistics ree-year History	C 2025	urrent Mont 2024	h 2023	2025	Year-to-Date 2024	2023
	ome Sales	<b>3</b>	<b>4</b>	<b>4</b>	<b>13</b>	<b>11</b>	<b>11</b>
	lange from prior year	-25.0%	0.0%	33.3%	18.2%	0.0%	10.0%
	<b>tive Listings</b> ange from prior year	<b>8</b> -27.3%	<b>11</b> -26.7%	<b>15</b> 114.3%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>2.1</b> -40.0%	<b>3.5</b> -45.3%	<b>6.4</b> 190.9%	N/A	N/A	N/A
	ew Listings	<b>3</b>	<b>8</b>	<b>6</b>	<b>17</b>	<b>16</b>	<b>20</b>
	ange from prior year	-62.5%	33.3%	100.0%	6.3%	-20.0%	42.9%
	ontracts Written	<b>1</b>	<b>7</b>	<b>5</b>	<b>15</b>	<b>15</b>	<b>15</b>
	ange from prior year	-85.7%	40.0%	150.0%	0.0%	0.0%	50.0%
	ending Contracts ange from prior year	<b>5</b> 0.0%	<b>5</b> 25.0%	<b>4</b> 100.0%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>763</b>	<b>654</b>	<b>799</b>	<b>4,997</b>	<b>2,165</b>	<b>1,965</b>
	ange from prior year	16.7%	-18.1%	12.2%	130.8%	10.2%	-6.1%
	Sale Price	<b>254,400</b>	<b>163,500</b>	<b>199,750</b>	<b>384,400</b>	<b>196,832</b>	<b>178,661</b>
	Change from prior year	55.6%	-18.1%	-15.8%	95.3%	10.2%	-14.6%
4	List Price of Actives Change from prior year	<b>272,994</b> -48.0%	<b>524,709</b> 28.2%	<b>409,368</b> 42.0%	N/A	N/A	N/A
Average	Days on Market	<b>86</b>	<b>60</b>	<b>8</b>	<b>56</b>	<b>61</b>	<b>34</b>
	Change from prior year	43.3%	650.0%	-63.6%	-8.2%	79.4%	21.4%
۷	<b>Percent of List</b>	<b>98.8%</b>	<b>94.6%</b>	<b>100.5%</b>	<b>96.8%</b>	<b>96.2%</b>	<b>94.2%</b>
	Change from prior year	4.4%	-5.9%	-0.3%	0.6%	2.1%	-2.9%
	Percent of Original	<b>94.3%</b>	<b>90.6%</b>	<b>100.5%</b>	<b>95.0%</b>	<b>93.7%</b>	<b>92.6%</b>
	Change from prior year	4.1%	-9.9%	-2.8%	1.4%	1.2%	-4.8%
	Sale Price	<b>293,200</b>	<b>178,000</b>	<b>168,000</b>	<b>293,200</b>	<b>165,000</b>	<b>167,500</b>
	Change from prior year	64.7%	6.0%	-38.9%	77.7%	-1.5%	-18.1%
	List Price of Actives Change from prior year	<b>270,000</b> -28.0%	<b>375,000</b> 4.2%	<b>360,000</b> 26.3%	N/A	N/A	N/A
Median	Days on Market	<b>52</b>	<b>69</b>	<b>7</b>	<b>25</b>	<b>52</b>	<b>12</b>
	Change from prior year	-24.6%	885.7%	40.0%	-51.9%	333.3%	33.3%
2	<b>Percent of List</b>	<b>100.0%</b>	<b>94.8%</b>	<b>101.1%</b>	<b>97.6%</b>	<b>98.1%</b>	<b>97.3%</b>
	Change from prior year	5.5%	-6.2%	1.1%	-0.5%	0.8%	-1.1%
	Percent of Original	<b>92.7%</b>	<b>93.0%</b>	<b>101.1%</b>	<b>97.1%</b>	<b>94.6%</b>	<b>97.3%</b>
	Change from prior year	-0.3%	-8.0%	-2.7%	2.6%	-2.8%	-1.8%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Year-to-Date Je 2025 2024 Cha		e Change
Clo	osed Listings	3	4	-25.0%	13	11	18.2%
Vol	lume (1,000s)	763	654	16.7%	4,997	2,165	130.8%
Months' Supply		2.1	3.5	-40.0%	N/A	N/A	N/A
	Sale Price	254,400	163,500	55.6%	384,400	196,832	95.3%
age	Days on Market	86	60	43.3%	56	61	-8.2%
Averag	Percent of List	<b>98.8</b> %	94.6%	4.4%	<b>96.8</b> %	96.2%	0.6%
	Percent of Original	94.3%	90.6%	4.1%	95.0%	93.7%	1.4%
	Sale Price	293,200	178,000	64.7%	293,200	165,000	77.7%
lian	Days on Market	52	69	-24.6%	25	52	-51.9%
Median	Percent of List	100.0%	94.8%	5.5%	<b>97.6</b> %	98.1%	-0.5%
	Percent of Original	<b>92.7</b> %	93.0%	-0.3%	97.1%	94.6%	2.6%

A total of 3 homes sold in Pottawatomie County in April, down from 4 units in April 2024. Total sales volume rose to \$0.8 million compared to \$0.7 million in the previous year.

The median sales price in April was \$293,200, up 64.7% compared to the prior year. Median days on market was 52 days, up from 4 days in March, but down from 68 in April 2024.

# **History of Closed Listings**







## **Closed Listings by Month**



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

# **Closed Listings by Price Range**

Price Range	Sa Number	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	1	33.3%	0.0	90,000	90,000	0	0	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	1.1	293,200	293,200	205	205	101.1%	101.1%	90.2%	90.2%
\$300,000-\$399,999	1	33.3%	3.4	380,000	380,000	52	52	95.4%	95.4%	92.7%	92.7%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	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





#### **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
Мау	196,117	230,500	
June	258,833	322,600	
July	187,500	290,300	
August	384,250	202,188	
September	331,667	125,875	
October	139,799	223,500	
November	297,500	340,327	
December	212,200	192,667	

#### **Median Price**



Month	2023	2024	2025
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
Мау	201,350	206,000	
June	315,000	275,000	
July	187,500	239,000	
August	309,500	231,875	
September	185,000	94,000	
October	139,799	223,500	
November	297,500	305,000	
December	225,000	173,000	





#### **Average DOM**



Month	2023	2024	2025
January	15	79	41
February	81	66	85
March	67	31	43
April	8	60	86
Мау	79	39	
June	46	89	
July	2	12	
August	105	27	
September	32	14	
October	28	10	
November	100	50	
December	12	11	

#### **Median DOM**



Month	2023	2024	2025
January	2	52	41
February	81	66	85
March	67	31	4
April	7	69	52
Мау	60	17	
June	49	105	
July	2	6	
August	97	13	
September	22	13	
October	28	10	
November	100	48	
December	5	9	





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	tive Listings	8	11	-27.3%
Vo	lume (1,000s)	2,184	5,772	-62.2%
Мс	onths' Supply	2.1	3.5	-40.0%
ge	List Price	272,994	524,709	-48.0%
Avera	Days on Market	65	57	14.0%
A	Percent of Original	97.5%	98.7%	-1.2%
ç	List Price	270,000	375,000	-28.0%
Media	Days on Market	42	26	61.5%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 8 homes were available for sale in Pottawatomie County at the end of April. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of April was \$270,000, down 28.0% from 2024. The typical time on market for active listings was 42 days, up from 26 days a year earlier.

# **History of Active Listings**







# **Active Listings by Month**



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

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	n Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	1	12.5%	N/A	105,000	105,000	155	155	87.5%	87.5%
\$125,000-\$149,999	1	12.5%	2.4	149,500	149,500	197	197	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	2	25.0%	N/A	242,500	242,500	42	42	96.2%	96.2%
\$250,000-\$299,999	1	12.5%	1.1	295,000	295,000	22	22	100.0%	100.0%
\$300,000-\$399,999	2	25.0%	3.4	339,725	339,725	27	27	100.0%	100.0%
\$400,000-\$499,999	1	12.5%	N/A	470,000	470,000	6	6	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **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	272,994
Мау	362,933	446,650	
June	358,948	581,738	
July	337,270	527,667	
August	279,333	356,364	
September	235,490	357,990	
October	416,860	317,706	
November	250,450	288,083	
December	430,889	247,764	

#### **Median Price**



Month	2023	2024	2025
January	182,500	220,000	215,000
February	279,000	159,000	172,250
March	279,000	402,500	245,000
April	360,000	375,000	270,000
Мау	330,000	310,000	
June	334,000	399,500	
July	235,000	365,000	
August	169,000	365,000	
September	168,000	365,000	
October	207,500	299,950	
November	172,500	299,950	
December	165,000	195,000	





#### **Average DOM**



Month	2023	2024	2025
January	80	57	91
February	56	77	113
March	68	80	57
April	64	57	65
Мау	85	68	
June	78	102	
July	88	108	
August	91	78	
September	90	104	
October	55	106	
November	90	71	
December	50	72	

**Median DOM** 



Month	2023	2024	2025
January	82	57	99
February	36	84	115
March	46	95	22
April	61	26	42
Мау	75	54	
June	70	96	
July	84	99	
August	71	48	
September	87	56	
October	22	64	
November	50	44	
December	31	75	





# **Pottawatomie County** Months' Supply Analysis



Month	2023	2024	2025
January	3.6	2.2	2.6
February	4.9	2.2	1.8
March	5.8	2.5	1.8
April	6.4	3.5	2.1
Мау	5.8	4.0	
June	4.1	2.5	
July	3.6	2.6	
August	3.0	3.2	
September	3.3	2.9	
October	3.4	2.6	
November	2.7	2.4	
December	2.8	2.0	

# **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	3	8	-62.5%
: Month	Volume (1,000s)	1,125	2,704	-58.4%
Current	Average List Price	374,833	337,963	10.9%
Сц	Median List Price	359,500	284,950	26.2%
e	New Listings	17	16	6.3%
Year-to-Date	Volume (1,000s)	5,988	4,925	21.6%
ear-to	Average List Price	352,262	307,794	14.4%
۶	Median List Price	295,000	273,450	7.9%

A total of 3 new listings were added in Pottawatomie County during April, down 62.5% from the same month in 2024. Yearto-date Pottawatomie County has seen 17 new listings.

The median list price of these homes was \$359,500 up from \$284,950 in 2024.

## **History of New Listings**







## **New Listings by Month**



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

# **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	1	33.3%	295,000	295,000	28	28	100.0%	100.0%
\$300,000-\$399,999	1	33.3%	359,500	359,500	8	8	100.0%	100.0%
\$400,000-\$499,999	1	33.3%	470,000	470,000	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





## **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	303,636
April	351,417	337,963	374,833
Мау	202,975	236,400	
June	273,619	185,000	
July	225,750	100,000	
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	

**Median Price** 



Month	2023	2024	2025
January	139,900	340,000	345,000
February	367,500	160,000	227,500
March	200,000	351,000	238,000
April	294,750	284,950	359,500
Мау	213,500	239,000	
June	160,000	167,500	
July	177,500	100,000	
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	





	mmary Statistics Contracts Written	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Co	ntracts Written	1	7	-85.7%	15	15	0.0%
Vol	ume (1,000s)	228	2,228	-89.8%	5,541	3,653	51.7%
ge	Sale Price	227,500	318,271	-28.5%	369,400	243,527	51.7%
Average	Days on Market	10	50	-80.0%	45	54	-16.7%
Ą	Percent of Original	100.0%	97.5%	2.6%	<b>99.3</b> %	94.8%	4.7%
ç	Sale Price	227,500	295,000	-22.9%	290,000	210,000	38.1%
Median	Days on Market	10	19	-47.4%	10	34	-70.6%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	96.8%	3.3%

A total of 1 contract for sale was written in Pottawatomie County during the month of April, down from 7 in 2024. The median list price of this home was \$227,500, down from \$295,000 the prior year.

Half of the homes that went under contract in April were on the market less than 10 days, compared to 19 days in April 2024.

