



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

December 2024 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Rose in December

Total home sales in the Sunflower multiple listing service rose by 17.6% last month to 267 units, compared to 227 units in December 2023. Total sales volume was \$60.4 million, up 30.6% from a year earlier.

The median sale price in December was \$190,000, down from \$195,000 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of December

The total number of active listings in the Sunflower multiple listing service at the end of December was 403 units, up from 348 at the same point in 2023. This represents a 1.4 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$219,000.

During December, a total of 197 contracts were written down from 208 in December 2023. At the end of the month, there were 219 contracts still pending.

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Entire MLS System Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 267 | 227 | 234 | 3,523 | 3,429 | 3,825 |
| Change from prior year | | 17.6% | -3.0% | -33.3% | 2.7% | -10.4% | -10.6% |
| Active Listings | | 403 | 348 | 281 | N/A | N/A | N/A |
| Change from prior year | | 15.8% | 23.8% | 33.2% | | | |
| Months' Supply | | 1.4 | 1.2 | 0.9 | N/A | N/A | N/A |
| Change from prior year | | 16.7% | 33.3% | 50.0% | | | |
| New Listings | | 215 | 190 | 192 | 4,157 | 3,960 | 4,227 |
| Change from prior year | | 13.2% | -1.0% | -17.9% | 5.0% | -6.3% | -9.0% |
| Contracts Written | | 197 | 208 | 204 | 3,509 | 3,442 | 3,738 |
| Change from prior year | | -5.3% | 2.0% | -21.5% | 1.9% | -7.9% | -12.6% |
| Pending Contracts | | 219 | 205 | 210 | N/A | N/A | N/A |
| Change from prior year | | 6.8% | -2.4% | -23.4% | | | |
| Sales Volume (1,000s) | | 60,361 | 46,203 | 46,098 | 809,685 | 737,899 | 781,758 |
| Change from prior year | | 30.6% | 0.2% | -33.5% | 9.7% | -5.6% | -3.0% |
| Average | Sale Price | 226,070 | 203,539 | 197,001 | 229,828 | 215,194 | 204,381 |
| | Change from prior year | 11.1% | 3.3% | -0.3% | 6.8% | 5.3% | 8.5% |
| | List Price of Actives | 252,660 | 281,246 | 278,974 | N/A | N/A | N/A |
| | Change from prior year | -10.2% | 0.8% | 23.9% | | | |
| | Days on Market | 27 | 29 | 26 | 26 | 20 | 16 |
| Change from prior year | -6.9% | 11.5% | 13.0% | 30.0% | 25.0% | -15.8% | |
| Percent of List | 98.1% | 98.0% | 97.9% | 98.5% | 99.0% | 100.0% | |
| Change from prior year | 0.1% | 0.1% | -1.1% | -0.5% | -1.0% | 0.2% | |
| Percent of Original | 96.0% | 94.5% | 95.1% | 96.7% | 97.4% | 98.6% | |
| Change from prior year | 1.6% | -0.6% | -2.7% | -0.7% | -1.2% | -0.2% | |
| Median | Sale Price | 190,000 | 195,000 | 163,950 | 200,000 | 185,000 | 175,000 |
| | Change from prior year | -2.6% | 18.9% | -6.8% | 8.1% | 5.7% | 5.3% |
| | List Price of Actives | 219,000 | 222,450 | 214,900 | N/A | N/A | N/A |
| | Change from prior year | -1.6% | 3.5% | 34.4% | | | |
| | Days on Market | 9 | 14 | 11 | 7 | 6 | 4 |
| Change from prior year | -35.7% | 27.3% | 83.3% | 16.7% | 50.0% | 0.0% | |
| Percent of List | 100.0% | 99.8% | 98.7% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 0.2% | 1.1% | -1.3% | 0.0% | 0.0% | 0.0% | |
| Percent of Original | 99.0% | 96.4% | 97.1% | 99.6% | 100.0% | 100.0% | |
| Change from prior year | 2.7% | -0.7% | -2.9% | -0.4% | 0.0% | 0.0% | |

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



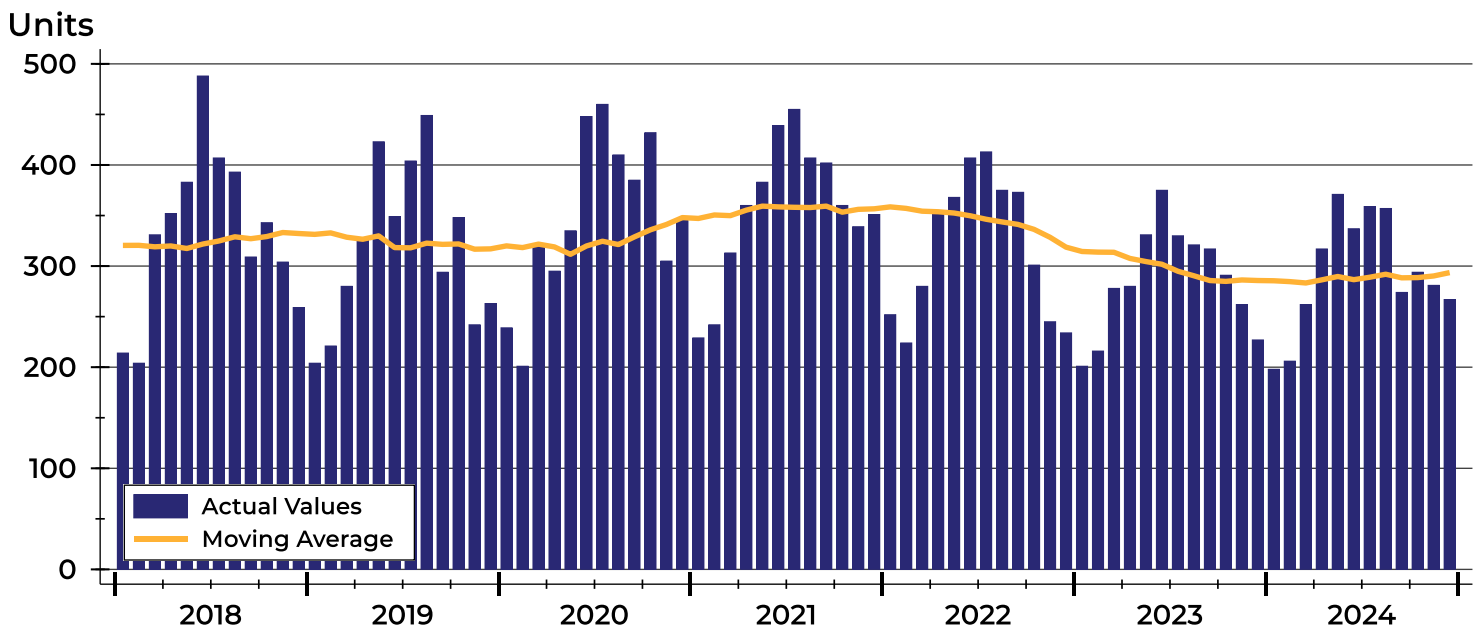
Entire MLS System Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 267 | 227 | 17.6% | 3,523 | 3,429 | 2.7% |
| Volume (1,000s) | | 60,361 | 46,203 | 30.6% | 809,685 | 737,899 | 9.7% |
| Months' Supply | | 1.4 | 1.2 | 16.7% | N/A | N/A | N/A |
| Average | Sale Price | 226,070 | 203,539 | 11.1% | 229,828 | 215,194 | 6.8% |
| | Days on Market | 27 | 29 | -6.9% | 26 | 20 | 30.0% |
| | Percent of List | 98.1% | 98.0% | 0.1% | 98.5% | 99.0% | -0.5% |
| | Percent of Original | 96.0% | 94.5% | 1.6% | 96.7% | 97.4% | -0.7% |
| Median | Sale Price | 190,000 | 195,000 | -2.6% | 200,000 | 185,000 | 8.1% |
| | Days on Market | 9 | 14 | -35.7% | 7 | 6 | 16.7% |
| | Percent of List | 100.0% | 99.8% | 0.2% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 99.0% | 96.4% | 2.7% | 99.6% | 100.0% | -0.4% |

A total of 267 homes sold in the Sunflower multiple listing service in December, up from 227 units in December 2023. Total sales volume rose to \$60.4 million compared to \$46.2 million in the previous year.

The median sales price in December was \$190,000, down 2.6% compared to the prior year. Median days on market was 9 days, the same as November, and down from 14 in December 2023.

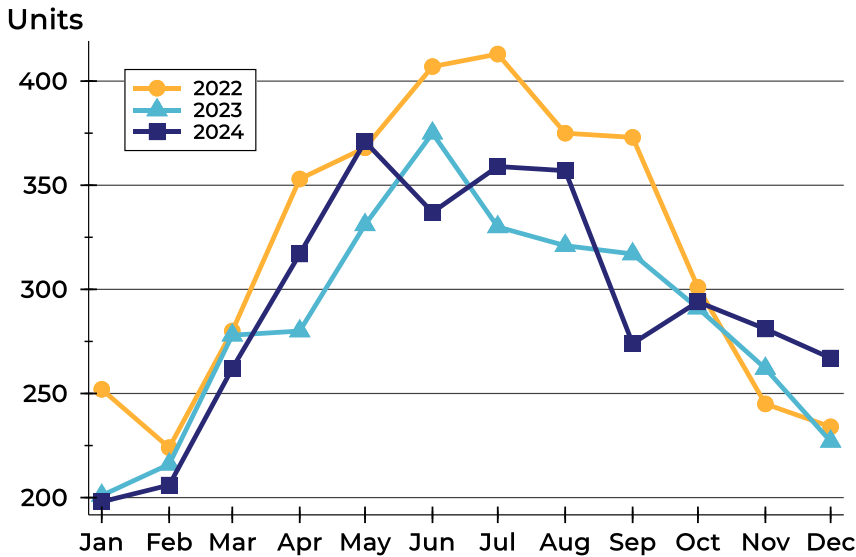
History of Closed Listings





Entire MLS System Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 252 | 201 | 198 |
| February | 224 | 216 | 206 |
| March | 280 | 278 | 262 |
| April | 353 | 280 | 317 |
| May | 368 | 331 | 371 |
| June | 407 | 375 | 337 |
| July | 413 | 330 | 359 |
| August | 375 | 321 | 357 |
| September | 373 | 317 | 274 |
| October | 301 | 291 | 294 |
| November | 245 | 262 | 281 |
| December | 234 | 227 | 267 |

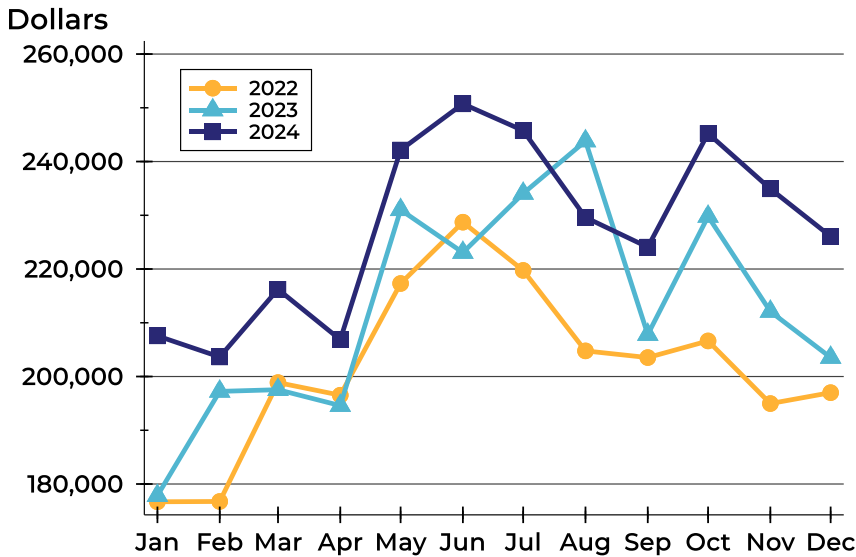
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.4% | 0.8 | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$25,000-\$49,999 | 11 | 4.1% | 0.8 | 38,309 | 40,000 | 41 | 43 | 95.1% | 100.0% | 88.6% | 91.3% |
| \$50,000-\$99,999 | 31 | 11.6% | 1.7 | 72,294 | 75,000 | 18 | 5 | 95.0% | 99.5% | 92.4% | 97.8% |
| \$100,000-\$124,999 | 12 | 4.5% | 1.0 | 111,000 | 110,000 | 20 | 8 | 95.9% | 100.0% | 94.8% | 100.0% |
| \$125,000-\$149,999 | 31 | 11.6% | 2.0 | 135,293 | 135,000 | 36 | 8 | 98.6% | 100.0% | 96.2% | 100.0% |
| \$150,000-\$174,999 | 31 | 11.6% | 0.6 | 162,347 | 160,000 | 24 | 7 | 99.0% | 100.0% | 97.3% | 99.1% |
| \$175,000-\$199,999 | 21 | 7.9% | 1.1 | 185,337 | 185,000 | 24 | 8 | 98.0% | 100.0% | 95.5% | 100.0% |
| \$200,000-\$249,999 | 35 | 13.1% | 1.2 | 226,532 | 225,000 | 24 | 10 | 99.4% | 100.0% | 97.6% | 99.6% |
| \$250,000-\$299,999 | 27 | 10.1% | 1.7 | 273,637 | 270,000 | 26 | 21 | 99.4% | 99.2% | 97.8% | 99.0% |
| \$300,000-\$399,999 | 39 | 14.6% | 1.5 | 337,491 | 335,000 | 17 | 8 | 98.7% | 99.7% | 97.9% | 98.7% |
| \$400,000-\$499,999 | 13 | 4.9% | 1.6 | 432,300 | 429,900 | 41 | 29 | 98.6% | 100.0% | 96.8% | 97.6% |
| \$500,000-\$749,999 | 14 | 5.2% | 1.6 | 590,204 | 569,750 | 65 | 32 | 99.4% | 100.0% | 96.0% | 98.9% |
| \$750,000-\$999,999 | 1 | 0.4% | 1.3 | 867,500 | 867,500 | 88 | 88 | 91.3% | 91.3% | 86.8% | 86.8% |
| \$1,000,000 and up | 0 | 0.0% | 4.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



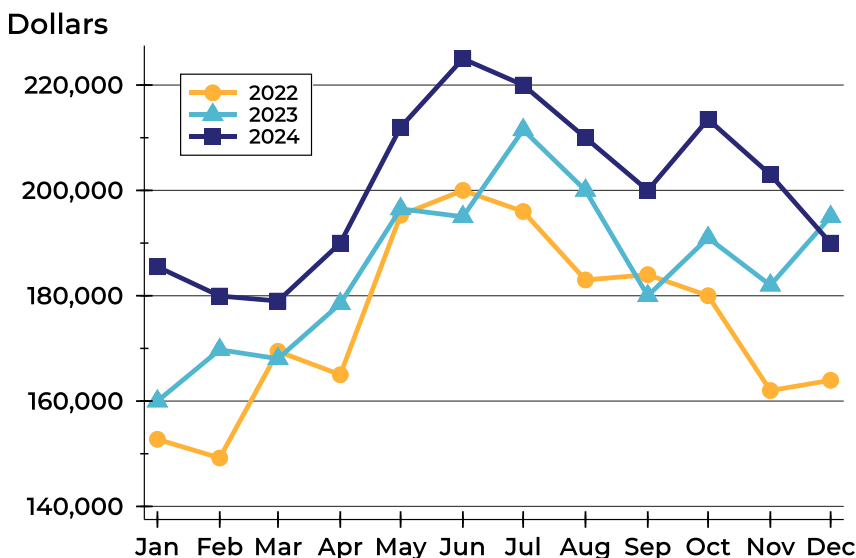
Entire MLS System Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 176,696 | 177,842 | 207,563 |
| February | 176,753 | 197,235 | 203,641 |
| March | 198,872 | 197,546 | 216,233 |
| April | 196,526 | 194,592 | 206,859 |
| May | 217,312 | 231,025 | 242,150 |
| June | 228,721 | 223,072 | 250,740 |
| July | 219,747 | 234,063 | 245,771 |
| August | 204,770 | 243,817 | 229,605 |
| September | 203,529 | 207,809 | 224,079 |
| October | 206,622 | 229,788 | 245,237 |
| November | 194,969 | 212,106 | 234,926 |
| December | 197,001 | 203,539 | 226,070 |

Median Price

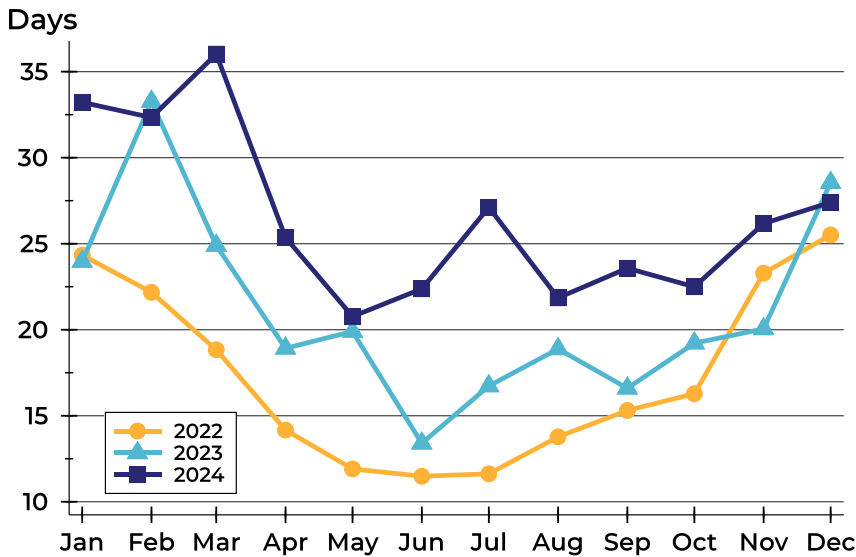


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 152,750 | 160,000 | 185,500 |
| February | 149,200 | 169,750 | 179,950 |
| March | 169,450 | 168,050 | 179,000 |
| April | 165,000 | 178,500 | 190,000 |
| May | 195,300 | 196,500 | 212,000 |
| June | 200,000 | 195,000 | 225,000 |
| July | 196,000 | 211,500 | 220,000 |
| August | 183,000 | 200,000 | 210,000 |
| September | 184,000 | 180,000 | 200,000 |
| October | 180,000 | 191,000 | 213,500 |
| November | 162,000 | 182,000 | 203,000 |
| December | 163,950 | 195,000 | 190,000 |



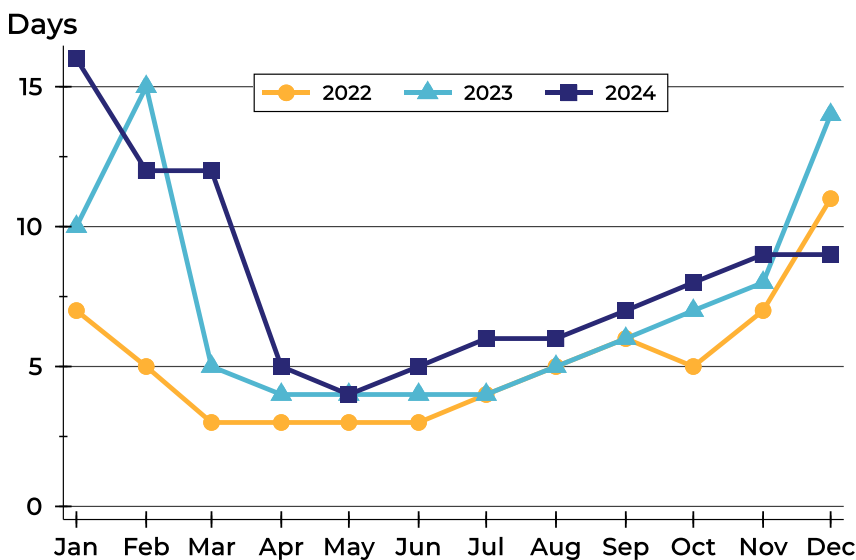
Entire MLS System Closed Listings Analysis

Average DOM



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

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 7 | 10 | 16 |
| February | 5 | 15 | 12 |
| March | 3 | 5 | 12 |
| April | 3 | 4 | 5 |
| May | 3 | 4 | 4 |
| June | 3 | 4 | 5 |
| July | 4 | 4 | 6 |
| August | 5 | 5 | 6 |
| September | 6 | 6 | 7 |
| October | 5 | 7 | 8 |
| November | 7 | 8 | 9 |
| December | 11 | 14 | 9 |



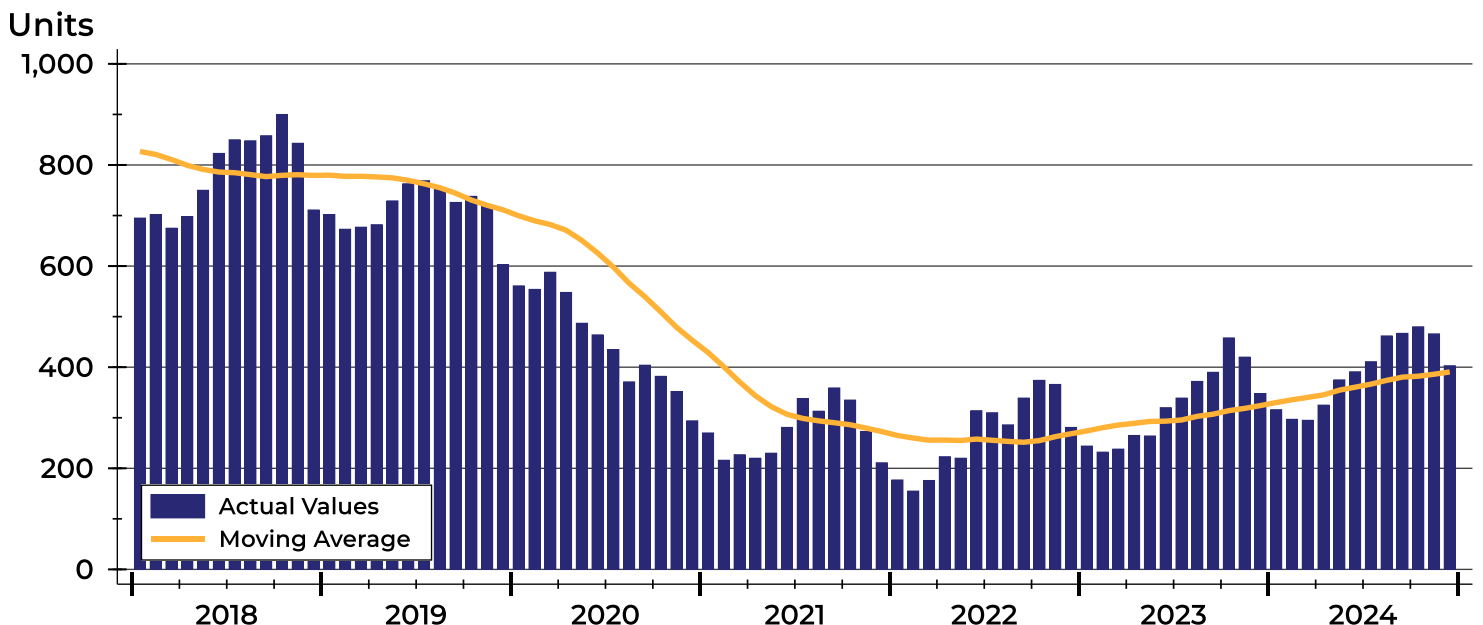
Entire MLS System Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 403 | 348 | 15.8% |
| Volume (1,000s) | | 101,822 | 97,874 | 4.0% |
| Months' Supply | | 1.4 | 1.2 | 16.7% |
| Average | List Price | 252,660 | 281,246 | -10.2% |
| | Days on Market | 68 | 70 | -2.9% |
| | Percent of Original | 96.4% | 96.4% | 0.0% |
| Median | List Price | 219,000 | 222,450 | -1.6% |
| | Days on Market | 51 | 58 | -12.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 403 homes were available for sale in the Sunflower multiple listing service at the end of December. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of December was \$219,000, down 1.6% from 2023. The typical time on market for active listings was 51 days, down from 58 days a year earlier.

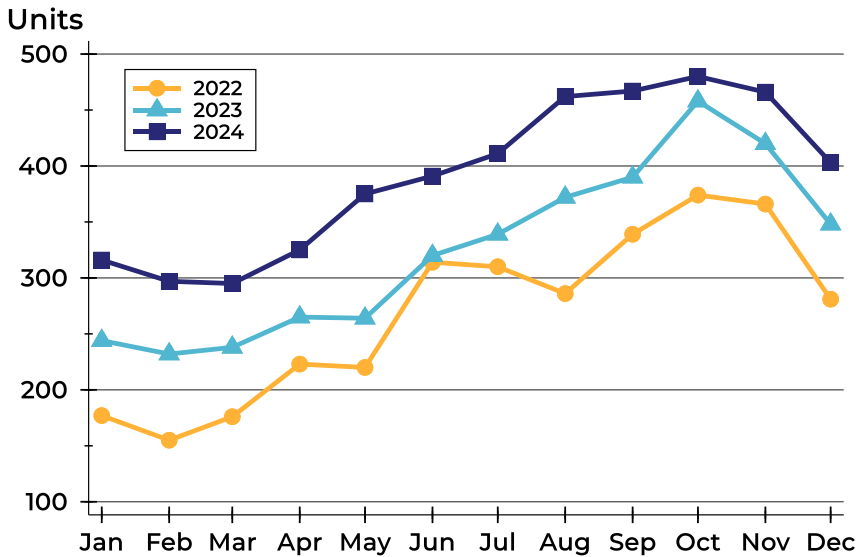
History of Active Listings





Entire MLS System Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 177 | 244 | 316 |
| February | 155 | 232 | 297 |
| March | 176 | 238 | 295 |
| April | 223 | 265 | 325 |
| May | 220 | 264 | 375 |
| June | 314 | 320 | 391 |
| July | 310 | 339 | 411 |
| August | 286 | 372 | 462 |
| September | 339 | 390 | 467 |
| October | 374 | 458 | 480 |
| November | 366 | 420 | 466 |
| December | 281 | 348 | 403 |

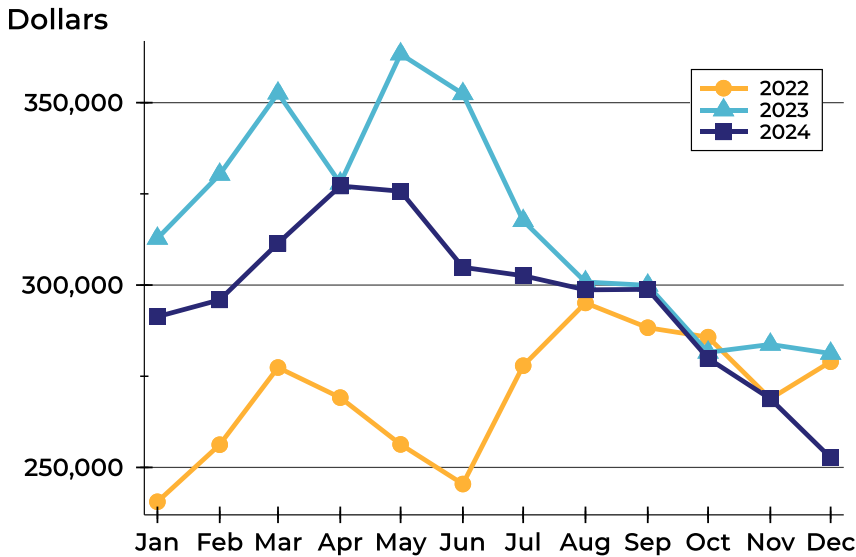
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 2 | 0.5% | 0.8 | 10,000 | 10,000 | 61 | 61 | 83.6% | 83.6% |
| \$25,000-\$49,999 | 8 | 2.0% | 0.8 | 40,724 | 38,900 | 78 | 74 | 97.3% | 100.0% |
| \$50,000-\$99,999 | 55 | 13.6% | 1.7 | 78,274 | 79,900 | 55 | 56 | 96.2% | 100.0% |
| \$100,000-\$124,999 | 17 | 4.2% | 1.0 | 114,800 | 115,000 | 64 | 35 | 94.3% | 100.0% |
| \$125,000-\$149,999 | 51 | 12.7% | 2.0 | 137,625 | 138,000 | 63 | 48 | 96.4% | 100.0% |
| \$150,000-\$174,999 | 19 | 4.7% | 0.6 | 164,555 | 165,750 | 57 | 40 | 96.6% | 100.0% |
| \$175,000-\$199,999 | 30 | 7.4% | 1.1 | 188,408 | 189,700 | 53 | 33 | 95.9% | 97.9% |
| \$200,000-\$249,999 | 51 | 12.7% | 1.2 | 226,391 | 224,900 | 92 | 56 | 96.0% | 97.7% |
| \$250,000-\$299,999 | 60 | 14.9% | 1.7 | 279,307 | 282,400 | 60 | 48 | 97.5% | 100.0% |
| \$300,000-\$399,999 | 59 | 14.6% | 1.5 | 344,980 | 339,000 | 69 | 51 | 96.7% | 98.6% |
| \$400,000-\$499,999 | 27 | 6.7% | 1.6 | 452,524 | 449,950 | 79 | 77 | 95.7% | 97.0% |
| \$500,000-\$749,999 | 20 | 5.0% | 1.6 | 584,086 | 574,900 | 69 | 67 | 98.0% | 100.0% |
| \$750,000-\$999,999 | 2 | 0.5% | 1.3 | 869,500 | 869,500 | 90 | 90 | 97.2% | 97.2% |
| \$1,000,000 and up | 2 | 0.5% | 4.0 | 2,562,500 | 2,562,500 | 246 | 246 | 90.7% | 90.7% |



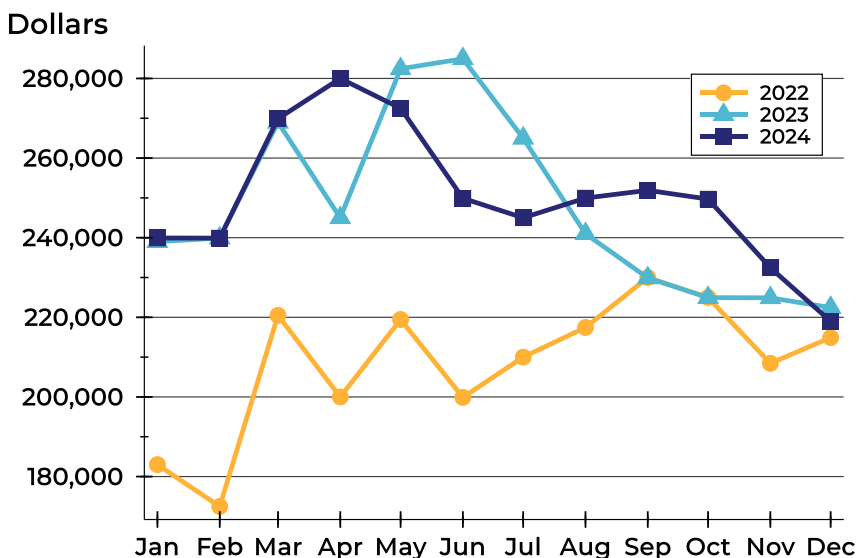
Entire MLS System Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 240,586 | 312,787 | 291,332 |
| February | 256,235 | 330,328 | 295,938 |
| March | 277,392 | 352,597 | 311,456 |
| April | 269,139 | 327,886 | 327,157 |
| May | 256,311 | 363,329 | 325,721 |
| June | 245,447 | 352,426 | 304,864 |
| July | 277,893 | 317,632 | 302,555 |
| August | 295,109 | 300,836 | 298,691 |
| September | 288,305 | 299,924 | 298,819 |
| October | 285,721 | 281,555 | 279,893 |
| November | 268,840 | 283,725 | 268,804 |
| December | 278,974 | 281,246 | 252,660 |

Median Price

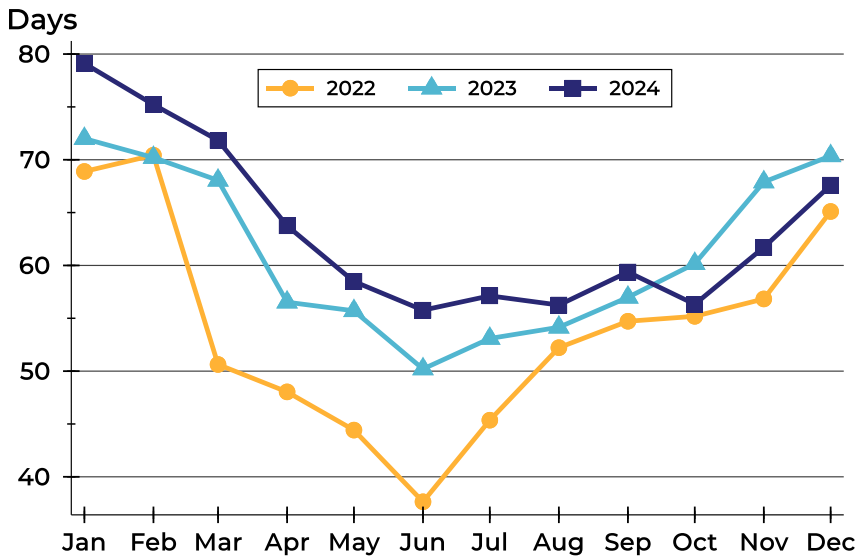


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 183,000 | 239,000 | 239,925 |
| February | 172,500 | 239,925 | 239,900 |
| March | 220,500 | 269,000 | 269,900 |
| April | 200,000 | 245,000 | 280,000 |
| May | 219,450 | 282,425 | 272,500 |
| June | 199,900 | 284,950 | 249,900 |
| July | 210,000 | 265,000 | 245,000 |
| August | 217,450 | 241,000 | 249,950 |
| September | 230,000 | 229,900 | 251,900 |
| October | 224,975 | 224,950 | 249,700 |
| November | 208,450 | 224,900 | 232,450 |
| December | 214,900 | 222,450 | 219,000 |



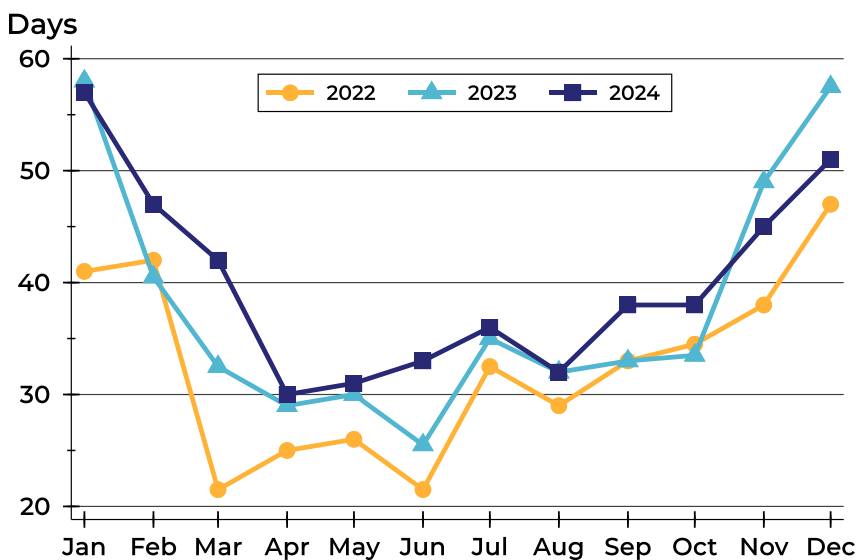
Entire MLS System Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 69 | 72 | 79 |
| February | 70 | 70 | 75 |
| March | 51 | 68 | 72 |
| April | 48 | 57 | 64 |
| May | 44 | 56 | 58 |
| June | 38 | 50 | 56 |
| July | 45 | 53 | 57 |
| August | 52 | 54 | 56 |
| September | 55 | 57 | 59 |
| October | 55 | 60 | 56 |
| November | 57 | 68 | 62 |
| December | 65 | 70 | 68 |

Median DOM

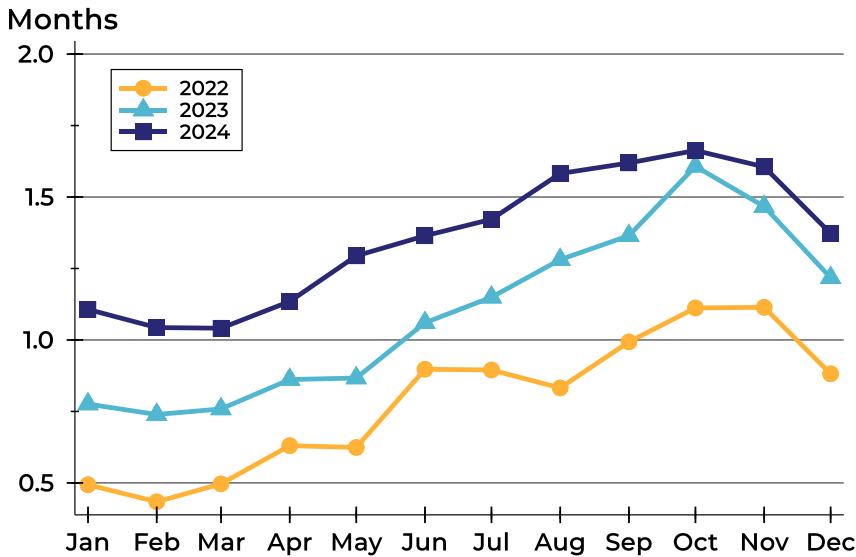


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 41 | 58 | 57 |
| February | 42 | 41 | 47 |
| March | 22 | 33 | 42 |
| April | 25 | 29 | 30 |
| May | 26 | 30 | 31 |
| June | 22 | 26 | 33 |
| July | 33 | 35 | 36 |
| August | 29 | 32 | 32 |
| September | 33 | 33 | 38 |
| October | 35 | 34 | 38 |
| November | 38 | 49 | 45 |
| December | 47 | 58 | 51 |



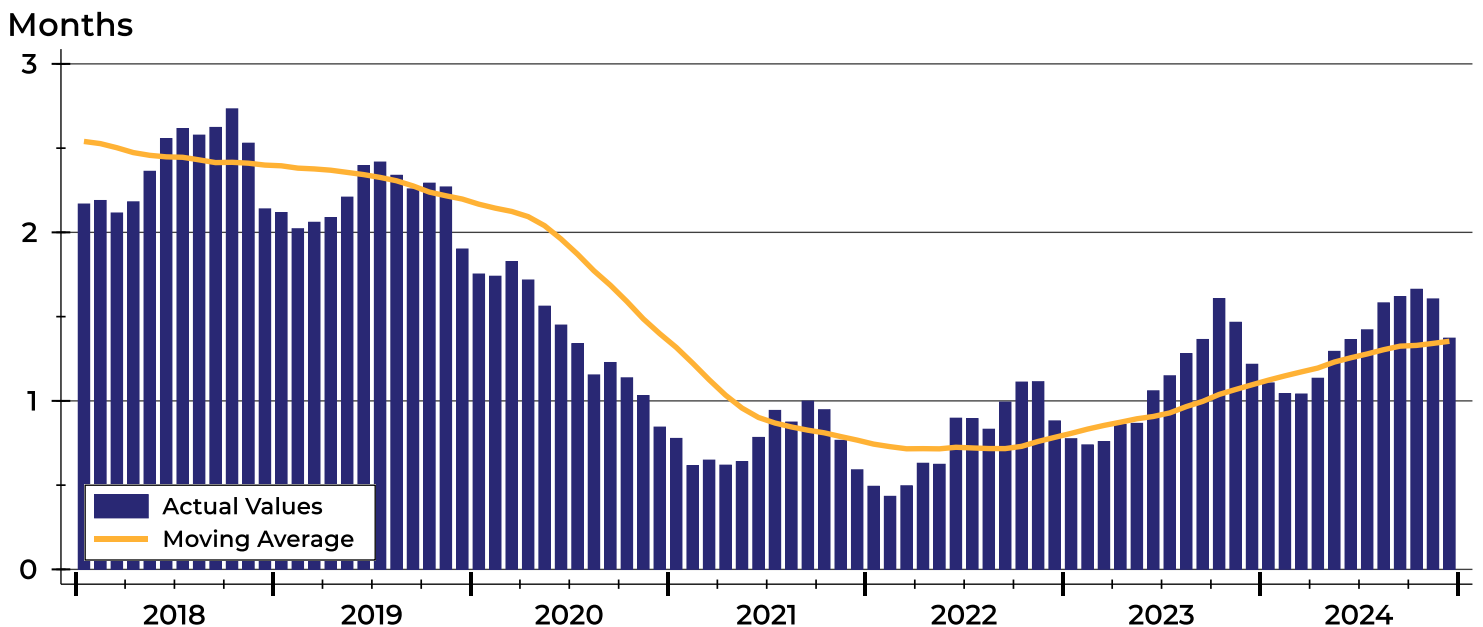
Entire MLS System Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 0.5 | 0.8 | 1.1 |
| February | 0.4 | 0.7 | 1.0 |
| March | 0.5 | 0.8 | 1.0 |
| April | 0.6 | 0.9 | 1.1 |
| May | 0.6 | 0.9 | 1.3 |
| June | 0.9 | 1.1 | 1.4 |
| July | 0.9 | 1.1 | 1.4 |
| August | 0.8 | 1.3 | 1.6 |
| September | 1.0 | 1.4 | 1.6 |
| October | 1.1 | 1.6 | 1.7 |
| November | 1.1 | 1.5 | 1.6 |
| December | 0.9 | 1.2 | 1.4 |

History of Month's Supply





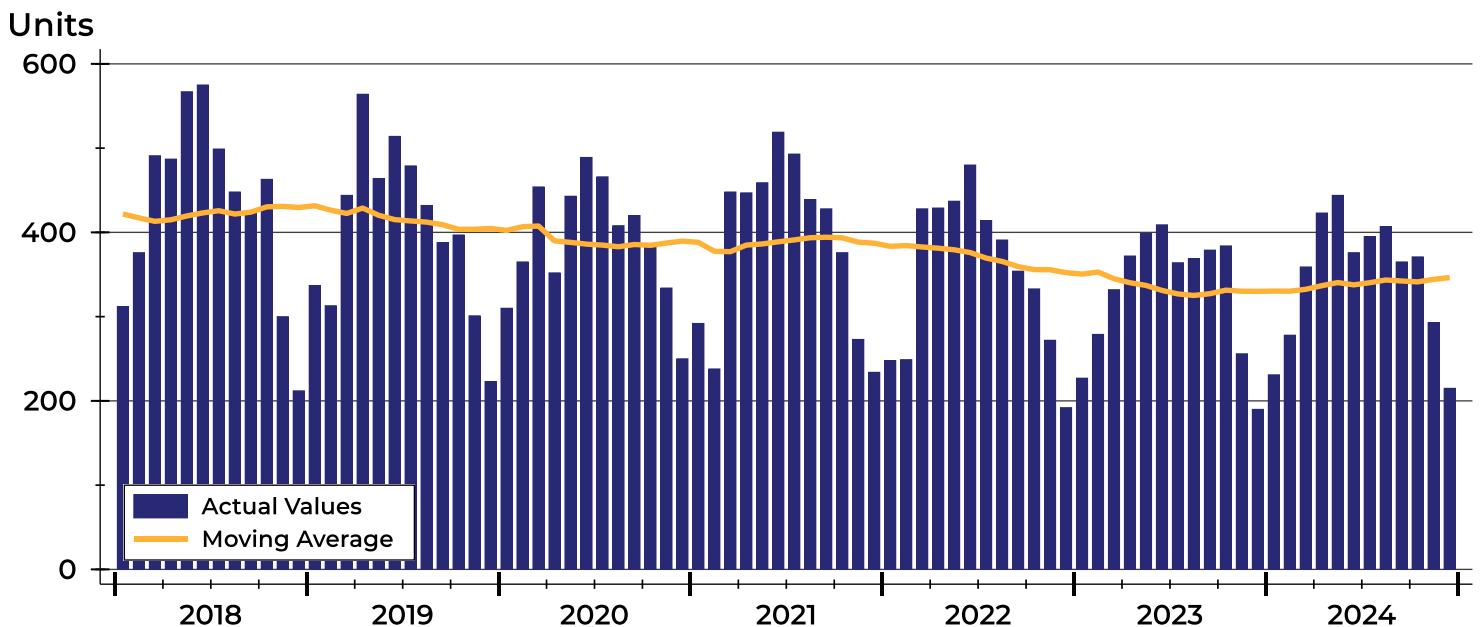
Entire MLS System New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 215 | 190 | 13.2% |
| | Volume (1,000s) | 46,913 | 40,179 | 16.8% |
| | Average List Price | 218,198 | 211,468 | 3.2% |
| | Median List Price | 195,000 | 185,000 | 5.4% |
| Year-to-Date | New Listings | 4,157 | 3,960 | 5.0% |
| | Volume (1,000s) | 991,707 | 908,198 | 9.2% |
| | Average List Price | 238,563 | 229,343 | 4.0% |
| | Median List Price | 208,000 | 189,995 | 9.5% |

A total of 215 new listings were added in the Sunflower multiple listing service during December, up 13.2% from the same month in 2023. Year-to-date the Sunflower multiple listing service has seen 4,157 new listings.

The median list price of these homes was \$195,000 up from \$185,000 in 2023.

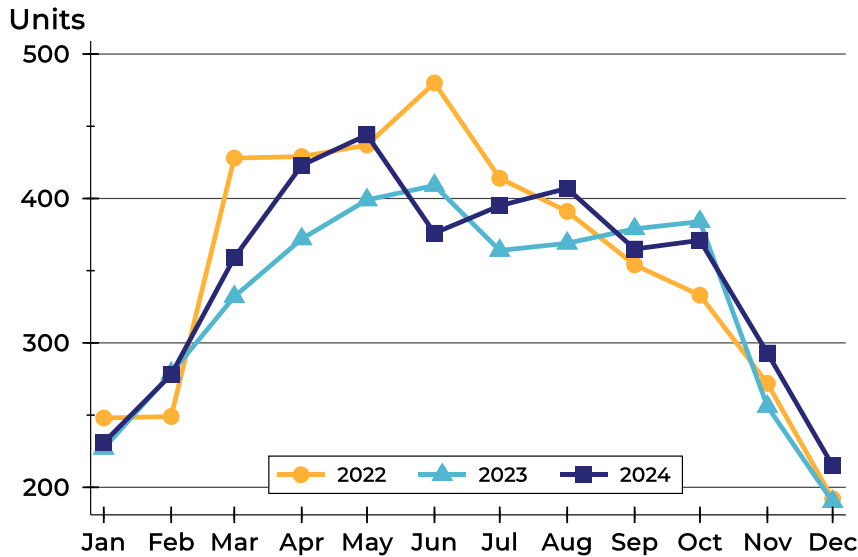
History of New Listings





Entire MLS System New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 248 | 227 | 231 |
| February | 249 | 279 | 278 |
| March | 428 | 332 | 359 |
| April | 429 | 372 | 423 |
| May | 437 | 399 | 444 |
| June | 480 | 409 | 376 |
| July | 414 | 364 | 395 |
| August | 391 | 369 | 407 |
| September | 354 | 379 | 365 |
| October | 333 | 384 | 371 |
| November | 272 | 256 | 293 |
| December | 192 | 190 | 215 |

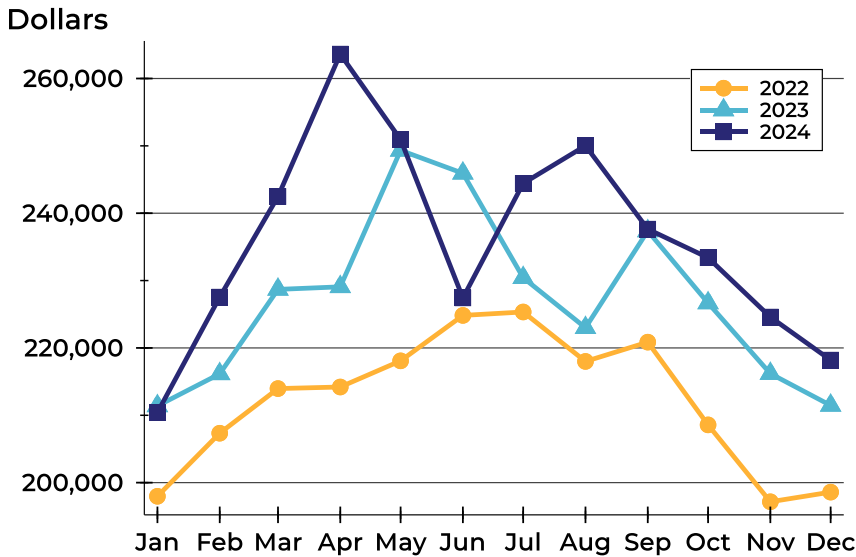
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 2 | 0.9% | 10,000 | 10,000 | 12 | 12 | 97.6% | 97.6% |
| \$25,000-\$49,999 | 10 | 4.7% | 39,950 | 38,700 | 8 | 3 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 25 | 11.6% | 75,606 | 79,900 | 17 | 19 | 97.3% | 100.0% |
| \$100,000-\$124,999 | 13 | 6.0% | 115,904 | 117,000 | 15 | 11 | 99.3% | 100.0% |
| \$125,000-\$149,999 | 28 | 13.0% | 136,280 | 137,450 | 17 | 15 | 99.7% | 100.0% |
| \$150,000-\$174,999 | 20 | 9.3% | 163,413 | 165,000 | 10 | 4 | 98.1% | 100.0% |
| \$175,000-\$199,999 | 17 | 7.9% | 190,318 | 195,000 | 21 | 20 | 95.6% | 100.0% |
| \$200,000-\$249,999 | 22 | 10.2% | 225,673 | 224,900 | 22 | 25 | 98.9% | 100.0% |
| \$250,000-\$299,999 | 30 | 14.0% | 280,389 | 279,450 | 19 | 17 | 99.3% | 100.0% |
| \$300,000-\$399,999 | 29 | 13.5% | 344,131 | 349,000 | 15 | 10 | 99.3% | 100.0% |
| \$400,000-\$499,999 | 10 | 4.7% | 445,228 | 449,700 | 14 | 10 | 99.5% | 100.0% |
| \$500,000-\$749,999 | 9 | 4.2% | 552,015 | 540,000 | 16 | 15 | 100.2% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



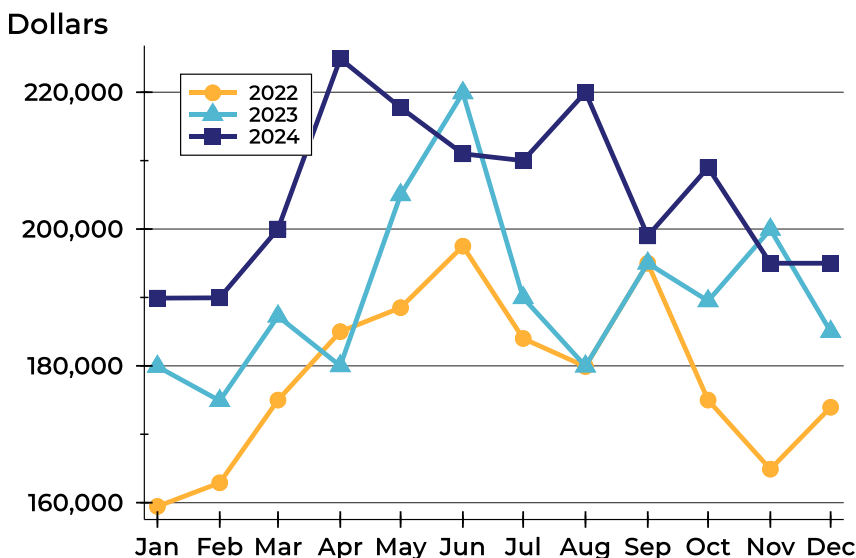
Entire MLS System New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 197,975 | 211,390 | 210,415 |
| February | 207,340 | 216,149 | 227,550 |
| March | 213,967 | 228,692 | 242,479 |
| April | 214,200 | 229,073 | 263,629 |
| May | 218,085 | 249,334 | 250,935 |
| June | 224,830 | 245,928 | 227,421 |
| July | 225,340 | 230,427 | 244,429 |
| August | 217,996 | 223,000 | 250,020 |
| September | 220,862 | 237,367 | 237,642 |
| October | 208,577 | 226,674 | 233,390 |
| November | 197,161 | 216,193 | 224,588 |
| December | 198,595 | 211,468 | 218,198 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 159,450 | 179,900 | 189,900 |
| February | 162,900 | 174,900 | 189,950 |
| March | 175,000 | 187,250 | 200,000 |
| April | 185,000 | 180,000 | 224,900 |
| May | 188,500 | 205,000 | 217,750 |
| June | 197,500 | 219,900 | 211,000 |
| July | 184,000 | 189,950 | 210,000 |
| August | 179,900 | 179,950 | 220,000 |
| September | 195,000 | 195,000 | 199,000 |
| October | 175,000 | 189,500 | 209,000 |
| November | 164,900 | 199,950 | 195,000 |
| December | 173,950 | 185,000 | 195,000 |



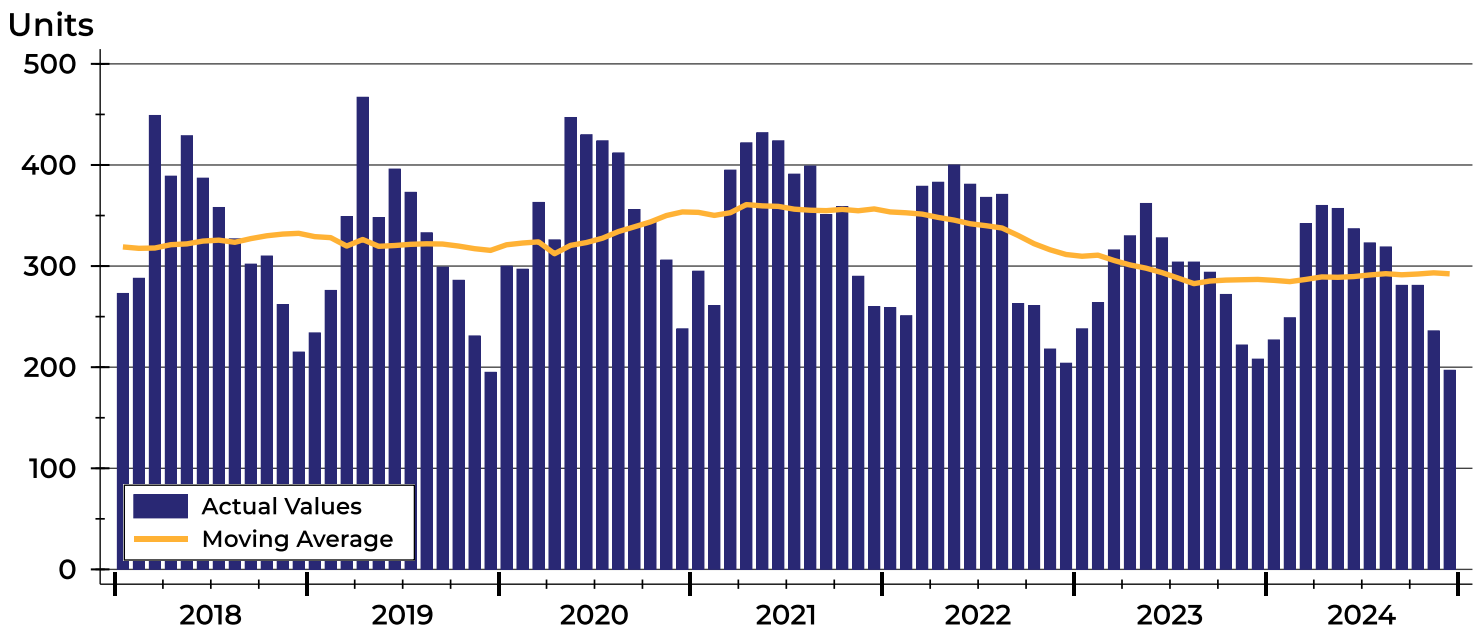
Entire MLS System Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 197 | 208 | -5.3% | 3,509 | 3,442 | 1.9% |
| Volume (1,000s) | | 45,765 | 45,222 | 1.2% | 825,930 | 751,554 | 9.9% |
| Average | Sale Price | 232,308 | 217,411 | 6.9% | 235,375 | 218,348 | 7.8% |
| | Days on Market | 35 | 37 | -5.4% | 26 | 21 | 23.8% |
| | Percent of Original | 96.7% | 94.8% | 2.0% | 96.7% | 97.4% | -0.7% |
| Median | Sale Price | 210,000 | 190,000 | 10.5% | 204,500 | 185,000 | 10.5% |
| | Days on Market | 17 | 18 | -5.6% | 7 | 6 | 16.7% |
| | Percent of Original | 100.0% | 97.2% | 2.9% | 100.0% | 100.0% | 0.0% |

A total of 197 contracts for sale were written in the Sunflower multiple listing service during the month of December, down from 208 in 2023. The median list price of these homes was \$210,000, up from \$190,000 the prior year.

Half of the homes that went under contract in December were on the market less than 17 days, compared to 18 days in December 2023.

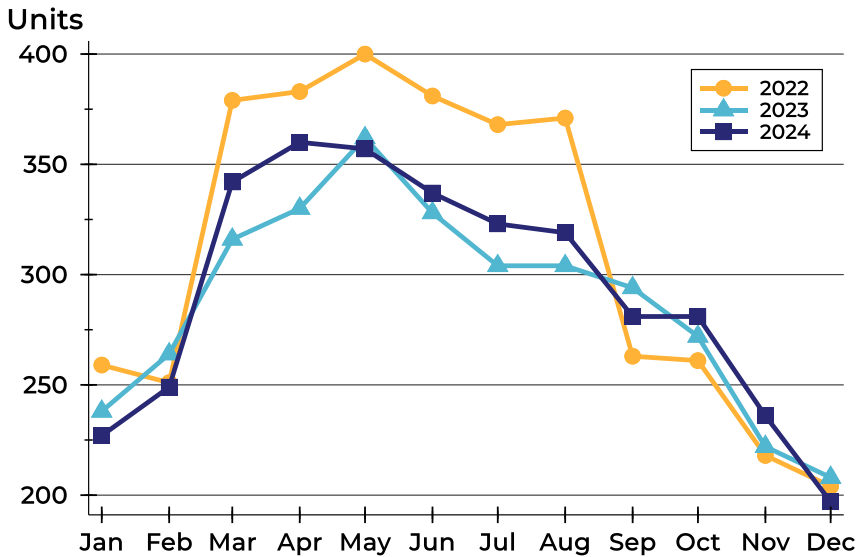
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 259 | 238 | 227 |
| February | 251 | 264 | 249 |
| March | 379 | 316 | 342 |
| April | 383 | 330 | 360 |
| May | 400 | 362 | 357 |
| June | 381 | 328 | 337 |
| July | 368 | 304 | 323 |
| August | 371 | 304 | 319 |
| September | 263 | 294 | 281 |
| October | 261 | 272 | 281 |
| November | 218 | 222 | 236 |
| December | 204 | 208 | 197 |

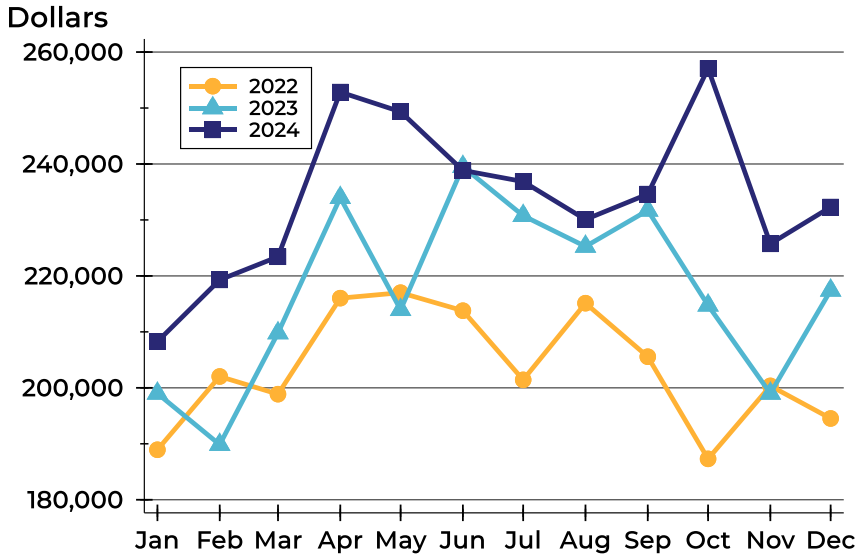
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.5% | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 11 | 5.6% | 38,100 | 35,900 | 27 | 3 | 92.5% | 100.0% |
| \$50,000-\$99,999 | 20 | 10.2% | 76,955 | 78,700 | 58 | 42 | 91.9% | 95.3% |
| \$100,000-\$124,999 | 9 | 4.6% | 117,072 | 119,900 | 17 | 9 | 97.7% | 98.4% |
| \$125,000-\$149,999 | 18 | 9.1% | 137,639 | 139,900 | 17 | 13 | 98.3% | 100.0% |
| \$150,000-\$174,999 | 22 | 11.2% | 164,559 | 165,000 | 17 | 5 | 96.9% | 100.0% |
| \$175,000-\$199,999 | 14 | 7.1% | 191,289 | 192,500 | 32 | 28 | 97.5% | 97.7% |
| \$200,000-\$249,999 | 27 | 13.7% | 230,113 | 229,900 | 46 | 29 | 96.3% | 96.1% |
| \$250,000-\$299,999 | 24 | 12.2% | 281,764 | 282,500 | 44 | 31 | 97.2% | 99.1% |
| \$300,000-\$399,999 | 29 | 14.7% | 334,993 | 335,000 | 25 | 13 | 98.3% | 100.0% |
| \$400,000-\$499,999 | 13 | 6.6% | 440,585 | 439,777 | 50 | 35 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 8 | 4.1% | 592,675 | 587,200 | 74 | 12 | 97.9% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.5% | 799,777 | 799,777 | 8 | 8 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



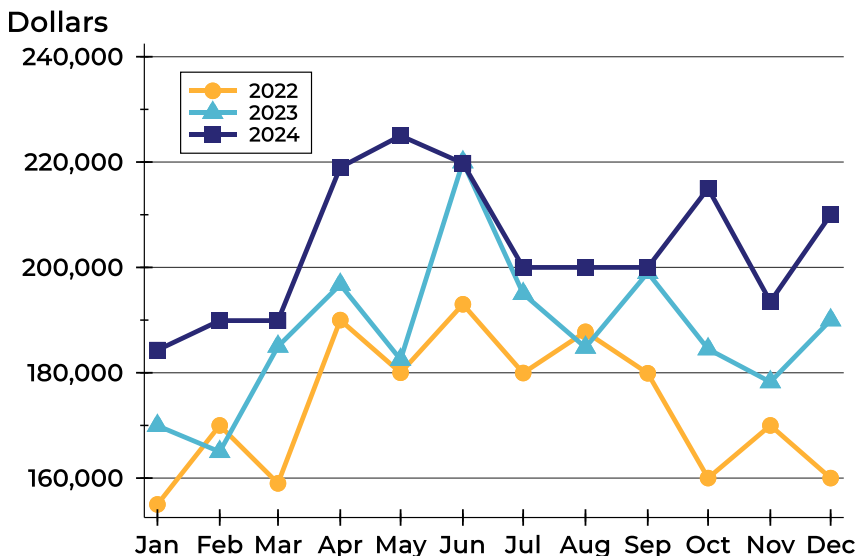
Entire MLS System Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 188,936 | 199,005 | 208,262 |
| February | 202,031 | 189,853 | 219,294 |
| March | 198,870 | 209,791 | 223,423 |
| April | 216,026 | 233,974 | 252,849 |
| May | 217,002 | 213,953 | 249,337 |
| June | 213,787 | 239,525 | 238,859 |
| July | 201,430 | 230,760 | 236,863 |
| August | 215,127 | 225,260 | 230,083 |
| September | 205,559 | 231,708 | 234,621 |
| October | 187,308 | 214,744 | 257,065 |
| November | 200,349 | 198,998 | 225,736 |
| December | 194,526 | 217,411 | 232,308 |

Median Price

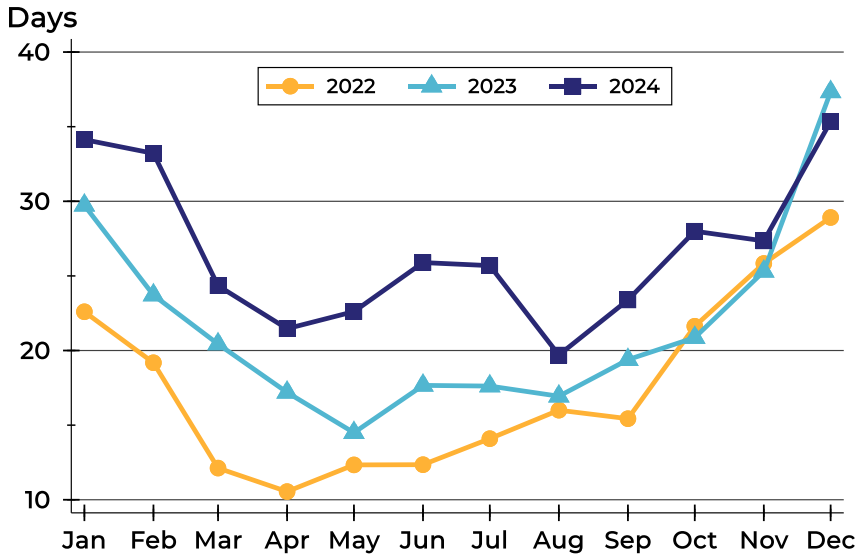


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 155,000 | 169,950 | 184,300 |
| February | 170,000 | 165,000 | 189,900 |
| March | 159,000 | 185,000 | 189,900 |
| April | 190,000 | 196,750 | 219,000 |
| May | 180,000 | 182,500 | 225,000 |
| June | 193,000 | 220,000 | 219,777 |
| July | 179,950 | 195,000 | 200,000 |
| August | 187,777 | 184,800 | 200,000 |
| September | 179,900 | 199,000 | 200,000 |
| October | 160,000 | 184,500 | 215,000 |
| November | 170,000 | 178,250 | 193,500 |
| December | 160,000 | 190,000 | 210,000 |



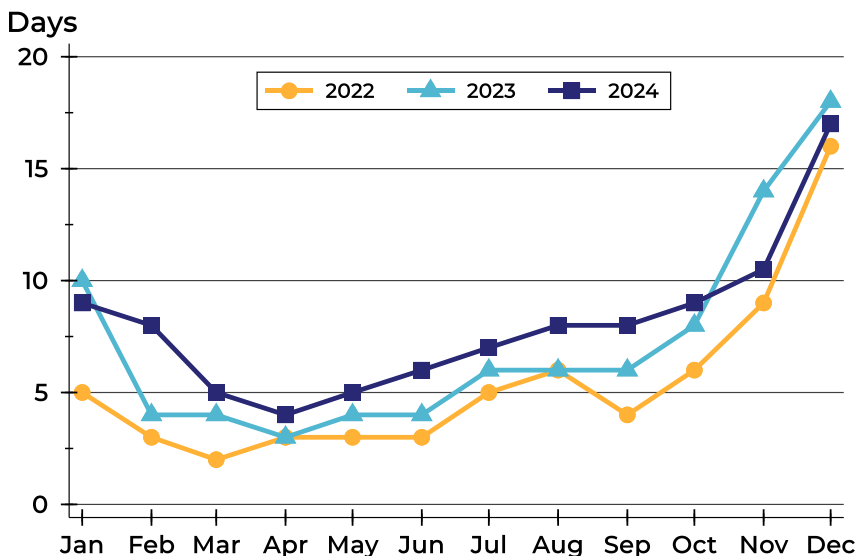
Entire MLS System Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 23 | 30 | 34 |
| February | 19 | 24 | 33 |
| March | 12 | 20 | 24 |
| April | 11 | 17 | 21 |
| May | 12 | 14 | 23 |
| June | 12 | 18 | 26 |
| July | 14 | 18 | 26 |
| August | 16 | 17 | 20 |
| September | 15 | 19 | 23 |
| October | 22 | 21 | 28 |
| November | 26 | 25 | 27 |
| December | 29 | 37 | 35 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 5 | 10 | 9 |
| February | 3 | 4 | 8 |
| March | 2 | 4 | 5 |
| April | 3 | 3 | 4 |
| May | 3 | 4 | 5 |
| June | 3 | 4 | 6 |
| July | 5 | 6 | 7 |
| August | 6 | 6 | 8 |
| September | 4 | 6 | 8 |
| October | 6 | 8 | 9 |
| November | 9 | 14 | 11 |
| December | 16 | 18 | 17 |



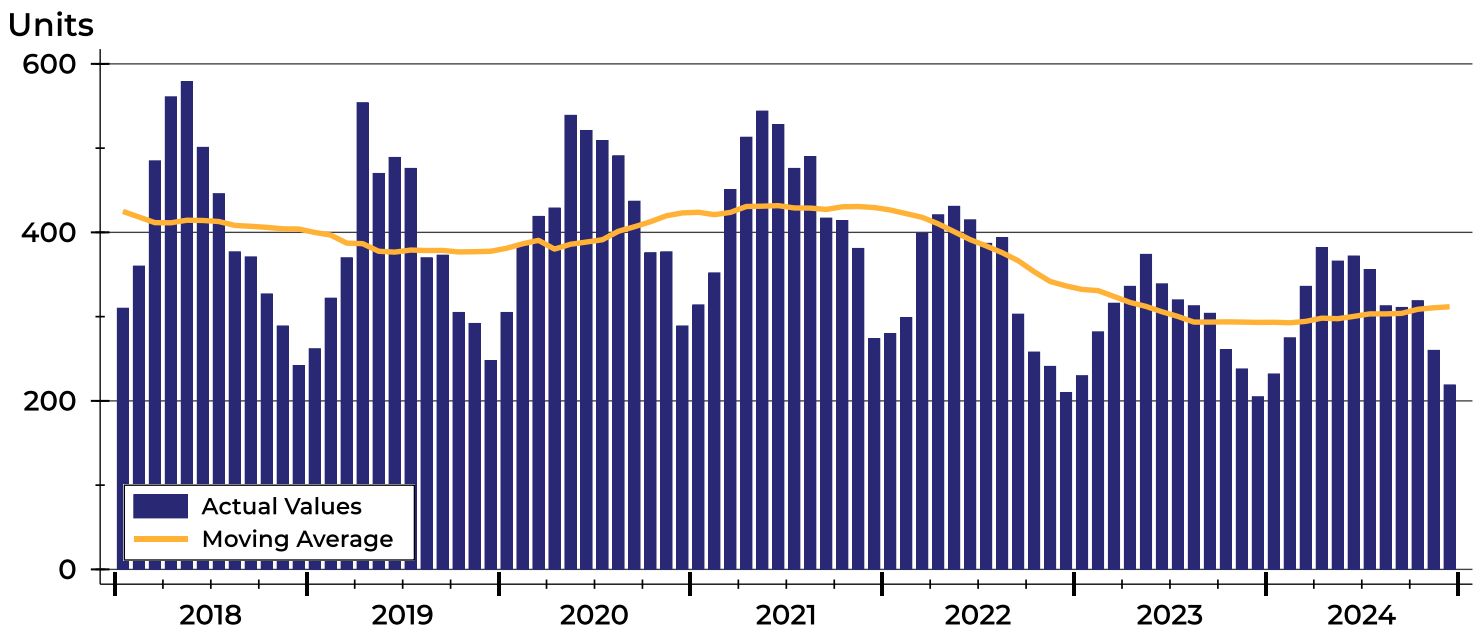
Entire MLS System Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 219 | 205 | 6.8% |
| Volume (1,000s) | | 57,967 | 44,542 | 30.1% |
| Average | List Price | 264,687 | 217,278 | 21.8% |
| | Days on Market | 35 | 35 | 0.0% |
| | Percent of Original | 97.3% | 97.9% | -0.6% |
| Median | List Price | 225,000 | 185,000 | 21.6% |
| | Days on Market | 20 | 18 | 11.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 219 listings in the Sunflower multiple listing service had contracts pending at the end of December, up from 205 contracts pending at the end of December 2023.

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

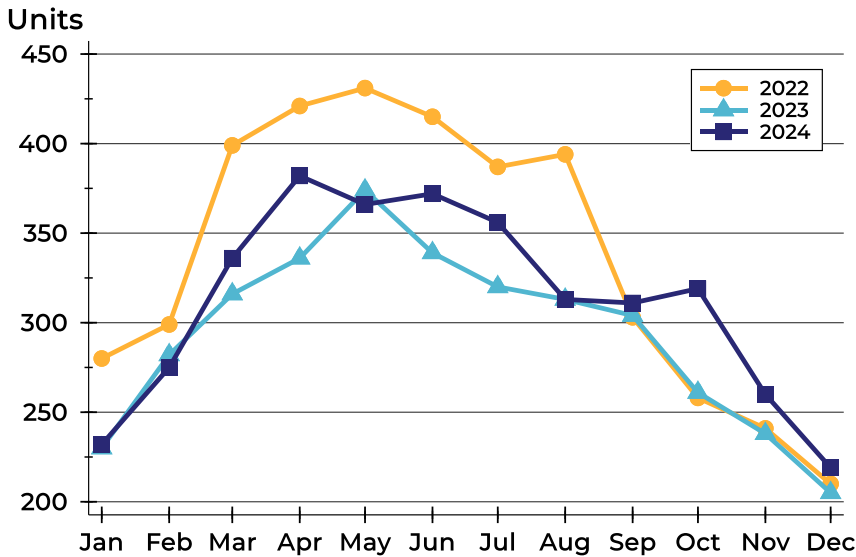
History of Pending Contracts





Entire MLS System Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|------------------|------|------|------------|
| January | 280 | 230 | 232 |
| February | 299 | 282 | 275 |
| March | 399 | 316 | 336 |
| April | 421 | 336 | 382 |
| May | 431 | 374 | 366 |
| June | 415 | 339 | 372 |
| July | 387 | 320 | 356 |
| August | 394 | 313 | 313 |
| September | 303 | 304 | 311 |
| October | 258 | 261 | 319 |
| November | 241 | 238 | 260 |
| December | 210 | 205 | 219 |

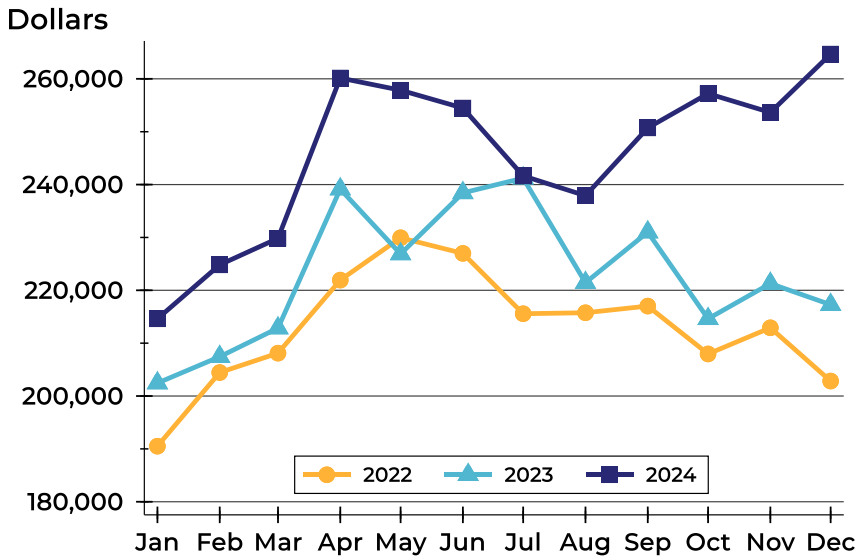
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.5% | 16,500 | 16,500 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 5 | 2.3% | 41,020 | 42,500 | 10 | 3 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 23 | 10.5% | 78,737 | 79,900 | 55 | 33 | 94.4% | 100.0% |
| \$100,000-\$124,999 | 13 | 5.9% | 118,219 | 119,700 | 26 | 10 | 97.3% | 100.0% |
| \$125,000-\$149,999 | 19 | 8.7% | 136,711 | 139,900 | 17 | 15 | 98.4% | 100.0% |
| \$150,000-\$174,999 | 21 | 9.6% | 163,090 | 160,000 | 18 | 4 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 19 | 8.7% | 190,887 | 190,000 | 36 | 37 | 96.7% | 97.5% |
| \$200,000-\$249,999 | 27 | 12.3% | 232,467 | 234,900 | 32 | 21 | 97.3% | 100.0% |
| \$250,000-\$299,999 | 26 | 11.9% | 279,667 | 279,950 | 39 | 21 | 98.1% | 100.0% |
| \$300,000-\$399,999 | 31 | 14.2% | 346,640 | 339,900 | 31 | 19 | 97.6% | 100.0% |
| \$400,000-\$499,999 | 17 | 7.8% | 439,418 | 439,777 | 41 | 24 | 98.8% | 100.0% |
| \$500,000-\$749,999 | 13 | 5.9% | 604,338 | 620,000 | 66 | 12 | 96.1% | 100.0% |
| \$750,000-\$999,999 | 2 | 0.9% | 874,889 | 874,889 | 94 | 94 | 86.5% | 86.5% |
| \$1,000,000 and up | 2 | 0.9% | 1,688,889 | 1,688,889 | 34 | 34 | 100.0% | 100.0% |



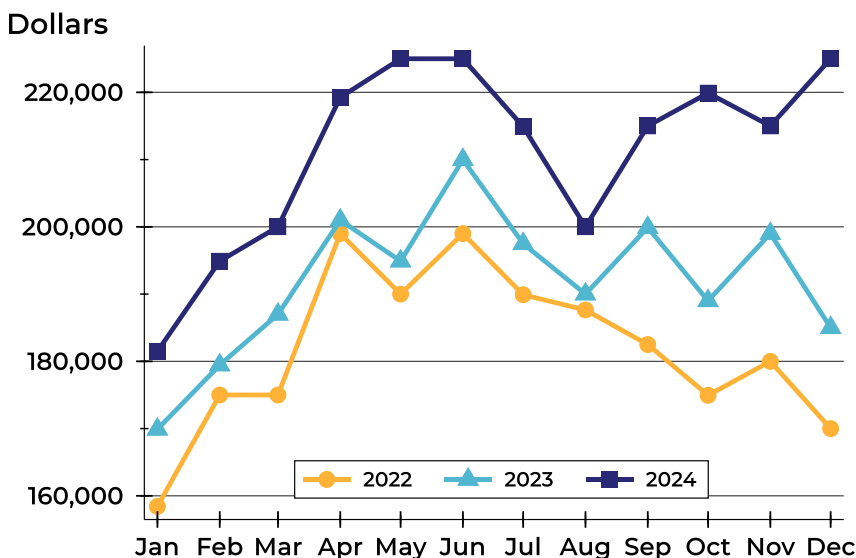
Entire MLS System Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 190,513 | 202,450 | 214,610 |
| February | 204,443 | 207,439 | 224,817 |
| March | 208,113 | 212,853 | 229,833 |
| April | 221,932 | 239,144 | 260,158 |
| May | 229,938 | 226,876 | 257,850 |
| June | 226,987 | 238,431 | 254,478 |
| July | 215,573 | 241,219 | 241,646 |
| August | 215,755 | 221,444 | 237,901 |
| September | 217,017 | 231,005 | 250,722 |
| October | 207,962 | 214,614 | 257,211 |
| November | 212,909 | 221,280 | 253,642 |
| December | 202,836 | 217,278 | 264,687 |

Median Price

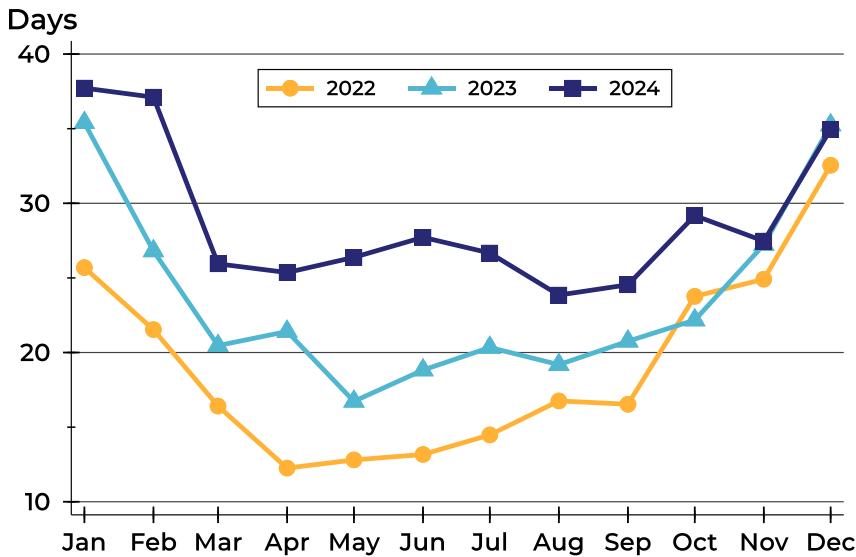


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 158,425 | 169,900 | 181,490 |
| February | 175,000 | 179,450 | 194,900 |
| March | 175,000 | 187,000 | 200,000 |
| April | 199,000 | 201,000 | 219,250 |
| May | 190,000 | 194,900 | 225,000 |
| June | 199,000 | 210,000 | 225,000 |
| July | 189,900 | 197,500 | 214,900 |
| August | 187,639 | 190,000 | 200,000 |
| September | 182,500 | 199,900 | 215,000 |
| October | 174,950 | 189,000 | 219,900 |
| November | 180,000 | 199,000 | 215,000 |
| December | 170,000 | 185,000 | 225,000 |



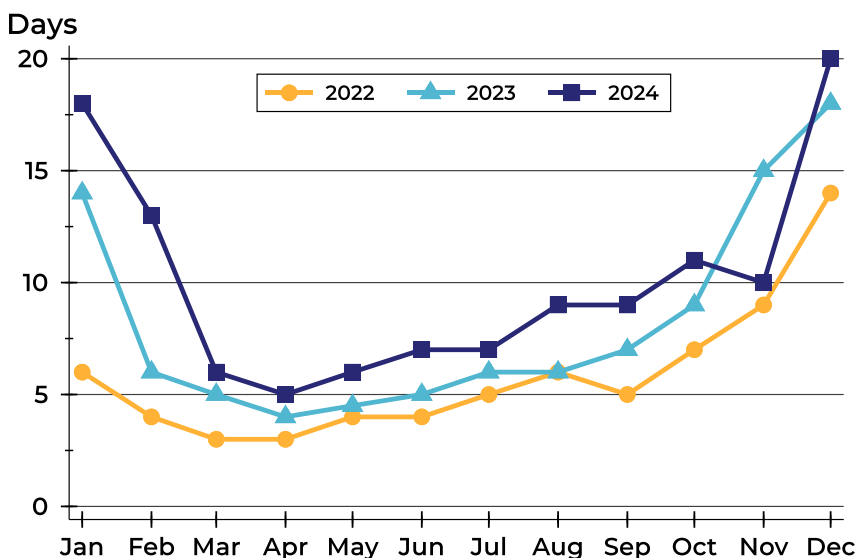
Entire MLS System Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 26 | 35 | 38 |
| February | 22 | 27 | 37 |
| March | 16 | 20 | 26 |
| April | 12 | 21 | 25 |
| May | 13 | 17 | 26 |
| June | 13 | 19 | 28 |
| July | 14 | 20 | 27 |
| August | 17 | 19 | 24 |
| September | 17 | 21 | 25 |
| October | 24 | 22 | 29 |
| November | 25 | 27 | 27 |
| December | 33 | 35 | 35 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 6 | 14 | 18 |
| February | 4 | 6 | 13 |
| March | 3 | 5 | 6 |
| April | 3 | 4 | 5 |
| May | 4 | 5 | 6 |
| June | 4 | 5 | 7 |
| July | 5 | 6 | 7 |
| August | 6 | 6 | 9 |
| September | 5 | 7 | 9 |
| October | 7 | 9 | 11 |
| November | 9 | 15 | 10 |
| December | 14 | 18 | 20 |



Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in December

Total home sales in Coffey County rose by 50.0% last month to 3 units, compared to 2 units in December 2023. Total sales volume was \$0.9 million, up 242.1% from a year earlier.

The median sale price in December was \$208,300, up from \$135,950 a year earlier. Homes that sold in December were typically on the market for 10 days and sold for 97.3% of their list prices.

Coffey County Active Listings Down at End of December

The total number of active listings in Coffey County at the end of December was 11 units, down from 13 at the same point in 2023. 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 December was \$295,000.

During December, a total of 2 contracts were written down from 3 in December 2023. At the end of the month, there was 1 contract 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

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|-------------------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales Change from prior year | | 3 50.0% | 2 -33.3% | 3 -40.0% | 57 5.6% | 54 -8.5% | 59 -28.9% |
| Active Listings Change from prior year | | 11 -15.4% | 13 30.0% | 10 -33.3% | N/A | N/A | N/A |
| Months' Supply Change from prior year | | 2.3 -20.7% | 2.9 45.0% | 2.0 -9.1% | N/A | N/A | N/A |
| New Listings Change from prior year | | 4 33.3% | 3 -50.0% | 6 200.0% | 73 12.3% | 65 -12.2% | 74 -9.8% |
| Contracts Written Change from prior year | | 2 -33.3% | 3 -50.0% | 6 200.0% | 56 9.8% | 51 -16.4% | 61 -22.8% |
| Pending Contracts Change from prior year | | 1 -50.0% | 2 -60.0% | 5 150.0% | N/A | N/A | N/A |
| Sales Volume (1,000s) Change from prior year | | 930 241.9% | 272 -42.9% | 476 -51.8% | 12,283 36.4% | 9,007 -10.1% | 10,022 -17.4% |
| Average | Sale Price Change from prior year | 310,100 128.1% | 135,950 -14.2% | 158,505 -19.7% | 215,487 29.2% | 166,803 -1.8% | 169,862 16.2% |
| | List Price of Actives Change from prior year | 270,182 8.6% | 248,846 49.6% | 166,380 10.2% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 18 -18.2% | 22 144.4% | 9 -89.7% | 47 27.0% | 37 -24.5% | 49 -33.8% |
| | Percent of List Change from prior year | 92.8% 3.1% | 90.0% -4.8% | 94.5% -0.2% | 94.5% 0.1% | 94.4% -2.0% | 96.3% 1.3% |
| | Percent of Original Change from prior year | 92.8% 3.1% | 90.0% -4.8% | 94.5% 4.5% | 92.9% 1.3% | 91.7% -2.7% | 94.2% 2.3% |
| Median | Sale Price Change from prior year | 208,300 53.2% | 135,950 31.3% | 103,516 -52.4% | 200,000 39.4% | 143,500 -12.0% | 163,000 30.4% |
| | List Price of Actives Change from prior year | 295,000 43.9% | 205,000 19.2% | 172,000 4.2% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 10 -54.5% | 22 #DIV/0! | 0 -100.0% | 20 53.8% | 13 -23.5% | 17 -45.2% |
| | Percent of List Change from prior year | 97.3% 8.1% | 90.0% -10.0% | 100.0% 1.2% | 96.5% 0.6% | 95.9% -1.9% | 97.8% -0.1% |
| | Percent of Original Change from prior year | 97.3% 8.1% | 90.0% -10.0% | 100.0% 5.7% | 95.0% -0.1% | 95.1% -2.1% | 97.1% 1.0% |

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



Coffey County Closed Listings Analysis

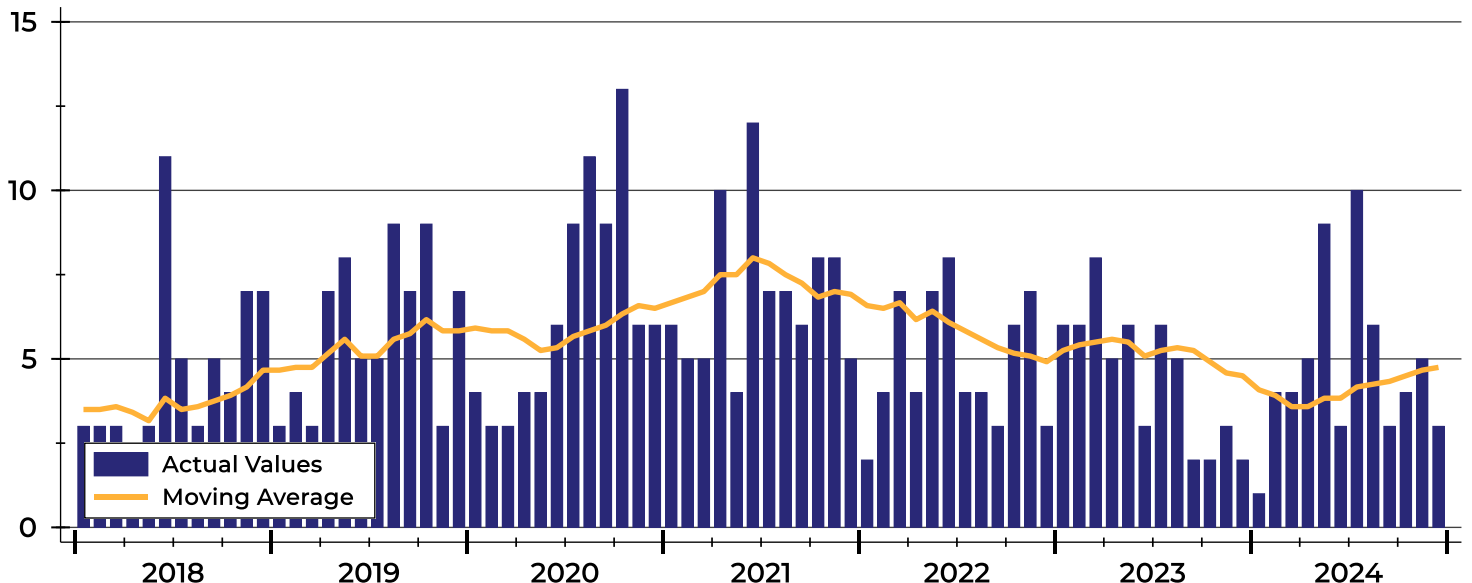
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 3 | 2 | 50.0% | 57 | 54 | 5.6% |
| Volume (1,000s) | | 930 | 272 | 241.9% | 12,283 | 9,007 | 36.4% |
| Months' Supply | | 2.3 | 2.9 | -20.7% | N/A | N/A | N/A |
| Average | Sale Price | 310,100 | 135,950 | 128.1% | 215,487 | 166,803 | 29.2% |
| | Days on Market | 18 | 22 | -18.2% | 47 | 37 | 27.0% |
| | Percent of List | 92.8% | 90.0% | 3.1% | 94.5% | 94.4% | 0.1% |
| | Percent of Original | 92.8% | 90.0% | 3.1% | 92.9% | 91.7% | 1.3% |
| Median | Sale Price | 208,300 | 135,950 | 53.2% | 200,000 | 143,500 | 39.4% |
| | Days on Market | 10 | 22 | -54.5% | 20 | 13 | 53.8% |
| | Percent of List | 97.3% | 90.0% | 8.1% | 96.5% | 95.9% | 0.6% |
| | Percent of Original | 97.3% | 90.0% | 8.1% | 95.0% | 95.1% | -0.1% |

A total of 3 homes sold in Coffey County in December, up from 2 units in December 2023. Total sales volume rose to \$0.9 million compared to \$0.3 million in the previous year.

The median sales price in December was \$208,300, up 53.2% compared to the prior year. Median days on market was 10 days, up from 6 days in November, but down from 22 in December 2023.