## **History of Contracts Written**







#### **Contracts Written by Month**



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

# **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days or Avg.	n 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
\$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%	227,500	227,500	10	10	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





#### **Average Price**



Month	2023	2024	2025
January	197,450	160,000	536,667
February	157,500	196,667	316,000
March	212,833	168,750	353,917
April	187,980	318,271	227,500
Мау	308,333	323,750	
June	424,063	191,980	
July	243,900	N/A	
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	

**Median Price** 



Month	2023	2024	2025
January	197,450	160,000	295,000
February	157,500	210,000	290,000
March	181,500	152,000	312,500
April	200,000	295,000	227,500
Мау	325,000	239,000	
June	424,063	229,900	
July	200,000	N/A	
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	





#### **Average DOM**



Month	2023	2024	2025
January	80	117	39
February	67	30	31
March	21	64	66
April	91	50	10
Мау	21	44	
June	52	26	
July	68	N/A	
August	22	12	
September	77	54	
October	6	25	
November	47	4	
December	42	33	

## **Median DOM**



Month	2023	2024	2025
January	80	117	25
February	67	2	4
March	9	76	27
April	77	19	10
Мау	11	5	
June	52	6	
July	82	N/A	
August	22	13	
September	55	48	
October	6	25	
November	43	4	
December	51	18	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pei	nding Contracts	5	5	0.0%
Vo	ume (1,000s)	<b>1,953</b> 1,000 95.39		95.3%
ge	List Price	390,500	199,980	95.3%
Avera	Days on Market	8	86	-90.7%
A	Percent of Original	100.0%	96.1%	4.1%
L	List Price	227,500	145,000	56.9%
Median	Days on Market	8	105	-92.4%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Pottawatomie County had contracts pending at the end of April, the same number of contracts pending at the end of April 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**







#### **Pending Contracts by Month**



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

## **Pending Contracts by Price Range**

Price Range	Pending Contracts Number Percent		List Price Average Median		Days on Market Avg. 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	2	40.0%	140,000	140,000	1	1	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	20.0%	227,500	227,500	10	10	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	345,000	345,000	22	22	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	1	20.0%	1,100,000	1,100,000	8	8	100.0%	100.0%





#### **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
Мау	N/A	331,180	
June	424,063	284,414	
July	399,406	262,450	
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	

**Median Price** 



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	
June	424,063	239,000	
July	332,250	262,450	
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	





#### **Average DOM**



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

#### **Median DOM**



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





# Shawnee County Housing Report



# Market Overview

#### Shawnee County Home Sales Fell in April

Total home sales in Shawnee County fell last month to 199 units, compared to 209 units in April 2024. Total sales volume was \$42.3 million, up from a year earlier.

The median sale price in April was \$197,500, up from \$186,000 a year earlier. Homes that sold in April 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 April

The total number of active listings in Shawnee County at the end of April was 195 units, up from 145 at the same point in 2024. This represents a 1.0 months' supply of homes available for sale. The median list price of homes on the market at the end of April was \$265,000.

During April, a total of 211 contracts were written down from 233 in April 2024. At the end of the month, there were 246 contracts still pending.

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- Closed Listing Analysis Page 3
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- 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**

	ril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	2023
-	ange from prior year	<b>199</b> -4.8%	<b>209</b> 18.1%	<b>177</b> -23.7%	<b>658</b> -1.2%	<b>666</b> 4.6%	<b>637</b> -9.9%
	<b>tive Listings</b> ange from prior year	<b>195</b> 34.5%	<b>145</b> 17.9%	<b>123</b> 28.1%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.0</b> 25.0%	<b>0.8</b> 33.3%	<b>0.6</b> 50.0%	N/A	N/A	N/A
	w Listings	<b>252</b>	<b>257</b>	<b>237</b>	<b>788</b>	<b>823</b>	<b>761</b>
	ange from prior year	-1.9%	8.4%	-10.2%	-4.3%	8.1%	-11.3%
	<b>ntracts Written</b>	<b>211</b>	<b>233</b>	<b>210</b>	<b>756</b>	<b>775</b>	<b>742</b>
	ange from prior year	-9.4%	11.0%	-12.9%	-2.5%	4.4%	-8.6%
	nding Contracts ange from prior year	<b>246</b> 0.0%	<b>246</b> 16.0%	<b>212</b> -20.3%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>42,279</b>	<b>41,858</b>	<b>33,990</b>	<b>145,637</b>	<b>134,164</b>	<b>118,434</b>
	ange from prior year	1.0%	23.1%	-23.4%	8.6%	13.3%	-7.2%
	Sale Price	<b>212,455</b>	<b>200,278</b>	<b>192,034</b>	<b>221,333</b>	<b>201,448</b>	<b>185,925</b>
	Change from prior year	6.1%	4.3%	0.3%	9.9%	8.3%	3.1%
a	List Price of Actives Change from prior year	<b>299,335</b> -9.0%	<b>328,914</b> 22.4%	<b>268,778</b> -2.2%	N/A	N/A	N/A
Average	<b>Days on Market</b>	<b>18</b>	<b>23</b>	<b>14</b>	<b>30</b>	<b>27</b>	<b>21</b>
	Change from prior year	-21.7%	64.3%	100.0%	11.1%	28.6%	61.5%
A	<b>Percent of List</b>	<b>99.5%</b>	<b>99.3%</b>	<b>101.7%</b>	<b>98.4%</b>	<b>98.7%</b>	<b>99.8%</b>
	Change from prior year	0.2%	-2.4%	-0.4%	-0.3%	-1.1%	-1.0%
	Percent of Original	<b>98.3%</b>	<b>97.8%</b>	<b>101.0%</b>	<b>96.3%</b>	<b>96.9%</b>	<b>98.1%</b>
	Change from prior year	0.5%	-3.2%	-0.4%	-0.6%	-1.2%	-1.6%
	Sale Price	<b>197,500</b>	<b>186,000</b>	<b>179,000</b>	<b>195,500</b>	<b>180,000</b>	<b>165,000</b>
	Change from prior year	6.2%	3.9%	15.5%	8.6%	9.1%	10.0%
	List Price of Actives Change from prior year	<b>265,000</b> -11.7%	<b>300,000</b> 20.5%	<b>249,000</b> -0.4%	N/A	N/A	N/A
Median	<b>Days on Market</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>10</b>	<b>7</b>	<b>5</b>
	Change from prior year	0.0%	33.3%	50.0%	42.9%	40.0%	66.7%
2	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	Change from prior year	0.0%	0.0%	-0.7%	0.0%	0.0%	0.0%
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.6%	<b>98.6%</b> 0.0%	<b>98.6%</b> -1.4%	<b>100.0%</b> 0.0%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Yo 2025	Year-to-Date 5 2024 Char	
Clc	osed Listings	199	209	-4.8%	658	666	-1.2%
Volume (1,000s)		42,279	41,858	1.0%	145,637	134,164	8.6%
Мс	onths' Supply	1.0	0.8	25.0%	N/A	N/A	N/A
_	Sale Price	212,455	200,278	6.1%	221,333	201,448	9.9%
age	Days on Market	18	23	-21.7%	30	27	11.1%
Average	Percent of List	<b>99.</b> 5%	99.3%	0.2%	<b>98.4</b> %	98.7%	-0.3%
	Percent of Original	<b>98.3</b> %	97.8%	0.5%	<b>96.3</b> %	96.9%	-0.6%
	Sale Price	197,500	186,000	6.2%	195,500	180,000	8.6%
lian	Days on Market	4	4	0.0%	10	7	42.9%
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%	<b>98.6</b> %	98.6%	0.0%

A total of 199 homes sold in Shawnee County in April, down from 209 units in April 2024. Total sales volume rose to \$42.3 million compared to \$41.9 million in the previous year.

The median sales price in April was \$197,500, up 6.2% compared to the prior year. Median days on market was 4 days, down from 7 days in March, but similar to April 2024.

# **History of Closed Listings**







# **Closed Listings by Month**



Month	2023	2024	2025
January	131	146	140
February	146	141	144
March	183	170	175
April	177	209	199
Мау	206	236	
June	243	218	
July	207	217	
August	210	246	
September	210	180	
October	181	178	
November	164	172	
December	156	174	

# **Closed Listings by Price Range**

Price Range		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	4	2.0%	0.0	20,000	21,000	6	1	110.3%	114.2%	96.3%	97.6%
\$25,000-\$49,999	13	6.5%	1.1	39,100	40,000	6	2	99.1%	100.0%	99.1%	100.0%
\$50,000-\$99,999	23	11.6%	1.1	75,604	78,500	31	13	94.9%	95.4%	94.1%	95.1%
\$100,000-\$124,999	13	6.5%	0.9	112,954	114,000	33	3	100.4%	100.1%	99.7%	100.1%
\$125,000-\$149,999	16	8.0%	0.7	139,428	140,000	25	8	99.1%	98.3%	96.3%	97.2%
\$150,000-\$174,999	18	9.0%	0.9	161,804	162,000	15	1	99.5%	100.0%	97.5%	100.0%
\$175,000-\$199,999	15	7.5%	0.6	189,137	190,000	13	4	100.0%	100.0%	99.7%	100.0%
\$200,000-\$249,999	28	14.1%	0.4	222,307	220,000	14	4	99.6%	100.0%	98.6%	100.0%
\$250,000-\$299,999	22	11.1%	1.0	268,623	262,250	24	6	100.6%	100.0%	99.7%	100.0%
\$300,000-\$399,999	29	14.6%	1.8	336,295	335,000	11	3	100.0%	100.0%	99.5%	100.0%
\$400,000-\$499,999	14	7.0%	1.0	451,492	443,000	19	4	100.1%	100.0%	99.5%	100.0%
\$500,000-\$749,999	4	2.0%	2.7	573,725	576,000	3	4	100.5%	100.2%	100.5%	100.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	169,487	200,325	239,661
February	181,847	203,010	218,146
March	195,038	202,556	219,387
April	192,034	200,278	212,455
Мау	222,943	238,597	
June	229,653	252,473	
July	235,718	250,103	
August	235,685	231,844	
September	198,134	216,047	
October	229,006	256,541	
November	192,126	234,991	
December	202,308	216,719	

## **Median Price**



Month	2023	2024	2025
January	147,000	179,450	194,000
February	159,950	181,500	188,250
March	169,000	175,000	200,000
April	179,000	186,000	197,500
Мау	187,250	210,000	
June	210,000	225,000	
July	220,000	230,000	
August	199,850	208,000	
September	170,000	192,000	
October	200,000	220,000	
November	166,750	205,000	
December	193,375	181,640	





#### **Average DOM**



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

## **Median DOM**



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





# Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	ive Listings	195	145	34.5%
Vo	ume (1,000s)	58,370	47,693	22.4%
Мс	nths' Supply	1.0	0.8	25.0%
ge	List Price	299,335	328,914	-9.0%
Avera	Days on Market	39	55	-29.1%
A	Percent of Original	<b>98.0</b> %	96.9%	1.1%
ç	List Price	265,000	300,000	-11.7%
Median	Days on Market	24	29	-17.2%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 195 homes were available for sale in Shawnee County at the end of April. This represents a 1.0 months' supply of active listings.

The median list price of homes on the market at the end of April was \$265,000, down 11.7% from 2024. The typical time on market for active listings was 24 days, down from 29 days a year earlier.

## **History of Active Listings**







# Shawnee County Active Listings Analysis

# **Active Listings by Month**



Month	2023	2024	2025
January	106	157	157
February	101	153	155
March	103	132	174
April	123	145	195
Мау	123	182	
June	157	197	
July	162	206	
August	199	230	
September	214	235	
October	244	256	
November	230	259	
December	187	219	

# **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List Average	Price Median	Days or Avg.	Market Med.	Price as S Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	6	3.1%	1.1	43,225	47,250	45	24	94.4%	100.0%
\$50,000-\$99,999	27	13.8%	1.1	75,772	75,000	34	24	96.3%	100.0%
\$100,000-\$124,999	9	4.6%	0.9	111,017	110,000	31	13	98.5%	100.0%
\$125,000-\$149,999	12	6.2%	0.7	136,810	137,000	27	14	99.9%	100.0%
\$150,000-\$174,999	15	7.7%	0.9	161,580	165,000	59	30	101.2%	100.0%
\$175,000-\$199,999	9	4.6%	0.6	187,092	185,000	44	35	98.7%	100.0%
\$200,000-\$249,999	10	5.1%	0.4	223,930	225,000	37	7	96.8%	100.0%
\$250,000-\$299,999	23	11.8%	1.0	269,090	269,000	33	27	98.3%	100.0%
\$300,000-\$399,999	44	22.6%	1.8	354,170	349,900	43	29	97.7%	100.0%
\$400,000-\$499,999	13	6.7%	1.0	458,544	469,900	18	13	99.1%	100.0%
\$500,000-\$749,999	21	10.8%	2.7	593,614	574,500	53	34	97.5%	97.3%
\$750,000-\$999,999	5	2.6%	N/A	835,580	815,000	42	48	99.8%	100.0%
\$1,000,000 and up	1	0.5%	N/A	2,700,000	2,700,000	59	59	100.0%	100.0%





# Shawnee County Active Listings Analysis

## **Average Price**



Month	2023	2024	2025
January	284,543	292,789	239,241
February	279,856	290,058	239,317
March	304,258	322,171	289,447
April	268,778	328,914	299,335
Мау	331,778	311,226	
June	320,734	276,220	
July	306,421	277,818	
August	307,081	280,431	
September	300,893	286,533	
October	267,090	248,443	
November	275,269	240,732	
December	278,599	225,353	

**Median Price** 



Month	2023	2024	2025
January	251,225	249,000	204,900
February	245,000	239,900	209,950
March	320,000	304,500	254,900
April	249,000	300,000	265,000
Мау	309,777	279,950	
June	300,000	249,900	
July	278,200	227,500	
August	249,925	249,000	
September	239,950	259,900	
October	215,000	225,000	
November	219,950	219,000	
December	217,500	200,000	




## Shawnee County Active Listings Analysis

#### **Average DOM**



Month	2023	2024	2025
January	63	68	66
February	57	66	55
March	51	59	43
April	47	55	39
Мау	47	43	
June	44	41	
July	46	45	
August	44	45	
September	48	47	
October	57	48	
November	56	49	
December	61	57	

#### **Median DOM**



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





## Shawnee County Months' Supply Analysis



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

## **History of Month's Supply**







## Shawnee County New Listings Analysis

	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	252	257	-1.9%
: Month	Volume (1,000s)	63,716	65,124	-2.2%
Current	Average List Price	252,843	253,400	-0.2%
С	Median List Price	224,225	220,000	1.9%
e	New Listings	788	823	-4.3%
o-Date	Volume (1,000s)	192,869	190,610	1.2%
Year-to	Average List Price	244,758	231,604	5.7%
¥	Median List Price	215,000	199,900	7.6%

A total of 252 new listings were added in Shawnee County during April, down 1.9% from the same month in 2024. Yearto-date Shawnee County has seen 788 new listings.

The median list price of these homes was \$224,225 up from \$220,000 in 2024.

## **History of New Listings**







## Shawnee County New Listings Analysis

#### **New Listings by Month**



Month	2023	2024	2025
January	137	159	124
February	176	177	169
March	211	230	243
April	237	257	252
Мау	250	290	
June	256	231	
July	233	258	
August	250	251	
September	233	224	
October	229	224	
November	180	209	
December	126	143	

## **New Listings by Price Range**

Price Range	New Li Number	istings Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	2	0.8%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	9	3.6%	38,850	35,000	11	8	100.0%	100.0%
\$50,000-\$99,999	25	9.9%	74,666	72,000	18	22	95.0%	100.0%
\$100,000-\$124,999	14	5.6%	114,232	115,000	7	6	99.7%	100.0%
\$125,000-\$149,999	20	7.9%	138,046	137,450	8	5	99.8%	100.0%
\$150,000-\$174,999	19	7.5%	163,457	164,900	12	11	99.8%	100.0%
\$175,000-\$199,999	21	8.3%	188,737	190,000	6	3	100.0%	100.0%
\$200,000-\$249,999	31	12.3%	224,727	223,500	5	2	99.7%	100.0%
\$250,000-\$299,999	34	13.5%	271,810	269,900	10	6	99.0%	100.0%
\$300,000-\$399,999	41	16.3%	352,346	349,900	11	9	99.1%	100.0%
\$400,000-\$499,999	18	7.1%	457,049	467,450	12	11	98.9%	100.0%
\$500,000-\$749,999	16	6.3%	587,306	554,000	19	21	97.7%	100.0%
\$750,000-\$999,999	2	0.8%	882,450	882,450	28	28	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





## Shawnee County New Listings Analysis

## **Average Price**



Month	2023	2024	2025
January	186,924	209,293	232,838
February	197,792	211,800	215,798
March	214,587	237,912	262,596
April	203,515	253,400	252,843
Мау	251,055	240,765	
June	248,173	221,459	
July	215,688	241,841	
August	227,386	237,425	
September	227,243	236,677	
October	197,808	217,240	
November	218,743	209,833	
December	207,731	199,767	

## **Median Price**



Month	2023	2024	2025
January	167,500	193,000	194,000
February	169,925	185,000	189,900
March	185,000	196,200	235,000
April	169,900	220,000	224,225
Мау	206,000	199,900	
June	227,000	209,000	
July	185,000	204,950	
August	189,900	217,900	
September	189,000	199,000	
October	174,950	197,700	
November	194,925	185,000	
December	181,000	174,900	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date 2025 2024 Chang		
Co	ntracts Written	211	233	-9.4%	756	775	-2.5%
Vo	ume (1,000s)	50,521	58,389	-13.5%	171,341	172,992	-1.0%
ge	Sale Price	239,438	250,596	-4.5%	226,641	223,216	1.5%
Avera	Days on Market	18	17	5.9%	27	23	17.4%
Ą	Percent of Original	<b>98.7</b> %	99.5%	-0.8%	<b>97.4</b> %	98.1%	-0.7%
ç	Sale Price	219,900	215,000	2.3%	205,000	195,000	5.1%
Median	Days on Market	5	3	66.7%	6	4	50.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 211 contracts for sale were written in Shawnee County during the month of April, down from 233 in 2024. The median list price of these homes was \$219,900, up from \$215,000 the prior year.

Half of the homes that went under contract in April were on the market less than 5 days, compared to 3 days in April 2024.

## **History of Contracts Written**







#### **Contracts Written by Month**



Month	2023	2024	2025
January	167	162	159
February	167	149	159
March	198	231	227
April	210	233	211
Мау	230	233	
June	213	205	
July	198	222	
August	196	208	
September	187	173	
October	173	167	
November	148	163	
December	149	135	

## **Contracts Written by Price Range**

Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	2	0.9%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	8	3.8%	37,525	35,000	11	9	91.2%	100.0%
\$50,000-\$99,999	16	7.6%	73,880	73,340	19	14	94.1%	100.0%
\$100,000-\$124,999	14	6.6%	113,154	113,450	10	6	99.7%	100.0%
\$125,000-\$149,999	17	8.1%	137,418	137,900	17	4	99.3%	100.0%
\$150,000-\$174,999	14	6.6%	163,691	159,950	10	3	100.4%	100.0%
\$175,000-\$199,999	21	10.0%	189,171	190,000	7	4	98.2%	100.0%
\$200,000-\$249,999	35	16.6%	223,243	220,000	15	3	98.9%	100.0%
\$250,000-\$299,999	27	12.8%	273,050	269,900	12	5	99.2%	100.0%
\$300,000-\$399,999	36	17.1%	347,827	342,450	19	8	98.5%	100.0%
\$400,000-\$499,999	10	4.7%	452,780	457,500	16	3	98.5%	98.9%
\$500,000-\$749,999	11	5.2%	599,209	575,000	84	10	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





#### **Average Price**



Month	2023	2024	2025
January	187,876	208,932	219,086
February	188,300	203,377	214,367
March	202,470	218,412	228,636
April	219,252	250,596	239,438
Мау	222,332	247,508	
June	240,681	235,098	
July	223,098	238,234	
August	214,510	224,190	
September	222,004	238,306	
October	196,498	257,592	
November	198,100	219,393	
December	208,391	226,256	

**Median Price** 



Month	2023	2024	2025
January	162,500	184,950	189,900
February	164,900	180,000	189,500
March	183,250	187,000	209,900
April	185,000	215,000	219,900
Мау	189,950	220,000	
June	225,000	223,500	
July	189,950	205,000	
August	180,000	200,000	
September	182,450	200,000	
October	174,900	220,000	
November	176,250	170,000	
December	180,000	195,900	





#### **Average DOM**



Month	2023	2024	2025
January	29	30	40
February	17	25	32
March	16	22	23
April	13	17	18
Мау	10	20	
June	13	21	
July	17	17	
August	14	18	
September	18	21	
October	18	28	
November	25	25	
December	32	31	

## **Median DOM**



Month	2023	2024	2025
January	9	7	27
February	3	5	6
March	3	4	4
April	3	3	5
Мау	3	4	
June	3	5	
July	5	6	
August	4	7	
September	6	6	
October	10	9	
November	14	10	
December	16	12	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pei	nding Contracts	246	246	0.0%
Vo	ume (1,000s)	61,271	65,997	-7.2%
ge	List Price	249,069	268,279	-7.2%
Avera	Days on Market	22	17	29.4%
Ā	Percent of Original	<b>98.8</b> %	99.1%	-0.3%
Ľ	List Price	224,225	222,450	0.8%
Median	Days on Market	5	3	66.7%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 246 listings in Shawnee County had contracts pending at the end of April, the same number of contracts pending at the end of April 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**







#### Pending Contracts by Month



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

## **Pending Contracts by Price Range**

Pending Contr Price Range Number Per		Contracts Percent	List Price Average Median		Days on Market Avg. Med.		Price as S Avg.	% of Orig. Med.
Below \$25,000	1	0.4%	16,500	16,500	0	0	100.0%	100.0%
\$25,000-\$49,999	2	0.8%	29,850	29,850	10	10	100.0%	100.0%
\$50,000-\$99,999	15	6.1%	75,649	75,000	20	9	98.0%	100.0%
\$100,000-\$124,999	17	6.9%	112,885	111,000	20	6	98.2%	100.0%
\$125,000-\$149,999	21	8.5%	137,919	139,900	19	4	98.5%	100.0%
\$150,000-\$174,999	20	8.1%	162,889	162,500	7	3	99.6%	100.0%
\$175,000-\$199,999	23	9.3%	189,378	190,000	32	4	98.6%	100.0%
\$200,000-\$249,999	47	19.1%	225,445	223,500	18	4	98.6%	100.0%
\$250,000-\$299,999	34	13.8%	272,934	269,900	14	4	99.0%	100.0%
\$300,000-\$399,999	38	15.4%	349,252	340,000	25	10	98.6%	100.0%
\$400,000-\$499,999	16	6.5%	449,727	450,000	13	3	99.5%	100.0%
\$500,000-\$749,999	12	4.9%	607,358	582,450	85	13	98.8%	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





#### **Average Price**



Month	2023	2024	2025
January	200,095	218,913	231,124
February	204,451	221,623	230,357
March	213,872	226,481	233,270
April	230,805	268,279	249,069
Мау	235,423	266,871	
June	239,503	261,409	
July	233,283	244,180	
August	215,734	232,747	
September	236,375	251,683	
October	203,540	264,080	
November	215,383	246,477	
December	216,582	258,075	

**Median Price** 



Month	2023	2024	2025
January	169,500	189,500	216,900
February	179,900	192,450	204,900
March	189,900	200,000	211,000
April	197,450	222,450	224,225
Мау	200,000	233,500	
June	216,000	234,950	
July	195,000	210,994	
August	185,000	200,000	
September	214,900	224,950	
October	186,500	225,000	
November	199,000	218,950	
December	182,000	214,000	





#### Average DOM



Month	2023	2024	2025
January	33	30	43
February	22	30	35
March	16	22	24
April	15	17	22
Мау	12	21	
June	13	21	
July	18	21	
August	15	20	
September	18	22	
October	17	28	
November	26	25	
December	29	33	

## **Median DOM**



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

#### Sunflower Multiple Listing Service April 2025 Distressed Sales Report





#### Sunflower Multiple Listing Service April 2025 Distressed Sales Report



April 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	3	3	7									52	13	23	35
\$30,000-\$39,999	4	1	3	4									12	21	23	22
\$40,000-\$49,999	3	4	0	10									17	23	28	16
\$50,000-\$59,999	6	6	2	8									22	16	39	31
\$60,000-\$69,999	3	4	4	6									17	34	46	46
\$70,000-\$79,999	8	9	14	10									41	26	28	38
\$80,000-\$89,999	5	9	12	8									34	49	33	54
\$90,000-\$99,999	2	2	6	9									19	25	52	40
\$100,000-\$119,999	10	9	10	16									45	51	60	81
\$120,000-\$139,999	15	14	14	17									60	62	72	119
\$140,000-\$159,999	18	10	15	21									64	90	74	80
\$160,000-\$179,999	13	8	18										62	83	83	79
\$180,000-\$199,999	12	13	17	21									63	79	64	68
\$200,000-\$249,999	26	23	47	49									145	138	138	135
\$250,000-\$299,999	21	44	28	42									135	110	99	99
\$300,000-\$399,999	34	28	36	42									140	111	90	89
\$400,000-\$499,999	15	14	14	20									63	40	36	52
\$500,000 or more	16		18	9									50	33	24	30
TOTALS	250	208	261	322	0	0	0	0	0	0	0	0	1041	1004	1012	1114

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





# Topeka MSA & Douglas County Housing Report



# Market Overview

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

Total home sales in the Topeka MSA & Douglas County fell last month to 259 units, compared to 265 units in April 2024. Total sales volume was \$56.7 million, up from a year earlier.