History of Closed Listings

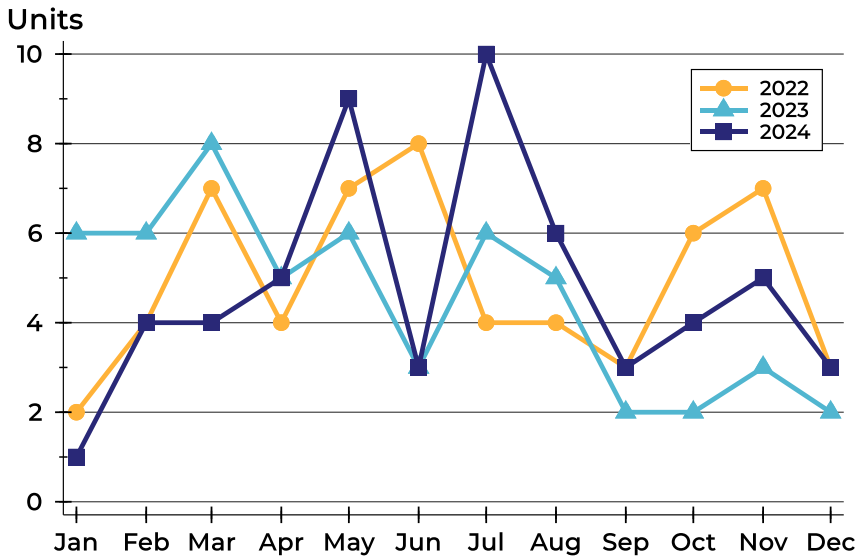
Units





Coffey County Closed Listings Analysis

Closed Listings by Month



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

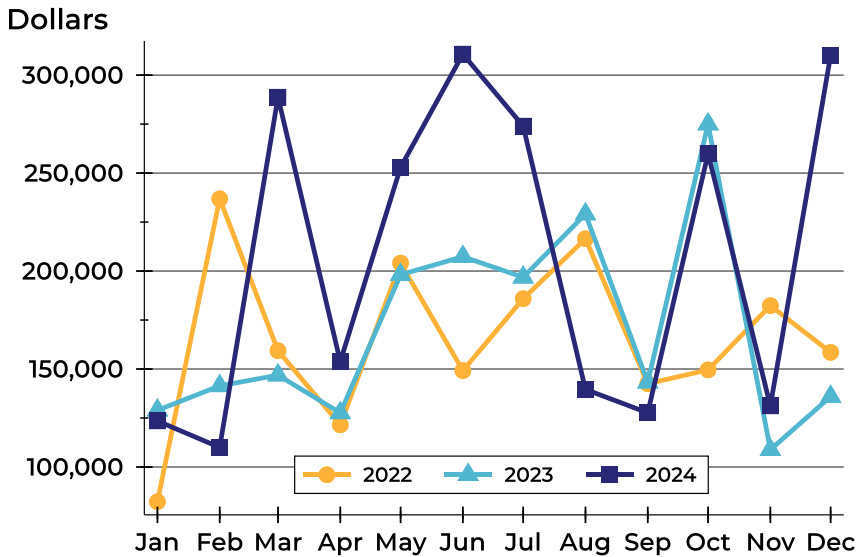
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 33.3% | 0.0 | 47,000 | 47,000 | 43 | 43 | 81.0% | 81.0% | 81.0% | 81.0% |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 33.3% | 1.1 | 208,300 | 208,300 | 10 | 10 | 97.3% | 97.3% | 97.3% | 97.3% |
| \$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 | 1 | 33.3% | 0.0 | 675,000 | 675,000 | 1 | 1 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



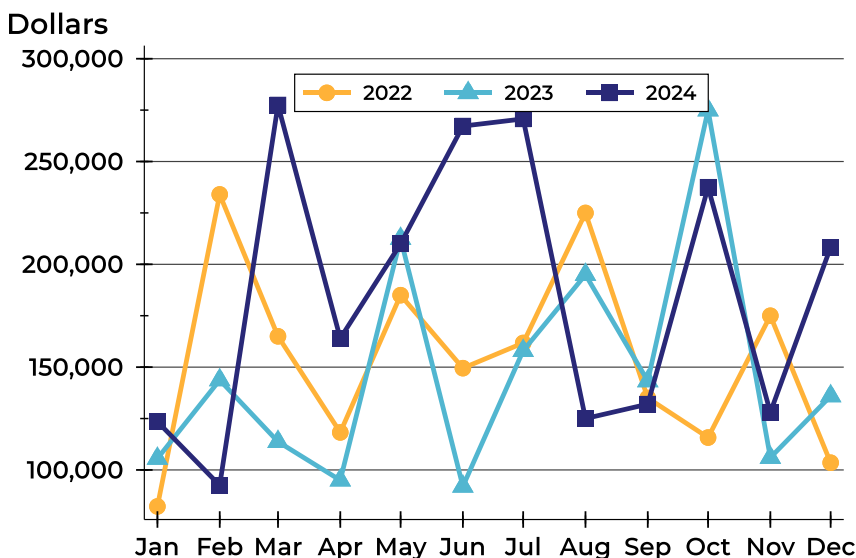
Coffey County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 82,250 | 128,938 | 123,500 |
| February | 236,875 | 141,400 | 110,000 |
| March | 159,357 | 146,881 | 288,750 |
| April | 121,500 | 127,600 | 153,800 |
| May | 204,064 | 198,150 | 252,944 |
| June | 149,188 | 207,333 | 310,750 |
| July | 185,875 | 196,833 | 273,990 |
| August | 216,500 | 229,100 | 139,583 |
| September | 142,500 | 143,250 | 127,667 |
| October | 149,567 | 275,000 | 260,000 |
| November | 182,359 | 108,833 | 131,160 |
| December | 158,505 | 135,950 | 310,100 |

Median Price

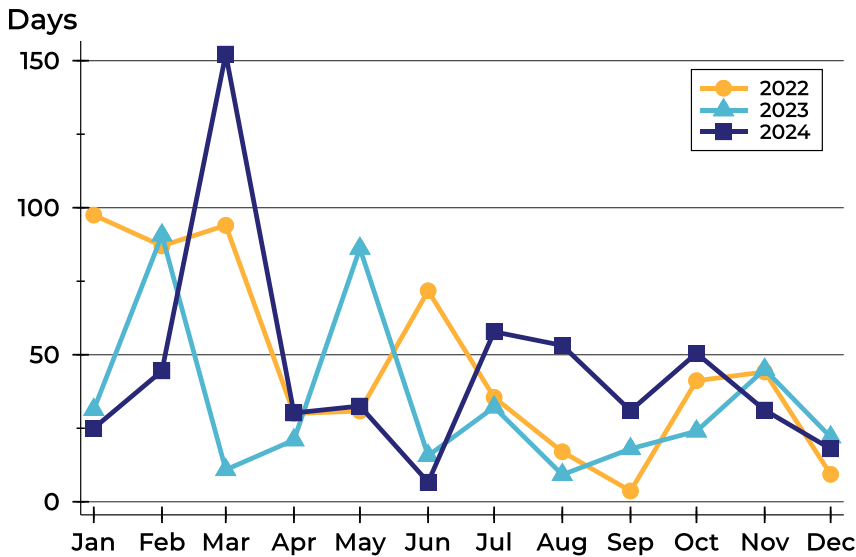


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 82,250 | 105,563 | 123,500 |
| February | 234,000 | 143,750 | 92,500 |
| March | 165,000 | 113,750 | 277,500 |
| April | 118,250 | 95,000 | 164,000 |
| May | 185,000 | 212,500 | 210,000 |
| June | 149,500 | 92,000 | 267,250 |
| July | 161,750 | 158,000 | 270,750 |
| August | 225,000 | 195,000 | 125,000 |
| September | 135,000 | 143,250 | 132,000 |
| October | 115,750 | 275,000 | 237,500 |
| November | 175,000 | 106,000 | 128,000 |
| December | 103,516 | 135,950 | 208,300 |



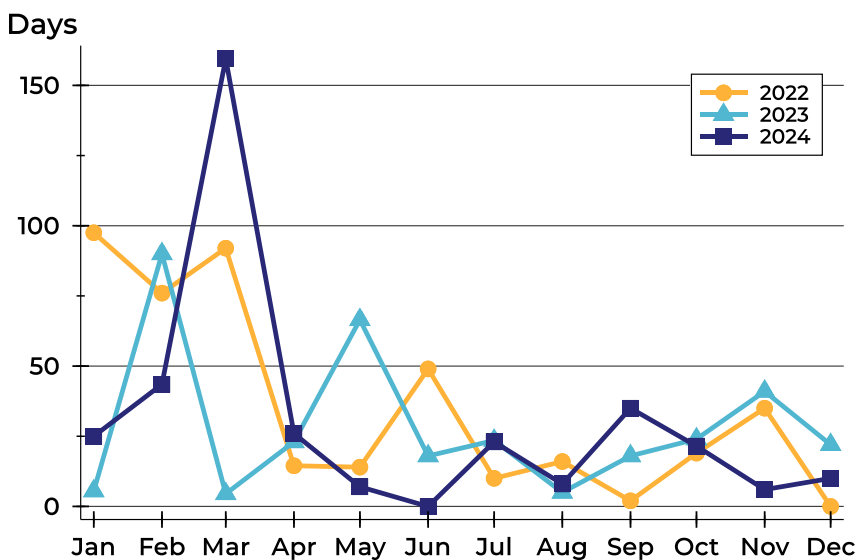
Coffey County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 98 | 31 | 25 |
| February | 87 | 91 | 45 |
| March | 94 | 11 | 152 |
| April | 30 | 21 | 30 |
| May | 31 | 86 | 33 |
| June | 72 | 16 | 7 |
| July | 36 | 32 | 58 |
| August | 17 | 9 | 53 |
| September | 4 | 18 | 31 |
| October | 41 | 24 | 51 |
| November | 44 | 45 | 31 |
| December | 9 | 22 | 18 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 98 | 6 | 25 |
| February | 76 | 90 | 44 |
| March | 92 | 5 | 160 |
| April | 15 | 23 | 26 |
| May | 14 | 67 | 7 |
| June | 49 | 18 | N/A |
| July | 10 | 24 | 23 |
| August | 16 | 5 | 8 |
| September | 2 | 18 | 35 |
| October | 19 | 24 | 22 |
| November | 35 | 41 | 6 |
| December | N/A | 22 | 10 |



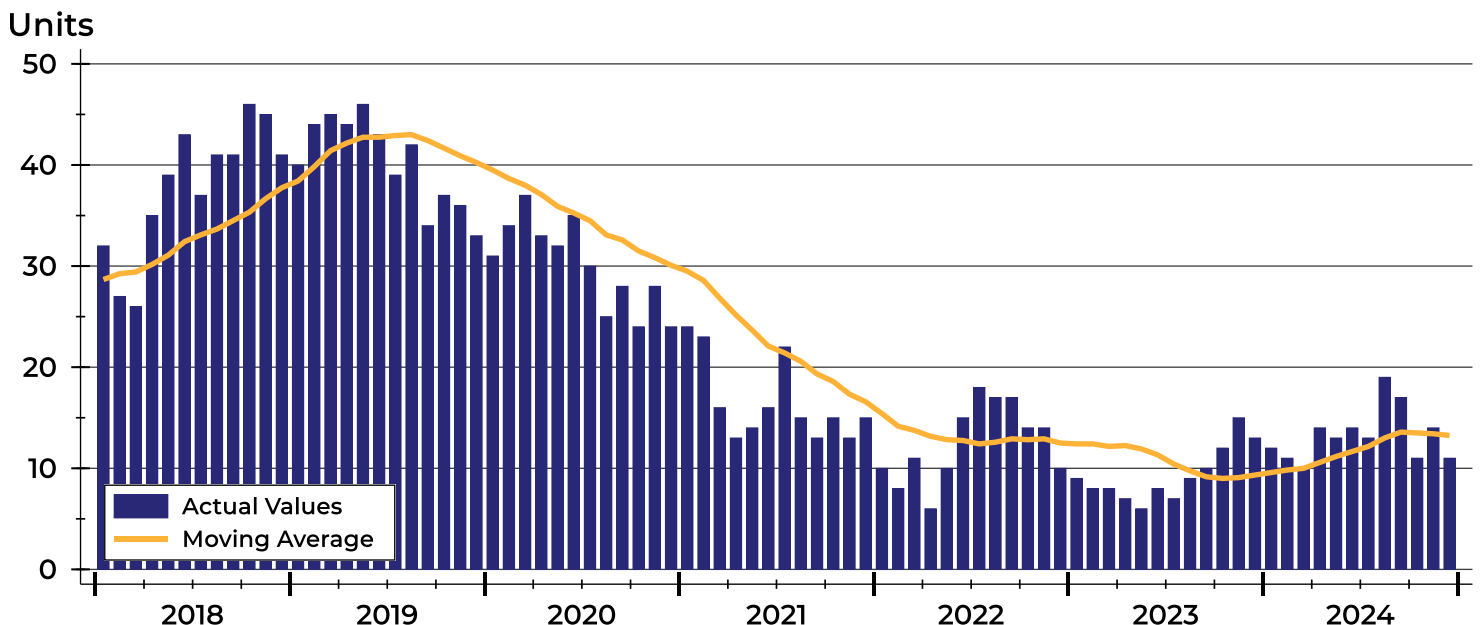
Coffey County Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | End of December Change |
|--|---------------------|---------|---------|------------------------|
| Active Listings | | 11 | 13 | -15.4% |
| Volume (1,000s) | | 2,972 | 3,235 | -8.1% |
| Months' Supply | | 2.3 | 2.9 | -20.7% |
| Average | List Price | 270,182 | 248,846 | 8.6% |
| | Days on Market | 96 | 72 | 33.3% |
| | Percent of Original | 96.6% | 97.5% | -0.9% |
| Median | List Price | 295,000 | 205,000 | 43.9% |
| | Days on Market | 80 | 66 | 21.2% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 11 homes were available for sale in Coffey County at the end of December. This represents a 2.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$295,000, up 43.9% from 2023. The typical time on market for active listings was 80 days, up from 66 days a year earlier.

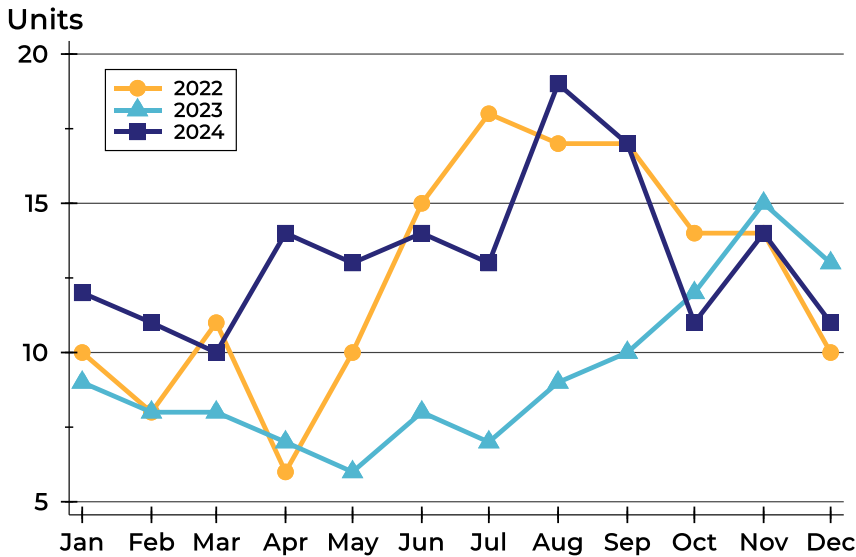
History of Active Listings





Coffey County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 10 | 9 | 12 |
| February | 8 | 8 | 11 |
| March | 11 | 8 | 10 |
| April | 6 | 7 | 14 |
| May | 10 | 6 | 13 |
| June | 15 | 8 | 14 |
| July | 18 | 7 | 13 |
| August | 17 | 9 | 19 |
| September | 17 | 10 | 17 |
| October | 14 | 12 | 11 |
| November | 14 | 15 | 14 |
| December | 10 | 13 | 11 |

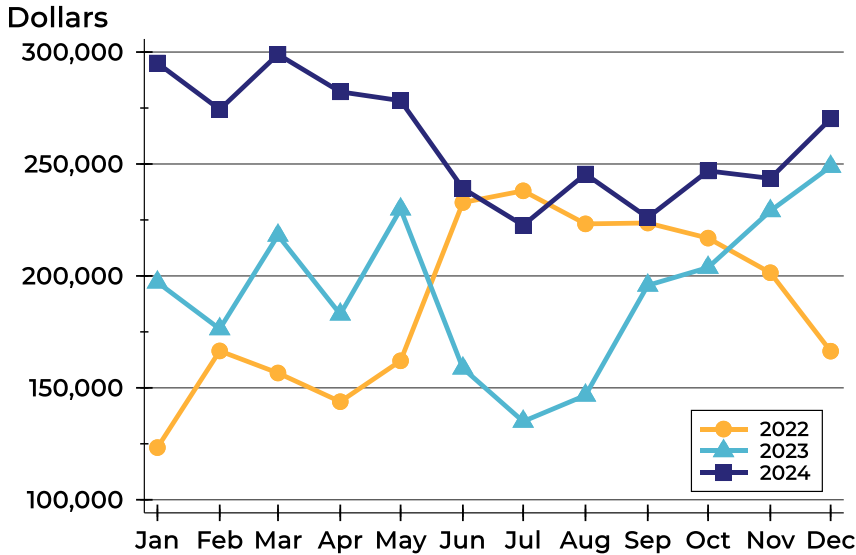
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | 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 | N/A |
| \$100,000-\$124,999 | 1 | 9.1% | N/A | 105,000 | 105,000 | 131 | 131 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 9.1% | N/A | 189,900 | 189,900 | 80 | 80 | 97.4% | 97.4% |
| \$200,000-\$249,999 | 1 | 9.1% | 1.1 | 225,000 | 225,000 | 167 | 167 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 5 | 45.5% | N/A | 292,960 | 295,000 | 73 | 30 | 96.9% | 100.0% |
| \$300,000-\$399,999 | 3 | 27.3% | N/A | 329,100 | 325,000 | 105 | 142 | 93.8% | 94.7% |
| \$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% | 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 |



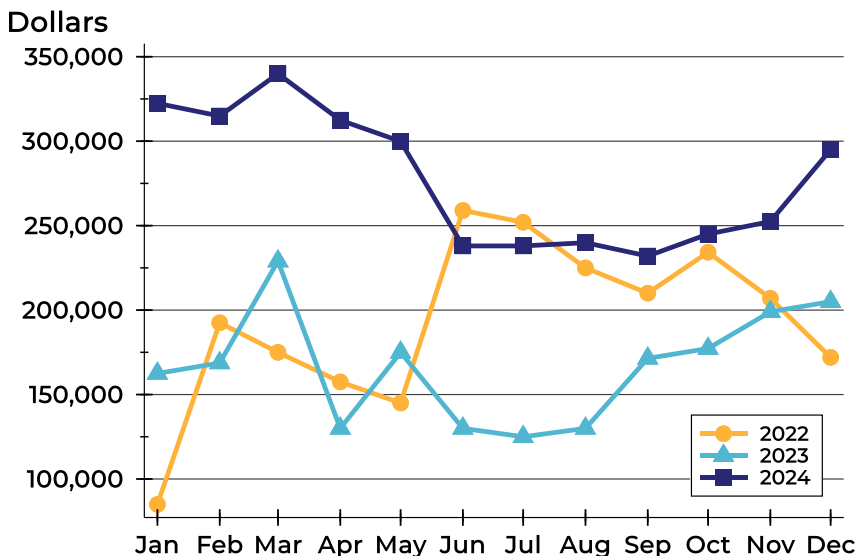
Coffey County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 123,309 | 197,167 | 295,108 |
| February | 166,488 | 176,300 | 274,345 |
| March | 156,627 | 218,113 | 298,980 |
| April | 143,817 | 182,857 | 282,236 |
| May | 162,080 | 229,817 | 278,292 |
| June | 232,787 | 158,738 | 239,093 |
| July | 238,017 | 134,986 | 222,631 |
| August | 223,253 | 146,644 | 245,511 |
| September | 223,641 | 195,780 | 226,065 |
| October | 216,886 | 203,750 | 246,918 |
| November | 201,421 | 229,060 | 243,571 |
| December | 166,380 | 248,846 | 270,182 |

Median Price

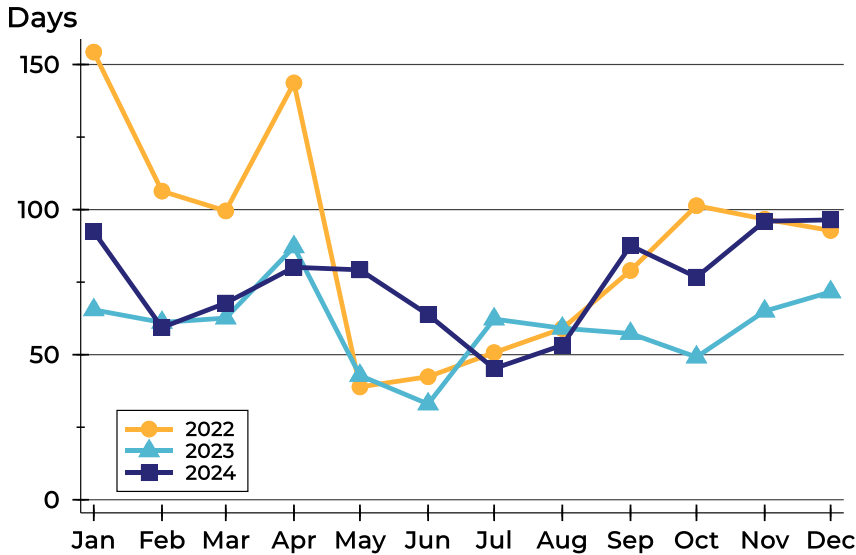


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 84,950 | 162,500 | 322,400 |
| February | 192,500 | 168,700 | 314,900 |
| March | 175,000 | 229,000 | 339,950 |
| April | 157,500 | 130,000 | 312,450 |
| May | 145,000 | 175,000 | 299,900 |
| June | 259,000 | 130,000 | 238,000 |
| July | 252,000 | 125,000 | 238,000 |
| August | 225,000 | 130,000 | 239,900 |
| September | 210,000 | 171,450 | 232,000 |
| October | 234,250 | 177,250 | 245,000 |
| November | 207,000 | 199,000 | 252,450 |
| December | 172,000 | 205,000 | 295,000 |



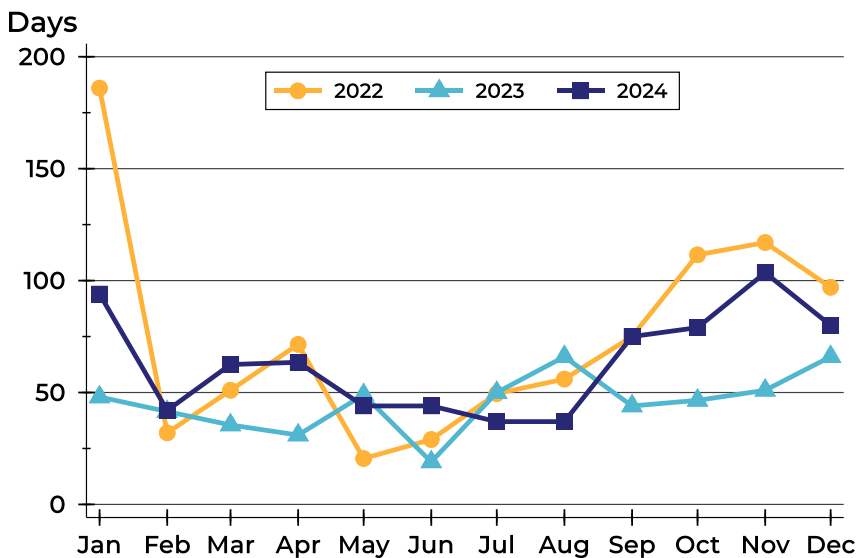
Coffey County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 154 | 65 | 92 |
| February | 106 | 61 | 59 |
| March | 100 | 63 | 68 |
| April | 144 | 87 | 80 |
| May | 39 | 43 | 79 |
| June | 42 | 33 | 64 |
| July | 51 | 62 | 45 |
| August | 59 | 59 | 53 |
| September | 79 | 57 | 88 |
| October | 101 | 49 | 77 |
| November | 97 | 65 | 96 |
| December | 93 | 72 | 96 |

Median DOM

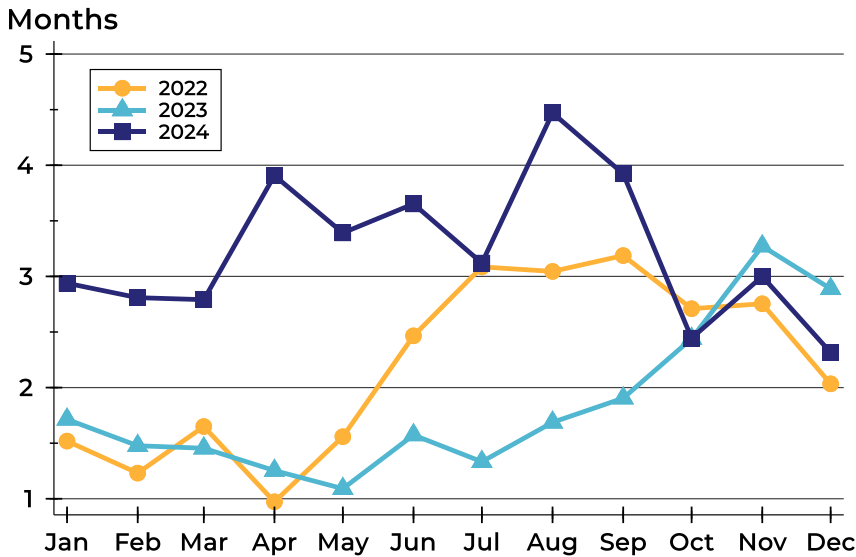


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 186 | 48 | 94 |
| February | 32 | 42 | 42 |
| March | 51 | 36 | 63 |
| April | 72 | 31 | 64 |
| May | 21 | 49 | 44 |
| June | 29 | 19 | 44 |
| July | 50 | 50 | 37 |
| August | 56 | 66 | 37 |
| September | 75 | 44 | 75 |
| October | 112 | 47 | 79 |
| November | 117 | 51 | 104 |
| December | 97 | 66 | 80 |



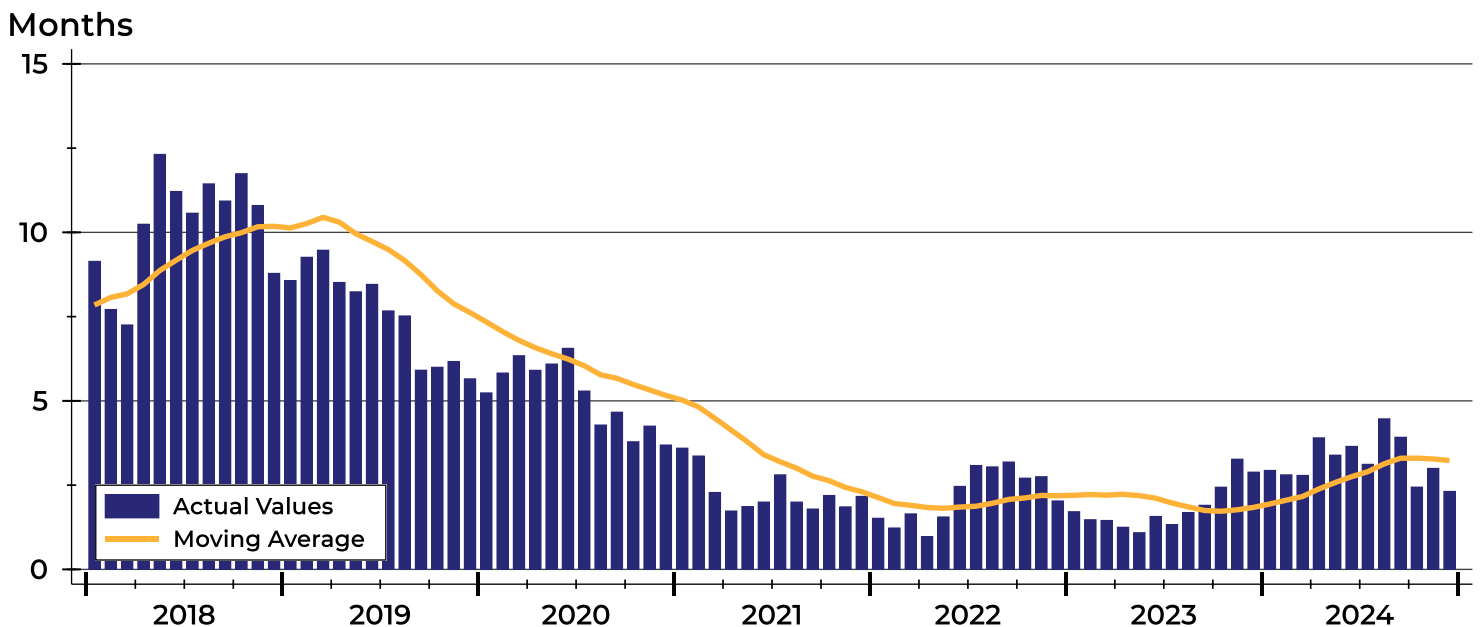
Coffey County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 1.5 | 1.7 | 2.9 |
| February | 1.2 | 1.5 | 2.8 |
| March | 1.7 | 1.5 | 2.8 |
| April | 1.0 | 1.3 | 3.9 |
| May | 1.6 | 1.1 | 3.4 |
| June | 2.5 | 1.6 | 3.7 |
| July | 3.1 | 1.3 | 3.1 |
| August | 3.0 | 1.7 | 4.5 |
| September | 3.2 | 1.9 | 3.9 |
| October | 2.7 | 2.4 | 2.4 |
| November | 2.8 | 3.3 | 3.0 |
| December | 2.0 | 2.9 | 2.3 |

History of Month's Supply





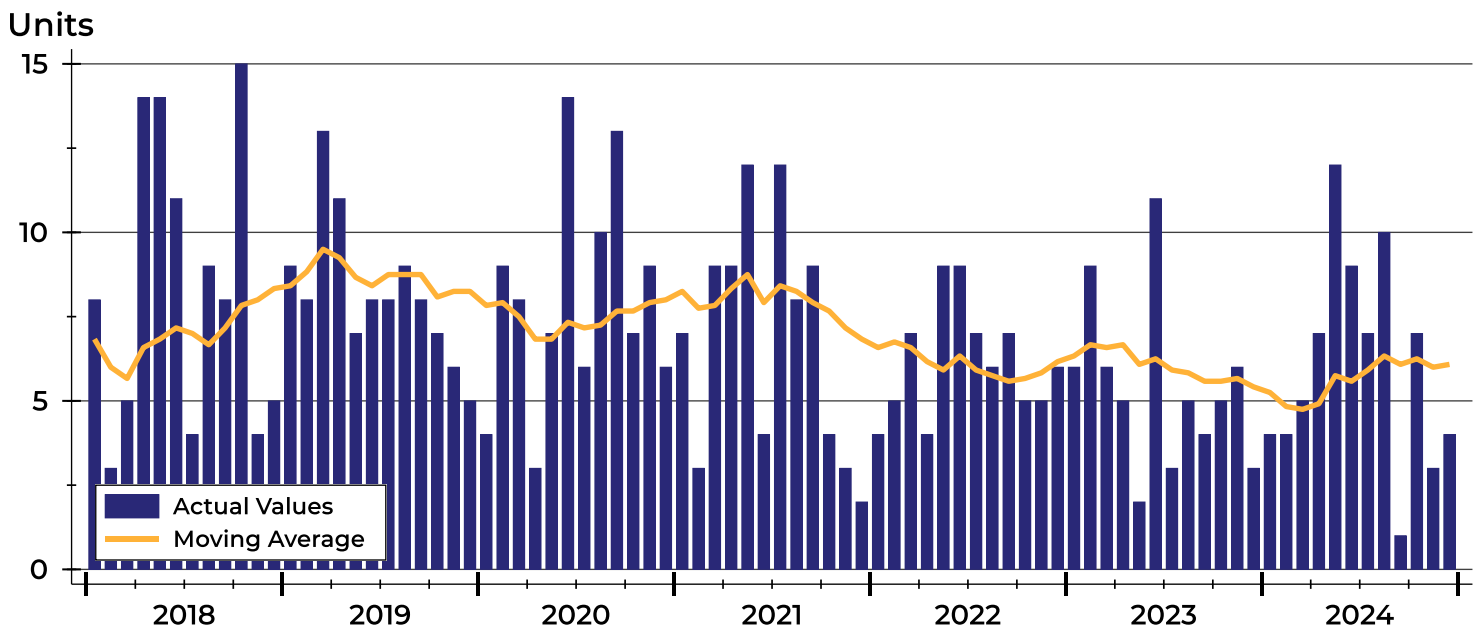
Coffey County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month | New Listings | 4 | 3 | 33.3% |
| | Volume (1,000s) | 1,220 | 679 | 79.7% |
| | Average List Price | 304,950 | 226,167 | 34.8% |
| | Median List Price | 294,950 | 230,000 | 28.2% |
| Year-to-Date | New Listings | 73 | 65 | 12.3% |
| | Volume (1,000s) | 17,240 | 12,603 | 36.8% |
| | Average List Price | 236,158 | 193,897 | 21.8% |
| | Median List Price | 225,000 | 159,500 | 41.1% |

A total of 4 new listings were added in Coffey County during December, up 33.3% from the same month in 2023. Year-to-date Coffey County has seen 73 new listings.

The median list price of these homes was \$294,950 up from \$230,000 in 2023.

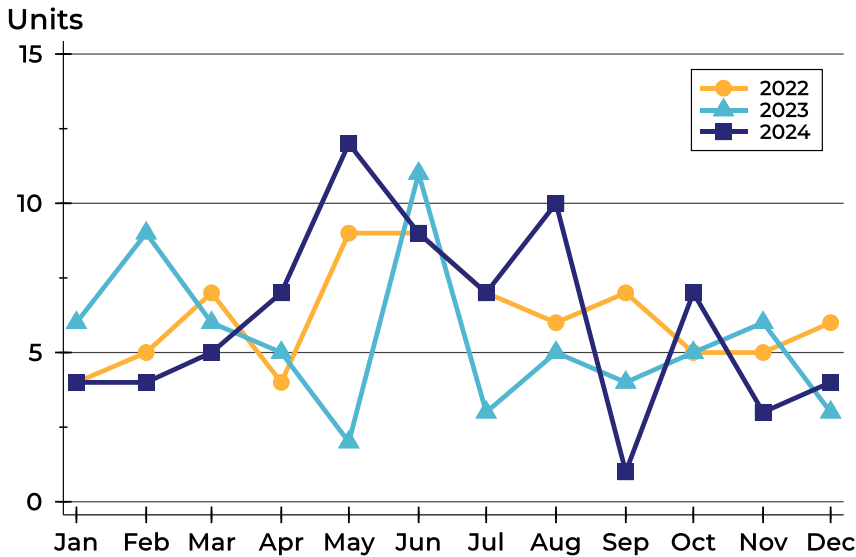
History of New Listings





Coffey County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 4 | 6 | 4 |
| February | 5 | 9 | 4 |
| March | 7 | 6 | 5 |
| April | 4 | 5 | 7 |
| May | 9 | 2 | 12 |
| June | 9 | 11 | 9 |
| July | 7 | 3 | 7 |
| August | 6 | 5 | 10 |
| September | 7 | 4 | 1 |
| October | 5 | 5 | 7 |
| November | 5 | 6 | 3 |
| December | 6 | 3 | 4 |

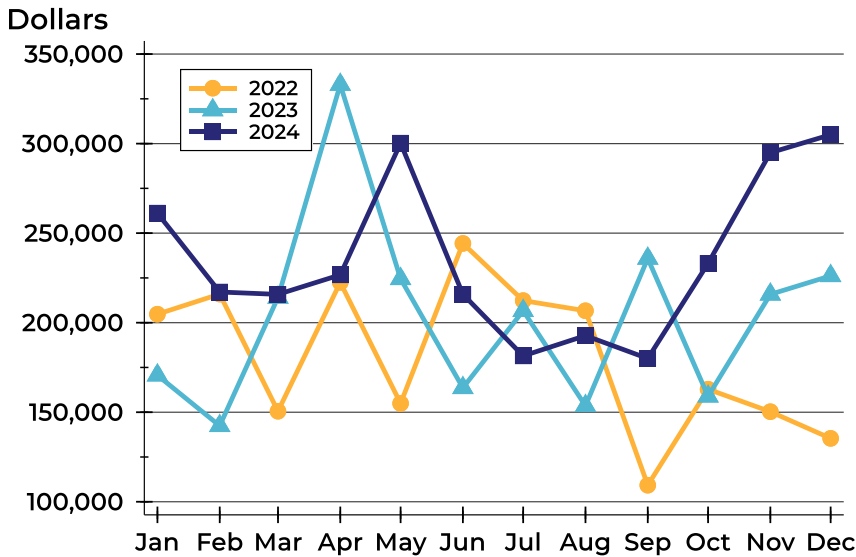
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 3 | 75.0% | 289,967 | 290,000 | 25 | 30 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 25.0% | 349,900 | 349,900 | 9 | 9 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



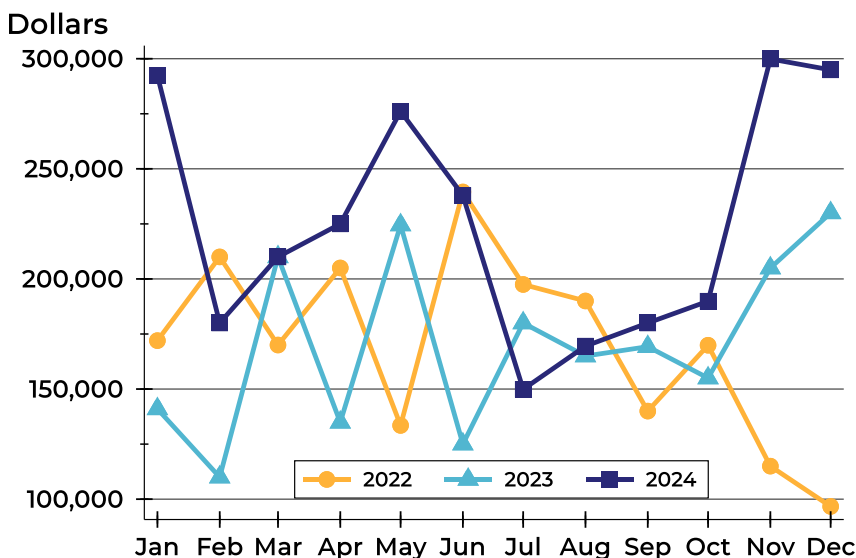
Coffey County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 204,750 | 170,667 | 261,175 |
| February | 215,980 | 142,422 | 217,125 |
| March | 150,557 | 214,083 | 215,800 |
| April | 222,500 | 332,960 | 226,714 |
| May | 154,922 | 224,500 | 300,254 |
| June | 244,256 | 163,627 | 215,867 |
| July | 212,343 | 206,667 | 181,457 |
| August | 206,650 | 153,580 | 192,780 |
| September | 109,257 | 235,875 | 180,000 |
| October | 162,860 | 158,900 | 233,129 |
| November | 150,300 | 215,817 | 294,933 |
| December | 135,400 | 226,167 | 304,950 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 172,000 | 141,000 | 292,400 |
| February | 210,000 | 110,000 | 180,000 |
| March | 170,000 | 210,000 | 210,000 |
| April | 205,000 | 134,900 | 225,000 |
| May | 133,500 | 224,500 | 276,125 |
| June | 239,500 | 125,000 | 237,900 |
| July | 197,500 | 180,000 | 149,900 |
| August | 190,000 | 165,000 | 169,500 |
| September | 140,000 | 169,250 | 180,000 |
| October | 169,900 | 155,000 | 189,900 |
| November | 115,000 | 204,950 | 299,900 |
| December | 96,700 | 230,000 | 294,950 |



Coffey County Contracts Written Analysis

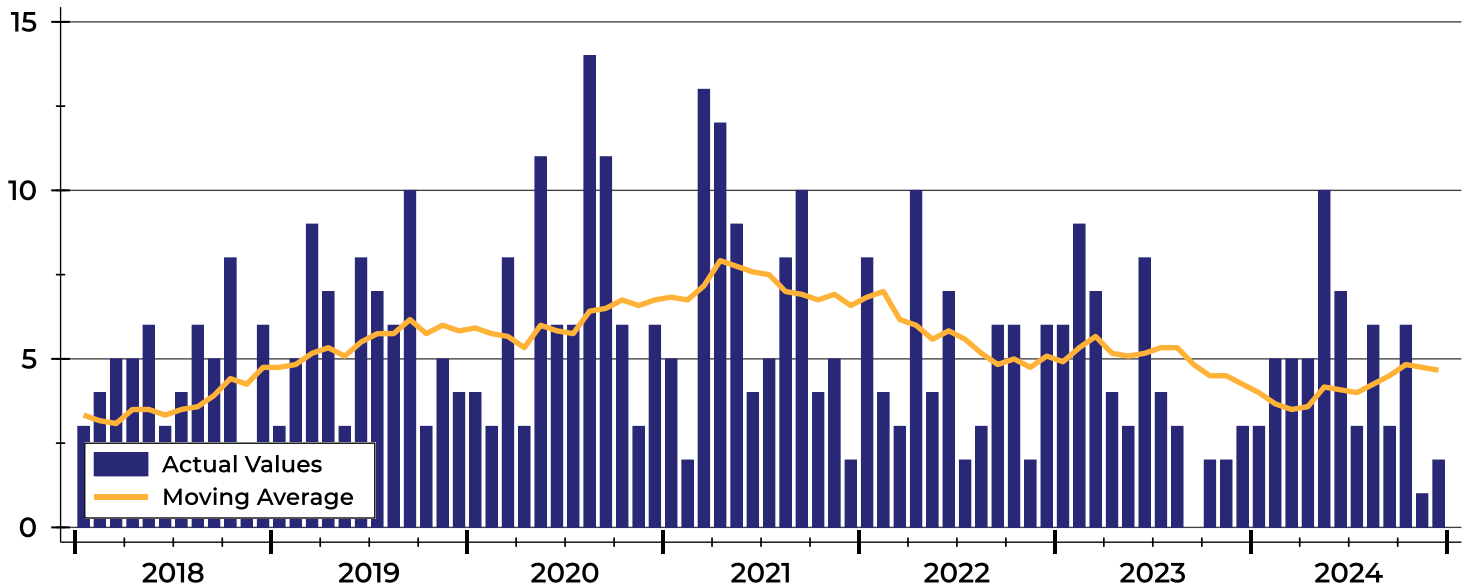
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 2 | 3 | -33.3% | 56 | 51 | 9.8% |
| Volume (1,000s) | | 313 | 460 | -32.0% | 12,877 | 8,859 | 45.4% |
| Average | Sale Price | 156,500 | 153,300 | 2.1% | 229,940 | 173,698 | 32.4% |
| | Days on Market | 41 | 39 | 5.1% | 47 | 37 | 27.0% |
| | Percent of Original | 90.5% | 91.6% | -1.2% | 93.2% | 91.4% | 2.0% |
| Median | Sale Price | 156,500 | 125,000 | 25.2% | 210,000 | 145,000 | 44.8% |
| | Days on Market | 41 | 25 | 64.0% | 19 | 18 | 5.6% |
| | Percent of Original | 90.5% | 98.8% | -8.4% | 95.1% | 94.8% | 0.3% |

A total of 2 contracts for sale were written in Coffey County during the month of December, down from 3 in 2023. The median list price of these homes was \$156,500, up from \$125,000 the prior year.

Half of the homes that went under contract in December were on the market less than 41 days, compared to 25 days in December 2023.

History of Contracts Written

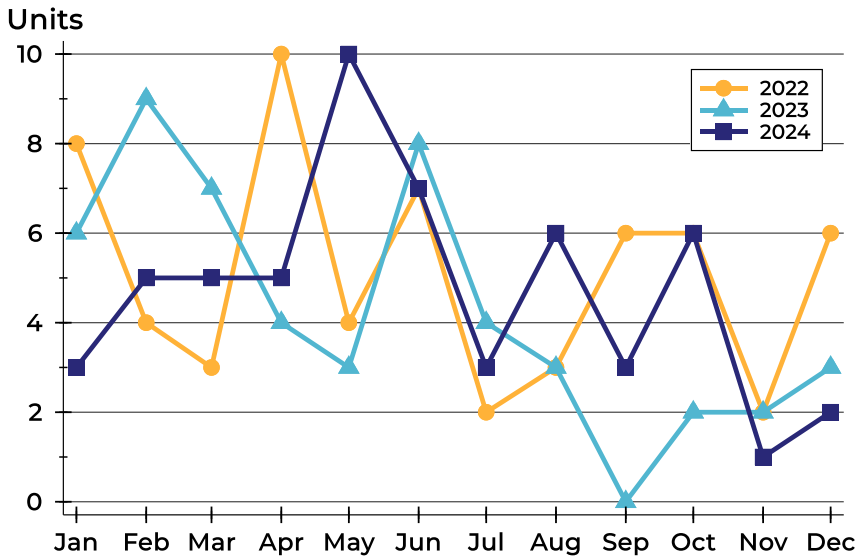
Units





Coffey County Contracts Written Analysis

Contracts Written by Month



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

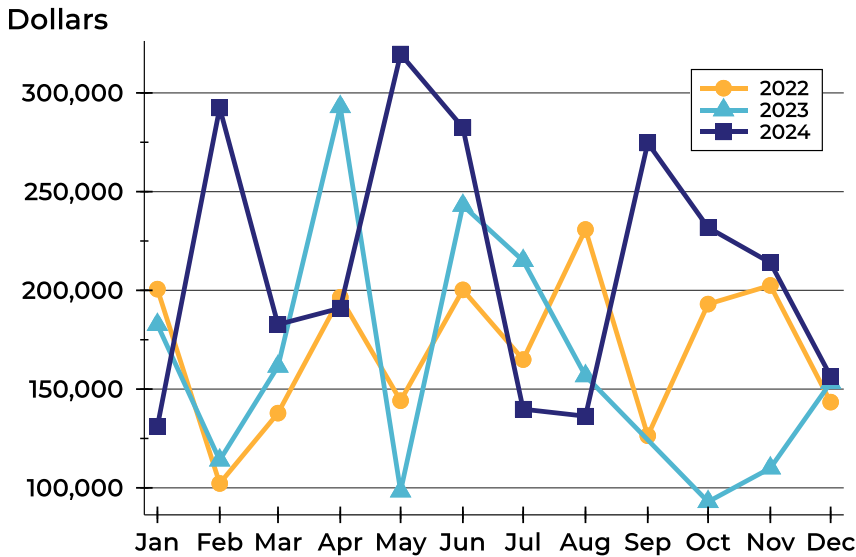
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 50.0% | 58,000 | 58,000 | 43 | 43 | 81.0% | 81.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 50.0% | 255,000 | 255,000 | 39 | 39 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



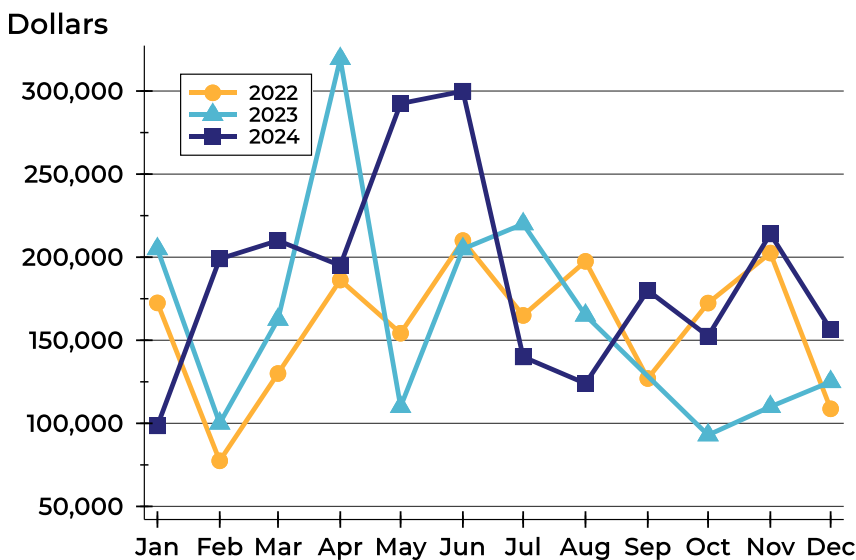
Coffey County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 200,625 | 182,650 | 131,133 |
| February | 102,223 | 113,989 | 292,400 |
| March | 137,833 | 161,486 | 182,700 |
| April | 196,490 | 292,950 | 191,000 |
| May | 144,125 | 98,333 | 319,665 |
| June | 200,243 | 242,975 | 282,414 |
| July | 164,950 | 215,000 | 139,833 |
| August | 230,833 | 156,667 | 136,283 |
| September | 126,400 | N/A | 274,667 |
| October | 193,050 | 92,950 | 231,833 |
| November | 202,500 | 110,000 | 214,000 |
| December | 143,417 | 153,300 | 156,500 |

Median Price

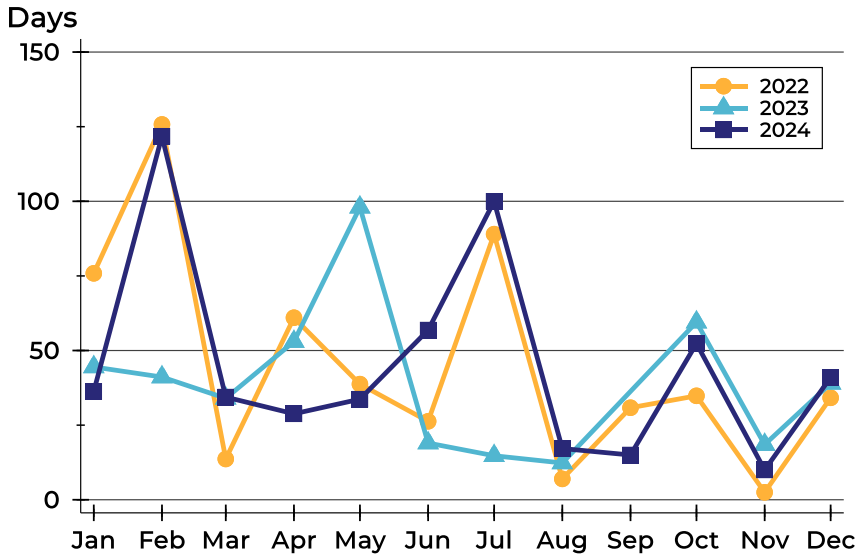


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 172,500 | 205,000 | 98,500 |
| February | 77,450 | 100,000 | 199,000 |
| March | 130,000 | 162,500 | 210,000 |
| April | 186,250 | 319,450 | 195,000 |
| May | 154,250 | 110,000 | 292,500 |
| June | 210,000 | 204,950 | 299,900 |
| July | 164,950 | 220,000 | 140,000 |
| August | 197,500 | 165,000 | 124,000 |
| September | 127,000 | N/A | 180,000 |
| October | 172,400 | 92,950 | 152,500 |
| November | 202,500 | 110,000 | 214,000 |
| December | 108,750 | 125,000 | 156,500 |



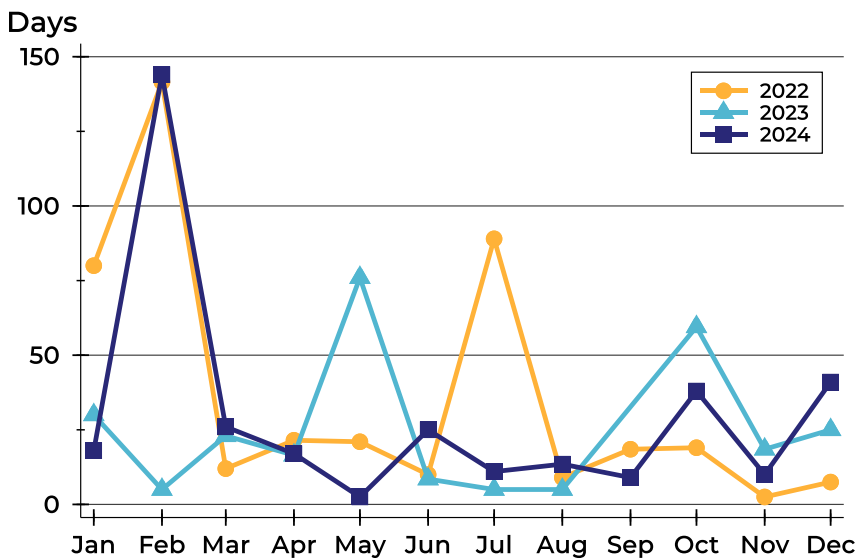
Coffey County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 76 | 45 | 36 |
| February | 126 | 41 | 122 |
| March | 14 | 34 | 34 |
| April | 61 | 53 | 29 |
| May | 39 | 98 | 34 |
| June | 26 | 19 | 57 |
| July | 89 | 15 | 100 |
| August | 7 | 12 | 17 |
| September | 31 | N/A | 15 |
| October | 35 | 60 | 52 |
| November | 3 | 19 | 10 |
| December | 34 | 39 | 41 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 80 | 30 | 18 |
| February | 142 | 5 | 144 |
| March | 12 | 23 | 26 |
| April | 22 | 17 | 17 |
| May | 21 | 76 | 3 |
| June | 10 | 9 | 25 |
| July | 89 | 5 | 11 |
| August | 9 | 5 | 14 |
| September | 19 | N/A | 9 |
| October | 19 | 60 | 38 |
| November | 3 | 19 | 10 |
| December | 8 | 25 | 41 |



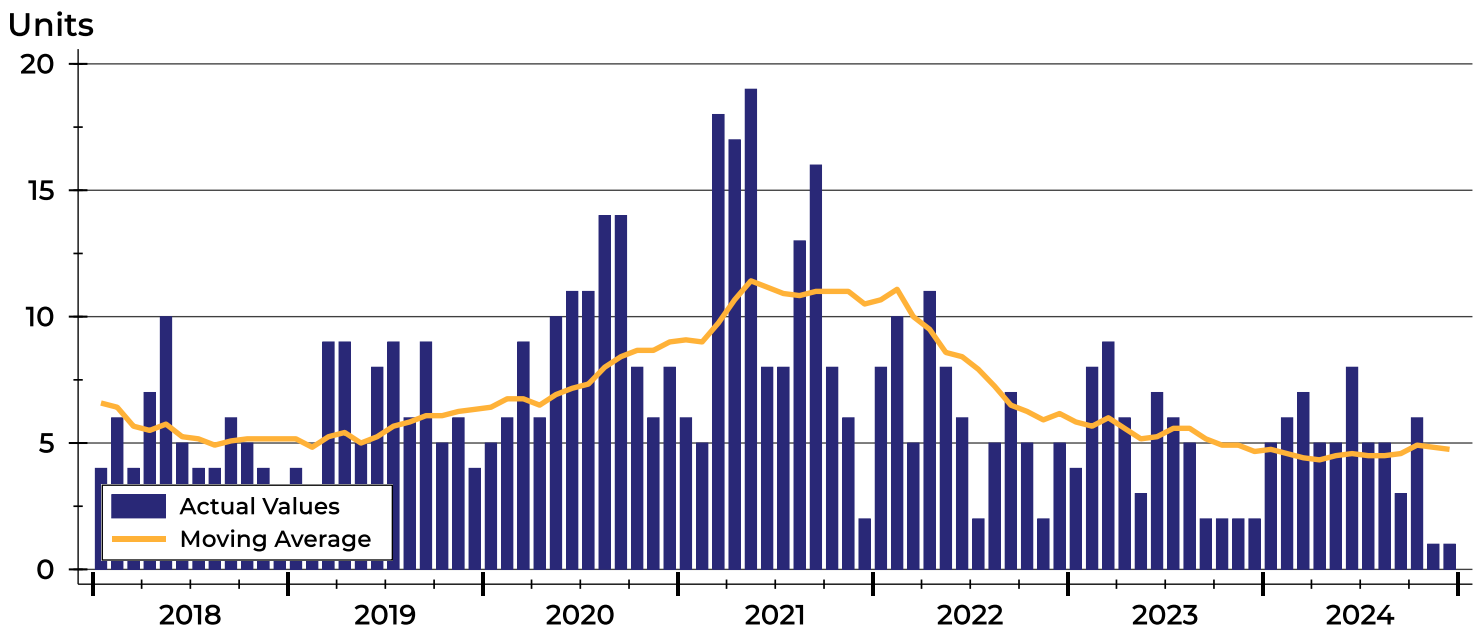
Coffey County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 1 | 2 | -50.0% |
| Volume (1,000s) | | 255 | 240 | 6.3% |
| Average | List Price | 255,000 | 120,000 | 112.5% |
| | Days on Market | 39 | 47 | -17.0% |
| | Percent of Original | 100.0% | 96.0% | 4.2% |
| Median | List Price | 255,000 | 120,000 | 112.5% |
| | Days on Market | 39 | 47 | -17.0% |
| | Percent of Original | 100.0% | 96.0% | 4.2% |

A total of 1 listing in Coffey County had a contract pending at the end of December, down from 2 contracts pending at the end of December 2023.

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

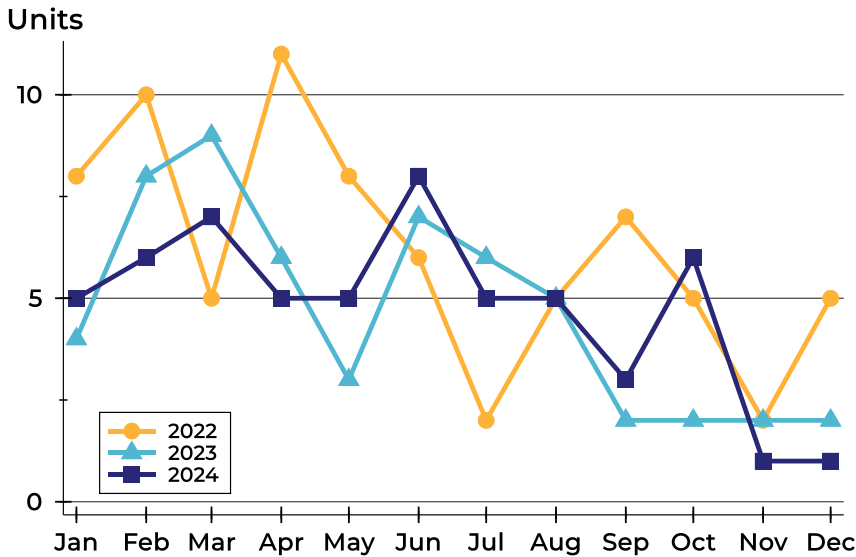
History of Pending Contracts





Coffey County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 8 | 4 | 5 |
| February | 10 | 8 | 6 |
| March | 5 | 9 | 7 |
| April | 11 | 6 | 5 |
| May | 8 | 3 | 5 |
| June | 6 | 7 | 8 |
| July | 2 | 6 | 5 |
| August | 5 | 5 | 5 |
| September | 7 | 2 | 3 |
| October | 5 | 2 | 6 |
| November | 2 | 2 | 1 |
| December | 5 | 2 | 1 |

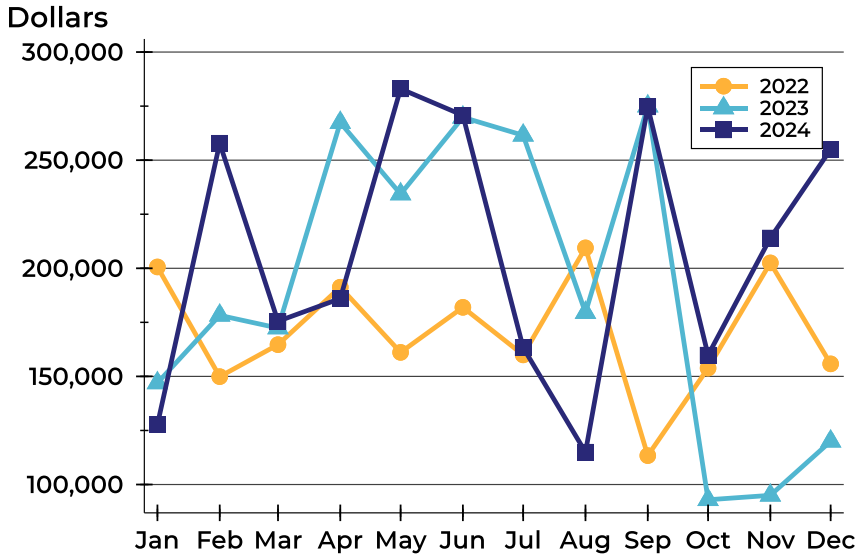
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 100.0% | 255,000 | 255,000 | 39 | 39 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



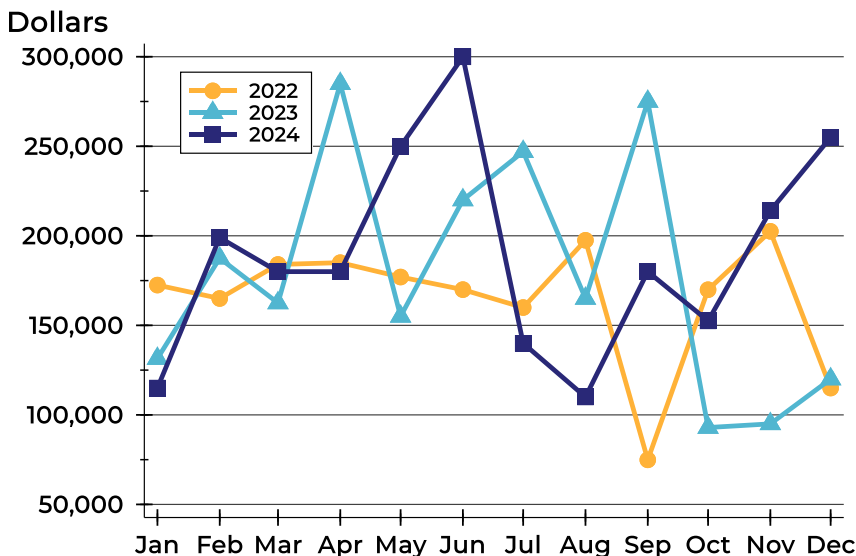
Coffey County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 200,625 | 146,975 | 127,680 |
| February | 149,889 | 178,238 | 257,833 |
| March | 164,680 | 172,378 | 175,500 |
| April | 191,264 | 267,383 | 186,000 |
| May | 161,113 | 234,333 | 283,000 |
| June | 181,950 | 269,829 | 270,738 |
| July | 159,950 | 261,500 | 163,300 |
| August | 209,460 | 179,500 | 114,960 |
| September | 113,371 | 275,000 | 274,667 |
| October | 153,840 | 92,950 | 159,833 |
| November | 202,500 | 95,000 | 214,000 |
| December | 155,800 | 120,000 | 255,000 |

Median Price

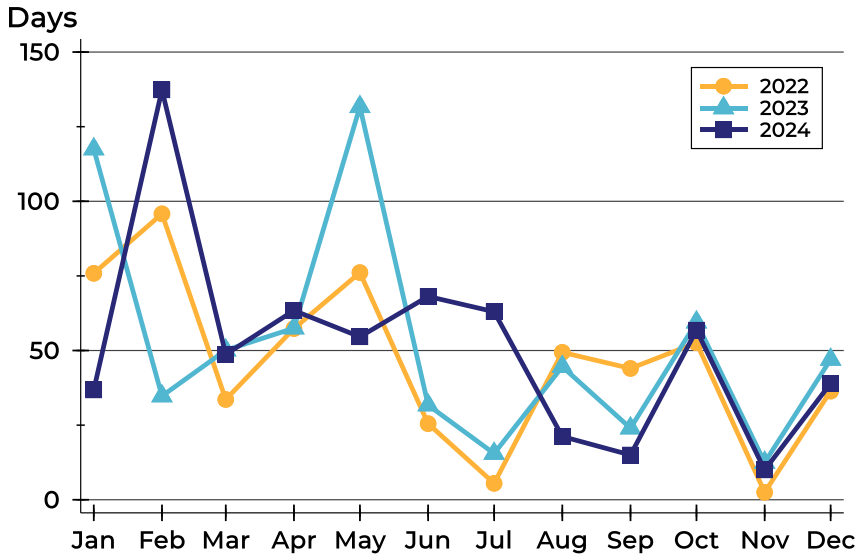


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 172,500 | 131,450 | 115,000 |
| February | 165,000 | 187,500 | 199,000 |
| March | 184,000 | 162,500 | 180,000 |
| April | 185,000 | 284,950 | 180,000 |
| May | 177,000 | 155,000 | 250,000 |
| June | 169,950 | 220,000 | 299,950 |
| July | 159,950 | 247,000 | 140,000 |
| August | 197,500 | 165,000 | 110,000 |
| September | 74,900 | 275,000 | 180,000 |
| October | 169,900 | 92,950 | 152,500 |
| November | 202,500 | 95,000 | 214,000 |
| December | 115,000 | 120,000 | 255,000 |



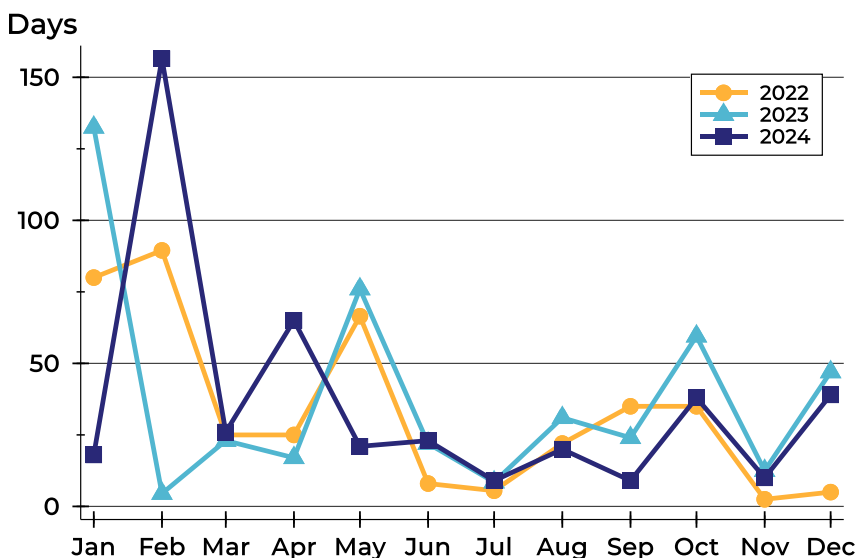
Coffey County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 76 | 118 | 37 |
| February | 96 | 35 | 137 |
| March | 34 | 50 | 49 |
| April | 57 | 58 | 63 |
| May | 76 | 132 | 55 |
| June | 26 | 32 | 68 |
| July | 6 | 16 | 63 |
| August | 49 | 45 | 21 |
| September | 44 | 24 | 15 |
| October | 53 | 60 | 57 |
| November | 3 | 13 | 10 |
| December | 36 | 47 | 39 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 80 | 133 | 18 |
| February | 90 | 5 | 157 |
| March | 25 | 23 | 26 |
| April | 25 | 17 | 65 |
| May | 67 | 76 | 21 |
| June | 8 | 22 | 23 |
| July | 6 | 9 | 9 |
| August | 22 | 31 | 20 |
| September | 35 | 24 | 9 |
| October | 35 | 60 | 38 |
| November | 3 | 13 | 10 |
| December | 5 | 47 | 39 |



Douglas County Housing Report



Market Overview

Douglas County Home Sales Rose in December

Total home sales in Douglas County rose by 250.0% last month to 21 units, compared to 6 units in December 2023. Total sales volume was \$6.9 million, up 286.8% from a year earlier.

The median sale price in December was \$327,199, up from \$287,000 a year earlier. Homes that sold in December were typically on the market for 24 days and sold for 99.2% of their list prices.

Douglas County Active Listings Down at End of December

The total number of active listings in Douglas County at the end of December was 11 units, down from 15 at the same point in 2023. This represents a 0.8 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$299,000.

There were 11 contracts written in December 2024 and 2023, showing no change over the year. At the end of the month, there were 13 contracts still pending.

Report Contents

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

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Douglas County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|-------------------------|--------------------------|-------------------------|-------------------------|-------------------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales Change from prior year | 21 250.0% | 6 -33.3% | 9 -50.0% | 161 8.8% | 148 -9.2% | 163 -5.2% | |
| Active Listings Change from prior year | 11 -26.7% | 15 -11.8% | 17 88.9% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | 0.8 -33.3% | 1.2 -7.7% | 1.3 116.7% | N/A | N/A | N/A | |
| New Listings Change from prior year | 7 75.0% | 4 -60.0% | 10 100.0% | 194 10.9% | 175 -13.8% | 203 3.6% | |
| Contracts Written Change from prior year | 11 0.0% | 11 0.0% | 11 175.0% | 164 12.3% | 146 -13.6% | 169 -2.9% | |
| Pending Contracts Change from prior year | 13 44.4% | 9 28.6% | 7 16.7% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 6,903 286.9% | 1,784 -27.7% | 2,467 -52.0% | 52,804 4.5% | 50,541 -5.5% | 53,484 4.9% | |
| Average | Sale Price Change from prior year | 328,712 10.5% | 297,400 8.5% | 274,100 -4.0% | 327,972 -4.0% | 341,496 4.1% | 328,124 10.7% |
| | List Price of Actives Change from prior year | 318,314 -24.3% | 420,437 6.1% | 396,341 -29.6% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 39 -9.3% | 43 79.2% | 24 60.0% | 28 16.7% | 24 41.2% | 17 54.5% |
| | Percent of List Change from prior year | 98.6% -0.3% | 98.9% 0.4% | 98.5% -3.0% | 98.8% 0.1% | 98.7% -2.5% | 101.2% 0.1% |
| | Percent of Original Change from prior year | 97.5% 1.9% | 95.7% -1.0% | 96.7% -3.4% | 98.0% 0.4% | 97.6% -2.3% | 99.9% -0.5% |
| Median | Sale Price Change from prior year | 327,199 14.0% | 287,000 33.5% | 215,000 -11.5% | 305,750 -6.0% | 325,110 15.3% | 282,000 4.9% |
| | List Price of Actives Change from prior year | 299,000 -19.2% | 369,900 8.8% | 340,000 -26.1% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 24 60.0% | 15 114.3% | 7 -22.2% | 8 33.3% | 6 0.0% | 6 50.0% |
| | Percent of List Change from prior year | 99.2% 1.3% | 97.9% -2.1% | 100.0% 0.0% | 99.6% -0.4% | 100.0% 0.0% | 100.0% 0.0% |
| | Percent of Original Change from prior year | 98.6% 3.6% | 95.2% -4.8% | 100.0% 0.0% | 98.6% -1.0% | 99.6% -0.4% | 100.0% 0.0% |

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



Douglas County Closed Listings Analysis

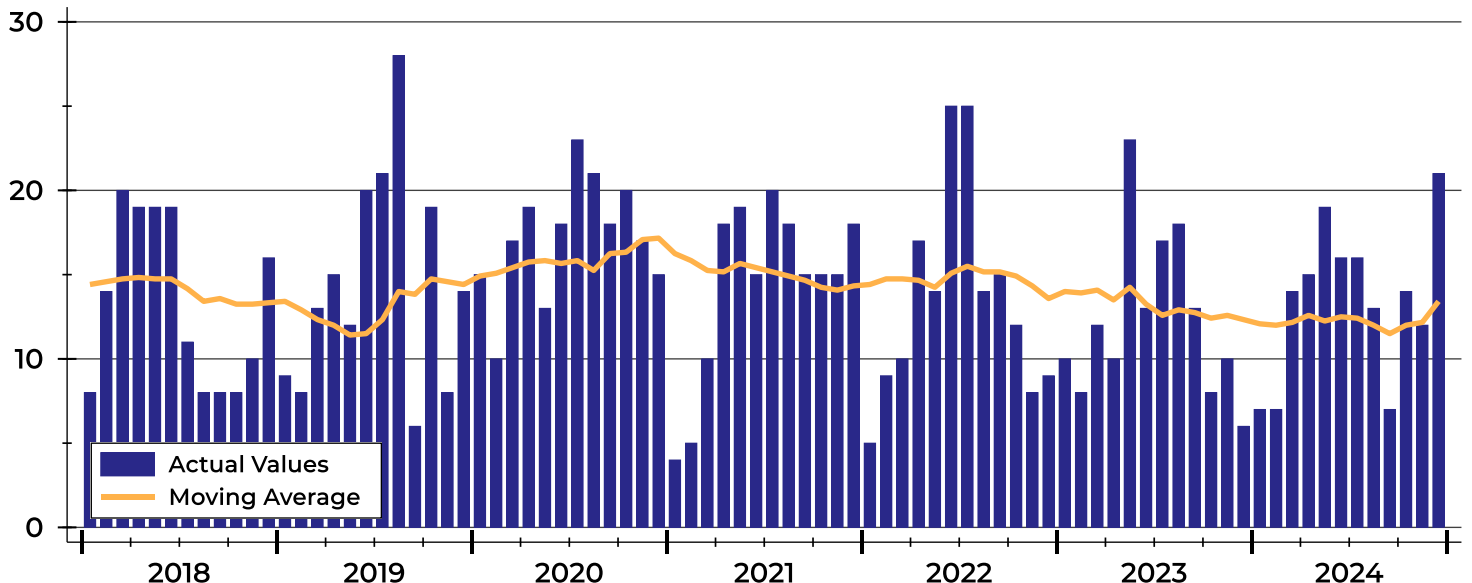
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 21 | 6 | 250.0% | 161 | 148 | 8.8% |
| Volume (1,000s) | | 6,903 | 1,784 | 286.9% | 52,804 | 50,541 | 4.5% |
| Months' Supply | | 0.8 | 1.2 | -33.3% | N/A | N/A | N/A |
| Average | Sale Price | 328,712 | 297,400 | 10.5% | 327,972 | 341,496 | -4.0% |
| | Days on Market | 39 | 43 | -9.3% | 28 | 24 | 16.7% |
| | Percent of List | 98.6% | 98.9% | -0.3% | 98.8% | 98.7% | 0.1% |
| | Percent of Original | 97.5% | 95.7% | 1.9% | 98.0% | 97.6% | 0.4% |
| Median | Sale Price | 327,199 | 287,000 | 14.0% | 305,750 | 325,110 | -6.0% |
| | Days on Market | 24 | 15 | 60.0% | 8 | 6 | 33.3% |
| | Percent of List | 99.2% | 97.9% | 1.3% | 99.6% | 100.0% | -0.4% |
| | Percent of Original | 98.6% | 95.2% | 3.6% | 98.6% | 99.6% | -1.0% |

A total of 21 homes sold in Douglas County in December, up from 6 units in December 2023. Total sales volume rose to \$6.9 million compared to \$1.8 million in the previous year.

The median sales price in December was \$327,199, up 14.0% compared to the prior year. Median days on market was 24 days, up from 14 days in November, and up from 15 in December 2023.

History of Closed Listings

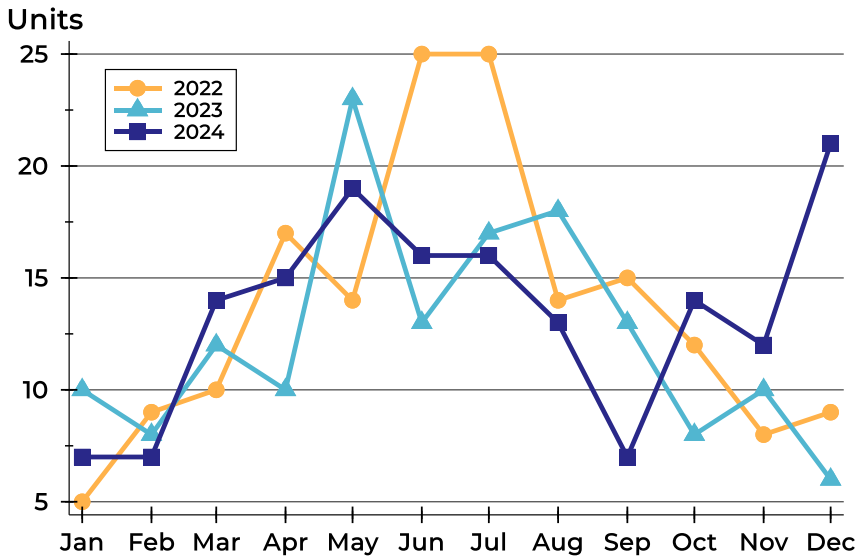
Units





Douglas County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 5 | 10 | 7 |
| February | 9 | 8 | 7 |
| March | 10 | 12 | 14 |
| April | 17 | 10 | 15 |
| May | 14 | 23 | 19 |
| June | 25 | 13 | 16 |
| July | 25 | 17 | 16 |
| August | 14 | 18 | 13 |
| September | 15 | 13 | 7 |
| October | 12 | 8 | 14 |
| November | 8 | 10 | 12 |
| December | 9 | 6 | 21 |

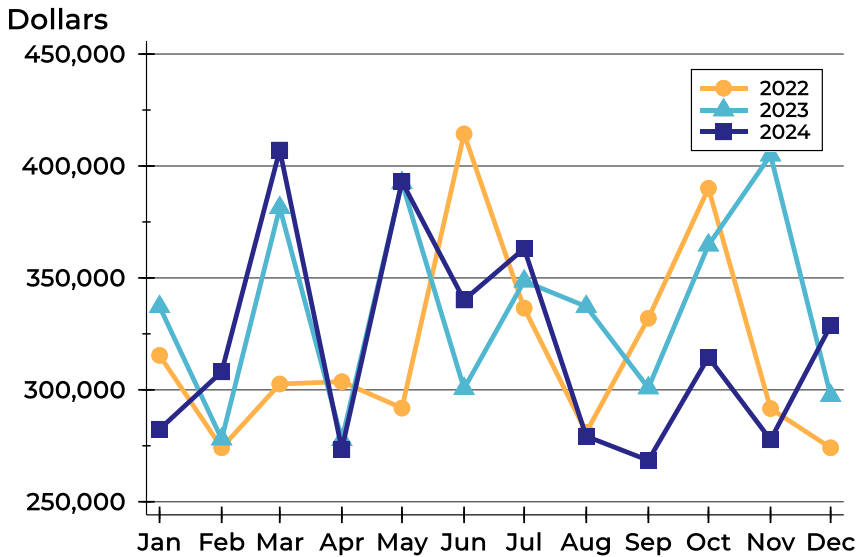
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 9.5% | 0.0 | 196,000 | 196,000 | 50 | 50 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$200,000-\$249,999 | 3 | 14.3% | 0.4 | 216,917 | 220,000 | 43 | 29 | 99.5% | 100.0% | 99.2% | 100.0% |
| \$250,000-\$299,999 | 2 | 9.5% | 2.0 | 278,750 | 278,750 | 25 | 25 | 102.8% | 102.8% | 98.4% | 98.4% |
| \$300,000-\$399,999 | 10 | 47.6% | 1.0 | 338,270 | 338,000 | 11 | 4 | 97.3% | 98.1% | 97.2% | 98.1% |
| \$400,000-\$499,999 | 2 | 9.5% | 0.6 | 420,000 | 420,000 | 27 | 27 | 98.8% | 98.8% | 98.8% | 98.8% |
| \$500,000-\$749,999 | 2 | 9.5% | 0.0 | 540,000 | 540,000 | 193 | 193 | 97.9% | 97.9% | 91.8% | 91.8% |
| \$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 |



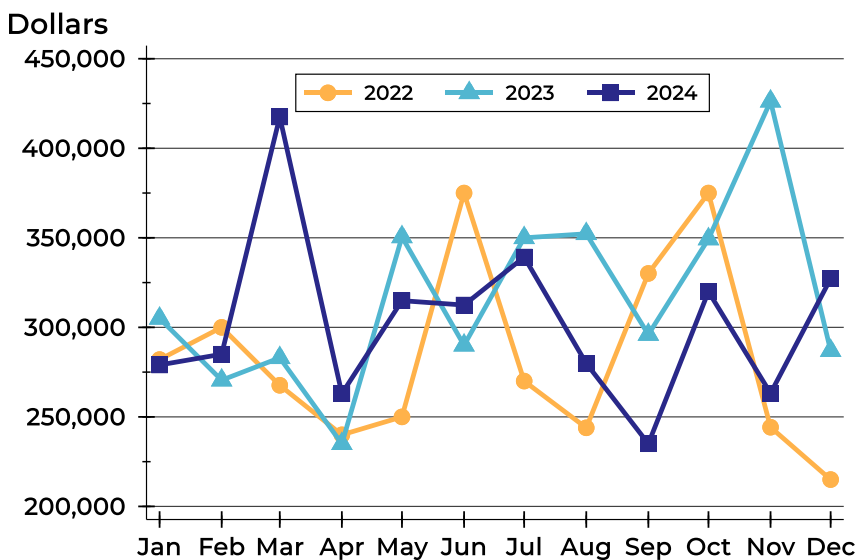
Douglas County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 315,400 | 337,150 | 282,421 |
| February | 274,111 | 278,000 | 308,036 |
| March | 302,610 | 381,375 | 407,118 |
| April | 303,650 | 277,700 | 273,490 |
| May | 291,857 | 392,566 | 393,011 |
| June | 414,334 | 300,569 | 340,147 |
| July | 336,523 | 348,550 | 363,116 |
| August | 281,029 | 337,211 | 279,269 |
| September | 331,973 | 300,827 | 268,486 |
| October | 390,042 | 364,631 | 314,554 |
| November | 291,657 | 404,865 | 277,692 |
| December | 274,100 | 297,400 | 328,712 |

Median Price

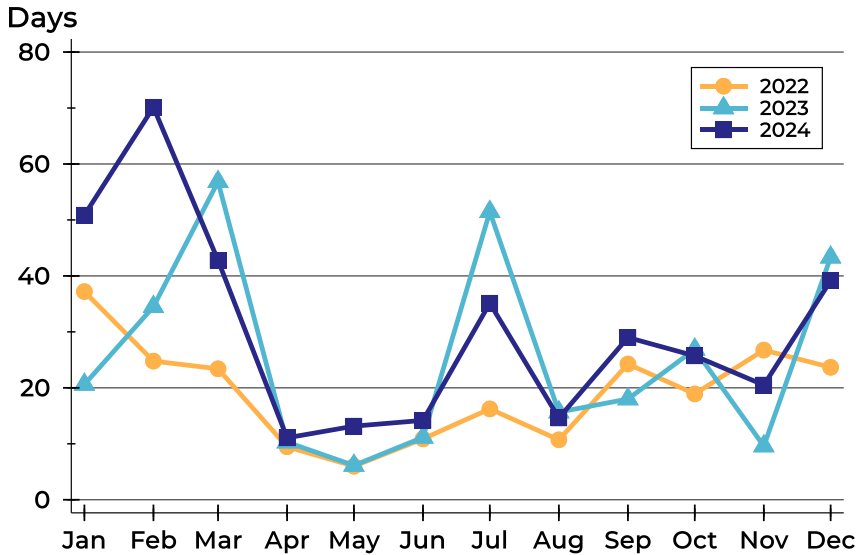


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 282,000 | 305,000 | 279,000 |
| February | 300,000 | 270,500 | 285,000 |
| March | 267,648 | 283,000 | 417,500 |
| April | 240,000 | 235,000 | 263,000 |
| May | 250,000 | 350,500 | 314,900 |
| June | 375,000 | 290,000 | 312,450 |
| July | 270,000 | 350,000 | 339,250 |
| August | 243,900 | 352,250 | 279,900 |
| September | 330,100 | 296,000 | 235,000 |
| October | 375,000 | 349,325 | 319,950 |
| November | 244,226 | 426,250 | 263,200 |
| December | 215,000 | 287,000 | 327,199 |



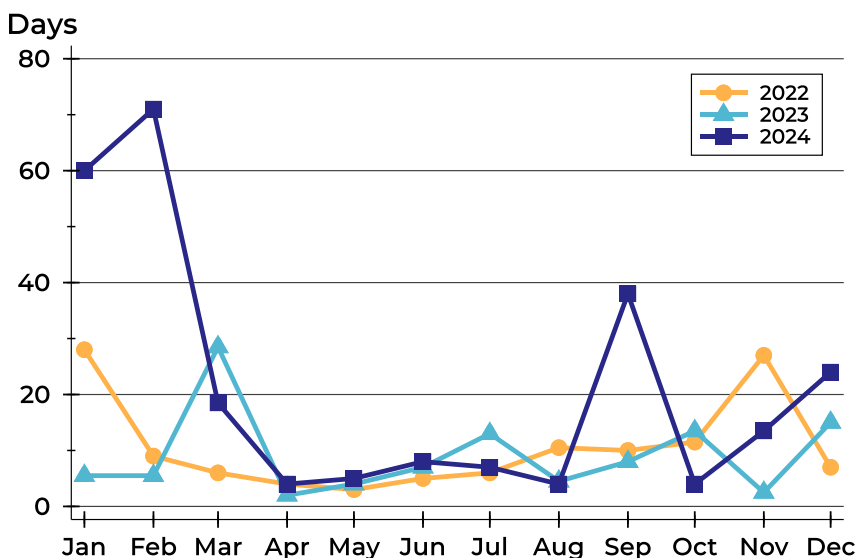
Douglas County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 37 | 21 | 51 |
| February | 25 | 35 | 70 |
| March | 23 | 57 | 43 |
| April | 9 | 10 | 11 |
| May | 6 | 6 | 13 |
| June | 11 | 11 | 14 |
| July | 16 | 51 | 35 |
| August | 11 | 16 | 15 |
| September | 24 | 18 | 29 |
| October | 19 | 27 | 26 |
| November | 27 | 10 | 21 |
| December | 24 | 43 | 39 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 28 | 6 | 60 |
| February | 9 | 6 | 71 |
| March | 6 | 29 | 19 |
| April | 4 | 2 | 4 |
| May | 3 | 4 | 5 |
| June | 5 | 7 | 8 |
| July | 6 | 13 | 7 |
| August | 11 | 5 | 4 |
| September | 10 | 8 | 38 |
| October | 12 | 14 | 4 |
| November | 27 | 3 | 14 |
| December | 7 | 15 | 24 |



Douglas County Active Listings Analysis

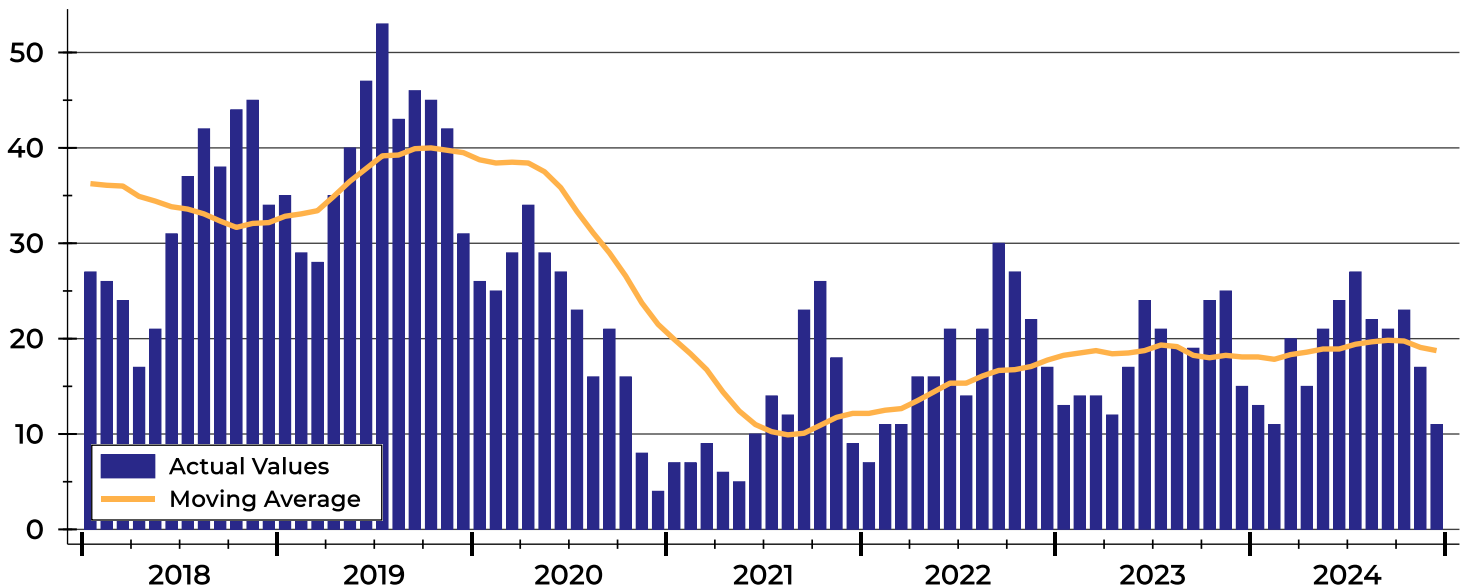
| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 11 | 15 | -26.7% |
| Volume (1,000s) | | 3,501 | 6,307 | -44.5% |
| Months' Supply | | 0.8 | 1.2 | -33.3% |
| Average | List Price | 318,314 | 420,437 | -24.3% |
| | Days on Market | 74 | 82 | -9.8% |
| | Percent of Original | 97.2% | 97.6% | -0.4% |
| Median | List Price | 299,000 | 369,900 | -19.2% |
| | Days on Market | 16 | 70 | -77.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

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

The median list price of homes on the market at the end of December was \$299,000, down 19.2% from 2023. The typical time on market for active listings was 16 days, down from 70 days a year earlier.