The median sale price in April was \$200,000, up from \$190,000 a year earlier. Homes that sold in April 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 April

The total number of active listings in the Topeka MSA & Douglas County at the end of April was 299 units, up from 223 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 April was \$265,000.

During April, a total of 261 contracts were written down from 295 in April 2024. At the end of the month, there were 302 contracts still pending.

#### Prepared on 5/7/2025 by the WSU Center for Real Estate using data from the Sunflower Multiple Listing Service. Courtesy of the Kansas Association of REALTORS®.

## **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 MSA & Douglas County** Summary Statistics

April MLS Statistics		C	Current Mont	h		Year-to-Date	•
Th	ree-year History	2025	2024	2023	2025	2024	2023
	ange from prior year	<b>259</b> -2.3%	<b>265</b> 18.3%	<b>224</b> -22.0%	<b>833</b> 0.8%	<b>826</b> 3.3%	<b>800</b> -11.7%
<b>Active Listings</b> Change from prior year		<b>299</b> 34.1%	<b>223</b> 23.9%	<b>180</b> 15.4%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.2</b> 33.3%	<b>0.9</b> 28.6%	<b>0.7</b> 40.0%	N/A	N/A	N/A
	ew Listings ange from prior year	<b>322</b> -6.1%	<b>343</b> 15.5%	<b>297</b> -16.1%	<b>1,015</b> -4.0%	<b>1,057</b> 9.2%	<b>968</b> -11.9%
	ntracts Written ange from prior year	<b>261</b> -11.5%	<b>295</b> 10.1%	<b>268</b> -13.8%	<b>935</b> -3.9%	<b>973</b> 4.3%	<b>933</b> -9.9%
	nding Contracts ange from prior year	<b>302</b> -2.9%	<b>311</b> 15.2%	<b>270</b> -20.1%	N/A	N/A	N/A
	les Volume (1,000s) ange from prior year	<b>56,726</b> 2.3%	<b>55,447</b> 23.5%	<b>44,881</b> -22.6%	<b>193,329</b> 10.6%	<b>174,745</b> 11.1%	<b>157,331</b> -9.3%
	Sale Price Change from prior year	<b>219,018</b> 4.7%	<b>209,235</b> 4.4%	<b>200,361</b> -0.9%	<b>232,087</b> 9.7%	<b>211,556</b> 7.6%	<b>196,663</b> 2.7%
<i>a</i> 1	List Price of Actives Change from prior year	<b>302,713</b> -6.7%	<b>324,383</b> -3.4%	<b>335,695</b> 14.0%	N/A	N/A	N/A
Average	Days on Market Change from prior year	<b>23</b> -4.2%	<b>24</b> 33.3%	<b>18</b> 50.0%	<b>32</b> 6.7%	<b>30</b> 30.4%	<b>23</b> 35.3%
٩	<b>Percent of List</b> Change from prior year	<b>99.3%</b> 0.3%	<b>99.0%</b> -2.2%	<b>101.2%</b> -1.1%	<b>98.4%</b> -0.1%	<b>98.5%</b> -0.8%	<b>99.3%</b> -1.3%
	Percent of Original Change from prior year	<b>97.9%</b> 0.4%	<b>97.5%</b> -2.4%	<b>99.9%</b> -1.6%	<b>96.4%</b> -0.3%	<b>96.7%</b> -0.8%	<b>97.5%</b> -2.0%
	Sale Price Change from prior year	<b>200,000</b> 5.3%	<b>190,000</b> 2.7%	<b>185,000</b> 8.8%	<b>206,000</b> 11.4%	<b>185,000</b> 8.1%	<b>171,089</b> 6.9%
	List Price of Actives Change from prior year	<b>265,000</b> -10.2%	<b>295,000</b> 18.0%	<b>249,950</b> 2.0%	N/A	N/A	N/A
Median	Days on Market Change from prior year	<b>4</b> 0.0%	<b>4</b> 0.0%	<b>4</b> 100.0%	<b>10</b> 11.1%	<b>9</b> 50.0%	<b>6</b> 100.0%
2	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.5%	<b>100.0%</b> 0.0%	<b>100.0%</b>	<b>100.0%</b>
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.4%	<b>98.8%</b> 0.4%	<b>98.4%</b> -1.6%	<b>100.0%</b> 0.0%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Y. 2025	ear-to-Dat 2024	te Change
Clo	sed Listings	259	265	-2.3%	833	826	0.8%
Vol	ume (1,000s)	56,726	55,447	2.3%	193,329	174,745	10.6%
Мо	nths' Supply	1.2	0.9	33.3%	N/A	N/A	N/A
	Sale Price	219,018	209,235	4.7%	232,087	211,556	9.7%
age	Days on Market	23	24	-4.2%	32	30	6.7%
Averag	Percent of List	99.3%	99.0%	0.3%	<b>98.4</b> %	98.5%	-0.1%
	Percent of Original	<b>97.9</b> %	97.5%	0.4%	<b>96.4</b> %	96.7%	-0.3%
	Sale Price	200,000	190,000	5.3%	206,000	185,000	11.4%
lian	Days on Market	4	4	0.0%	10	9	11.1%
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%	<b>98.8</b> %	98.4%	0.4%

A total of 259 homes sold in the Topeka MSA & Douglas County in April, down from 265 units in April 2024. Total sales volume rose to \$56.7 million compared to \$55.4 million in the previous year.

The median sales price in April was \$200,000, up 5.3% compared to the prior year. Median days on market was 4 days, down from 8 days in March, but similar to April 2024.

## **History of Closed Listings**







#### **Closed Listings by Month**



Month	2023	2024	2025
January	171	173	186
February	180	173	171
March	225	215	217
April	224	265	259
Мау	267	299	
June	298	270	
July	263	290	
August	272	298	
September	265	230	
October	232	243	
November	208	223	
December	190	229	

## **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 <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	4	1.5%	0.0	20,000	21,000	6	1	110.3%	114.2%	96.3%	97.6%
\$25,000-\$49,999	13	5.0%	1.2	39,100	40,000	6	2	99.1%	100.0%	99.1%	100.0%
\$50,000-\$99,999	30	11.6%	1.3	75,938	76,750	33	15	95.1%	95.3%	93.5%	94.9%
\$100,000-\$124,999	17	6.6%	1.1	110,318	110,000	38	3	99.1%	100.0%	96.2%	100.0%
\$125,000-\$149,999	21	8.1%	1.1	138,621	140,000	23	6	99.7%	100.0%	97.6%	100.0%
\$150,000-\$174,999	21	8.1%	0.8	161,570	162,000	13	1	99.4%	100.0%	97.7%	100.0%
\$175,000-\$199,999	21	8.1%	0.8	189,767	190,000	14	4	100.0%	100.0%	98.8%	100.0%
\$200,000-\$249,999	38	14.7%	0.6	221,937	221,500	28	5	99.2%	100.0%	98.3%	100.0%
\$250,000-\$299,999	32	12.4%	1.1	271,456	268,750	28	5	100.5%	100.0%	99.3%	100.0%
\$300,000-\$399,999	37	14.3%	1.7	334,704	335,000	19	3	100.2%	100.0%	99.3%	100.0%
\$400,000-\$499,999	18	6.9%	1.6	449,202	440,875	24	4	99.8%	100.0%	98.9%	100.0%
\$500,000-\$749,999	7	2.7%	2.8	586,400	585,000	14	5	98.5%	100.0%	98.5%	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





#### **Average Price**



Month	2023	2024	2025
January	177,930	205,720	253,997
February	200,452	206,735	227,010
March	204,189	222,990	232,907
April	200,361	209,235	219,018
Мау	238,294	249,741	
June	228,399	254,778	
July	241,421	253,549	
August	242,709	232,909	
September	206,671	228,092	
October	233,209	255,312	
November	215,906	236,424	
December	200,985	229,262	

#### **Median Price**



Month	2023	2024	2025
January	160,000	186,000	217,500
February	167,250	179,900	215,000
March	173,000	184,000	207,000
April	185,000	190,000	200,000
Мау	199,900	224,000	
June	207,500	226,000	
July	222,500	230,000	
August	205,000	210,000	
September	180,000	202,500	
October	195,500	220,000	
November	190,250	205,000	
December	196,750	210,500	





#### **Average DOM**



Month	2023	2024	2025
January	23	32	34
February	29	30	44
March	25	34	33
April	18	24	23
Мау	16	18	
June	12	22	
July	18	26	
August	16	21	
September	16	21	
October	19	22	
November	17	27	
December	30	26	

#### **Median DOM**



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





	mmary Statistics Active Listings	2025	End of April 2024	Change
Act	ive Listings	299	223	34.1%
Volume (1,000s)		90,511	72,337	25.1%
Мо	nths' Supply	1.2	0.9	33.3%
ge	List Price	302,713	324,383	-6.7%
Avera	Days on Market	50	56	-10.7%
Av	Percent of Original	<b>97.4</b> %	96.6%	0.8%
c	List Price	265,000	295,000	-10.2%
Median	Days on Market	29	27	7.4%
Σ́	Percent of Original	100.0%	100.0%	0.0%

A total of 299 homes were available for sale in the Topeka MSA & Douglas County at the end of April. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of April was \$265,000, down 10.2% from 2024. The typical time on market for active listings was 29 days, up from 27 days a year earlier.

## **History of Active Listings**







# Active Listings by Month

Month	2023	2024	2025
January	171	228	229
February	167	219	232
March	166	207	261
April	180	223	299
Мау	185	278	
June	237	293	
July	247	308	
August	278	341	
September	295	345	
October	352	366	
November	328	362	
December	265	300	

## **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days or Avg.	Market Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	8	2.7%	1.2	42,919	45,000	37	24	95.8%	100.0%
\$50,000-\$99,999	37	12.4%	1.3	77,212	75,000	41	24	94.5%	100.0%
\$100,000-\$124,999	14	4.7%	1.1	112,756	113,000	36	21	98.2%	100.0%
\$125,000-\$149,999	21	7.0%	1.1	136,984	137,000	58	17	98.6%	100.0%
\$150,000-\$174,999	18	6.0%	0.8	161,839	164,950	61	34	100.9%	100.0%
\$175,000-\$199,999	17	5.7%	0.8	190,728	190,000	92	52	93.7%	97.4%
\$200,000-\$249,999	21	7.0%	0.6	228,195	225,900	44	31	97.5%	100.0%
\$250,000-\$299,999	36	12.0%	1.1	268,924	269,450	43	28	97.4%	100.0%
\$300,000-\$399,999	60	20.1%	1.7	356,897	350,000	47	29	97.8%	100.0%
\$400,000-\$499,999	27	9.0%	1.6	457,117	464,000	38	23	98.5%	100.0%
\$500,000-\$749,999	31	10.4%	2.8	586,532	560,000	58	41	97.6%	99.9%
\$750,000-\$999,999	5	1.7%	N/A	835,580	815,000	42	48	99.8%	100.0%
\$1,000,000 and up	4	1.3%	N/A	1,527,654	1,160,809	81	79	98.2%	99.8%





#### **Average Price**



Month	2023	2024	2025
January	348,519	297,579	259,673
February	352,143	298,129	269,691
March	368,210	317,576	303,948
April	335,695	324,383	302,713
Мау	383,634	324,123	
June	360,176	298,095	
July	316,123	304,495	
August	312,541	301,165	
September	312,626	303,338	
October	280,559	277,087	
November	285,207	264,223	
December	287,298	245,947	

#### **Median Price**



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





#### **Average DOM**



Month	2023	2024	2025
January	71	74	72
February	67	71	61
March	64	64	51
April	52	56	50
Мау	53	49	
June	47	46	
July	47	49	
August	49	49	
September	51	52	
October	58	52	
November	61	56	
December	66	62	

#### **Median DOM**



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





# Topeka MSA & Douglas County Months' Supply Analysis



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

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	322	343	-6.1%
: Month	Volume (1,000s)	81,992	89,322	-8.2%
Current	Average List Price	254,632	260,413	-2.2%
Сц	Median List Price	225,450	229,000	-1.6%
e	New Listings	1,015	1,057	-4.0%
-Da	Volume (1,000s)	258,317	254,752	1.4%
Year-to-Date	Average List Price	254,499	241,014	5.6%
¥	Median List Price	224,900	209,900	7.1%

A total of 322 new listings were added in the Topeka MSA & Douglas County during April, down 6.1% from the same month in 2024. Year-to-date the Topeka MSA & Douglas County has seen 1,015 new listings.