History of Active Listings

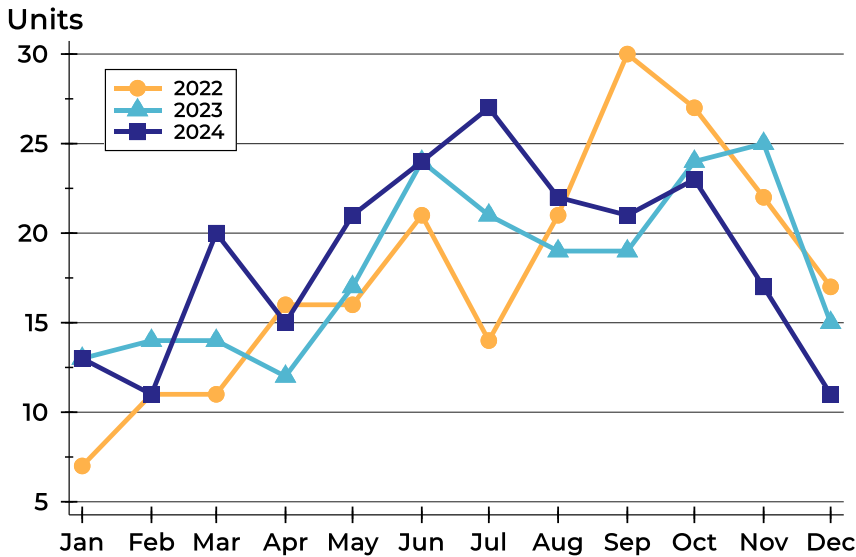
Units





Douglas County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 7 | 13 | 13 |
| February | 11 | 14 | 11 |
| March | 11 | 14 | 20 |
| April | 16 | 12 | 15 |
| May | 16 | 17 | 21 |
| June | 21 | 24 | 24 |
| July | 14 | 21 | 27 |
| August | 21 | 19 | 22 |
| September | 30 | 19 | 21 |
| October | 27 | 24 | 23 |
| November | 22 | 25 | 17 |
| December | 17 | 15 | 11 |

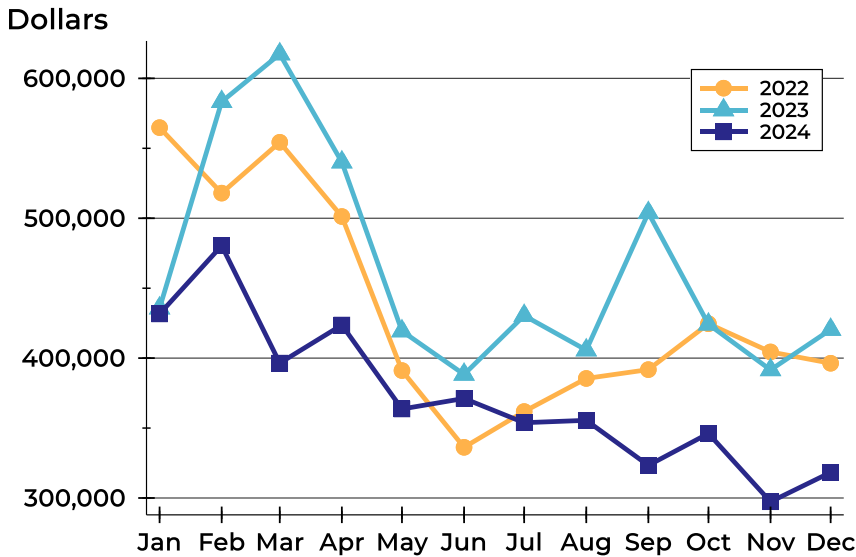
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 9.1% | 0.4 | 209,950 | 209,950 | 299 | 299 | 87.5% | 87.5% |
| \$250,000-\$299,999 | 5 | 45.5% | 2.0 | 283,560 | 294,900 | 35 | 12 | 99.0% | 100.0% |
| \$300,000-\$399,999 | 4 | 36.4% | 1.0 | 348,675 | 349,950 | 81 | 19 | 96.6% | 100.0% |
| \$400,000-\$499,999 | 1 | 9.1% | 0.6 | 479,000 | 479,000 | 16 | 16 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



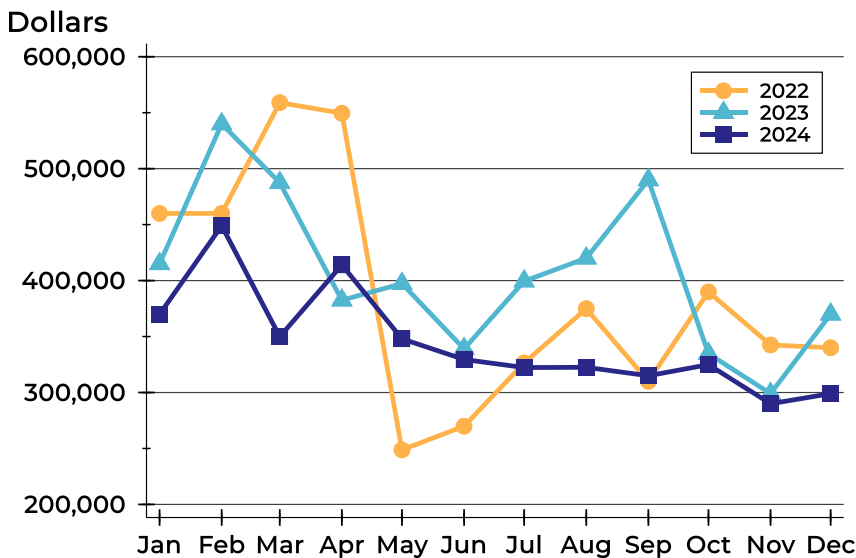
Douglas County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 564,814 | 435,738 | 431,604 |
| February | 517,973 | 583,329 | 480,427 |
| March | 554,341 | 617,400 | 396,468 |
| April | 501,256 | 540,133 | 423,697 |
| May | 391,125 | 419,378 | 363,640 |
| June | 336,252 | 388,364 | 371,185 |
| July | 361,820 | 430,408 | 353,846 |
| August | 385,476 | 405,745 | 355,529 |
| September | 391,790 | 503,907 | 323,316 |
| October | 424,604 | 424,216 | 346,136 |
| November | 404,441 | 391,598 | 297,309 |
| December | 396,341 | 420,437 | 318,314 |

Median Price

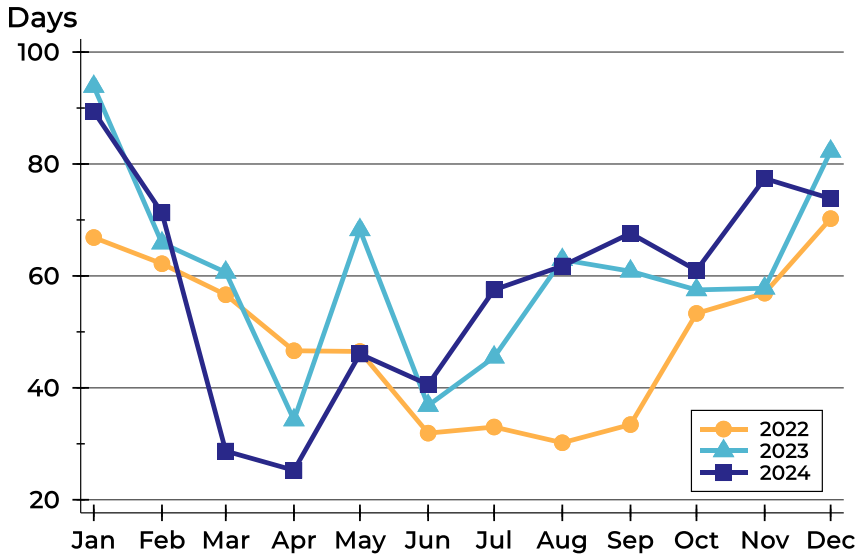


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 460,000 | 415,000 | 369,900 |
| February | 460,000 | 539,950 | 449,000 |
| March | 559,000 | 487,450 | 349,900 |
| April | 549,500 | 382,450 | 414,000 |
| May | 248,750 | 397,300 | 348,000 |
| June | 269,900 | 339,000 | 329,500 |
| July | 326,450 | 399,500 | 322,300 |
| August | 374,900 | 420,000 | 322,500 |
| September | 310,000 | 489,900 | 315,000 |
| October | 389,900 | 334,700 | 324,900 |
| November | 342,500 | 299,000 | 290,000 |
| December | 340,000 | 369,900 | 299,000 |



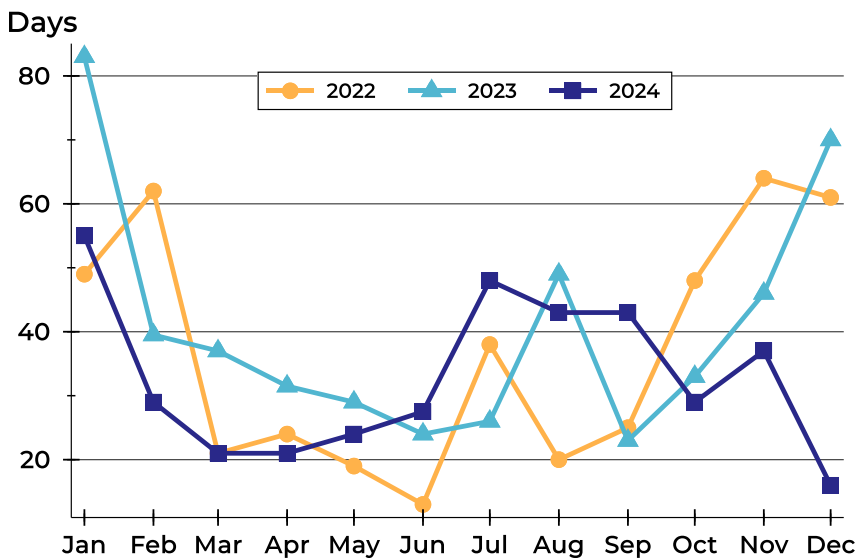
Douglas County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 67 | 94 | 89 |
| February | 62 | 66 | 71 |
| March | 57 | 61 | 29 |
| April | 47 | 34 | 25 |
| May | 47 | 68 | 46 |
| June | 32 | 37 | 41 |
| July | 33 | 45 | 58 |
| August | 30 | 63 | 62 |
| September | 33 | 61 | 68 |
| October | 53 | 58 | 61 |
| November | 57 | 58 | 77 |
| December | 70 | 82 | 74 |

Median DOM

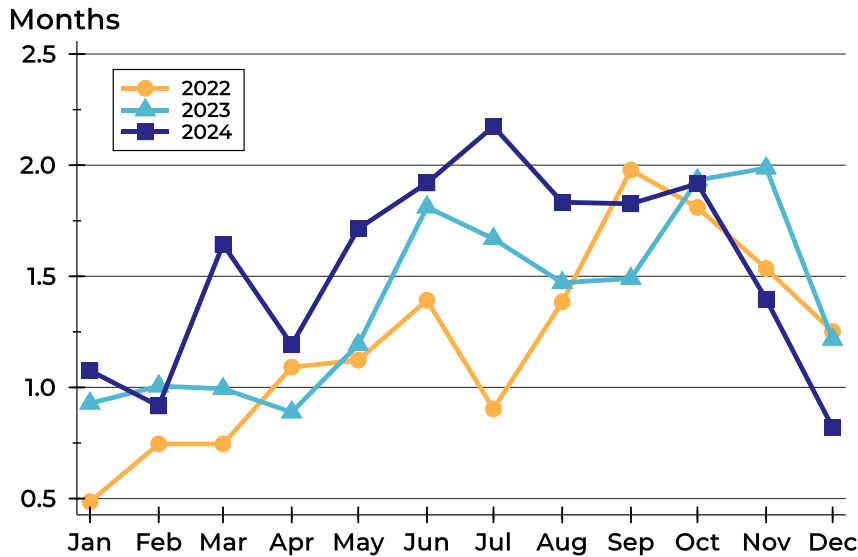


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 49 | 83 | 55 |
| February | 62 | 40 | 29 |
| March | 21 | 37 | 21 |
| April | 24 | 32 | 21 |
| May | 19 | 29 | 24 |
| June | 13 | 24 | 28 |
| July | 38 | 26 | 48 |
| August | 20 | 49 | 43 |
| September | 25 | 23 | 43 |
| October | 48 | 33 | 29 |
| November | 64 | 46 | 37 |
| December | 61 | 70 | 16 |



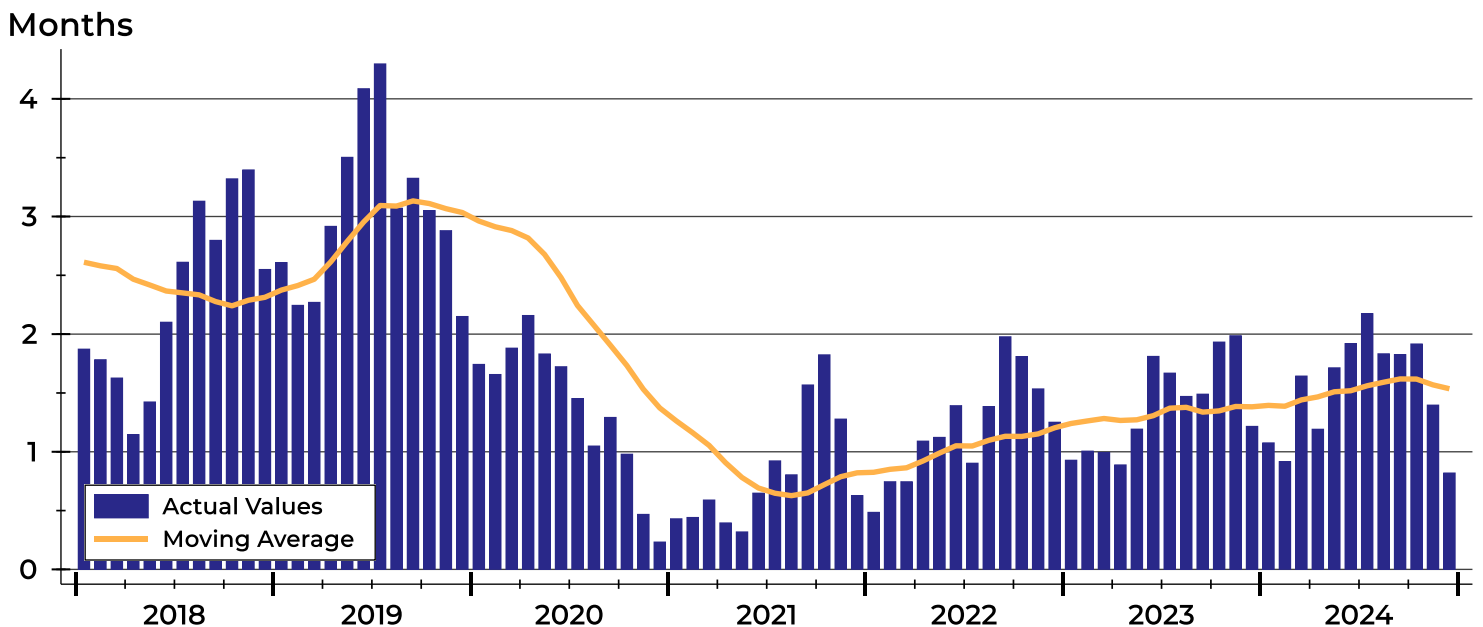
Douglas County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 0.5 | 0.9 | 1.1 |
| February | 0.7 | 1.0 | 0.9 |
| March | 0.7 | 1.0 | 1.6 |
| April | 1.1 | 0.9 | 1.2 |
| May | 1.1 | 1.2 | 1.7 |
| June | 1.4 | 1.8 | 1.9 |
| July | 0.9 | 1.7 | 2.2 |
| August | 1.4 | 1.5 | 1.8 |
| September | 2.0 | 1.5 | 1.8 |
| October | 1.8 | 1.9 | 1.9 |
| November | 1.5 | 2.0 | 1.4 |
| December | 1.3 | 1.2 | 0.8 |

History of Month's Supply





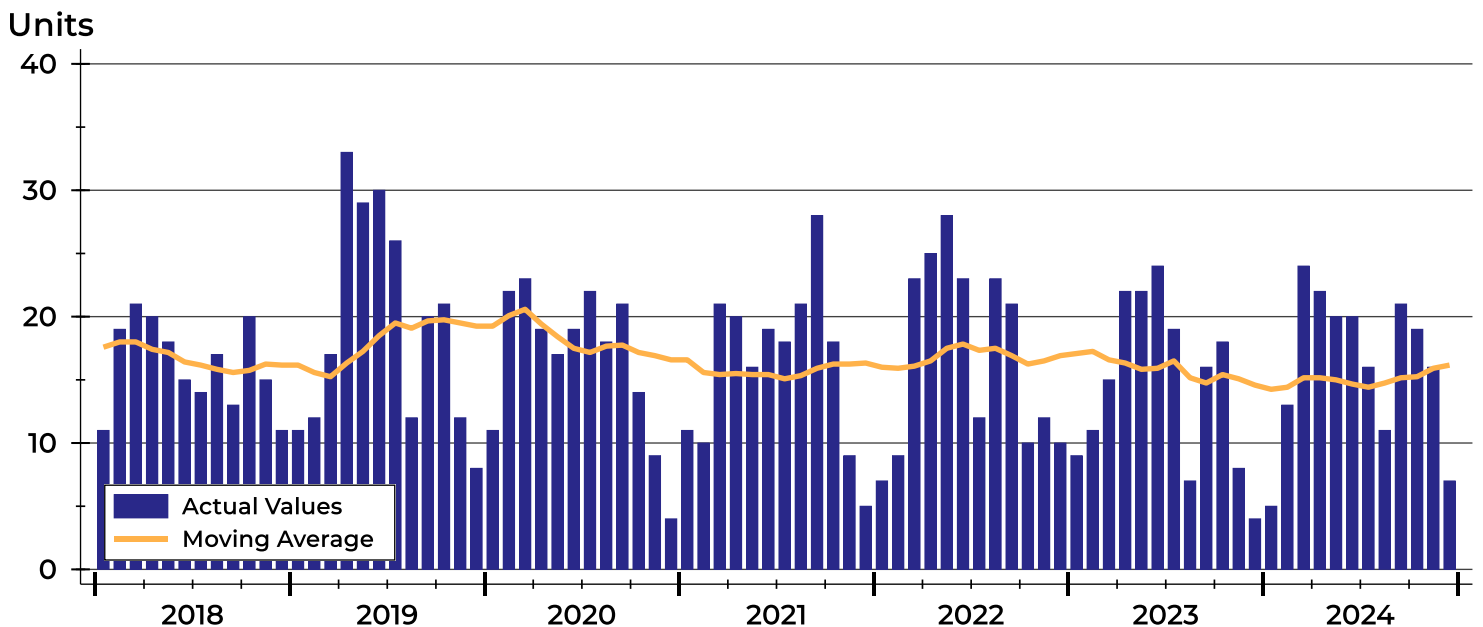
Douglas County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month | New Listings | 7 | 4 | 75.0% |
| | Volume (1,000s) | 2,419 | 1,199 | 101.8% |
| | Average List Price | 345,514 | 299,663 | 15.3% |
| | Median List Price | 336,000 | 252,400 | 33.1% |
| Year-to-Date | New Listings | 194 | 175 | 10.9% |
| | Volume (1,000s) | 65,406 | 64,033 | 2.1% |
| | Average List Price | 337,147 | 365,900 | -7.9% |
| | Median List Price | 315,000 | 330,000 | -4.5% |

A total of 7 new listings were added in Douglas County during December, up 75.0% from the same month in 2023. Year-to-date Douglas County has seen 194 new listings.

The median list price of these homes was \$336,000 up from \$252,400 in 2023.

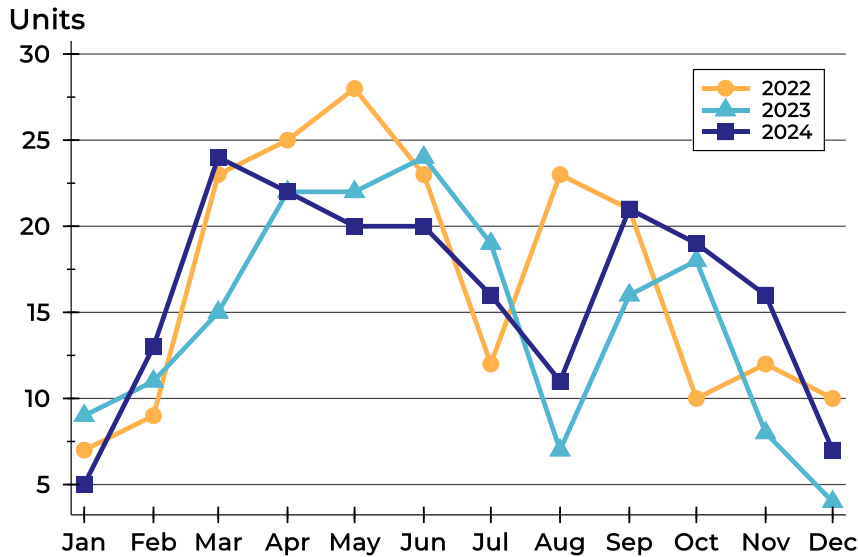
History of New Listings





Douglas County New Listings Analysis

New Listings by Month



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

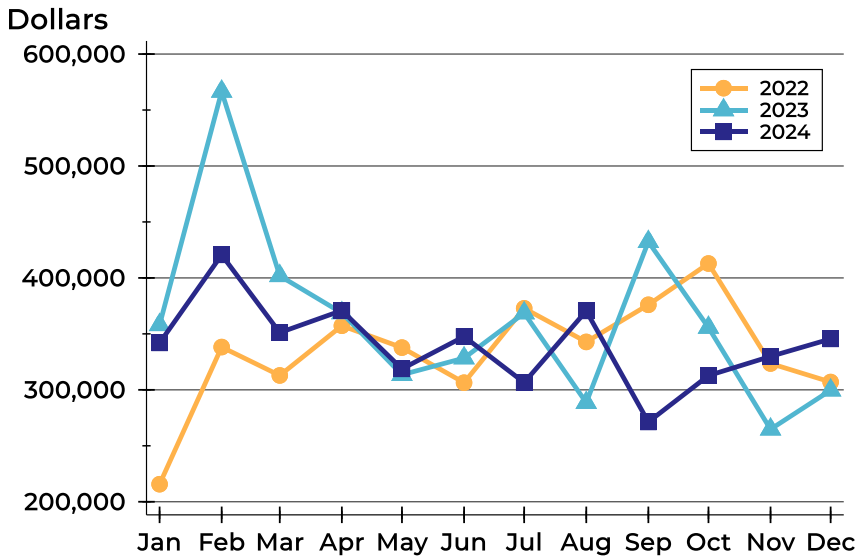
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 3 | 42.9% | 277,933 | 279,000 | 5 | 6 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 3 | 42.9% | 368,600 | 384,900 | 8 | 10 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 1 | 14.3% | 479,000 | 479,000 | 23 | 23 | 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 |



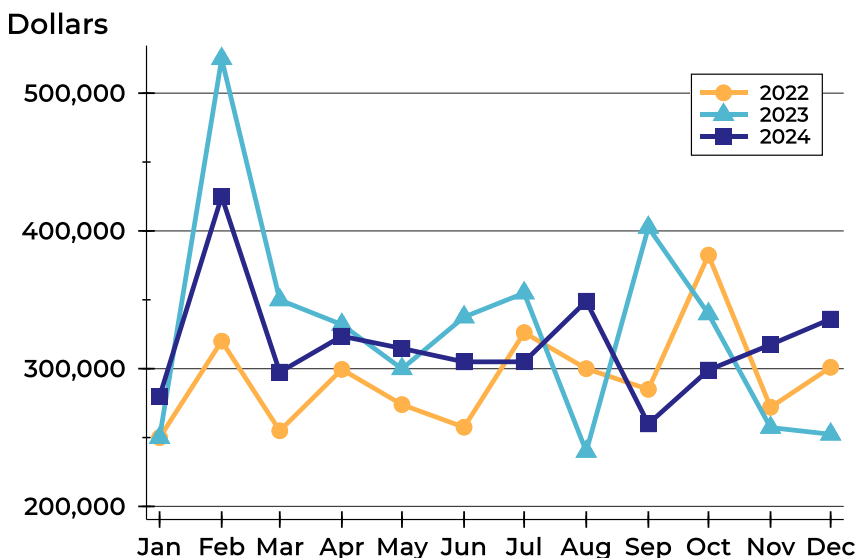
Douglas County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 215,700 | 358,089 | 341,920 |
| February | 338,233 | 566,618 | 420,600 |
| March | 312,877 | 401,847 | 351,123 |
| April | 357,280 | 368,714 | 370,895 |
| May | 337,738 | 313,506 | 318,743 |
| June | 306,378 | 328,375 | 347,625 |
| July | 372,849 | 368,593 | 306,500 |
| August | 342,817 | 288,557 | 370,493 |
| September | 376,000 | 432,319 | 271,284 |
| October | 412,880 | 355,683 | 312,742 |
| November | 323,550 | 264,775 | 329,871 |
| December | 306,970 | 299,663 | 345,514 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 249,900 | 250,000 | 279,900 |
| February | 320,000 | 525,000 | 425,000 |
| March | 254,900 | 349,900 | 297,500 |
| April | 299,500 | 332,000 | 323,600 |
| May | 273,930 | 299,900 | 314,700 |
| June | 257,500 | 337,500 | 304,950 |
| July | 326,200 | 354,900 | 305,000 |
| August | 300,000 | 239,900 | 349,000 |
| September | 285,000 | 402,500 | 259,900 |
| October | 382,450 | 339,750 | 299,000 |
| November | 272,000 | 257,250 | 317,450 |
| December | 301,000 | 252,400 | 336,000 |



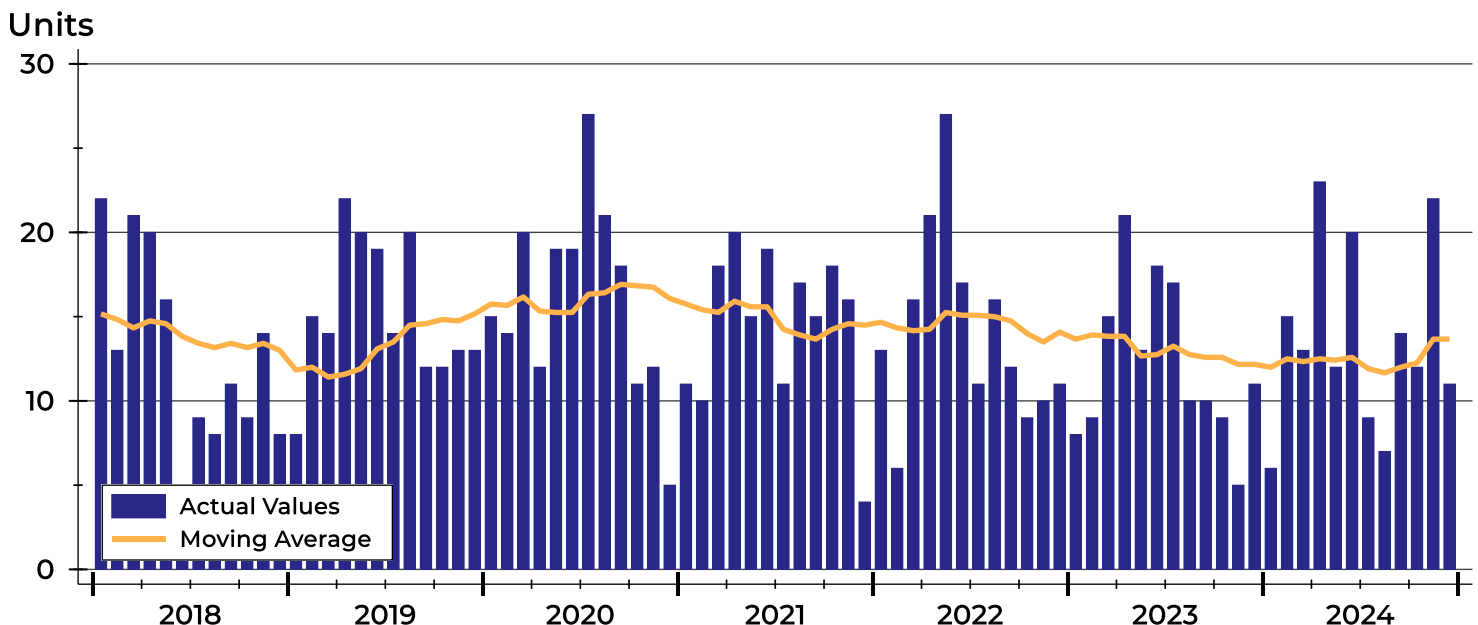
Douglas County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 11 | 11 | 0.0% | 164 | 146 | 12.3% |
| Volume (1,000s) | | 3,290 | 3,568 | -7.8% | 54,485 | 50,555 | 7.8% |
| Average | Sale Price | 299,114 | 324,341 | -7.8% | 332,227 | 346,265 | -4.1% |
| | Days on Market | 47 | 63 | -25.4% | 27 | 26 | 3.8% |
| | Percent of Original | 97.1% | 94.7% | 2.5% | 98.2% | 97.7% | 0.5% |
| Median | Sale Price | 285,000 | 285,900 | -0.3% | 312,450 | 322,500 | -3.1% |
| | Days on Market | 30 | 60 | -50.0% | 7 | 7 | 0.0% |
| | Percent of Original | 98.3% | 94.4% | 4.1% | 98.9% | 99.6% | -0.7% |

A total of 11 contracts for sale were written in Douglas County during the month of December, the same as in 2023. The median list price of these homes was \$285,000, down from \$285,900 the prior year.

Half of the homes that went under contract in December were on the market less than 30 days, compared to 60 days in December 2023.

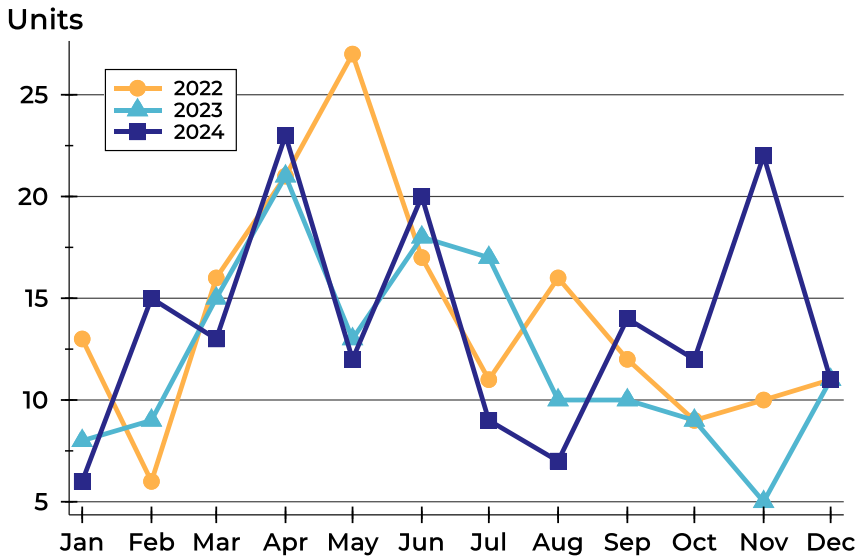
History of Contracts Written





Douglas County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 13 | 8 | 6 |
| February | 6 | 9 | 15 |
| March | 16 | 15 | 13 |
| April | 21 | 21 | 23 |
| May | 27 | 13 | 12 |
| June | 17 | 18 | 20 |
| July | 11 | 17 | 9 |
| August | 16 | 10 | 7 |
| September | 12 | 10 | 14 |
| October | 9 | 9 | 12 |
| November | 10 | 5 | 22 |
| December | 11 | 11 | 11 |

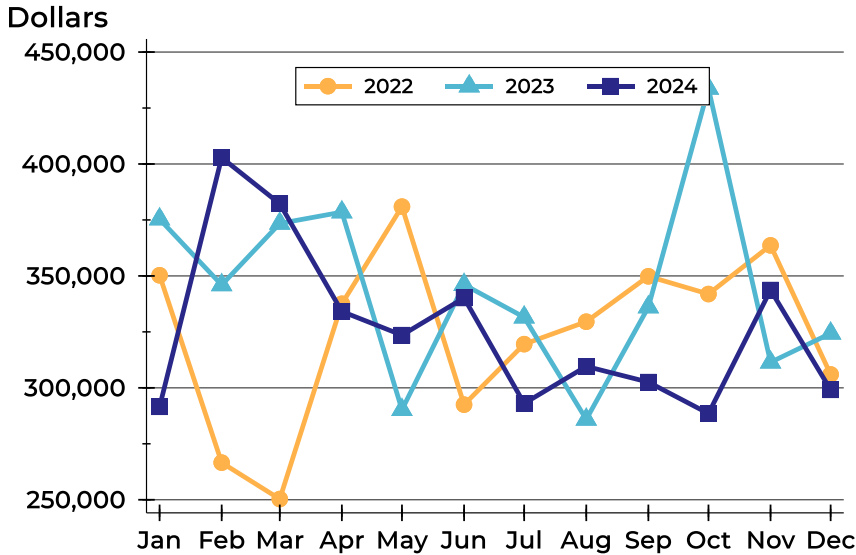
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 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 | 18.2% | 234,900 | 234,900 | 45 | 45 | 95.5% | 95.5% |
| \$250,000-\$299,999 | 5 | 45.5% | 284,760 | 285,000 | 70 | 48 | 96.1% | 98.3% |
| \$300,000-\$399,999 | 3 | 27.3% | 325,583 | 335,000 | 13 | 8 | 99.2% | 100.0% |
| \$400,000-\$499,999 | 1 | 9.1% | 419,900 | 419,900 | 33 | 33 | 98.8% | 98.8% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



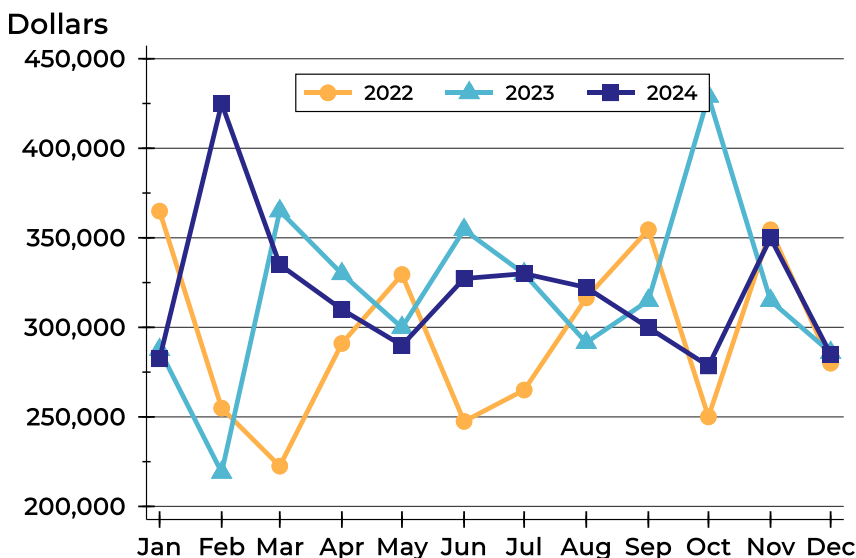
Douglas County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 350,285 | 375,375 | 291,533 |
| February | 266,583 | 345,967 | 402,837 |
| March | 250,336 | 373,447 | 382,246 |
| April | 337,552 | 378,505 | 334,122 |
| May | 380,954 | 290,231 | 323,542 |
| June | 292,494 | 346,106 | 340,155 |
| July | 319,518 | 331,544 | 293,022 |
| August | 329,549 | 285,900 | 309,586 |
| September | 349,833 | 336,080 | 302,562 |
| October | 341,911 | 433,761 | 288,521 |
| November | 363,650 | 311,415 | 343,691 |
| December | 305,973 | 324,341 | 299,114 |

Median Price

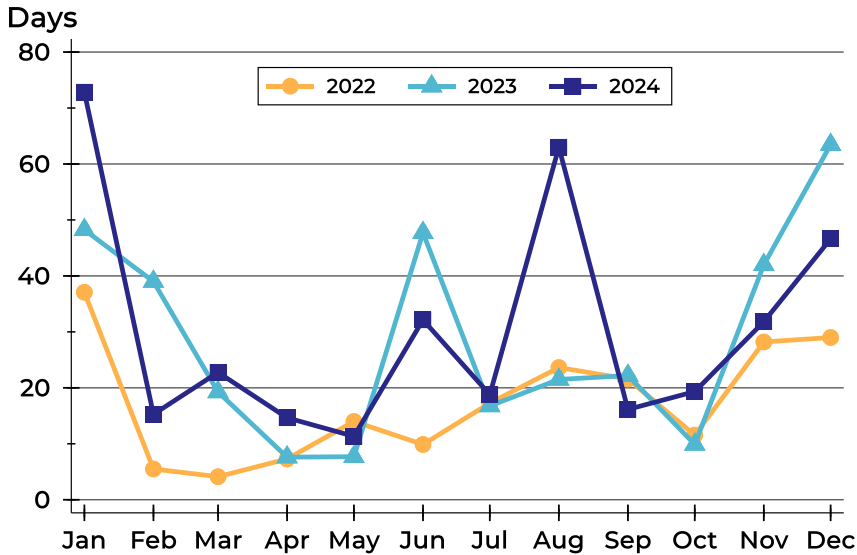


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 364,900 | 287,500 | 282,450 |
| February | 254,900 | 219,000 | 425,000 |
| March | 222,500 | 365,000 | 335,000 |
| April | 291,000 | 329,900 | 310,000 |
| May | 329,500 | 299,900 | 289,950 |
| June | 247,500 | 354,500 | 327,250 |
| July | 265,000 | 329,900 | 330,000 |
| August | 316,450 | 291,500 | 322,300 |
| September | 354,500 | 314,950 | 299,900 |
| October | 250,000 | 429,000 | 278,450 |
| November | 354,450 | 314,900 | 349,900 |
| December | 280,000 | 285,900 | 285,000 |



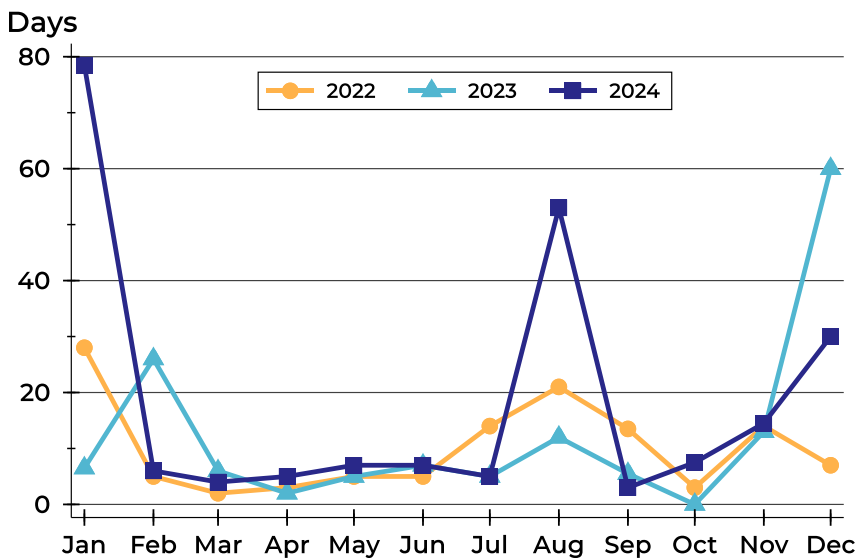
Douglas County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 37 | 48 | 73 |
| February | 6 | 39 | 15 |
| March | 4 | 19 | 23 |
| April | 7 | 8 | 15 |
| May | 14 | 8 | 11 |
| June | 10 | 48 | 32 |
| July | 17 | 17 | 19 |
| August | 24 | 22 | 63 |
| September | 22 | 22 | 16 |
| October | 12 | 10 | 19 |
| November | 28 | 42 | 32 |
| December | 29 | 63 | 47 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 28 | 7 | 79 |
| February | 5 | 26 | 6 |
| March | 2 | 6 | 4 |
| April | 3 | 2 | 5 |
| May | 5 | 5 | 7 |
| June | 5 | 7 | 7 |
| July | 14 | 5 | 5 |
| August | 21 | 12 | 53 |
| September | 14 | 6 | 3 |
| October | 3 | N/A | 8 |
| November | 14 | 13 | 15 |
| December | 7 | 60 | 30 |



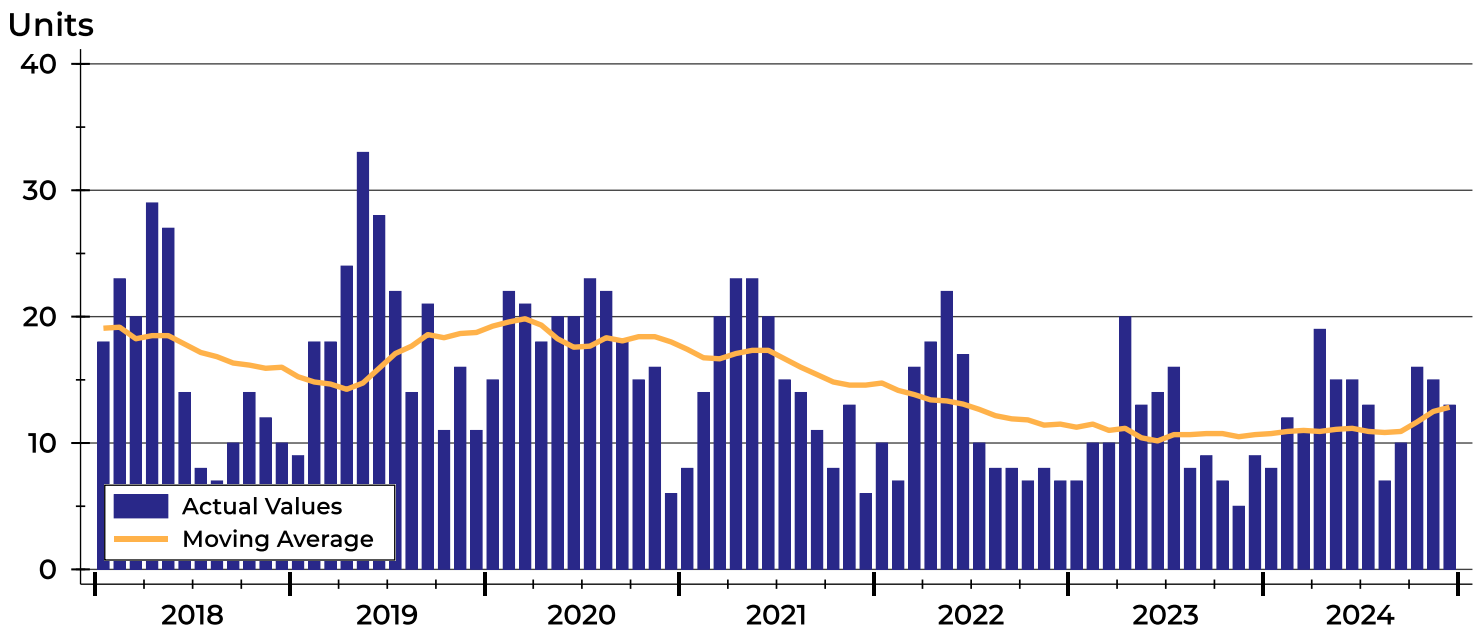
Douglas County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 13 | 9 | 44.4% |
| Volume (1,000s) | | 4,148 | 2,594 | 59.9% |
| Average | List Price | 319,104 | 288,172 | 10.7% |
| | Days on Market | 41 | 41 | 0.0% |
| | Percent of Original | 97.8% | 98.3% | -0.5% |
| Median | List Price | 285,000 | 285,900 | -0.3% |
| | Days on Market | 25 | 41 | -39.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 13 listings in Douglas County had contracts pending at the end of December, up from 9 contracts pending at the end of December 2023.

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

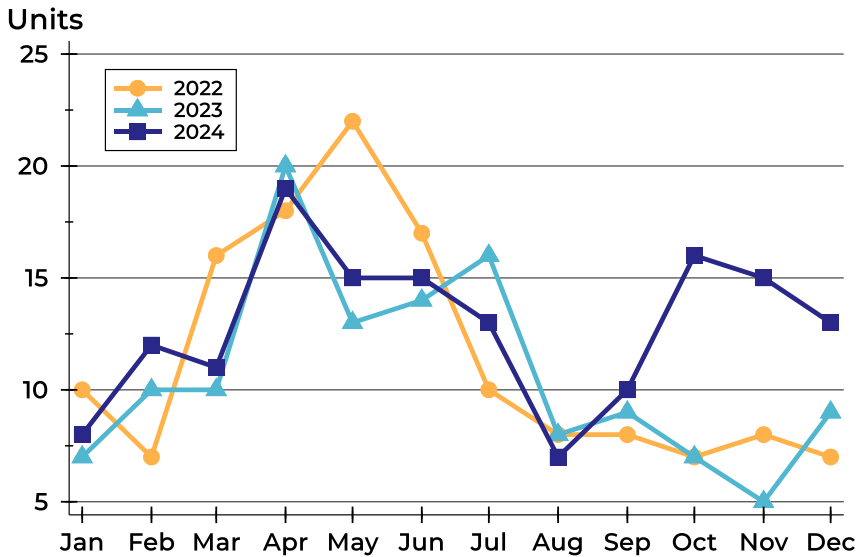
History of Pending Contracts





Douglas County Pending Contracts Analysis

Pending Contracts by Month



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

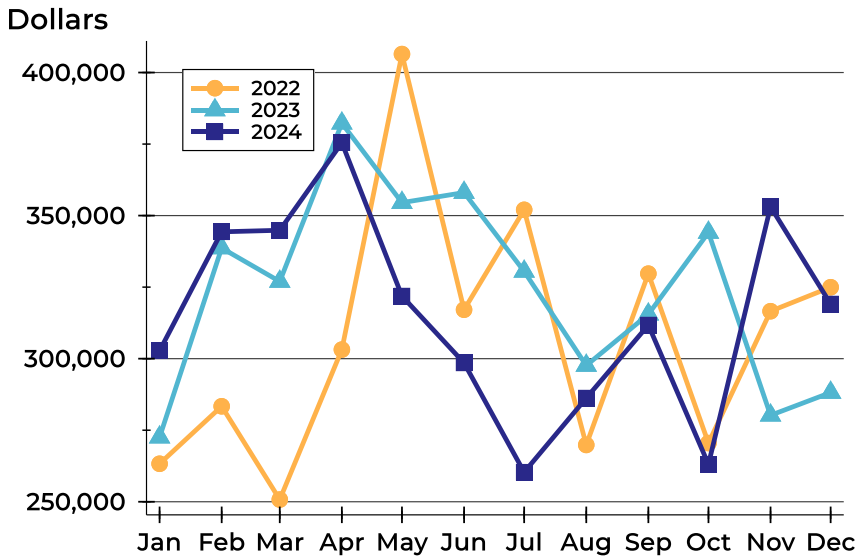
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 7.7% | 158,900 | 158,900 | 0 | 0 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 2 | 15.4% | 237,425 | 237,425 | 56 | 56 | 95.9% | 95.9% |
| \$250,000-\$299,999 | 5 | 38.5% | 280,780 | 279,900 | 70 | 48 | 96.1% | 98.3% |
| \$300,000-\$399,999 | 2 | 15.4% | 367,950 | 367,950 | 13 | 13 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 2 | 15.4% | 427,450 | 427,450 | 20 | 20 | 99.4% | 99.4% |
| \$500,000-\$749,999 | 1 | 7.7% | 519,900 | 519,900 | 5 | 5 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



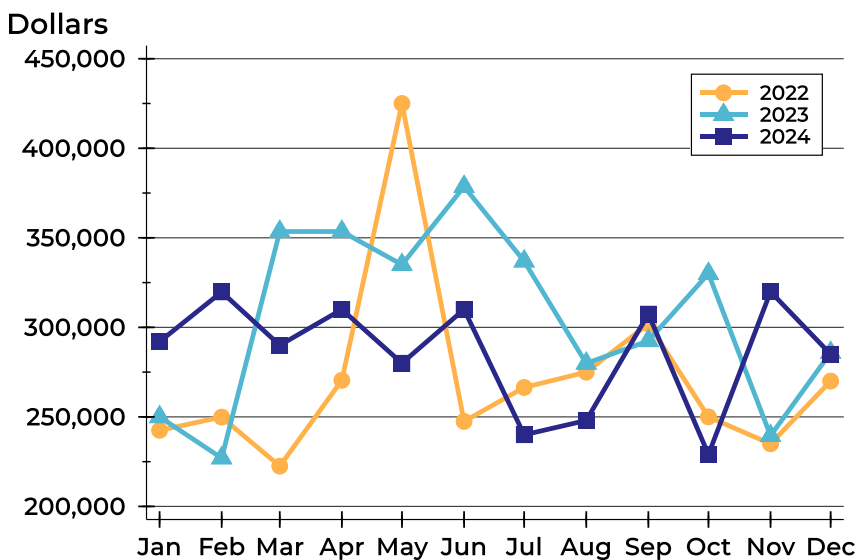
Douglas County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 263,280 | 272,557 | 302,775 |
| February | 283,371 | 338,670 | 344,338 |
| March | 250,774 | 326,980 | 344,882 |
| April | 303,178 | 382,265 | 375,463 |
| May | 406,453 | 354,538 | 321,893 |
| June | 317,118 | 358,050 | 298,527 |
| July | 352,020 | 330,508 | 260,338 |
| August | 269,863 | 297,616 | 286,243 |
| September | 329,713 | 315,522 | 311,760 |
| October | 270,514 | 344,100 | 263,097 |
| November | 316,588 | 280,215 | 353,103 |
| December | 324,971 | 288,172 | 319,104 |

Median Price

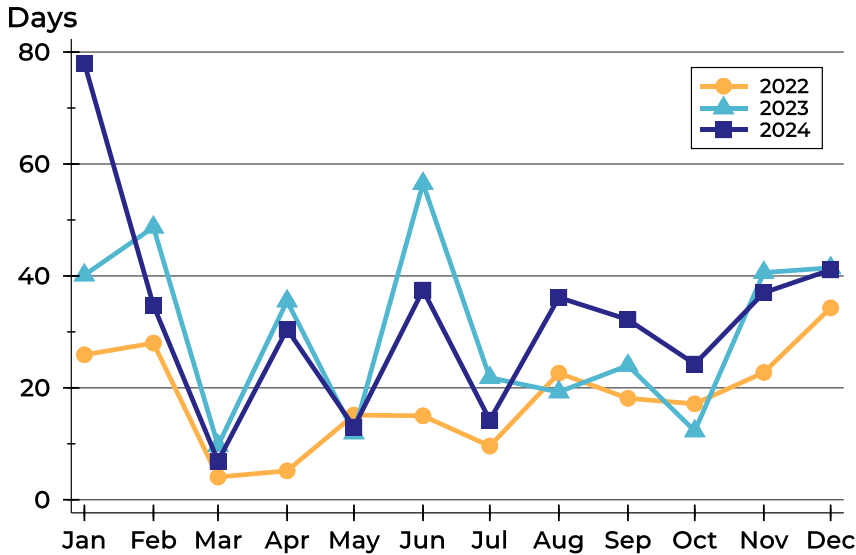


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 242,500 | 250,000 | 292,000 |
| February | 249,900 | 227,000 | 319,750 |
| March | 222,500 | 353,500 | 290,000 |
| April | 270,450 | 353,500 | 310,000 |
| May | 425,000 | 335,000 | 280,000 |
| June | 247,500 | 378,600 | 310,000 |
| July | 266,450 | 336,950 | 240,000 |
| August | 275,000 | 279,875 | 248,000 |
| September | 301,950 | 292,500 | 307,450 |
| October | 250,000 | 330,000 | 229,000 |
| November | 234,950 | 239,500 | 319,900 |
| December | 270,000 | 285,900 | 285,000 |



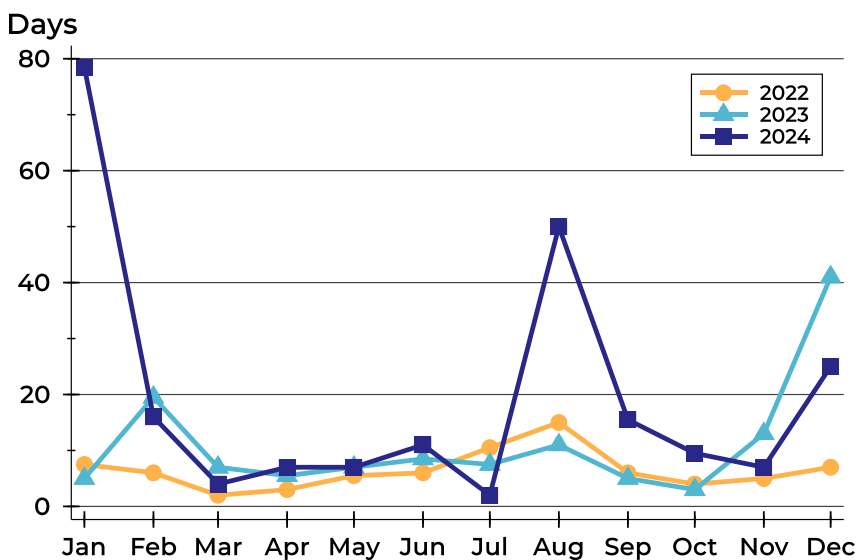
Douglas County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 26 | 40 | 78 |
| February | 28 | 49 | 35 |
| March | 4 | 10 | 7 |
| April | 5 | 36 | 30 |
| May | 15 | 12 | 13 |
| June | 15 | 57 | 37 |
| July | 10 | 22 | 14 |
| August | 23 | 19 | 36 |
| September | 18 | 24 | 32 |
| October | 17 | 12 | 24 |
| November | 23 | 41 | 37 |
| December | 34 | 41 | 41 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 8 | 5 | 79 |
| February | 6 | 20 | 16 |
| March | 2 | 7 | 4 |
| April | 3 | 6 | 7 |
| May | 6 | 7 | 7 |
| June | 6 | 9 | 11 |
| July | 11 | 8 | 2 |
| August | 15 | 11 | 50 |
| September | 6 | 5 | 16 |
| October | 4 | 3 | 10 |
| November | 5 | 13 | 7 |
| December | 7 | 41 | 25 |



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Fell in December

Total home sales in the Emporia area fell last month to 23 units, compared to 24 units in December 2023. Total sales volume was \$4.5 million, down from a year earlier.

The median sale price in December was \$180,000, down from \$182,500 a year earlier. Homes that sold in December were typically on the market for 30 days and sold for 97.9% of their list prices.

Emporia Area Active Listings Up at End of December

The total number of active listings in the Emporia area at the end of December was 51 units, up from 36 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$197,000.

During December, a total of 13 contracts were written down from 16 in December 2023. At the end of the month, there were 19 contracts still pending.

Report Contents

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

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Emporia Area Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 23 | 24 | 31 | 375 | 407 | 469 |
| Change from prior year | | -4.2% | -22.6% | -42.6% | -7.9% | -13.2% | -13.1% |
| Active Listings | | 51 | 36 | 30 | N/A | N/A | N/A |
| Change from prior year | | 41.7% | 20.0% | -31.8% | | | |
| Months' Supply | | 1.6 | 1.1 | 0.8 | N/A | N/A | N/A |
| Change from prior year | | 45.5% | 37.5% | -20.0% | | | |
| New Listings | | 23 | 13 | 25 | 456 | 469 | 496 |
| Change from prior year | | 76.9% | -48.0% | -28.6% | -2.8% | -5.4% | -16.6% |
| Contracts Written | | 13 | 16 | 22 | 370 | 406 | 446 |
| Change from prior year | | -18.8% | -27.3% | -31.3% | -8.9% | -9.0% | -17.9% |
| Pending Contracts | | 19 | 23 | 25 | N/A | N/A | N/A |
| Change from prior year | | -17.4% | -8.0% | -30.6% | | | |
| Sales Volume (1,000s) | | 4,491 | 4,877 | 5,548 | 72,753 | 76,327 | 81,893 |
| Change from prior year | | -7.9% | -12.1% | -41.7% | -4.7% | -6.8% | -2.3% |
| Average | Sale Price | 195,252 | 203,217 | 178,955 | 194,009 | 187,535 | 174,613 |
| | Change from prior year | -3.9% | 13.6% | 1.5% | 3.5% | 7.4% | 12.5% |
| | List Price of Actives | 243,214 | 235,333 | 177,827 | N/A | N/A | N/A |
| | Change from prior year | 3.3% | 32.3% | 15.4% | | | |
| | Days on Market | 46 | 14 | 26 | 28 | 22 | 23 |
| Change from prior year | 228.6% | -46.2% | -31.6% | 27.3% | -4.3% | -28.1% | |
| Percent of List | 95.7% | 97.6% | 95.3% | 97.1% | 97.2% | 97.3% | |
| Change from prior year | -1.9% | 2.4% | -0.6% | -0.1% | -0.1% | 0.7% | |
| Percent of Original | 92.7% | 95.9% | 92.0% | 95.3% | 95.5% | 95.6% | |
| Change from prior year | -3.3% | 4.2% | -1.4% | -0.2% | -0.1% | 0.5% | |
| Median | Sale Price | 180,000 | 182,500 | 143,000 | 174,000 | 165,000 | 147,000 |
| | Change from prior year | -1.4% | 27.6% | -10.5% | 5.5% | 12.2% | 4.4% |
| | List Price of Actives | 197,000 | 199,500 | 172,000 | N/A | N/A | N/A |
| | Change from prior year | -1.3% | 16.0% | 29.9% | | | |
| | Days on Market | 30 | 4 | 8 | 8 | 6 | 7 |
| Change from prior year | 650.0% | -50.0% | -27.3% | 33.3% | -14.3% | 16.7% | |
| Percent of List | 97.9% | 100.0% | 98.7% | 98.6% | 99.0% | 99.0% | |
| Change from prior year | -2.1% | 1.3% | 1.2% | -0.4% | 0.0% | 0.6% | |
| Percent of Original | 94.3% | 100.0% | 95.7% | 97.8% | 97.9% | 98.1% | |
| Change from prior year | -5.7% | 4.5% | -0.7% | -0.1% | -0.2% | 0.3% | |

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



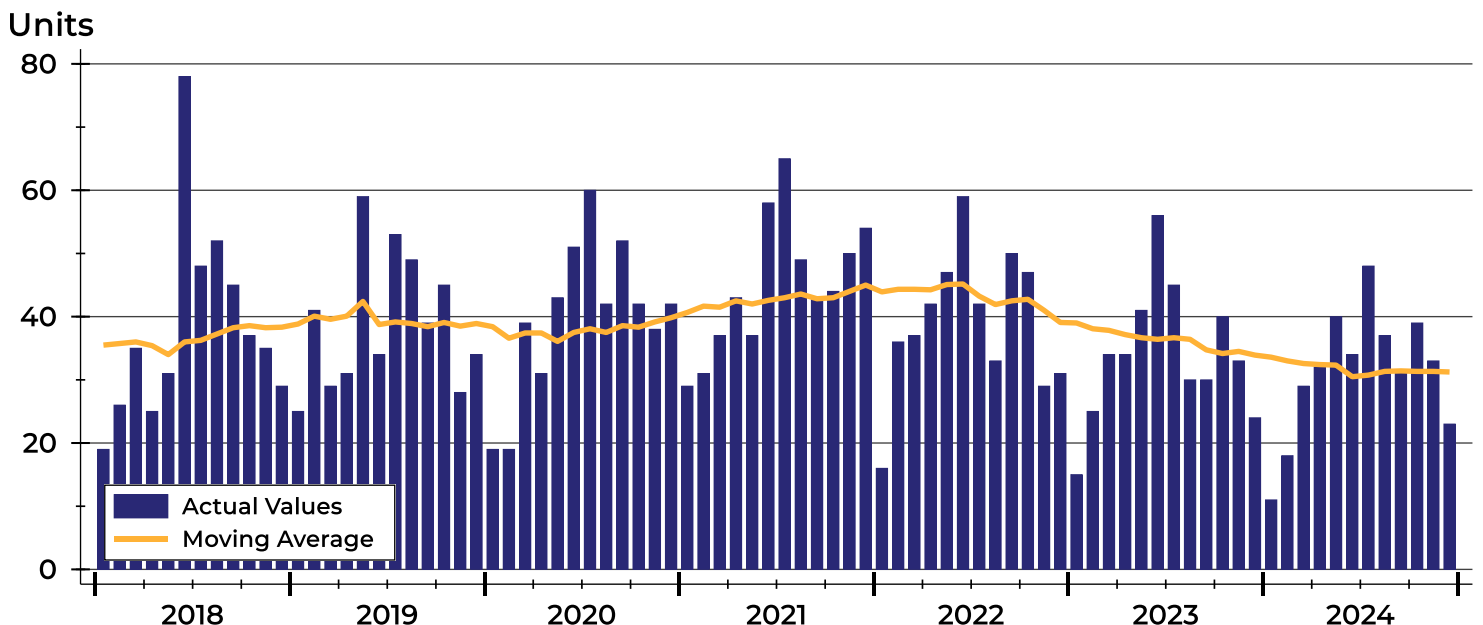
Emporia Area Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 23 | 24 | -4.2% | 375 | 407 | -7.9% |
| Volume (1,000s) | | 4,491 | 4,877 | -7.9% | 72,753 | 76,327 | -4.7% |
| Months' Supply | | 1.6 | 1.1 | 45.5% | N/A | N/A | N/A |
| Average | Sale Price | 195,252 | 203,217 | -3.9% | 194,009 | 187,535 | 3.5% |
| | Days on Market | 46 | 14 | 228.6% | 28 | 22 | 27.3% |
| | Percent of List | 95.7% | 97.6% | -1.9% | 97.1% | 97.2% | -0.1% |
| | Percent of Original | 92.7% | 95.9% | -3.3% | 95.3% | 95.5% | -0.2% |
| Median | Sale Price | 180,000 | 182,500 | -1.4% | 174,000 | 165,000 | 5.5% |
| | Days on Market | 30 | 4 | 650.0% | 8 | 6 | 33.3% |
| | Percent of List | 97.9% | 100.0% | -2.1% | 98.6% | 99.0% | -0.4% |
| | Percent of Original | 94.3% | 100.0% | -5.7% | 97.8% | 97.9% | -0.1% |

A total of 23 homes sold in the Emporia area in December, down from 24 units in December 2023. Total sales volume fell to \$4.5 million compared to \$4.9 million in the previous year.

The median sales price in December was \$180,000, down 1.4% compared to the prior year. Median days on market was 30 days, up from 6 days in November, and up from 4 in December 2023.

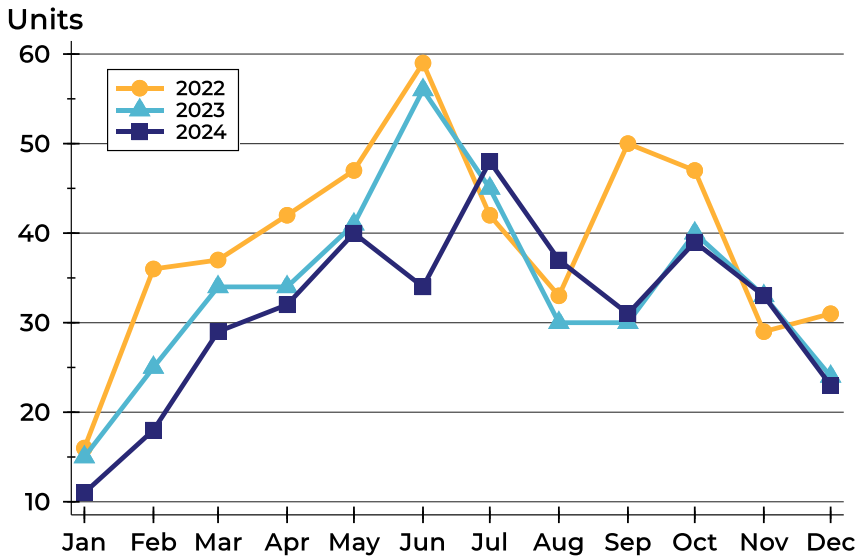
History of Closed Listings





Emporia Area Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 16 | 15 | 11 |
| February | 36 | 25 | 18 |
| March | 37 | 34 | 29 |
| April | 42 | 34 | 32 |
| May | 47 | 41 | 40 |
| June | 59 | 56 | 34 |
| July | 42 | 45 | 48 |
| August | 33 | 30 | 37 |
| September | 50 | 30 | 31 |
| October | 47 | 40 | 39 |
| November | 29 | 33 | 33 |
| December | 31 | 24 | 23 |

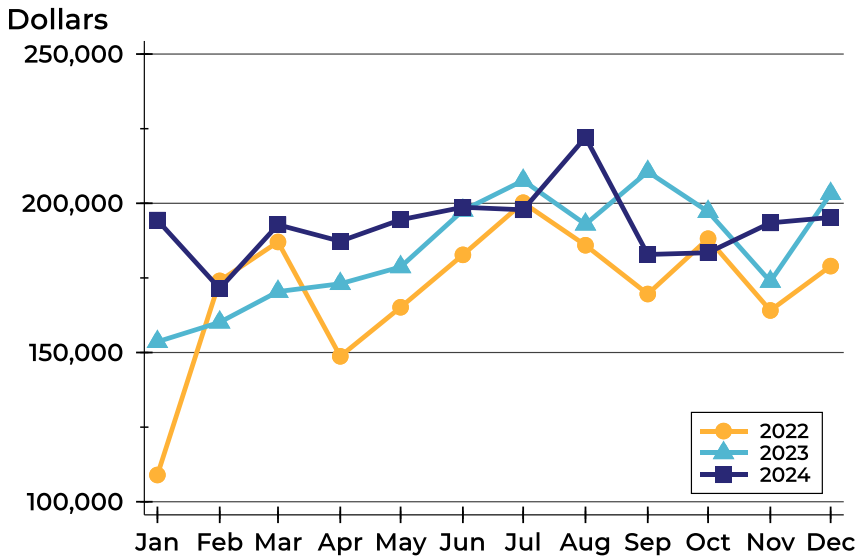
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 2 | 8.7% | 1.2 | 43,500 | 43,500 | 49 | 49 | 85.1% | 85.1% | 80.6% | 80.6% |
| \$50,000-\$99,999 | 3 | 13.0% | 1.9 | 71,000 | 68,000 | 19 | 9 | 91.9% | 100.0% | 90.2% | 100.0% |
| \$100,000-\$124,999 | 2 | 8.7% | 1.3 | 105,000 | 105,000 | 40 | 40 | 93.1% | 93.1% | 90.1% | 90.1% |
| \$125,000-\$149,999 | 2 | 8.7% | 1.3 | 127,500 | 127,500 | 101 | 101 | 96.3% | 96.3% | 88.0% | 88.0% |
| \$150,000-\$174,999 | 2 | 8.7% | 0.6 | 156,500 | 156,500 | 57 | 57 | 103.3% | 103.3% | 98.4% | 98.4% |
| \$175,000-\$199,999 | 4 | 17.4% | 2.5 | 186,250 | 183,500 | 53 | 50 | 95.8% | 96.3% | 92.0% | 91.8% |
| \$200,000-\$249,999 | 3 | 13.0% | 1.0 | 229,267 | 230,000 | 64 | 10 | 97.2% | 97.3% | 95.6% | 97.3% |
| \$250,000-\$299,999 | 3 | 13.0% | 2.1 | 265,000 | 262,500 | 39 | 30 | 97.0% | 96.2% | 95.9% | 94.3% |
| \$300,000-\$399,999 | 0 | 0.0% | 3.2 | 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 | 2 | 8.7% | 1.7 | 592,500 | 592,500 | 1 | 1 | 102.1% | 102.1% | 102.1% | 102.1% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



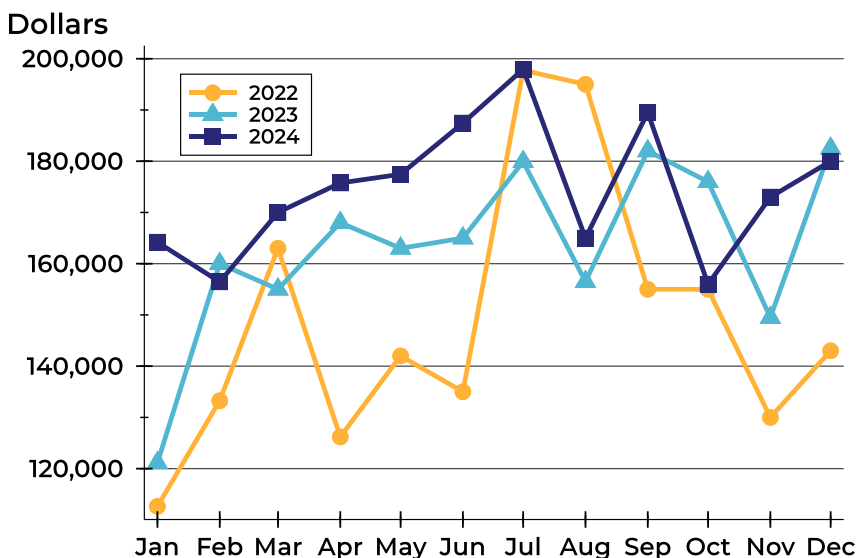
Emporia Area Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 108,978 | 153,608 | 194,373 |
| February | 174,009 | 160,136 | 171,404 |
| March | 187,054 | 170,425 | 192,817 |
| April | 148,729 | 173,044 | 187,284 |
| May | 165,169 | 178,679 | 194,490 |
| June | 182,726 | 197,596 | 198,674 |
| July | 200,190 | 207,624 | 197,827 |
| August | 185,948 | 192,967 | 222,109 |
| September | 169,608 | 210,587 | 182,850 |
| October | 188,143 | 197,204 | 183,438 |
| November | 164,098 | 173,785 | 193,445 |
| December | 178,955 | 203,217 | 195,252 |

Median Price

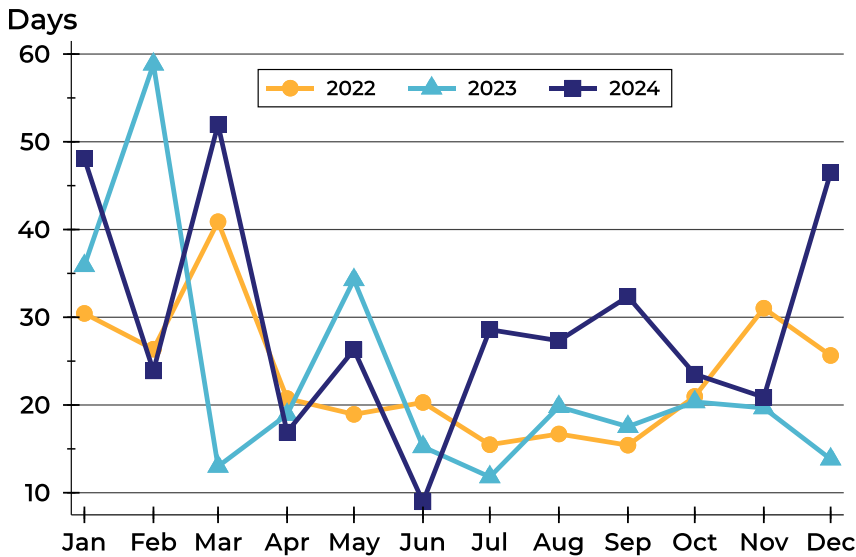


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 112,625 | 121,125 | 164,200 |
| February | 133,250 | 160,000 | 156,450 |
| March | 163,000 | 155,000 | 170,000 |
| April | 126,200 | 168,000 | 175,750 |
| May | 142,000 | 163,000 | 177,450 |
| June | 135,000 | 165,000 | 187,450 |
| July | 197,750 | 179,900 | 197,950 |
| August | 195,000 | 156,500 | 165,000 |
| September | 155,000 | 182,000 | 189,500 |
| October | 155,000 | 176,000 | 156,000 |
| November | 130,000 | 149,500 | 173,000 |
| December | 143,000 | 182,500 | 180,000 |



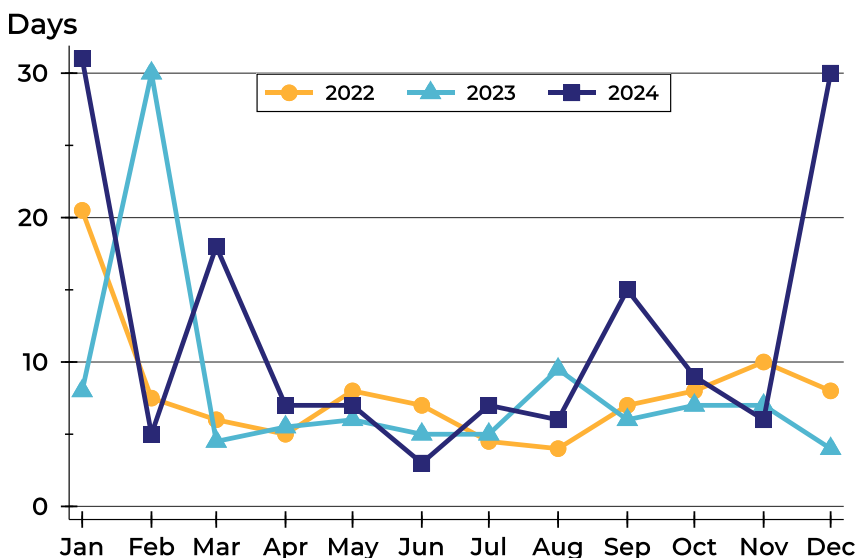
Emporia Area Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 30 | 36 | 48 |
| February | 26 | 59 | 24 |
| March | 41 | 13 | 52 |
| April | 21 | 19 | 17 |
| May | 19 | 34 | 26 |
| June | 20 | 15 | 9 |
| July | 15 | 12 | 29 |
| August | 17 | 20 | 27 |
| September | 15 | 18 | 32 |
| October | 21 | 20 | 24 |
| November | 31 | 20 | 21 |
| December | 26 | 14 | 46 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 21 | 8 | 31 |
| February | 8 | 30 | 5 |
| March | 6 | 5 | 18 |
| April | 5 | 6 | 7 |
| May | 8 | 6 | 7 |
| June | 7 | 5 | 3 |
| July | 5 | 5 | 7 |
| August | 4 | 10 | 6 |
| September | 7 | 6 | 15 |
| October | 8 | 7 | 9 |
| November | 10 | 7 | 6 |
| December | 8 | 4 | 30 |



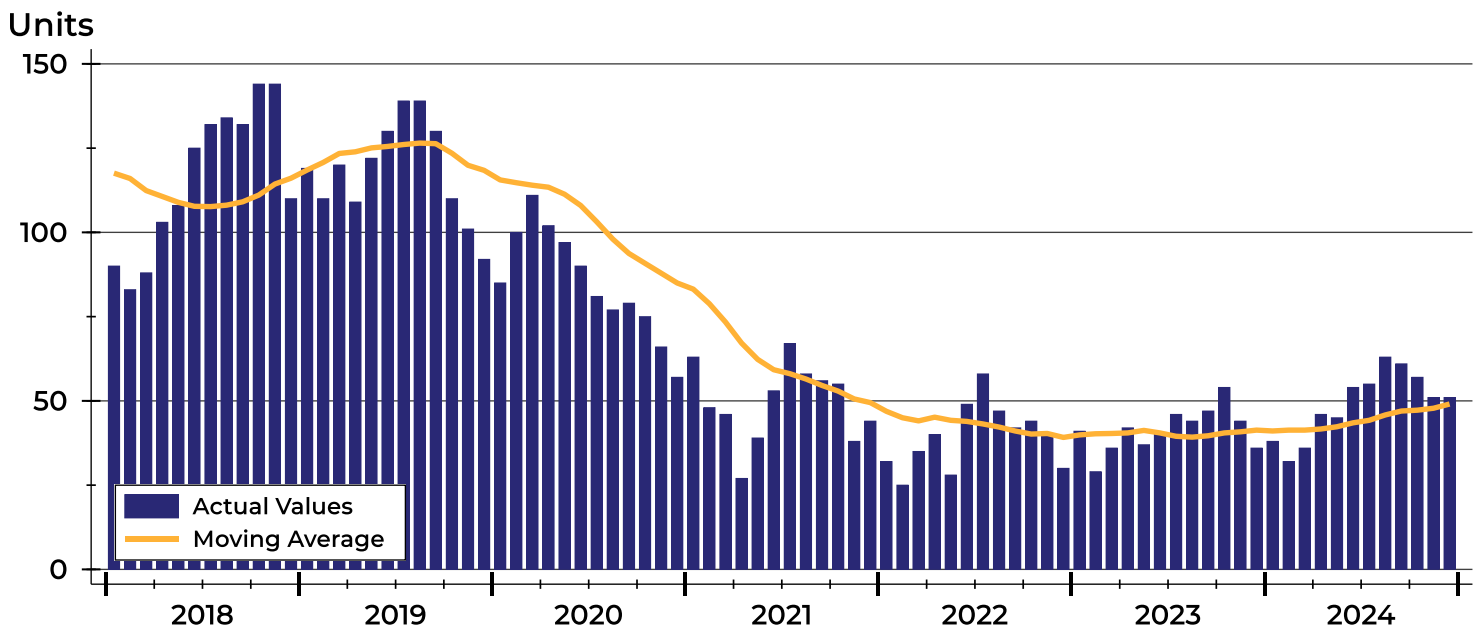
Emporia Area Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | Change |
|--|---------------------|---------|---------|--------|
| Active Listings | | 51 | 36 | 41.7% |
| Volume (1,000s) | | 12,404 | 8,472 | 46.4% |
| Months' Supply | | 1.6 | 1.1 | 45.5% |
| Average | List Price | 243,214 | 235,333 | 3.3% |
| | Days on Market | 69 | 84 | -17.9% |
| | Percent of Original | 95.5% | 97.1% | -1.6% |
| Median | List Price | 197,000 | 199,500 | -1.3% |
| | Days on Market | 70 | 77 | -9.1% |
| | Percent of Original | 98.9% | 100.0% | -1.1% |

A total of 51 homes were available for sale in the Emporia area at the end of December. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of December was \$197,000, down 1.3% from 2023. The typical time on market for active listings was 70 days, down from 77 days a year earlier.

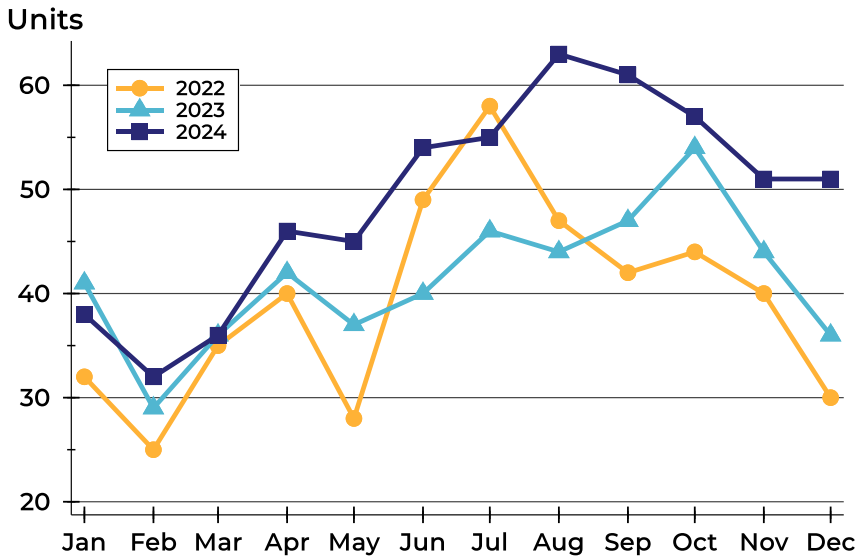
History of Active Listings





Emporia Area Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 32 | 41 | 38 |
| February | 25 | 29 | 32 |
| March | 35 | 36 | 36 |
| April | 40 | 42 | 46 |
| May | 28 | 37 | 45 |
| June | 49 | 40 | 54 |
| July | 58 | 46 | 55 |
| August | 47 | 44 | 63 |
| September | 42 | 47 | 61 |
| October | 44 | 54 | 57 |
| November | 40 | 44 | 51 |
| December | 30 | 36 | 51 |

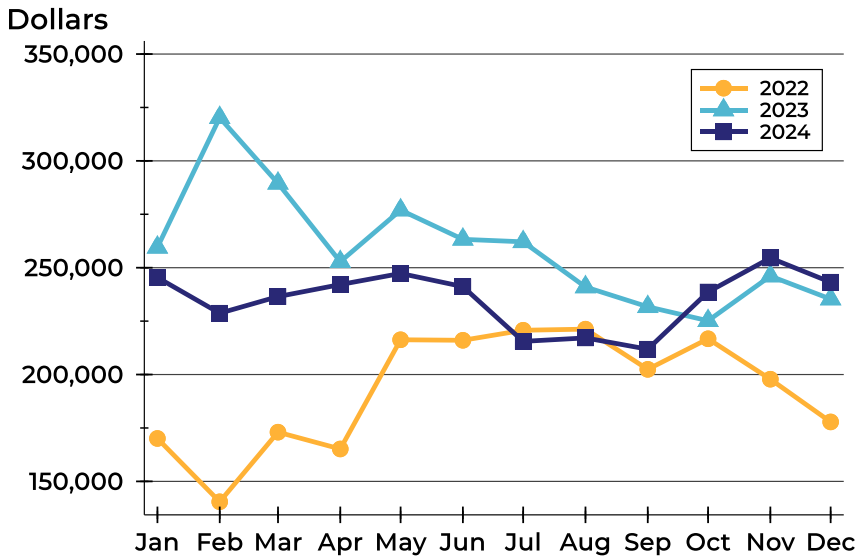
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 2.0% | 1.2 | 37,900 | 37,900 | 13 | 13 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 7 | 13.7% | 1.9 | 88,957 | 87,000 | 76 | 72 | 89.5% | 87.3% |
| \$100,000-\$124,999 | 3 | 5.9% | 1.3 | 111,667 | 115,000 | 112 | 126 | 92.7% | 95.9% |
| \$125,000-\$149,999 | 5 | 9.8% | 1.3 | 136,320 | 139,900 | 35 | 16 | 98.8% | 100.0% |
| \$150,000-\$174,999 | 3 | 5.9% | 0.6 | 162,133 | 159,900 | 68 | 85 | 97.3% | 100.0% |
| \$175,000-\$199,999 | 7 | 13.7% | 2.5 | 187,371 | 189,900 | 58 | 70 | 97.7% | 97.4% |
| \$200,000-\$249,999 | 5 | 9.8% | 1.0 | 235,780 | 236,000 | 65 | 48 | 97.1% | 100.0% |
| \$250,000-\$299,999 | 6 | 11.8% | 2.1 | 291,617 | 292,500 | 70 | 39 | 97.1% | 100.0% |
| \$300,000-\$399,999 | 10 | 19.6% | 3.2 | 349,720 | 341,500 | 75 | 86 | 93.9% | 95.4% |
| \$400,000-\$499,999 | 2 | 3.9% | N/A | 452,450 | 452,450 | 82 | 82 | 97.9% | 97.9% |
| \$500,000-\$749,999 | 1 | 2.0% | 1.7 | 749,000 | 749,000 | 111 | 111 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 1 | 2.0% | N/A | 849,000 | 849,000 | 82 | 82 | 94.4% | 94.4% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



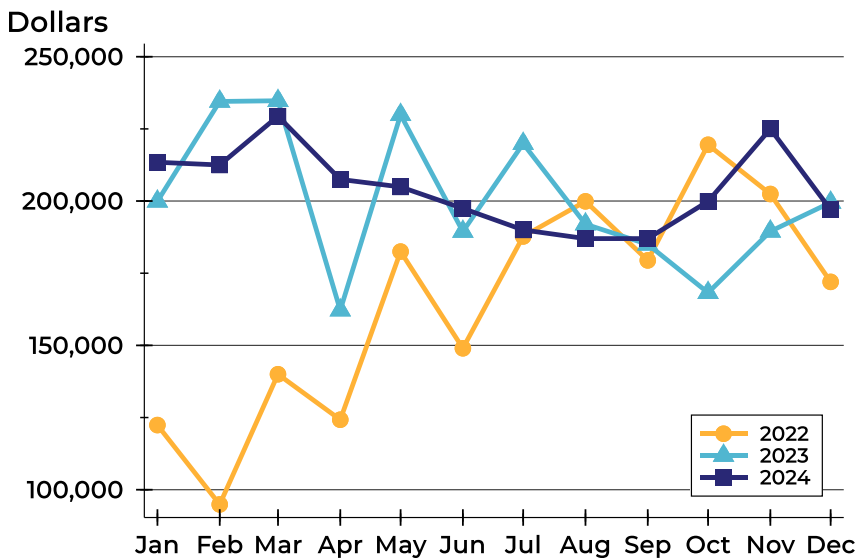
Emporia Area Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 170,090 | 259,538 | 245,424 |
| February | 140,460 | 320,231 | 228,702 |
| March | 173,041 | 289,508 | 236,489 |
| April | 165,172 | 252,814 | 242,116 |
| May | 216,288 | 276,970 | 247,332 |
| June | 216,044 | 263,288 | 241,171 |
| July | 220,734 | 262,126 | 215,529 |
| August | 221,258 | 240,991 | 217,145 |
| September | 202,443 | 231,733 | 211,868 |
| October | 216,745 | 225,176 | 238,630 |
| November | 197,828 | 246,093 | 254,557 |
| December | 177,827 | 235,333 | 243,214 |

Median Price

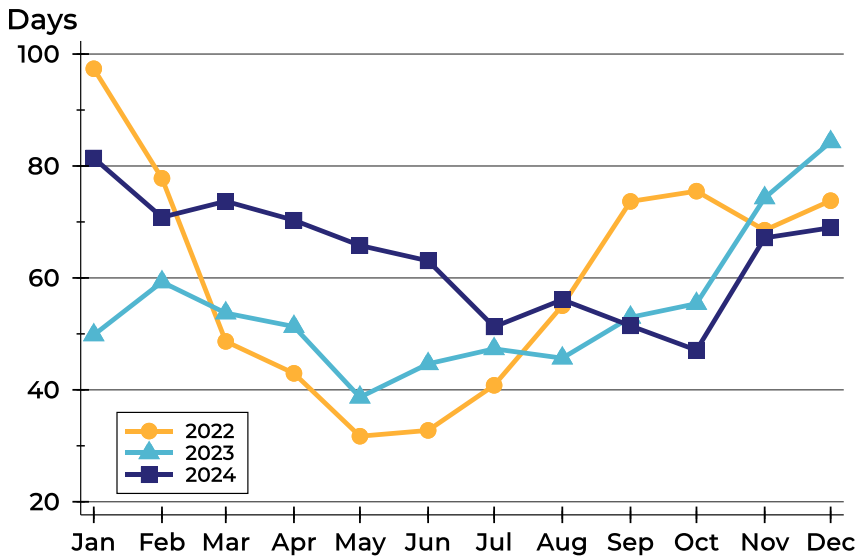


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 122,400 | 199,900 | 213,450 |
| February | 94,900 | 234,500 | 212,500 |
| March | 140,000 | 234,750 | 229,400 |
| April | 124,250 | 162,200 | 207,500 |
| May | 182,500 | 229,900 | 204,900 |
| June | 149,000 | 189,450 | 197,450 |
| July | 187,750 | 219,900 | 189,999 |
| August | 199,900 | 192,000 | 187,000 |
| September | 179,450 | 185,000 | 187,000 |
| October | 219,500 | 168,250 | 199,900 |
| November | 202,450 | 189,500 | 225,000 |
| December | 172,000 | 199,500 | 197,000 |



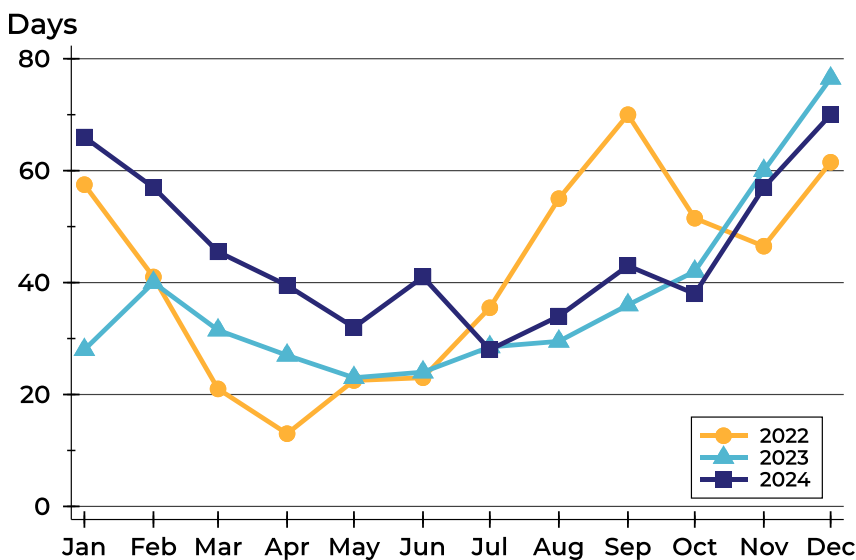
Emporia Area Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 97 | 50 | 81 |
| February | 78 | 59 | 71 |
| March | 49 | 54 | 74 |
| April | 43 | 51 | 70 |
| May | 32 | 39 | 66 |
| June | 33 | 45 | 63 |
| July | 41 | 47 | 51 |
| August | 55 | 46 | 56 |
| September | 74 | 53 | 51 |
| October | 76 | 55 | 47 |
| November | 69 | 74 | 67 |
| December | 74 | 84 | 69 |

Median DOM

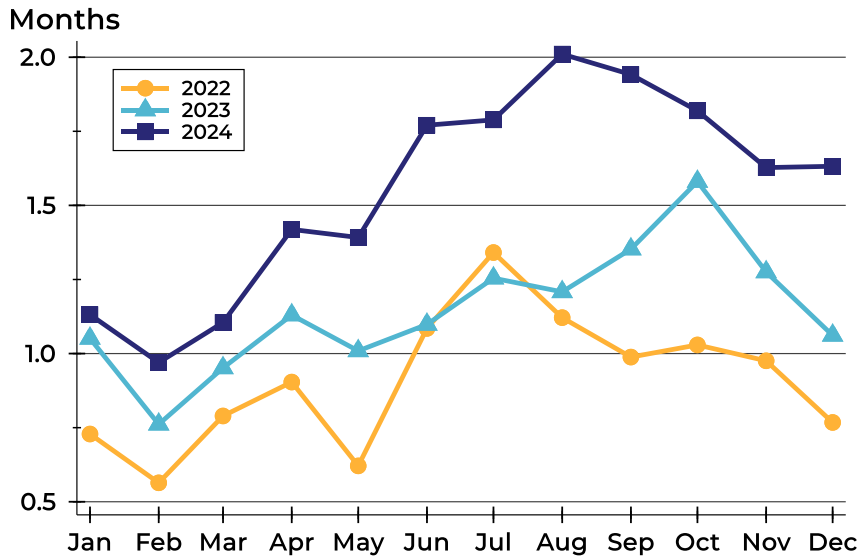


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 58 | 28 | 66 |
| February | 41 | 40 | 57 |
| March | 21 | 32 | 46 |
| April | 13 | 27 | 40 |
| May | 23 | 23 | 32 |
| June | 23 | 24 | 41 |
| July | 36 | 29 | 28 |
| August | 55 | 30 | 34 |
| September | 70 | 36 | 43 |
| October | 52 | 42 | 38 |
| November | 47 | 60 | 57 |
| December | 62 | 77 | 70 |



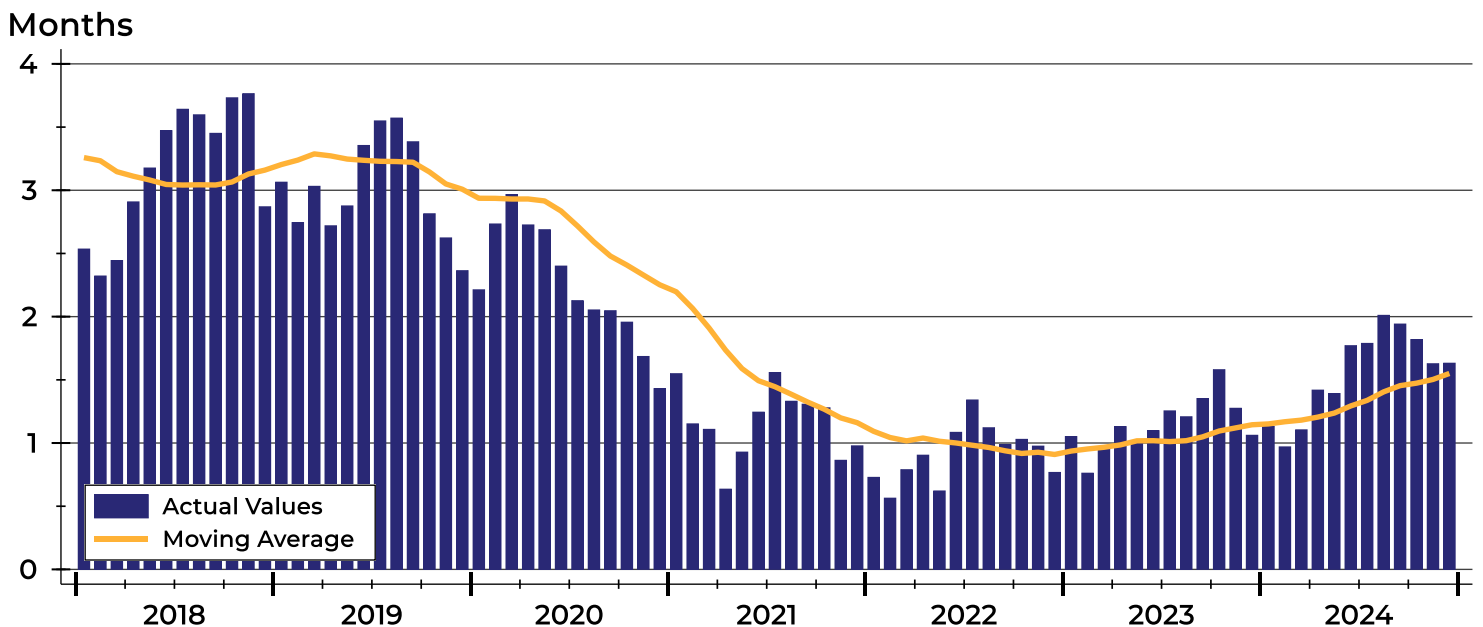
Emporia Area Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 0.7 | 1.1 | 1.1 |
| February | 0.6 | 0.8 | 1.0 |
| March | 0.8 | 1.0 | 1.1 |
| April | 0.9 | 1.1 | 1.4 |
| May | 0.6 | 1.0 | 1.4 |
| June | 1.1 | 1.1 | 1.8 |
| July | 1.3 | 1.3 | 1.8 |
| August | 1.1 | 1.2 | 2.0 |
| September | 1.0 | 1.4 | 1.9 |
| October | 1.0 | 1.6 | 1.8 |
| November | 1.0 | 1.3 | 1.6 |
| December | 0.8 | 1.1 | 1.6 |

History of Month's Supply





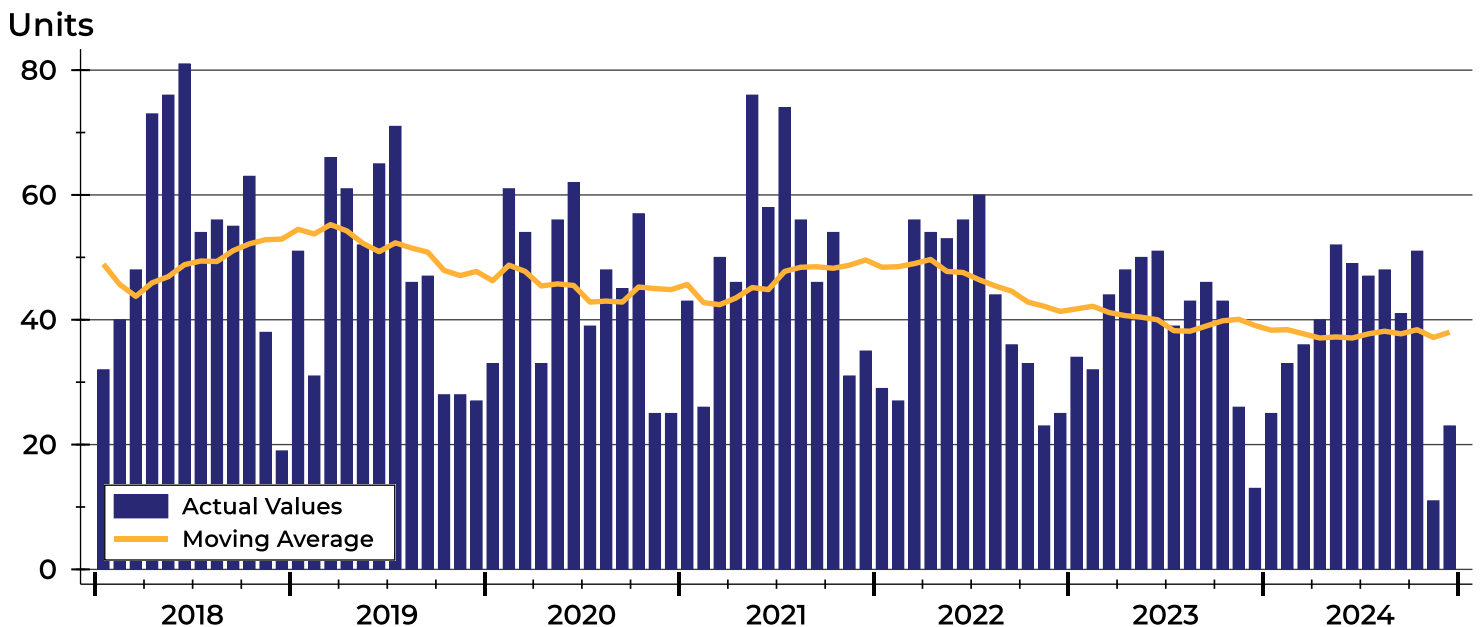
Emporia Area New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 23 | 13 | 76.9% |
| | Volume (1,000s) | 4,623 | 2,549 | 81.4% |
| | Average List Price | 201,013 | 196,038 | 2.5% |
| | Median List Price | 169,900 | 200,000 | -15.1% |
| Year-to-Date | New Listings | 456 | 469 | -2.8% |
| | Volume (1,000s) | 94,489 | 93,304 | 1.3% |
| | Average List Price | 207,213 | 198,942 | 4.2% |
| | Median List Price | 180,000 | 169,900 | 5.9% |

A total of 23 new listings were added in the Emporia area during December, up 76.9% from the same month in 2023. Year-to-date the Emporia area has seen 456 new listings.