The median list price of these homes was \$225,450 down from \$229,000 in 2024.

## **History of New Listings**







#### **New Listings by Month**



Month	2023	2024	2025
January	184	192	154
February	217	222	222
March	270	300	317
April	297	343	322
Мау	321	362	
June	328	305	
July	304	325	
August	302	325	
September	308	307	
October	306	297	
November	214	264	
December	156	181	

## **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	2	0.6%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	11	3.4%	39,423	39,000	13	9	100.0%	100.0%
\$50,000-\$99,999	35	10.9%	74,975	72,000	16	14	96.0%	100.0%
\$100,000-\$124,999	20	6.2%	113,279	115,000	10	6	99.9%	100.0%
\$125,000-\$149,999	25	7.8%	137,477	137,000	9	7	99.5%	100.0%
\$150,000-\$174,999	21	6.5%	163,260	164,900	12	6	99.8%	100.0%
\$175,000-\$199,999	25	7.8%	189,715	192,000	7	5	100.1%	100.0%
\$200,000-\$249,999	39	12.1%	226,255	225,000	6	3	99.7%	100.0%
\$250,000-\$299,999	42	13.0%	272,337	269,900	11	7	98.9%	100.0%
\$300,000-\$399,999	53	16.5%	353,448	349,900	11	9	99.2%	100.0%
\$400,000-\$499,999	26	8.1%	459,830	467,450	14	13	98.8%	100.0%
\$500,000-\$749,999	21	6.5%	586,514	555,000	17	16	98.3%	100.0%
\$750,000-\$999,999	2	0.6%	882,450	882,450	28	28	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	203,115	207,144	246,739
February	217,557	228,902	243,576
March	224,120	249,476	265,784
April	223,315	260,413	254,632
Мау	254,269	255,286	
June	252,875	230,216	
July	230,689	252,090	
August	229,813	250,830	
September	242,146	244,270	
October	221,952	230,319	
November	218,916	223,577	
December	213,607	216,291	

#### **Median Price**



Month	2023	2024	2025
January	179,450	189,700	205,000
February	170,000	192,450	199,900
March	189,950	215,000	239,000
April	180,000	229,000	225,450
Мау	217,500	222,450	
June	229,950	215,000	
July	195,000	215,000	
August	185,000	224,700	
September	200,000	209,000	
October	189,500	210,000	
November	199,950	196,450	
December	185,000	187,000	





	mmary Statistics Contracts Written	2025	April 2024	Change	Year-to-Date 2025 2024 Change		
Co	ntracts Written	261	295	-11.5%	935	973	-3.9%
Vol	ume (1,000s)	63,467	76,422	-17.0%	218,012	226,098	-3.6%
ge	Sale Price	243,168	259,058	-6.1%	233,168	232,372	0.3%
Average	Days on Market	19	19	0.0%	29	25	16.0%
Ą	Percent of Original	<b>98.6</b> %	99.1%	-0.5%	97.3%	97.7%	-0.4%
ç	Sale Price	220,000	224,900	-2.2%	210,000	199,900	5.1%
Median	Days on Market	6	4	50.0%	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 261 contracts for sale were written in the Topeka MSA & Douglas County during the month of April, down from 295 in 2024. The median list price of these homes was \$220,000, down from \$224,900 the prior year.

Half of the homes that went under contract in April were on the market less than 6 days, compared to 4 days in April 2024.

## **History of Contracts Written**







#### **Contracts Written by Month**



Month	2023	2024	2025
January	201	198	187
February	203	194	199
March	261	286	288
April	268	295	261
Мау	287	283	
June	263	277	
July	259	274	
August	248	260	
September	238	236	
October	215	219	
November	183	217	
December	181	179	

## **Contracts Written by Price Range**

Price Range	Contract: Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	2	0.8%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	10	3.8%	37,210	35,000	14	13	88.3%	100.0%
\$50,000-\$99,999	22	8.4%	72,617	71,500	18	11	94.2%	100.0%
\$100,000-\$124,999	17	6.5%	112,003	112,000	10	6	99.9%	100.0%
\$125,000-\$149,999	21	8.0%	136,957	137,900	29	4	99.6%	100.0%
\$150,000-\$174,999	16	6.1%	163,403	159,950	9	4	100.3%	100.0%
\$175,000-\$199,999	27	10.3%	190,096	192,000	9	6	98.1%	100.0%
\$200,000-\$249,999	42	16.1%	224,083	221,450	16	4	98.8%	100.0%
\$250,000-\$299,999	32	12.3%	275,955	272,450	13	6	99.5%	100.0%
\$300,000-\$399,999	42	16.1%	350,297	349,450	18	7	98.7%	100.0%
\$400,000-\$499,999	15	5.7%	453,440	450,000	22	10	98.9%	100.0%
\$500,000-\$749,999	15	5.7%	612,400	589,900	69	10	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





#### **Average Price**



Month	2023	2024	2025
January	198,679	204,897	227,714
February	197,245	226,269	223,732
March	216,818	228,008	234,168
April	231,666	259,058	243,168
Мау	220,676	250,658	
June	250,657	243,113	
July	232,784	239,641	
August	216,578	230,548	
September	230,675	244,835	
October	218,033	257,221	
November	199,103	235,455	
December	222,001	242,678	

#### **Median Price**



Month	2023	2024	2025
January	167,500	181,490	210,000
February	169,950	194,950	193,000
March	190,000	197,400	221,950
April	195,000	224,900	220,000
Мау	190,000	225,000	
June	229,000	224,900	
July	198,000	210,000	
August	184,800	204,950	
September	199,900	210,000	
October	189,000	224,900	
November	177,500	205,000	
December	194,900	219,900	





#### **Average DOM**



Month	2023	2024	2025	
January	28	33	42	
February	22	30	35	
March	19	23	26	
April	14	19	19	
Мау	12	22		
June	19	26		
July	16	22		
August	16	20		
September	19	22		
October	18	28		
November	26	26		
December	37	34		

**Median DOM** 



Month	2023	2024	2025	
January	10	9	27	
February	3	7	8	
March	4	5	5	
April	3	4	6	
Мау	4	5		
June	4	6		
July	5	6		
August	4	8		
September	6	7		
October	9	9		
November	15	10		
December	18	13		





# **Topeka MSA & Douglas County** Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of April 2025 2024		Change	
Pending Contracts		302	311	-2.9%	
Volume (1,000s)		76,546	85,035	-10.0%	
ge	List Price	253,464	273,424	-7.3%	
Avera	Days on Market	23	21	9.5%	
A	Percent of Original	<b>98.7</b> %	98.9%	-0.2%	
Median	List Price	224,950	229,900	-2.2%	
	Days on Market	5	4	25.0%	
Σ	Percent of Original	100.0%	100.0%	0.0%	

A total of 302 listings in the Topeka MSA & Douglas County had contracts pending at the end of April, down from 311 contracts pending at the end of April 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



Month	2023	2024	2025
January	190	197	199
February	220	215	215
March	245	277	270
April	270	311	302
Мау	297	286	
June	265	298	
July	268	298	
August	259	253	
September	246	251	
October	208	252	
November	192	226	
December	170	185	

## **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S 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	1.3%	32,900	31,000	17	13	95.0%	100.0%
\$50,000-\$99,999	19	6.3%	75,591	75,000	17	7	98.4%	100.0%
\$100,000-\$124,999	20	6.6%	113,098	112,950	18	6	98.5%	100.0%
\$125,000-\$149,999	25	8.3%	137,252	139,900	26	5	98.6%	100.0%
\$150,000-\$174,999	23	7.6%	162,585	160,000	6	3	99.7%	100.0%
\$175,000-\$199,999	31	10.3%	190,173	192,000	35	7	97.2%	100.0%
\$200,000-\$249,999	53	17.5%	225,121	223,500	22	4	98.6%	100.0%
\$250,000-\$299,999	40	13.2%	275,824	272,500	14	5	99.3%	100.0%
\$300,000-\$399,999	46	15.2%	348,408	342,450	23	8	98.7%	100.0%
\$400,000-\$499,999	23	7.6%	451,714	450,000	21	6	99.4%	100.0%
\$500,000-\$749,999	17	5.6%	603,124	575,000	67	15	99.0%	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




## **Topeka MSA & Douglas County** Pending Contracts Analysis

#### **Average Price**



Month	2023	2024	2025
January	206,120	221,493	234,270
February	214,370	232,740	237,002
March	220,833	237,747	241,202
April	242,693	273,424	253,464
Мау	233,797	267,580	
June	246,977	262,483	
July	242,806	244,637	
August	221,959	237,471	
September	237,441	252,136	
October	221,769	259,355	
November	214,286	254,418	
December	225,309	265,997	

**Median Price** 



Month	2023	2024	2025
January	172,400	186,500	220,000
February	189,450	196,500	205,000
March	195,000	205,000	224,925
April	210,000	229,900	224,950
Мау	199,900	233,500	
June	224,900	234,950	
July	198,500	219,089	
August	190,000	209,000	
September	210,000	224,900	
October	196,000	224,950	
November	199,500	225,000	
December	193,450	229,000	





## **Topeka MSA & Douglas County** Pending Contracts Analysis

#### **Average DOM**



Month	2023	2024	2025
January	32	35	42
February	26	34	35
March	18	23	29
April	19	21	23
Мау	13	25	
June	17	27	
July	17	24	
August	16	23	
September	19	24	
October	18	30	
November	26	27	
December	31	36	

#### **Median DOM**



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





# Topeka Metropolitan Area Housing Report



# Market Overview

#### Topeka MSA Home Sales Fell in April

Total home sales in the Topeka MSA fell last month to 243 units, compared to 250 units in April 2024. Total sales volume was \$52.4 million, up from a year earlier.

The median sale price in April was \$199,000, up from \$186,500 a year earlier. Homes that sold in April 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 April

The total number of active listings in the Topeka MSA at the end of April was 286 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 April was \$259,950.

During April, a total of 250 contracts were written down from 272 in April 2024. At the end of the month, there were 291 contracts still pending.

#### **Report Contents**

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

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## **Topeka Metropolitan Area** Summary Statistics

April MLS Statistics			urrent Mont		Year-to-Date			
Th	ree-year History	2025	2024	2023	2025	2024	2023	
	o <b>me Sales</b>	<b>243</b>	<b>250</b>	<b>214</b>	<b>784</b>	<b>783</b>	<b>760</b>	
	ange from prior year	-2.8%	16.8%	-20.7%	0.1%	3.0%	-12.1%	
	<b>tive Listings</b> ange from prior year	<b>286</b> 37.5%	<b>208</b> 23.8%	<b>168</b> 20.0%	N/A	N/A	N/A	
	onths' Supply ange from prior year	<b>1.2</b> 33.3%	<b>0.9</b> 28.6%	<b>0.7</b> 40.0%	N/A	N/A	N/A	
	ew Listings	<b>311</b>	<b>321</b>	<b>275</b>	<b>963</b>	<b>992</b>	<b>911</b>	
	ange from prior year	-3.1%	16.7%	-16.4%	-2.9%	8.9%	-12.0%	
	ntracts Written	<b>250</b>	<b>272</b>	<b>247</b>	<b>892</b>	<b>916</b>	<b>880</b>	
	ange from prior year	-8.1%	10.1%	-14.8%	-2.6%	4.1%	-10.1%	
	nding Contracts ange from prior year	<b>291</b> -0.3%	<b>292</b> 16.8%	<b>250</b> -21.9%	N/A	N/A	N/A	
	les Volume (1,000s)	<b>52,392</b>	<b>51,345</b>	<b>42,104</b>	<b>177,894</b>	<b>160,810</b>	<b>144,382</b>	
	ange from prior year	2.0%	21.9%	-20.3%	10.6%	11.4%	-10.5%	
	Sale Price	<b>215,607</b>	<b>205,380</b>	<b>196,747</b>	<b>226,906</b>	<b>205,377</b>	<b>189,976</b>	
	Change from prior year	5.0%	4.4%	0.5%	10.5%	8.1%	1.9%	
	List Price of Actives Change from prior year	<b>300,090</b> -5.4%	<b>317,221</b> -1.2%	<b>321,092</b> 18.6%	N/A	N/A	N/A	
Average	Days on Market	<b>24</b>	<b>24</b>	<b>18</b>	<b>33</b>	<b>29</b>	<b>23</b>	
	Change from prior year	0.0%	33.3%	38.5%	13.8%	26.1%	35.3%	
Ā	<b>Percent of List</b>	<b>99.3%</b>	<b>98.9%</b>	<b>101.1%</b>	<b>98.3%</b>	<b>98.5%</b>	<b>99.4%</b>	
	Change from prior year	0.4%	-2.2%	-0.9%	-0.2%	-0.9%	-1.0%	
	Percent of Original	<b>97.8%</b>	<b>97.4%</b>	<b>99.8%</b>	<b>96.2%</b>	<b>96.6%</b>	<b>97.5%</b>	
	Change from prior year	0.4%	-2.4%	-1.4%	-0.4%	-0.9%	-1.8%	
	Sale Price	<b>199,000</b>	<b>186,500</b>	<b>184,950</b>	<b>200,000</b>	<b>183,000</b>	<b>167,439</b>	
	Change from prior year	6.7%	0.8%	14.5%	9.3%	9.3%	7.3%	
	List Price of Actives Change from prior year	<b>259,950</b> -10.2%	<b>289,450</b> 19.4%	<b>242,450</b> 7.8%	N/A	N/A	N/A	
Median	Days on Market	<b>4</b>	<b>5</b>	<b>4</b>	<b>11</b>	<b>9</b>	<b>6</b>	
	Change from prior year	-20.0%	25.0%	100.0%	22.2%	50.0%	100.0%	
2	<b>Percent of List</b> Change from prior year	<b>100.0%</b> 0.0%	<b>100.0%</b>	<b>100.0%</b> -0.5%	<b>100.0%</b> 0.0%	<b>100.0%</b> 0.0%	<b>100.0%</b>	
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.4%	<b>98.6%</b> 0.2%	<b>98.4%</b> -1.6%	<b>100.0%</b> 0.0%	

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





	mmary Statistics Closed Listings			Ye 2025	ear-to-Dat 2024	e Change	
Clc	osed Listings	243	250	-2.8%	784	783	0.1%
Vo	lume (1,000s)	52,392	51,345	2.0%	177,894	160,810	10.6%
Мс	onths' Supply	1.2	0.9	33.3%	N/A	N/A	N/A
	Sale Price	215,607	205,380	5.0%	226,906	205,377	10.5%
rage	Days on Market	24	24	0.0%	33	29	13.8%
Avei	Percent of List	<b>99.3</b> %	98.9%	0.4%	<b>98.3</b> %	98.5%	-0.2%
	Percent of Original	<b>97.8</b> %	97.4%	0.4%	<b>96.2</b> %	96.6%	-0.4%
	Sale Price	199,000	186,500	6.7%	200,000	183,000	9.3%
lian	Days on Market	4	5	-20.0%	11	9	22.2%
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%	<b>98.6</b> %	98.4%	0.2%

A total of 243 homes sold in the Topeka MSA in April, down from 250 units in April 2024. Total sales volume rose to \$52.4 million compared to \$51.3 million in the previous year.

The median sales price in April was \$199,000, up 6.7% compared to the prior year. Median days on market was 4 days, down from 8 days in March, and down from 4 in April 2024.

## **History of Closed Listings**







## **Closed Listings by Month**



Month	2023	2024	2025
January	161	166	170
February	172	166	165
March	213	201	206
April	214	250	243
Мау	244	280	
June	285	254	
July	246	274	
August	254	285	
September	252	223	
October	224	229	
November	198	211	
December	184	208	

## **Closed Listings by Price Range**

Price Range	Sa Number	les Percent	Months' Supply	Sale Average	Price Median	Days or Avg.	Market Med.	Price as Avg.	% of List Med.	Price as <sup>o</sup> Avg.	% of Orig. Med.
Below \$25,000	4	1.6%	0.0	20,000	21,000	6	1	110.3%	114.2%	96.3%	97.6%
\$25,000-\$49,999	13	5.3%	1.2	39,100	40,000	6	2	99.1%	100.0%	99.1%	100.0%
\$50,000-\$99,999	29	11.9%	1.4	75,280	75,000	34	16	95.0%	95.1%	93.3%	94.7%
\$100,000-\$124,999	17	7.0%	1.1	110,318	110,000	38	3	99.1%	100.0%	96.2%	100.0%
\$125,000-\$149,999	20	8.2%	1.1	139,253	140,000	24	7	99.7%	100.0%	97.5%	99.8%
\$150,000-\$174,999	21	8.6%	0.9	161,570	162,000	13	1	99.4%	100.0%	97.7%	100.0%
\$175,000-\$199,999	20	8.2%	0.7	189,606	190,000	14	5	100.0%	100.0%	98.7%	100.0%
\$200,000-\$249,999	34	14.0%	0.6	221,106	219,750	30	4	99.3%	100.0%	98.3%	100.0%
\$250,000-\$299,999	28	11.5%	1.1	269,382	262,250	30	6	100.5%	100.0%	99.2%	100.0%
\$300,000-\$399,999	34	14.0%	1.9	335,454	335,000	20	3	100.0%	100.0%	99.0%	100.0%
\$400,000-\$499,999	16	6.6%	1.7	450,305	443,000	26	4	100.0%	100.0%	99.2%	100.0%
\$500,000-\$749,999	7	2.9%	3.1	586,400	585,000	14	5	98.5%	100.0%	98.5%	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





#### **Average Price**



Month	2023	2024	2025
January	168,040	202,486	246,182
February	196,845	202,464	222,921
March	194,207	210,165	227,517
April	196,747	205,380	215,607
Мау	223,752	240,020	
June	225,107	249,400	
July	234,017	247,151	
August	236,013	230,794	
September	201,814	226,824	
October	228,515	251,690	
November	206,363	234,077	
December	197,841	219,222	

#### **Median Price**



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





#### **Average DOM**



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

#### **Median DOM**



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





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	ive Listings	286	208	37.5%
Vol	ume (1,000s)	85,826	65,982	30.1%
Months' Supply		1.2	0.9	33.3%
ge	List Price	300,090	317,221	-5.4%
Avera	Days on Market	49	58	-15.5%
Av	Percent of Original	<b>97.4</b> %	96.4%	1.0%
Ľ	List Price	259,950	289,450	-10.2%
Median	Days on Market	29	29	0.0%
Σ́	Percent of Original	100.0%	100.0%	0.0%

A total of 286 homes were available for sale in the Topeka MSA at the end of April. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of April was \$259,950, down 10.2% from 2024. The typical time on market for active listings was 29 days, the same as in April 2024.

#### **History of Active Listings**







## **Active Listings by Month**



Month	2023	2024	2025
January	158	215	220
February	153	208	221
March	152	187	244
April	168	208	286
May	168	257	
June	213	269	
July	226	281	
August	259	319	
September	276	324	
October	328	343	
November	303	345	
December	250	289	

## **Active Listings by Price Range**

Price Range	Active Number	Listings Percent	Months' Supply	List I Average	Price Median	Days on Avg.	n Market Med.	Price as a Avg.	% of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	8	2.8%	1.2	42,919	45,000	37	24	95.8%	100.0%
\$50,000-\$99,999	37	12.9%	1.4	77,212	75,000	41	24	94.5%	100.0%
\$100,000-\$124,999	14	4.9%	1.1	112,756	113,000	36	21	98.2%	100.0%
\$125,000-\$149,999	21	7.3%	1.1	136,984	137,000	58	17	98.6%	100.0%
\$150,000-\$174,999	18	6.3%	0.9	161,839	164,950	61	34	100.9%	100.0%
\$175,000-\$199,999	15	5.2%	0.7	191,165	190,000	73	50	94.1%	97.4%
\$200,000-\$249,999	19	6.6%	0.6	226,532	225,000	46	31	97.2%	100.0%
\$250,000-\$299,999	32	11.2%	1.1	268,481	267,000	44	28	97.8%	100.0%
\$300,000-\$399,999	57	19.9%	1.9	355,420	349,900	48	30	97.7%	100.0%
\$400,000-\$499,999	26	9.1%	1.7	455,895	461,950	36	22	98.4%	100.0%
\$500,000-\$749,999	31	10.8%	3.1	586,532	560,000	58	41	97.6%	99.9%
\$750,000-\$999,999	5	1.7%	N/A	835,580	815,000	42	48	99.8%	100.0%
\$1,000,000 and up	3	1.0%	N/A	1,673,872	1,192,500	83	84	99.9%	99.9%





#### **Average Price**



Month	2023	2024	2025
January	341,343	289,475	256,335
February	330,989	288,488	262,684
March	345,258	309,138	298,230
April	321,092	317,221	300,090
Мау	380,017	320,894	
June	357,000	291,574	
July	305,503	299,753	
August	305,677	297,416	
September	299,458	302,043	
October	270,048	272,457	
November	276,429	262,592	
December	279,310	243,193	

#### **Median Price**



Month	2023	2024	2025
January	257,700	239,950	219,700
February	245,000	234,900	225,000
March	269,450	269,900	250,000
April	242,450	289,450	259,950
Мау	304,500	280,000	
June	299,000	249,900	
July	272,450	240,000	
August	249,900	249,500	
September	239,950	264,950	
October	219,450	249,000	
November	220,000	225,000	
December	219,150	217,500	





#### **Average DOM**



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

#### **Median DOM**



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





# **Topeka Metropolitan Area** Months' Supply Analysis

## Months' Supply by Month



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

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	311	321	-3.1%
: Month	Volume (1,000s)	78,256	81,162	-3.6%
Current	Average List Price	251,628	252,841	-0.5%
Сц	Median List Price	223,500	220,000	1.6%
e	New Listings	963	992	-2.9%
Year-to-Date	Volume (1,000s)	240,628	230,503	4.4%
ear-to	Average List Price	249,874	232,362	7.5%
۶	Median List Price	219,900	199,900	10.0%

A total of 311 new listings were added in the Topeka MSA during April, down 3.1% from the same month in 2024. Yearto-date the Topeka MSA has seen 963 new listings.

The median list price of these homes was \$223,500 up from \$220,000 in 2024.