The median list price of these homes was \$169,900 down from \$200,000 in 2023.

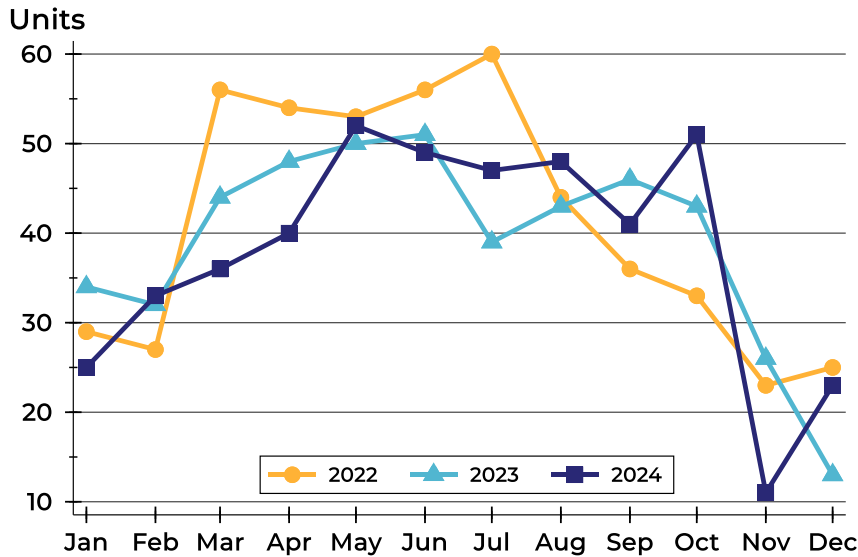
History of New Listings





Emporia Area New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 29 | 34 | 25 |
| February | 27 | 32 | 33 |
| March | 56 | 44 | 36 |
| April | 54 | 48 | 40 |
| May | 53 | 50 | 52 |
| June | 56 | 51 | 49 |
| July | 60 | 39 | 47 |
| August | 44 | 43 | 48 |
| September | 36 | 46 | 41 |
| October | 33 | 43 | 51 |
| November | 23 | 26 | 11 |
| December | 25 | 13 | 23 |

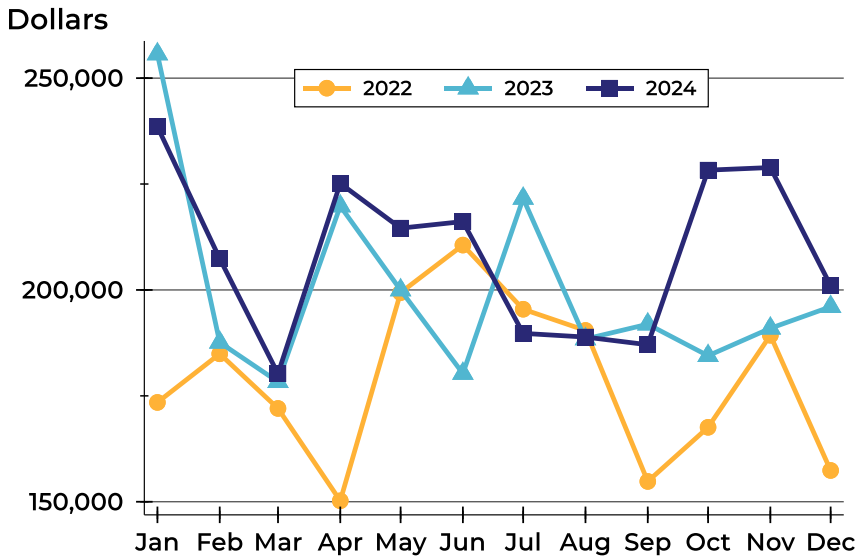
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 2 | 8.7% | 43,450 | 43,450 | 16 | 16 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 2 | 8.7% | 89,700 | 89,700 | 26 | 26 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 5 | 21.7% | 137,320 | 139,900 | 16 | 17 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 3 | 13.0% | 161,300 | 159,000 | 7 | 4 | 98.7% | 100.0% |
| \$175,000-\$199,999 | 2 | 8.7% | 188,450 | 188,450 | 20 | 20 | 97.4% | 97.4% |
| \$200,000-\$249,999 | 1 | 4.3% | 236,000 | 236,000 | 11 | 11 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 4 | 17.4% | 284,950 | 285,000 | 21 | 20 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 4 | 17.4% | 358,450 | 362,400 | 5 | 5 | 100.8% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



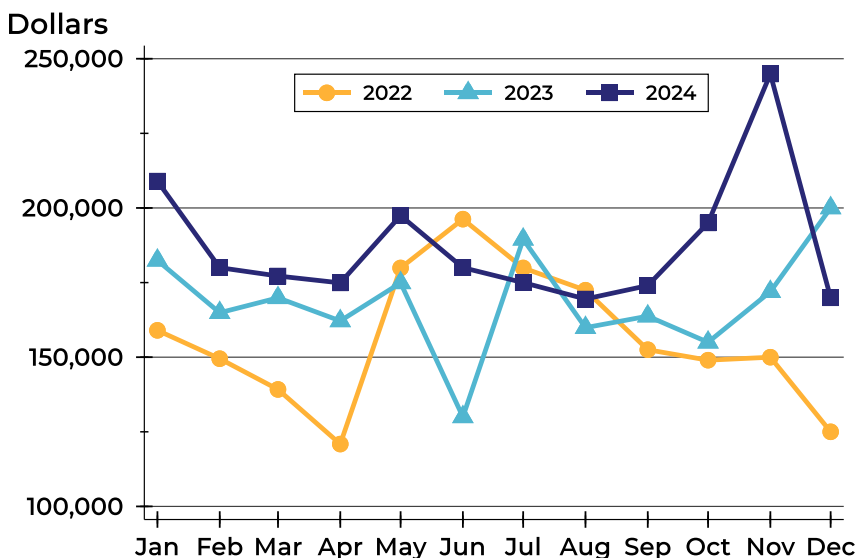
Emporia Area New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 173,452 | 255,681 | 238,544 |
| February | 184,924 | 187,622 | 207,400 |
| March | 172,033 | 178,327 | 180,226 |
| April | 150,236 | 219,792 | 225,156 |
| May | 199,364 | 199,980 | 214,582 |
| June | 210,593 | 180,267 | 216,149 |
| July | 195,452 | 221,597 | 189,749 |
| August | 190,442 | 188,419 | 188,877 |
| September | 154,800 | 191,912 | 187,066 |
| October | 167,576 | 184,469 | 228,280 |
| November | 189,300 | 190,950 | 228,900 |
| December | 157,392 | 196,038 | 201,013 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 159,000 | 182,450 | 209,000 |
| February | 149,500 | 164,900 | 180,000 |
| March | 139,200 | 169,900 | 177,200 |
| April | 120,900 | 162,150 | 174,900 |
| May | 179,900 | 174,900 | 197,450 |
| June | 196,250 | 130,000 | 180,000 |
| July | 179,900 | 189,500 | 175,000 |
| August | 172,450 | 159,900 | 169,500 |
| September | 152,500 | 163,750 | 174,000 |
| October | 149,000 | 155,000 | 195,000 |
| November | 150,000 | 171,950 | 244,900 |
| December | 125,000 | 200,000 | 169,900 |



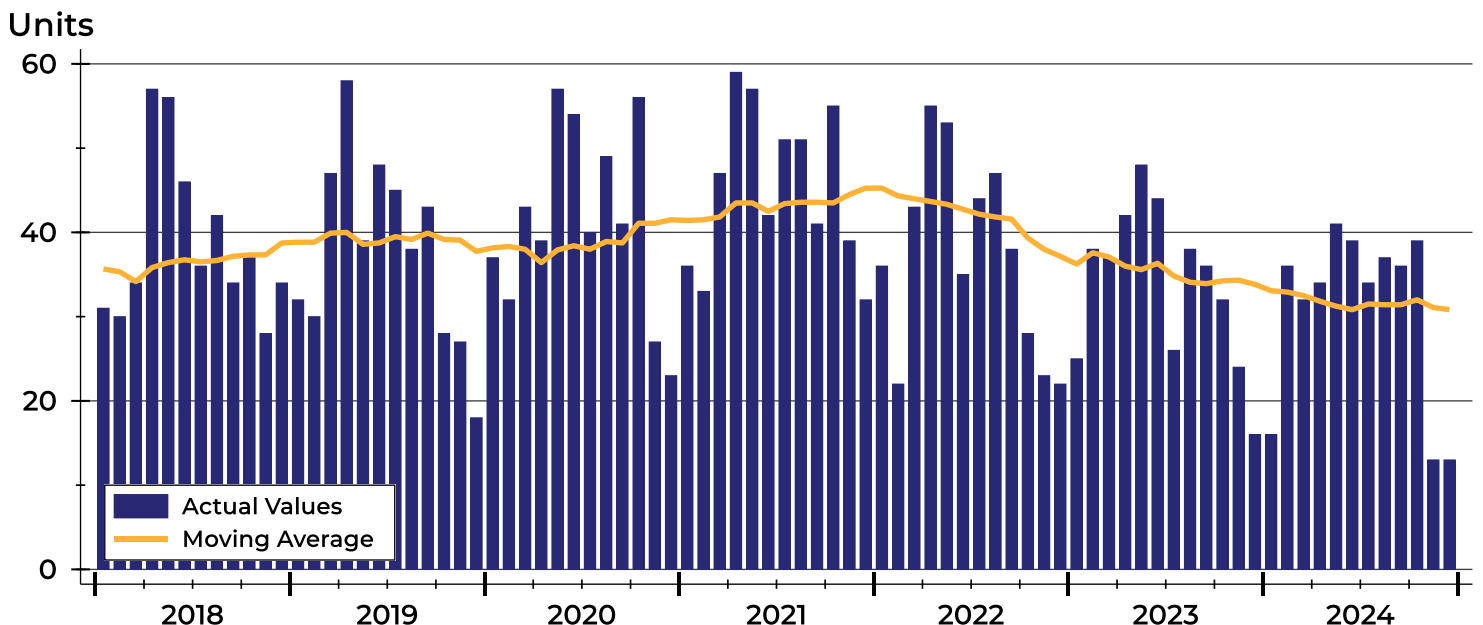
Emporia Area Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 13 | 16 | -18.8% | 370 | 406 | -8.9% |
| Volume (1,000s) | | 2,409 | 2,826 | -14.8% | 74,109 | 77,482 | -4.4% |
| Average | Sale Price | 185,338 | 176,619 | 4.9% | 200,295 | 190,842 | 5.0% |
| | Days on Market | 41 | 35 | 17.1% | 27 | 22 | 22.7% |
| | Percent of Original | 93.8% | 94.8% | -1.1% | 95.4% | 95.6% | -0.2% |
| Median | Sale Price | 170,000 | 167,400 | 1.6% | 179,900 | 169,900 | 5.9% |
| | Days on Market | 42 | 24 | 75.0% | 8 | 6 | 33.3% |
| | Percent of Original | 94.2% | 99.2% | -5.0% | 97.8% | 97.9% | -0.1% |

A total of 13 contracts for sale were written in the Emporia area during the month of December, down from 16 in 2023. The median list price of these homes was \$170,000, up from \$167,400 the prior year.

Half of the homes that went under contract in December were on the market less than 42 days, compared to 24 days in December 2023.

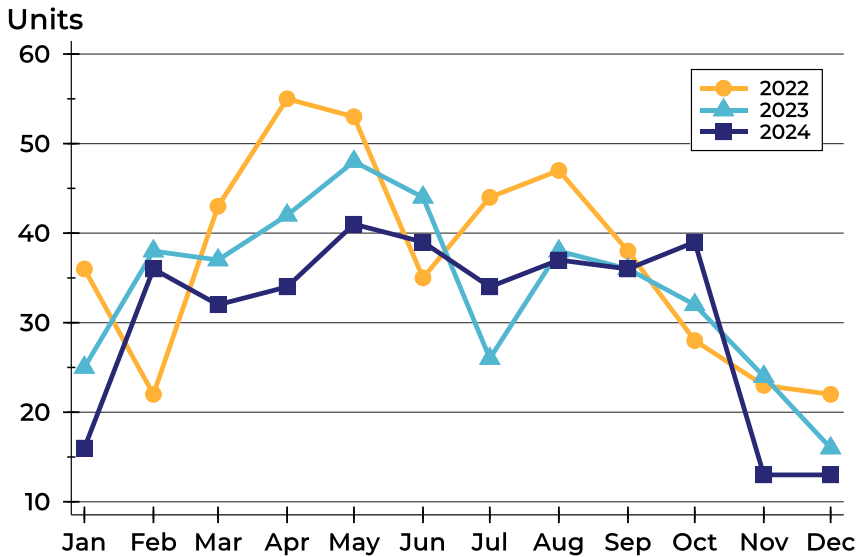
History of Contracts Written





Emporia Area Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 36 | 25 | 16 |
| February | 22 | 38 | 36 |
| March | 43 | 37 | 32 |
| April | 55 | 42 | 34 |
| May | 53 | 48 | 41 |
| June | 35 | 44 | 39 |
| July | 44 | 26 | 34 |
| August | 47 | 38 | 37 |
| September | 38 | 36 | 36 |
| October | 28 | 32 | 39 |
| November | 23 | 24 | 13 |
| December | 22 | 16 | 13 |

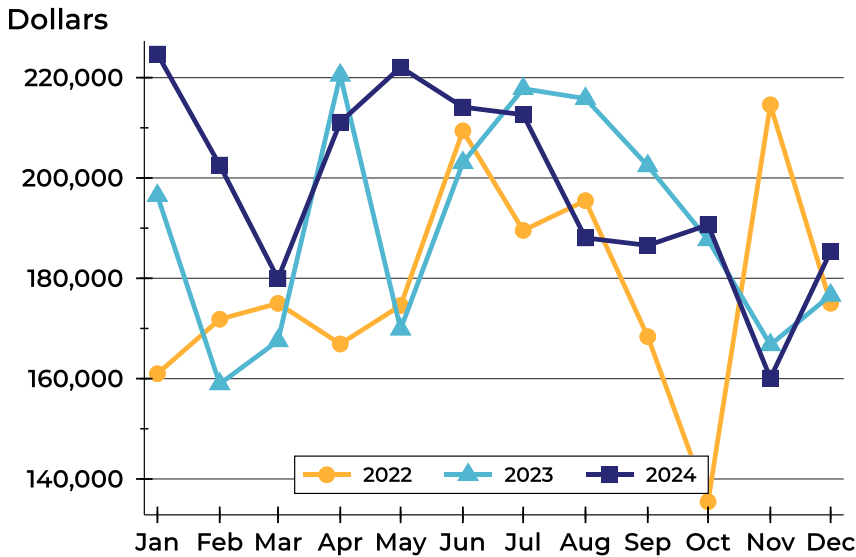
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 7.7% | 49,000 | 49,000 | 12 | 12 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 2 | 15.4% | 68,950 | 68,950 | 59 | 59 | 85.0% | 85.0% |
| \$100,000-\$124,999 | 1 | 7.7% | 124,900 | 124,900 | 53 | 53 | 92.6% | 92.6% |
| \$125,000-\$149,999 | 1 | 7.7% | 134,900 | 134,900 | 2 | 2 | 92.7% | 92.7% |
| \$150,000-\$174,999 | 2 | 15.4% | 162,500 | 162,500 | 23 | 23 | 92.5% | 92.5% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 2 | 15.4% | 221,500 | 221,500 | 88 | 88 | 90.8% | 90.8% |
| \$250,000-\$299,999 | 3 | 23.1% | 273,267 | 269,900 | 40 | 39 | 98.1% | 100.0% |
| \$300,000-\$399,999 | 1 | 7.7% | 374,900 | 374,900 | 2 | 2 | 103.2% | 103.2% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



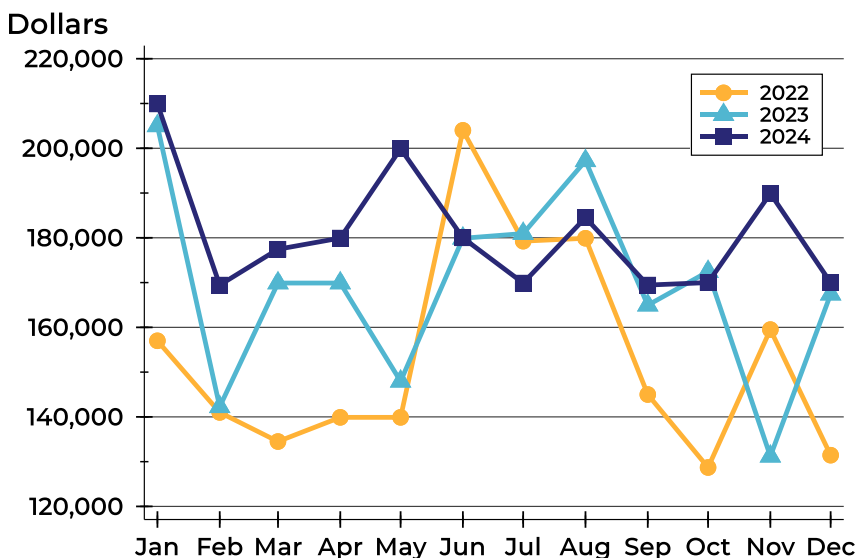
Emporia Area Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 160,978 | 196,480 | 224,700 |
| February | 171,836 | 158,949 | 202,575 |
| March | 175,007 | 167,535 | 179,919 |
| April | 166,905 | 220,486 | 211,119 |
| May | 174,564 | 169,863 | 222,084 |
| June | 209,397 | 203,027 | 214,129 |
| July | 189,539 | 217,796 | 212,612 |
| August | 195,481 | 215,824 | 188,051 |
| September | 168,367 | 202,414 | 186,564 |
| October | 135,454 | 187,672 | 190,651 |
| November | 214,591 | 166,738 | 160,108 |
| December | 175,032 | 176,619 | 185,338 |

Median Price

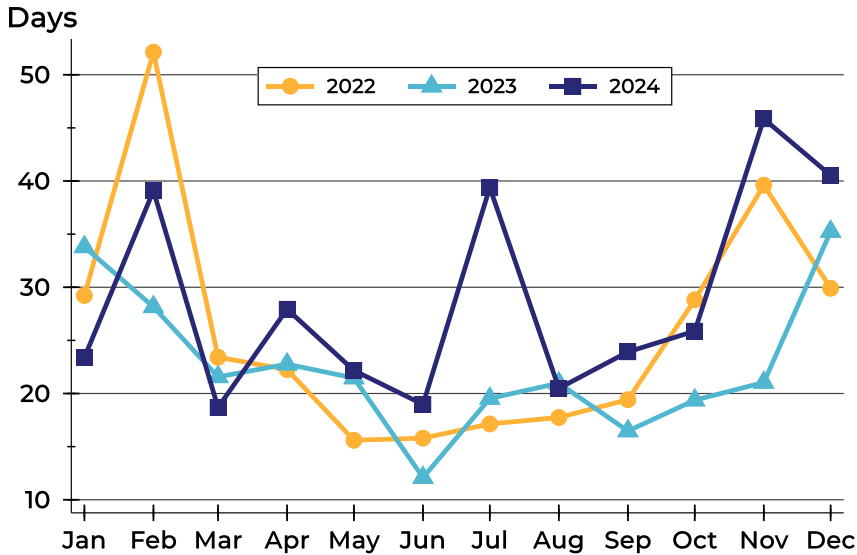


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 157,000 | 205,000 | 209,900 |
| February | 141,000 | 142,250 | 169,450 |
| March | 134,500 | 169,900 | 177,450 |
| April | 139,900 | 169,900 | 179,950 |
| May | 139,900 | 147,950 | 199,900 |
| June | 204,000 | 179,900 | 180,000 |
| July | 179,250 | 180,950 | 169,900 |
| August | 179,900 | 197,200 | 184,500 |
| September | 145,000 | 164,950 | 169,450 |
| October | 128,700 | 172,450 | 170,000 |
| November | 159,500 | 131,200 | 189,900 |
| December | 131,450 | 167,400 | 170,000 |



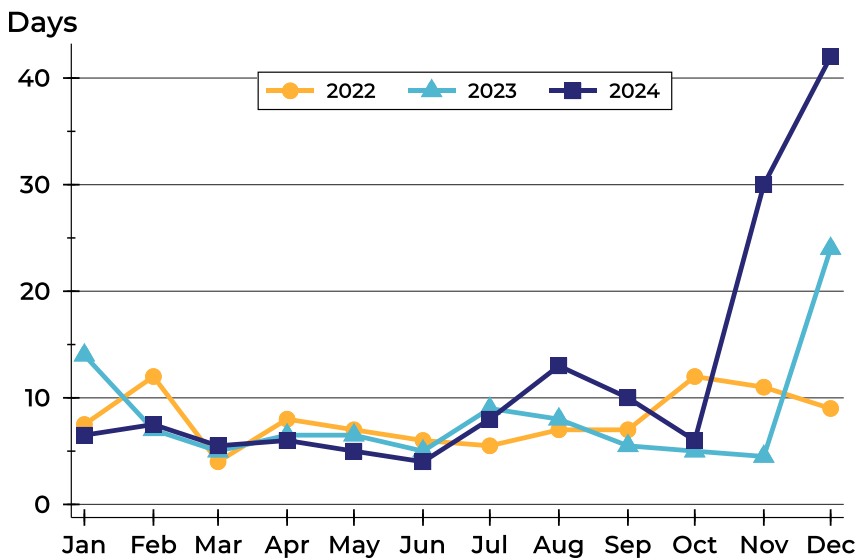
Emporia Area Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 29 | 34 | 23 |
| February | 52 | 28 | 39 |
| March | 23 | 22 | 19 |
| April | 22 | 23 | 28 |
| May | 16 | 21 | 22 |
| June | 16 | 12 | 19 |
| July | 17 | 20 | 39 |
| August | 18 | 21 | 20 |
| September | 19 | 16 | 24 |
| October | 29 | 19 | 26 |
| November | 40 | 21 | 46 |
| December | 30 | 35 | 41 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 8 | 14 | 7 |
| February | 12 | 7 | 8 |
| March | 4 | 5 | 6 |
| April | 8 | 7 | 6 |
| May | 7 | 7 | 5 |
| June | 6 | 5 | 4 |
| July | 6 | 9 | 8 |
| August | 7 | 8 | 13 |
| September | 7 | 6 | 10 |
| October | 12 | 5 | 6 |
| November | 11 | 5 | 30 |
| December | 9 | 24 | 42 |



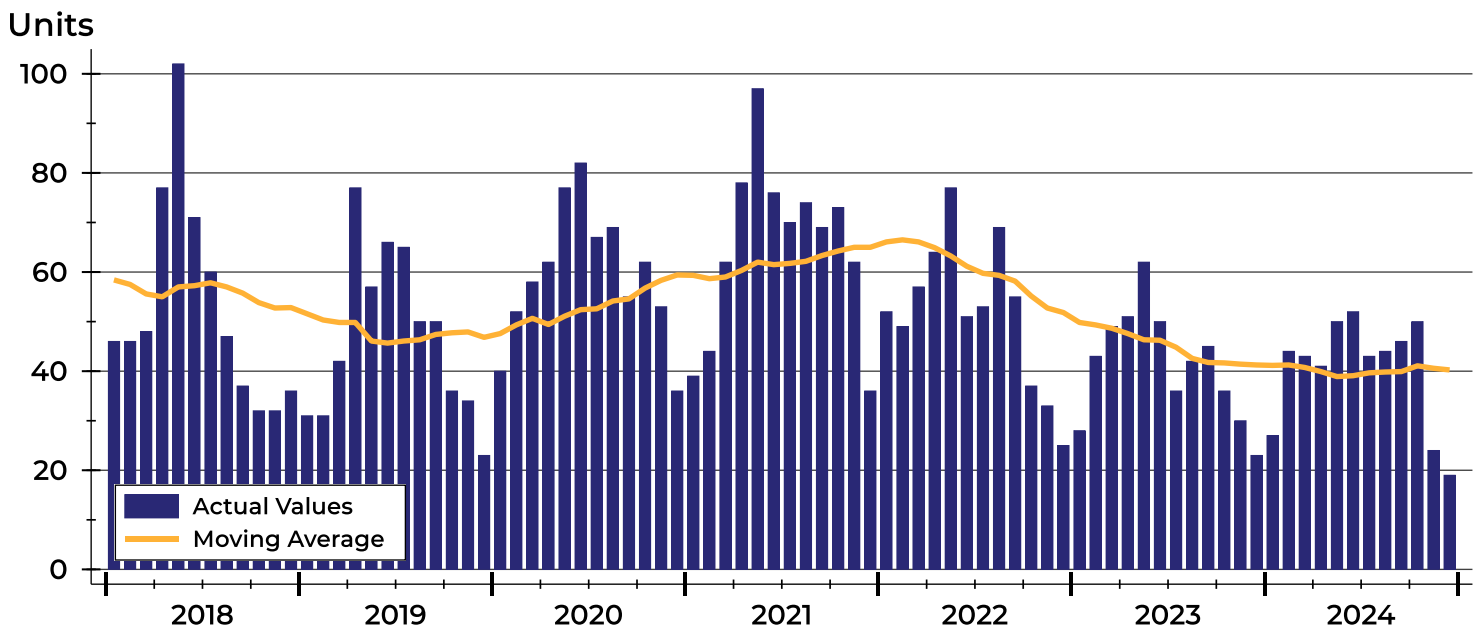
Emporia Area Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 19 | 23 | -17.4% |
| Volume (1,000s) | | 3,684 | 3,682 | 0.1% |
| Average | List Price | 193,879 | 160,087 | 21.1% |
| | Days on Market | 27 | 43 | -37.2% |
| | Percent of Original | 97.0% | 98.1% | -1.1% |
| Median | List Price | 155,000 | 127,900 | 21.2% |
| | Days on Market | 12 | 27 | -55.6% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 19 listings in the Emporia area had contracts pending at the end of December, down from 23 contracts pending at the end of December 2023.

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

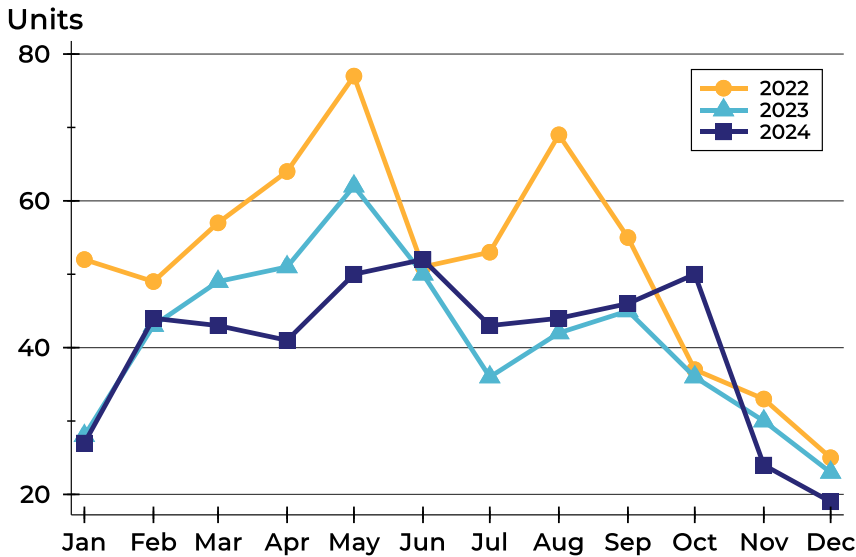
History of Pending Contracts





Emporia Area Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 52 | 28 | 27 |
| February | 49 | 43 | 44 |
| March | 57 | 49 | 43 |
| April | 64 | 51 | 41 |
| May | 77 | 62 | 50 |
| June | 51 | 50 | 52 |
| July | 53 | 36 | 43 |
| August | 69 | 42 | 44 |
| September | 55 | 45 | 46 |
| October | 37 | 36 | 50 |
| November | 33 | 30 | 24 |
| December | 25 | 23 | 19 |

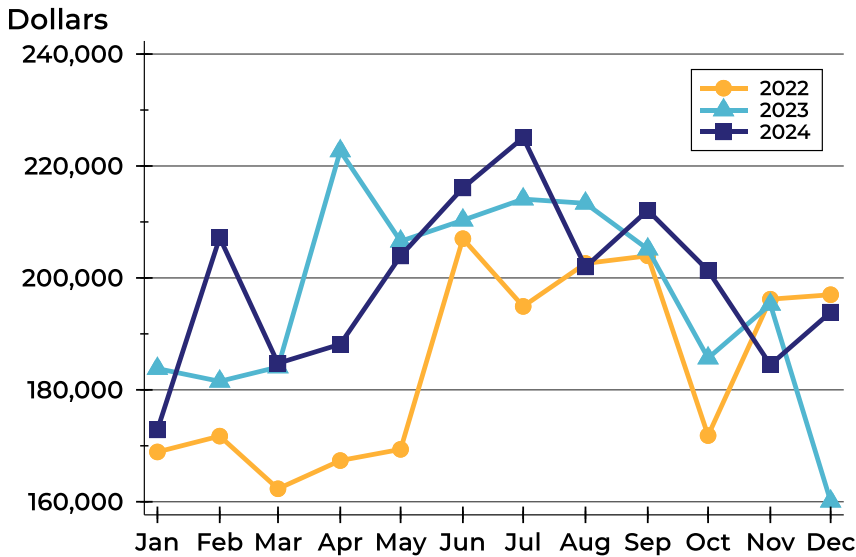
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 5.3% | 49,000 | 49,000 | 12 | 12 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 4 | 21.1% | 75,450 | 74,650 | 49 | 45 | 95.1% | 95.7% |
| \$100,000-\$124,999 | 2 | 10.5% | 121,700 | 121,700 | 30 | 30 | 96.3% | 96.3% |
| \$125,000-\$149,999 | 2 | 10.5% | 137,450 | 137,450 | 13 | 13 | 96.4% | 96.4% |
| \$150,000-\$174,999 | 2 | 10.5% | 162,500 | 162,500 | 23 | 23 | 92.5% | 92.5% |
| \$175,000-\$199,999 | 1 | 5.3% | 189,900 | 189,900 | 53 | 53 | 95.0% | 95.0% |
| \$200,000-\$249,999 | 2 | 10.5% | 227,500 | 227,500 | 35 | 35 | 98.6% | 98.6% |
| \$250,000-\$299,999 | 3 | 15.8% | 261,600 | 259,900 | 17 | 7 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 5.3% | 374,900 | 374,900 | 2 | 2 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 5.3% | 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 |



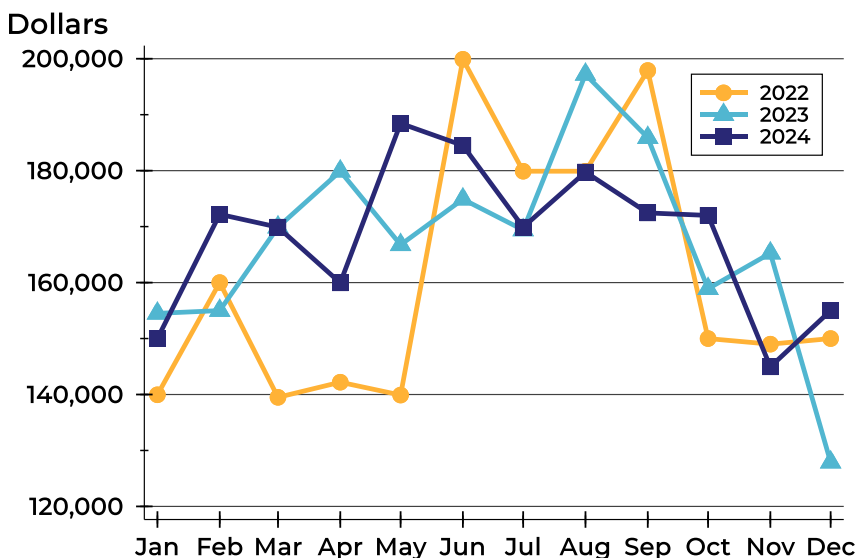
Emporia Area Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 168,904 | 183,800 | 172,848 |
| February | 171,734 | 181,521 | 207,211 |
| March | 162,322 | 184,071 | 184,742 |
| April | 167,365 | 222,690 | 188,143 |
| May | 169,369 | 206,548 | 203,924 |
| June | 207,006 | 210,310 | 216,086 |
| July | 194,911 | 214,081 | 225,065 |
| August | 202,583 | 213,333 | 201,970 |
| September | 203,950 | 205,142 | 212,089 |
| October | 171,833 | 185,671 | 201,312 |
| November | 196,197 | 195,270 | 184,488 |
| December | 196,996 | 160,087 | 193,879 |

Median Price

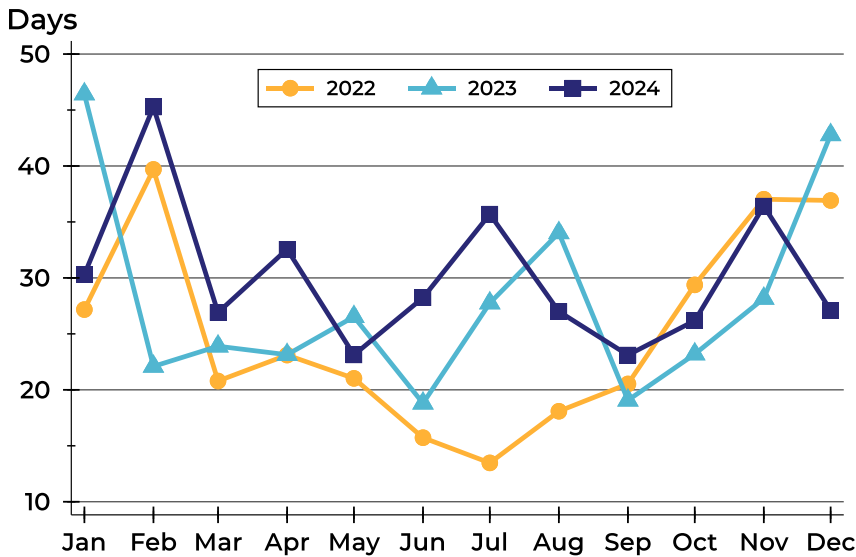


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 139,950 | 154,500 | 150,000 |
| February | 160,000 | 155,000 | 172,200 |
| March | 139,500 | 169,900 | 169,900 |
| April | 142,200 | 179,900 | 159,950 |
| May | 139,900 | 166,750 | 188,450 |
| June | 199,900 | 174,900 | 184,500 |
| July | 179,900 | 169,400 | 169,900 |
| August | 179,900 | 197,200 | 179,750 |
| September | 197,900 | 185,900 | 172,450 |
| October | 150,000 | 158,900 | 172,000 |
| November | 149,000 | 165,250 | 144,950 |
| December | 150,000 | 127,900 | 155,000 |



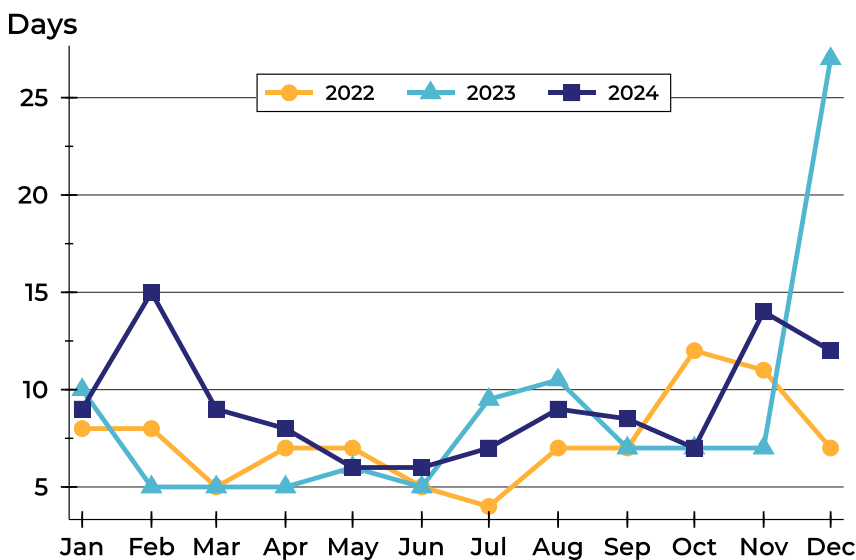
Emporia Area Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 27 | 46 | 30 |
| February | 40 | 22 | 45 |
| March | 21 | 24 | 27 |
| April | 23 | 23 | 33 |
| May | 21 | 27 | 23 |
| June | 16 | 19 | 28 |
| July | 13 | 28 | 36 |
| August | 18 | 34 | 27 |
| September | 21 | 19 | 23 |
| October | 29 | 23 | 26 |
| November | 37 | 28 | 36 |
| December | 37 | 43 | 27 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 8 | 10 | 9 |
| February | 8 | 5 | 15 |
| March | 5 | 5 | 9 |
| April | 7 | 5 | 8 |
| May | 7 | 6 | 6 |
| June | 5 | 5 | 6 |
| July | 4 | 10 | 7 |
| August | 7 | 11 | 9 |
| September | 7 | 7 | 9 |
| October | 12 | 7 | 7 |
| November | 11 | 7 | 14 |
| December | 7 | 27 | 12 |



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Fell in December

Total home sales in Greenwood County fell last month to 0 units, compared to 1 unit in December 2023. Total sales volume was \$0.0 million, down from a year earlier.

The median sale price in December 2023 was \$77,000. Homes that sold in this same period were typically on the market for 0 days and sold for 96.4% of their list prices.

Greenwood County Active Listings Up at End of December

The total number of active listings in Greenwood County at the end of December was 5 units, up from 1 at the same point in 2023. Since there were no home sales last month, the months' supply of homes cannot be calculated. The median list price of homes on the market at the end of December was \$49,995.

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

Report Contents

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

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Greenwood County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|---------------|----------------|---------------|----------------|---------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 0 | 1 | 1 | 8 | 10 | 8 |
| Change from prior year | | -100.0% | 0.0% | 0.0% | -20.0% | 25.0% | -50.0% |
| Active Listings | | 5 | 1 | 3 | N/A | N/A | N/A |
| Change from prior year | | 400.0% | -66.7% | 200.0% | | | |
| Months' Supply | | 7.5 | 1.2 | 4.5 | N/A | N/A | N/A |
| Change from prior year | | 525.0% | -73.3% | 462.5% | | | |
| New Listings | | 0 | 0 | 0 | 15 | 11 | 10 |
| Change from prior year | | N/A | N/A | -100.0% | 36.4% | 10.0% | -33.3% |
| Contracts Written | | 0 | 0 | 0 | 8 | 10 | 8 |
| Change from prior year | | N/A | N/A | N/A | -20.0% | 25.0% | -46.7% |
| Pending Contracts | | 0 | 0 | 0 | N/A | N/A | N/A |
| Change from prior year | | N/A | N/A | N/A | | | |
| Sales Volume (1,000s) | | 0 | 77 | 91 | 338 | 1,095 | 609 |
| Change from prior year | | -100.0% | -15.4% | -13.3% | -69.1% | 79.8% | -60.3% |
| Average | Sale Price | N/A | 77,000 | 90,591 | 42,213 | 109,490 | 76,124 |
| | Change from prior year | N/A | -15.0% | -13.7% | -61.4% | 43.8% | -20.5% |
| | List Price of Actives | 159,579 | 60,000 | 108,967 | N/A | N/A | N/A |
| | Change from prior year | 166.0% | -44.9% | 118.4% | | | |
| | Days on Market | N/A | 0 | 195 | 11 | 22 | 48 |
| Change from prior year | N/A | -100.0% | 1400.0% | -50.0% | -54.2% | 37.1% | |
| Percent of List | N/A | 96.4% | 100.7% | 88.6% | 98.8% | 87.5% | |
| Change from prior year | N/A | -4.3% | 0.7% | -10.3% | 12.9% | -8.5% | |
| Percent of Original | N/A | 96.4% | 82.4% | 87.9% | 97.0% | 79.3% | |
| Change from prior year | N/A | 17.0% | -17.6% | -9.4% | 22.3% | -17.7% | |
| Median | Sale Price | N/A | 77,000 | 90,591 | 39,000 | 110,500 | 79,500 |
| | Change from prior year | N/A | -15.0% | -13.7% | -64.7% | 39.0% | 20.5% |
| | List Price of Actives | 49,995 | 60,000 | 107,000 | N/A | N/A | N/A |
| | Change from prior year | -16.7% | -43.9% | 114.4% | | | |
| | Days on Market | N/A | 0 | 195 | 8 | 15 | 30 |
| Change from prior year | N/A | -100.0% | 1400.0% | -46.7% | -50.0% | 11.1% | |
| Percent of List | N/A | 96.4% | 100.7% | 90.3% | 100.0% | 91.4% | |
| Change from prior year | N/A | -4.3% | 0.7% | -9.7% | 9.4% | -4.4% | |
| Percent of Original | N/A | 96.4% | 82.4% | 90.3% | 100.0% | 80.3% | |
| Change from prior year | N/A | 17.0% | -17.6% | -9.7% | 24.5% | -14.3% | |

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



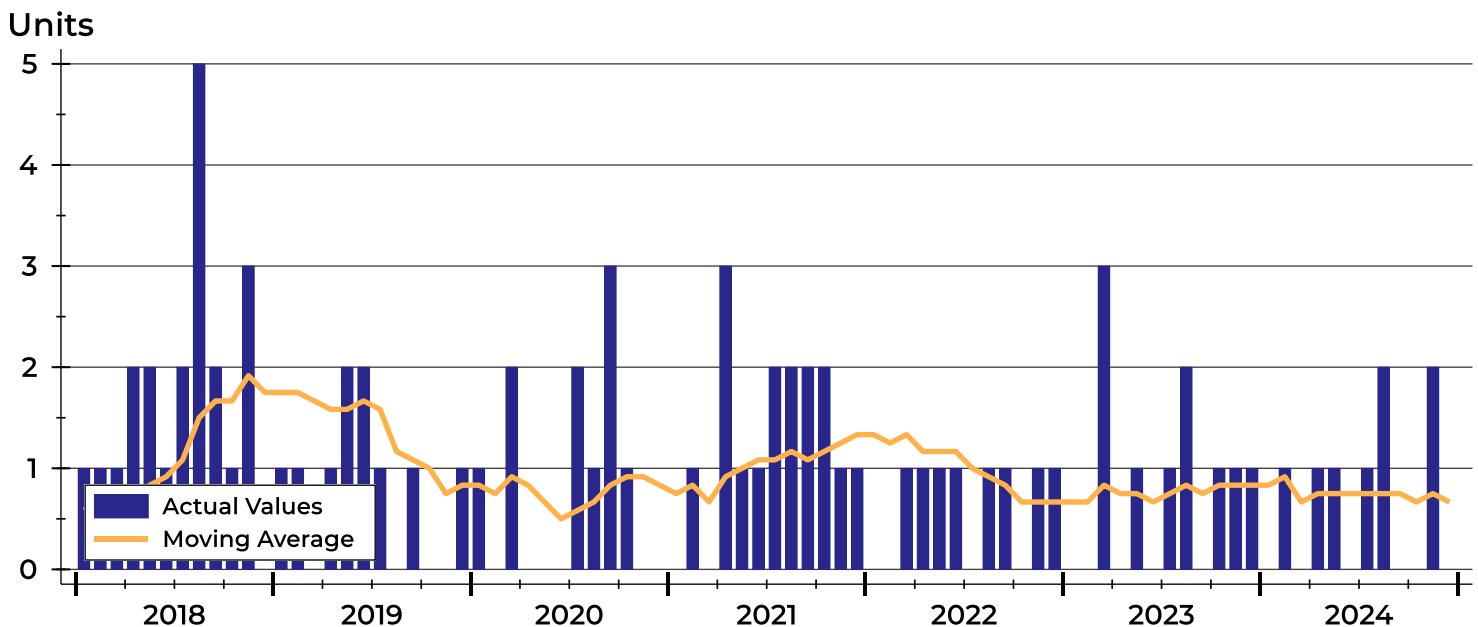
Greenwood County Closed Listings Analysis

| Summary Statistics for Closed Listings | | 2024 | December 2023 | Change | 2024 | Year-to-Date 2023 | Change |
|--|---------------------|------|---------------|---------|--------|-------------------|--------|
| Closed Listings | | 0 | 1 | -100.0% | 8 | 10 | -20.0% |
| Volume (1,000s) | | 0 | 77 | -100.0% | 338 | 1,095 | -69.1% |
| Months' Supply | | 7.5 | 1.2 | 525.0% | N/A | N/A | N/A |
| Average | Sale Price | N/A | 77,000 | N/A | 42,213 | 109,490 | -61.4% |
| | Days on Market | N/A | 0 | N/A | 11 | 22 | -50.0% |
| | Percent of List | N/A | 96.4% | N/A | 88.6% | 98.8% | -10.3% |
| | Percent of Original | N/A | 96.4% | N/A | 87.9% | 97.0% | -9.4% |
| Median | Sale Price | N/A | 77,000 | N/A | 39,000 | 110,500 | -64.7% |
| | Days on Market | N/A | 0 | N/A | 8 | 15 | -46.7% |
| | Percent of List | N/A | 96.4% | N/A | 90.3% | 100.0% | -9.7% |
| | Percent of Original | N/A | 96.4% | N/A | 90.3% | 100.0% | -9.7% |

A total of 0 homes sold in Greenwood County in December, down from 1 unit in December 2023. Total sales volume fell to \$0.0 million compared to \$0.1 million in the previous year.

The median sales price in December 2023 was \$77,000. Median days on market for the same time period was 0 days.

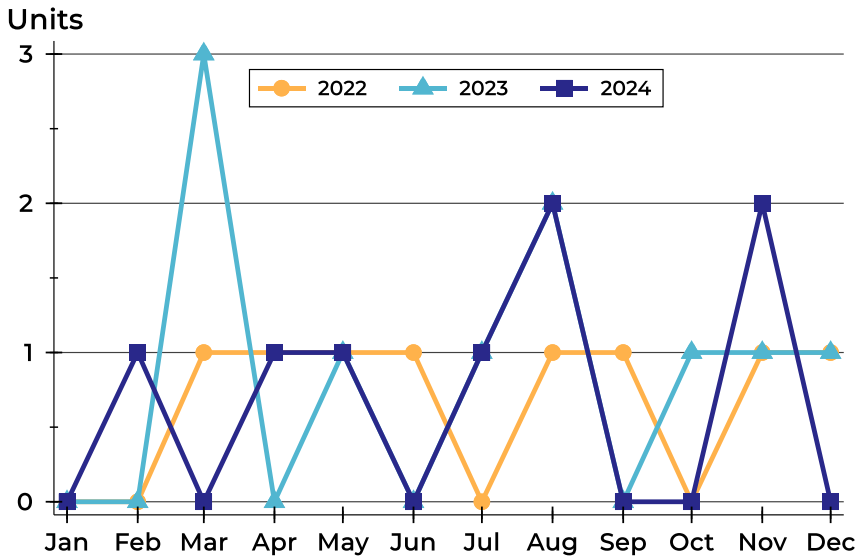
History of Closed Listings





Greenwood County Closed Listings Analysis

Closed Listings by Month



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

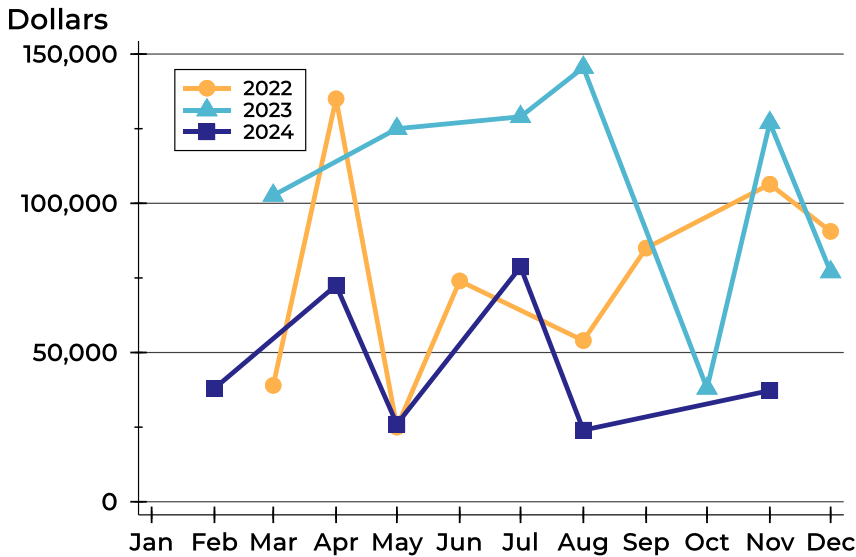
Closed Listings by Price Range

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



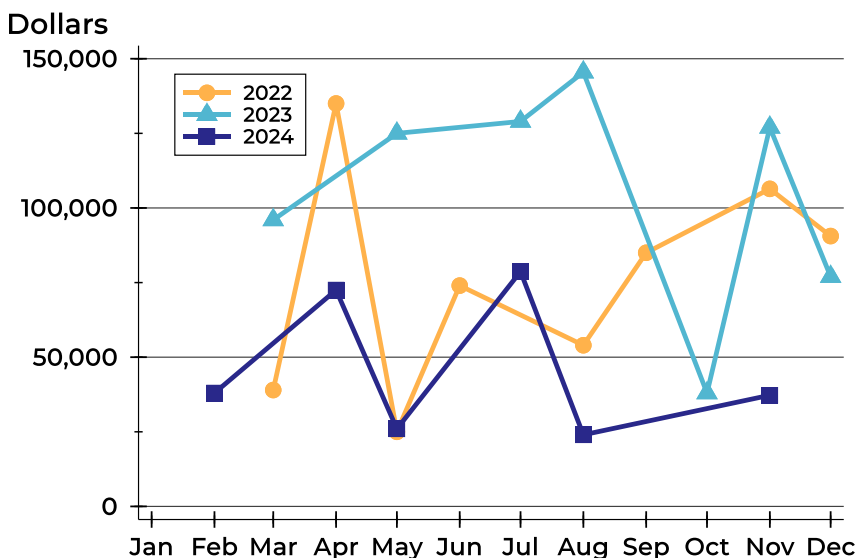
Greenwood County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|--------|
| January | N/A | N/A | N/A |
| February | N/A | N/A | 38,000 |
| March | 39,000 | 102,633 | N/A |
| April | 135,000 | N/A | 72,500 |
| May | 25,000 | 125,000 | 26,000 |
| June | 74,000 | N/A | N/A |
| July | N/A | 129,000 | 78,700 |
| August | 54,000 | 145,500 | 24,000 |
| September | 85,000 | N/A | N/A |
| October | N/A | 38,000 | N/A |
| November | 106,400 | 127,000 | 37,250 |
| December | 90,591 | 77,000 | N/A |

Median Price

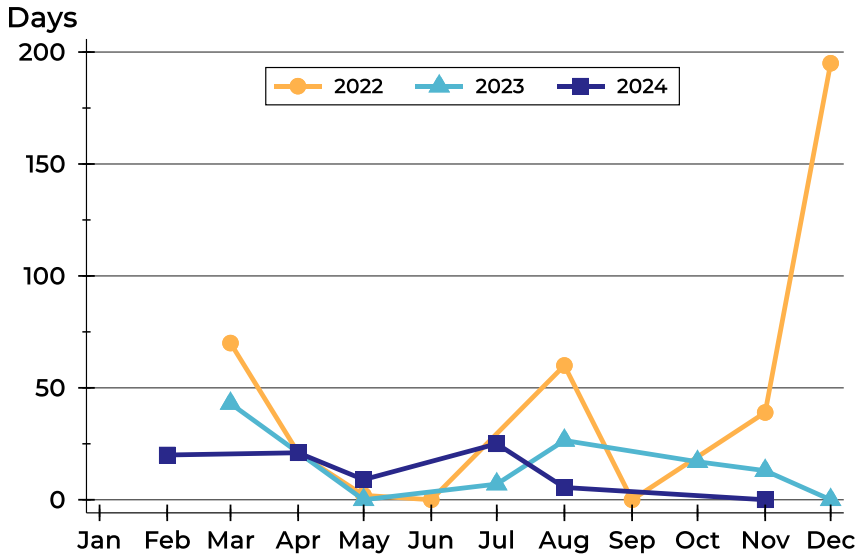


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|--------|
| January | N/A | N/A | N/A |
| February | N/A | N/A | 38,000 |
| March | 39,000 | 96,000 | N/A |
| April | 135,000 | N/A | 72,500 |
| May | 25,000 | 125,000 | 26,000 |
| June | 74,000 | N/A | N/A |
| July | N/A | 129,000 | 78,700 |
| August | 54,000 | 145,500 | 24,000 |
| September | 85,000 | N/A | N/A |
| October | N/A | 38,000 | N/A |
| November | 106,400 | 127,000 | 37,250 |
| December | 90,591 | 77,000 | N/A |



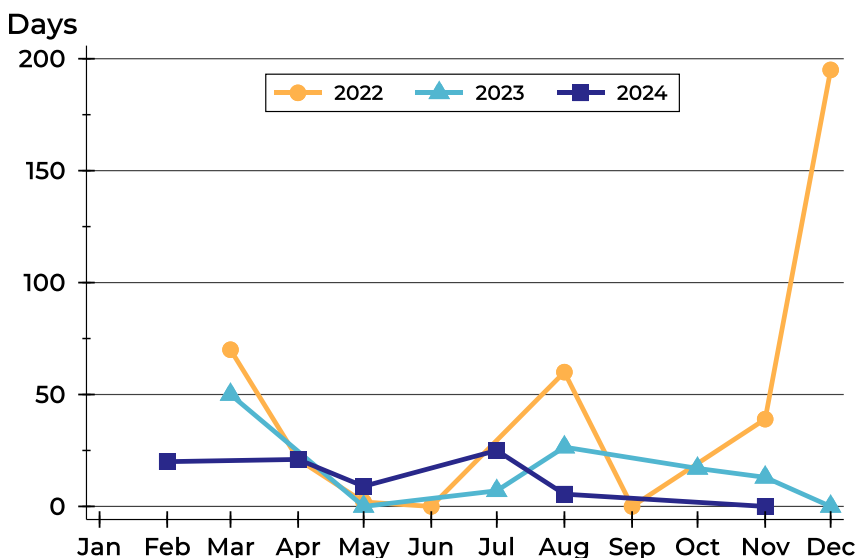
Greenwood County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | N/A | N/A | N/A |
| February | N/A | N/A | 20 |
| March | 70 | 43 | N/A |
| April | 21 | N/A | 21 |
| May | 2 | N/A | 9 |
| June | N/A | N/A | N/A |
| July | N/A | 7 | 25 |
| August | 60 | 27 | 6 |
| September | N/A | N/A | N/A |
| October | N/A | 17 | N/A |
| November | 39 | 13 | N/A |
| December | 195 | N/A | N/A |

Median DOM

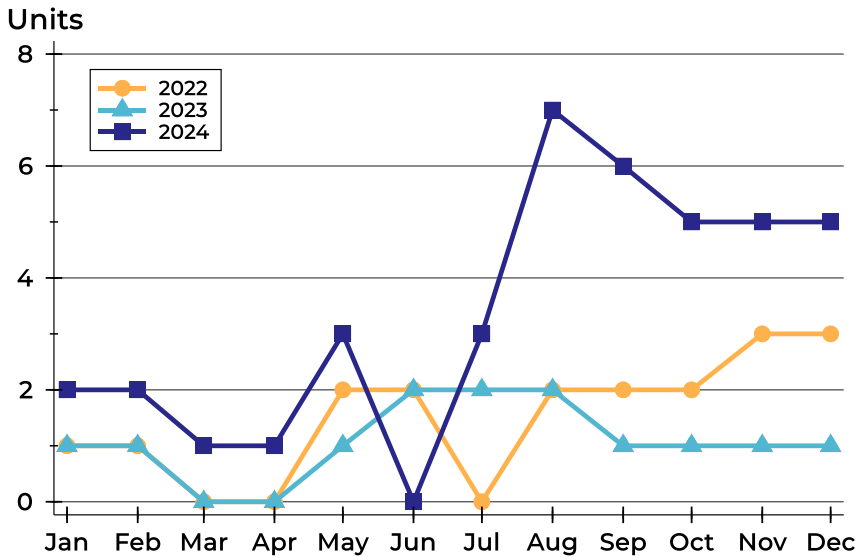


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | N/A | N/A | N/A |
| February | N/A | N/A | 20 |
| March | 70 | 50 | N/A |
| April | 21 | N/A | 21 |
| May | 2 | N/A | 9 |
| June | N/A | N/A | N/A |
| July | N/A | 7 | 25 |
| August | 60 | 27 | 6 |
| September | N/A | N/A | N/A |
| October | N/A | 17 | N/A |
| November | 39 | 13 | N/A |
| December | 195 | N/A | N/A |



Greenwood County Active Listings Analysis

Active Listings by Month



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

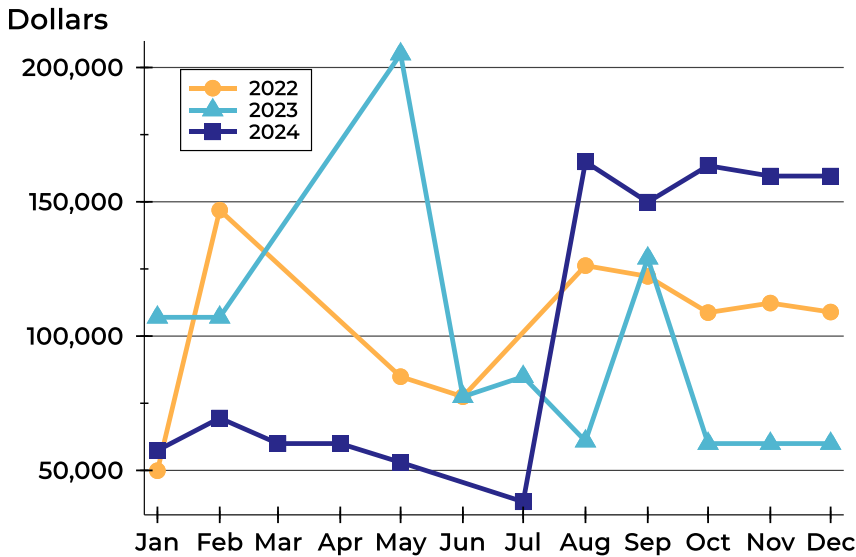
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 3 | 60.0% | N/A | 39,998 | 35,000 | 130 | 129 | 94.4% | 100.0% |
| \$50,000-\$99,999 | 1 | 20.0% | N/A | 97,900 | 97,900 | 146 | 146 | 98.0% | 98.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 20.0% | N/A | 580,000 | 580,000 | 147 | 147 | 87.3% | 87.3% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



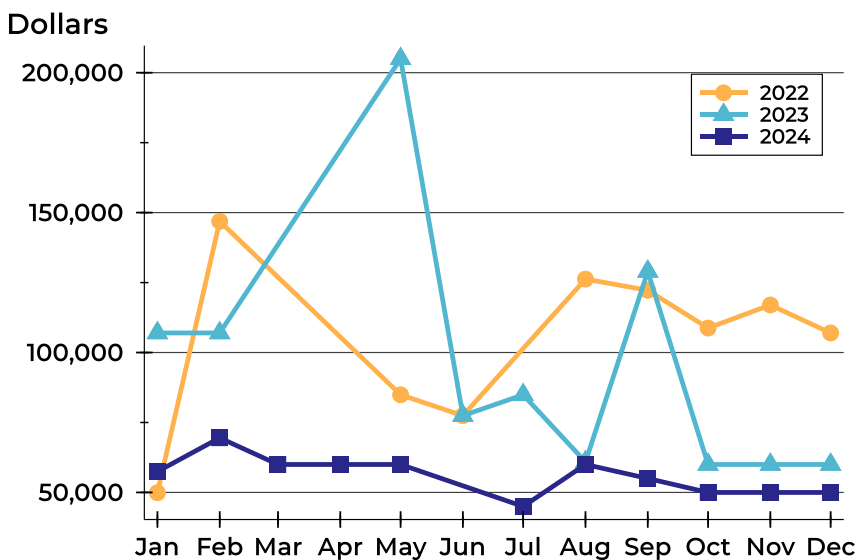
Greenwood County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 49,900 | 107,000 | 57,450 |
| February | 146,900 | 107,000 | 69,500 |
| March | N/A | N/A | 60,000 |
| April | N/A | N/A | 60,000 |
| May | 84,900 | 205,000 | 53,000 |
| June | 77,450 | 77,450 | N/A |
| July | N/A | 84,900 | 38,333 |
| August | 126,250 | 60,900 | 164,891 |
| September | 122,250 | 129,000 | 149,872 |
| October | 108,750 | 60,000 | 163,446 |
| November | 112,300 | 60,000 | 159,579 |
| December | 108,967 | 60,000 | 159,579 |

Median Price

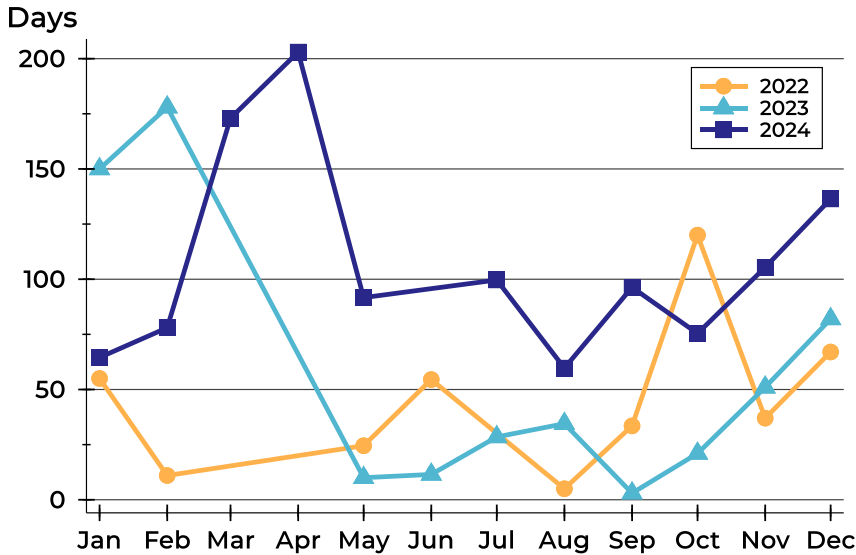


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------------|
| January | 49,900 | 107,000 | 57,450 |
| February | 146,900 | 107,000 | 69,500 |
| March | N/A | N/A | 60,000 |
| April | N/A | N/A | 60,000 |
| May | 84,900 | 205,000 | 60,000 |
| June | 77,450 | 77,450 | N/A |
| July | N/A | 84,900 | 45,000 |
| August | 126,250 | 60,900 | 60,000 |
| September | 122,250 | 129,000 | 54,998 |
| October | 108,750 | 60,000 | 49,995 |
| November | 117,000 | 60,000 | 49,995 |
| December | 107,000 | 60,000 | 49,995 |



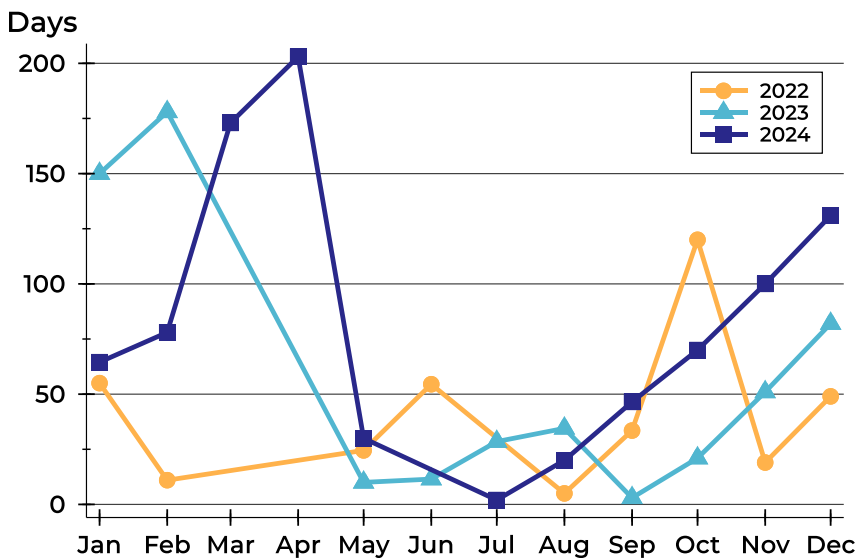
Greenwood County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 55 | 150 | 65 |
| February | 11 | 178 | 78 |
| March | N/A | N/A | 173 |
| April | N/A | N/A | 203 |
| May | 25 | 10 | 92 |
| June | 55 | 12 | N/A |
| July | N/A | 29 | 100 |
| August | 5 | 35 | 60 |
| September | 34 | 3 | 96 |
| October | 120 | 21 | 75 |
| November | 37 | 51 | 105 |
| December | 67 | 82 | 136 |

Median DOM

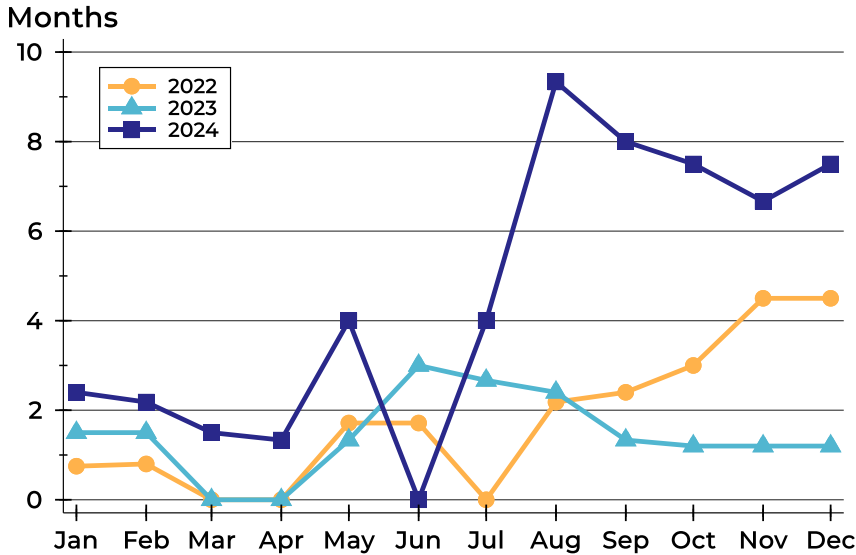


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 55 | 150 | 65 |
| February | 11 | 178 | 78 |
| March | N/A | N/A | 173 |
| April | N/A | N/A | 203 |
| May | 25 | 10 | 30 |
| June | 55 | 12 | N/A |
| July | N/A | 29 | 2 |
| August | 5 | 35 | 20 |
| September | 34 | 3 | 47 |
| October | 120 | 21 | 70 |
| November | 19 | 51 | 100 |
| December | 49 | 82 | 131 |



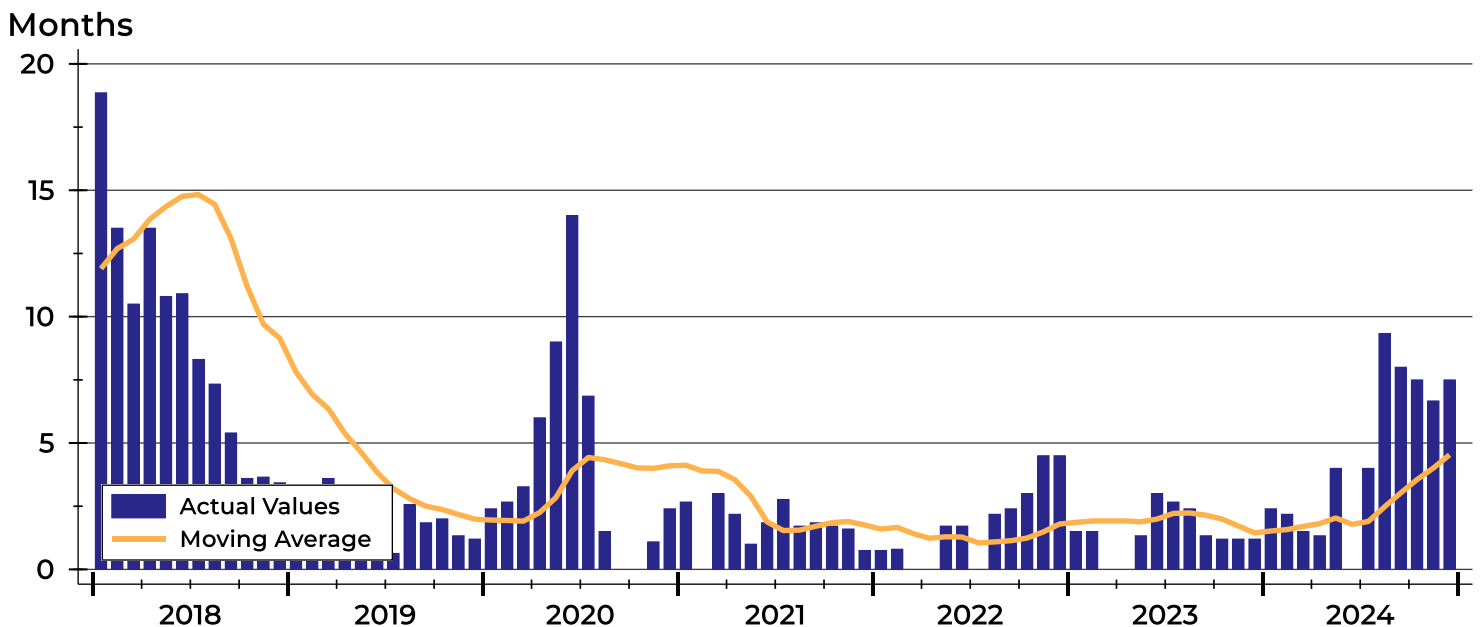
Greenwood County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 0.8 | 1.5 | 2.4 |
| February | 0.8 | 1.5 | 2.2 |
| March | 0.0 | 0.0 | 1.5 |
| April | 0.0 | 0.0 | 1.3 |
| May | 1.7 | 1.3 | 4.0 |
| June | 1.7 | 3.0 | 0.0 |
| July | 0.0 | 2.7 | 4.0 |
| August | 2.2 | 2.4 | 9.3 |
| September | 2.4 | 1.3 | 8.0 |
| October | 3.0 | 1.2 | 7.5 |
| November | 4.5 | 1.2 | 6.7 |
| December | 4.5 | 1.2 | 7.5 |

History of Month's Supply



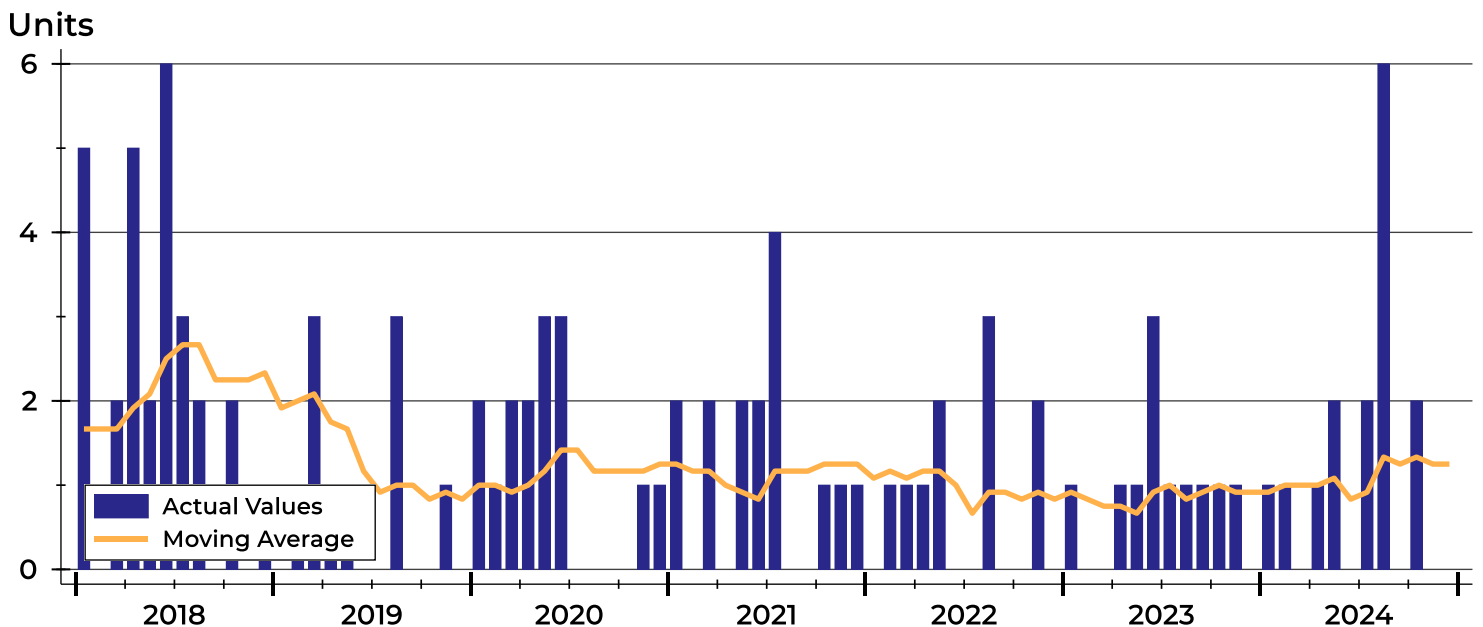


Greenwood County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|--------|---------------|--------|
| Current Month | New Listings | 0 | 0 | N/A |
| | Volume (1,000s) | 0 | 0 | N/A |
| | Average List Price | N/A | N/A | N/A |
| | Median List Price | N/A | N/A | N/A |
| Year-to-Date | New Listings | 15 | 11 | 36.4% |
| | Volume (1,000s) | 1,424 | 1,090 | 30.6% |
| | Average List Price | 94,953 | 99,055 | -4.1% |
| | Median List Price | 49,995 | 81,900 | -39.0% |

No new listings were added in Greenwood County during December. In comparison, 0 new listings were added in December 2023. Year-to-date Greenwood County has seen 15 new listings.

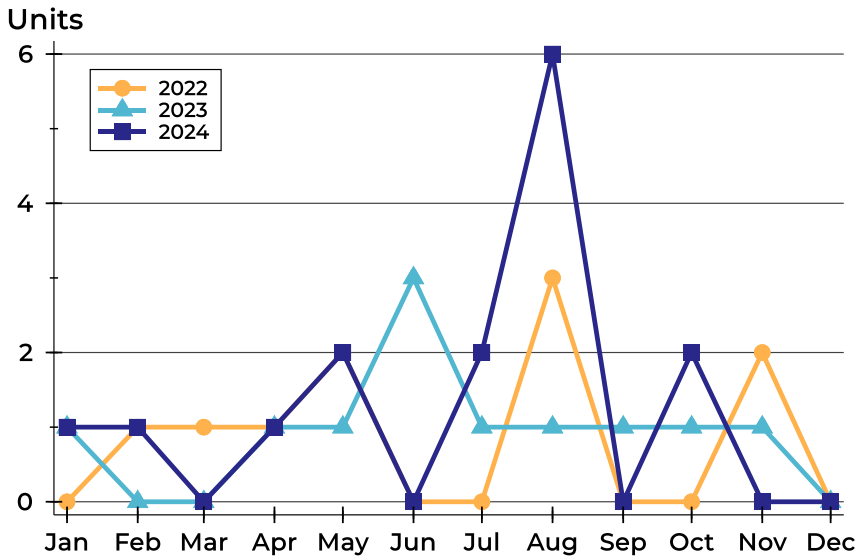
History of New Listings





Greenwood County New Listings Analysis

New Listings by Month



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

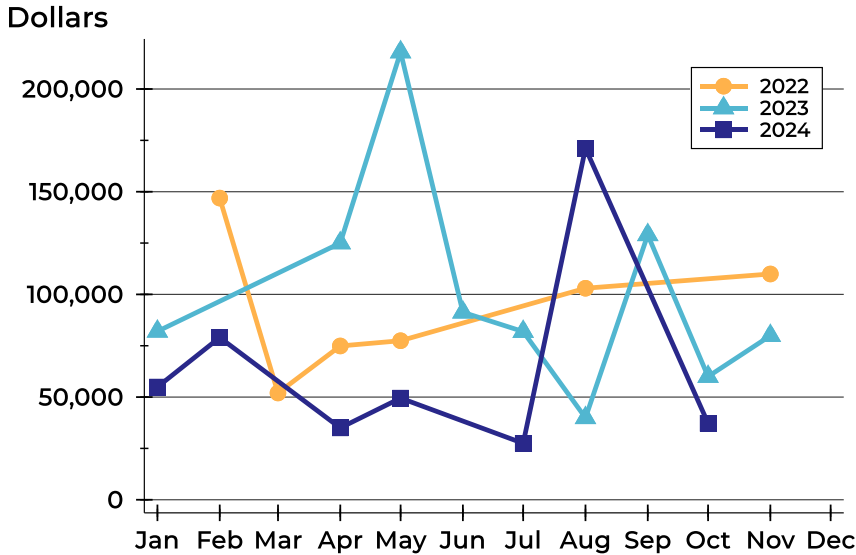
New Listings by Price Range

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



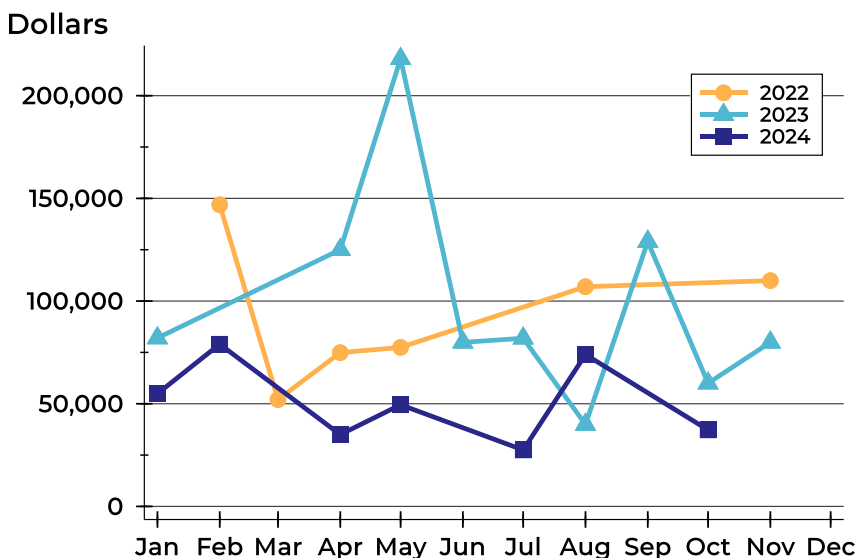
Greenwood County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | N/A | 82,000 | 54,900 |
| February | 146,900 | N/A | 79,000 |
| March | 52,000 | N/A | N/A |
| April | 74,900 | 125,000 | 35,000 |
| May | 77,450 | 218,000 | 49,500 |
| June | N/A | 91,300 | N/A |
| July | N/A | 81,900 | 27,500 |
| August | 103,000 | 39,900 | 171,149 |
| September | N/A | 129,000 | N/A |
| October | N/A | 60,000 | 37,250 |
| November | 109,950 | 79,900 | N/A |
| December | N/A | N/A | N/A |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------------|
| January | N/A | 82,000 | 54,900 |
| February | 146,900 | N/A | 79,000 |
| March | 52,000 | N/A | N/A |
| April | 74,900 | 125,000 | 35,000 |
| May | 77,450 | 218,000 | 49,500 |
| June | N/A | 79,900 | N/A |
| July | N/A | 81,900 | 27,500 |
| August | 107,000 | 39,900 | 73,948 |
| September | N/A | 129,000 | N/A |
| October | N/A | 60,000 | 37,250 |
| November | 109,950 | 79,900 | N/A |
| December | N/A | N/A | N/A |

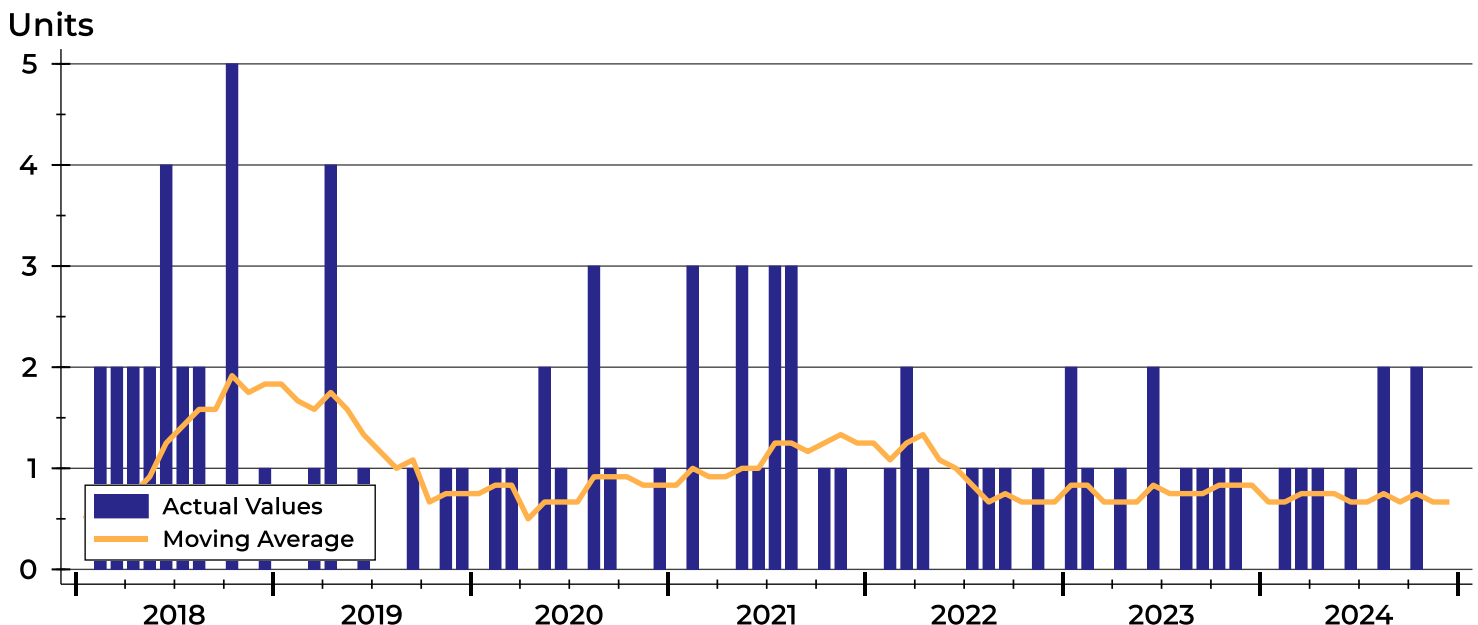


Greenwood County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 0 | 0 | N/A | 8 | 10 | -20.0% |
| Volume (1,000s) | | 0 | 0 | N/A | 373 | 1,103 | -66.2% |
| Average | Sale Price | N/A | N/A | N/A | 46,675 | 110,260 | -57.7% |
| | Days on Market | N/A | N/A | N/A | 11 | 22 | -50.0% |
| | Percent of Original | N/A | N/A | N/A | 87.9% | 97.0% | -9.4% |
| Median | Sale Price | N/A | N/A | N/A | 48,750 | 107,500 | -54.7% |
| | Days on Market | N/A | N/A | N/A | 8 | 15 | -46.7% |
| | Percent of Original | N/A | N/A | N/A | 90.3% | 100.0% | -9.7% |

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

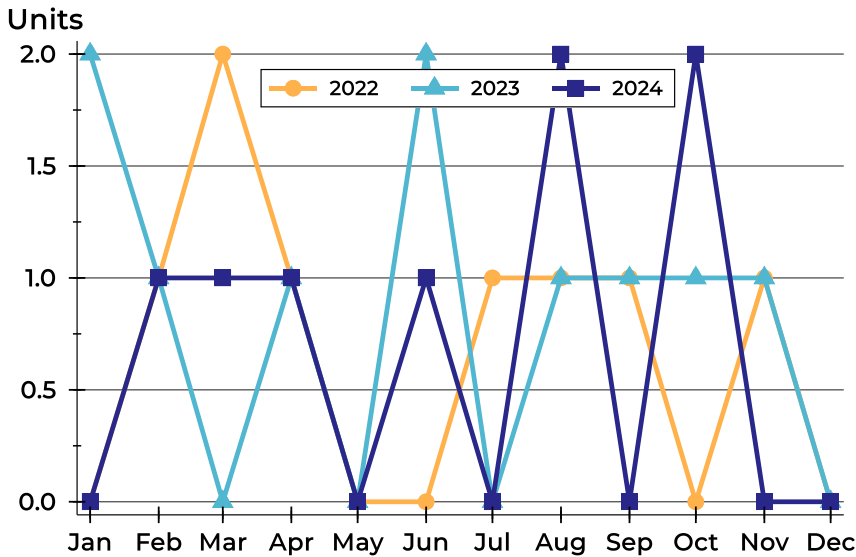
History of Contracts Written





Greenwood County Contracts Written Analysis

Contracts Written by Month



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

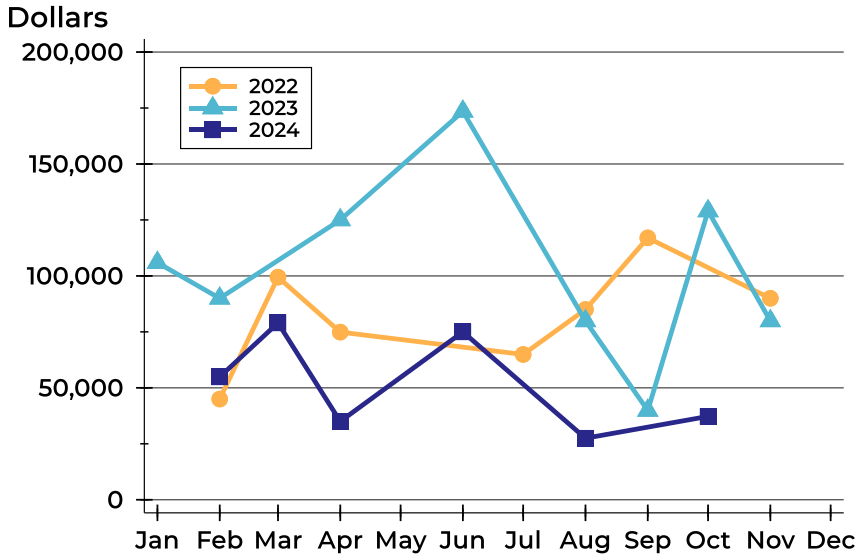
Contracts Written by Price Range

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



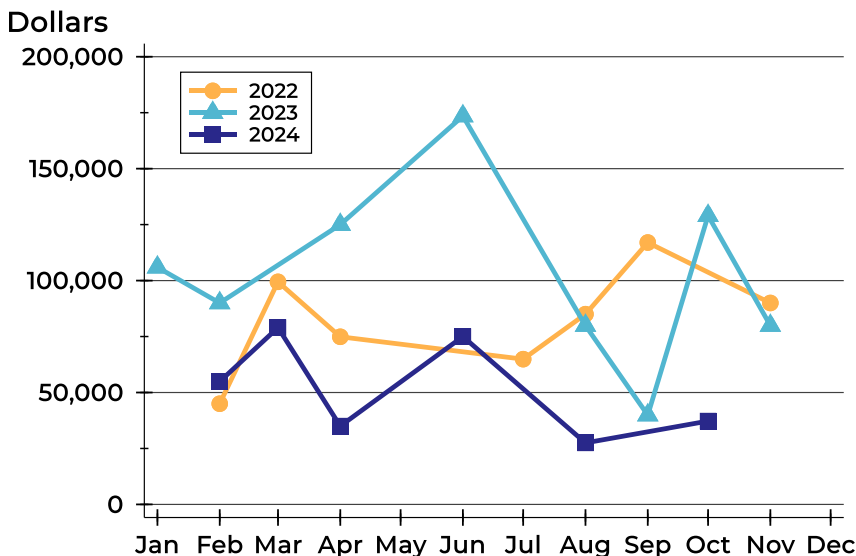
Greenwood County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|--------|
| January | N/A | 105,950 | N/A |
| February | 45,000 | 90,000 | 54,900 |
| March | 99,450 | N/A | 79,000 |
| April | 74,900 | 125,000 | 35,000 |
| May | N/A | N/A | N/A |
| June | N/A | 173,500 | 75,000 |
| July | 64,900 | N/A | N/A |
| August | 85,000 | 79,900 | 27,500 |
| September | 117,000 | 39,900 | N/A |
| October | N/A | 129,000 | 37,250 |
| November | 90,000 | 79,900 | N/A |
| December | N/A | N/A | N/A |

Median Price

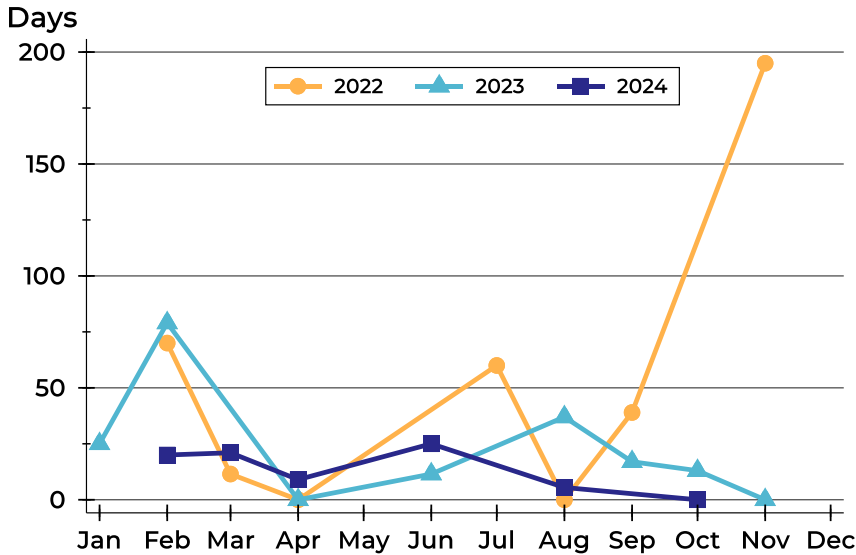


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|--------|
| January | N/A | 105,950 | N/A |
| February | 45,000 | 90,000 | 54,900 |
| March | 99,450 | N/A | 79,000 |
| April | 74,900 | 125,000 | 35,000 |
| May | N/A | N/A | N/A |
| June | N/A | 173,500 | 75,000 |
| July | 64,900 | N/A | N/A |
| August | 85,000 | 79,900 | 27,500 |
| September | 117,000 | 39,900 | N/A |
| October | N/A | 129,000 | 37,250 |
| November | 90,000 | 79,900 | N/A |
| December | N/A | N/A | N/A |



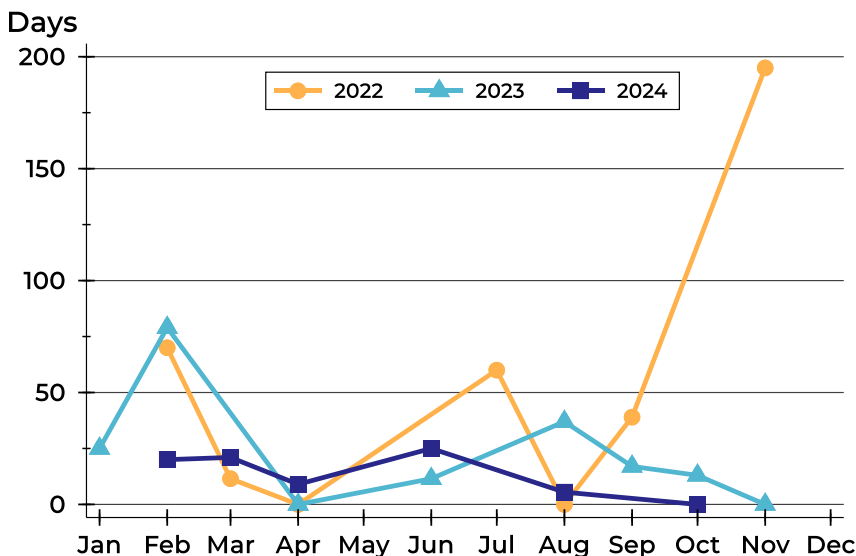
Greenwood County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | N/A | 25 | N/A |
| February | 70 | 79 | 20 |
| March | 12 | N/A | 21 |
| April | N/A | N/A | 9 |
| May | N/A | N/A | N/A |
| June | N/A | 12 | 25 |
| July | 60 | N/A | N/A |
| August | N/A | 37 | 6 |
| September | 39 | 17 | N/A |
| October | N/A | 13 | N/A |
| November | 195 | N/A | N/A |
| December | N/A | N/A | N/A |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | N/A | 25 | N/A |
| February | 70 | 79 | 20 |
| March | 12 | N/A | 21 |
| April | N/A | N/A | 9 |
| May | N/A | N/A | N/A |
| June | N/A | 12 | 25 |
| July | 60 | N/A | N/A |
| August | N/A | 37 | 6 |
| September | 39 | 17 | N/A |
| October | N/A | 13 | N/A |
| November | 195 | N/A | N/A |
| December | N/A | N/A | N/A |



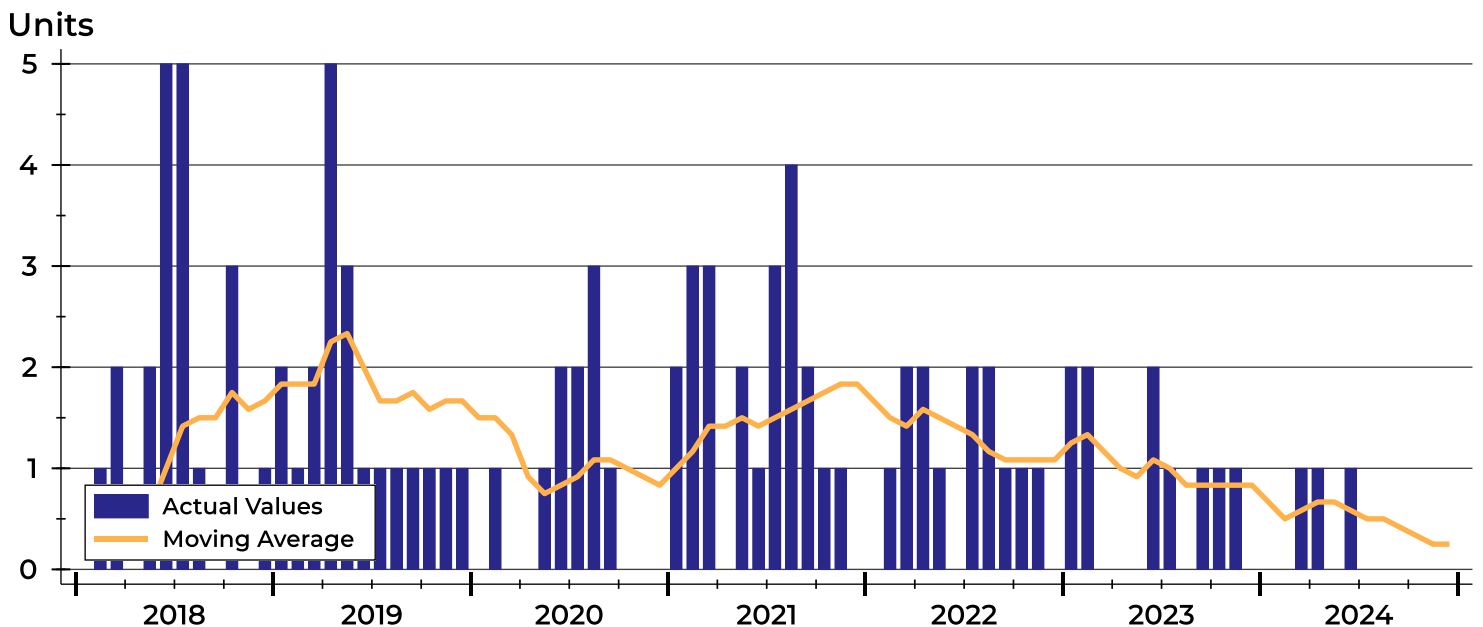
Greenwood County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 0 | 0 | N/A |
| Volume (1,000s) | | 0 | 0 | N/A |
| Average | List Price | N/A | N/A | N/A |
| | Days on Market | N/A | N/A | N/A |
| | Percent of Original | N/A | N/A | N/A |
| Median | List Price | N/A | N/A | N/A |
| | Days on Market | N/A | N/A | N/A |
| | Percent of Original | N/A | N/A | N/A |

A total of 0 listings in Greenwood County had contracts pending at the end of December, the same number of contracts pending at the end of December 2023.