#### **History of New Listings**







#### **New Listings by Month**



Month	2023	2024	2025
January	175	186	147
February	206	209	209
March	255	276	296
April	275	321	311
Мау	299	342	
June	304	285	
July	285	309	
August	295	313	
September	292	286	
October	288	278	
November	206	247	
December	152	173	

## **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n Market Med.	Price as 9 Avg.	% of Orig. Med.
Below \$25,000	2	0.6%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	11	3.5%	39,423	39,000	13	9	100.0%	100.0%
\$50,000-\$99,999	35	11.3%	74,975	72,000	16	14	96.0%	100.0%
\$100,000-\$124,999	20	6.4%	113,279	115,000	10	6	99.9%	100.0%
\$125,000-\$149,999	25	8.0%	137,477	137,000	9	7	99.5%	100.0%
\$150,000-\$174,999	21	6.8%	163,260	164,900	12	6	99.8%	100.0%
\$175,000-\$199,999	25	8.0%	189,715	192,000	7	5	100.1%	100.0%
\$200,000-\$249,999	36	11.6%	225,221	224,975	6	3	99.7%	100.0%
\$250,000-\$299,999	39	12.5%	272,150	269,900	11	7	99.1%	100.0%
\$300,000-\$399,999	50	16.1%	351,957	349,450	11	9	99.2%	100.0%
\$400,000-\$499,999	25	8.0%	460,823	469,900	14	13	98.7%	100.0%
\$500,000-\$749,999	20	6.4%	584,590	554,000	18	16	98.2%	100.0%
\$750,000-\$999,999	2	0.6%	882,450	882,450	28	28	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	195,145	201,947	239,900
February	198,918	216,979	235,406
March	213,666	240,691	263,199
April	211,683	252,841	251,628
Мау	249,910	251,575	
June	246,915	221,977	
July	221,496	249,272	
August	228,414	245,126	
September	231,725	242,287	
October	213,593	224,614	
November	217,135	216,119	
December	211,342	213,515	

#### **Median Price**



Month	2023	2024	2025
January	174,900	184,900	200,000
February	165,000	185,000	198,000
March	183,000	199,950	235,000
April	174,900	220,000	223,500
Мау	202,000	212,400	
June	225,000	205,000	
July	186,000	210,000	
August	183,500	220,000	
September	193,500	202,250	
October	181,450	202,500	
November	194,725	187,500	
December	185,000	184,500	





	mmary Statistics Contracts Written	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Co	ntracts Written	250	272	-8.1%	892	916	-2.6%
Vol	ume (1,000s)	59,586	68,737	-13.3%	204,453	205,653	-0.6%
ge	Sale Price	238,343	252,711	-5.7%	229,208	224,511	2.1%
Average	Days on Market	19	19	0.0%	30	25	20.0%
Ą	Percent of Original	<b>98.6</b> %	99.0%	-0.4%	<b>97.2</b> %	97.7%	-0.5%
ç	Sale Price	212,250	215,000	-1.3%	205,000	195,000	5.1%
Median	Days on Market	6	4	50.0%	7	5	40.0%
Σ	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 250 contracts for sale were written in the Topeka MSA during the month of April, down from 272 in 2024. The median list price of these homes was \$212,250, down from \$215,000 the prior year.

Half of the homes that went under contract in April were on the market less than 6 days, compared to 4 days in April 2024.

#### **History of Contracts Written**







#### **Contracts Written by Month**



Month	2023	2024	2025
January	193	192	178
February	194	179	191
March	246	273	273
April	247	272	250
Мау	274	271	
June	245	257	
July	242	265	
August	238	253	
September	228	222	
October	206	207	
November	178	195	
December	170	165	

#### **Contracts Written by Price Range**

Price Range	Contracts Number	s Written Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as ' Avg.	% of Orig. Med.
Below \$25,000	2	0.8%	13,950	13,950	1	1	139.2%	139.2%
\$25,000-\$49,999	10	4.0%	37,210	35,000	14	13	88.3%	100.0%
\$50,000-\$99,999	22	8.8%	72,617	71,500	18	11	94.2%	100.0%
\$100,000-\$124,999	17	6.8%	112,003	112,000	10	6	99.9%	100.0%
\$125,000-\$149,999	21	8.4%	136,957	137,900	29	4	99.6%	100.0%
\$150,000-\$174,999	16	6.4%	163,403	159,950	9	4	100.3%	100.0%
\$175,000-\$199,999	27	10.8%	190,096	192,000	9	6	98.1%	100.0%
\$200,000-\$249,999	38	15.2%	223,829	220,000	15	3	98.9%	100.0%
\$250,000-\$299,999	30	12.0%	275,539	272,450	13	6	99.5%	100.0%
\$300,000-\$399,999	40	16.0%	348,889	346,950	18	7	98.7%	100.0%
\$400,000-\$499,999	13	5.2%	453,662	450,000	24	10	98.8%	100.0%
\$500,000-\$749,999	14	5.6%	602,579	582,450	72	10	99.7%	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





#### **Average Price**



Month	2023	2024	2025
January	191,355	202,190	220,416
February	190,345	211,473	221,088
March	207,268	220,663	232,256
April	219,182	252,711	238,343
Мау	217,376	247,430	
June	243,644	235,562	
July	225,847	237,828	
August	213,666	228,361	
September	226,032	241,195	
October	208,608	255,407	
November	195,948	222,629	
December	215,379	237,262	

**Median Price** 



Month	2023	2024	2025
January	164,900	179,950	199,950
February	165,000	185,000	189,900
March	185,000	189,500	210,000
April	180,000	215,000	212,250
Мау	185,000	215,000	
June	225,000	218,500	
July	189,950	205,000	
August	180,000	200,000	
September	190,000	205,500	
October	180,000	220,000	
November	175,000	174,500	
December	185,000	208,000	





#### **Average DOM**



Month	2023	2024	2025
January	28	32	41
February	21	32	36
March	19	23	27
April	15	19	19
Мау	12	23	
June	16	26	
July	16	22	
August	15	19	
September	19	23	
October	19	29	
November	25	26	
December	35	34	

#### **Median DOM**



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





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pei	nding Contracts	291	292	-0.3%
Vo	ume (1,000s)	72,856	77,901	-6.5%
ge	List Price	250,364	266,784	-6.2%
Avera	Days on Market	23	21	9.5%
A A	Percent of Original	<b>98.7</b> %	98.8%	-0.1%
Ľ	List Price	220,000	222,450	-1.1%
Median	Days on Market	5	4	25.0%
Σ	Percent of Original	100.0%	100.0%	0.0%

A total of 291 listings in the Topeka MSA had contracts pending at the end of April, down from 292 contracts pending at the end of April 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**







#### Pending Contracts by Month



Month	2023	2024	2025
January	183	189	191
February	210	203	205
March	235	266	259
April	250	292	291
Мау	284	271	
June	251	283	
July	252	285	
August	251	246	
September	237	241	
October	201	236	
November	187	211	
December	161	172	

#### **Pending Contracts by Price Range**

Price Range	Pending Number	Contracts Percent	List I Average	Price Median	Days on Avg.	Market Med.	Price as S 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	1.4%	32,900	31,000	17	13	95.0%	100.0%
\$50,000-\$99,999	19	6.5%	75,591	75,000	17	7	98.4%	100.0%
\$100,000-\$124,999	20	6.9%	113,098	112,950	18	6	98.5%	100.0%
\$125,000-\$149,999	25	8.6%	137,252	139,900	26	5	98.6%	100.0%
\$150,000-\$174,999	22	7.6%	162,752	162,500	7	3	99.7%	100.0%
\$175,000-\$199,999	31	10.7%	190,173	192,000	35	7	97.2%	100.0%
\$200,000-\$249,999	50	17.2%	225,108	223,200	21	4	98.7%	100.0%
\$250,000-\$299,999	38	13.1%	275,488	272,500	14	4	99.3%	100.0%
\$300,000-\$399,999	43	14.8%	347,790	340,000	23	8	98.8%	100.0%
\$400,000-\$499,999	22	7.6%	450,928	450,000	21	6	99.4%	100.0%
\$500,000-\$749,999	16	5.5%	593,950	565,000	69	13	98.9%	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





#### **Average Price**



Month	2023	2024	2025
January	203,579	218,052	230,514
February	208,451	226,143	233,518
March	216,317	233,317	239,573
April	231,527	266,784	250,364
Мау	228,270	264,574	
June	240,782	260,573	
July	237,237	243,920	
August	219,548	236,083	
September	234,464	249,662	
October	217,509	259,102	
November	212,523	247,402	
December	221,795	261,983	

**Median Price** 



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





#### **Average DOM**



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

**Median DOM** 



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

April 2025																
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	ОСТ	NOV	DEC	YTD2025	YTD2024	YTD2023	YTD2022
\$1-\$29,999	39	2	3	5									49	8	18	26
\$30,000-\$39,999	4	1	2	4									11	19	20	18
\$40,000-\$49,999	3	3	0	8									14	21	26	13
\$50,000-\$59,999	4	6	2	5									17	11	34	27
\$60,000-\$69,999	3	3	4	5									15	31	41	36
\$70,000-\$79,999	7	9	12	8									36	21	19	29
\$80,000-\$89,999	3	9	10	7									29	45	30	40
\$90,000-\$99,999	2	1	5	5									13	20	39	32
\$100,000-\$119,999	9	7	7	14									37	43	46	64
\$120,000-\$139,999	12	12	13	12									49	53	56	96
\$140,000-\$159,999	16	8	13	18									55	71	65	73
\$160,000-\$179,999	11	7	16	17									51	67	67	62
\$180,000-\$199,999	11	13	15	19									58	67	54	52
\$200,000-\$249,999	23	15	39	38									115	116	108	111
\$250,000-\$299,999	18	34	22	32									106	100	83	86
\$300,000-\$399,999	30	21	32	37									120	88	77	77
\$400,000-\$499,999	14	13	11	18									56	35	32	44
\$500,000 or more	15	7	12	7									41	31	22	25
TOTALS	224	171	218	259	0	0	0	0	0	0	0	0	872	847	837	911

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





# Wabaunsee County Housing Report



# Market Overview

#### Wabaunsee County Home Sales Remained Constant in April

Total home sales in Wabaunsee County remained at 4 units last month, the same as in April 2024. Total sales volume was \$1.0 million, up from a year earlier.

The median sale price in April was \$225,000, up from \$167,500 a year earlier. Homes that sold in April were typically on the market for 3 days and sold for 100.0% of their list prices.

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

The total number of active listings in Wabaunsee County at the end of April was 5 units, down from 8 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 April was \$335,000.

During April, a total of 1 contract was written down from 6 in April 2024. At the end of the month, there were 3 contracts still pending.

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- New Listings Analysis Page 12
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- Pending Contracts Analysis Page 19

#### **Contact Information**

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## Wabaunsee County Summary Statistics

	ril MLS Statistics ree-year History	C 2025	Current Mont 2024	h 2023	2025	Year-to-Date 2024	e 2023
Но	me Sales	<b>4</b>	<b>4</b>	<b>1</b>	<b>14</b>	<b>9</b>	<b>11</b>
	ange from prior year	0.0%	300.0%	-50.0%	55.6%	-18.2%	83.3%
	<b>tive Listings</b> ange from prior year	<b>5</b> -37.5%	<b>8</b> 33.3%	<b>6</b> 100.0%	N/A	N/A	N/A
	onths' Supply ange from prior year	<b>1.2</b> -60.0%	<b>3.0</b> 66.7%	<b>1.8</b> 157.1%	N/A	N/A	N/A
	w Listings	<b>3</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>18</b>	<b>16</b>
	ange from prior year	-57.1%	40.0%	25.0%	-33.3%	12.5%	33.3%
	<b>ntracts Written</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>10</b>	<b>13</b>	<b>11</b>
	ange from prior year	-83.3%	200.0%	-33.3%	-23.1%	18.2%	10.0%
	nding Contracts ange from prior year	<b>3</b> -40.0%	<b>5</b> 66.7%	<b>3</b> -57.1%	N/A	N/A	N/A
	<b>les Volume (1,000s)</b>	<b>1,025</b>	<b>773</b>	<b>240</b>	<b>3,621</b>	<b>2,057</b>	<b>2,725</b>
	ange from prior year	32.6%	222.1%	-42.2%	76.0%	-24.5%	119.9%
	Sale Price	<b>256,175</b>	<b>193,125</b>	<b>240,000</b>	<b>258,664</b>	<b>228,500</b>	<b>247,727</b>
	Change from prior year	32.6%	-19.5%	15.7%	13.2%	-7.8%	20.0%
¢,	List Price of Actives Change from prior year	<b>306,170</b> -19.0%	<b>378,063</b> 56.4%	<b>241,667</b> -27.8%	N/A	N/A	N/A
Average	<b>Days on Market</b>	<b>51</b>	<b>10</b>	<b>3</b>	<b>38</b>	<b>64</b>	<b>16</b>
	Change from prior year	410.0%	233.3%	-82.4%	-40.6%	300.0%	-36.0%
٩	<b>Percent of List</b>	<b>98.6%</b>	<b>96.9%</b>	<b>100.0%</b>	<b>99.7%</b>	<b>98.4%</b>	<b>97.4%</b>
	Change from prior year	1.8%	-3.1%	-0.7%	1.3%	1.0%	0.2%
	<b>Percent of Original</b>	<b>96.0%</b>	<b>96.9%</b>	<b>100.0%</b>	<b>97.4%</b>	<b>90.7%</b>	<b>97.4%</b>
	Change from prior year	-0.9%	-3.1%	-0.7%	7.4%	-6.9%	2.9%
	Sale Price	<b>225,000</b>	<b>167,500</b>	<b>240,000</b>	<b>255,250</b>	<b>175,000</b>	<b>159,000</b>
	Change from prior year	34.3%	-30.2%	15.7%	45.9%	10.1%	-20.1%
	List Price of Actives Change from prior year	<b>335,000</b> 13.6%	<b>295,000</b> 55.3%	<b>190,000</b> -40.4%	N/A	N/A	N/A
Median	Days on Market	<b>3</b>	<b>13</b>	<b>3</b>	<b>5</b>	<b>14</b>	<b>5</b>
	Change from prior year	-76.9%	333.3%	-82.4%	-64.3%	180.0%	-76.2%
2	<b>Percent of List</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>98.0%</b>
	Change from prior year	0.0%	0.0%	-0.7%	0.0%	2.0%	-1.1%
	Percent of Original Change from prior year	<b>100.0%</b>	<b>100.0%</b> 0.0%	<b>100.0%</b> -0.7%	<b>99.5%</b> 2.1%	<b>97.5%</b> -0.5%	<b>98.0%</b> 3.0%