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

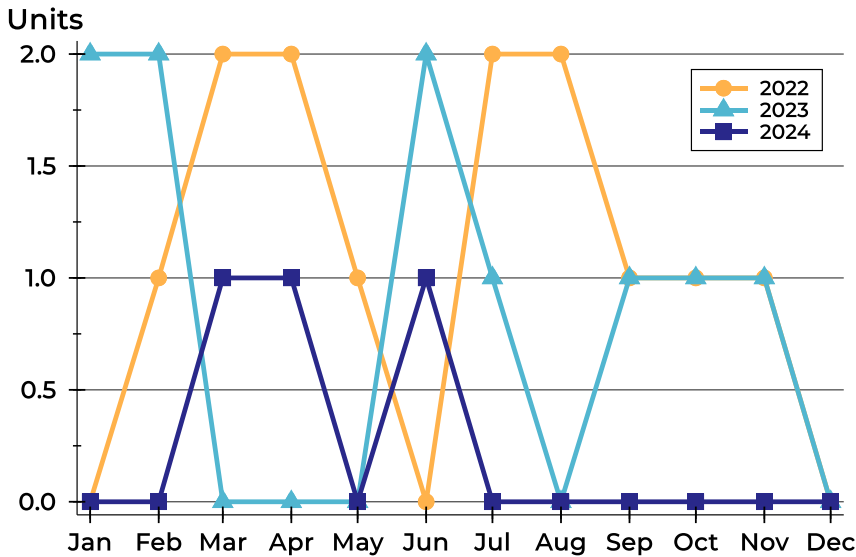
History of Pending Contracts





Greenwood County Pending Contracts Analysis

Pending Contracts by Month



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

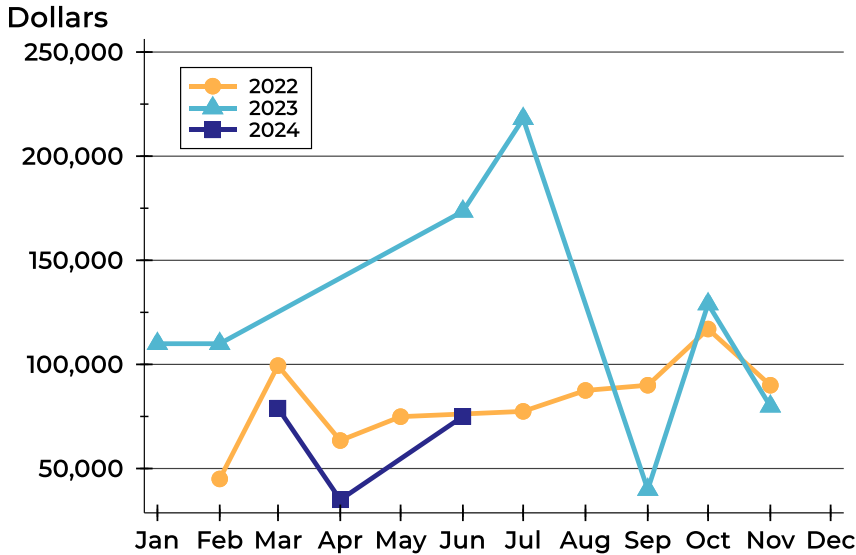
Pending Contracts by Price Range

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



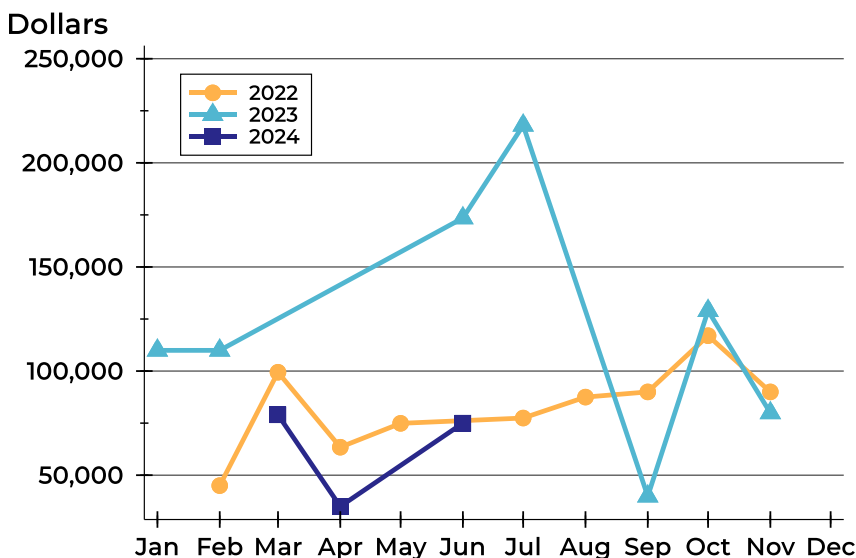
Greenwood County Pending Contracts Analysis

Average Price



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

Median Price

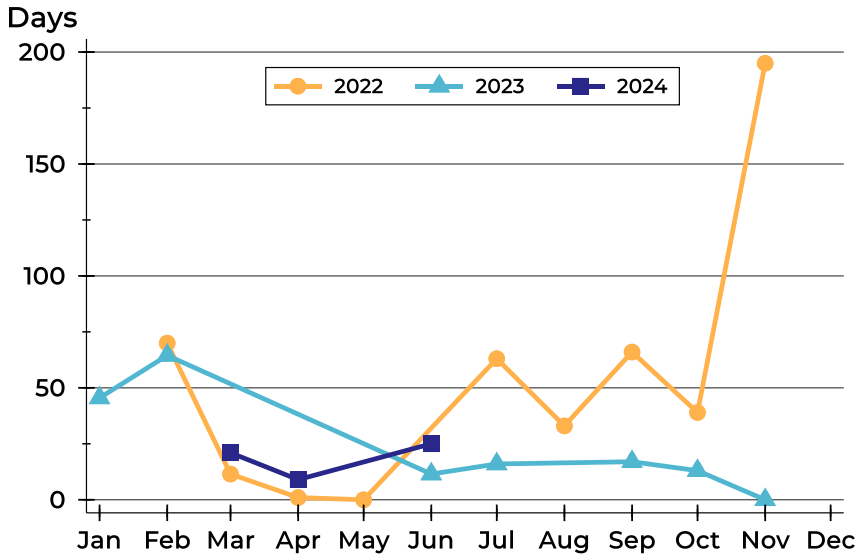


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------------|
| January | N/A | 109,950 | N/A |
| February | 45,000 | 109,950 | N/A |
| March | 99,450 | N/A | 79,000 |
| April | 63,450 | N/A | 35,000 |
| May | 74,900 | N/A | N/A |
| June | N/A | 173,500 | 75,000 |
| July | 77,450 |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



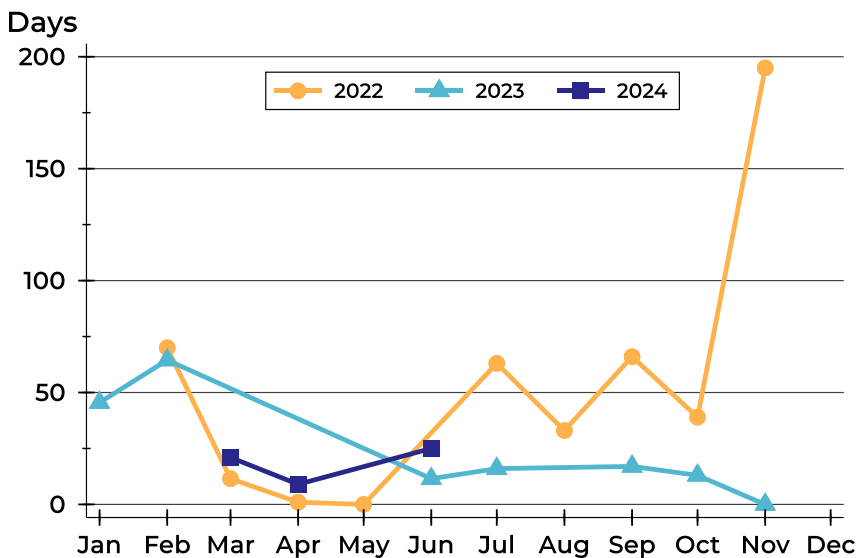
Greenwood County Pending Contracts Analysis

Average DOM



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

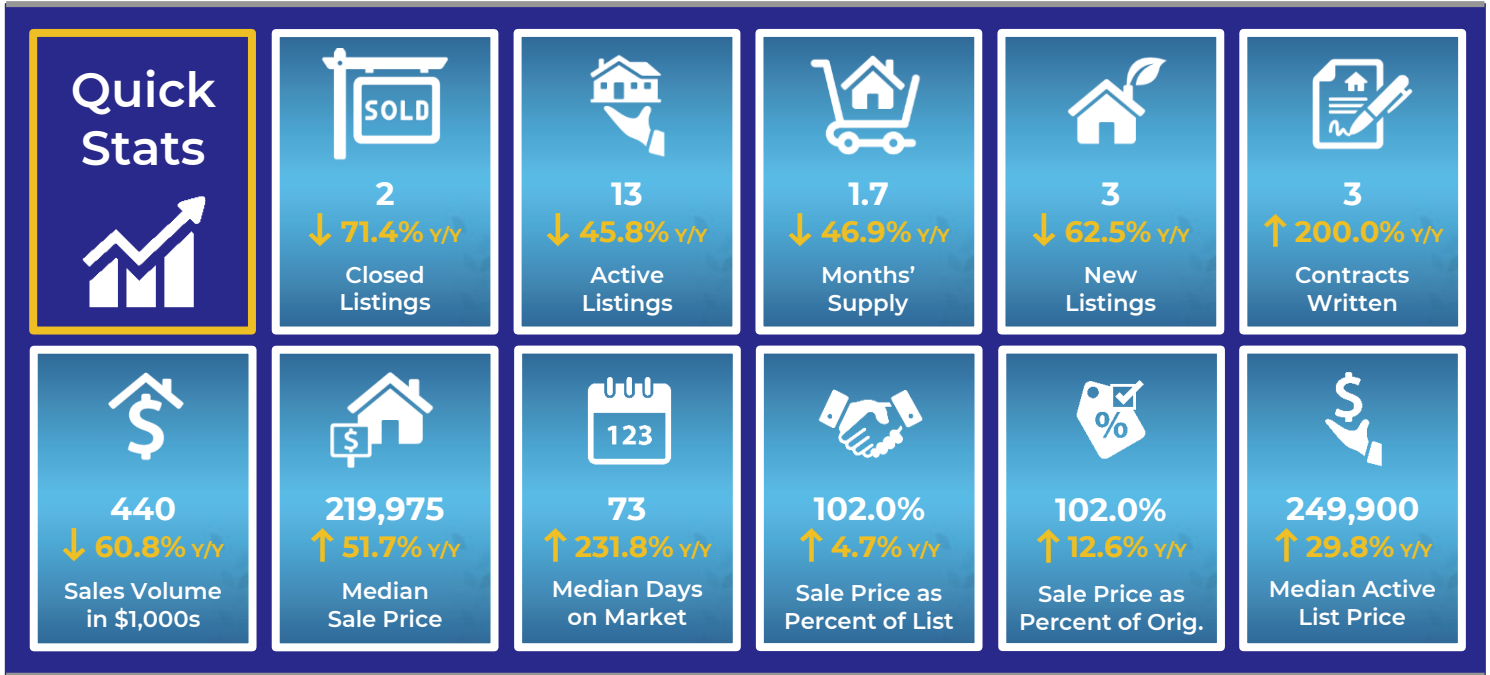
Median DOM



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



Jackson County Housing Report



Market Overview

Jackson County Home Sales Fell in December

Total home sales in Jackson County fell last month to 2 units, compared to 7 units in December 2023. Total sales volume was \$0.4 million, down from a year earlier.

The median sale price in December was \$219,975, up from \$145,000 a year earlier. Homes that sold in December were typically on the market for 73 days and sold for 102.0% of their list prices.

Jackson County Active Listings Down at End of December

The total number of active listings in Jackson County at the end of December was 13 units, down from 24 at the same point in 2023. This represents a 1.7 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$249,900.

During December, a total of 3 contracts were written up from 1 in December 2023. At the end of the month, there were 6 contracts still pending.

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Jackson County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 2 | 7 | 6 | 93 | 90 | 145 |
| Change from prior year | | -71.4% | 16.7% | -64.7% | 3.3% | -37.9% | 16.9% |
| Active Listings | | 13 | 24 | 9 | N/A | N/A | N/A |
| Change from prior year | | -45.8% | 166.7% | -25.0% | | | |
| Months' Supply | | 1.7 | 3.2 | 0.7 | N/A | N/A | N/A |
| Change from prior year | | -46.9% | 357.1% | -41.7% | | | |
| New Listings | | 3 | 8 | 3 | 97 | 111 | 154 |
| Change from prior year | | -62.5% | 166.7% | -66.7% | -12.6% | -27.9% | 6.9% |
| Contracts Written | | 3 | 1 | 5 | 97 | 84 | 140 |
| Change from prior year | | 200.0% | -80.0% | -64.3% | 15.5% | -40.0% | 9.4% |
| Pending Contracts | | 6 | 2 | 8 | N/A | N/A | N/A |
| Change from prior year | | 200.0% | -75.0% | -27.3% | | | |
| Sales Volume (1,000s) | | 440 | 1,123 | 2,099 | 20,287 | 19,168 | 31,062 |
| Change from prior year | | -60.8% | -46.5% | -36.2% | 5.8% | -38.3% | 38.9% |
| Average | Sale Price | 219,975 | 160,414 | 349,750 | 218,137 | 212,980 | 214,224 |
| | Change from prior year | 37.1% | -54.1% | 80.7% | 2.4% | -0.6% | 18.8% |
| | List Price of Actives | 286,396 | 251,167 | 392,256 | N/A | N/A | N/A |
| | Change from prior year | 14.0% | -36.0% | 51.1% | | | |
| | Days on Market | 73 | 33 | 18 | 50 | 28 | 22 |
| Change from prior year | 121.2% | 83.3% | -66.0% | 78.6% | 27.3% | -45.0% | |
| Percent of List | 102.0% | 93.9% | 100.8% | 97.5% | 97.6% | 97.8% | |
| Change from prior year | 8.6% | -6.8% | 3.5% | -0.1% | -0.2% | 1.1% | |
| Percent of Original | 102.0% | 86.3% | 98.0% | 95.0% | 94.0% | 96.3% | |
| Change from prior year | 18.2% | -11.9% | 2.8% | 1.1% | -2.4% | 2.2% | |
| Median | Sale Price | 219,975 | 145,000 | 258,250 | 189,900 | 195,000 | 191,000 |
| | Change from prior year | 51.7% | -43.9% | 52.0% | -2.6% | 2.1% | 14.5% |
| | List Price of Actives | 249,900 | 192,500 | 390,000 | N/A | N/A | N/A |
| | Change from prior year | 29.8% | -50.6% | 74.0% | | | |
| | Days on Market | 73 | 22 | 13 | 16 | 10 | 6 |
| Change from prior year | 231.8% | 69.2% | 116.7% | 60.0% | 66.7% | -14.3% | |
| Percent of List | 102.0% | 97.4% | 99.3% | 99.6% | 100.0% | 100.0% | |
| Change from prior year | 4.7% | -1.9% | -0.7% | -0.4% | 0.0% | 0.0% | |
| Percent of Original | 102.0% | 90.6% | 97.7% | 98.0% | 97.3% | 99.5% | |
| Change from prior year | 12.6% | -7.3% | -2.3% | 0.7% | -2.2% | -0.5% | |

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



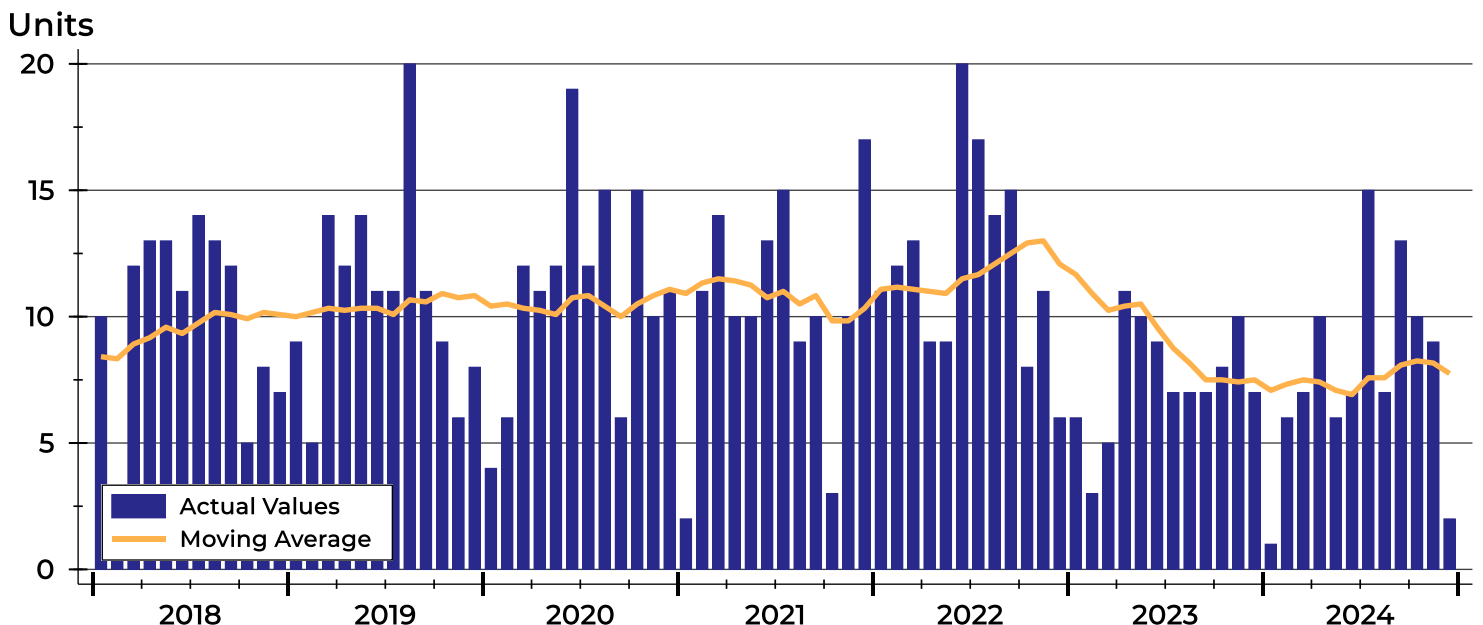
Jackson County Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 2 | 7 | -71.4% | 93 | 90 | 3.3% |
| Volume (1,000s) | | 440 | 1,123 | -60.8% | 20,287 | 19,168 | 5.8% |
| Months' Supply | | 1.7 | 3.2 | -46.9% | N/A | N/A | N/A |
| Average | Sale Price | 219,975 | 160,414 | 37.1% | 218,137 | 212,980 | 2.4% |
| | Days on Market | 73 | 33 | 121.2% | 50 | 28 | 78.6% |
| | Percent of List | 102.0% | 93.9% | 8.6% | 97.5% | 97.6% | -0.1% |
| | Percent of Original | 102.0% | 86.3% | 18.2% | 95.0% | 94.0% | 1.1% |
| Median | Sale Price | 219,975 | 145,000 | 51.7% | 189,900 | 195,000 | -2.6% |
| | Days on Market | 73 | 22 | 231.8% | 16 | 10 | 60.0% |
| | Percent of List | 102.0% | 97.4% | 4.7% | 99.6% | 100.0% | -0.4% |
| | Percent of Original | 102.0% | 90.6% | 12.6% | 98.0% | 97.3% | 0.7% |

A total of 2 homes sold in Jackson County in December, down from 7 units in December 2023. Total sales volume fell to \$0.4 million compared to \$1.1 million in the previous year.

The median sales price in December was \$219,975, up 51.7% compared to the prior year. Median days on market was 73 days, up from 24 days in November, and up from 22 in December 2023.

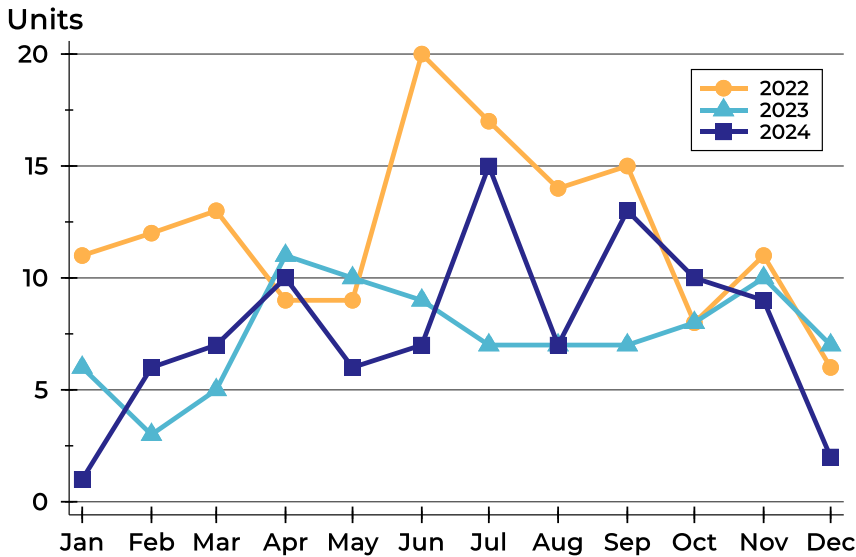
History of Closed Listings





Jackson County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 11 | 6 | 1 |
| February | 12 | 3 | 6 |
| March | 13 | 5 | 7 |
| April | 9 | 11 | 10 |
| May | 9 | 10 | 6 |
| June | 20 | 9 | 7 |
| July | 17 | 7 | 15 |
| August | 14 | 7 | 7 |
| September | 15 | 7 | 13 |
| October | 8 | 8 | 10 |
| November | 11 | 10 | 9 |
| December | 6 | 7 | 2 |

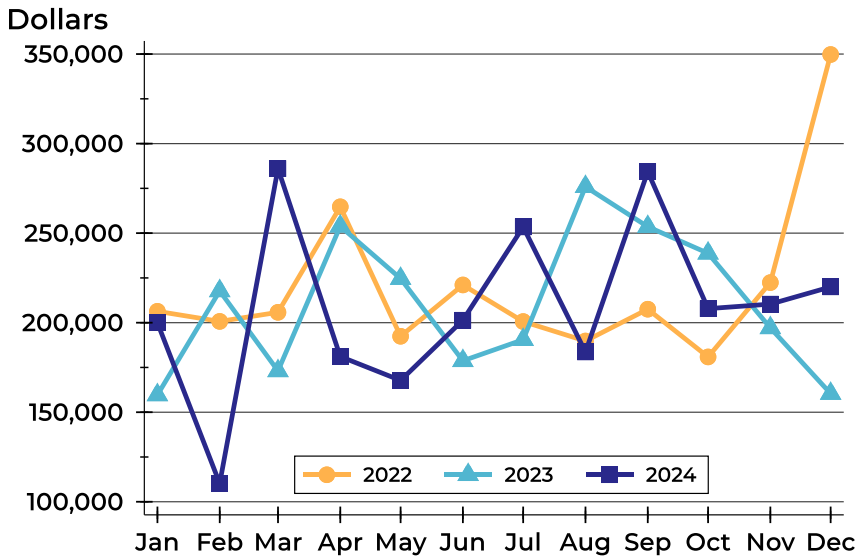
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 50.0% | 0.0 | 159,950 | 159,950 | 137 | 137 | 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 | 1 | 50.0% | 1.0 | 280,000 | 280,000 | 9 | 9 | 104.1% | 104.1% | 104.1% | 104.1% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 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 |



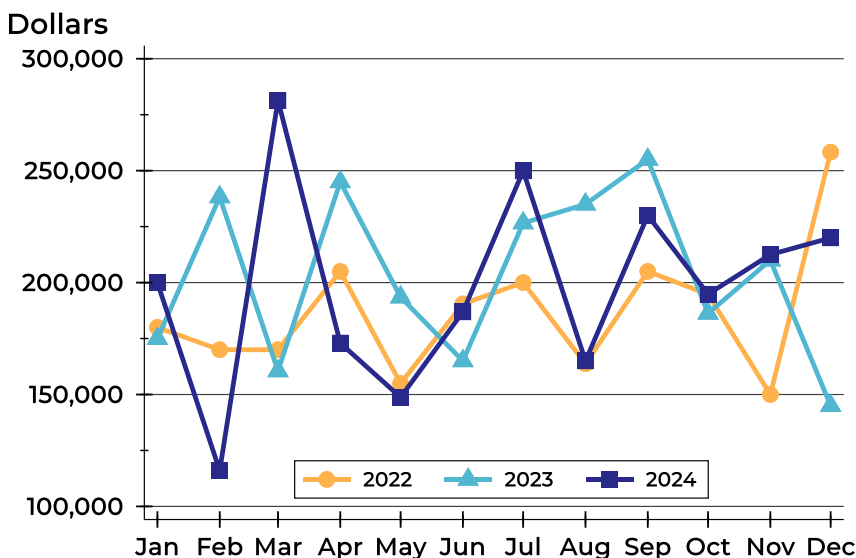
Jackson County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 206,357 | 159,650 | 200,000 |
| February | 200,723 | 217,742 | 110,250 |
| March | 205,800 | 173,090 | 286,057 |
| April | 264,722 | 253,864 | 181,100 |
| May | 192,422 | 224,630 | 167,750 |
| June | 221,075 | 178,722 | 201,386 |
| July | 200,641 | 190,514 | 253,460 |
| August | 189,771 | 275,929 | 183,637 |
| September | 207,533 | 253,600 | 284,342 |
| October | 180,875 | 238,768 | 207,848 |
| November | 222,404 | 197,100 | 210,378 |
| December | 349,750 | 160,414 | 219,975 |

Median Price

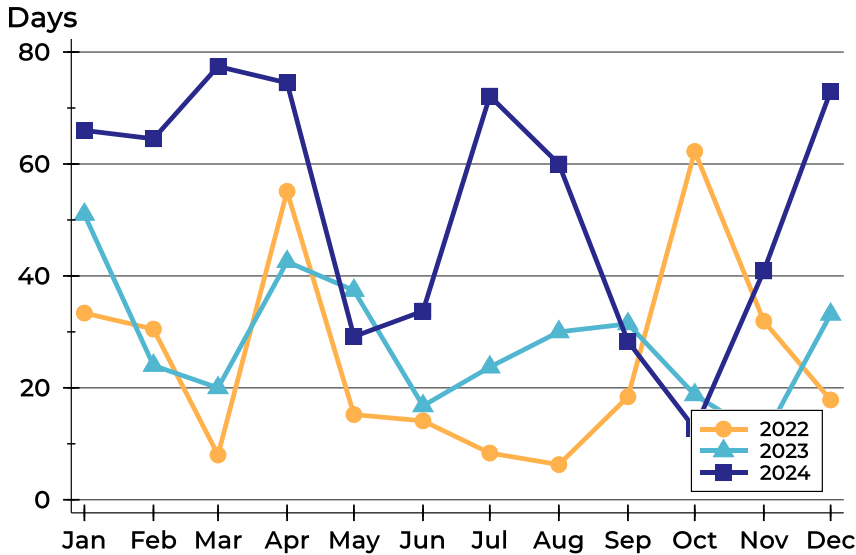


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 180,000 | 174,950 | 200,000 |
| February | 170,000 | 238,225 | 116,000 |
| March | 170,000 | 160,500 | 281,400 |
| April | 205,000 | 245,000 | 173,000 |
| May | 154,900 | 193,500 | 148,750 |
| June | 190,500 | 165,000 | 186,900 |
| July | 200,000 | 226,600 | 249,900 |
| August | 163,750 | 235,000 | 165,000 |
| September | 205,000 | 255,000 | 230,000 |
| October | 194,750 | 186,250 | 194,817 |
| November | 150,000 | 210,000 | 212,500 |
| December | 258,250 | 145,000 | 219,975 |



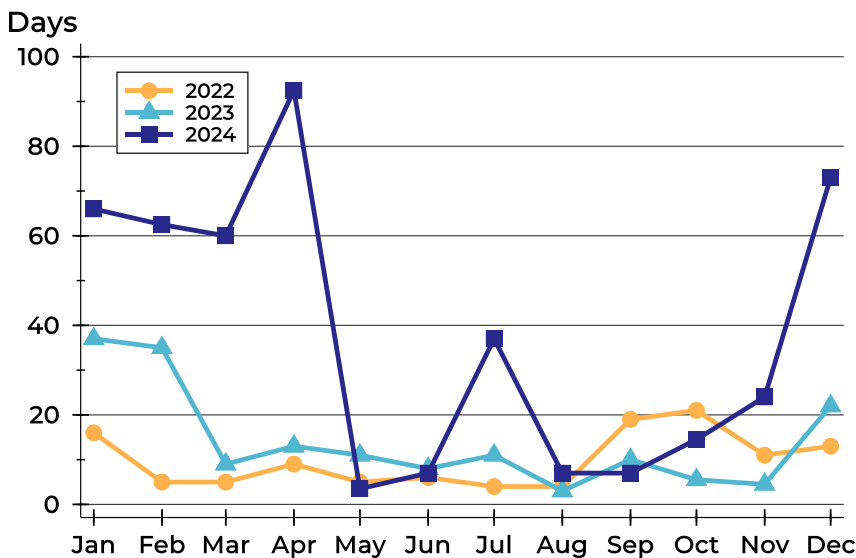
Jackson County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 33 | 51 | 66 |
| February | 31 | 24 | 65 |
| March | 8 | 20 | 77 |
| April | 55 | 43 | 75 |
| May | 15 | 37 | 29 |
| June | 14 | 17 | 34 |
| July | 8 | 24 | 72 |
| August | 6 | 30 | 60 |
| September | 18 | 31 | 28 |
| October | 62 | 19 | 13 |
| November | 32 | 11 | 41 |
| December | 18 | 33 | 73 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 16 | 37 | 66 |
| February | 5 | 35 | 63 |
| March | 5 | 9 | 60 |
| April | 9 | 13 | 93 |
| May | 5 | 11 | 4 |
| June | 6 | 8 | 7 |
| July | 4 | 11 | 37 |
| August | 4 | 3 | 7 |
| September | 19 | 10 | 7 |
| October | 21 | 6 | 15 |
| November | 11 | 5 | 24 |
| December | 13 | 22 | 73 |



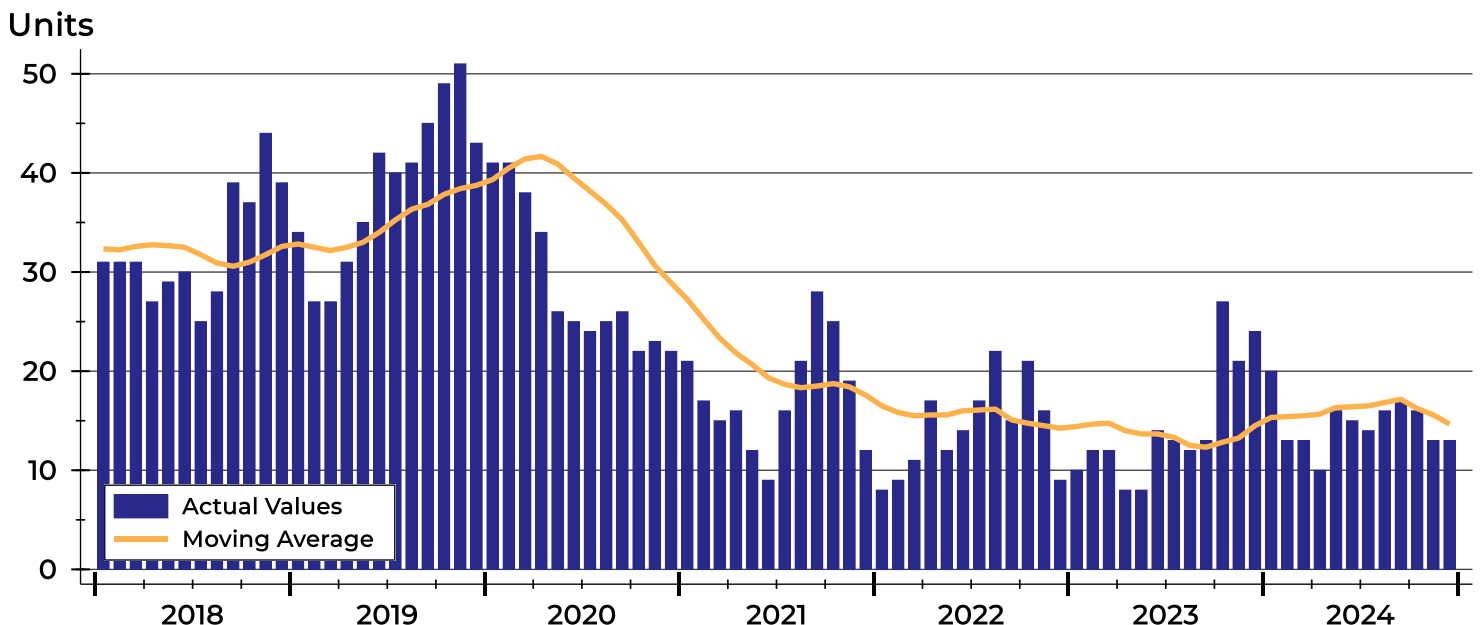
Jackson County Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | End of December Change |
|--|---------------------|----------------|---------|------------------------|
| Active Listings | | 13 | 24 | -45.8% |
| Volume (1,000s) | | 3,723 | 6,028 | -38.2% |
| Months' Supply | | 1.7 | 3.2 | -46.9% |
| Average | List Price | 286,396 | 251,167 | 14.0% |
| | Days on Market | 101 | 76 | 32.9% |
| | Percent of Original | 95.3% | 96.8% | -1.5% |
| Median | List Price | 249,900 | 192,500 | 29.8% |
| | Days on Market | 97 | 70 | 38.6% |
| | Percent of Original | 97.6% | 100.0% | -2.4% |

A total of 13 homes were available for sale in Jackson County at the end of December. This represents a 1.7 months' supply of active listings.

The median list price of homes on the market at the end of December was \$249,900, up 29.8% from 2023. The typical time on market for active listings was 97 days, up from 70 days a year earlier.

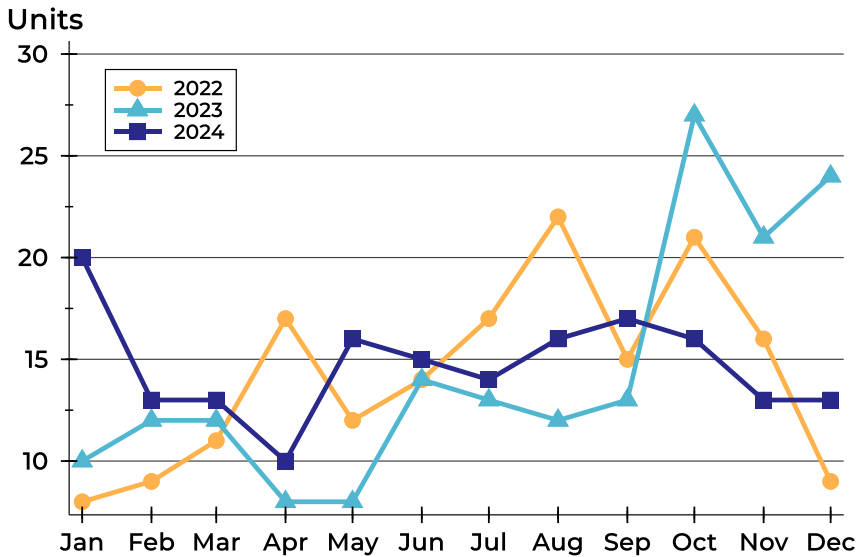
History of Active Listings





Jackson County Active Listings Analysis

Active Listings by Month



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

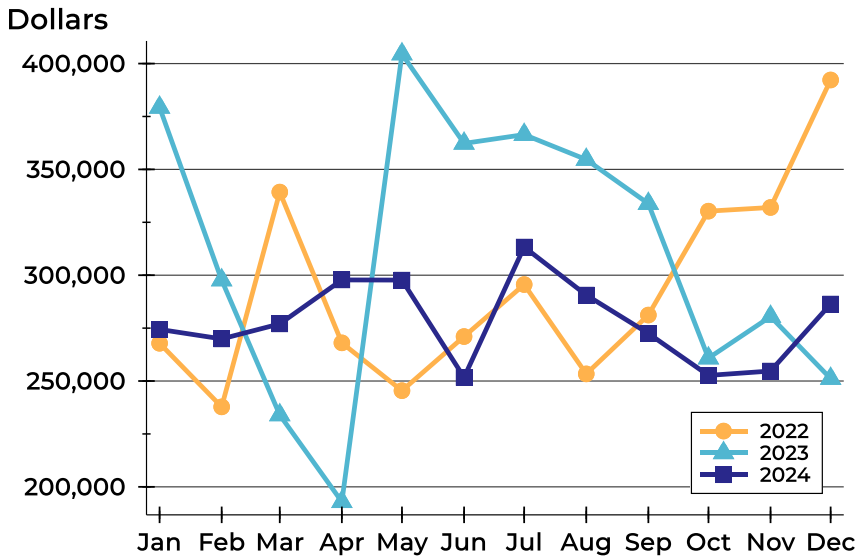
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 7.7% | N/A | 81,000 | 81,000 | 92 | 92 | 88.0% | 88.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 7.7% | N/A | 184,950 | 184,950 | 82 | 82 | 93.0% | 93.0% |
| \$200,000-\$249,999 | 5 | 38.5% | N/A | 228,480 | 219,500 | 122 | 111 | 95.8% | 97.6% |
| \$250,000-\$299,999 | 1 | 7.7% | 1.0 | 250,000 | 250,000 | 120 | 120 | 89.3% | 89.3% |
| \$300,000-\$399,999 | 3 | 23.1% | N/A | 364,967 | 350,000 | 78 | 80 | 97.4% | 100.0% |
| \$400,000-\$499,999 | 1 | 7.7% | N/A | 449,900 | 449,900 | 161 | 161 | 97.8% | 97.8% |
| \$500,000-\$749,999 | 1 | 7.7% | N/A | 520,000 | 520,000 | 8 | 8 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



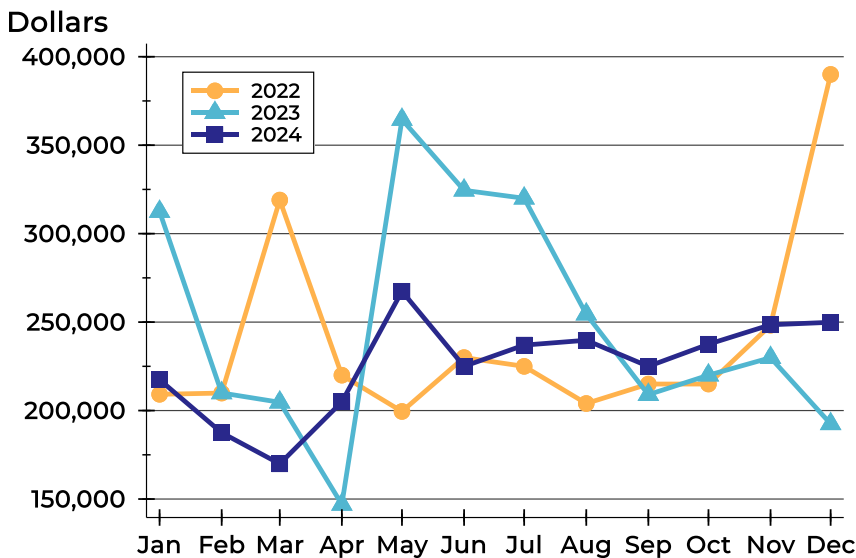
Jackson County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 267,850 | 379,285 | 274,408 |
| February | 237,789 | 297,717 | 269,900 |
| March | 339,282 | 233,967 | 277,000 |
| April | 268,035 | 192,950 | 297,780 |
| May | 245,450 | 404,500 | 297,694 |
| June | 271,021 | 362,286 | 251,713 |
| July | 295,600 | 366,446 | 313,318 |
| August | 253,373 | 354,654 | 290,628 |
| September | 281,178 | 333,838 | 272,497 |
| October | 330,275 | 260,818 | 252,663 |
| November | 332,016 | 280,466 | 254,735 |
| December | 392,256 | 251,167 | 286,396 |

Median Price

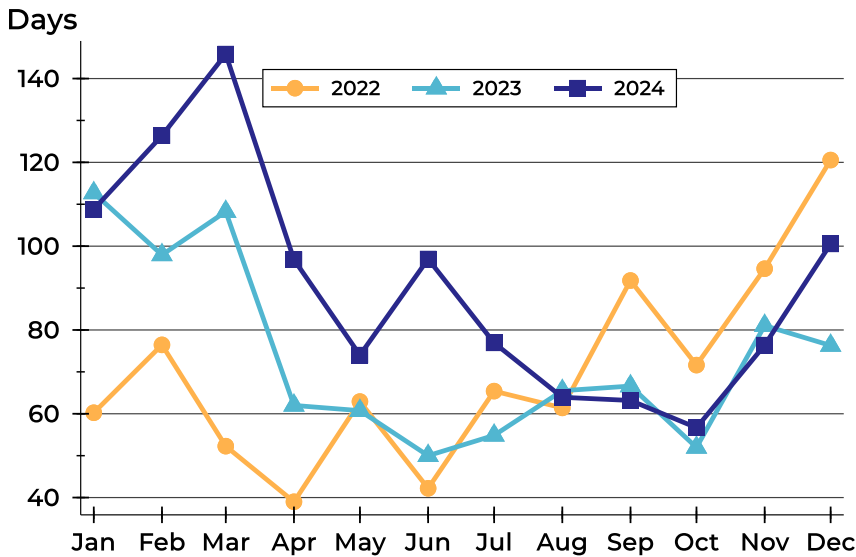


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 209,200 | 312,475 | 217,450 |
| February | 209,900 | 209,950 | 187,500 |
| March | 319,000 | 204,700 | 169,900 |
| April | 220,000 | 146,950 | 204,950 |
| May | 199,499 | 364,500 | 267,450 |
| June | 229,950 | 324,500 | 225,000 |
| July | 225,000 | 320,000 | 237,000 |
| August | 204,000 | 254,475 | 239,750 |
| September | 215,000 | 209,000 | 225,000 |
| October | 215,000 | 220,000 | 237,500 |
| November | 248,250 | 229,900 | 248,500 |
| December | 390,000 | 192,500 | 249,900 |



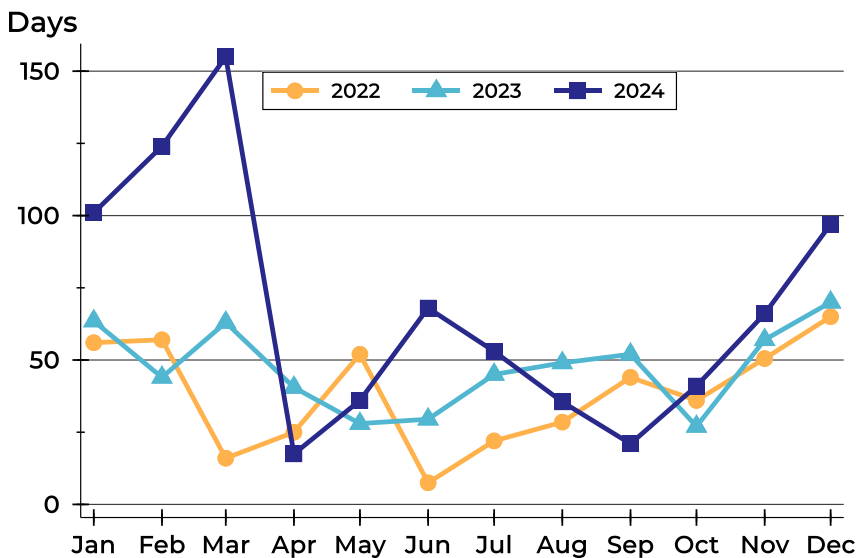
Jackson County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 60 | 113 | 109 |
| February | 76 | 98 | 126 |
| March | 52 | 108 | 146 |
| April | 39 | 62 | 97 |
| May | 63 | 61 | 74 |
| June | 42 | 50 | 97 |
| July | 65 | 55 | 77 |
| August | 61 | 66 | 64 |
| September | 92 | 67 | 63 |
| October | 72 | 52 | 57 |
| November | 95 | 81 | 76 |
| December | 121 | 76 | 101 |

Median DOM

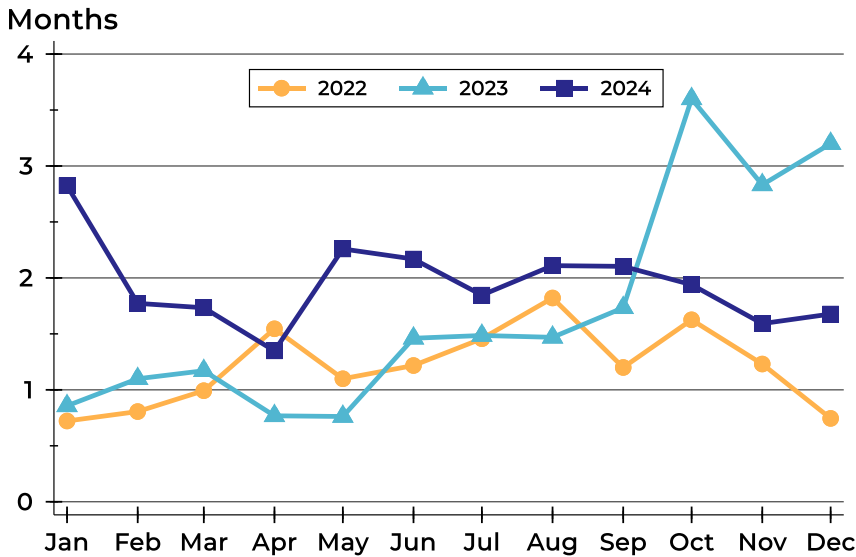


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 56 | 64 | 101 |
| February | 57 | 44 | 124 |
| March | 16 | 63 | 155 |
| April | 25 | 41 | 18 |
| May | 52 | 28 | 36 |
| June | 8 | 30 | 68 |
| July | 22 | 45 | 53 |
| August | 29 | 49 | 36 |
| September | 44 | 52 | 21 |
| October | 36 | 27 | 41 |
| November | 51 | 57 | 66 |
| December | 65 | 70 | 97 |



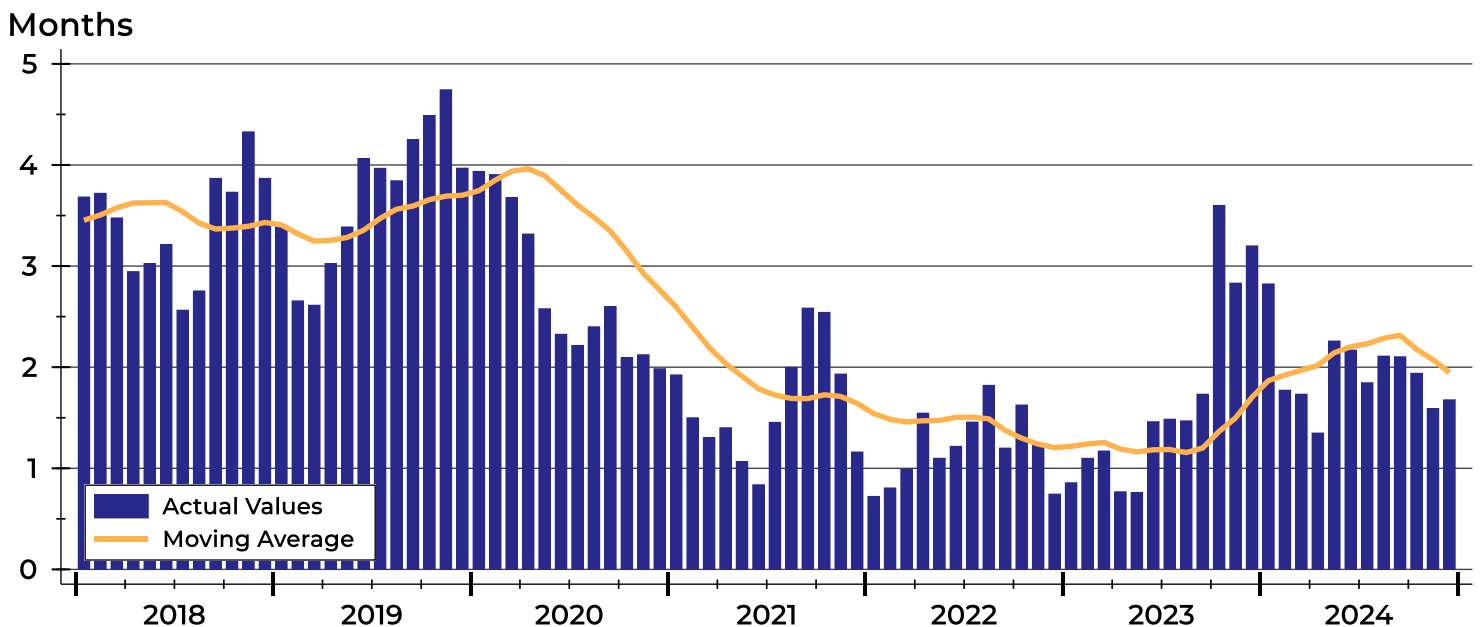
Jackson County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 0.7 | 0.9 | 2.8 |
| February | 0.8 | 1.1 | 1.8 |
| March | 1.0 | 1.2 | 1.7 |
| April | 1.5 | 0.8 | 1.3 |
| May | 1.1 | 0.8 | 2.3 |
| June | 1.2 | 1.5 | 2.2 |
| July | 1.5 | 1.5 | 1.8 |
| August | 1.8 | 1.5 | 2.1 |
| September | 1.2 | 1.7 | 2.1 |
| October | 1.6 | 3.6 | 1.9 |
| November | 1.2 | 2.8 | 1.6 |
| December | 0.7 | 3.2 | 1.7 |

History of Month's Supply





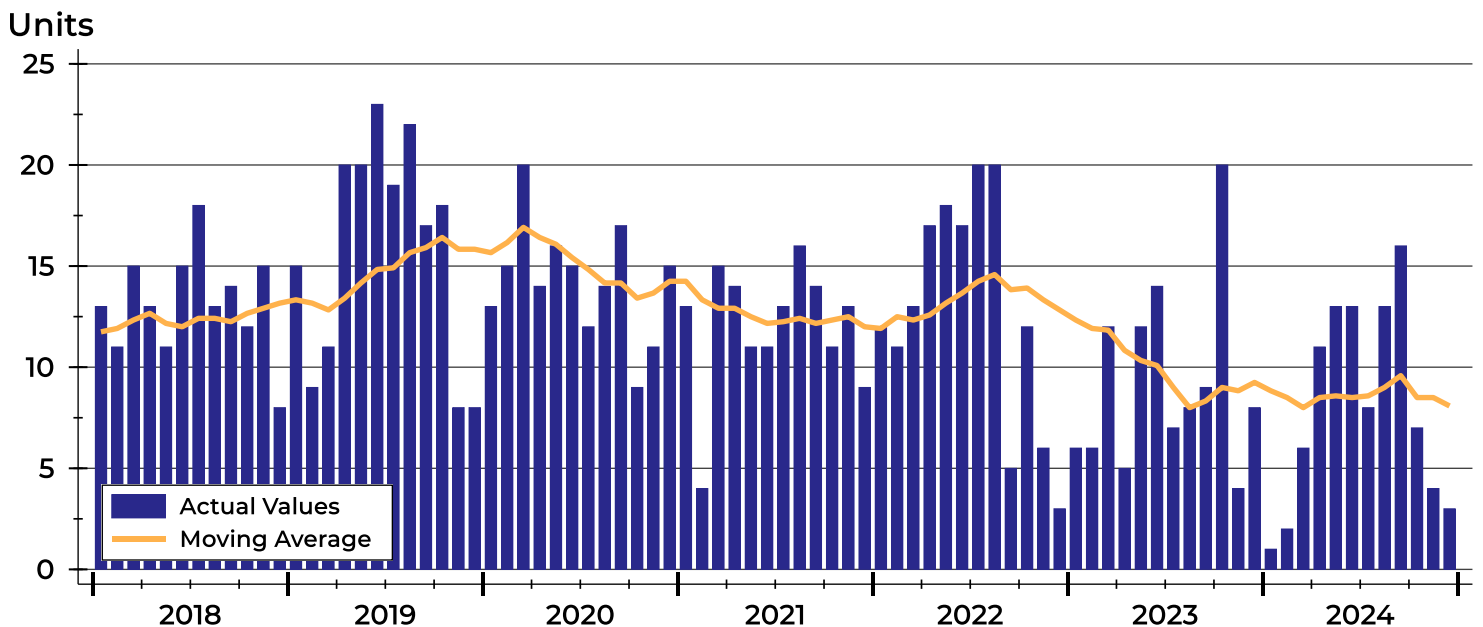
Jackson County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month | New Listings | 3 | 8 | -62.5% |
| | Volume (1,000s) | 1,129 | 1,051 | 7.4% |
| | Average List Price | 376,333 | 131,413 | 186.4% |
| | Median List Price | 360,000 | 134,450 | 167.8% |
| Year-to-Date | New Listings | 97 | 111 | -12.6% |
| | Volume (1,000s) | 23,187 | 23,909 | -3.0% |
| | Average List Price | 239,044 | 215,392 | 11.0% |
| | Median List Price | 209,500 | 190,000 | 10.3% |

A total of 3 new listings were added in Jackson County during December, down 62.5% from the same month in 2023. Year-to-date Jackson County has seen 97 new listings.

The median list price of these homes was \$360,000 up from \$134,450 in 2023.

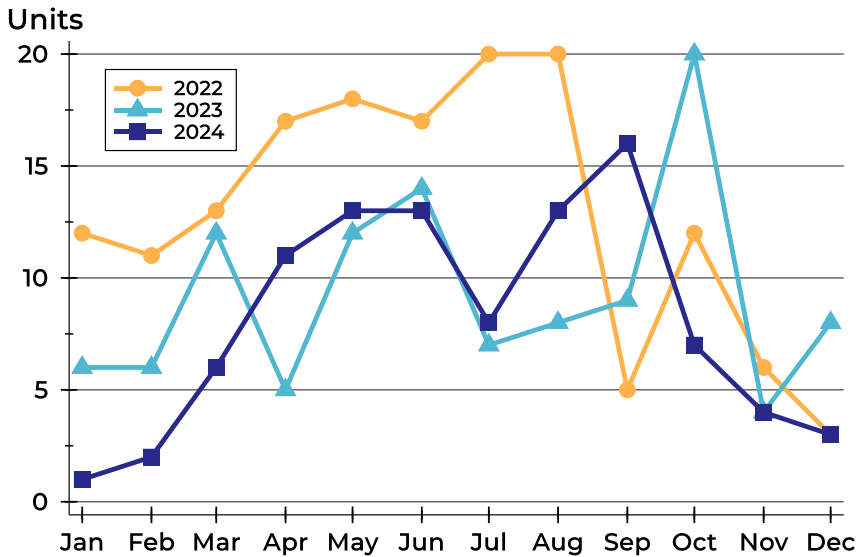
History of New Listings





Jackson County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 12 | 6 | 1 |
| February | 11 | 6 | 2 |
| March | 13 | 12 | 6 |
| April | 17 | 5 | 11 |
| May | 18 | 12 | 13 |
| June | 17 | 14 | 13 |
| July | 20 | 7 | 8 |
| August | 20 | 8 | 13 |
| September | 5 | 9 | 16 |
| October | 12 | 20 | 7 |
| November | 6 | 4 | 4 |
| December | 3 | 8 | 3 |

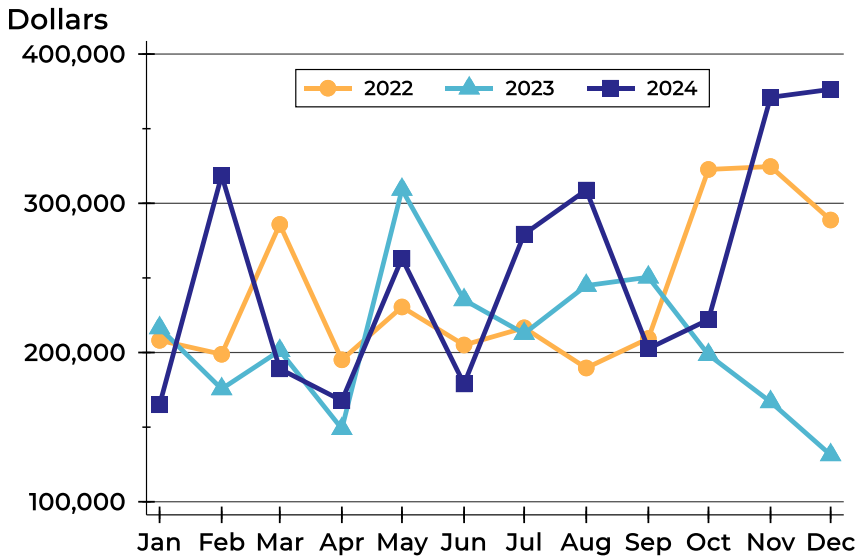
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 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 | 33.3% | 249,000 | 249,000 | 21 | 21 | 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% | 360,000 | 360,000 | 1 | 1 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 33.3% | 520,000 | 520,000 | 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 |



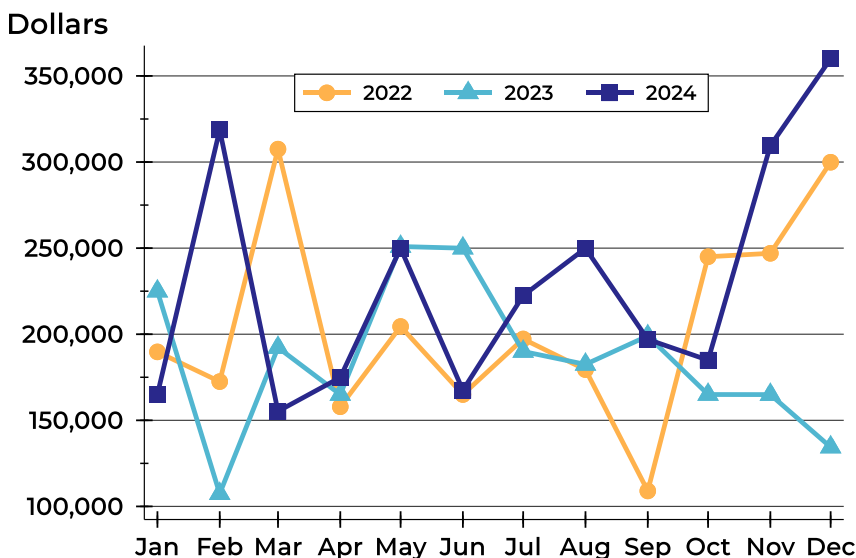
Jackson County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 208,175 | 216,492 | 165,000 |
| February | 198,832 | 175,617 | 318,700 |
| March | 285,862 | 201,233 | 189,067 |
| April | 195,112 | 148,940 | 167,745 |
| May | 230,539 | 309,267 | 263,108 |
| June | 205,038 | 235,275 | 178,954 |
| July | 216,580 | 212,686 | 279,331 |
| August | 189,645 | 244,875 | 308,852 |
| September | 209,400 | 250,460 | 202,613 |
| October | 322,683 | 198,515 | 221,996 |
| November | 324,617 | 166,950 | 371,000 |
| December | 288,800 | 131,413 | 376,333 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 189,750 | 225,000 | 165,000 |
| February | 172,500 | 107,400 | 318,700 |
| March | 307,500 | 192,250 | 155,250 |
| April | 157,900 | 165,000 | 174,900 |
| May | 204,499 | 250,950 | 249,900 |
| June | 165,000 | 249,975 | 167,500 |
| July | 197,250 | 190,000 | 222,450 |
| August | 179,450 | 182,500 | 249,900 |
| September | 109,000 | 199,000 | 197,000 |
| October | 245,000 | 165,000 | 184,950 |
| November | 247,000 | 164,950 | 309,500 |
| December | 299,900 | 134,450 | 360,000 |



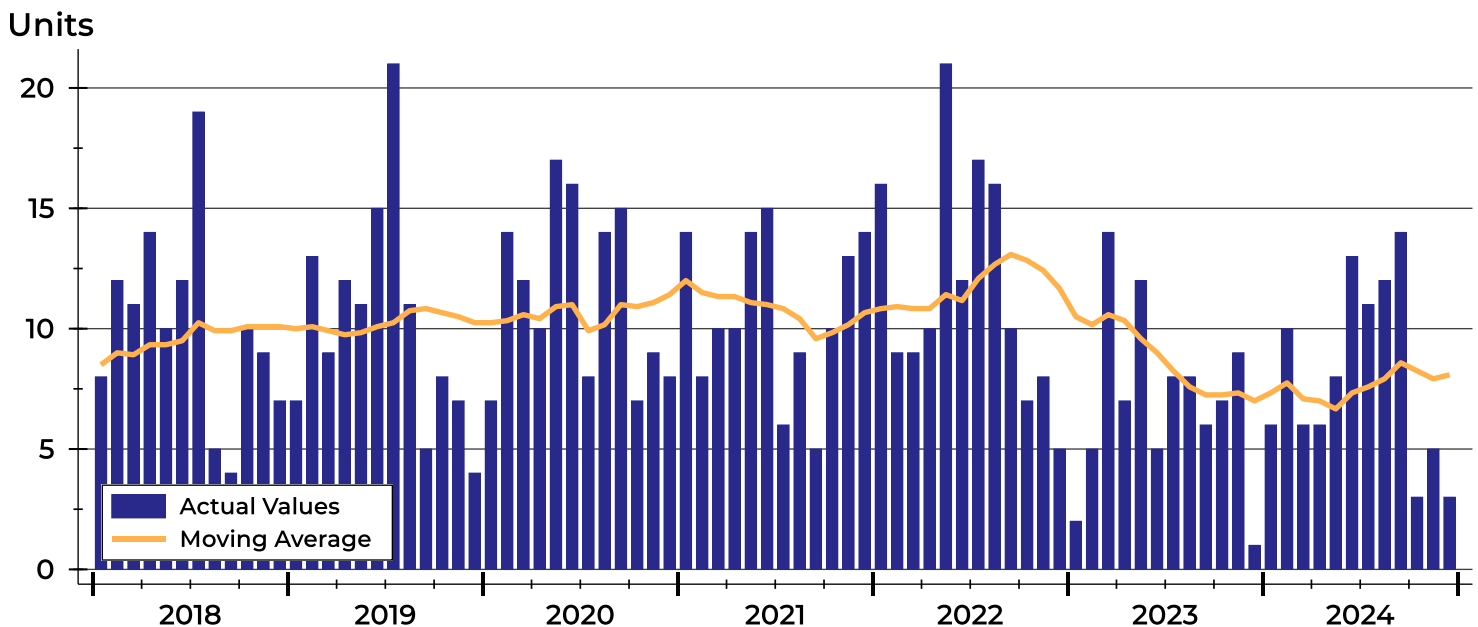
Jackson County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 3 | 1 | 200.0% | 97 | 84 | 15.5% |
| Volume (1,000s) | | 694 | 360 | 92.8% | 22,032 | 18,695 | 17.8% |
| Average | Sale Price | 231,300 | 360,000 | -35.8% | 227,137 | 222,559 | 2.1% |
| | Days on Market | 38 | 77 | -50.6% | 49 | 28 | 75.0% |
| | Percent of Original | 100.0% | 93.5% | 7.0% | 95.3% | 94.7% | 0.6% |
| Median | Sale Price | 249,000 | 360,000 | -30.8% | 190,000 | 202,250 | -6.1% |
| | Days on Market | 21 | 77 | -72.7% | 16 | 9 | 77.8% |
| | Percent of Original | 100.0% | 93.5% | 7.0% | 98.4% | 98.5% | -0.1% |

A total of 3 contracts for sale were written in Jackson County during the month of December, up from 1 in 2023. The median list price of these homes was \$249,000, down from \$360,000 the prior year.

Half of the homes that went under contract in December were on the market less than 21 days, compared to 77 days in December 2023.

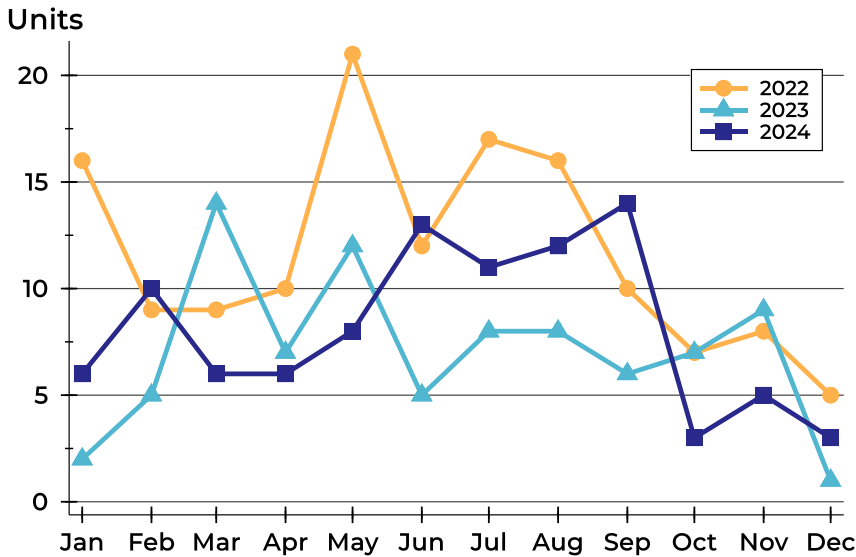
History of Contracts Written





Jackson County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 16 | 2 | 6 |
| February | 9 | 5 | 10 |
| March | 9 | 14 | 6 |
| April | 10 | 7 | 6 |
| May | 21 | 12 | 8 |
| June | 12 | 5 | 13 |
| July | 17 | 8 | 11 |
| August | 16 | 8 | 12 |
| September | 10 | 6 | 14 |
| October | 7 | 7 | 3 |
| November | 8 | 9 | 5 |
| December | 5 | 1 | 3 |

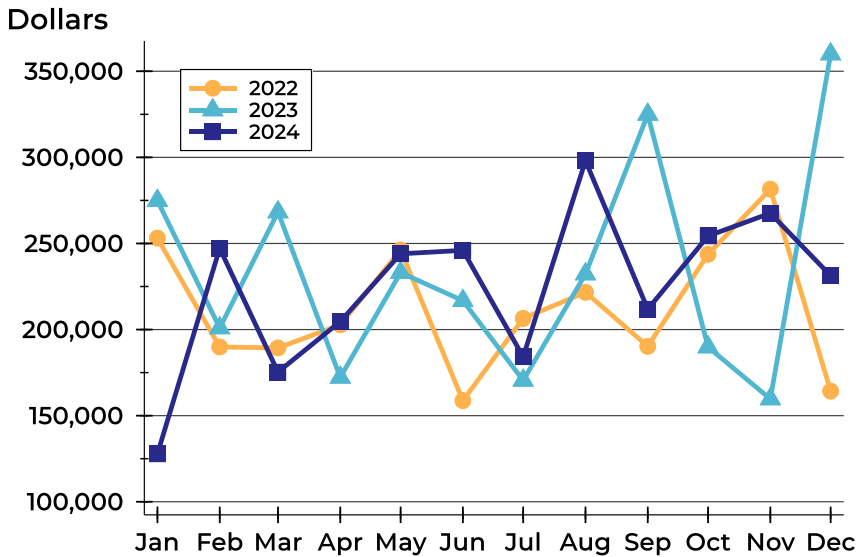
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 33.3% | 84,900 | 84,900 | 93 | 93 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 33.3% | 249,000 | 249,000 | 21 | 21 | 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% | 360,000 | 360,000 | 1 | 1 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



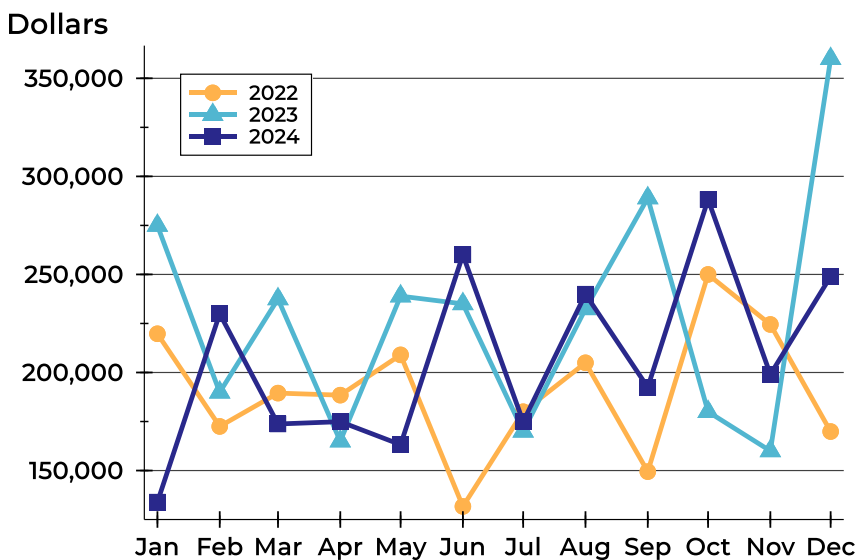
Jackson County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 253,125 | 274,950 | 127,800 |
| February | 189,917 | 200,930 | 247,160 |
| March | 189,356 | 268,271 | 175,333 |
| April | 202,750 | 172,257 | 204,625 |
| May | 246,243 | 233,117 | 244,013 |
| June | 158,737 | 216,780 | 246,008 |
| July | 206,476 | 170,500 | 184,200 |
| August | 221,638 | 232,225 | 298,073 |
| September | 190,290 | 324,948 | 211,850 |
| October | 243,743 | 189,829 | 254,375 |
| November | 281,550 | 159,688 | 267,590 |
| December | 164,260 | 360,000 | 231,300 |

Median Price

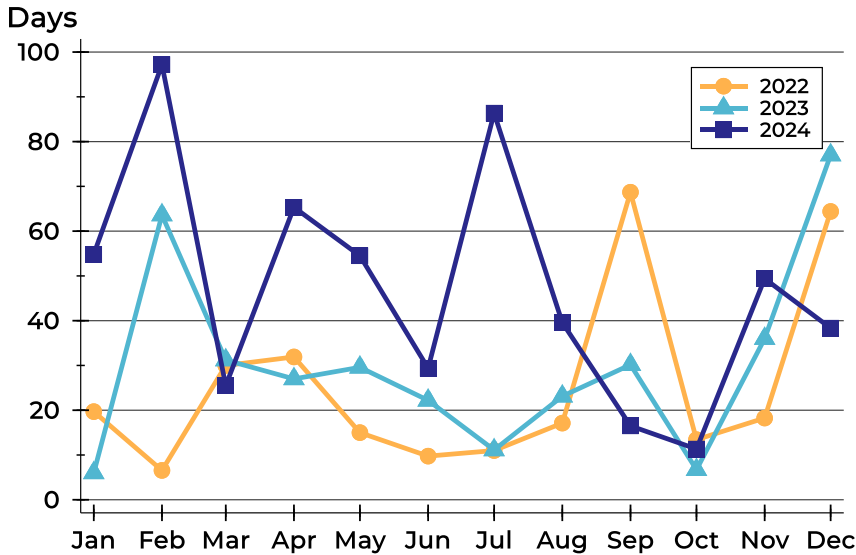


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 219,750 | 274,950 | 133,900 |
| February | 172,500 | 189,900 | 229,950 |
| March | 189,500 | 237,500 | 173,750 |
| April | 188,450 | 165,000 | 174,925 |
| May | 209,000 | 238,950 | 163,200 |
| June | 131,700 | 235,000 | 260,000 |
| July | 180,000 | 170,000 | 174,900 |
| August | 204,950 | 232,450 | 239,950 |
| September | 149,450 | 288,975 | 192,450 |
| October | 250,000 | 180,000 | 288,225 |
| November | 224,500 | 160,000 | 199,000 |
| December | 169,900 | 360,000 | 249,000 |



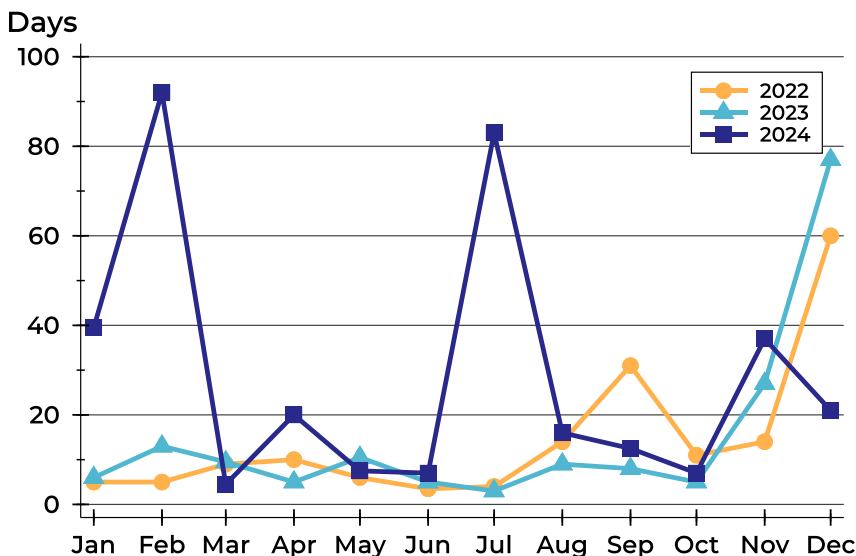
Jackson County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 20 | 6 | 55 |
| February | 7 | 64 | 97 |
| March | 30 | 31 | 26 |
| April | 32 | 27 | 65 |
| May | 15 | 30 | 55 |
| June | 10 | 22 | 29 |
| July | 11 | 11 | 86 |
| August | 17 | 23 | 40 |
| September | 69 | 30 | 17 |
| October | 13 | 7 | 11 |
| November | 18 | 36 | 49 |
| December | 64 | 77 | 38 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 5 | 6 | 40 |
| February | 5 | 13 | 92 |
| March | 9 | 10 | 5 |
| April | 10 | 5 | 20 |
| May | 6 | 11 | 8 |
| June | 4 | 5 | 7 |
| July | 4 | 3 | 83 |
| August | 14 | 9 | 16 |
| September | 31 | 8 | 13 |
| October | 11 | 5 | 7 |
| November | 14 | 27 | 37 |
| December | 60 | 77 | 21 |



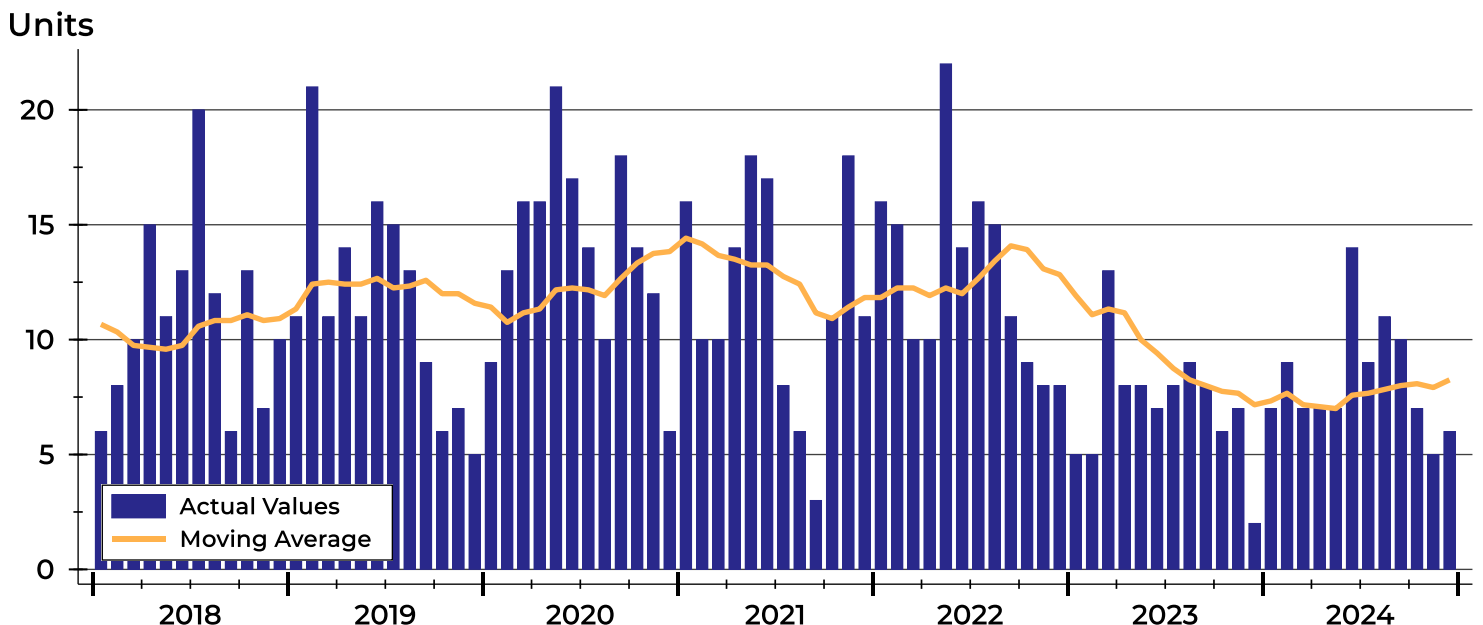
Jackson County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 6 | 2 | 200.0% |
| Volume (1,000s) | | 1,718 | 560 | 206.8% |
| Average | List Price | 286,317 | 279,750 | 2.3% |
| | Days on Market | 33 | 72 | -54.2% |
| | Percent of Original | 100.0% | 94.5% | 5.8% |
| Median | List Price | 224,000 | 279,750 | -19.9% |
| | Days on Market | 20 | 72 | -72.2% |
| | Percent of Original | 100.0% | 94.5% | 5.8% |

A total of 6 listings in Jackson County had contracts pending at the end of December, up from 2 contracts pending at the end of December 2023.

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

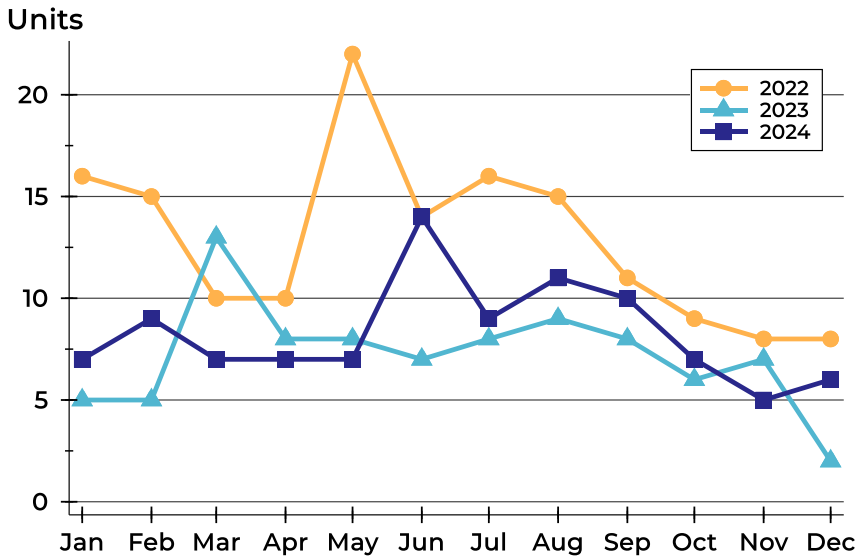
History of Pending Contracts





Jackson County Pending Contracts Analysis

Pending Contracts by Month



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

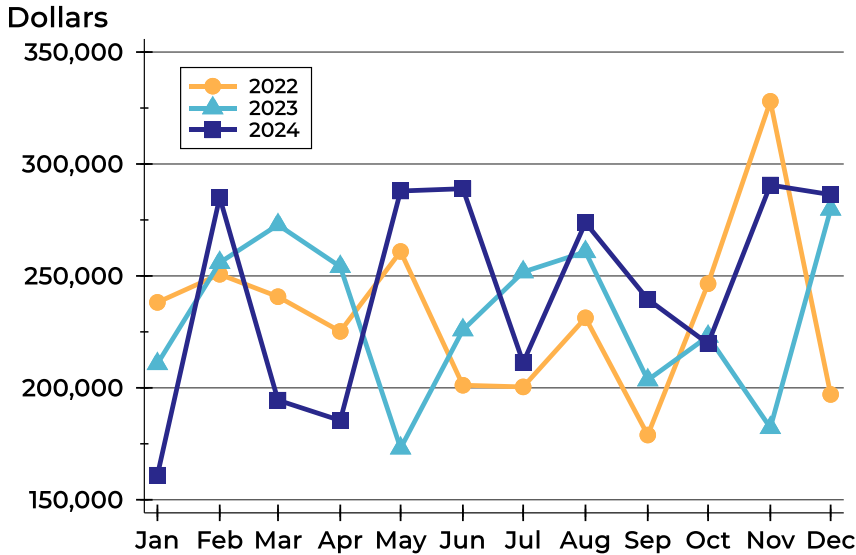
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 16.7% | 84,900 | 84,900 | 93 | 93 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 33.3% | 187,000 | 187,000 | 37 | 37 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 16.7% | 249,000 | 249,000 | 21 | 21 | 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 | 16.7% | 360,000 | 360,000 | 1 | 1 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 16.7% | 650,000 | 650,000 | 9 | 9 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



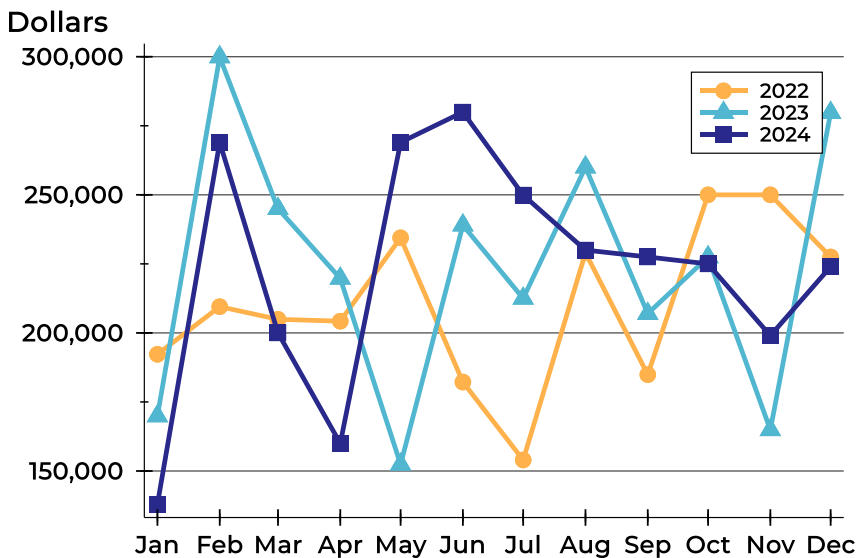
Jackson County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 238,169 | 210,740 | 160,971 |
| February | 250,723 | 255,930 | 285,078 |
| March | 240,725 | 272,815 | 194,486 |
| April | 225,210 | 254,138 | 185,407 |
| May | 260,918 | 173,050 | 287,943 |
| June | 201,161 | 225,843 | 288,964 |
| July | 200,419 | 251,750 | 211,300 |
| August | 231,287 | 260,767 | 273,807 |
| September | 178,927 | 203,494 | 239,580 |
| October | 246,511 | 222,992 | 219,704 |
| November | 327,999 | 182,171 | 290,590 |
| December | 197,038 | 279,750 | 286,317 |

Median Price

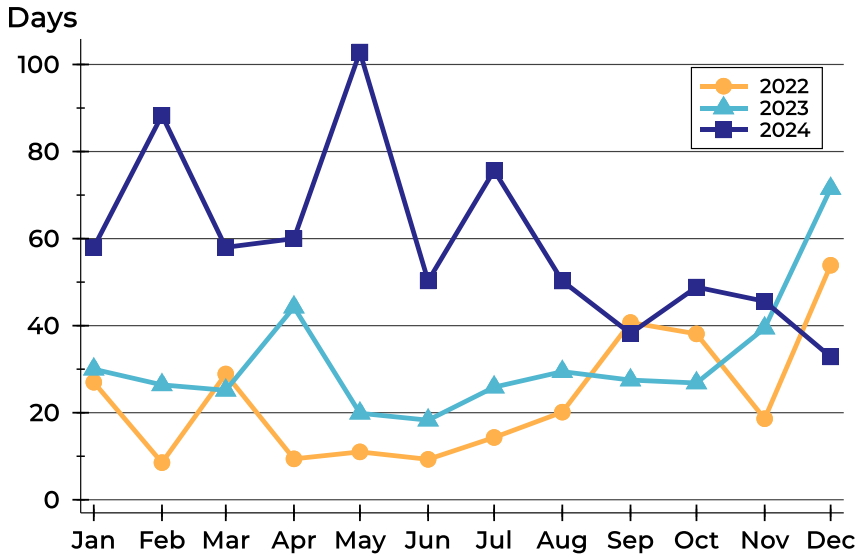


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 192,250 | 169,900 | 137,900 |
| February | 209,500 | 299,900 | 269,000 |
| March | 204,925 | 245,000 | 200,000 |
| April | 204,250 | 219,750 | 160,000 |
| May | 234,450 | 152,400 | 269,000 |
| June | 182,200 | 239,000 | 279,950 |
| July | 154,000 | 212,500 | 249,900 |
| August | 229,000 | 260,000 | 230,000 |
| September | 184,900 | 207,000 | 227,500 |
| October | 250,000 | 227,475 | 225,000 |
| November | 250,000 | 164,900 | 199,000 |
| December | 227,500 | 279,750 | 224,000 |



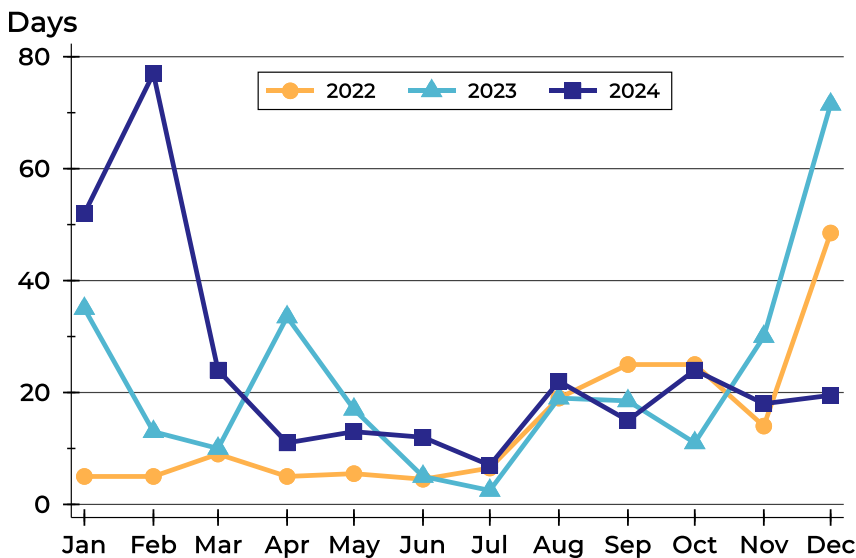
Jackson County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 27 | 30 | 58 |
| February | 9 | 26 | 88 |
| March | 29 | 25 | 58 |
| April | 9 | 44 | 60 |
| May | 11 | 20 | 103 |
| June | 9 | 18 | 50 |
| July | 14 | 26 | 76 |
| August | 20 | 29 | 50 |
| September | 41 | 28 | 38 |
| October | 38 | 27 | 49 |
| November | 19 | 39 | 46 |
| December | 54 | 72 | 33 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 5 | 35 | 52 |
| February | 5 | 13 | 77 |
| March | 9 | 10 | 24 |
| April | 5 | 34 | 11 |
| May | 6 | 17 | 13 |
| June | 5 | 5 | 12 |
| July | 7 | 3 | 7 |
| August | 19 | 19 | 22 |
| September | 25 | 19 | 15 |
| October | 25 | 11 | 24 |
| November | 14 | 30 | 18 |
| December | 49 | 72 | 20 |



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Rose in December

Total home sales in Jefferson County rose by 160.0% last month to 13 units, compared to 5 units in December 2023. Total sales volume was \$2.9 million, up 149.0% from a year earlier.

The median sale price in December was \$165,000, down from \$215,000 a year earlier. Homes that sold in December were typically on the market for 5 days and sold for 100.0% of their list prices.

Jefferson County Active Listings Up at End of December

The total number of active listings in Jefferson County at the end of December was 25 units, up from 18 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$269,500.

During December, a total of 6 contracts were written down from 11 in December 2023. At the end of the month, there were 10 contracts still pending.

Report Contents

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

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Jefferson County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 13 | 5 | 11 | 158 | 140 | 174 |
| Change from prior year | | 160.0% | -54.5% | -21.4% | 12.9% | -19.5% | -10.3% |
| Active Listings | | 25 | 18 | 15 | N/A | N/A | N/A |
| Change from prior year | | 38.9% | 20.0% | 15.4% | | | |
| Months' Supply | | 1.9 | 1.5 | 1.0 | N/A | N/A | N/A |
| Change from prior year | | 26.7% | 50.0% | 25.0% | | | |
| New Listings | | 8 | 9 | 7 | 199 | 176 | 185 |
| Change from prior year | | -11.1% | 28.6% | -36.4% | 13.1% | -4.9% | -15.1% |
| Contracts Written | | 6 | 11 | 8 | 152 | 145 | 166 |
| Change from prior year | | -45.5% | 37.5% | -27.3% | 4.8% | -12.7% | -15.3% |
| Pending Contracts | | 10 | 11 | 10 | N/A | N/A | N/A |
| Change from prior year | | -9.1% | 10.0% | -28.6% | | | |
| Sales Volume (1,000s) | | 2,893 | 1,162 | 2,700 | 40,719 | 34,946 | 39,569 |
| Change from prior year | | 149.0% | -57.0% | -14.8% | 16.5% | -11.7% | 3.7% |
| Average | Sale Price | 222,538 | 232,400 | 245,447 | 257,713 | 249,612 | 227,406 |
| | Change from prior year | -4.2% | -5.3% | 8.4% | 3.2% | 9.8% | 15.6% |
| | List Price of Actives | 300,636 | 304,466 | 222,940 | N/A | N/A | N/A |
| | Change from prior year | -1.3% | 36.6% | -16.0% | | | |
| | Days on Market | 18 | 33 | 19 | 35 | 26 | 18 |
| Change from prior year | -45.5% | 73.7% | 46.2% | 34.6% | 44.4% | 12.5% | |
| | Percent of List | 98.9% | 93.6% | 96.7% | 97.4% | 98.8% | 100.3% |
| Change from prior year | 5.7% | -3.2% | -0.9% | -1.4% | -1.5% | -0.4% | |
| | Percent of Original | 96.8% | 89.0% | 96.0% | 94.5% | 96.9% | 99.3% |
| Change from prior year | 8.8% | -7.3% | -1.1% | -2.5% | -2.4% | -0.3% | |
| Median | Sale Price | 165,000 | 215,000 | 260,000 | 242,500 | 219,000 | 210,000 |
| | Change from prior year | -23.3% | -17.3% | 21.8% | 10.7% | 4.3% | 16.7% |
| | List Price of Actives | 269,500 | 279,444 | 185,000 | N/A | N/A | N/A |
| | Change from prior year | -3.6% | 51.1% | -17.7% | | | |
| | Days on Market | 5 | 23 | 9 | 14 | 8 | 6 |
| Change from prior year | -78.3% | 155.6% | -10.0% | 75.0% | 33.3% | 20.0% | |
| | Percent of List | 100.0% | 98.2% | 97.4% | 100.0% | 100.0% | 100.0% |
| Change from prior year | 1.8% | 0.8% | -2.6% | 0.0% | 0.0% | 0.0% | |
| | Percent of Original | 97.0% | 93.3% | 97.4% | 97.3% | 100.0% | 100.0% |
| Change from prior year | 4.0% | -4.2% | -1.4% | -2.7% | 0.0% | 0.0% | |

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



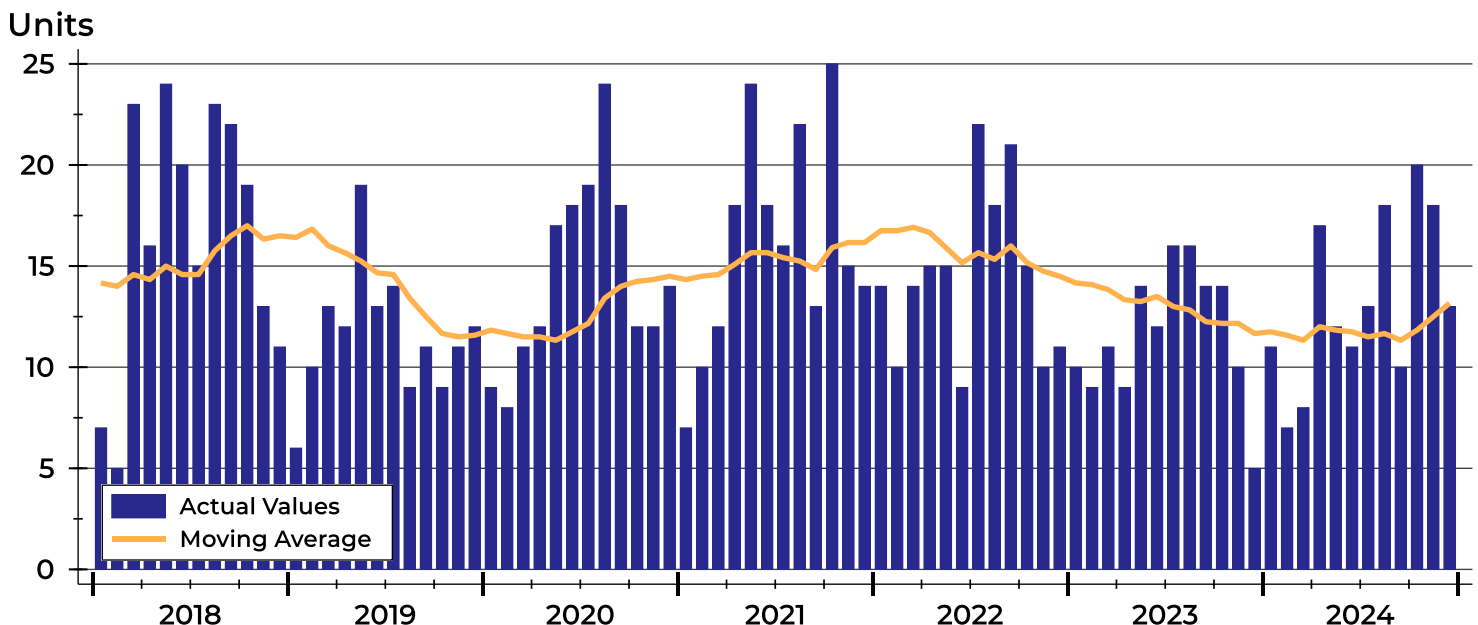
Jefferson County Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 13 | 5 | 160.0% | 158 | 140 | 12.9% |
| Volume (1,000s) | | 2,893 | 1,162 | 149.0% | 40,719 | 34,946 | 16.5% |
| Months' Supply | | 1.9 | 1.5 | 26.7% | N/A | N/A | N/A |
| Average | Sale Price | 222,538 | 232,400 | -4.2% | 257,713 | 249,612 | 3.2% |
| | Days on Market | 18 | 33 | -45.5% | 35 | 26 | 34.6% |
| | Percent of List | 98.9% | 93.6% | 5.7% | 97.4% | 98.8% | -1.4% |
| | Percent of Original | 96.8% | 89.0% | 8.8% | 94.5% | 96.9% | -2.5% |
| Median | Sale Price | 165,000 | 215,000 | -23.3% | 242,500 | 219,000 | 10.7% |
| | Days on Market | 5 | 23 | -78.3% | 14 | 8 | 75.0% |
| | Percent of List | 100.0% | 98.2% | 1.8% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 97.0% | 93.3% | 4.0% | 97.3% | 100.0% | -2.7% |

A total of 13 homes sold in Jefferson County in December, up from 5 units in December 2023. Total sales volume rose to \$2.9 million compared to \$1.2 million in the previous year.

The median sales price in December was \$165,000, down 23.3% compared to the prior year. Median days on market was 5 days, down from 22 days in November, and down from 23 in December 2023.

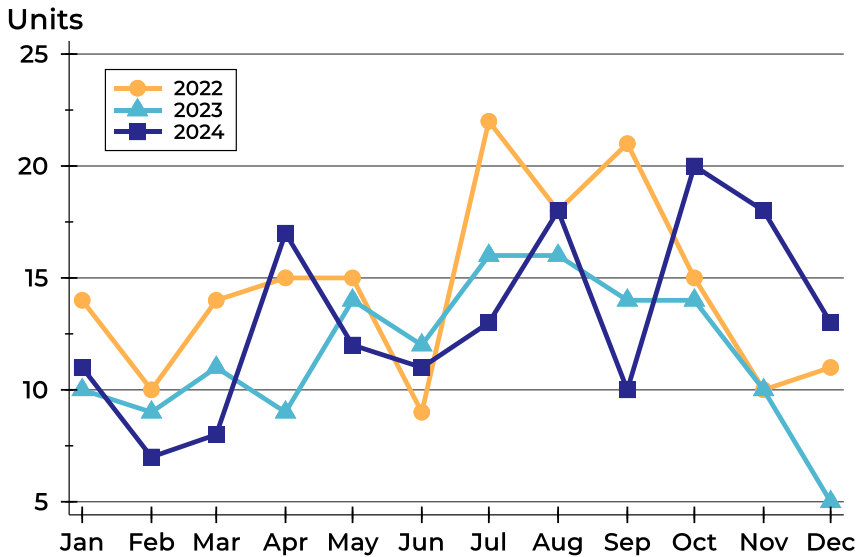
History of Closed Listings





Jefferson County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 14 | 10 | 11 |
| February | 10 | 9 | 7 |
| March | 14 | 11 | 8 |
| April | 15 | 9 | 17 |
| May | 15 | 14 | 12 |
| June | 9 | 12 | 11 |
| July | 22 | 16 | 13 |
| August | 18 | 16 | 18 |
| September | 21 | 14 | 10 |
| October | 15 | 14 | 20 |
| November | 10 | 10 | 18 |
| December | 11 | 5 | 13 |

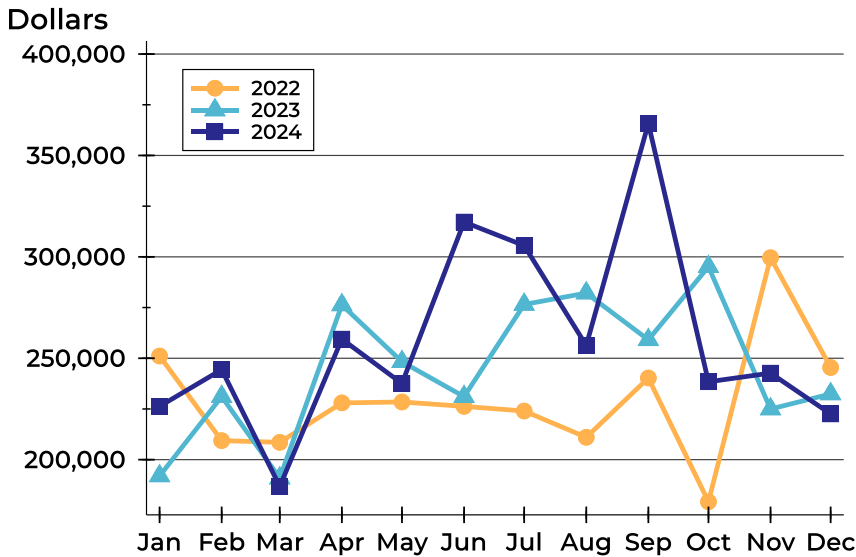
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 7.7% | 3.0 | 65,000 | 65,000 | 2 | 2 | 86.7% | 86.7% | 86.7% | 86.7% |
| \$100,000-\$124,999 | 1 | 7.7% | 0.0 | 122,000 | 122,000 | 2 | 2 | 110.9% | 110.9% | 110.9% | 110.9% |
| \$125,000-\$149,999 | 1 | 7.7% | 13.7 | 125,000 | 125,000 | 25 | 25 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$150,000-\$174,999 | 4 | 30.8% | 0.0 | 161,250 | 160,000 | 25 | 26 | 96.1% | 95.6% | 93.7% | 94.3% |
| \$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 | 3 | 23.1% | 0.5 | 224,000 | 225,000 | 14 | 3 | 101.9% | 102.2% | 98.6% | 102.2% |
| \$250,000-\$299,999 | 1 | 7.7% | 1.0 | 270,000 | 270,000 | 36 | 36 | 96.4% | 96.4% | 93.1% | 93.1% |
| \$300,000-\$399,999 | 1 | 7.7% | 1.2 | 335,000 | 335,000 | 19 | 19 | 100.0% | 100.0% | 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 | 1 | 7.7% | 6.0 | 659,000 | 659,000 | 1 | 1 | 101.5% | 101.5% | 101.5% | 101.5% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



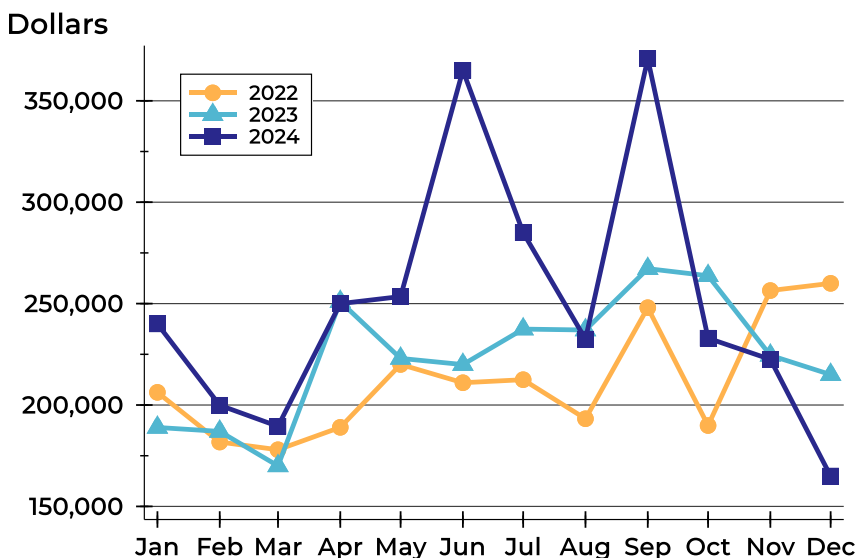
Jefferson County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 251,111 | 191,980 | 226,291 |
| February | 209,400 | 231,111 | 244,400 |
| March | 208,539 | 190,909 | 186,850 |
| April | 227,993 | 276,311 | 259,462 |
| May | 228,443 | 248,286 | 237,575 |
| June | 226,278 | 231,075 | 317,182 |
| July | 223,977 | 276,540 | 305,565 |
| August | 211,039 | 282,138 | 256,319 |
| September | 240,283 | 259,107 | 365,750 |
| October | 179,240 | 295,143 | 238,400 |
| November | 299,590 | 224,978 | 242,694 |
| December | 245,447 | 232,400 | 222,538 |

Median Price

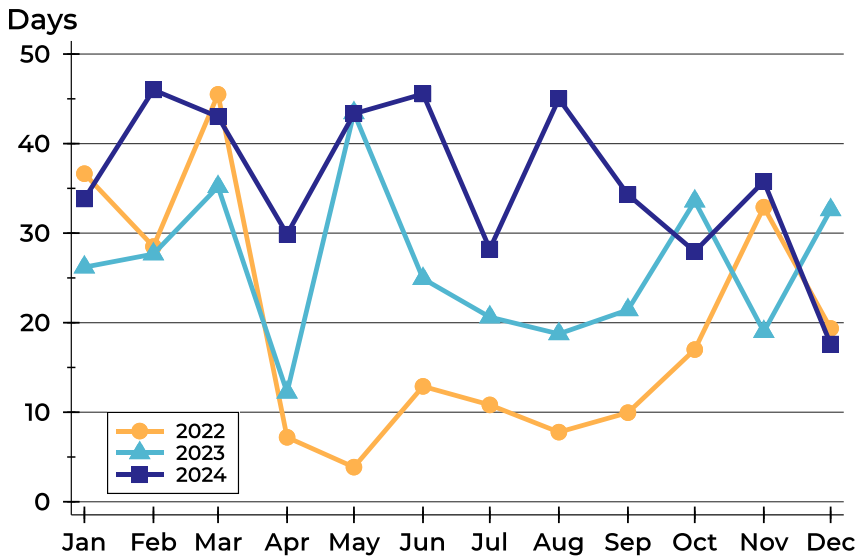


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 206,250 | 188,950 | 240,000 |
| February | 181,750 | 187,000 | 199,900 |
| March | 177,950 | 170,000 | 189,500 |
| April | 189,000 | 251,000 | 250,000 |
| May | 220,000 | 223,000 | 253,500 |
| June | 211,000 | 219,950 | 365,000 |
| July | 212,500 | 237,450 | 285,000 |
| August | 193,250 | 237,000 | 232,500 |
| September | 248,000 | 267,250 | 370,750 |
| October | 189,900 | 263,750 | 232,950 |
| November | 256,450 | 224,500 | 222,500 |
| December | 260,000 | 215,000 | 165,000 |



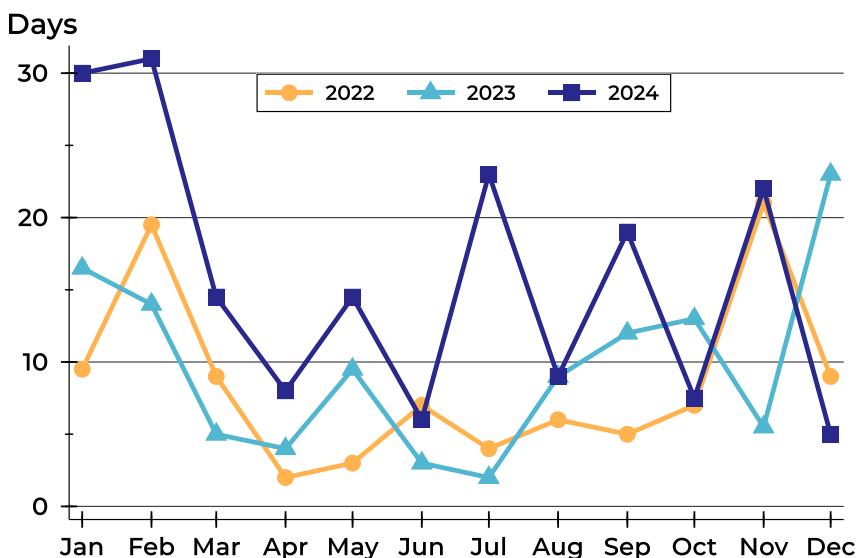
Jefferson County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 37 | 26 | 34 |
| February | 29 | 28 | 46 |
| March | 46 | 35 | 43 |
| April | 7 | 12 | 30 |
| May | 4 | 43 | 43 |
| June | 13 | 25 | 46 |
| July | 11 | 21 | 28 |
| August | 8 | 19 | 45 |
| September | 10 | 21 | 34 |
| October | 17 | 34 | 28 |
| November | 33 | 19 | 36 |
| December | 19 | 33 | 18 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 10 | 17 | 30 |
| February | 20 | 14 | 31 |
| March | 9 | 5 | 15 |
| April | 2 | 4 | 8 |
| May | 3 | 10 | 15 |
| June | 7 | 3 | 6 |
| July | 4 | 2 | 23 |
| August | 6 | 9 | 9 |
| September | 5 | 12 | 19 |
| October | 7 | 13 | 8 |
| November | 21 | 6 | 22 |
| December | 9 | 23 | 5 |



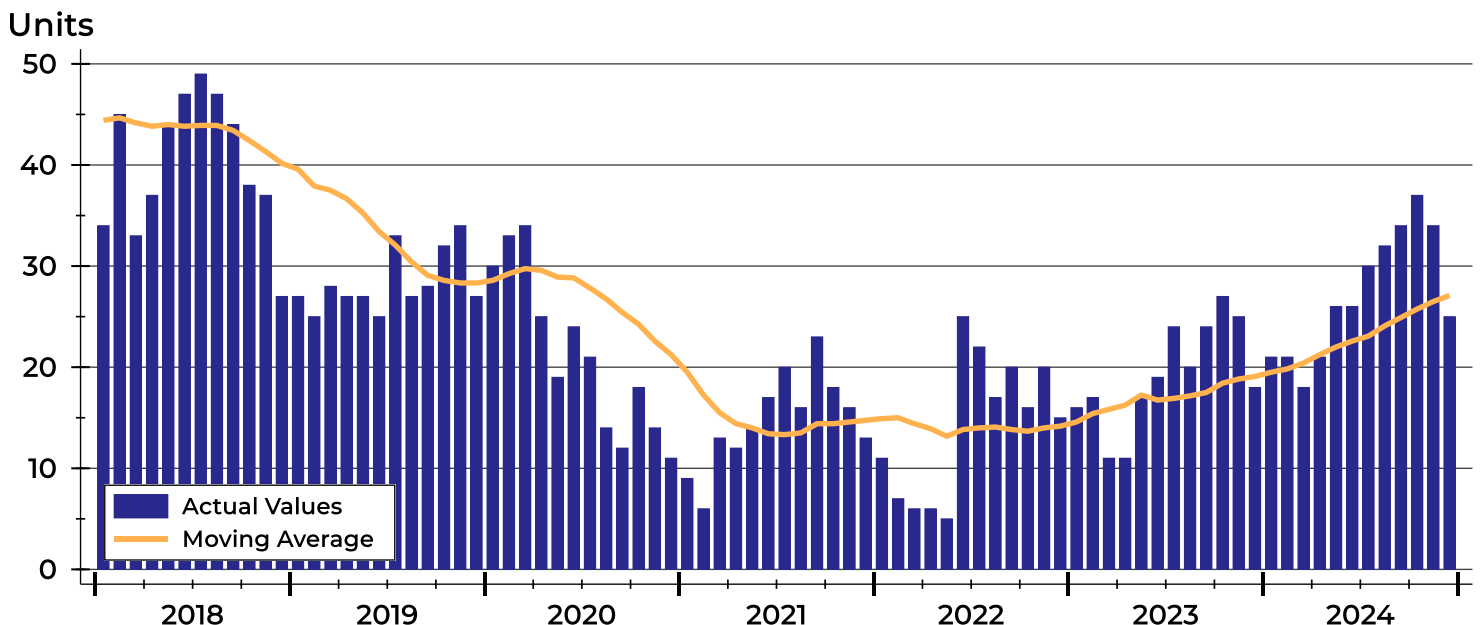
Jefferson County Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 25 | 18 | 38.9% |
| Volume (1,000s) | | 7,516 | 5,480 | 37.2% |
| Months' Supply | | 1.9 | 1.5 | 26.7% |
| Average | List Price | 300,636 | 304,466 | -1.3% |
| | Days on Market | 63 | 61 | 3.3% |
| | Percent of Original | 97.6% | 96.8% | 0.8% |
| Median | List Price | 269,500 | 279,444 | -3.6% |
| | Days on Market | 48 | 56 | -14.3% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 25 homes were available for sale in Jefferson County at the end of December. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$269,500, down 3.6% from 2023. The typical time on market for active listings was 48 days, down from 56 days a year earlier.

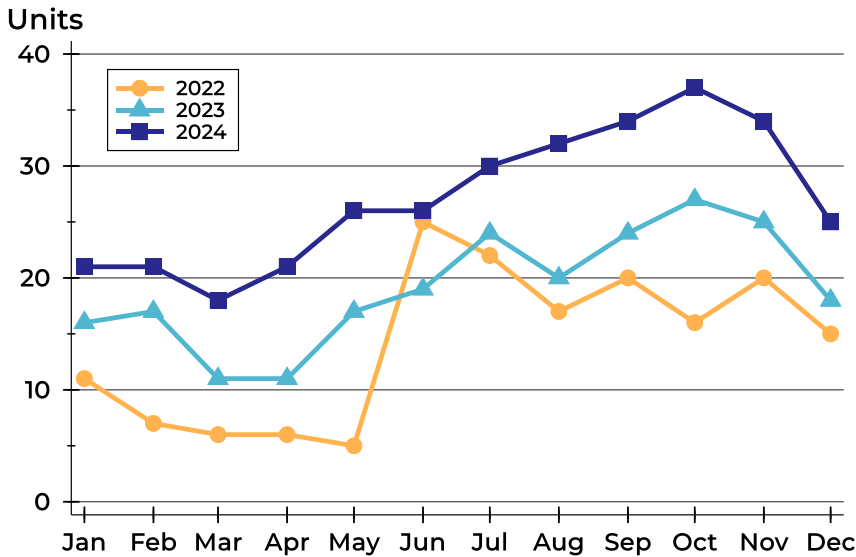
History of Active Listings





Jefferson County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 11 | 16 | 21 |
| February | 7 | 17 | 21 |
| March | 6 | 11 | 18 |
| April | 6 | 11 | 21 |
| May | 5 | 17 | 26 |
| June | 25 | 19 | 26 |
| July | 22 | 24 | 30 |
| August | 17 | 20 | 32 |
| September | 20 | 24 | 34 |
| October | 16 | 27 | 37 |
| November | 20 | 25 | 34 |
| December | 15 | 18 | 25 |

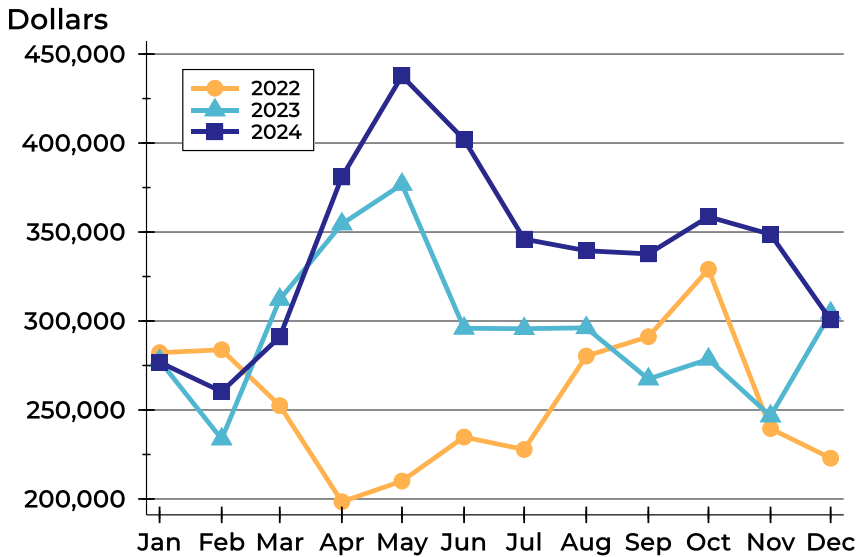
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 3 | 12.0% | 3.0 | 67,333 | 65,000 | 18 | 9 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 8 | 32.0% | 13.7 | 140,475 | 140,500 | 75 | 44 | 97.3% | 98.7% |
| \$150,000-\$174,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 1 | 4.0% | 0.5 | 205,000 | 205,000 | 89 | 89 | 97.6% | 97.6% |
| \$250,000-\$299,999 | 2 | 8.0% | 1.0 | 281,750 | 281,750 | 30 | 30 | 98.4% | 98.4% |
| \$300,000-\$399,999 | 3 | 12.0% | 1.2 | 328,267 | 319,900 | 60 | 68 | 98.5% | 98.4% |
| \$400,000-\$499,999 | 3 | 12.0% | N/A | 454,300 | 468,000 | 79 | 99 | 92.5% | 96.5% |
| \$500,000-\$749,999 | 4 | 16.0% | 6.0 | 545,975 | 539,500 | 65 | 50 | 98.6% | 99.1% |
| \$750,000-\$999,999 | 1 | 4.0% | N/A | 890,000 | 890,000 | 97 | 97 | 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 |



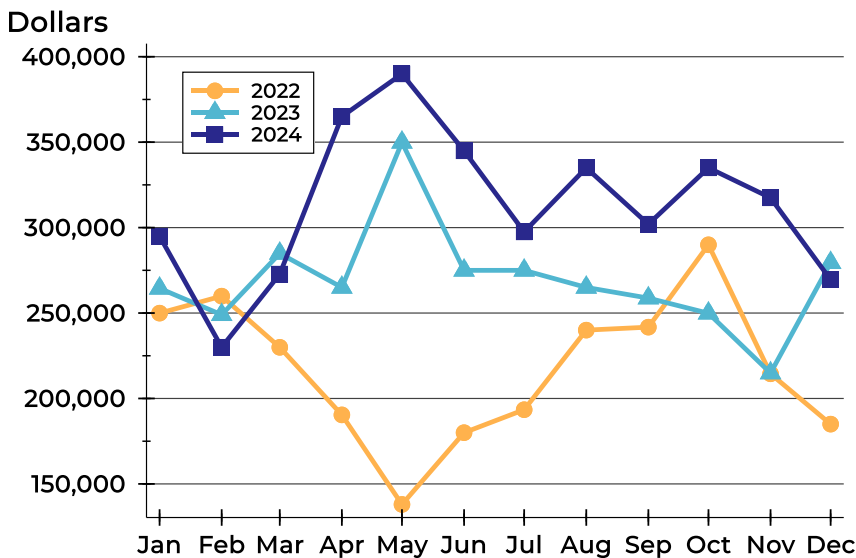
Jefferson County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 282,223 | 277,778 | 276,829 |
| February | 283,843 | 233,685 | 260,340 |
| March | 252,467 | 312,145 | 291,064 |
| April | 198,433 | 354,509 | 380,924 |
| May | 210,080 | 376,765 | 437,700 |
| June | 234,824 | 295,921 | 401,990 |
| July | 227,791 | 295,677 | 346,012 |
| August | 280,318 | 296,175 | 339,489 |
| September | 291,175 | 267,396 | 337,709 |
| October | 329,038 | 278,540 | 358,588 |
| November | 239,568 | 246,606 | 348,703 |
| December | 222,940 | 304,466 | 300,636 |

Median Price

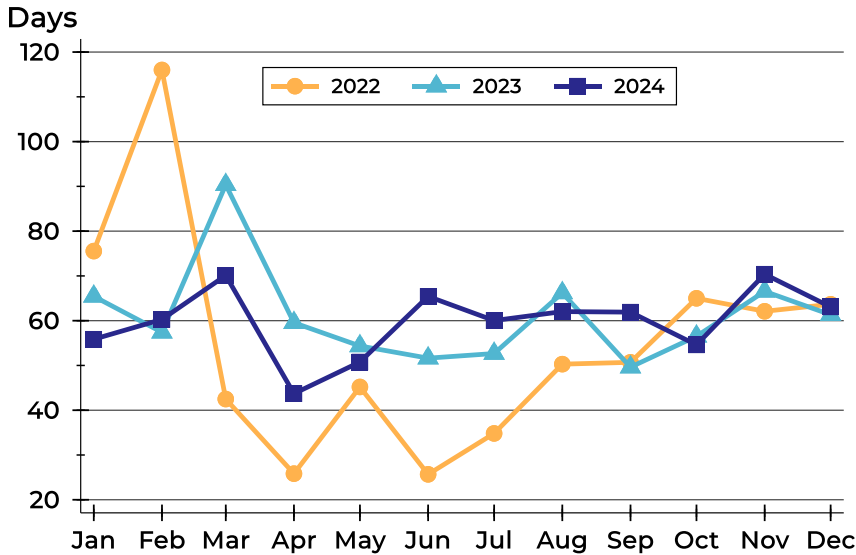


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 249,950 | 264,450 | 295,000 |
| February | 259,900 | 249,000 | 230,000 |
| March | 229,950 | 284,900 | 272,800 |
| April | 190,400 | 265,000 | 365,000 |
| May | 138,000 | 349,900 | 389,950 |
| June | 180,000 | 275,000 | 344,950 |
| July | 193,450 | 275,000 | 297,500 |
| August | 240,000 | 265,000 | 335,000 |
| September | 241,750 | 258,750 | 302,000 |
| October | 289,950 | 249,888 | 335,000 |
| November | 214,450 | 214,900 | 317,450 |
| December | 185,000 | 279,444 | 269,500 |



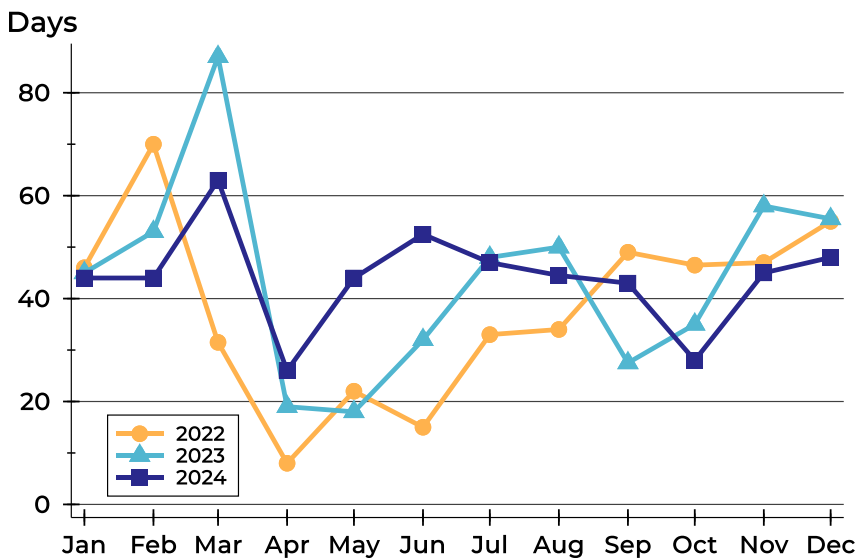
Jefferson County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 76 | 65 | 56 |
| February | 116 | 57 | 60 |
| March | 43 | 90 | 70 |
| April | 26 | 60 | 44 |
| May | 45 | 54 | 51 |
| June | 26 | 52 | 65 |
| July | 35 | 53 | 60 |
| August | 50 | 66 | 62 |
| September | 51 | 50 | 62 |
| October | 65 | 57 | 55 |
| November | 62 | 67 | 70 |
| December | 64 | 61 | 63 |

Median DOM

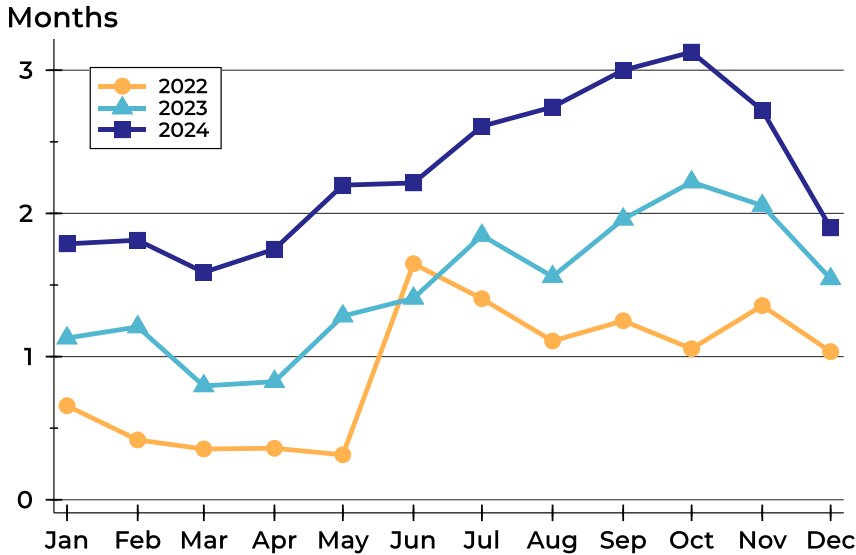


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 46 | 45 | 44 |
| February | 70 | 53 | 44 |
| March | 32 | 87 | 63 |
| April | 8 | 19 | 26 |
| May | 22 | 18 | 44 |
| June | 15 | 32 | 53 |
| July | 33 | 48 | 47 |
| August | 34 | 50 | 45 |
| September | 49 | 28 | 43 |
| October | 47 | 35 | 28 |
| November | 47 | 58 | 45 |
| December | 55 | 56 | 48 |



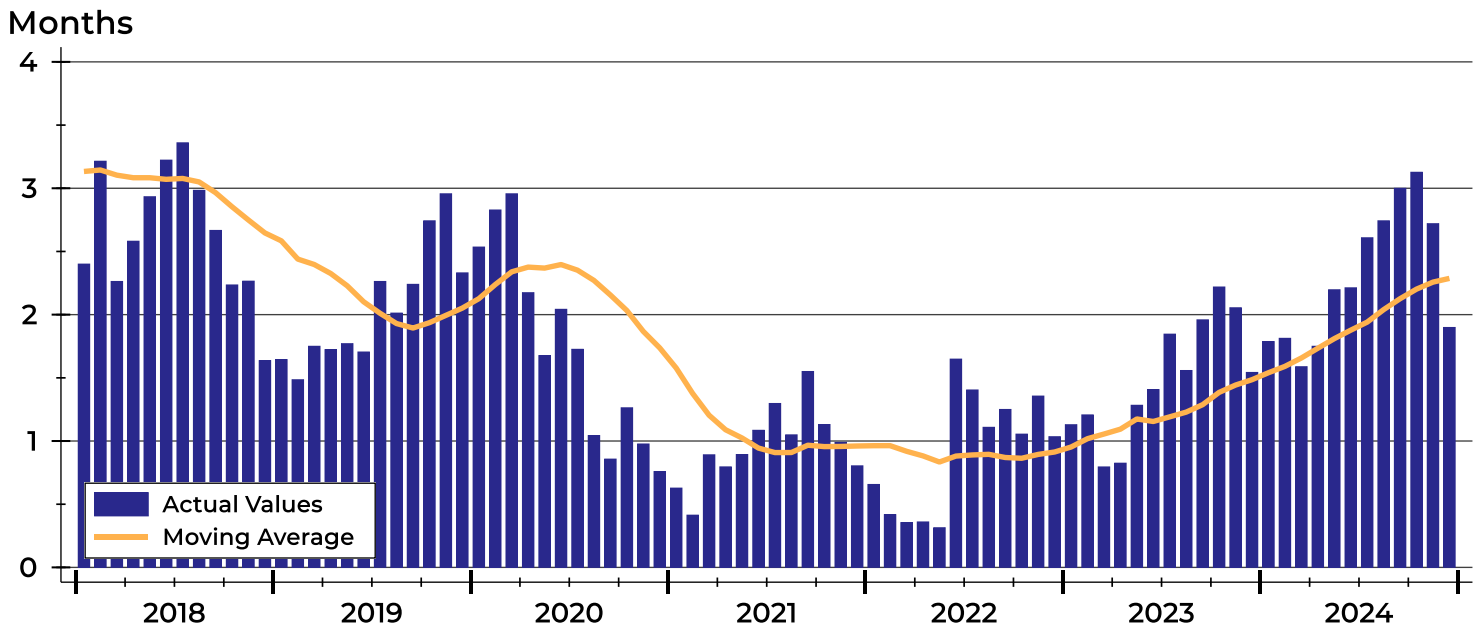
Jefferson County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 0.7 | 1.1 | 1.8 |
| February | 0.4 | 1.2 | 1.8 |
| March | 0.4 | 0.8 | 1.6 |
| April | 0.4 | 0.8 | 1.8 |
| May | 0.3 | 1.3 | 2.2 |
| June | 1.6 | 1.4 | 2.2 |
| July | 1.4 | 1.8 | 2.6 |
| August | 1.1 | 1.6 | 2.7 |
| September | 1.3 | 2.0 | 3.0 |
| October | 1.1 | 2.2 | 3.1 |
| November | 1.4 | 2.1 | 2.7 |
| December | 1.0 | 1.5 | 1.9 |

History of Month's Supply





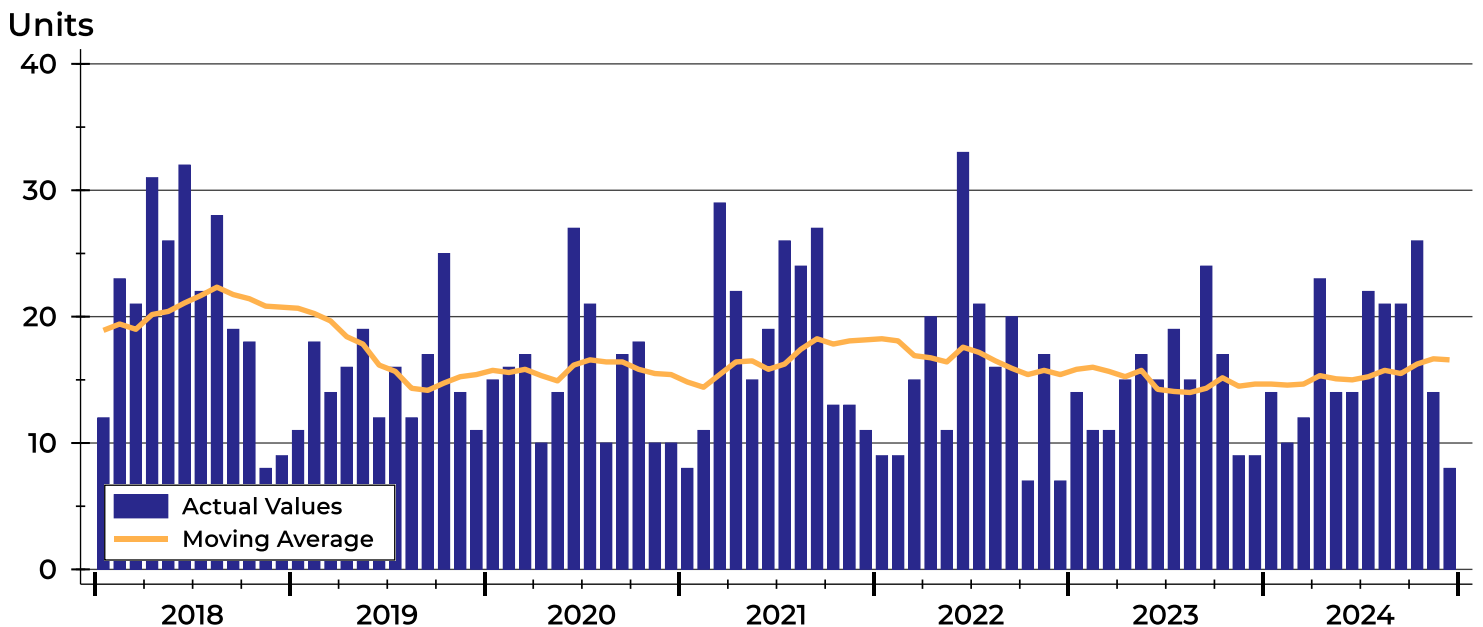
Jefferson County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month | New Listings | 8 | 9 | -11.1% |
| | Volume (1,000s) | 2,219 | 2,962 | -25.1% |
| | Average List Price | 277,350 | 329,078 | -15.7% |
| | Median List Price | 209,700 | 329,000 | -36.3% |
| Year-to-Date | New Listings | 199 | 176 | 13.1% |
| | Volume (1,000s) | 57,537 | 47,708 | 20.6% |
| | Average List Price | 289,133 | 271,071 | 6.7% |
| | Median List Price | 265,000 | 247,000 | 7.3% |

A total of 8 new listings were added in Jefferson County during December, down 11.1% from the same month in 2023. Year-to-date Jefferson County has seen 199 new listings.

The median list price of these homes was \$209,700 down from \$329,000 in 2023.

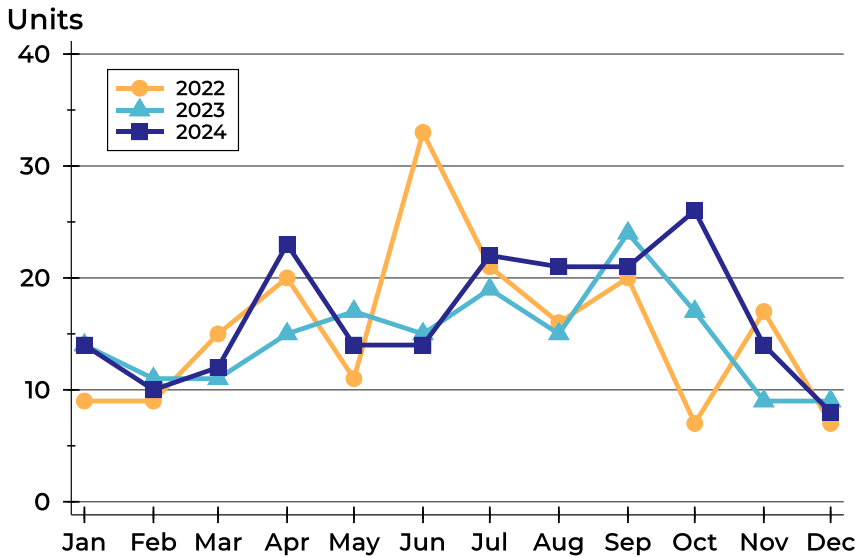
History of New Listings





Jefferson County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 9 | 14 | 14 |
| February | 9 | 11 | 10 |
| March | 15 | 11 | 12 |
| April | 20 | 15 | 23 |
| May | 11 | 17 | 14 |
| June | 33 | 15 | 14 |
| July | 21 | 19 | 22 |
| August | 16 | 15 | 21 |
| September | 20 | 24 | 21 |
| October | 7 | 17 | 26 |
| November | 17 | 9 | 14 |
| December | 7 | 9 | 8 |

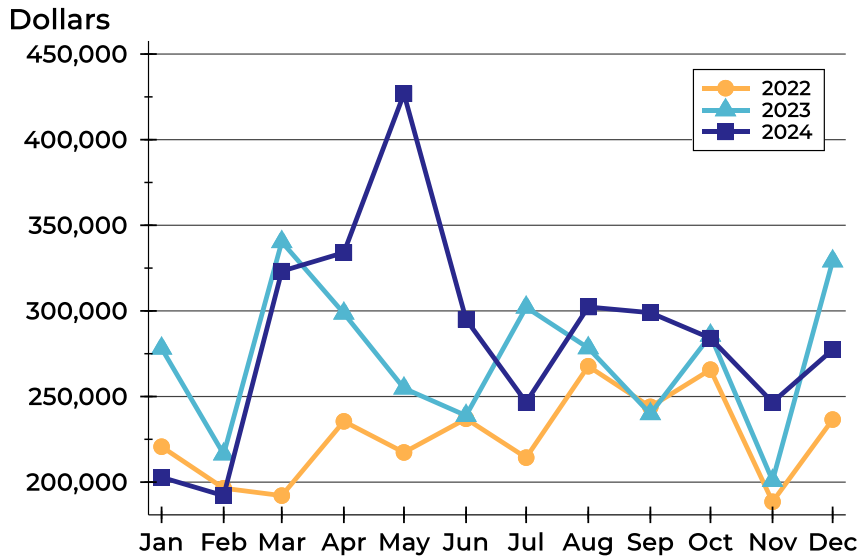
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 2 | 25.0% | 60,000 | 60,000 | 16 | 16 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 2 | 25.0% | 137,450 | 137,450 | 34 | 34 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 12.5% | 269,500 | 269,500 | 8 | 8 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 1 | 12.5% | 449,500 | 449,500 | 30 | 30 | 96.0% | 96.0% |
| \$500,000-\$749,999 | 2 | 25.0% | 552,450 | 552,450 | 35 | 35 | 99.1% | 99.1% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



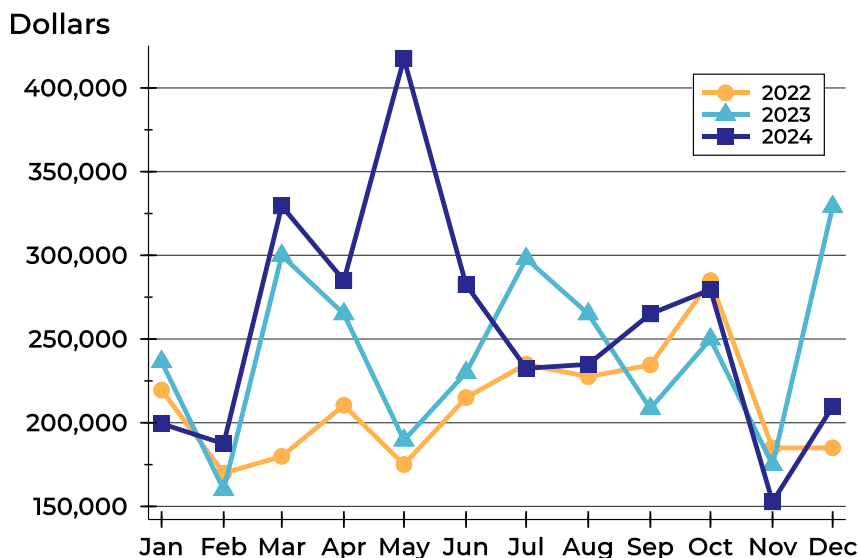
Jefferson County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 220,689 | 278,136 | 202,818 |
| February | 196,450 | 216,336 | 192,085 |
| March | 192,133 | 340,336 | 323,200 |
| April | 235,508 | 298,580 | 334,061 |
| May | 217,345 | 254,818 | 426,807 |
| June | 237,012 | 238,847 | 295,021 |
| July | 214,314 | 302,084 | 246,648 |
| August | 267,700 | 278,340 | 302,290 |
| September | 243,980 | 239,873 | 298,957 |
| October | 265,700 | 285,685 | 284,069 |
| November | 188,535 | 200,878 | 246,621 |
| December | 236,543 | 329,078 | 277,350 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 219,500 | 236,500 | 199,450 |
| February | 169,900 | 160,000 | 187,450 |
| March | 179,900 | 299,900 | 329,500 |
| April | 210,450 | 265,000 | 285,000 |
| May | 175,000 | 189,500 | 417,450 |
| June | 215,000 | 229,900 | 282,450 |
| July | 235,000 | 298,000 | 232,500 |
| August | 227,500 | 265,000 | 234,900 |
| September | 234,500 | 208,500 | 265,000 |
| October | 284,900 | 249,950 | 279,500 |
| November | 184,900 | 174,900 | 152,750 |
| December | 185,000 | 329,000 | 209,700 |



Jefferson County Contracts Written Analysis

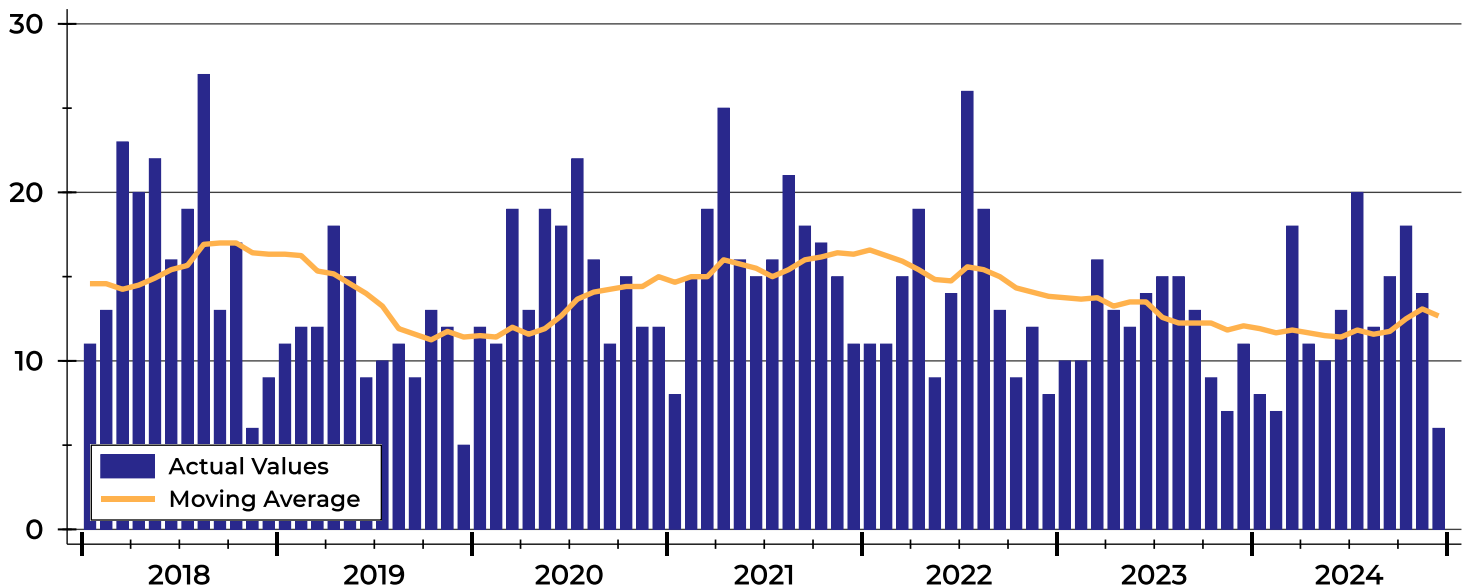
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 6 | 11 | -45.5% | 152 | 145 | 4.8% |
| Volume (1,000s) | | 2,303 | 2,805 | -17.9% | 40,968 | 36,931 | 10.9% |
| Average | Sale Price | 383,750 | 255,014 | 50.5% | 269,529 | 254,695 | 5.8% |
| | Days on Market | 91 | 37 | 145.9% | 37 | 27 | 37.0% |
| | Percent of Original | 98.2% | 99.5% | -1.3% | 94.2% | 97.5% | -3.4% |
| Median | Sale Price | 300,000 | 239,900 | 25.1% | 247,600 | 229,900 | 7.7% |
| | Days on Market | 55 | 44 | 25.0% | 15 | 7 | 114.3% |
| | Percent of Original | 100.0% | 100.0% | 0.0% | 96.9% | 100.0% | -3.1% |

A total of 6 contracts for sale were written in Jefferson County during the month of December, down from 11 in 2023. The median list price of these homes was \$300,000, up from \$239,900 the prior year.

Half of the homes that went under contract in December were on the market less than 55 days, compared to 44 days in December 2023.

History of Contracts Written

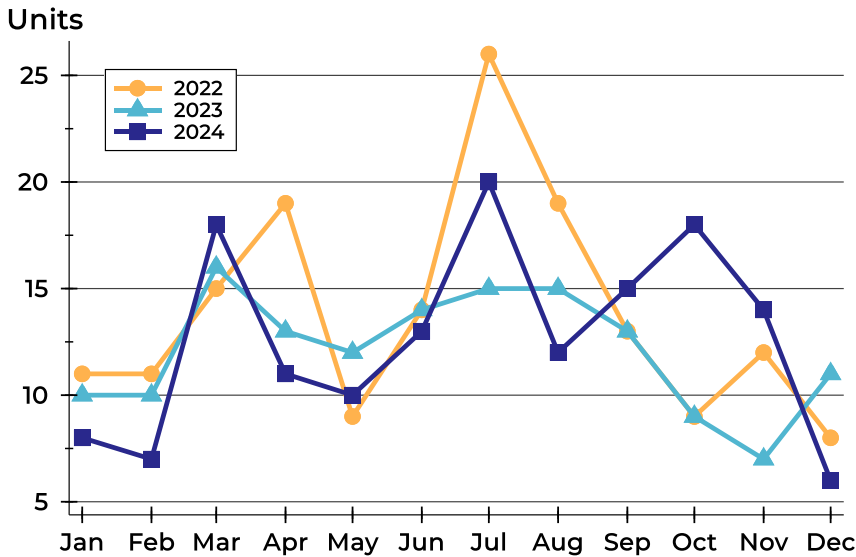
Units





Jefferson County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 11 | 10 | 8 |
| February | 11 | 10 | 7 |
| March | 15 | 16 | 18 |
| April | 19 | 13 | 11 |
| May | 9 | 12 | 10 |
| June | 14 | 14 | 13 |
| July | 26 | 15 | 20 |
| August | 19 | 15 | 12 |
| September | 13 | 13 | 15 |
| October | 9 | 9 | 18 |
| November | 12 | 7 | 14 |
| December | 8 | 11 | 6 |

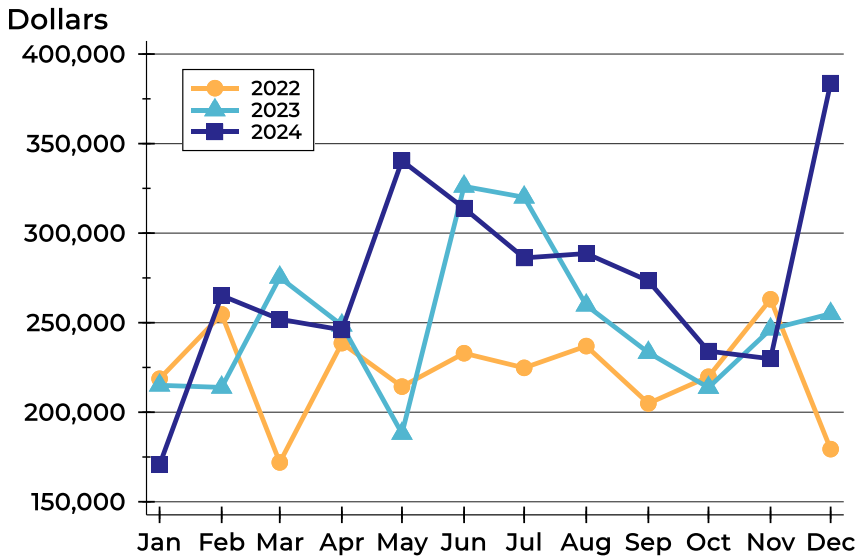
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 16.7% | 125,000 | 125,000 | 25 | 25 | 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 | 2 | 33.3% | 279,500 | 279,500 | 88 | 88 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 16.7% | 320,000 | 320,000 | 72 | 72 | 94.4% | 94.4% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 2 | 33.3% | 649,250 | 649,250 | 137 | 137 | 97.3% | 97.3% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



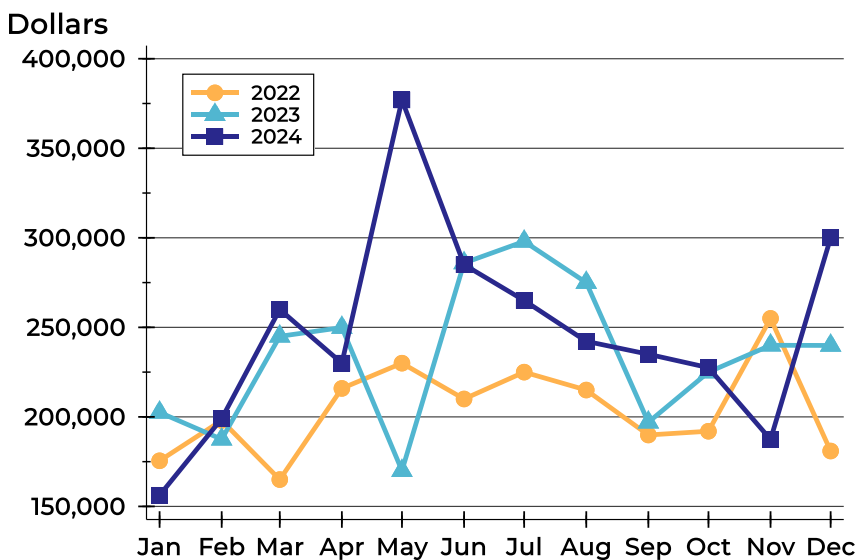
Jefferson County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 218,691 | 215,040 | 170,675 |
| February | 254,668 | 213,880 | 265,129 |
| March | 171,967 | 275,290 | 251,914 |
| April | 238,592 | 248,569 | 245,977 |
| May | 214,311 | 188,117 | 340,440 |
| June | 232,943 | 326,114 | 313,935 |
| July | 224,781 | 320,020 | 286,168 |
| August | 236,932 | 259,717 | 288,625 |
| September | 204,908 | 233,300 | 273,360 |
| October | 219,811 | 213,767 | 234,094 |
| November | 263,063 | 246,363 | 229,850 |
| December | 179,388 | 255,014 | 383,750 |

Median Price

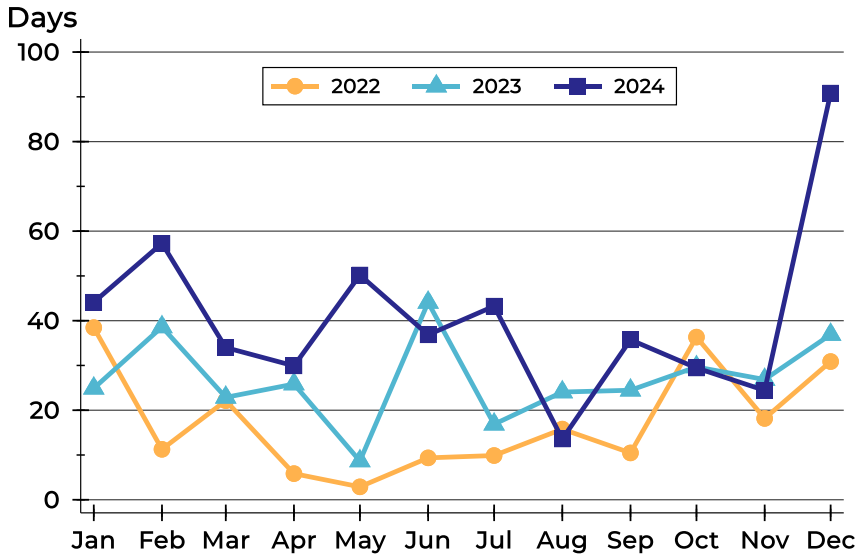


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 175,500 | 202,500 | 156,250 |
| February | 198,000 | 187,500 | 199,000 |
| March | 165,000 | 245,000 | 260,000 |
| April | 215,900 | 249,900 | 230,000 |
| May | 230,000 | 170,000 | 377,000 |
| June | 210,000 | 285,950 | 285,000 |
| July | 225,000 | 298,000 | 265,000 |
| August | 215,000 | 275,000 | 242,200 |
| September | 189,900 | 197,000 | 235,000 |
| October | 192,000 | 225,000 | 227,500 |
| November | 255,000 | 240,000 | 187,400 |
| December | 180,950 | 239,900 | 300,000 |



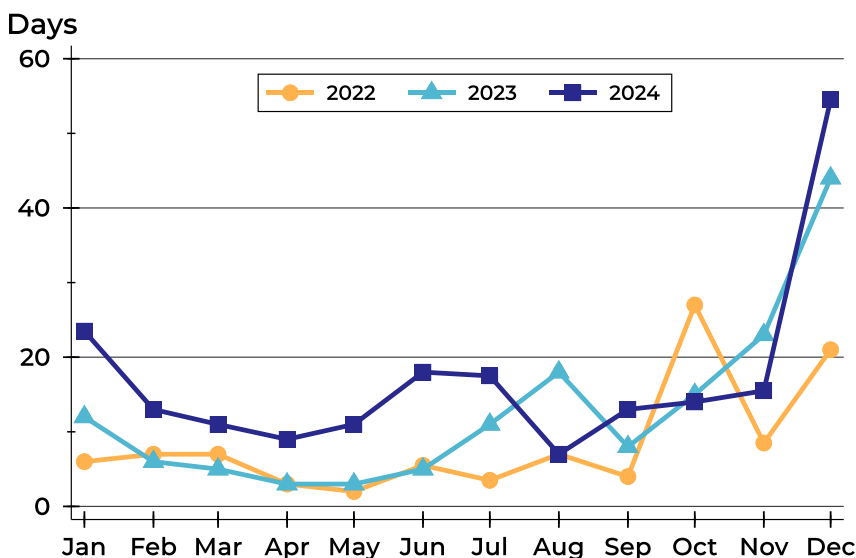
Jefferson County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 38 | 25 | 44 |
| February | 11 | 39 | 57 |
| March | 22 | 23 | 34 |
| April | 6 | 26 | 30 |
| May | 3 | 9 | 50 |
| June | 9 | 44 | 37 |
| July | 10 | 17 | 43 |
| August | 16 | 24 | 14 |
| September | 10 | 24 | 36 |
| October | 36 | 30 | 29 |
| November | 18 | 27 | 24 |
| December | 31 | 37 | 91 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 6 | 12 | 24 |
| February | 7 | 6 | 13 |
| March | 7 | 5 | 11 |
| April | 3 | 3 | 9 |
| May | 2 | 3 | 11 |
| June | 6 | 5 | 18 |
| July | 4 | 11 | 18 |
| August | 7 | 18 | 7 |
| September | 4 | 8 | 13 |
| October | 27 | 15 | 14 |
| November | 9 | 23 | 16 |
| December | 21 | 44 | 55 |



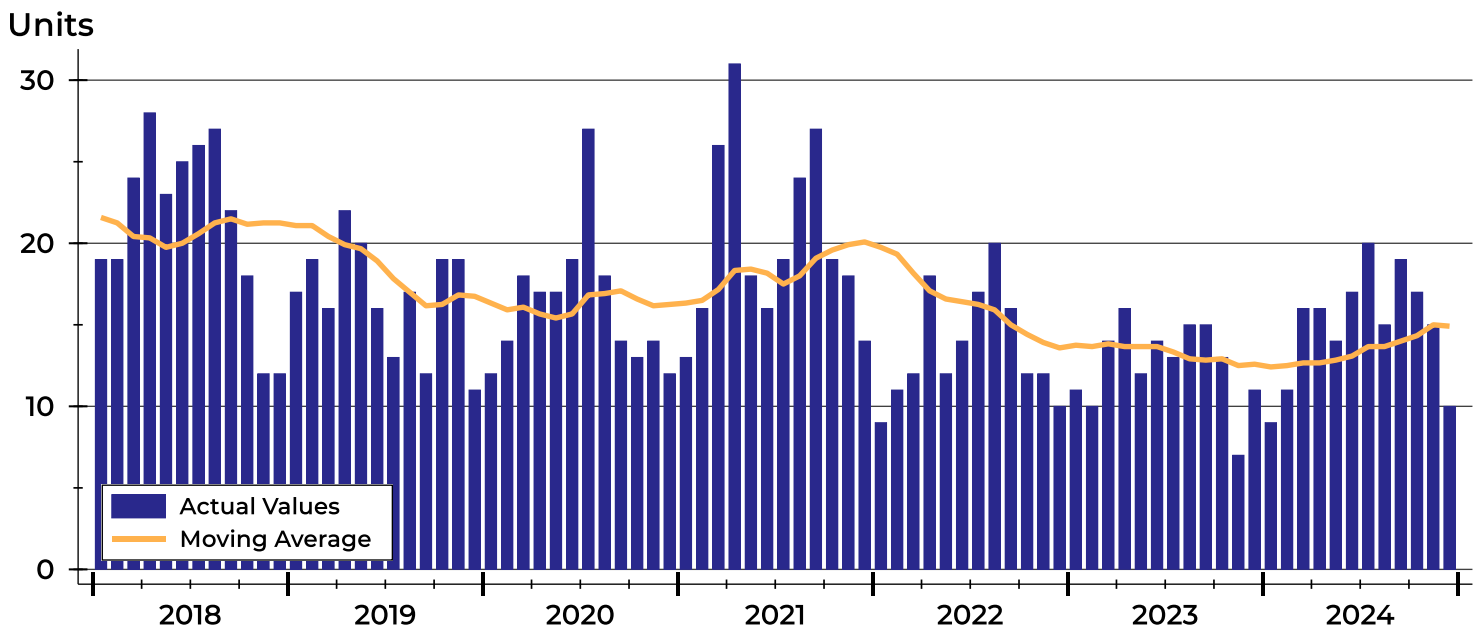
Jefferson County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 10 | 11 | -9.1% |
| Volume (1,000s) | | 3,194 | 2,821 | 13.2% |
| Average | List Price | 319,390 | 256,459 | 24.5% |
| | Days on Market | 61 | 29 | 110.3% |
| | Percent of Original | 98.5% | 99.3% | -0.8% |
| Median | List Price | 279,500 | 239,900 | 16.5% |
| | Days on Market | 26 | 16 | 62.5% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 10 listings in Jefferson County had contracts pending at the end of December, down from 11 contracts pending at the end of December 2023.

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

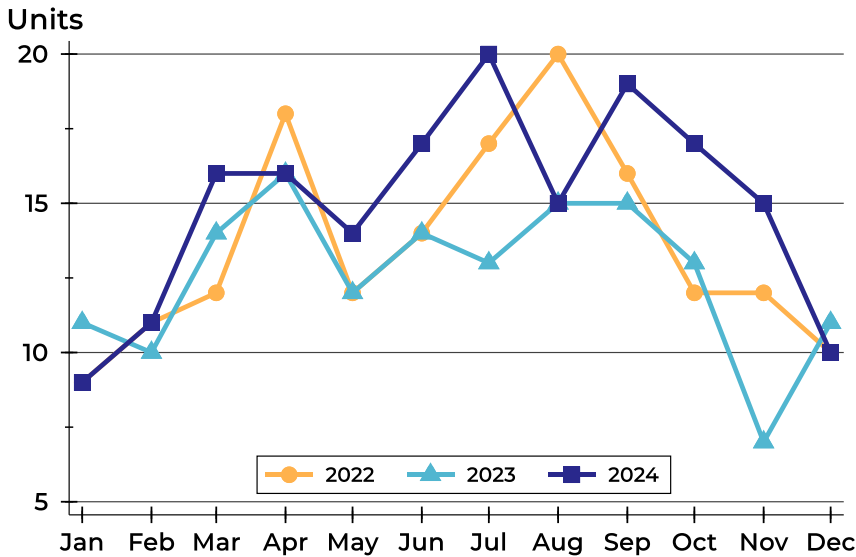
History of Pending Contracts





Jefferson County Pending Contracts Analysis

Pending Contracts by Month



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

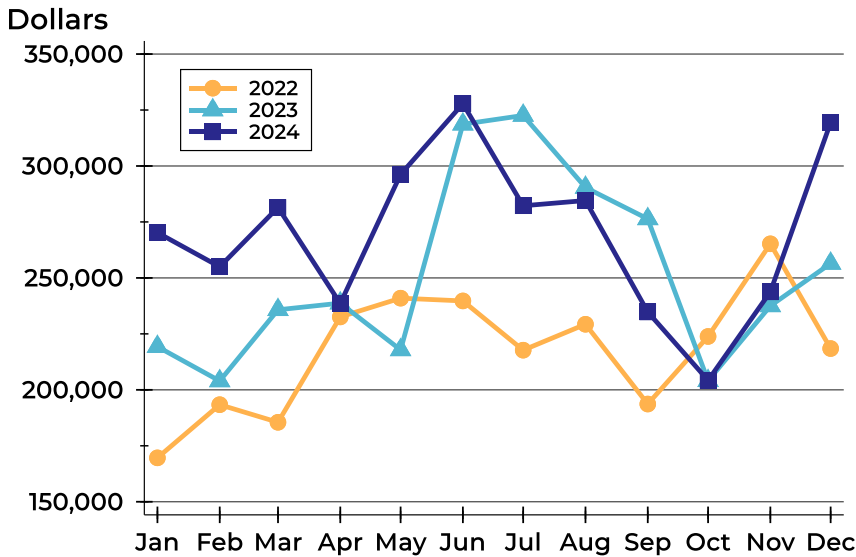
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 2 | 20.0% | 120,950 | 120,950 | 11 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 10.0% | 125,000 | 125,000 | 25 | 25 | 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 | 10.0% | 249,500 | 249,500 | 27 | 27 | 96.3% | 96.3% |
| \$250,000-\$299,999 | 2 | 20.0% | 279,500 | 279,500 | 88 | 88 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 10.0% | 320,000 | 320,000 | 72 | 72 | 94.4% | 94.4% |
| \$400,000-\$499,999 | 1 | 10.0% | 400,000 | 400,000 | 12 | 12 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 2 | 20.0% | 649,250 | 649,250 | 137 | 137 | 97.3% | 97.3% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



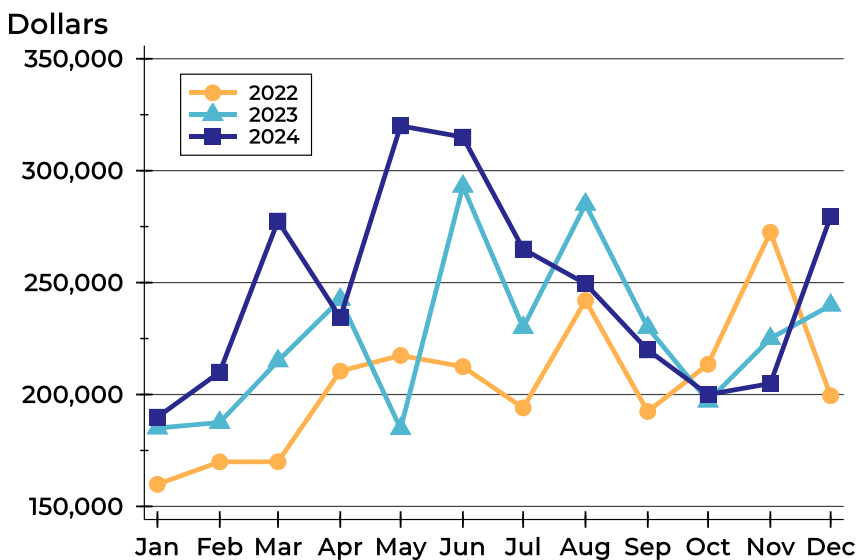
Jefferson County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 169,622 | 219,300 | 270,255 |
| February | 193,368 | 203,970 | 254,982 |
| March | 185,508 | 235,767 | 281,484 |
| April | 232,581 | 238,727 | 238,597 |
| May | 240,958 | 217,850 | 296,236 |
| June | 239,721 | 318,657 | 327,832 |
| July | 217,724 | 322,577 | 282,240 |
| August | 229,295 | 290,397 | 284,573 |
| September | 193,663 | 276,373 | 234,784 |
| October | 223,850 | 204,062 | 204,247 |
| November | 265,233 | 237,507 | 243,780 |
| December | 218,450 | 256,459 | 319,390 |

Median Price

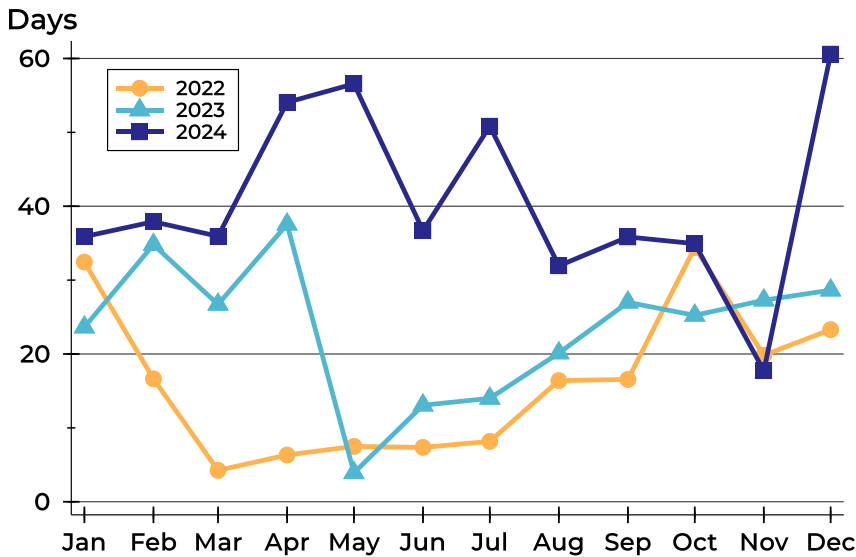


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 159,900 | 185,000 | 189,900 |
| February | 169,900 | 187,500 | 210,000 |
| March | 169,950 | 215,000 | 277,500 |
| April | 210,450 | 242,450 | 234,350 |
| May | 217,450 | 184,750 | 320,000 |
| June | 212,450 | 293,000 | 315,000 |
| July | 194,000 | 229,900 | 265,000 |
| August | 242,000 | 285,000 | 249,500 |
| September | 192,400 | 229,900 | 219,900 |
| October | 213,500 | 197,000 | 200,000 |
| November | 272,500 | 225,000 | 204,900 |
| December | 199,450 | 239,900 | 279,500 |



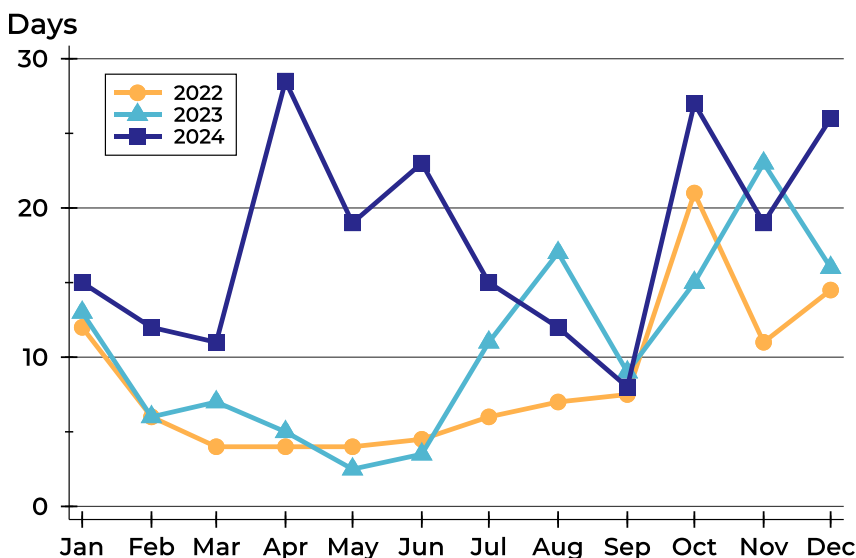
Jefferson County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 32 | 24 | 36 |
| February | 17 | 35 | 38 |
| March | 4 | 27 | 36 |
| April | 6 | 38 | 54 |
| May | 8 | 4 | 57 |
| June | 7 | 13 | 37 |
| July | 8 | 14 | 51 |
| August | 16 | 20 | 32 |
| September | 17 | 27 | 36 |
| October | 34 | 25 | 35 |
| November | 20 | 27 | 18 |
| December | 23 | 29 | 61 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 12 | 13 | 15 |
| February | 6 | 6 | 12 |
| March | 4 | 7 | 11 |
| April | 4 | 5 | 29 |
| May | 4 | 3 | 19 |
| June | 5 | 4 | 23 |
| July | 6 | 11 | 15 |
| August | 7 | 17 | 12 |
| September | 8 | 9 | 8 |
| October | 21 | 15 | 27 |
| November | 11 | 23 | 19 |
| December | 15 | 16 | 26 |



Lyon County Housing Report



Market Overview

Lyon County Home Sales Fell in December

Total home sales in Lyon County fell last month to 20 units, compared to 22 units in December 2023. Total sales volume was \$3.6 million, down from a year earlier.

The median sale price in December was \$171,500, down from \$182,500 a year earlier. Homes that sold in December were typically on the market for 34 days and sold for 98.5% of their list prices.

Lyon County Active Listings Up at End of December

The total number of active listings in Lyon County at the end of December was 40 units, up from 23 at the same point in 2023. 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 December was \$183,950.

During December, a total of 11 contracts were written down from 13 in December 2023. At the end of the month, there were 18 contracts still pending.

Report Contents

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

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Lyon County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 20 | 22 | 28 | 318 | 353 | 410 |
| Change from prior year | | -9.1% | -21.4% | -42.9% | -9.9% | -13.9% | -10.3% |
| Active Listings | | 40 | 23 | 20 | N/A | N/A | N/A |
| Change from prior year | | 73.9% | 15.0% | -31.0% | | | |
| Months' Supply | | 1.5 | 0.8 | 0.6 | N/A | N/A | N/A |
| Change from prior year | | 87.5% | 33.3% | -25.0% | | | |
| New Listings | | 19 | 10 | 19 | 383 | 404 | 422 |
| Change from prior year | | 90.0% | -47.4% | -42.4% | -5.2% | -4.3% | -17.7% |
| Contracts Written | | 11 | 13 | 16 | 314 | 355 | 385 |
| Change from prior year | | -15.4% | -18.8% | -46.7% | -11.5% | -7.8% | -17.0% |
| Pending Contracts | | 18 | 21 | 20 | N/A | N/A | N/A |
| Change from prior year | | -14.3% | 5.0% | -41.2% | | | |
| Sales Volume (1,000s) | | 3,561 | 4,605 | 5,072 | 60,471 | 67,319 | 71,871 |
| Change from prior year | | -22.7% | -9.2% | -40.6% | -10.2% | -6.3% | 0.3% |
| Average | Sale Price | 178,025 | 209,332 | 181,146 | 190,159 | 190,706 | 175,296 |
| | Change from prior year | -15.0% | 15.6% | 4.0% | -0.3% | 8.8% | 11.8% |
| | List Price of Actives | 235,798 | 227,696 | 183,550 | N/A | N/A | N/A |
| | Change from prior year | 3.6% | 24.1% | 17.9% | | | |
| | Days on Market | 51 | 13 | 27 | 24 | 19 | 19 |
| Change from prior year | 292.3% | -51.9% | -18.2% | 26.3% | 0.0% | -20.8% | |
| Percent of List | 96.1% | 98.3% | 95.4% | 97.5% | 97.6% | 97.4% | |
| Change from prior year | -2.2% | 3.0% | -0.7% | -0.1% | 0.2% | 0.5% | |
| Percent of Original | 92.6% | 96.4% | 91.8% | 95.8% | 96.1% | 95.8% | |
| Change from prior year | -3.9% | 5.0% | -1.9% | -0.3% | 0.3% | 0.2% | |
| Median | Sale Price | 171,500 | 182,500 | 145,500 | 172,750 | 170,000 | 144,000 |
| | Change from prior year | -6.0% | 25.4% | -7.9% | 1.6% | 18.1% | -1.7% |
| | List Price of Actives | 183,950 | 189,500 | 188,450 | N/A | N/A | N/A |
| | Change from prior year | -2.9% | 0.6% | 63.9% | | | |
| | Days on Market | 34 | 4 | 10 | 7 | 5 | 6 |
| Change from prior year | 750.0% | -60.0% | 0.0% | 40.0% | -16.7% | 0.0% | |
| Percent of List | 98.5% | 100.0% | 98.2% | 99.3% | 99.4% | 99.2% | |
| Change from prior year | -1.5% | 1.8% | 1.1% | -0.1% | 0.2% | 0.7% | |
| Percent of Original | 94.3% | 100.0% | 94.2% | 98.1% | 98.3% | 98.3% | |
| Change from prior year | -5.7% | 6.2% | -2.4% | -0.2% | 0.0% | 0.4% | |

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



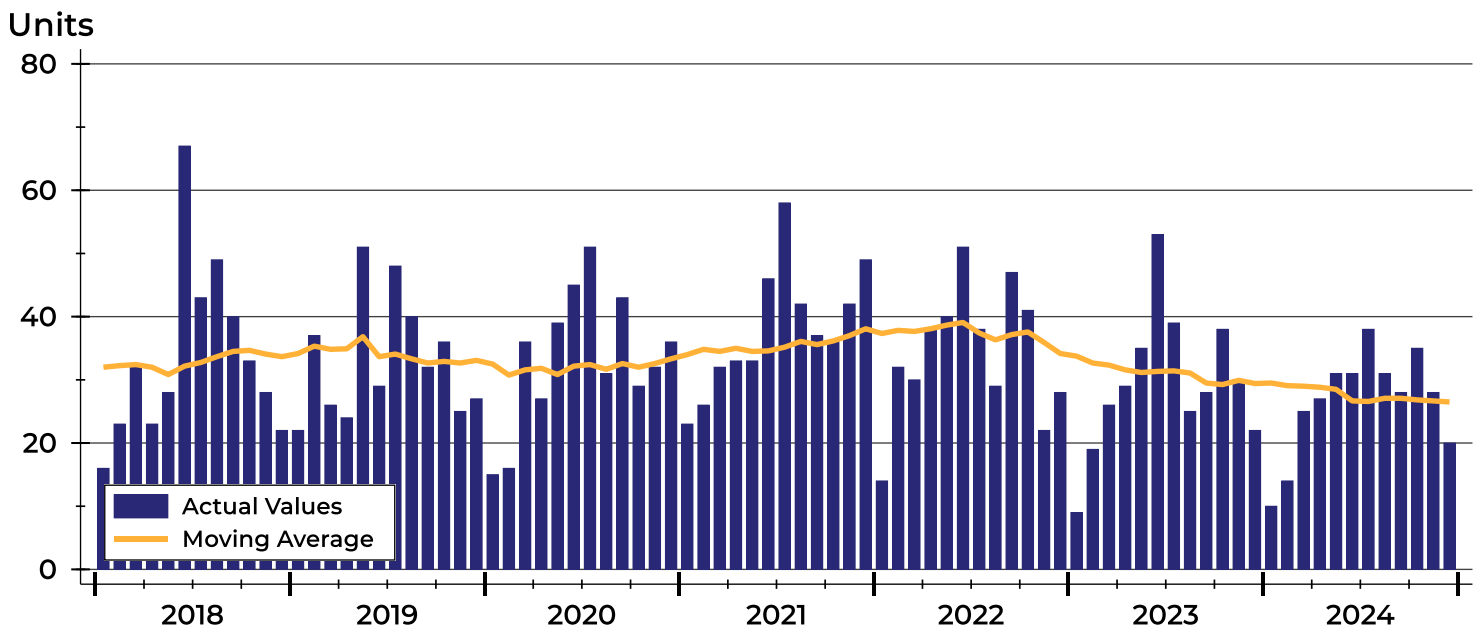
Lyon County Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 20 | 22 | -9.1% | 318 | 353 | -9.9% |
| Volume (1,000s) | | 3,561 | 4,605 | -22.7% | 60,471 | 67,319 | -10.2% |
| Months' Supply | | 1.5 | 0.8 | 87.5% | N/A | N/A | N/A |
| Average | Sale Price | 178,025 | 209,332 | -15.0% | 190,159 | 190,706 | -0.3% |
| | Days on Market | 51 | 13 | 292.3% | 24 | 19 | 26.3% |
| | Percent of List | 96.1% | 98.3% | -2.2% | 97.5% | 97.6% | -0.1% |
| | Percent of Original | 92.6% | 96.4% | -3.9% | 95.8% | 96.1% | -0.3% |
| Median | Sale Price | 171,500 | 182,500 | -6.0% | 172,750 | 170,000 | 1.6% |
| | Days on Market | 34 | 4 | 750.0% | 7 | 5 | 40.0% |
| | Percent of List | 98.5% | 100.0% | -1.5% | 99.3% | 99.4% | -0.1% |
| | Percent of Original | 94.3% | 100.0% | -5.7% | 98.1% | 98.3% | -0.2% |

A total of 20 homes sold in Lyon County in December, down from 22 units in December 2023. Total sales volume fell to \$3.6 million compared to \$4.6 million in the previous year.

The median sales price in December was \$171,500, down 6.0% compared to the prior year. Median days on market was 34 days, up from 7 days in November, and up from 4 in December 2023.