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





	mmary Statistics Closed Listings	2025	April 2024	Change	Yo 2025	ear-to-Dat 2024	e Change
Clo	osed Listings	4	4	0.0%	14	9	55.6%
Vol	lume (1,000s)	1,025	773	32.6%	3,621	2,057	76.0%
Мо	onths' Supply	1.2	3.0	-60.0%	N/A	N/A	N/A
	Sale Price	256,175	193,125	32.6%	258,664	228,500	13.2%
Average	Days on Market	51	10	410.0%	38	64	-40.6%
Avei	Percent of List	98.6%	96.9%	1.8%	<b>99.7</b> %	98.4%	1.3%
	Percent of Original	96.0%	96.9%	-0.9%	<b>97.4</b> %	90.7%	7.4%
	Sale Price	225,000	167,500	34.3%	255,250	175,000	45.9%
lian	Days on Market	3	13	-76.9%	5	14	-64.3%
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%	<b>99.</b> 5%	97.5%	2.1%

A total of 4 homes sold in Wabaunsee County in April, showing no change from April 2024. Total sales volume rose to \$1.0 million compared to \$0.8 million in the previous year.

The median sales price in April was \$225,000, up 34.3% compared to the prior year. Median days on market was 3 days, down from 6 days in March, and down from 13 in April 2024.

## **History of Closed Listings**







#### **Closed Listings by Month**



Month	2023	2024	2025
January	4	2	4
February	5	1	3
March	1	2	3
April	1	4	4
Мау	3	6	
June	4	5	
July	2	7	
August	1	2	
September	4	2	
October	3	6	
November	4	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	1	25.0%	2.4	125,700	125,700	3	3	100.6%	100.6%	100.6%	100.6%
\$150,000-\$174,999	1	25.0%	0.0	150,000	150,000	0	0	100.0%	100.0%	100.0%	100.0%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	25.0%	3.7	300,000	300,000	196	196	93.8%	93.8%	83.3%	83.3%
\$400,000-\$499,999	1	25.0%	0.0	449,000	449,000	3	3	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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





#### **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	219,833
April	240,000	193,125	256,175
Мау	389,167	334,558	
June	269,250	261,000	
July	177,500	271,914	
August	88,450	199,000	
September	252,048	300,500	
October	213,667	337,167	
November	665,000	155,000	
December	54,875	269,631	

#### **Median Price**



Month	2023	2024	2025
January	150,500	187,500	263,250
February	159,000	385,000	265,500
March	145,000	262,000	189,500
April	240,000	167,500	225,000
Мау	225,000	290,000	
June	217,000	200,000	
July	177,500	289,900	
August	88,450	199,000	
September	184,095	300,500	
October	235,000	305,500	
November	445,000	155,000	
December	54,875	243,925	





#### **Average DOM**



Month	2023	2024	2025
January	29	82	7
February	12	51	83
March	2	162	18
April	3	10	51
Мау	2	37	
June	30	8	
July	79	13	
August	16	25	
September	41	4	
October	38	40	
November	21	3	
December	12	54	

**Median DOM** 



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





Summary Statistics for Active Listings		2025	End of April 2024	Change
Act	ive Listings	5	8	-37.5%
Vol	ume (1,000s)	1,531	3,025	-49.4%
Months' Supply		1.2	3.0	-60.0%
ge	List Price	306,170	378,063	-19.0%
Avera	Days on Market	48	77	-37.7%
A	Percent of Original	<b>98.9</b> %	93.9%	5.3%
L	List Price	335,000	295,000	13.6%
Media	Days on Market	23	55	-58.2%
Σ	Percent of Original	100.0%	98.4%	1.6%

A total of 5 homes were available for sale in Wabaunsee County at the end of April. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of April was \$335,000, up 13.6% from 2024. The typical time on market for active listings was 23 days, down from 54 days a year earlier.

## **History of Active Listings**







## **Active Listings by Month**



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

## **Active Listings by Price Range**

Price Range	Active 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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	20.0%	2.4	142,500	142,500	34	34	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	4	80.0%	3.7	347,088	342,000	51	16	98.6%	100.0%
\$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





#### **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
Мау	312,967	364,272	
June	301,300	415,508	
July	266,360	545,879	
August	359,414	420,536	
September	386,833	465,644	
October	431,271	434,600	
November	479,833	359,890	
December	506,333	243,900	

#### **Median Price**



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





#### **Average DOM**



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

#### **Median DOM**



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





## Wabaunsee County Months' Supply Analysis

# Months' Supply by Month

Month	2023	2024	2025
January	0.0	0.8	0.8
February	0.3	1.7	0.2
March	1.2	2.9	0.7
April	1.8	3.0	1.2
Мау	0.9	3.1	
June	0.9	2.0	
July	1.6	2.0	
August	2.9	4.0	
September	2.3	2.4	
October	2.7	1.4	
November	2.1	3.0	
December	1.1	1.6	

## **History of Month's Supply**







	mmary Statistics New Listings	2025	April 2024	Change
th	New Listings	3	7	-57.1%
: Month	Volume (1,000s)	1,016	2,097	-51.5%
Current	Average List Price	338,783	299,500	13.1%
Cu	Median List Price	335,000	295,000	13.6%
te	New Listings	12	18	-33.3%
o-Da	Volume (1,000s)	2,742	5,052	-45.7%
Year-to-Date	Average List Price	228,488	280,689	-18.6%
¥	Median List Price	174,500	270,000	-35.4%

A total of 3 new listings were added in Wabaunsee County during April, down 57.1% from the same month in 2024. Yearto-date Wabaunsee County has seen 12 new listings.

The median list price of these homes was \$335,000 up from \$295,000 in 2024.

#### **History of New Listings**







#### **New Listings by Month**



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

## **New Listings by Price Range**

Price Range	New L Number	istings Percent	List I Average	Price Median	Days or Avg.	n 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
\$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	3	100.0%	338,783	335,000	18	15	98.2%	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





#### **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	338,783
Мау	310,000	262,783	
June	175,000	267,800	
July	244,975	522,250	
August	370,000	288,094	
September	302,450	325,080	
October	752,475	200,875	
November	195,500	226,958	
December	N/A	231,700	

**Median Price** 



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	335,000
Мау	310,000	265,000	
June	175,000	159,000	
July	169,950	487,000	
August	255,000	265,000	
September	310,000	385,000	
October	640,000	179,250	
November	195,500	235,000	
December	N/A	207,400	





	mmary Statistics Contracts Written	2025	April 2024	Change	Ye 2025	ear-to-Dat 2024	e Change
Co	ntracts Written	1	6	-83.3%	10	13	-23.1%
Vol	ume (1,000s)	199	2,178	-90.9%	2,093	3,767	-44.4%
ge	Sale Price	199,000	363,000	-45.2%	209,290	289,762	-27.8%
Avera	Days on Market	38	35	8.6%	31	45	-31.1%
Ą	Percent of Original	<b>82.9</b> %	94.8%	-12.6%	<b>95.2</b> %	94.3%	1.0%
ç	Sale Price	199,000	307,250	-35.2%	169,950	275,000	-38.2%
Median	Days on Market	38	8	375.0%	5	12	-58.3%
Σ	Percent of Original	<b>82.9</b> %	100.0%	-17.1%	100.0%	100.0%	0.0%

A total of 1 contract for sale was written in Wabaunsee County during the month of April, down from 6 in 2024. The median list price of this home was \$199,000, down from \$307,250 the prior year.

Half of the homes that went under contract in April were on the market less than 38 days, compared to 8 days in April 2024.

#### **History of Contracts Written**









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

#### **Contracts Written by Price Range**

Price Range	Contract: 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	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	100.0%	199,000	199,000	38	38	82.9%	82.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **Average Price**



Month	2023	2024	2025
January	179,700	N/A	260,000
February	190,000	234,667	149,975
March	146,250	221,225	258,500
April	719,000	363,000	199,000
Мау	171,225	263,000	
June	200,000	295,800	
July	322,500	289,900	
August	168,333	231,000	
September	294,925	376,400	
October	773,333	300,000	
November	140,300	247,770	
December	237,500	259,383	

#### **Median Price**



Month	2023	2024	2025
January	160,000	N/A	260,000
February	190,000	175,000	142,500
March	146,250	217,500	230,000
April	719,000	307,250	199,000
Мау	142,500	180,000	
June	200,000	285,000	
July	322,500	289,900	
August	165,000	220,000	
September	294,950	367,450	
October	450,000	250,000	
November	92,000	285,000	
December	237,500	232,450	





#### **Average DOM**



Month	2023	2024	2025
January	12	N/A	4
February	3	112	16
March	1	10	51
April	2	35	38
Мау	58	8	
June	45	8	
July	11	50	
August	53	14	
September	33	44	
October	22	72	
November	15	22	
December	96	47	

#### **Median DOM**



Month	2023	2024	2025
January	5	N/A	4
February	3	12	7
March	1	13	3
April	2	8	38
Мау	61	5	
June	45	7	
July	11	50	
August	3	6	
September	33	24	
October	20	8	
November	22	4	
December	96	15	





	mmary Statistics Pending Contracts	2025	End of April 2024	Change
Pe	nding Contracts	3	5	-40.0%
Vo	ume (1,000s)	464	1,838	-74.8%
ge	List Price	154,667	367,600	-57.9%
Avera	Days on Market	15	45	-66.7%
٩٧	Percent of Original	94.3%	96.5%	-2.3%
L	List Price	140,000	275,000	-49.1%
Median	Days on Market	8	13	-38.5%
Σ	Percent of Original	100.0%	96.5%	3.6%

A total of 3 listings in Wabaunsee County had contracts pending at the end of April, down from 5 contracts pending at the end of April 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**







#### 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	
June	3	7	
July	2	2	
August	3	1	
September	5	8	
October	4	6	
November	3	6	
December	3	4	

## **Pending Contracts by Price Range**

Price Range	Pending 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	2	66.7%	132,500	132,500	4	4	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	33.3%	199,000	199,000	38	38	82.9%	82.9%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A





#### **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
Мау	171,225	263,000	
June	148,300	284,714	
July	322,500	215,000	
August	285,000	175,000	
September	268,940	323,538	
October	712,475	322,483	
November	140,300	272,458	
December	258,000	319,600	

#### **Median Price**



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





#### **Average DOM**



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

**Median DOM** 



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