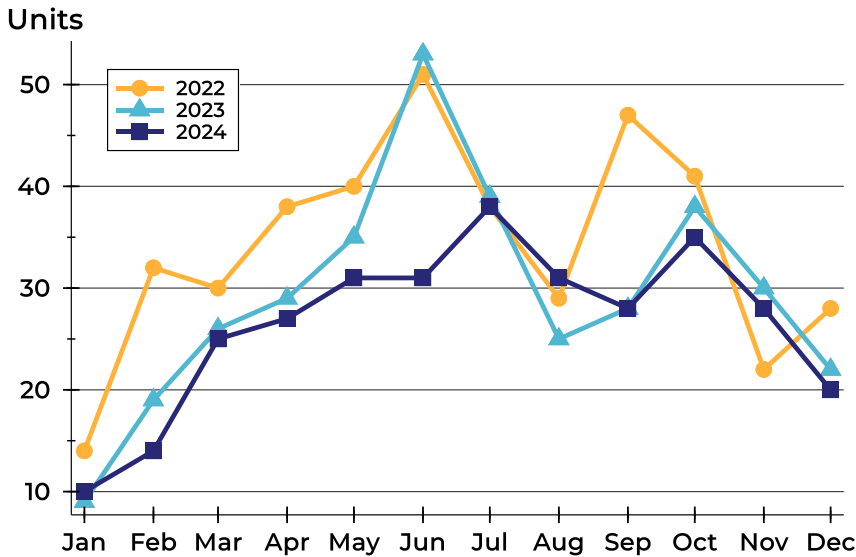
History of Closed Listings





Lyon County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 14 | 9 | 10 |
| February | 32 | 19 | 14 |
| March | 30 | 26 | 25 |
| April | 38 | 29 | 27 |
| May | 40 | 35 | 31 |
| June | 51 | 53 | 31 |
| July | 38 | 39 | 38 |
| August | 29 | 25 | 31 |
| September | 47 | 28 | 28 |
| October | 41 | 38 | 35 |
| November | 22 | 30 | 28 |
| December | 28 | 22 | 20 |

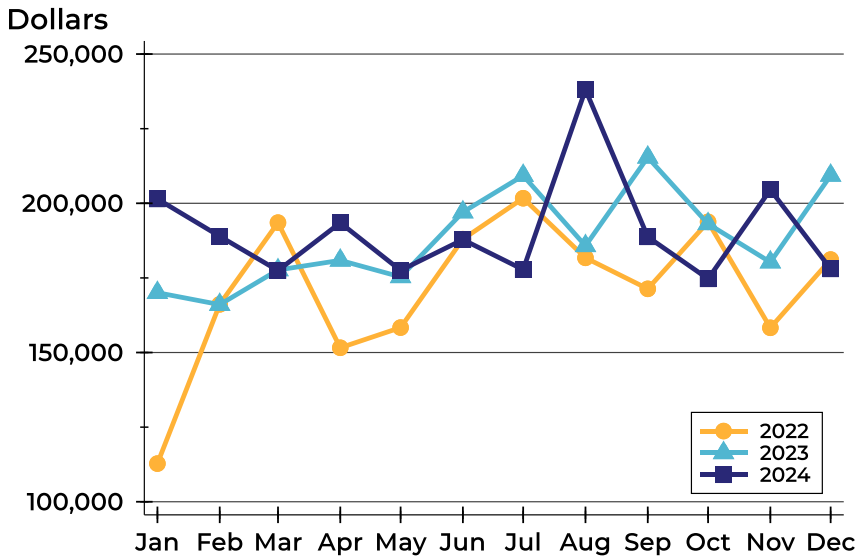
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 5.0% | 1.3 | 40,000 | 40,000 | 54 | 54 | 89.1% | 89.1% | 80.2% | 80.2% |
| \$50,000-\$99,999 | 3 | 15.0% | 2.3 | 71,000 | 68,000 | 19 | 9 | 91.9% | 100.0% | 90.2% | 100.0% |
| \$100,000-\$124,999 | 2 | 10.0% | 1.0 | 105,000 | 105,000 | 40 | 40 | 93.1% | 93.1% | 90.1% | 90.1% |
| \$125,000-\$149,999 | 2 | 10.0% | 1.4 | 127,500 | 127,500 | 101 | 101 | 96.3% | 96.3% | 88.0% | 88.0% |
| \$150,000-\$174,999 | 2 | 10.0% | 0.7 | 156,500 | 156,500 | 57 | 57 | 103.3% | 103.3% | 98.4% | 98.4% |
| \$175,000-\$199,999 | 4 | 20.0% | 2.2 | 186,250 | 183,500 | 53 | 50 | 95.8% | 96.3% | 92.0% | 91.8% |
| \$200,000-\$249,999 | 2 | 10.0% | 0.9 | 239,750 | 239,750 | 91 | 91 | 97.1% | 97.1% | 94.7% | 94.7% |
| \$250,000-\$299,999 | 3 | 15.0% | 0.5 | 265,000 | 262,500 | 39 | 30 | 97.0% | 96.2% | 95.9% | 94.3% |
| \$300,000-\$399,999 | 0 | 0.0% | 2.6 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 5.0% | 2.4 | 510,000 | 510,000 | 0 | 0 | 104.1% | 104.1% | 104.1% | 104.1% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



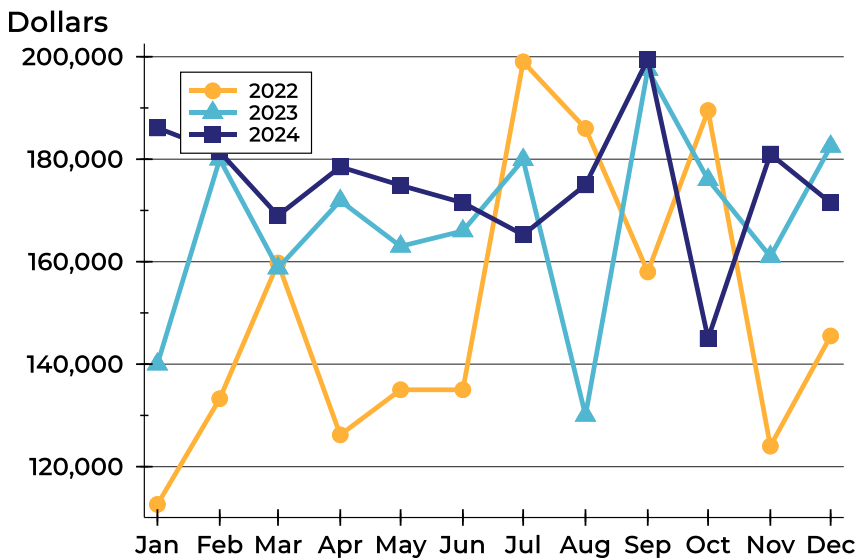
Lyon County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 112,796 | 170,056 | 201,460 |
| February | 166,151 | 166,053 | 188,947 |
| March | 193,517 | 177,669 | 177,468 |
| April | 151,595 | 180,879 | 193,485 |
| May | 158,363 | 175,341 | 177,519 |
| June | 187,987 | 197,045 | 187,827 |
| July | 201,697 | 209,285 | 177,784 |
| August | 181,734 | 185,740 | 238,082 |
| September | 171,338 | 215,396 | 188,762 |
| October | 193,788 | 193,110 | 174,689 |
| November | 158,288 | 180,280 | 204,568 |
| December | 181,146 | 209,332 | 178,025 |

Median Price

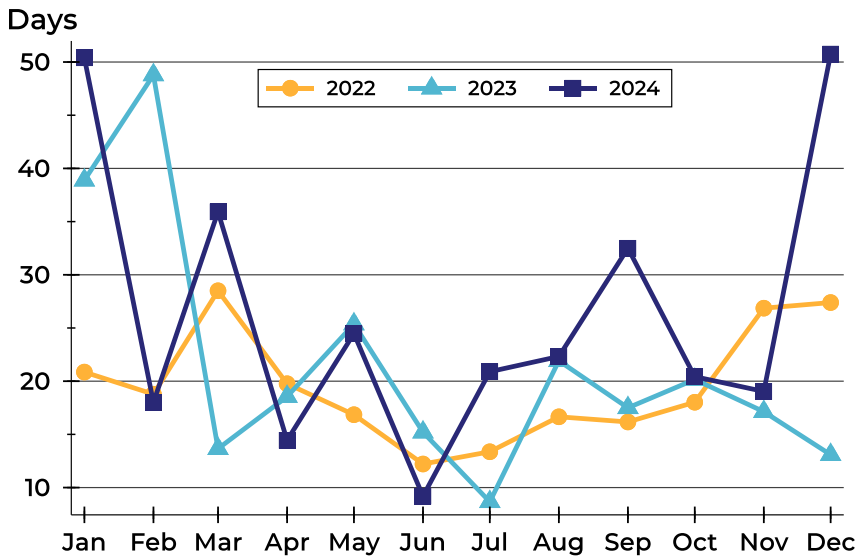


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 112,625 | 140,000 | 186,100 |
| February | 133,250 | 180,000 | 181,450 |
| March | 159,750 | 158,750 | 169,000 |
| April | 126,200 | 171,900 | 178,500 |
| May | 135,000 | 163,000 | 174,900 |
| June | 135,000 | 166,000 | 171,500 |
| July | 199,000 | 179,900 | 165,250 |
| August | 186,000 | 130,000 | 175,000 |
| September | 158,000 | 197,500 | 199,500 |
| October | 189,500 | 176,000 | 145,000 |
| November | 124,000 | 161,000 | 181,000 |
| December | 145,500 | 182,500 | 171,500 |



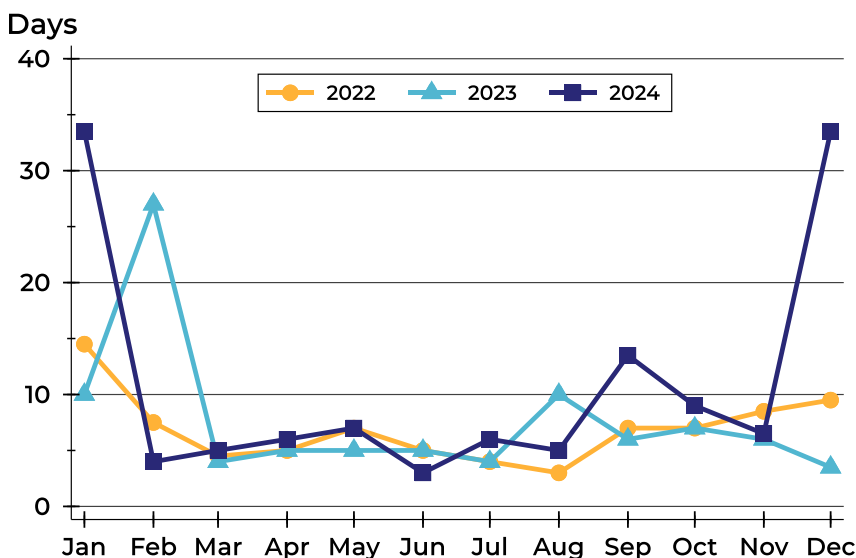
Lyon County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 21 | 39 | 50 |
| February | 19 | 49 | 18 |
| March | 29 | 14 | 36 |
| April | 20 | 19 | 14 |
| May | 17 | 25 | 24 |
| June | 12 | 15 | 9 |
| July | 13 | 9 | 21 |
| August | 17 | 22 | 22 |
| September | 16 | 18 | 33 |
| October | 18 | 20 | 20 |
| November | 27 | 17 | 19 |
| December | 27 | 13 | 51 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 15 | 10 | 34 |
| February | 8 | 27 | 4 |
| March | 5 | 4 | 5 |
| April | 5 | 5 | 6 |
| May | 7 | 5 | 7 |
| June | 5 | 5 | 3 |
| July | 4 | 4 | 6 |
| August | 3 | 10 | 5 |
| September | 7 | 6 | 14 |
| October | 7 | 7 | 9 |
| November | 9 | 6 | 7 |
| December | 10 | 4 | 34 |



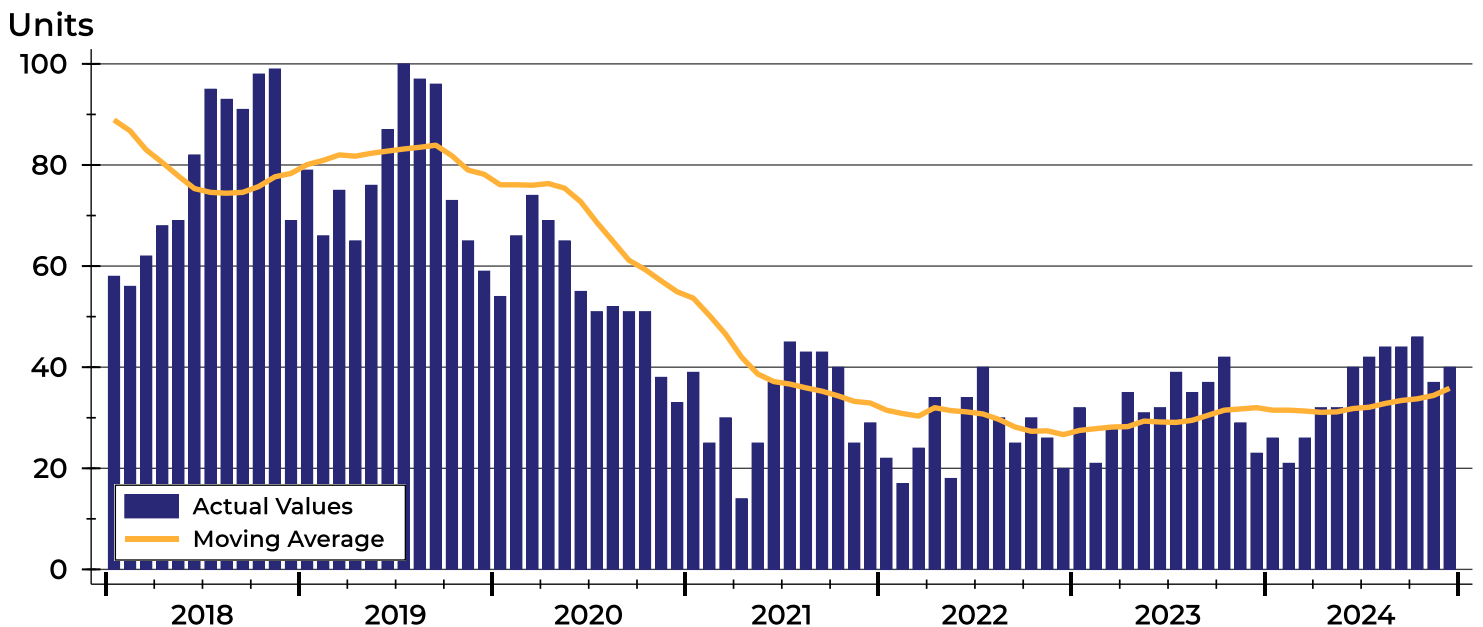
Lyon County Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 40 | 23 | 73.9% |
| Volume (1,000s) | | 9,432 | 5,237 | 80.1% |
| Months' Supply | | 1.5 | 0.8 | 87.5% |
| Average | List Price | 235,798 | 227,696 | 3.6% |
| | Days on Market | 61 | 91 | -33.0% |
| | Percent of Original | 95.2% | 96.9% | -1.8% |
| Median | List Price | 183,950 | 189,500 | -2.9% |
| | Days on Market | 68 | 80 | -15.0% |
| | Percent of Original | 97.6% | 100.0% | -2.4% |

A total of 40 homes were available for sale in Lyon County at the end of December. This represents a 1.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$183,950, down 2.9% from 2023. The typical time on market for active listings was 68 days, down from 80 days a year earlier.

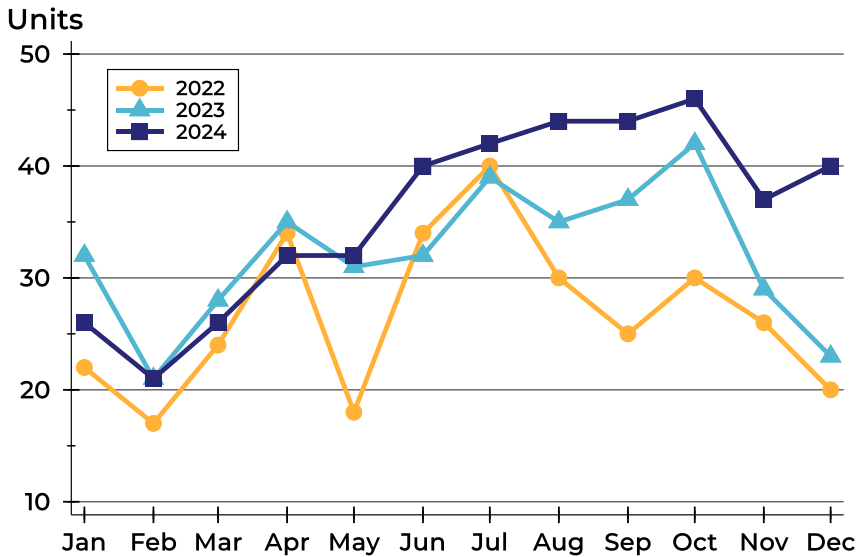
History of Active Listings





Lyon County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 22 | 32 | 26 |
| February | 17 | 21 | 21 |
| March | 24 | 28 | 26 |
| April | 34 | 35 | 32 |
| May | 18 | 31 | 32 |
| June | 34 | 32 | 40 |
| July | 40 | 39 | 42 |
| August | 30 | 35 | 44 |
| September | 25 | 37 | 44 |
| October | 30 | 42 | 46 |
| November | 26 | 29 | 37 |
| December | 20 | 23 | 40 |

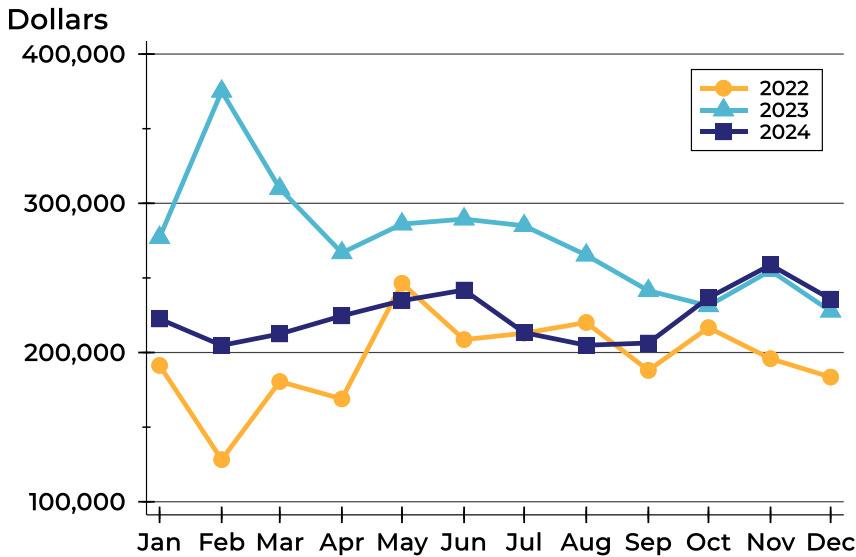
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 2.5% | 1.3 | 37,900 | 37,900 | 13 | 13 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 7 | 17.5% | 2.3 | 88,957 | 87,000 | 76 | 72 | 89.5% | 87.3% |
| \$100,000-\$124,999 | 2 | 5.0% | 1.0 | 115,000 | 115,000 | 102 | 102 | 89.1% | 89.1% |
| \$125,000-\$149,999 | 5 | 12.5% | 1.4 | 136,320 | 139,900 | 35 | 16 | 98.8% | 100.0% |
| \$150,000-\$174,999 | 3 | 7.5% | 0.7 | 162,133 | 159,900 | 68 | 85 | 97.3% | 100.0% |
| \$175,000-\$199,999 | 6 | 15.0% | 2.2 | 186,950 | 189,450 | 54 | 42 | 97.7% | 98.4% |
| \$200,000-\$249,999 | 4 | 10.0% | 0.9 | 238,475 | 240,450 | 39 | 32 | 96.4% | 97.1% |
| \$250,000-\$299,999 | 1 | 2.5% | 0.5 | 284,900 | 284,900 | 51 | 51 | 98.3% | 98.3% |
| \$300,000-\$399,999 | 7 | 17.5% | 2.6 | 358,557 | 344,000 | 62 | 83 | 94.0% | 96.1% |
| \$400,000-\$499,999 | 2 | 5.0% | N/A | 452,450 | 452,450 | 82 | 82 | 97.9% | 97.9% |
| \$500,000-\$749,999 | 1 | 2.5% | 2.4 | 749,000 | 749,000 | 111 | 111 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 1 | 2.5% | N/A | 849,000 | 849,000 | 82 | 82 | 94.4% | 94.4% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



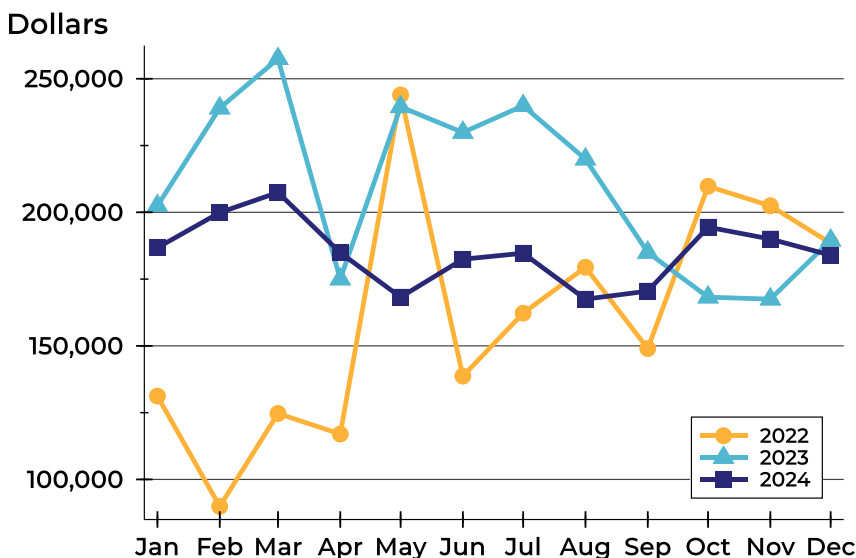
Lyon County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 191,355 | 277,080 | 222,492 |
| February | 128,212 | 375,062 | 204,793 |
| March | 180,565 | 309,907 | 212,454 |
| April | 168,941 | 266,806 | 224,564 |
| May | 246,403 | 286,097 | 234,755 |
| June | 208,657 | 289,425 | 241,898 |
| July | 212,957 | 284,946 | 213,331 |
| August | 220,128 | 265,251 | 204,896 |
| September | 188,028 | 241,450 | 206,382 |
| October | 216,680 | 231,298 | 236,648 |
| November | 195,892 | 254,903 | 258,714 |
| December | 183,550 | 227,696 | 235,798 |

Median Price

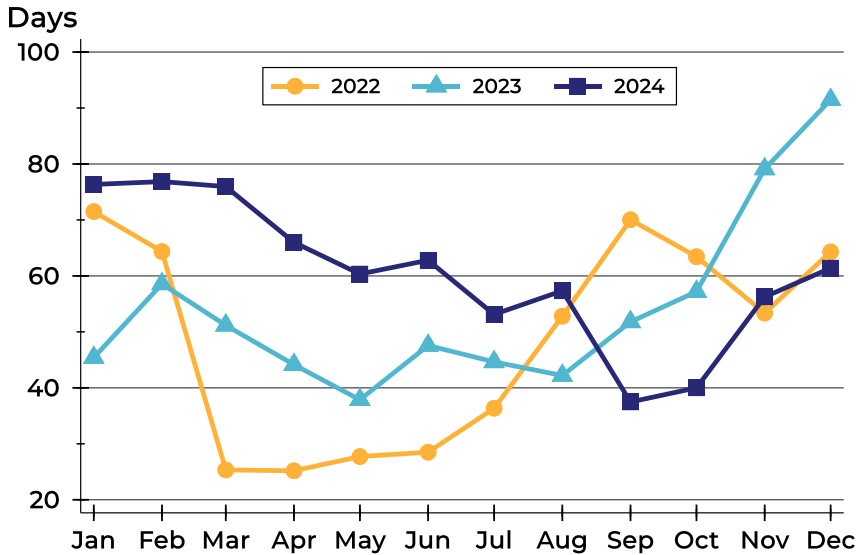


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 131,200 | 202,450 | 186,750 |
| February | 89,900 | 239,000 | 199,900 |
| March | 124,700 | 257,500 | 207,450 |
| April | 117,000 | 175,000 | 184,900 |
| May | 243,950 | 239,500 | 168,250 |
| June | 138,700 | 229,900 | 182,450 |
| July | 162,250 | 239,900 | 184,700 |
| August | 179,450 | 219,900 | 167,500 |
| September | 149,000 | 185,000 | 170,500 |
| October | 209,750 | 168,250 | 194,450 |
| November | 202,450 | 167,500 | 190,000 |
| December | 188,450 | 189,500 | 183,950 |



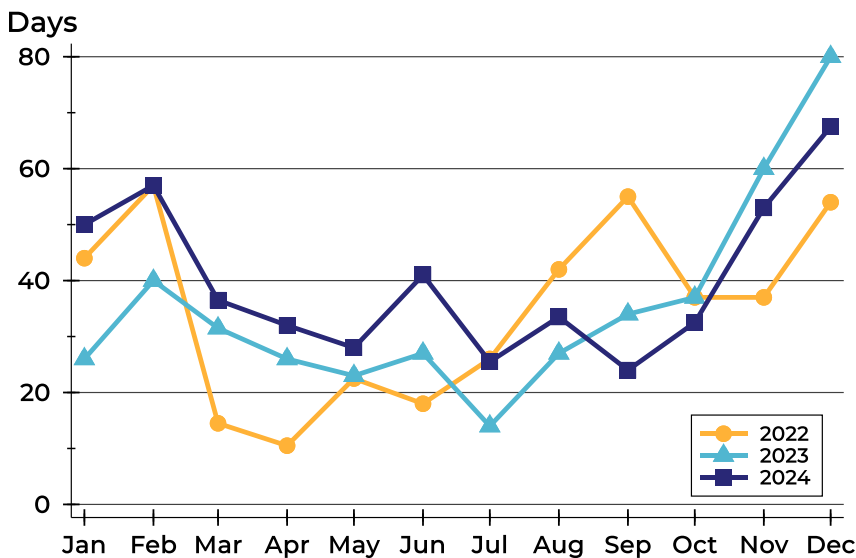
Lyon County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 72 | 45 | 76 |
| February | 64 | 59 | 77 |
| March | 25 | 51 | 76 |
| April | 25 | 44 | 66 |
| May | 28 | 38 | 60 |
| June | 29 | 48 | 63 |
| July | 36 | 45 | 53 |
| August | 53 | 42 | 57 |
| September | 70 | 52 | 37 |
| October | 63 | 57 | 40 |
| November | 53 | 79 | 56 |
| December | 64 | 91 | 61 |

Median DOM

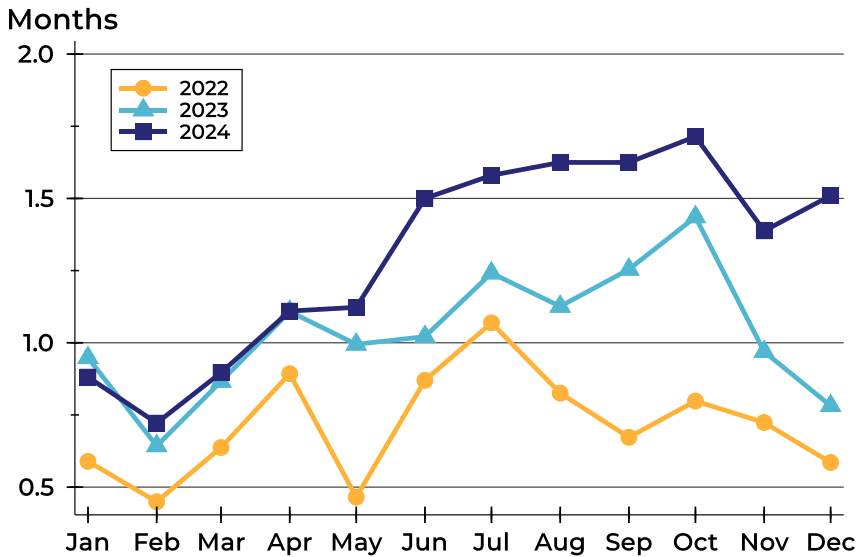


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 44 | 26 | 50 |
| February | 57 | 40 | 57 |
| March | 15 | 32 | 37 |
| April | 11 | 26 | 32 |
| May | 23 | 23 | 28 |
| June | 18 | 27 | 41 |
| July | 26 | 14 | 26 |
| August | 42 | 27 | 34 |
| September | 55 | 34 | 24 |
| October | 37 | 37 | 33 |
| November | 37 | 60 | 53 |
| December | 54 | 80 | 68 |



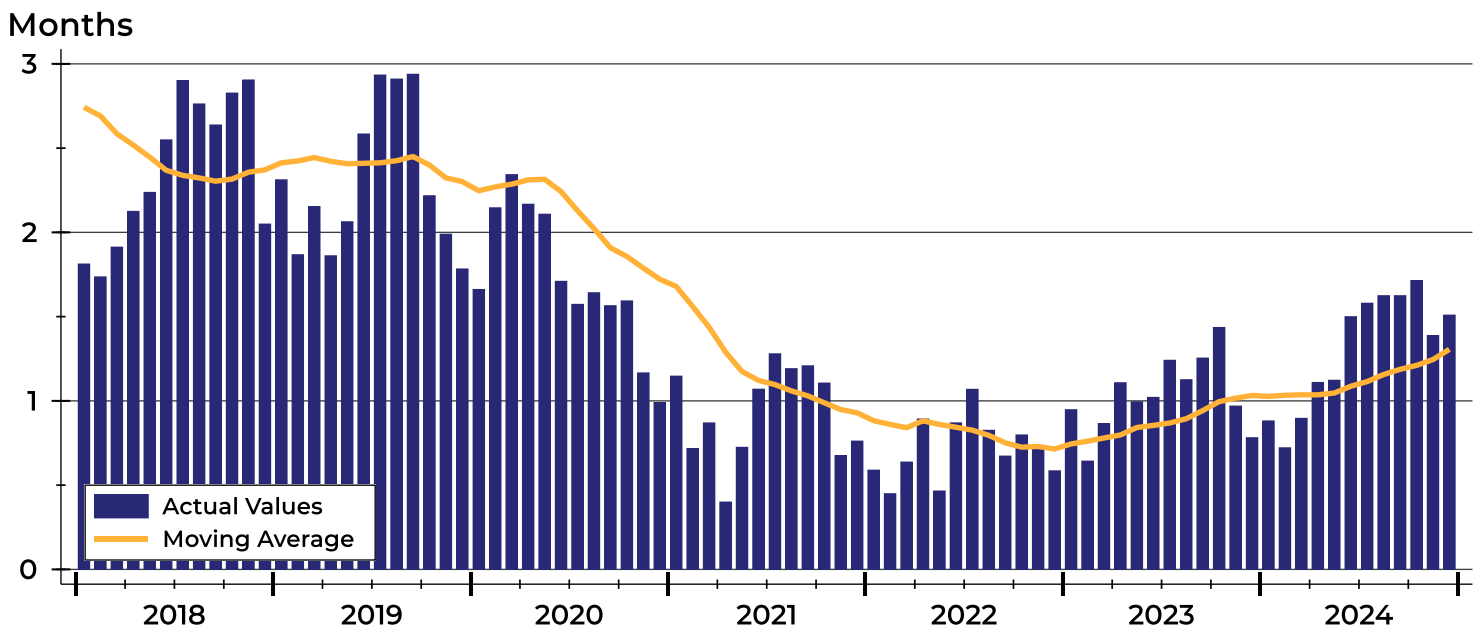
Lyon County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 0.6 | 0.9 | 0.9 |
| February | 0.4 | 0.6 | 0.7 |
| March | 0.6 | 0.9 | 0.9 |
| April | 0.9 | 1.1 | 1.1 |
| May | 0.5 | 1.0 | 1.1 |
| June | 0.9 | 1.0 | 1.5 |
| July | 1.1 | 1.2 | 1.6 |
| August | 0.8 | 1.1 | 1.6 |
| September | 0.7 | 1.3 | 1.6 |
| October | 0.8 | 1.4 | 1.7 |
| November | 0.7 | 1.0 | 1.4 |
| December | 0.6 | 0.8 | 1.5 |

History of Month's Supply





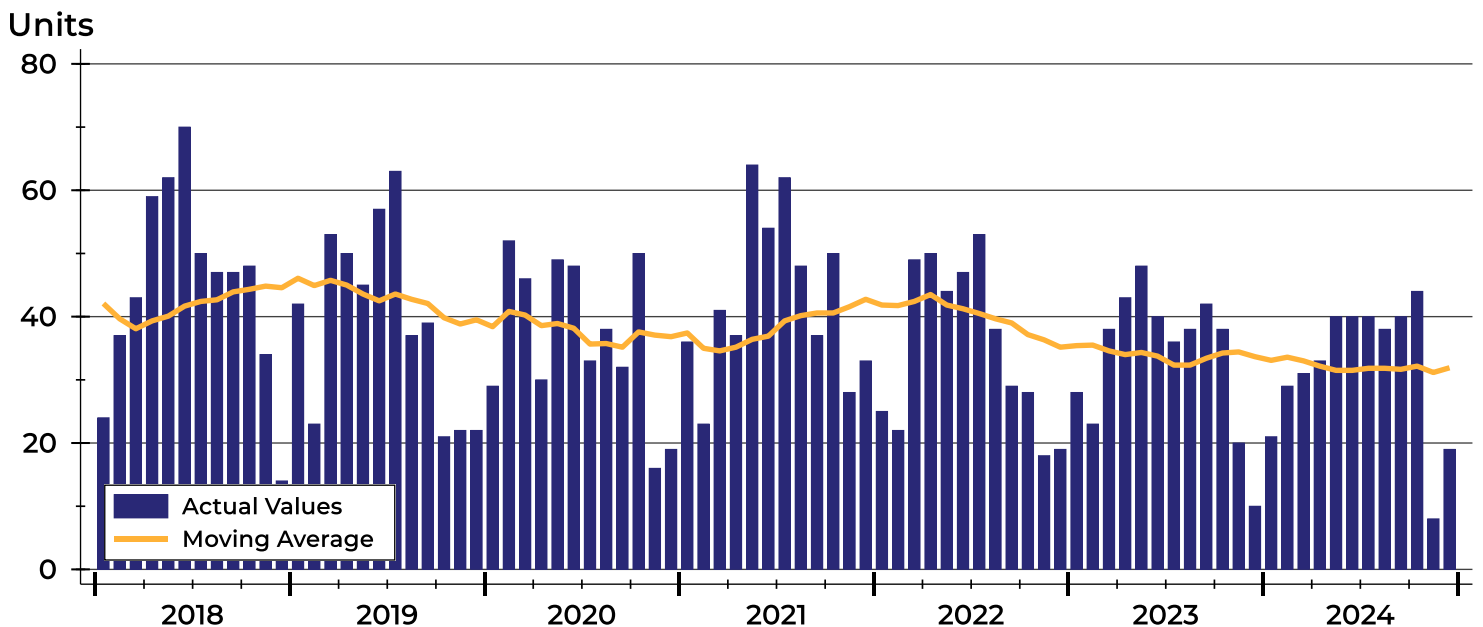
Lyon County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 19 | 10 | 90.0% |
| | Volume (1,000s) | 3,404 | 1,870 | 82.0% |
| | Average List Price | 179,132 | 187,000 | -4.2% |
| | Median List Price | 155,000 | 199,750 | -22.4% |
| Year-to-Date | New Listings | 383 | 404 | -5.2% |
| | Volume (1,000s) | 77,250 | 80,700 | -4.3% |
| | Average List Price | 201,696 | 199,753 | 1.0% |
| | Median List Price | 175,000 | 169,900 | 3.0% |

A total of 19 new listings were added in Lyon County during December, up 90.0% from the same month in 2023. Year-to-date Lyon County has seen 383 new listings.

The median list price of these homes was \$155,000 down from \$199,750 in 2023.

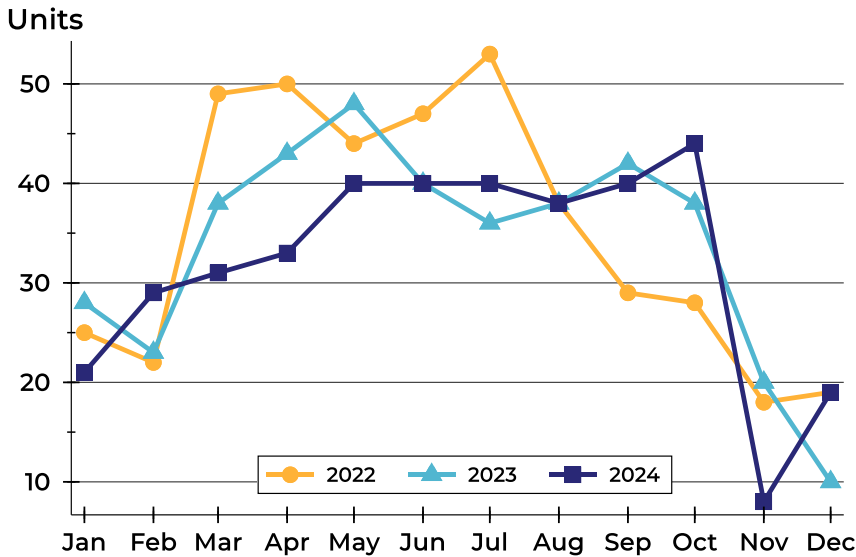
History of New Listings





Lyon County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 25 | 28 | 21 |
| February | 22 | 23 | 29 |
| March | 49 | 38 | 31 |
| April | 50 | 43 | 33 |
| May | 44 | 48 | 40 |
| June | 47 | 40 | 40 |
| July | 53 | 36 | 40 |
| August | 38 | 38 | 38 |
| September | 29 | 42 | 40 |
| October | 28 | 38 | 44 |
| November | 18 | 20 | 8 |
| December | 19 | 10 | 19 |

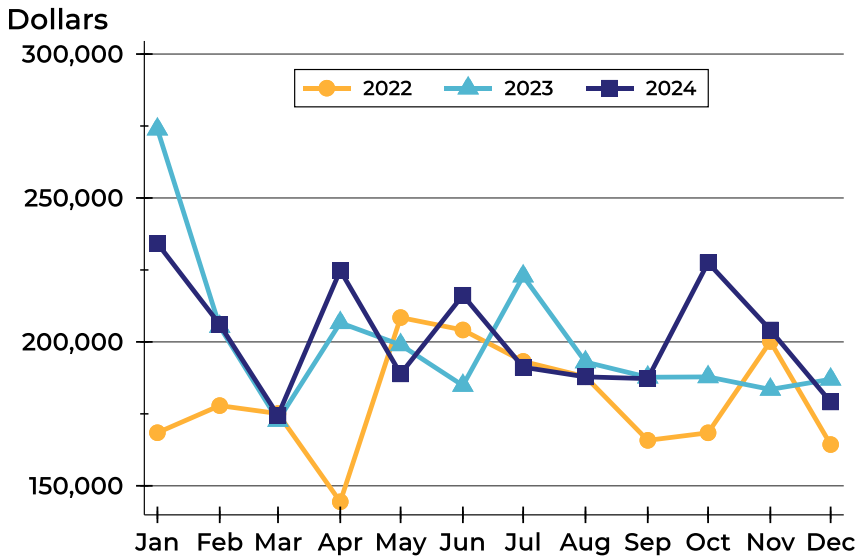
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 2 | 10.5% | 43,450 | 43,450 | 16 | 16 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 2 | 10.5% | 89,700 | 89,700 | 26 | 26 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 5 | 26.3% | 137,320 | 139,900 | 16 | 17 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 3 | 15.8% | 161,300 | 159,000 | 7 | 4 | 98.7% | 100.0% |
| \$175,000-\$199,999 | 2 | 10.5% | 188,450 | 188,450 | 20 | 20 | 97.4% | 97.4% |
| \$200,000-\$249,999 | 1 | 5.3% | 236,000 | 236,000 | 11 | 11 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 1 | 5.3% | 269,900 | 269,900 | 7 | 7 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 3 | 15.8% | 361,300 | 374,900 | 4 | 3 | 101.1% | 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 |



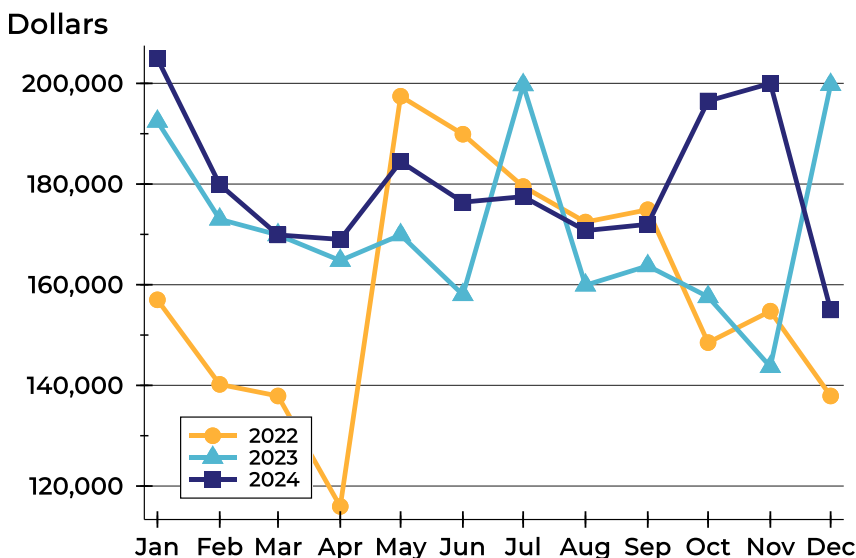
Lyon County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 168,444 | 273,898 | 234,233 |
| February | 177,866 | 205,309 | 206,059 |
| March | 175,101 | 172,682 | 174,489 |
| April | 144,455 | 206,633 | 224,826 |
| May | 208,455 | 198,958 | 188,880 |
| June | 204,147 | 184,843 | 216,213 |
| July | 193,221 | 222,842 | 191,200 |
| August | 187,883 | 193,003 | 187,850 |
| September | 165,793 | 187,725 | 187,243 |
| October | 168,418 | 187,833 | 227,509 |
| November | 200,133 | 183,490 | 204,138 |
| December | 164,337 | 187,000 | 179,132 |

Median Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 157,000 | 192,450 | 204,900 |
| February | 140,200 | 173,000 | 179,900 |
| March | 137,900 | 169,900 | 169,900 |
| April | 115,950 | 164,800 | 169,000 |
| May | 197,450 | 169,900 | 184,450 |
| June | 189,900 | 158,000 | 176,400 |
| July | 179,500 | 199,700 | 177,500 |
| August | 172,450 | 159,900 | 170,750 |
| September | 174,900 | 163,750 | 172,000 |
| October | 148,500 | 157,600 | 196,500 |
| November | 154,750 | 143,700 | 200,000 |
| December | 137,900 | 199,750 | 155,000 |



Lyon County Contracts Written Analysis

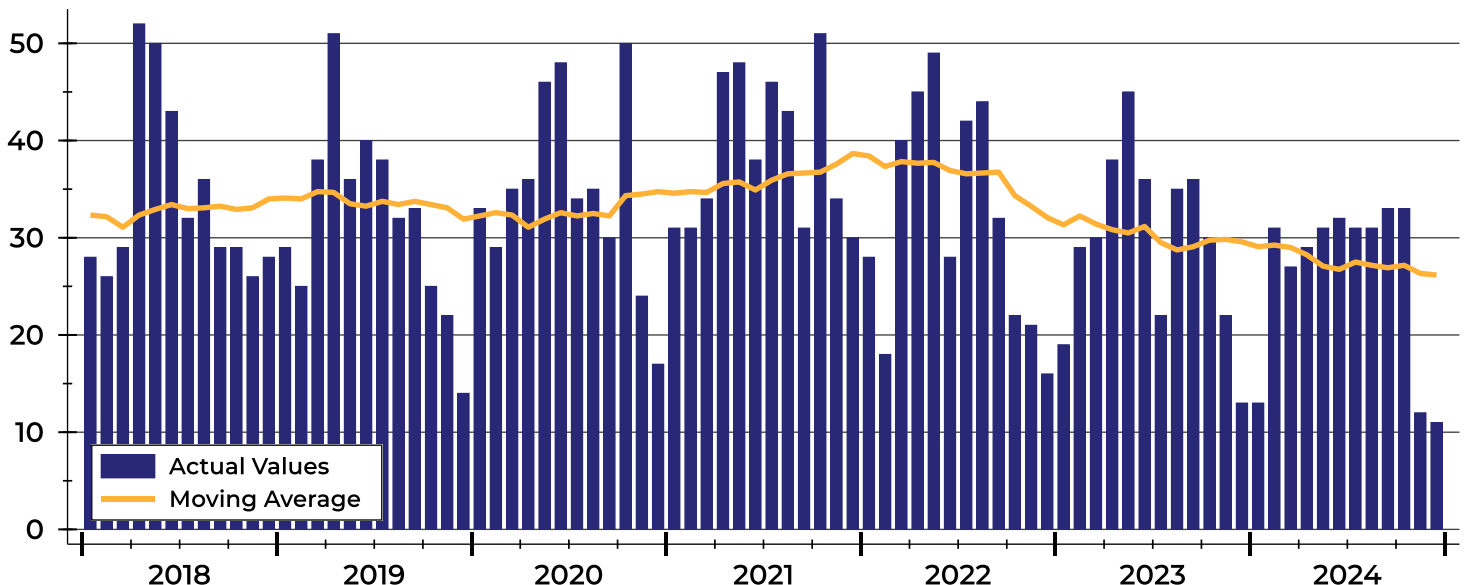
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 11 | 13 | -15.4% | 314 | 355 | -11.5% |
| Volume (1,000s) | | 2,096 | 2,366 | -11.4% | 61,232 | 68,623 | -10.8% |
| Average | Sale Price | 190,582 | 182,000 | 4.7% | 195,008 | 193,305 | 0.9% |
| | Days on Market | 40 | 34 | 17.6% | 24 | 19 | 26.3% |
| | Percent of Original | 94.4% | 95.5% | -1.2% | 95.8% | 96.2% | -0.4% |
| Median | Sale Price | 170,000 | 169,900 | 0.1% | 174,900 | 169,900 | 2.9% |
| | Days on Market | 42 | 18 | 133.3% | 7 | 6 | 16.7% |
| | Percent of Original | 94.2% | 99.6% | -5.4% | 98.1% | 98.4% | -0.3% |

A total of 11 contracts for sale were written in Lyon County during the month of December, down from 13 in 2023. The median list price of these homes was \$170,000, up from \$169,900 the prior year.

Half of the homes that went under contract in December were on the market less than 42 days, compared to 18 days in December 2023.

History of Contracts Written

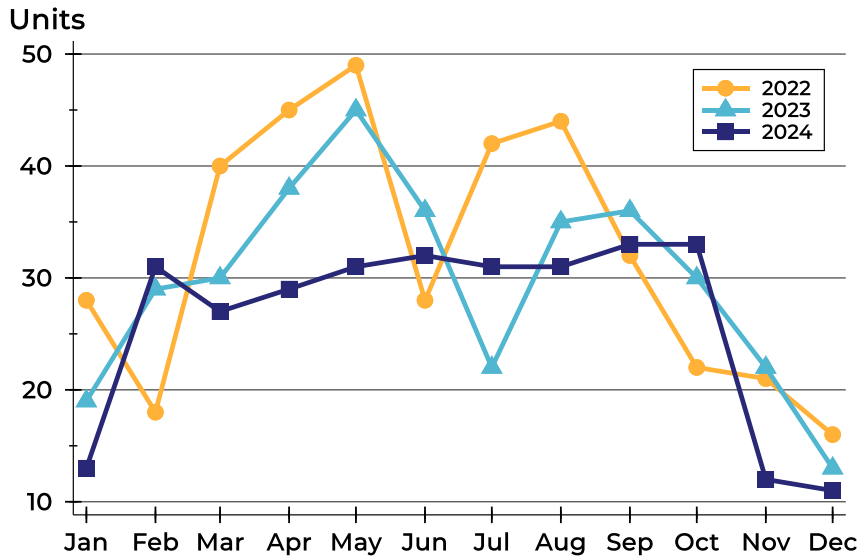
Units





Lyon County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 28 | 19 | 13 |
| February | 18 | 29 | 31 |
| March | 40 | 30 | 27 |
| April | 45 | 38 | 29 |
| May | 49 | 45 | 31 |
| June | 28 | 36 | 32 |
| July | 42 | 22 | 31 |
| August | 44 | 35 | 31 |
| September | 32 | 36 | 33 |
| October | 22 | 30 | 33 |
| November | 21 | 22 | 12 |
| December | 16 | 13 | 11 |

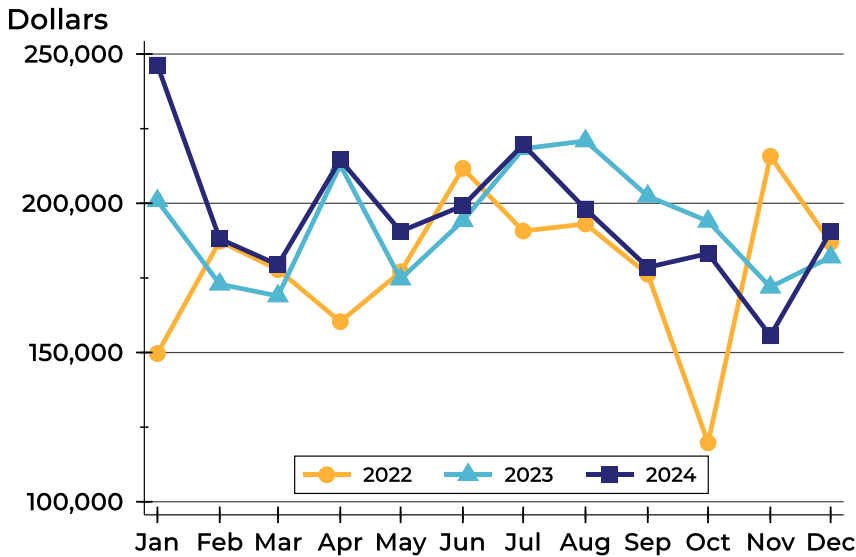
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 9.1% | 49,000 | 49,000 | 12 | 12 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 1 | 9.1% | 79,900 | 79,900 | 74 | 74 | 88.9% | 88.9% |
| \$100,000-\$124,999 | 1 | 9.1% | 124,900 | 124,900 | 53 | 53 | 92.6% | 92.6% |
| \$125,000-\$149,999 | 1 | 9.1% | 134,900 | 134,900 | 2 | 2 | 92.7% | 92.7% |
| \$150,000-\$174,999 | 2 | 18.2% | 162,500 | 162,500 | 23 | 23 | 92.5% | 92.5% |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 2 | 18.2% | 221,500 | 221,500 | 88 | 88 | 90.8% | 90.8% |
| \$250,000-\$299,999 | 2 | 18.2% | 282,400 | 282,400 | 40 | 40 | 97.1% | 97.1% |
| \$300,000-\$399,999 | 1 | 9.1% | 374,900 | 374,900 | 2 | 2 | 103.2% | 103.2% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



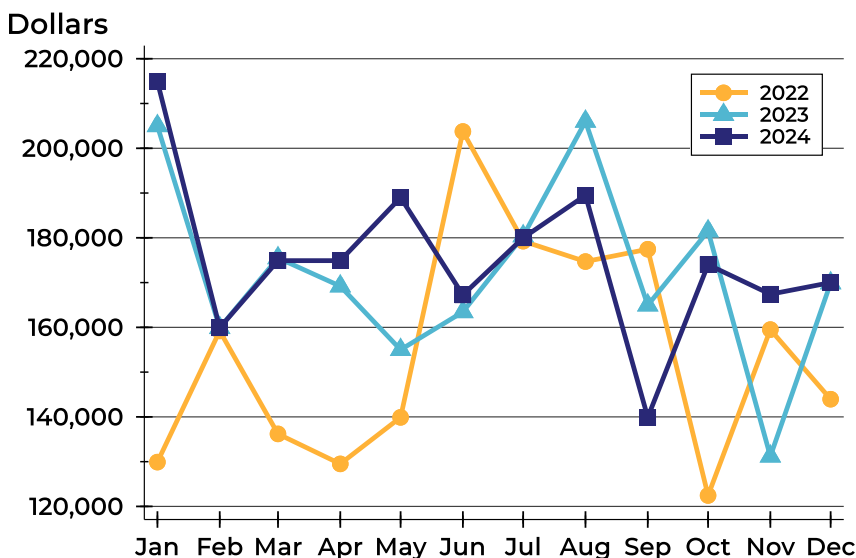
Lyon County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 149,650 | 200,847 | 246,292 |
| February | 187,306 | 172,902 | 188,087 |
| March | 177,795 | 168,947 | 179,404 |
| April | 160,330 | 212,858 | 214,588 |
| May | 177,049 | 174,631 | 190,606 |
| June | 211,686 | 194,150 | 199,192 |
| July | 190,710 | 218,305 | 219,655 |
| August | 193,070 | 220,894 | 198,071 |
| September | 176,236 | 202,414 | 178,555 |
| October | 119,745 | 193,987 | 183,164 |
| November | 215,743 | 171,895 | 155,617 |
| December | 186,888 | 182,000 | 190,582 |

Median Price

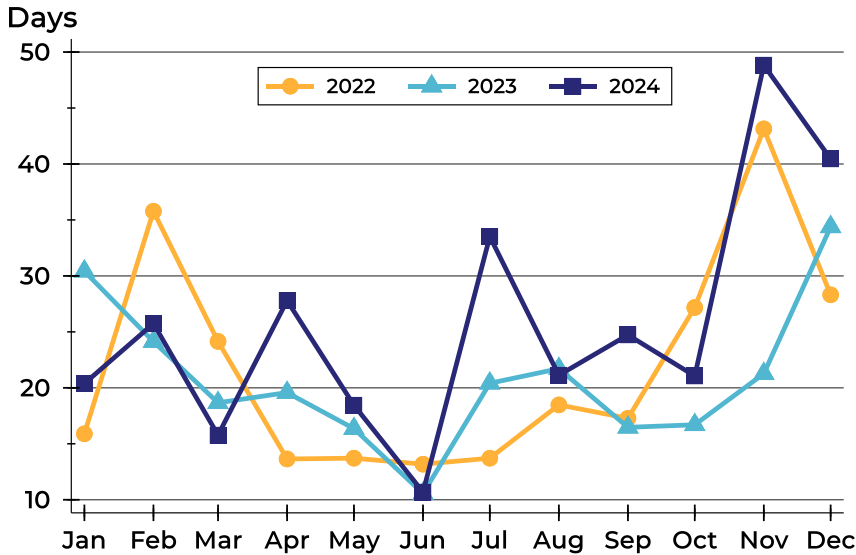


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 129,900 | 205,000 | 214,900 |
| February | 159,200 | 159,900 | 159,900 |
| March | 136,200 | 175,500 | 174,900 |
| April | 129,500 | 169,200 | 174,900 |
| May | 139,900 | 155,000 | 189,000 |
| June | 203,750 | 163,450 | 167,250 |
| July | 179,250 | 180,400 | 180,000 |
| August | 174,700 | 206,000 | 189,500 |
| September | 177,450 | 164,950 | 139,900 |
| October | 122,450 | 181,500 | 174,000 |
| November | 159,500 | 131,200 | 167,400 |
| December | 143,950 | 169,900 | 170,000 |



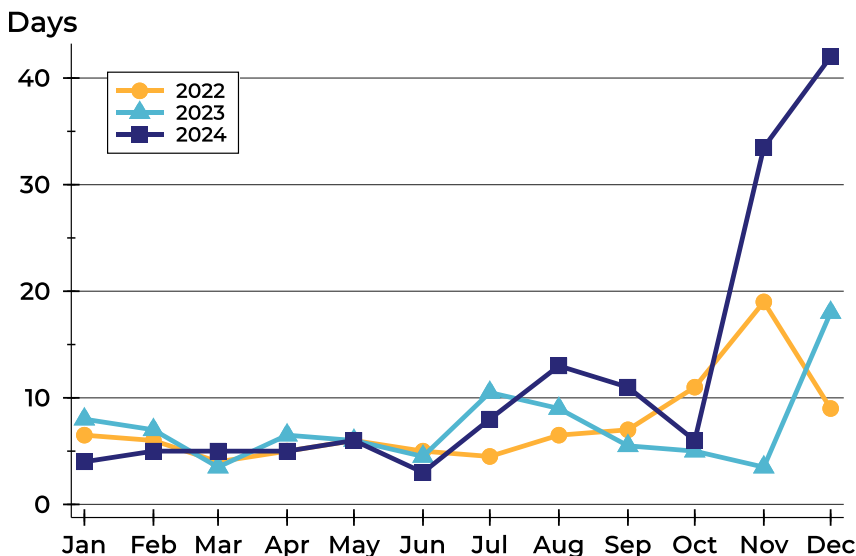
Lyon County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 16 | 30 | 20 |
| February | 36 | 24 | 26 |
| March | 24 | 19 | 16 |
| April | 14 | 20 | 28 |
| May | 14 | 16 | 18 |
| June | 13 | 11 | 11 |
| July | 14 | 20 | 34 |
| August | 18 | 22 | 21 |
| September | 17 | 16 | 25 |
| October | 27 | 17 | 21 |
| November | 43 | 21 | 49 |
| December | 28 | 34 | 40 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 7 | 8 | 4 |
| February | 6 | 7 | 5 |
| March | 4 | 4 | 5 |
| April | 5 | 7 | 5 |
| May | 6 | 6 | 6 |
| June | 5 | 5 | 3 |
| July | 5 | 11 | 8 |
| August | 7 | 9 | 13 |
| September | 7 | 6 | 11 |
| October | 11 | 5 | 6 |
| November | 19 | 4 | 34 |
| December | 9 | 18 | 42 |



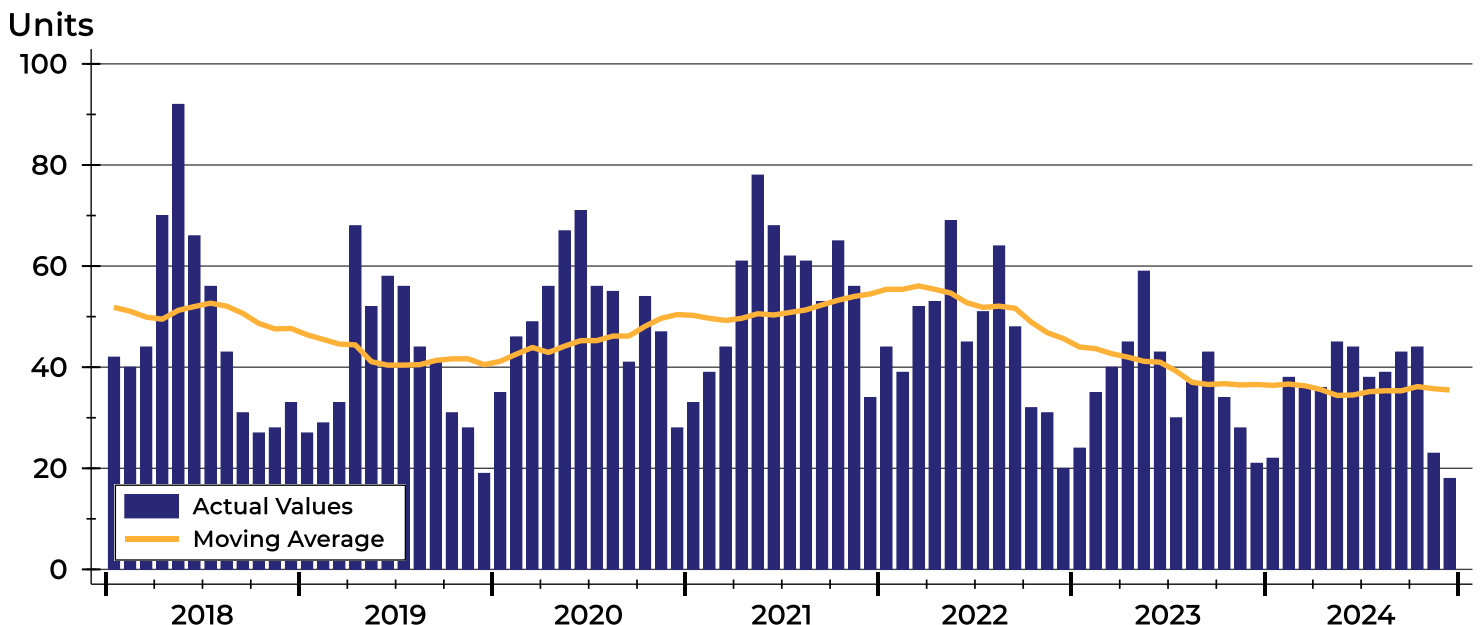
Lyon County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 18 | 21 | -14.3% |
| Volume (1,000s) | | 3,429 | 3,442 | -0.4% |
| Average | List Price | 190,483 | 163,905 | 16.2% |
| | Days on Market | 26 | 42 | -38.1% |
| | Percent of Original | 96.8% | 98.3% | -1.5% |
| Median | List Price | 150,000 | 144,900 | 3.5% |
| | Days on Market | 10 | 27 | -63.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 18 listings in Lyon County had contracts pending at the end of December, down from 21 contracts pending at the end of December 2023.

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

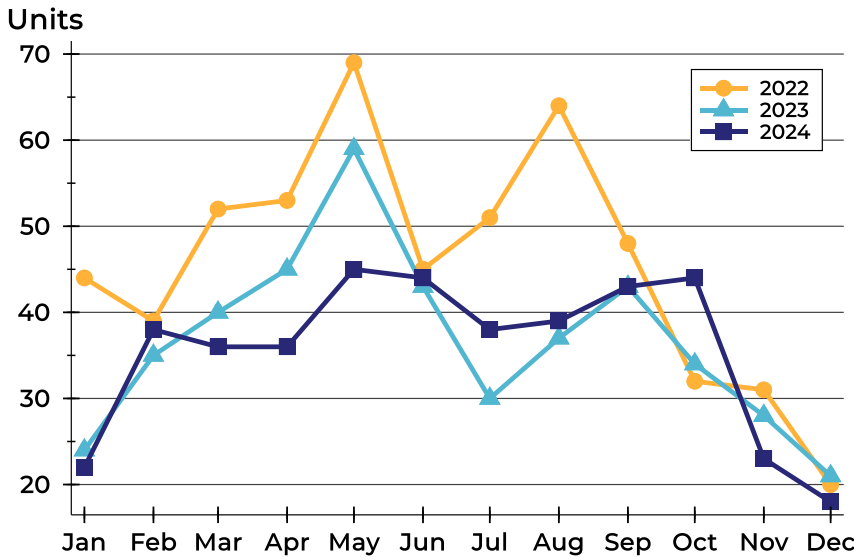
History of Pending Contracts





Lyon County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 44 | 24 | 22 |
| February | 39 | 35 | 38 |
| March | 52 | 40 | 36 |
| April | 53 | 45 | 36 |
| May | 69 | 59 | 45 |
| June | 45 | 43 | 44 |
| July | 51 | 30 | 38 |
| August | 64 | 37 | 39 |
| September | 48 | 43 | 43 |
| October | 32 | 34 | 44 |
| November | 31 | 28 | 23 |
| December | 20 | 21 | 18 |

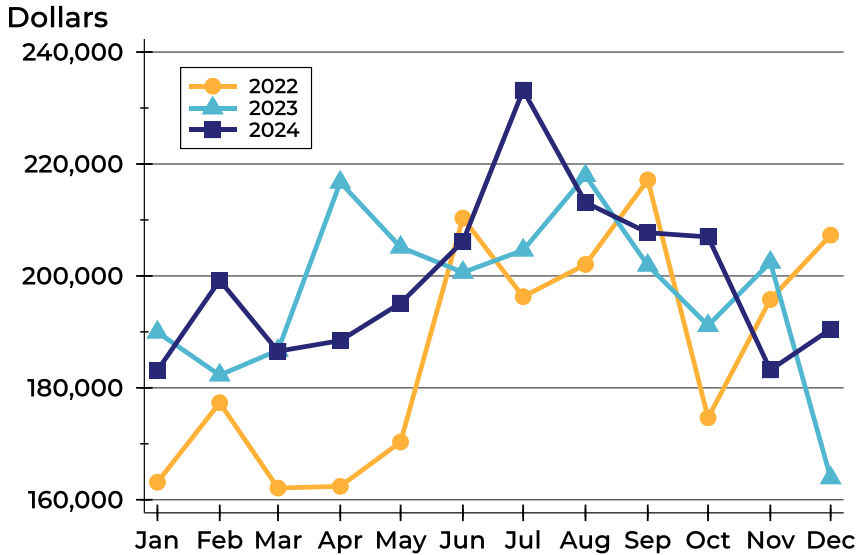
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 5.6% | 49,000 | 49,000 | 12 | 12 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 4 | 22.2% | 75,450 | 74,650 | 49 | 45 | 95.1% | 95.7% |
| \$100,000-\$124,999 | 2 | 11.1% | 121,700 | 121,700 | 30 | 30 | 96.3% | 96.3% |
| \$125,000-\$149,999 | 2 | 11.1% | 137,450 | 137,450 | 13 | 13 | 96.4% | 96.4% |
| \$150,000-\$174,999 | 2 | 11.1% | 162,500 | 162,500 | 23 | 23 | 92.5% | 92.5% |
| \$175,000-\$199,999 | 1 | 5.6% | 189,900 | 189,900 | 53 | 53 | 95.0% | 95.0% |
| \$200,000-\$249,999 | 2 | 11.1% | 227,500 | 227,500 | 35 | 35 | 98.6% | 98.6% |
| \$250,000-\$299,999 | 2 | 11.1% | 264,900 | 264,900 | 6 | 6 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 5.6% | 374,900 | 374,900 | 2 | 2 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 5.6% | 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 |



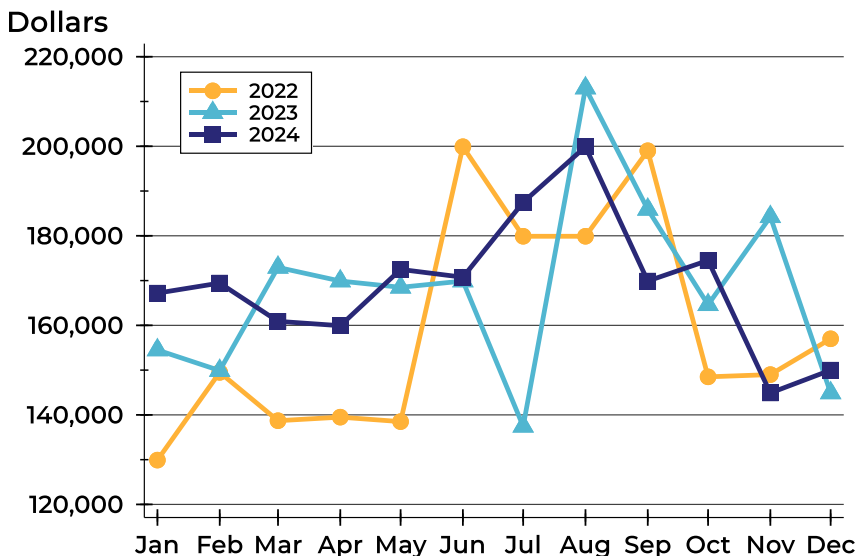
Lyon County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 163,136 | 189,938 | 183,114 |
| February | 177,336 | 182,271 | 199,218 |
| March | 162,095 | 186,702 | 186,539 |
| April | 162,405 | 216,731 | 188,440 |
| May | 170,326 | 205,136 | 195,138 |
| June | 210,347 | 200,621 | 206,149 |
| July | 196,282 | 204,597 | 233,192 |
| August | 202,045 | 217,905 | 213,126 |
| September | 217,159 | 201,893 | 207,723 |
| October | 174,645 | 191,125 | 206,968 |
| November | 195,790 | 202,432 | 183,204 |
| December | 207,295 | 163,905 | 190,483 |

Median Price

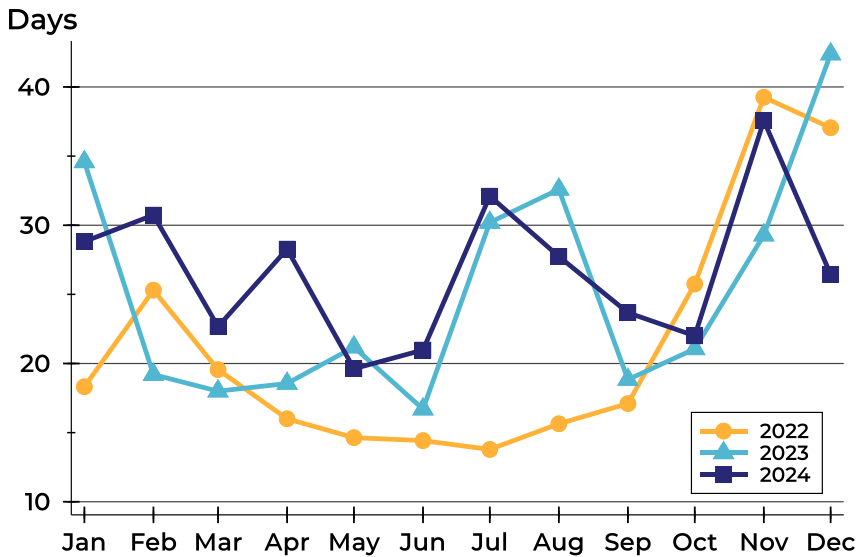


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 129,900 | 154,500 | 167,200 |
| February | 149,500 | 149,900 | 169,450 |
| March | 138,700 | 172,950 | 160,900 |
| April | 139,500 | 169,900 | 159,925 |
| May | 138,500 | 168,500 | 172,500 |
| June | 199,900 | 169,900 | 170,750 |
| July | 179,900 | 137,450 | 187,500 |
| August | 179,900 | 213,000 | 199,900 |
| September | 199,000 | 185,900 | 169,900 |
| October | 148,500 | 164,600 | 174,500 |
| November | 149,000 | 184,250 | 144,900 |
| December | 157,000 | 144,900 | 150,000 |



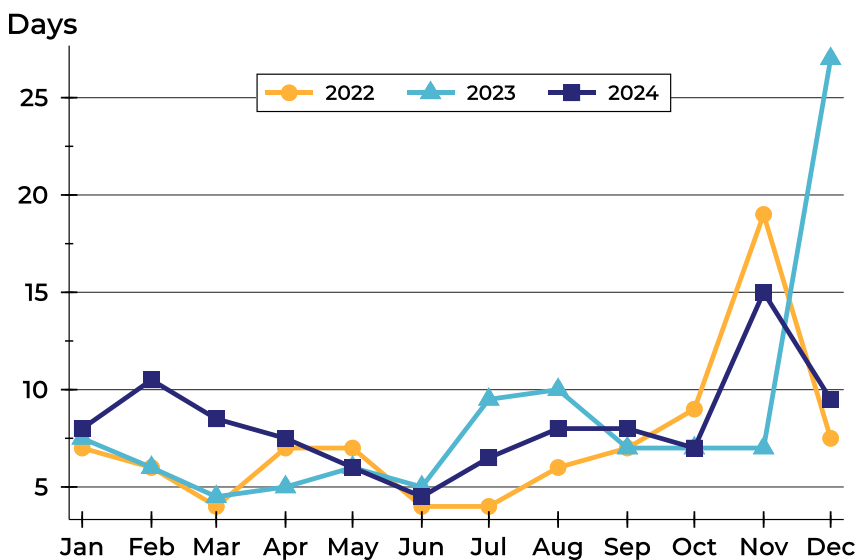
Lyon County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 18 | 35 | 29 |
| February | 25 | 19 | 31 |
| March | 20 | 18 | 23 |
| April | 16 | 19 | 28 |
| May | 15 | 21 | 20 |
| June | 14 | 17 | 21 |
| July | 14 | 30 | 32 |
| August | 16 | 33 | 28 |
| September | 17 | 19 | 24 |
| October | 26 | 21 | 22 |
| November | 39 | 29 | 38 |
| December | 37 | 42 | 26 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 7 | 8 | 8 |
| February | 6 | 6 | 11 |
| March | 4 | 5 | 9 |
| April | 7 | 5 | 8 |
| May | 7 | 6 | 6 |
| June | 4 | 5 | 5 |
| July | 4 | 10 | 7 |
| August | 6 | 10 | 8 |
| September | 7 | 7 | 8 |
| October | 9 | 7 | 7 |
| November | 19 | 7 | 15 |
| December | 8 | 27 | 10 |



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in December

Total home sales in Osage County fell last month to 11 units, compared to 14 units in December 2023. Total sales volume was \$2.4 million, down from a year earlier.

The median sale price in December was \$212,500, up from \$175,000 a year earlier. Homes that sold in December were typically on the market for 10 days and sold for 100.0% of their list prices.

Osage County Active Listings Up at End of December

The total number of active listings in Osage County at the end of December was 26 units, up from 18 at the same point in 2023. This represents a 1.9 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$222,450.

During December, a total of 9 contracts were written up from 7 in December 2023. At the end of the month, there were 9 contracts still pending.

Report Contents

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

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Osage County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 11 | 14 | 13 | 163 | 169 | 189 |
| Change from prior year | | -21.4% | 7.7% | -35.0% | -3.6% | -10.6% | 3.3% |
| Active Listings | | 26 | 18 | 22 | N/A | N/A | N/A |
| Change from prior year | | 44.4% | -18.2% | 0.0% | | | |
| Months' Supply | | 1.9 | 1.3 | 1.4 | N/A | N/A | N/A |
| Change from prior year | | 46.2% | -7.1% | 0.0% | | | |
| New Listings | | 12 | 9 | 10 | 209 | 191 | 211 |
| Change from prior year | | 33.3% | -10.0% | -33.3% | 9.4% | -9.5% | -1.4% |
| Contracts Written | | 9 | 7 | 12 | 166 | 163 | 184 |
| Change from prior year | | 28.6% | -41.7% | -25.0% | 1.8% | -11.4% | -2.6% |
| Pending Contracts | | 9 | 6 | 10 | N/A | N/A | N/A |
| Change from prior year | | 50.0% | -40.0% | -33.3% | | | |
| Sales Volume (1,000s) | | 2,399 | 2,448 | 2,436 | 34,955 | 31,429 | 31,958 |
| Change from prior year | | -2.0% | 0.5% | -22.1% | 11.2% | -1.7% | 9.3% |
| Average | Sale Price | 218,091 | 174,857 | 187,385 | 214,450 | 185,968 | 169,092 |
| | Change from prior year | 24.7% | -6.7% | 19.9% | 15.3% | 10.0% | 5.8% |
| | List Price of Actives | 316,462 | 261,222 | 694,918 | N/A | N/A | N/A |
| | Change from prior year | 21.1% | -62.4% | 224.7% | | | |
| | Days on Market | 21 | 33 | 35 | 32 | 27 | 32 |
| Change from prior year | -36.4% | -5.7% | 16.7% | 18.5% | -15.6% | -3.0% | |
| Percent of List | 97.2% | 96.4% | 95.9% | 97.8% | 98.1% | 97.2% | |
| Change from prior year | 0.8% | 0.5% | 2.5% | -0.3% | 0.9% | -1.0% | |
| Percent of Original | 95.2% | 92.9% | 92.4% | 95.5% | 95.8% | 95.2% | |
| Change from prior year | 2.5% | 0.5% | 1.4% | -0.3% | 0.6% | -2.2% | |
| Median | Sale Price | 212,500 | 175,000 | 165,000 | 185,000 | 155,000 | 140,000 |
| | Change from prior year | 21.4% | 6.1% | 35.2% | 19.4% | 10.7% | 3.7% |
| | List Price of Actives | 222,450 | 226,000 | 262,450 | N/A | N/A | N/A |
| | Change from prior year | -1.6% | -13.9% | 103.9% | | | |
| | Days on Market | 10 | 17 | 35 | 12 | 9 | 11 |
| Change from prior year | -41.2% | -51.4% | 218.2% | 33.3% | -18.2% | 37.5% | |
| Percent of List | 100.0% | 100.0% | 95.2% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 0.0% | 5.0% | -3.6% | 0.0% | 0.0% | 0.0% | |
| Percent of Original | 100.0% | 95.4% | 94.9% | 99.6% | 98.6% | 98.5% | |
| Change from prior year | 4.8% | 0.5% | -3.0% | 1.0% | 0.1% | -1.5% | |

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



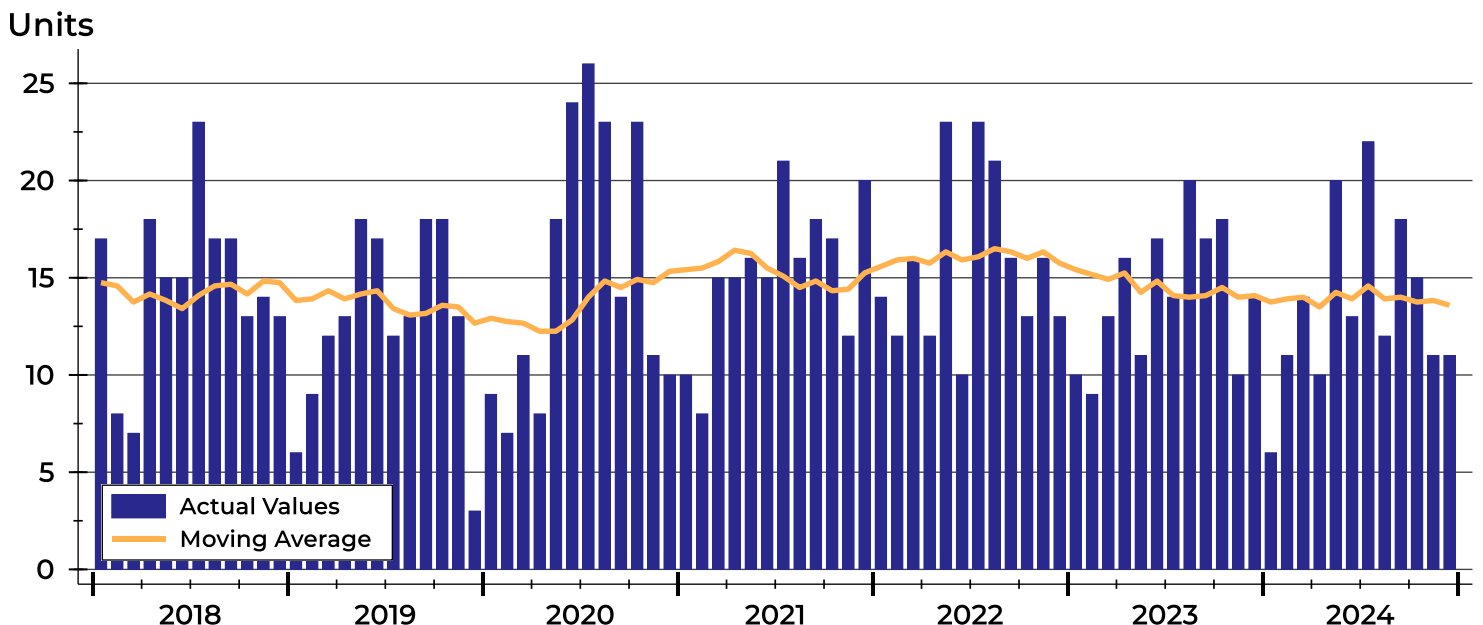
Osage County Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 11 | 14 | -21.4% | 163 | 169 | -3.6% |
| Volume (1,000s) | | 2,399 | 2,448 | -2.0% | 34,955 | 31,429 | 11.2% |
| Months' Supply | | 1.9 | 1.3 | 46.2% | N/A | N/A | N/A |
| Average | Sale Price | 218,091 | 174,857 | 24.7% | 214,450 | 185,968 | 15.3% |
| | Days on Market | 21 | 33 | -36.4% | 32 | 27 | 18.5% |
| | Percent of List | 97.2% | 96.4% | 0.8% | 97.8% | 98.1% | -0.3% |
| | Percent of Original | 95.2% | 92.9% | 2.5% | 95.5% | 95.8% | -0.3% |
| Median | Sale Price | 212,500 | 175,000 | 21.4% | 185,000 | 155,000 | 19.4% |
| | Days on Market | 10 | 17 | -41.2% | 12 | 9 | 33.3% |
| | Percent of List | 100.0% | 100.0% | 0.0% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 100.0% | 95.4% | 4.8% | 99.6% | 98.6% | 1.0% |

A total of 11 homes sold in Osage County in December, down from 14 units in December 2023. Total sales volume was essentially unchanged from the previous year's figure of \$2.4 million.

The median sales price in December was \$212,500, up 21.4% compared to the prior year. Median days on market was 10 days, up from 5 days in November, but down from 17 in December 2023.

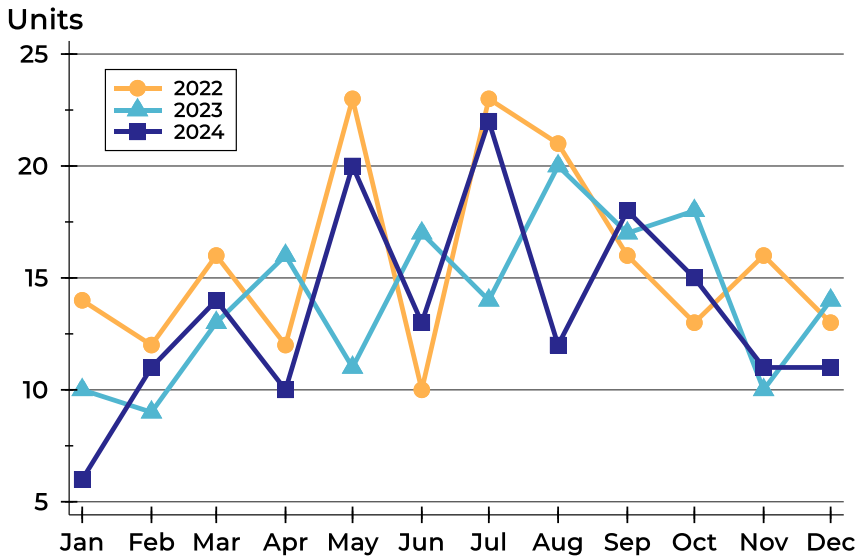
History of Closed Listings





Osage County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 14 | 10 | 6 |
| February | 12 | 9 | 11 |
| March | 16 | 13 | 14 |
| April | 12 | 16 | 10 |
| May | 23 | 11 | 20 |
| June | 10 | 17 | 13 |
| July | 23 | 14 | 22 |
| August | 21 | 20 | 12 |
| September | 16 | 17 | 18 |
| October | 13 | 18 | 15 |
| November | 16 | 10 | 11 |
| December | 13 | 14 | 11 |

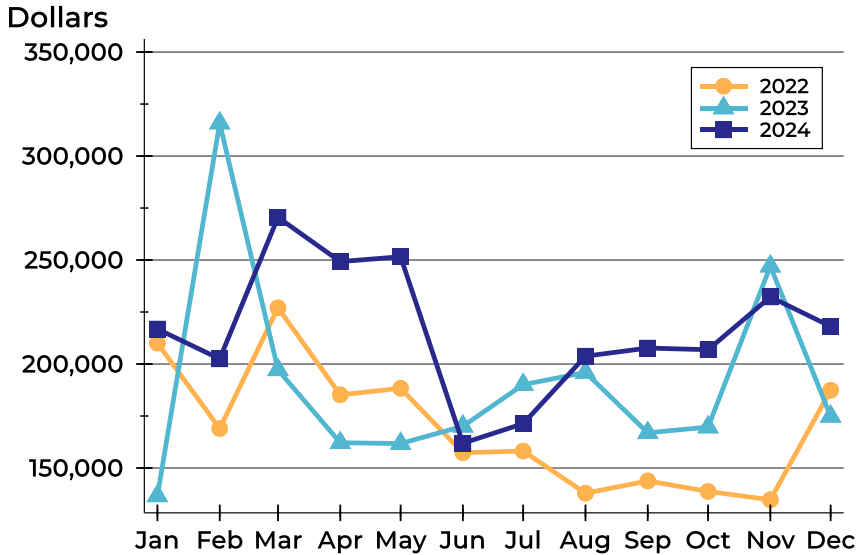
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 9.1% | 0.0 | 55,000 | 55,000 | 38 | 38 | 91.8% | 91.8% | 78.7% | 78.7% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 9.1% | 4.0 | 137,000 | 137,000 | 6 | 6 | 101.5% | 101.5% | 101.5% | 101.5% |
| \$150,000-\$174,999 | 1 | 9.1% | 0.0 | 160,000 | 160,000 | 6 | 6 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$175,000-\$199,999 | 2 | 18.2% | 0.5 | 182,500 | 182,500 | 6 | 6 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$200,000-\$249,999 | 2 | 18.2% | 3.2 | 218,750 | 218,750 | 5 | 5 | 93.7% | 93.7% | 93.7% | 93.7% |
| \$250,000-\$299,999 | 2 | 18.2% | 3.0 | 270,000 | 270,000 | 64 | 64 | 95.8% | 95.8% | 91.5% | 91.5% |
| \$300,000-\$399,999 | 2 | 18.2% | 0.8 | 352,250 | 352,250 | 16 | 16 | 98.7% | 98.7% | 98.1% | 98.1% |
| \$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 |



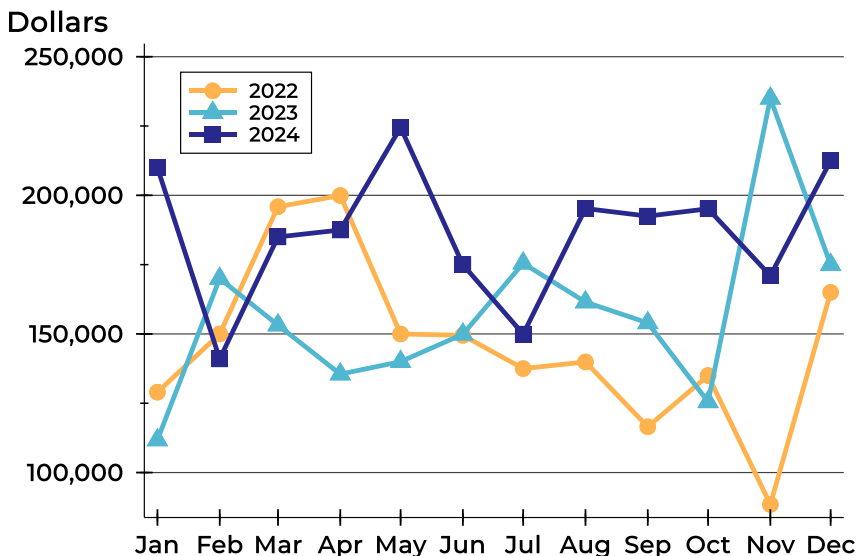
Osage County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 210,071 | 136,595 | 216,833 |
| February | 168,960 | 315,833 | 202,482 |
| March | 227,041 | 197,213 | 270,536 |
| April | 185,215 | 162,156 | 249,250 |
| May | 188,326 | 161,773 | 251,590 |
| June | 157,371 | 170,079 | 161,913 |
| July | 158,142 | 190,093 | 171,339 |
| August | 137,903 | 195,960 | 203,783 |
| September | 143,794 | 166,939 | 207,686 |
| October | 138,754 | 169,672 | 206,883 |
| November | 134,734 | 247,040 | 232,264 |
| December | 187,385 | 174,857 | 218,091 |

Median Price

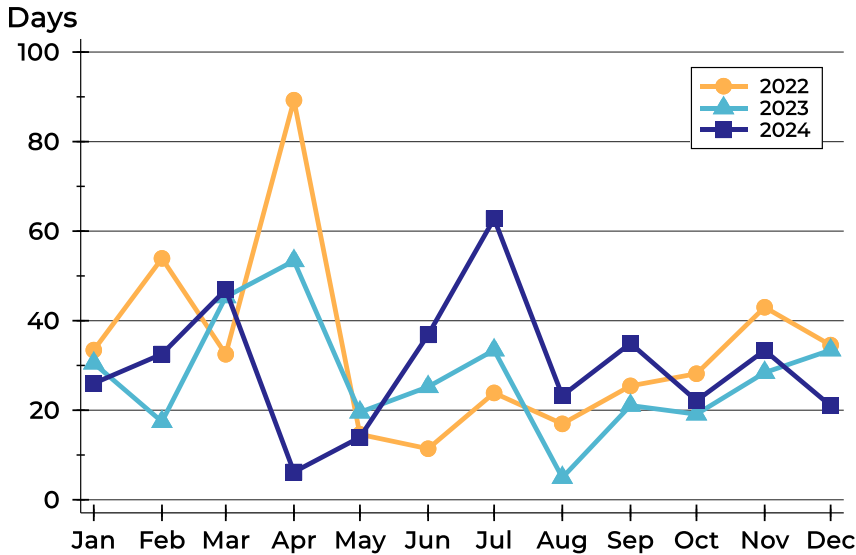


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 129,000 | 111,750 | 210,000 |
| February | 150,000 | 170,000 | 141,000 |
| March | 195,900 | 153,175 | 185,000 |
| April | 199,950 | 135,500 | 187,500 |
| May | 150,000 | 140,000 | 224,500 |
| June | 149,500 | 149,900 | 175,000 |
| July | 137,500 | 175,500 | 149,950 |
| August | 139,900 | 161,500 | 195,250 |
| September | 116,500 | 154,000 | 192,500 |
| October | 135,000 | 125,500 | 195,151 |
| November | 88,500 | 235,000 | 171,000 |
| December | 165,000 | 175,000 | 212,500 |



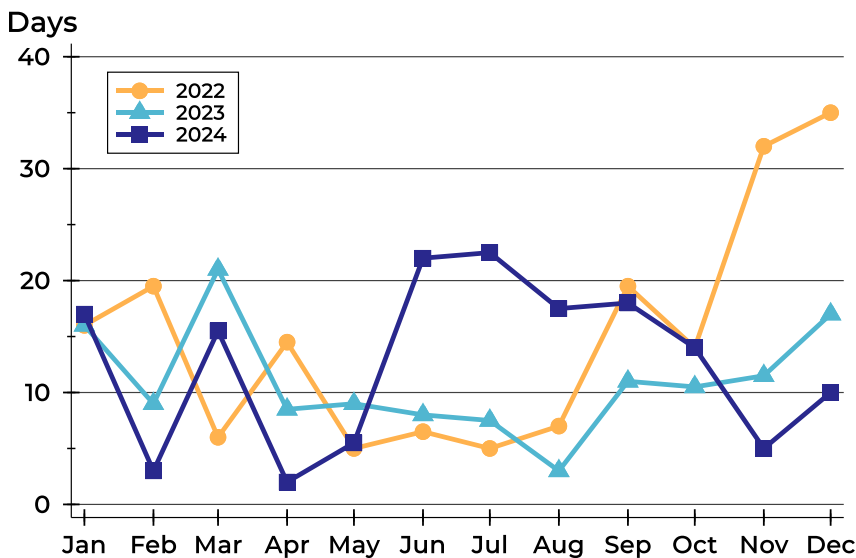
Osage County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 33 | 31 | 26 |
| February | 54 | 17 | 33 |
| March | 33 | 45 | 47 |
| April | 89 | 53 | 6 |
| May | 15 | 20 | 14 |
| June | 11 | 25 | 37 |
| July | 24 | 33 | 63 |
| August | 17 | 5 | 23 |
| September | 25 | 21 | 35 |
| October | 28 | 19 | 22 |
| November | 43 | 28 | 33 |
| December | 35 | 33 | 21 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 16 | 16 | 17 |
| February | 20 | 9 | 3 |
| March | 6 | 21 | 16 |
| April | 15 | 9 | 2 |
| May | 5 | 9 | 6 |
| June | 7 | 8 | 22 |
| July | 5 | 8 | 23 |
| August | 7 | 3 | 18 |
| September | 20 | 11 | 18 |
| October | 14 | 11 | 14 |
| November | 32 | 12 | 5 |
| December | 35 | 17 | 10 |



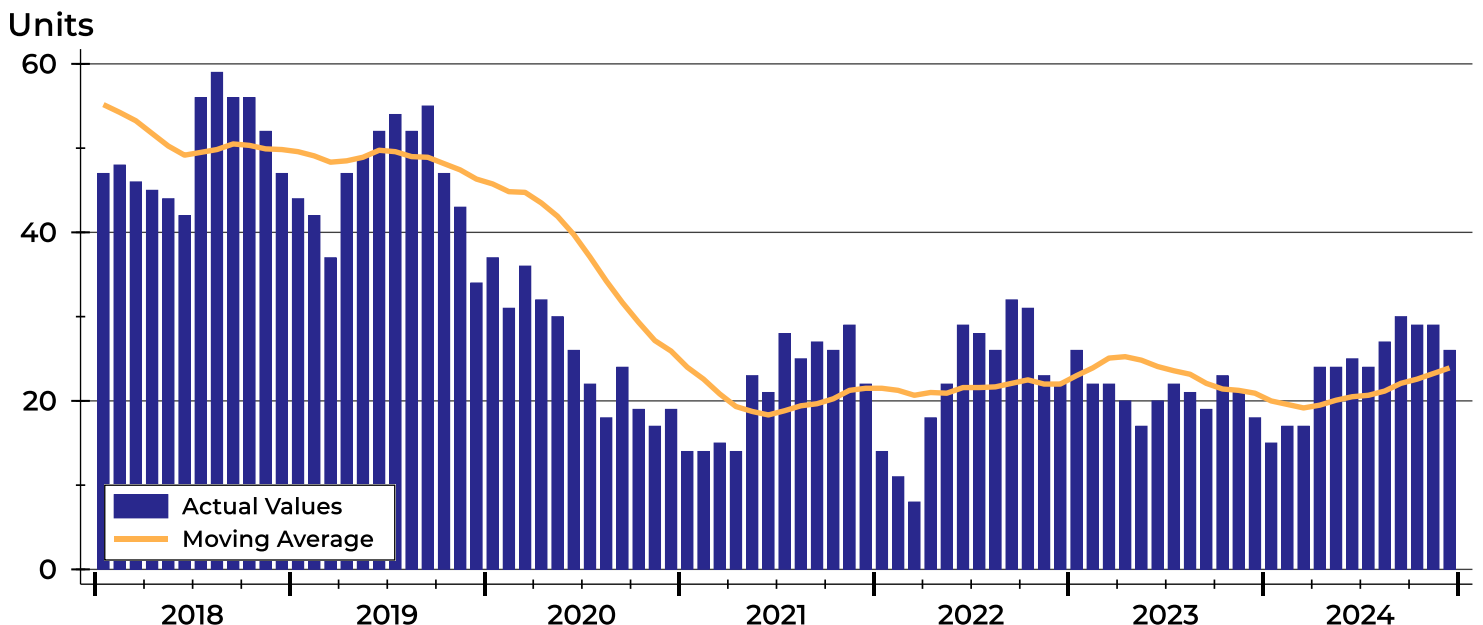
Osage County Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 26 | 18 | 44.4% |
| Volume (1,000s) | | 8,228 | 4,702 | 75.0% |
| Months' Supply | | 1.9 | 1.3 | 46.2% |
| Average | List Price | 316,462 | 261,222 | 21.1% |
| | Days on Market | 72 | 67 | 7.5% |
| | Percent of Original | 97.7% | 95.5% | 2.3% |
| Median | List Price | 222,450 | 226,000 | -1.6% |
| | Days on Market | 55 | 47 | 17.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 26 homes were available for sale in Osage County at the end of December. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of December was \$222,450, down 1.6% from 2023. The typical time on market for active listings was 55 days, up from 47 days a year earlier.

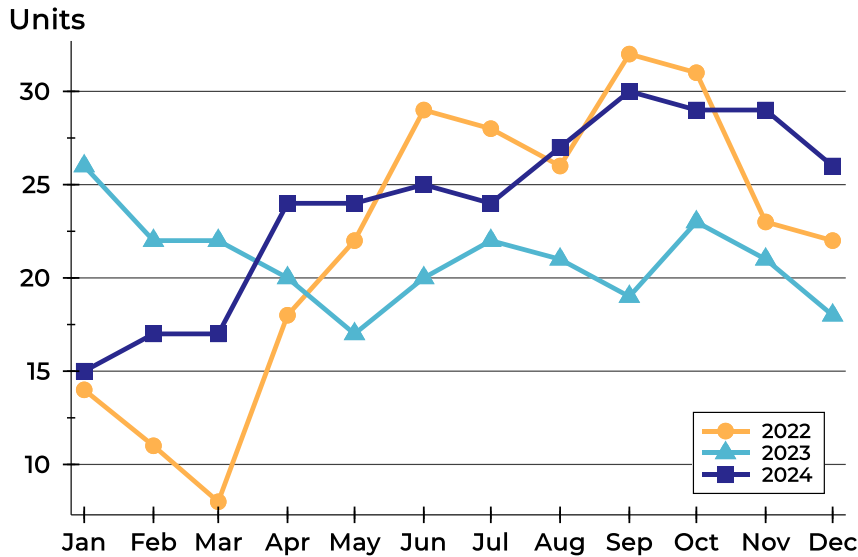
History of Active Listings





Osage County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 14 | 26 | 15 |
| February | 11 | 22 | 17 |
| March | 8 | 22 | 17 |
| April | 18 | 20 | 24 |
| May | 22 | 17 | 24 |
| June | 29 | 20 | 25 |
| July | 28 | 22 | 24 |
| August | 26 | 21 | 27 |
| September | 32 | 19 | 30 |
| October | 31 | 23 | 29 |
| November | 23 | 21 | 29 |
| December | 22 | 18 | 26 |

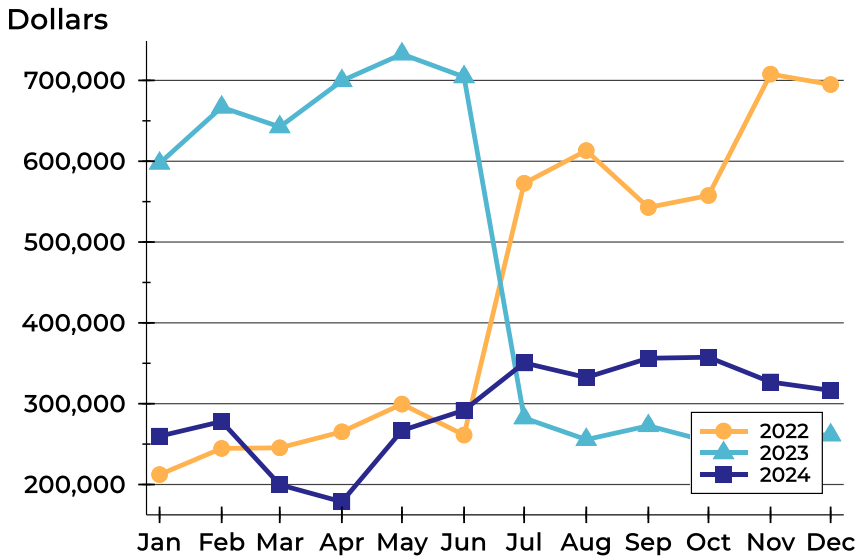
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 3 | 11.5% | N/A | 109,667 | 110,000 | 20 | 5 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 5 | 19.2% | 4.0 | 132,970 | 129,900 | 75 | 62 | 96.4% | 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 | 3.8% | 0.5 | 192,777 | 192,777 | 121 | 121 | 85.7% | 85.7% |
| \$200,000-\$249,999 | 7 | 26.9% | 3.2 | 223,913 | 219,900 | 62 | 46 | 99.4% | 100.0% |
| \$250,000-\$299,999 | 3 | 11.5% | 3.0 | 268,000 | 269,000 | 61 | 55 | 95.3% | 97.8% |
| \$300,000-\$399,999 | 1 | 3.8% | 0.8 | 365,000 | 365,000 | 86 | 86 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 2 | 7.7% | N/A | 472,500 | 472,500 | 155 | 155 | 95.0% | 95.0% |
| \$500,000-\$749,999 | 3 | 11.5% | N/A | 578,333 | 540,000 | 29 | 15 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 1 | 3.8% | N/A | 1,625,000 | 1,625,000 | 219 | 219 | 100.0% | 100.0% |



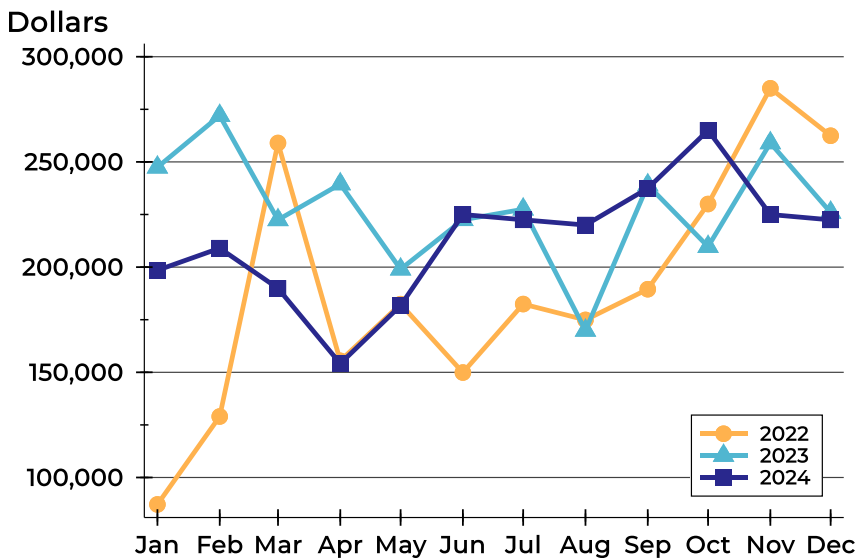
Osage County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 212,281 | 597,438 | 259,840 |
| February | 244,655 | 666,846 | 277,982 |
| March | 245,425 | 642,477 | 199,709 |
| April | 265,206 | 699,530 | 178,654 |
| May | 299,541 | 732,603 | 266,875 |
| June | 261,248 | 704,368 | 291,904 |
| July | 572,721 | 282,352 | 350,509 |
| August | 613,177 | 255,591 | 332,422 |
| September | 542,797 | 272,673 | 356,240 |
| October | 557,571 | 253,219 | 357,511 |
| November | 707,765 | 262,485 | 326,842 |
| December | 694,918 | 261,222 | 316,462 |

Median Price

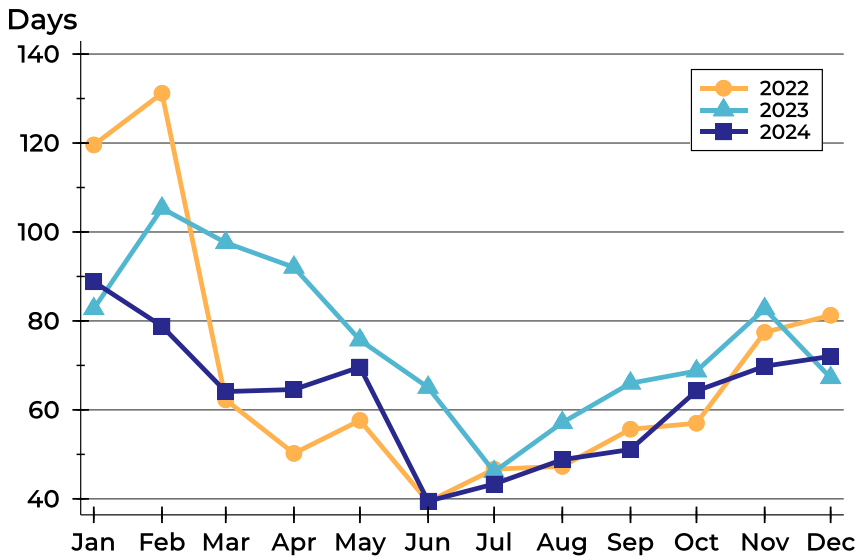


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 87,200 | 247,450 | 198,500 |
| February | 129,000 | 272,000 | 209,000 |
| March | 259,000 | 222,450 | 189,900 |
| April | 155,450 | 239,495 | 154,150 |
| May | 182,400 | 199,000 | 181,750 |
| June | 149,900 | 222,500 | 225,000 |
| July | 182,450 | 227,500 | 222,500 |
| August | 174,900 | 169,910 | 220,000 |
| September | 189,500 | 239,000 | 237,450 |
| October | 230,000 | 209,750 | 265,000 |
| November | 285,000 | 259,000 | 225,000 |
| December | 262,450 | 226,000 | 222,450 |



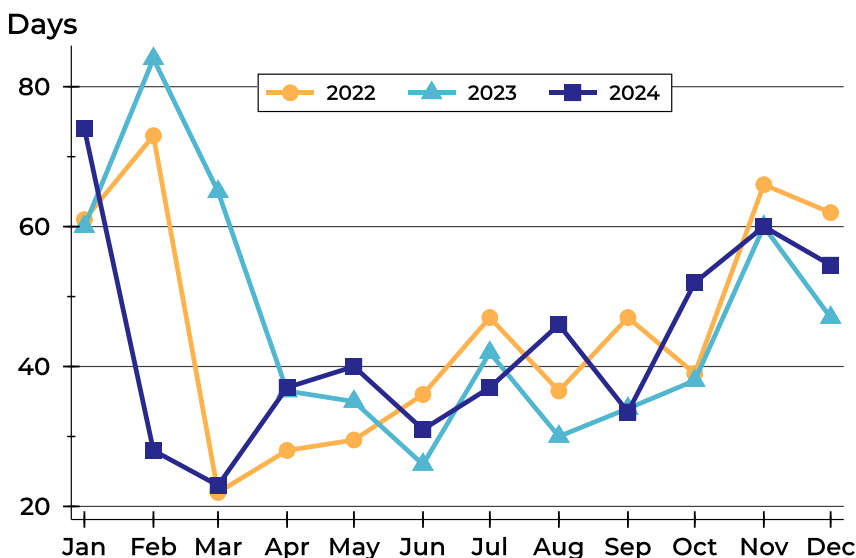
Osage County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 120 | 83 | 89 |
| February | 131 | 105 | 79 |
| March | 62 | 98 | 64 |
| April | 50 | 92 | 65 |
| May | 58 | 76 | 70 |
| June | 39 | 65 | 39 |
| July | 47 | 46 | 43 |
| August | 47 | 57 | 49 |
| September | 56 | 66 | 51 |
| October | 57 | 69 | 64 |
| November | 77 | 83 | 70 |
| December | 81 | 67 | 72 |

Median DOM

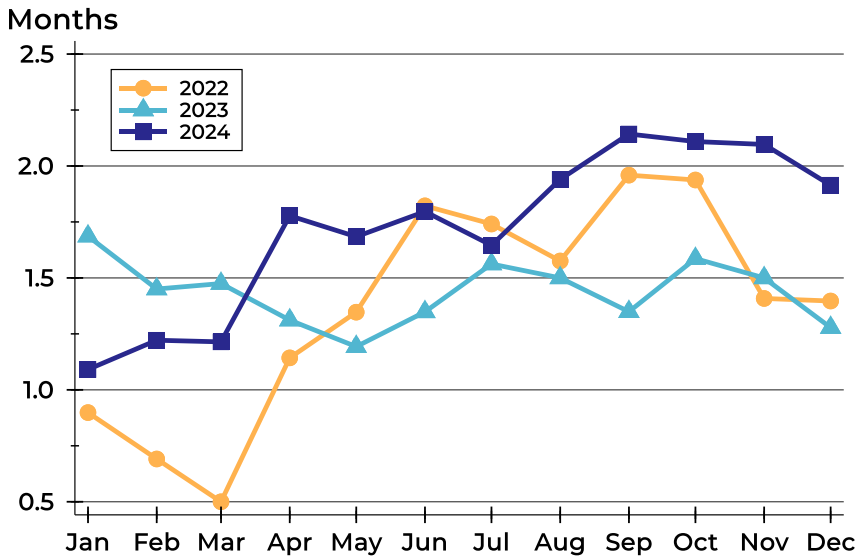


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 61 | 60 | 74 |
| February | 73 | 84 | 28 |
| March | 22 | 65 | 23 |
| April | 28 | 37 | 37 |
| May | 30 | 35 | 40 |
| June | 36 | 26 | 31 |
| July | 47 | 42 | 37 |
| August | 37 | 30 | 46 |
| September | 47 | 34 | 34 |
| October | 39 | 38 | 52 |
| November | 66 | 60 | 60 |
| December | 62 | 47 | 55 |



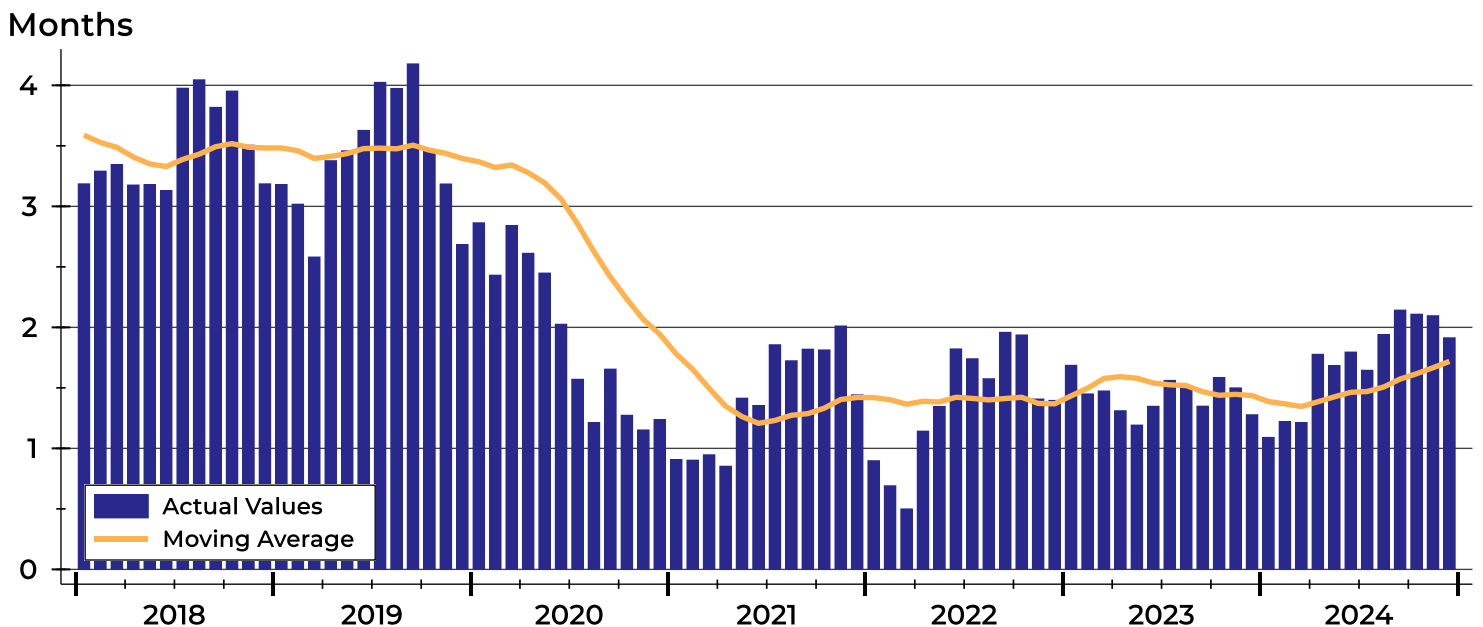
Osage County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 0.9 | 1.7 | 1.1 |
| February | 0.7 | 1.5 | 1.2 |
| March | 0.5 | 1.5 | 1.2 |
| April | 1.1 | 1.3 | 1.8 |
| May | 1.3 | 1.2 | 1.7 |
| June | 1.8 | 1.3 | 1.8 |
| July | 1.7 | 1.6 | 1.6 |
| August | 1.6 | 1.5 | 1.9 |
| September | 2.0 | 1.3 | 2.1 |
| October | 1.9 | 1.6 | 2.1 |
| November | 1.4 | 1.5 | 2.1 |
| December | 1.4 | 1.3 | 1.9 |

History of Month's Supply





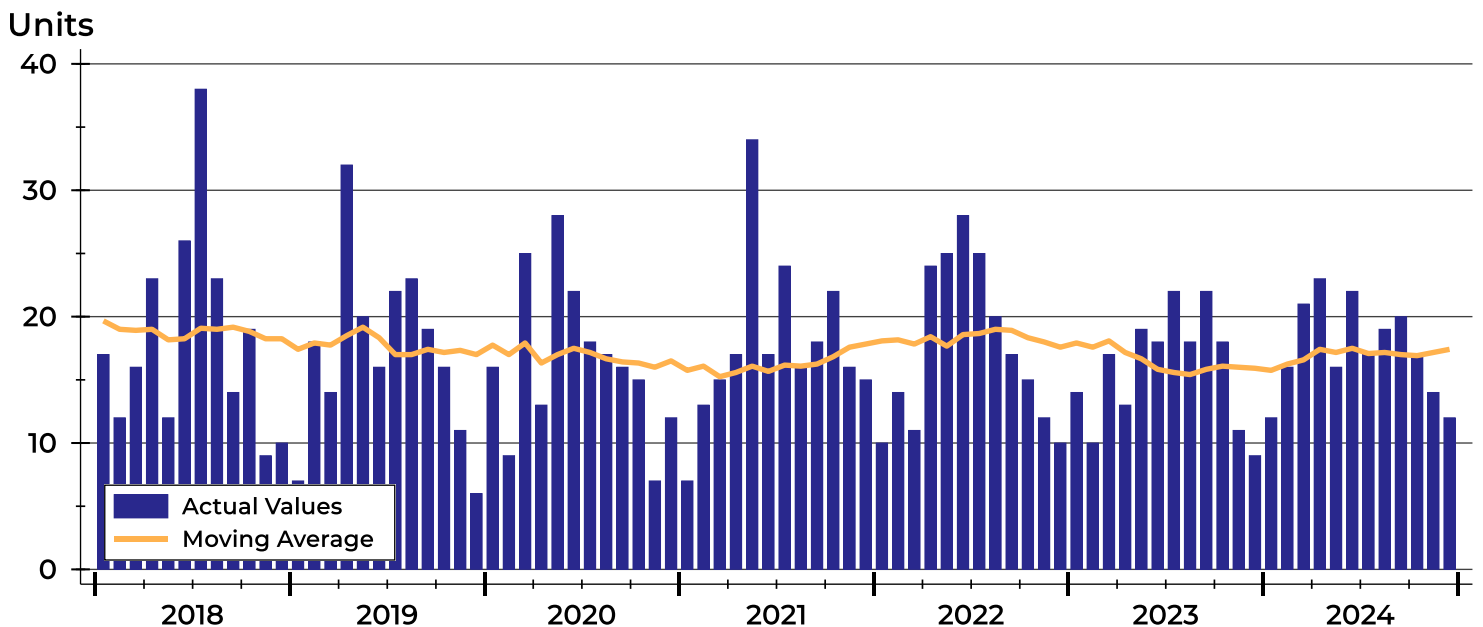
Osage County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 12 | 9 | 33.3% |
| | Volume (1,000s) | 3,150 | 1,937 | 62.6% |
| | Average List Price | 262,522 | 215,211 | 22.0% |
| | Median List Price | 212,500 | 198,500 | 7.1% |
| Year-to-Date | New Listings | 209 | 191 | 9.4% |
| | Volume (1,000s) | 48,531 | 39,885 | 21.7% |
| | Average List Price | 232,204 | 208,822 | 11.2% |
| | Median List Price | 188,000 | 169,900 | 10.7% |

A total of 12 new listings were added in Osage County during December, up 33.3% from the same month in 2023. Year-to-date Osage County has seen 209 new listings.

The median list price of these homes was \$212,500 up from \$198,500 in 2023.

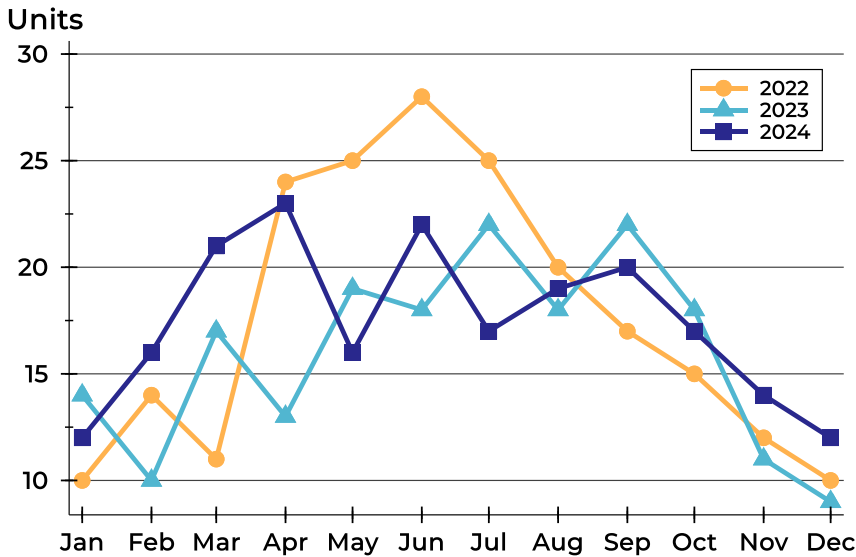
History of New Listings





Osage County New Listings Analysis

New Listings by Month



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

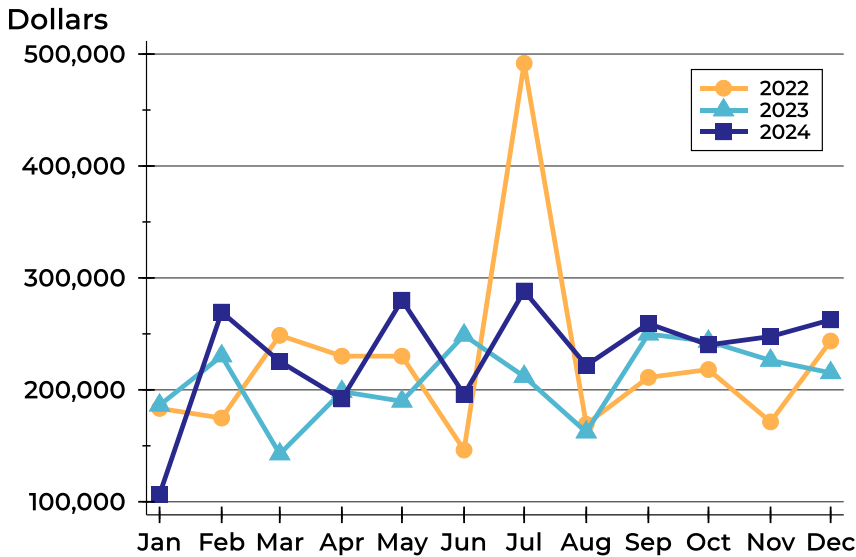
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 3 | 25.0% | 116,300 | 119,000 | 10 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 2 | 16.7% | 125,000 | 125,000 | 16 | 16 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 2 | 16.7% | 212,500 | 212,500 | 28 | 28 | 97.7% | 97.7% |
| \$250,000-\$299,999 | 2 | 16.7% | 278,180 | 278,180 | 25 | 25 | 98.9% | 98.9% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 3 | 25.0% | 523,333 | 530,000 | 16 | 21 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



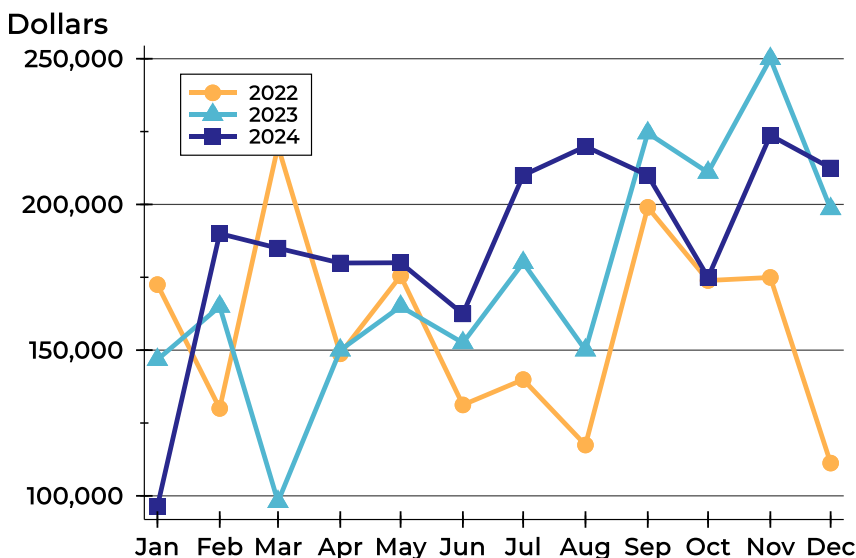
Osage County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 183,420 | 186,286 | 106,679 |
| February | 174,814 | 230,240 | 269,481 |
| March | 248,700 | 142,694 | 225,346 |
| April | 230,113 | 198,423 | 191,870 |
| May | 230,080 | 189,803 | 280,131 |
| June | 146,211 | 248,789 | 195,942 |
| July | 491,756 | 211,936 | 288,329 |
| August | 169,275 | 162,253 | 221,842 |
| September | 211,147 | 249,786 | 259,213 |
| October | 218,120 | 243,340 | 240,159 |
| November | 171,354 | 226,309 | 247,635 |
| December | 243,600 | 215,211 | 262,522 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 172,500 | 146,750 | 96,375 |
| February | 130,000 | 165,000 | 190,000 |
| March | 220,000 | 98,000 | 185,000 |
| April | 148,750 | 150,000 | 179,900 |
| May | 175,500 | 165,000 | 180,000 |
| June | 131,200 | 152,500 | 162,450 |
| July | 139,900 | 180,000 | 210,000 |
| August | 117,450 | 150,000 | 219,900 |
| September | 199,005 | 224,500 | 210,000 |
| October | 173,900 | 210,961 | 175,000 |
| November | 174,950 | 250,000 | 223,750 |
| December | 111,250 | 198,500 | 212,500 |



Osage County Contracts Written Analysis

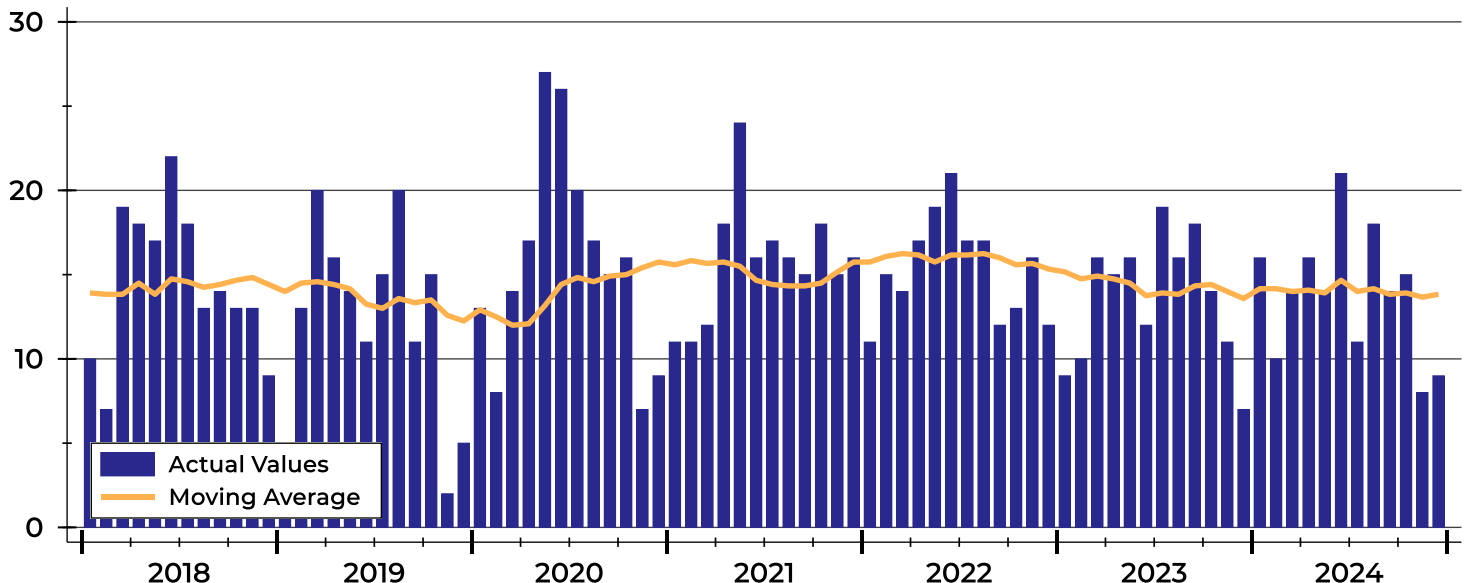
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 9 | 7 | 28.6% | 166 | 163 | 1.8% |
| Volume (1,000s) | | 1,941 | 1,924 | 0.9% | 35,003 | 31,227 | 12.1% |
| Average | Sale Price | 215,684 | 274,857 | -21.5% | 210,859 | 191,579 | 10.1% |
| | Days on Market | 46 | 62 | -25.8% | 33 | 27 | 22.2% |
| | Percent of Original | 93.8% | 93.6% | 0.2% | 95.3% | 96.0% | -0.7% |
| Median | Sale Price | 174,900 | 185,000 | -5.5% | 184,950 | 155,000 | 19.3% |
| | Days on Market | 11 | 38 | -71.1% | 12 | 9 | 33.3% |
| | Percent of Original | 100.0% | 98.8% | 1.2% | 100.0% | 99.4% | 0.6% |

A total of 9 contracts for sale were written in Osage County during the month of December, up from 7 in 2023. The median list price of these homes was \$174,900, down from \$185,000 the prior year.

Half of the homes that went under contract in December were on the market less than 11 days, compared to 38 days in December 2023.

History of Contracts Written

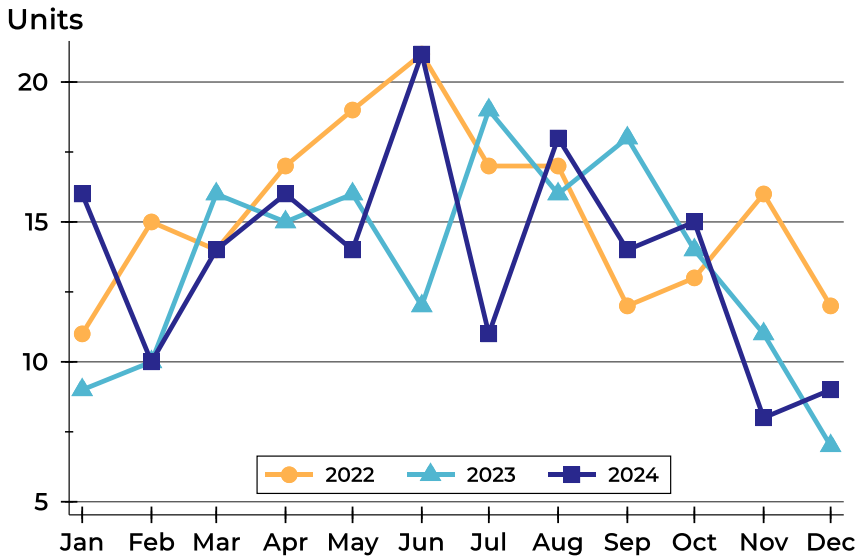
Units





Osage County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 11 | 9 | 16 |
| February | 15 | 10 | 10 |
| March | 14 | 16 | 14 |
| April | 17 | 15 | 16 |
| May | 19 | 16 | 14 |
| June | 21 | 12 | 21 |
| July | 17 | 19 | 11 |
| August | 17 | 16 | 18 |
| September | 12 | 18 | 14 |
| October | 13 | 14 | 15 |
| November | 16 | 11 | 8 |
| December | 12 | 7 | 9 |

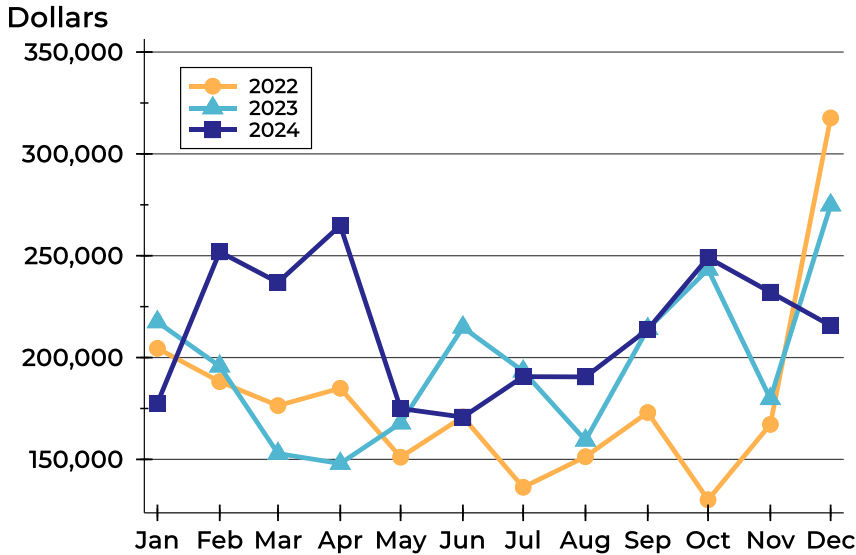
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 11.1% | 69,000 | 69,000 | 312 | 312 | 45.6% | 45.6% |
| \$100,000-\$124,999 | 1 | 11.1% | 119,900 | 119,900 | 11 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 11.1% | 149,500 | 149,500 | 15 | 15 | 97.3% | 97.3% |
| \$150,000-\$174,999 | 2 | 22.2% | 174,450 | 174,450 | 8 | 8 | 103.5% | 103.5% |
| \$175,000-\$199,999 | 1 | 11.1% | 186,500 | 186,500 | 33 | 33 | 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 | 2 | 22.2% | 268,680 | 268,680 | 11 | 11 | 97.3% | 97.3% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 11.1% | 530,000 | 530,000 | 5 | 5 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



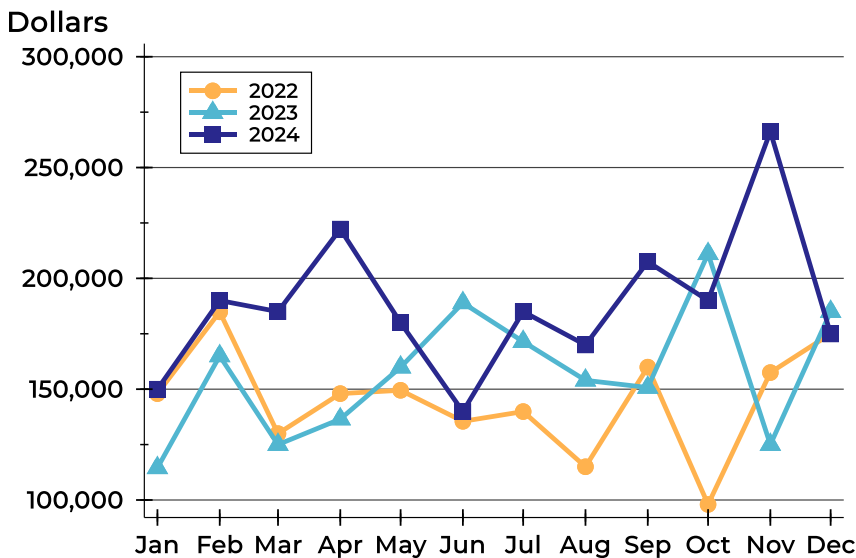
Osage County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 204,523 | 217,489 | 177,584 |
| February | 188,153 | 195,750 | 251,890 |
| March | 176,407 | 152,863 | 236,893 |
| April | 184,918 | 147,980 | 264,810 |
| May | 151,085 | 167,806 | 174,986 |
| June | 170,855 | 214,854 | 170,757 |
| July | 136,309 | 193,269 | 190,636 |
| August | 151,324 | 159,364 | 190,506 |
| September | 173,017 | 214,122 | 213,832 |
| October | 130,177 | 243,319 | 249,033 |
| November | 167,184 | 179,750 | 232,100 |
| December | 317,658 | 274,857 | 215,684 |

Median Price

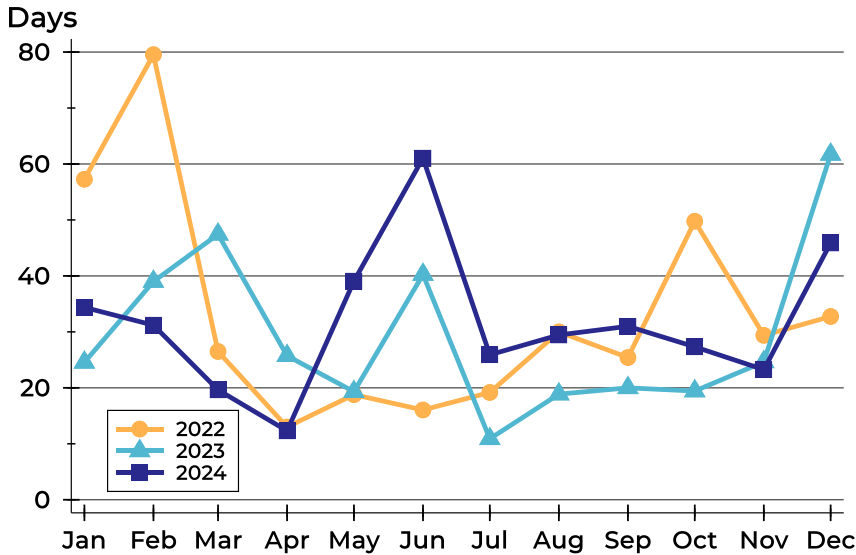


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 148,000 | 114,500 | 150,000 |
| February | 184,900 | 165,000 | 190,000 |
| March | 129,950 | 125,000 | 185,000 |
| April | 148,000 | 136,500 | 222,230 |
| May | 149,500 | 159,900 | 180,000 |
| June | 135,500 | 188,950 | 139,900 |
| July | 139,900 | 171,454 | 185,000 |
| August | 115,000 | 154,000 | 169,950 |
| September | 159,950 | 150,750 | 207,500 |
| October | 98,000 | 211,086 | 190,000 |
| November | 157,500 | 125,000 | 266,250 |
| December | 175,000 | 185,000 | 174,900 |



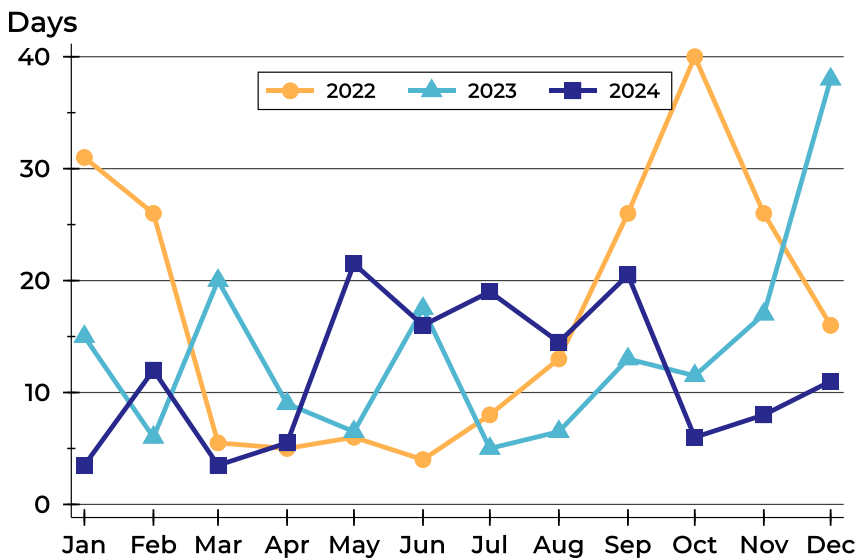
Osage County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 57 | 25 | 34 |
| February | 80 | 39 | 31 |
| March | 27 | 47 | 20 |
| April | 13 | 26 | 12 |
| May | 19 | 19 | 39 |
| June | 16 | 40 | 61 |
| July | 19 | 11 | 26 |
| August | 30 | 19 | 29 |
| September | 25 | 20 | 31 |
| October | 50 | 19 | 27 |
| November | 29 | 25 | 23 |
| December | 33 | 62 | 46 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 31 | 15 | 4 |
| February | 26 | 6 | 12 |
| March | 6 | 20 | 4 |
| April | 5 | 9 | 6 |
| May | 6 | 7 | 22 |
| June | 4 | 18 | 16 |
| July | 8 | 5 | 19 |
| August | 13 | 7 | 15 |
| September | 26 | 13 | 21 |
| October | 40 | 12 | 6 |
| November | 26 | 17 | 8 |
| December | 16 | 38 | 11 |



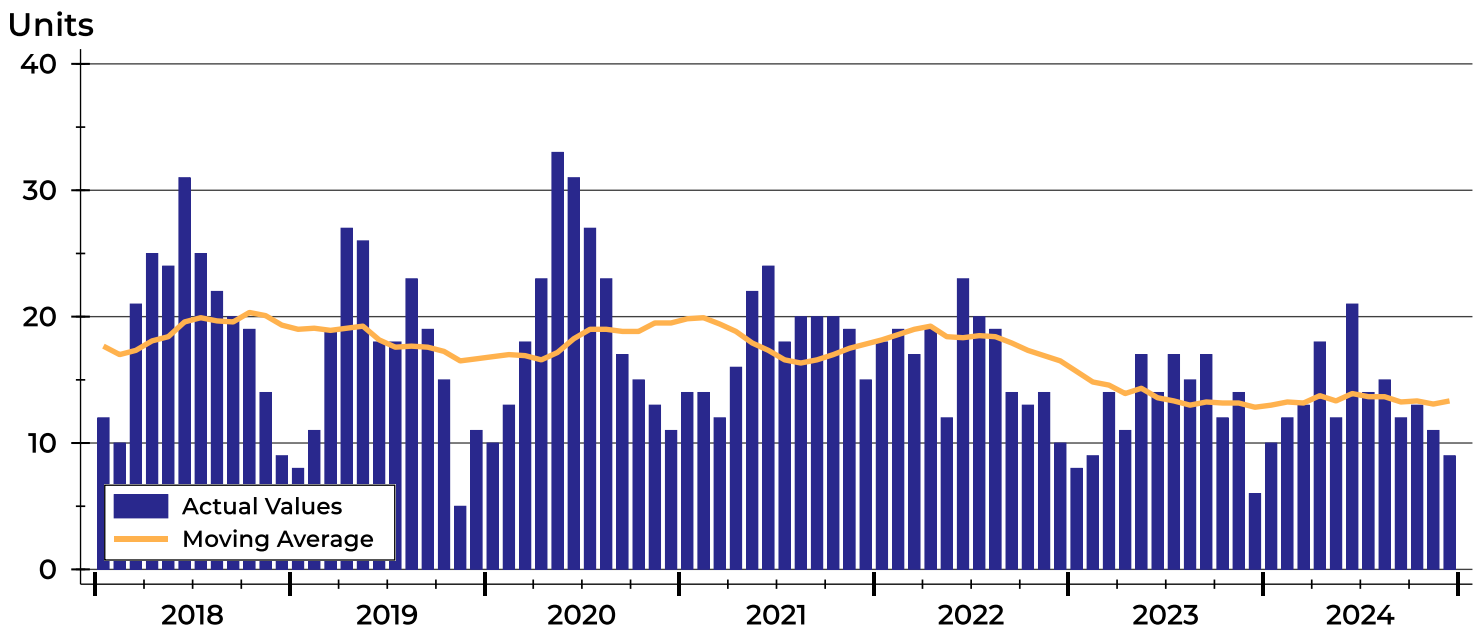
Osage County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 9 | 6 | 50.0% |
| Volume (1,000s) | | 1,966 | 1,450 | 35.6% |
| Average | List Price | 218,462 | 241,583 | -9.6% |
| | Days on Market | 48 | 25 | 92.0% |
| | Percent of Original | 95.0% | 101.0% | -5.9% |
| Median | List Price | 186,500 | 232,000 | -19.6% |
| | Days on Market | 13 | 17 | -23.5% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 9 listings in Osage County had contracts pending at the end of December, up from 6 contracts pending at the end of December 2023.

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

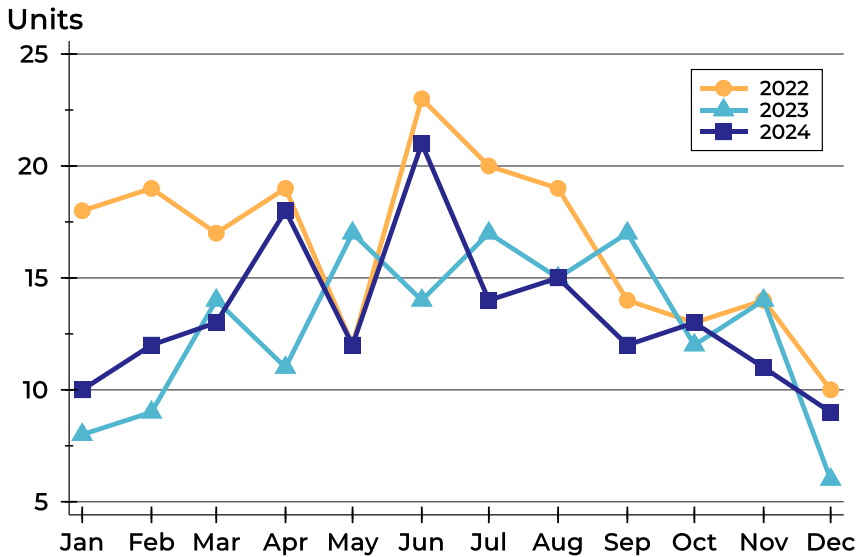
History of Pending Contracts





Osage County Pending Contracts Analysis

Pending Contracts by Month



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

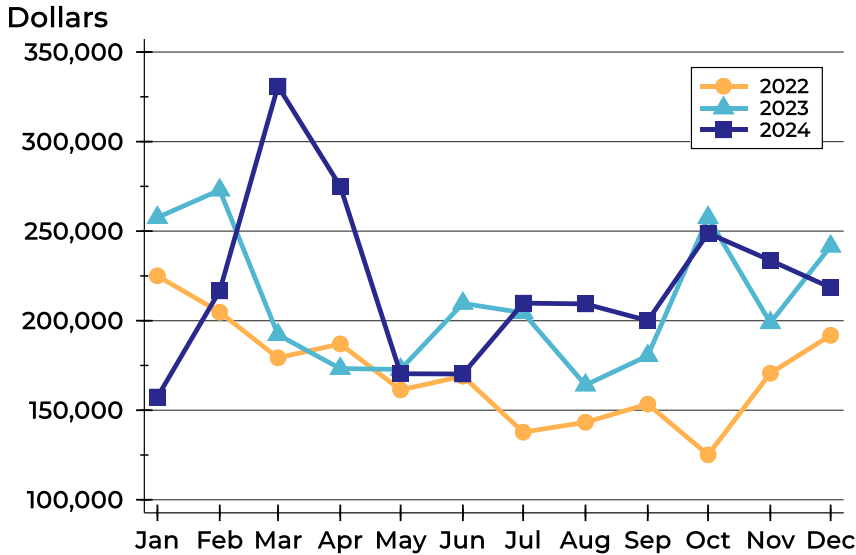
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 11.1% | 69,000 | 69,000 | 312 | 312 | 55.2% | 55.2% |
| \$100,000-\$124,999 | 1 | 11.1% | 119,900 | 119,900 | 11 | 11 | 100.0% | 100.0% |
| \$125,000-\$149,999 | 1 | 11.1% | 149,500 | 149,500 | 15 | 15 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 1 | 11.1% | 174,000 | 174,000 | 4 | 4 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 2 | 22.2% | 193,200 | 193,200 | 30 | 30 | 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 | 2 | 22.2% | 268,680 | 268,680 | 11 | 11 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 11.1% | 530,000 | 530,000 | 5 | 5 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



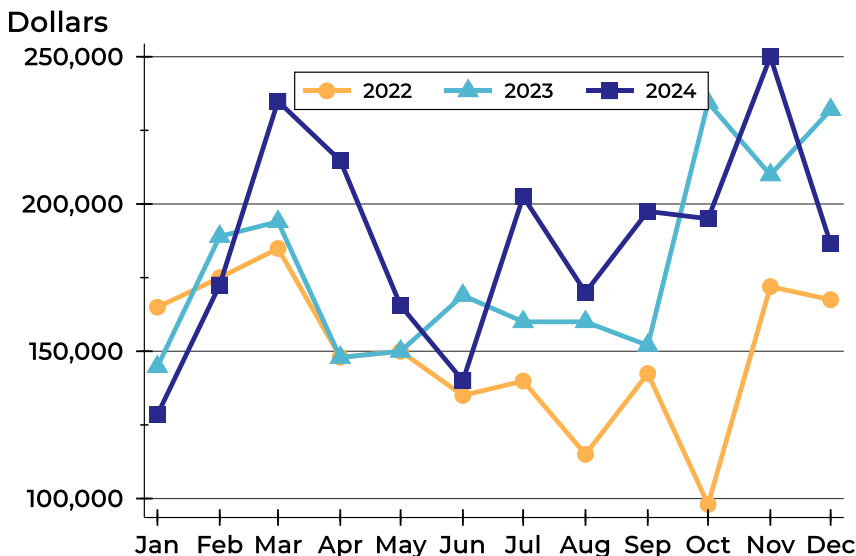
Osage County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 225,058 | 257,600 | 157,380 |
| February | 204,761 | 272,922 | 216,650 |
| March | 179,271 | 192,136 | 330,969 |
| April | 187,026 | 173,264 | 275,048 |
| May | 161,350 | 172,788 | 170,367 |
| June | 169,024 | 209,643 | 170,233 |
| July | 137,757 | 204,430 | 209,821 |
| August | 143,279 | 164,022 | 209,374 |
| September | 153,414 | 180,447 | 200,025 |
| October | 125,092 | 257,581 | 248,884 |
| November | 170,661 | 198,816 | 233,681 |
| December | 191,845 | 241,583 | 218,462 |

Median Price

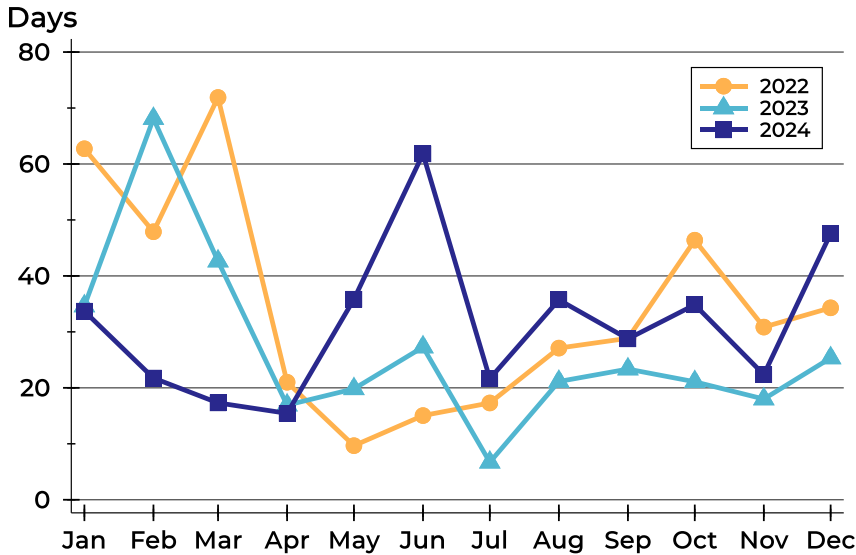


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 164,950 | 144,750 | 128,500 |
| February | 175,000 | 189,000 | 172,500 |
| March | 184,900 | 194,003 | 234,900 |
| April | 148,000 | 147,900 | 214,750 |
| May | 150,000 | 150,000 | 165,500 |
| June | 135,000 | 168,950 | 140,000 |
| July | 139,900 | 160,000 | 202,500 |
| August | 115,000 | 160,000 | 170,000 |
| September | 142,450 | 152,000 | 197,500 |
| October | 98,000 | 234,450 | 195,000 |
| November | 171,950 | 209,875 | 250,000 |
| December | 167,500 | 232,000 | 186,500 |



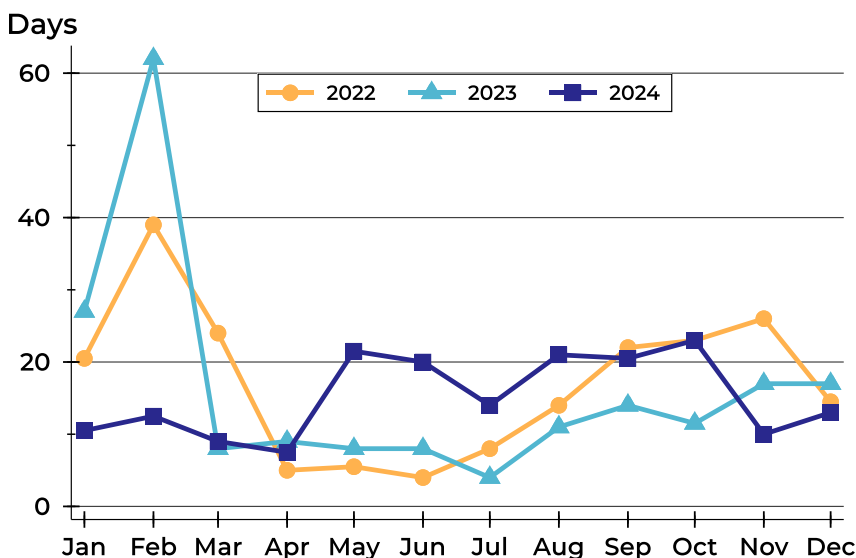
Osage County Pending Contracts Analysis

Average DOM



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

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 21 | 27 | 11 |
| February | 39 | 62 | 13 |
| March | 24 | 8 | 9 |
| April | 5 | 9 | 8 |
| May | 6 | 8 | 22 |
| June | 4 | 8 | 20 |
| July | 8 | 4 | 14 |
| August | 14 | 11 | 21 |
| September | 22 | 14 | 21 |
| October | 23 | 12 | 23 |
| November | 26 | 17 | 10 |
| December | 15 | 17 | 13 |



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Rose in December

Total home sales in other counties in the Sunflower MLS rose by 71.4% last month to 12 units, compared to 7 units in December 2023. Total sales volume was \$2.8 million, up 39.5% from a year earlier.

The median sale price in December was \$172,000, down from \$311,000 a year earlier. Homes that sold in December were typically on the market for 11 days and sold for 98.5% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of December

The total number of active listings in other counties in the Sunflower MLS at the end of December was 40 units, up from 37 at the same point in 2023. 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 December was \$235,000.

During December, a total of 12 contracts were written up from 8 in December 2023. 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

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Other Sunflower MLS Counties Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 12 | 7 | 8 | 189 | 179 | 167 |
| Change from prior year | | 71.4% | -12.5% | -46.7% | 5.6% | 7.2% | -15.7% |
| Active Listings | | 40 | 37 | 26 | N/A | N/A | N/A |
| Change from prior year | | 8.1% | 42.3% | 23.8% | | | |
| Months' Supply | | 2.5 | 2.5 | 1.9 | N/A | N/A | N/A |
| Change from prior year | | 0.0% | 31.6% | 46.2% | | | |
| New Listings | | 20 | 15 | 10 | 228 | 219 | 203 |
| Change from prior year | | 33.3% | 50.0% | 0.0% | 4.1% | 7.9% | 1.5% |
| Contracts Written | | 12 | 8 | 10 | 184 | 179 | 171 |
| Change from prior year | | 50.0% | -20.0% | -9.1% | 2.8% | 4.7% | -10.0% |
| Pending Contracts | | 12 | 6 | 12 | N/A | N/A | N/A |
| Change from prior year | | 100.0% | -50.0% | 9.1% | | | |
| Sales Volume (1,000s) | | 2,791 | 2,001 | 1,719 | 45,565 | 41,220 | 37,199 |
| Change from prior year | | 39.5% | 16.4% | -43.0% | 10.5% | 10.8% | -14.1% |
| Average | Sale Price | 232,567 | 285,857 | 214,863 | 241,085 | 230,277 | 222,746 |
| | Change from prior year | -18.6% | 33.0% | 6.8% | 4.7% | 3.4% | 1.9% |
| | List Price of Actives | 327,546 | 252,154 | 186,629 | N/A | N/A | N/A |
| | Change from prior year | 29.9% | 35.1% | -37.8% | | | |
| | Days on Market | 18 | 49 | 70 | 38 | 31 | 29 |
| Change from prior year | -63.3% | -30.0% | 218.2% | 22.6% | 6.9% | -32.6% | |
| Percent of List | 96.2% | 96.8% | 94.2% | 97.5% | 96.1% | 97.7% | |
| Change from prior year | -0.6% | 2.8% | -1.8% | 1.5% | -1.6% | -0.5% | |
| Percent of Original | 95.4% | 95.2% | 86.6% | 95.3% | 95.0% | 95.7% | |
| Change from prior year | 0.2% | 9.9% | -16.5% | 0.3% | -0.7% | -1.5% | |
| Median | Sale Price | 172,000 | 311,000 | 94,750 | 203,700 | 180,000 | 185,000 |
| | Change from prior year | -44.7% | 228.2% | -35.8% | 13.2% | -2.7% | 1.4% |
| | List Price of Actives | 235,000 | 245,000 | 149,950 | N/A | N/A | N/A |
| | Change from prior year | -4.1% | 63.4% | -40.0% | | | |
| | Days on Market | 11 | 7 | 81 | 9 | 8 | 10 |
| Change from prior year | 57.1% | -91.4% | 285.7% | 12.5% | -20.0% | -16.7% | |
| Percent of List | 98.5% | 97.3% | 94.0% | 100.0% | 98.7% | 100.0% | |
| Change from prior year | 1.2% | 3.5% | -6.0% | 1.3% | -1.3% | 0.0% | |
| Percent of Original | 96.2% | 93.4% | 88.5% | 98.6% | 97.6% | 98.6% | |
| Change from prior year | 3.0% | 5.5% | -11.5% | 1.0% | -1.0% | -1.2% | |

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



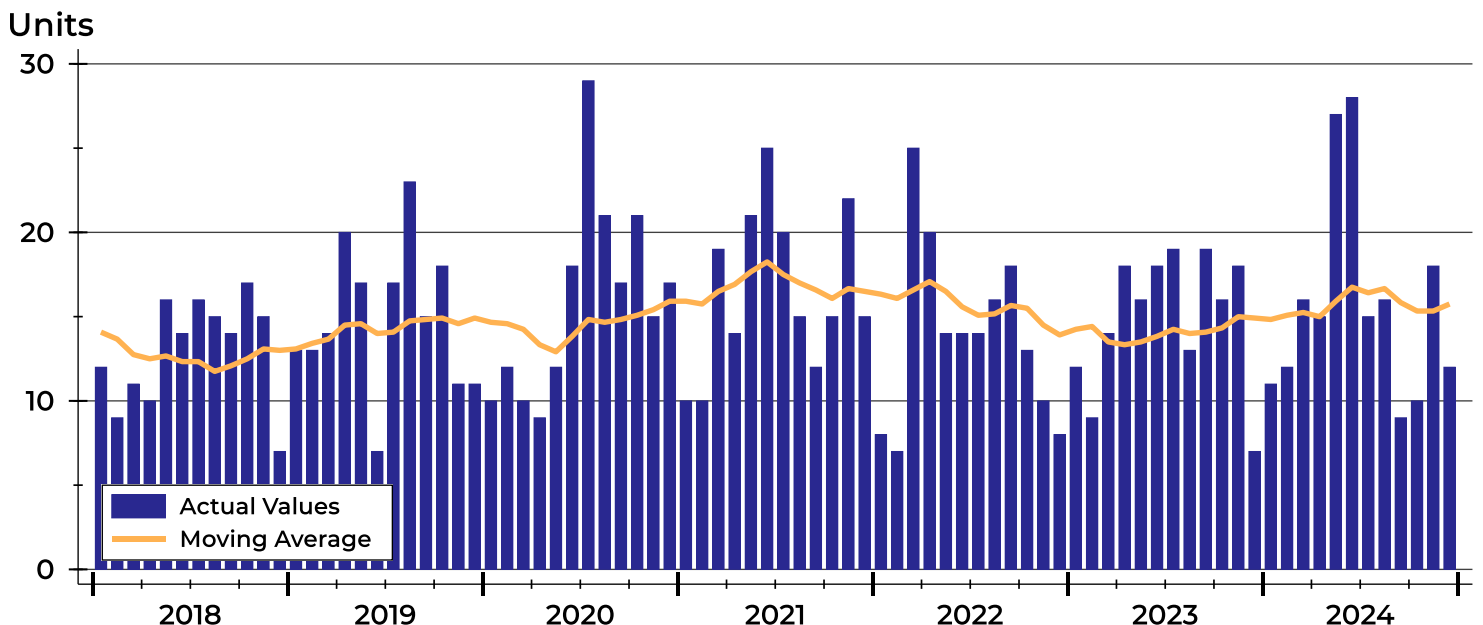
Other Sunflower MLS Counties Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 12 | 7 | 71.4% | 189 | 179 | 5.6% |
| Volume (1,000s) | | 2,791 | 2,001 | 39.5% | 45,565 | 41,220 | 10.5% |
| Months' Supply | | 2.5 | 2.5 | 0.0% | N/A | N/A | N/A |
| Average | Sale Price | 232,567 | 285,857 | -18.6% | 241,085 | 230,277 | 4.7% |
| | Days on Market | 18 | 49 | -63.3% | 38 | 31 | 22.6% |
| | Percent of List | 96.2% | 96.8% | -0.6% | 97.5% | 96.1% | 1.5% |
| | Percent of Original | 95.4% | 95.2% | 0.2% | 95.3% | 95.0% | 0.3% |
| Median | Sale Price | 172,000 | 311,000 | -44.7% | 203,700 | 180,000 | 13.2% |
| | Days on Market | 11 | 7 | 57.1% | 9 | 8 | 12.5% |
| | Percent of List | 98.5% | 97.3% | 1.2% | 100.0% | 98.7% | 1.3% |
| | Percent of Original | 96.2% | 93.4% | 3.0% | 98.6% | 97.6% | 1.0% |

A total of 12 homes sold in other counties in the Sunflower MLS in December, up from 7 units in December 2023. Total sales volume rose to \$2.8 million compared to \$2.0 million in the previous year.

The median sales price in December was \$172,000, down 44.7% compared to the prior year. Median days on market was 11 days, up from 7 days in November, and up from 7 in December 2023.

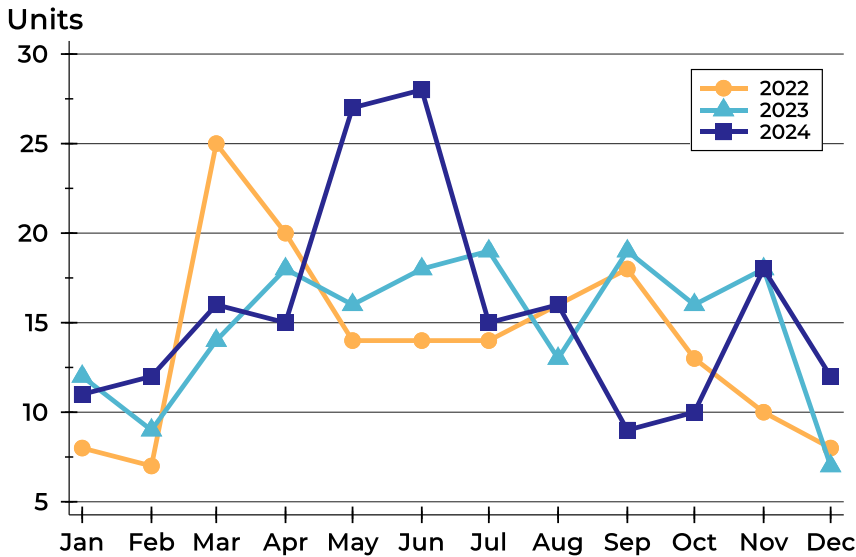
History of Closed Listings





Other Sunflower MLS Counties Closed Listings Analysis

Closed Listings by Month



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

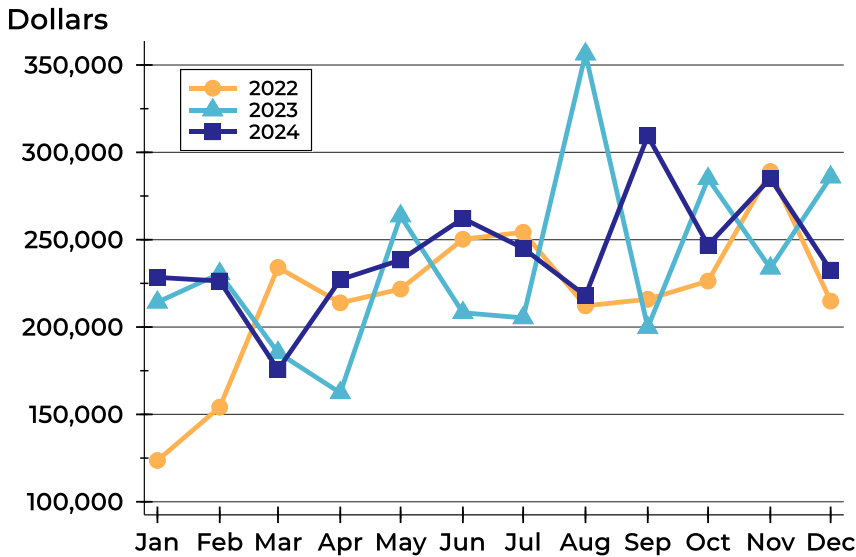
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 8.3% | 0.0 | 41,500 | 41,500 | 2 | 2 | 105.1% | 105.1% | 105.1% | 105.1% |
| \$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 | 2 | 16.7% | 2.4 | 112,000 | 112,000 | 8 | 8 | 88.5% | 88.5% | 88.5% | 88.5% |
| \$125,000-\$149,999 | 2 | 16.7% | 4.2 | 144,250 | 144,250 | 6 | 6 | 95.2% | 95.2% | 95.2% | 95.2% |
| \$150,000-\$174,999 | 1 | 8.3% | 2.0 | 165,000 | 165,000 | 3 | 3 | 94.3% | 94.3% | 94.3% | 94.3% |
| \$175,000-\$199,999 | 3 | 25.0% | 1.2 | 180,600 | 180,000 | 20 | 20 | 96.2% | 94.2% | 94.6% | 93.7% |
| \$200,000-\$249,999 | 0 | 0.0% | 3.3 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 1 | 8.3% | 3.3 | 250,000 | 250,000 | 21 | 21 | 102.0% | 102.0% | 102.0% | 102.0% |
| \$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 | 2 | 16.7% | 2.6 | 640,000 | 640,000 | 51 | 51 | 98.5% | 98.5% | 96.2% | 96.2% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



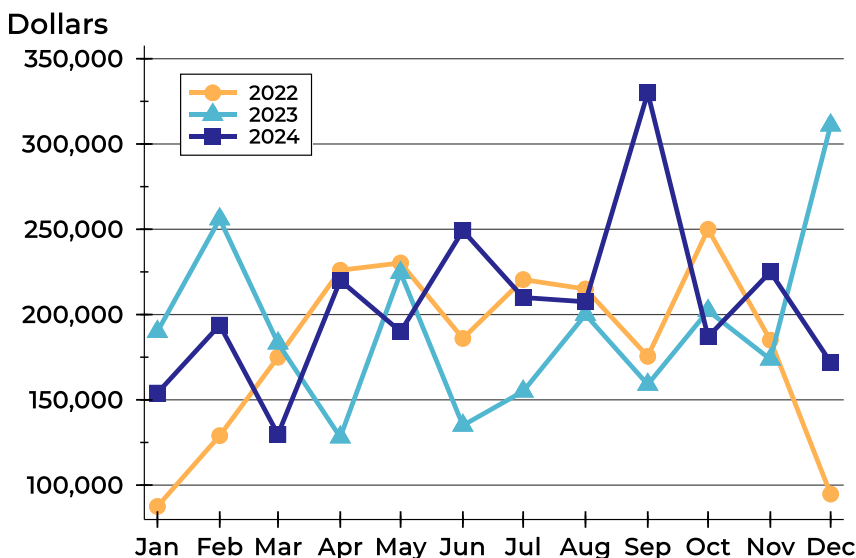
Other Sunflower MLS Counties Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 123,625 | 214,200 | 228,436 |
| February | 154,129 | 230,550 | 226,375 |
| March | 234,131 | 185,379 | 175,592 |
| April | 213,845 | 162,358 | 227,156 |
| May | 221,750 | 263,578 | 238,416 |
| June | 250,279 | 208,183 | 262,198 |
| July | 254,254 | 205,261 | 245,107 |
| August | 212,156 | 356,262 | 217,963 |
| September | 215,906 | 199,734 | 309,389 |
| October | 226,338 | 284,888 | 246,885 |
| November | 289,037 | 233,689 | 285,107 |
| December | 214,863 | 285,857 | 232,567 |

Median Price

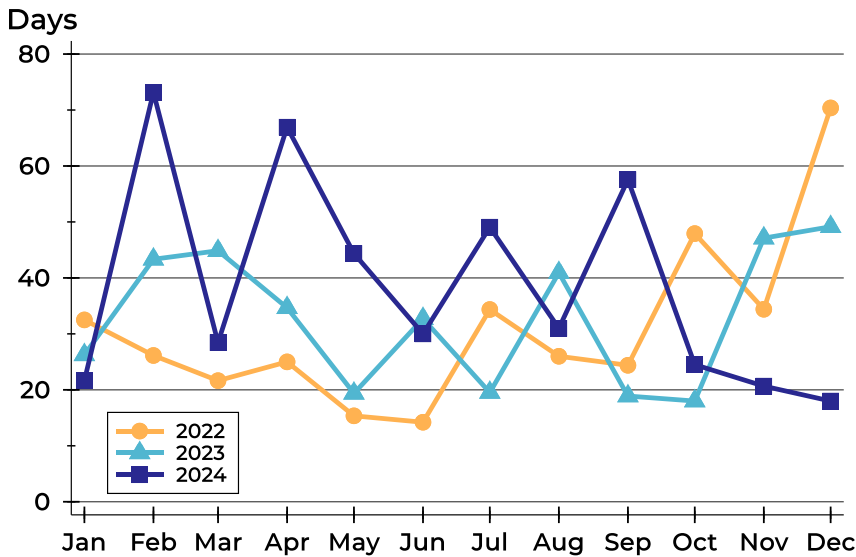


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 87,500 | 190,000 | 154,000 |
| February | 129,000 | 256,000 | 193,850 |
| March | 175,000 | 183,200 | 129,750 |
| April | 226,000 | 128,125 | 219,999 |
| May | 230,250 | 224,500 | 190,000 |
| June | 186,000 | 135,000 | 249,250 |
| July | 220,500 | 155,000 | 210,000 |
| August | 215,000 | 200,000 | 207,500 |
| September | 175,500 | 159,000 | 330,000 |
| October | 250,000 | 202,250 | 187,000 |
| November | 185,000 | 173,750 | 225,000 |
| December | 94,750 | 311,000 | 172,000 |



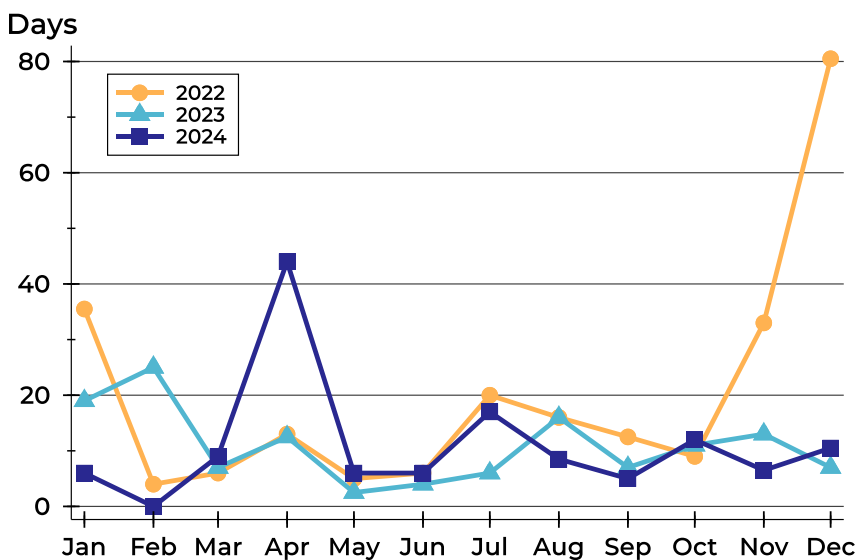
Other Sunflower MLS Counties Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 33 | 26 | 22 |
| February | 26 | 43 | 73 |
| March | 22 | 45 | 28 |
| April | 25 | 35 | 67 |
| May | 15 | 19 | 44 |
| June | 14 | 33 | 30 |
| July | 34 | 20 | 49 |
| August | 26 | 41 | 31 |
| September | 24 | 19 | 58 |
| October | 48 | 18 | 25 |
| November | 34 | 47 | 21 |
| December | 70 | 49 | 18 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 36 | 19 | 6 |
| February | 4 | 25 | N/A |
| March | 6 | 7 | 9 |
| April | 13 | 13 | 44 |
| May | 5 | 3 | 6 |
| June | 6 | 4 | 6 |
| July | 20 | 6 | 17 |
| August | 16 | 16 | 9 |
| September | 13 | 7 | 5 |
| October | 9 | 11 | 12 |
| November | 33 | 13 | 7 |
| December | 81 | 7 | 11 |



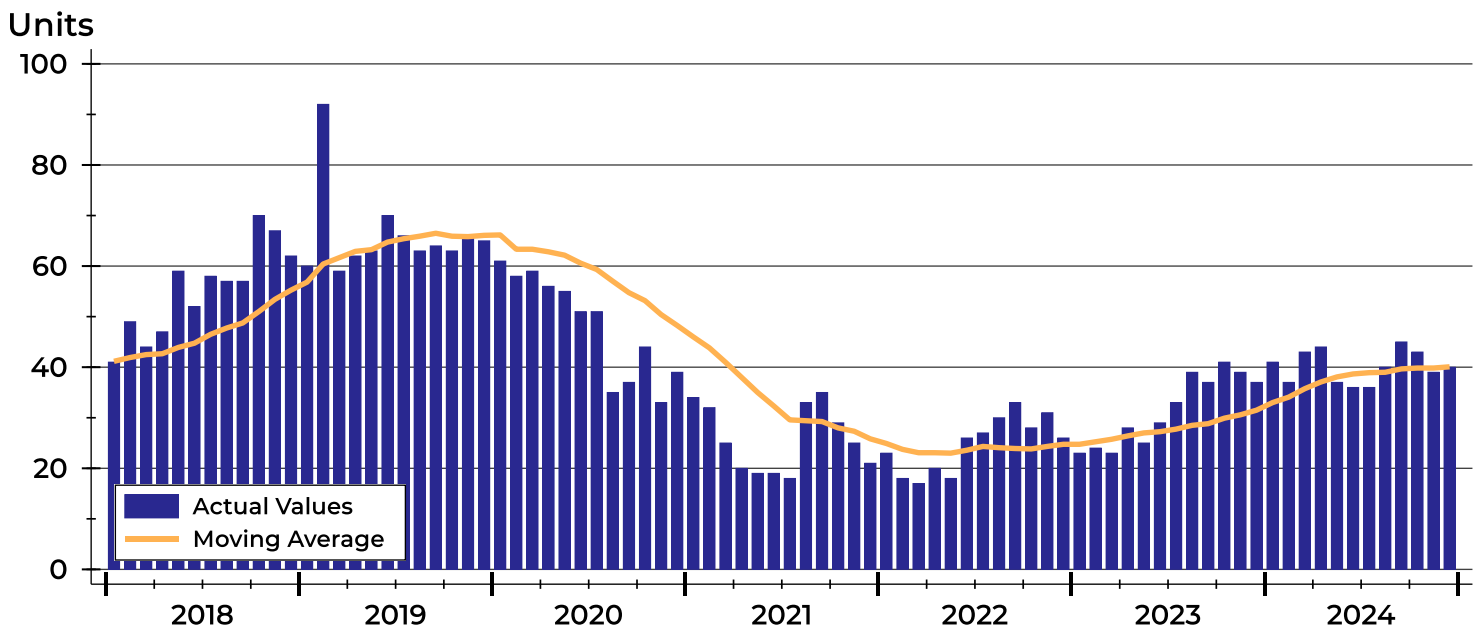
Other Sunflower MLS Counties Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | Change |
|--|---------------------|----------------|---------|--------|
| Active Listings | | 40 | 37 | 8.1% |
| Volume (1,000s) | | 13,102 | 9,330 | 40.4% |
| Months' Supply | | 2.5 | 2.5 | 0.0% |
| Average | List Price | 327,546 | 252,154 | 29.9% |
| | Days on Market | 99 | 95 | 4.2% |
| | Percent of Original | 94.3% | 95.5% | -1.3% |
| Median | List Price | 235,000 | 245,000 | -4.1% |
| | Days on Market | 60 | 82 | -26.8% |
| | Percent of Original | 96.3% | 100.0% | -3.7% |

A total of 40 homes were available for sale in other counties in the Sunflower MLS at the end of December. This represents a 2.5 months' supply of active listings.

The median list price of homes on the market at the end of December was \$235,000, down 4.1% from 2023. The typical time on market for active listings was 60 days, down from 82 days a year earlier.

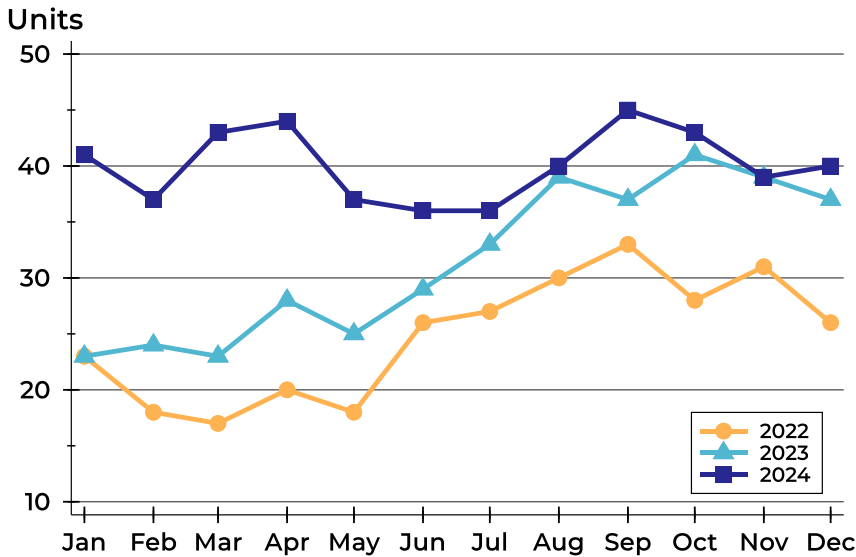
History of Active Listings





Other Sunflower MLS Counties Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 23 | 23 | 41 |
| February | 18 | 24 | 37 |
| March | 17 | 23 | 43 |
| April | 20 | 28 | 44 |
| May | 18 | 25 | 37 |
| June | 26 | 29 | 36 |
| July | 27 | 33 | 36 |
| August | 30 | 39 | 40 |
| September | 33 | 37 | 45 |
| October | 28 | 41 | 43 |
| November | 31 | 39 | 39 |
| December | 26 | 37 | 40 |

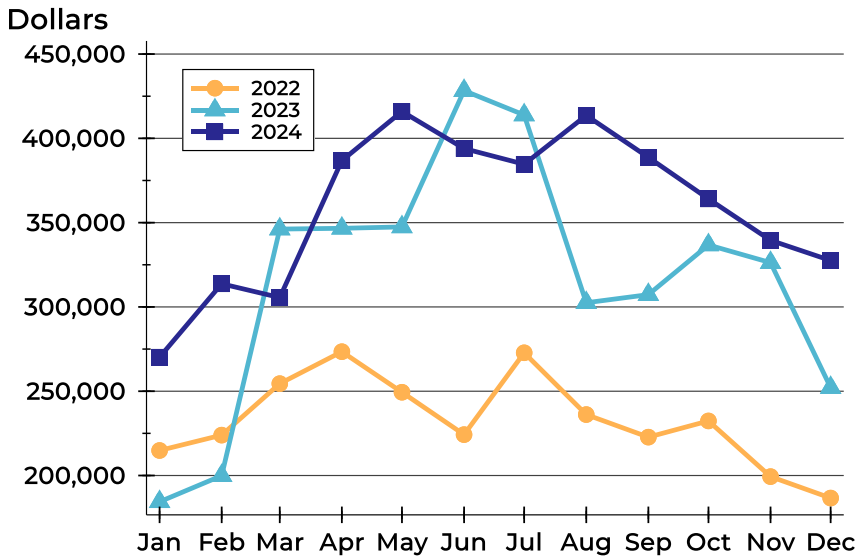
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 4 | 10.0% | N/A | 62,700 | 62,950 | 27 | 24 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 2 | 5.0% | 2.4 | 118,900 | 118,900 | 203 | 203 | 76.9% | 76.9% |
| \$125,000-\$149,999 | 6 | 15.0% | 4.2 | 135,633 | 134,500 | 80 | 63 | 96.0% | 96.2% |
| \$150,000-\$174,999 | 3 | 7.5% | 2.0 | 167,933 | 169,900 | 95 | 92 | 90.0% | 89.1% |
| \$175,000-\$199,999 | 2 | 5.0% | 1.2 | 177,500 | 177,500 | 97 | 97 | 95.9% | 95.9% |
| \$200,000-\$249,999 | 6 | 15.0% | 3.3 | 235,300 | 235,000 | 136 | 83 | 94.7% | 94.5% |
| \$250,000-\$299,999 | 5 | 12.5% | 3.3 | 269,500 | 275,000 | 144 | 203 | 92.9% | 93.3% |
| \$300,000-\$399,999 | 6 | 15.0% | N/A | 328,333 | 322,500 | 77 | 36 | 95.3% | 97.9% |
| \$400,000-\$499,999 | 2 | 5.0% | N/A | 456,000 | 456,000 | 63 | 63 | 96.9% | 96.9% |
| \$500,000-\$749,999 | 3 | 7.5% | 2.6 | 599,778 | 649,335 | 33 | 36 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 1 | 2.5% | N/A | 3,500,000 | 3,500,000 | 273 | 273 | 81.4% | 81.4% |



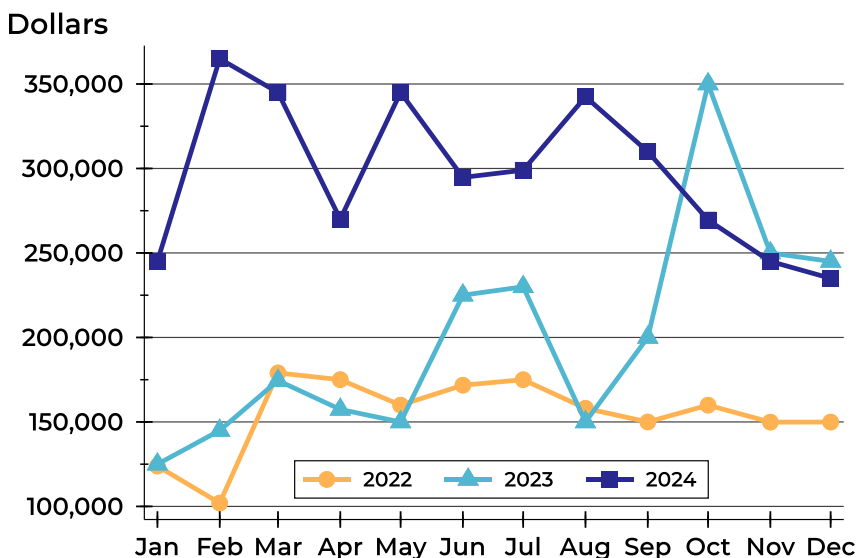
Other Sunflower MLS Counties Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 214,843 | 184,428 | 270,194 |
| February | 223,958 | 199,913 | 313,731 |
| March | 254,500 | 346,191 | 305,555 |
| April | 273,461 | 346,646 | 386,806 |
| May | 249,394 | 347,468 | 415,954 |
| June | 224,254 | 428,307 | 393,965 |
| July | 272,802 | 413,864 | 384,649 |
| August | 236,167 | 302,486 | 413,592 |
| September | 222,776 | 307,308 | 388,749 |
| October | 232,386 | 336,764 | 364,095 |
| November | 199,360 | 326,275 | 339,518 |
| December | 186,629 | 252,154 | 327,546 |

Median Price

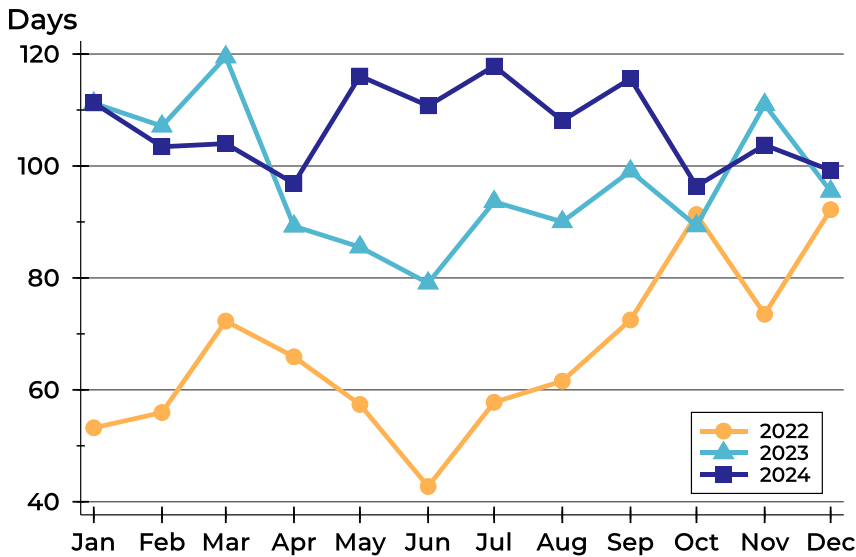


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 123,900 | 125,000 | 245,000 |
| February | 102,000 | 144,950 | 364,950 |
| March | 179,000 | 174,500 | 345,000 |
| April | 175,000 | 157,400 | 270,000 |
| May | 159,950 | 150,000 | 345,000 |
| June | 171,750 | 225,000 | 294,700 |
| July | 175,000 | 230,000 | 298,995 |
| August | 158,078 | 150,000 | 342,450 |
| September | 150,000 | 200,000 | 310,000 |
| October | 159,950 | 350,000 | 269,500 |
| November | 149,900 | 250,000 | 245,000 |
| December | 149,950 | 245,000 | 235,000 |



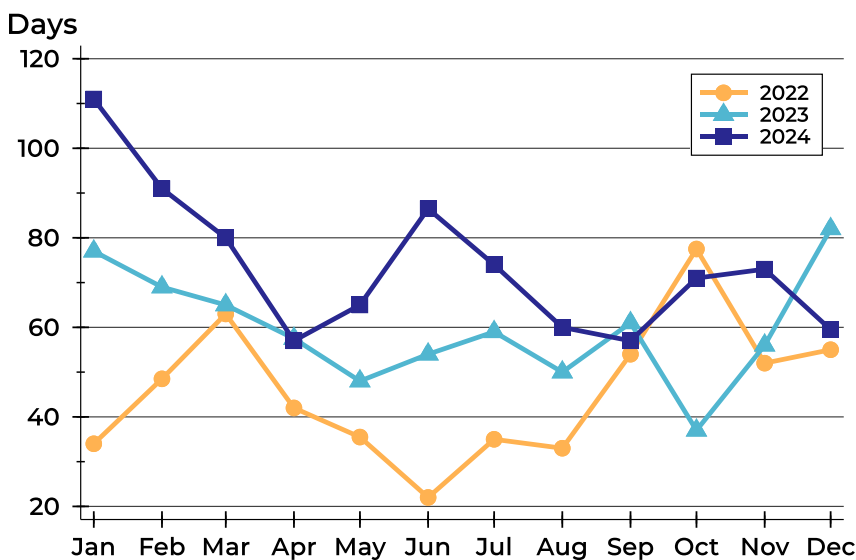
Other Sunflower MLS Counties Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 53 | 111 | 111 |
| February | 56 | 107 | 103 |
| March | 72 | 119 | 104 |
| April | 66 | 89 | 97 |
| May | 57 | 86 | 116 |
| June | 43 | 79 | 111 |
| July | 58 | 94 | 118 |
| August | 62 | 90 | 108 |
| September | 72 | 99 | 116 |
| October | 91 | 89 | 96 |
| November | 74 | 111 | 104 |
| December | 92 | 95 | 99 |

Median DOM

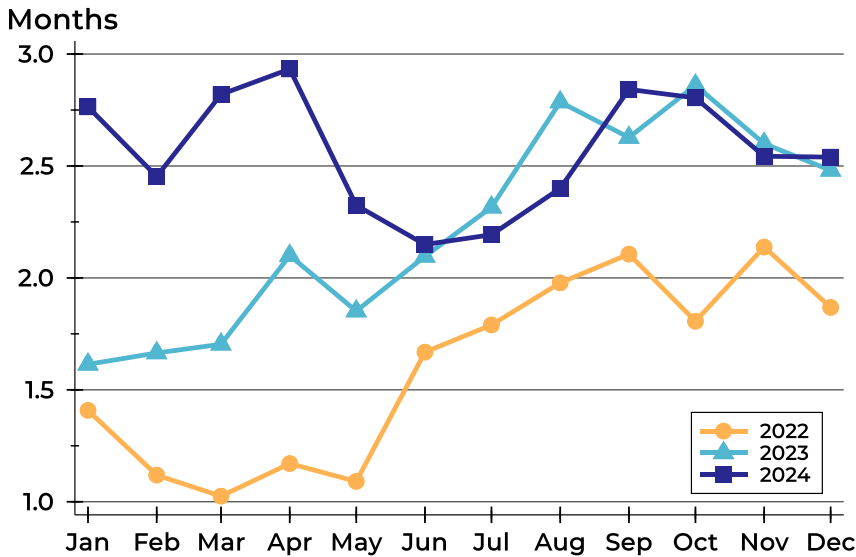


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 34 | 77 | 111 |
| February | 49 | 69 | 91 |
| March | 63 | 65 | 80 |
| April | 42 | 58 | 57 |
| May | 36 | 48 | 65 |
| June | 22 | 54 | 87 |
| July | 35 | 59 | 74 |
| August | 33 | 50 | 60 |
| September | 54 | 61 | 57 |
| October | 78 | 37 | 71 |
| November | 52 | 56 | 73 |
| December | 55 | 82 | 60 |



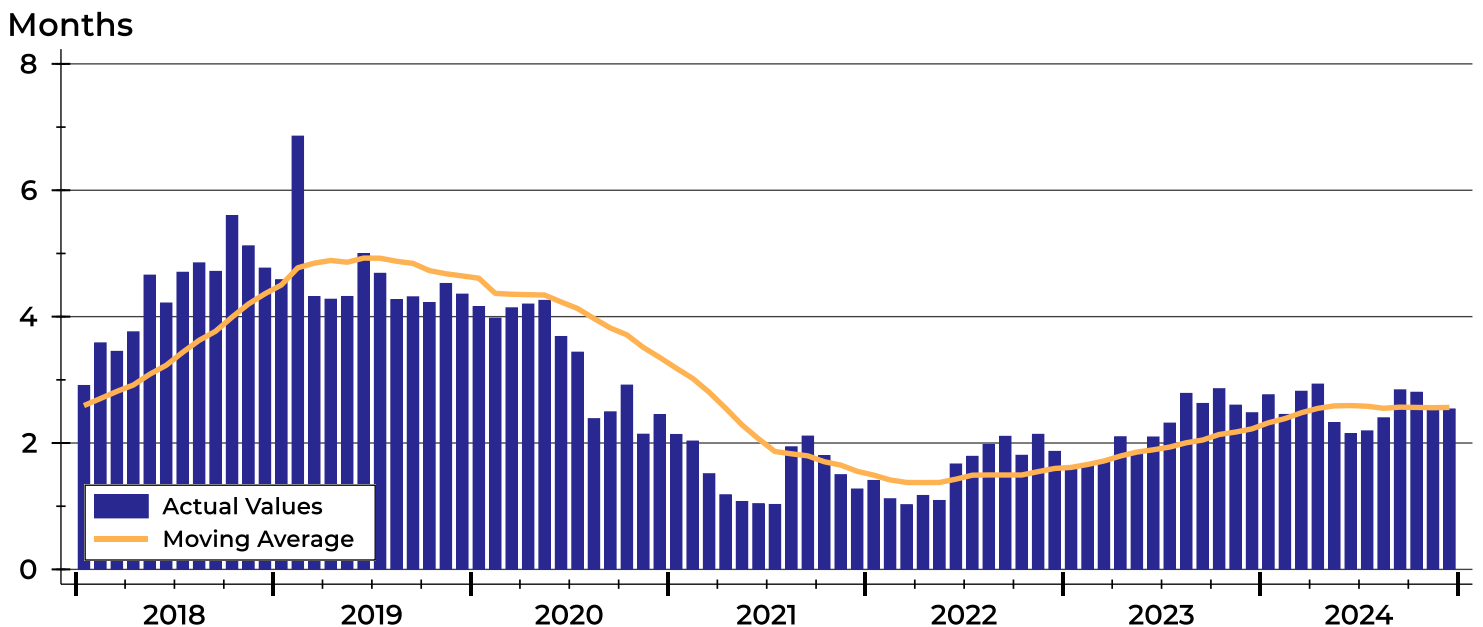
Other Sunflower MLS Counties Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 1.4 | 1.6 | 2.8 |
| February | 1.1 | 1.7 | 2.5 |
| March | 1.0 | 1.7 | 2.8 |
| April | 1.2 | 2.1 | 2.9 |
| May | 1.1 | 1.9 | 2.3 |
| June | 1.7 | 2.1 | 2.1 |
| July | 1.8 | 2.3 | 2.2 |
| August | 2.0 | 2.8 | 2.4 |
| September | 2.1 | 2.6 | 2.8 |
| October | 1.8 | 2.9 | 2.8 |
| November | 2.1 | 2.6 | 2.5 |
| December | 1.9 | 2.5 | 2.5 |

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

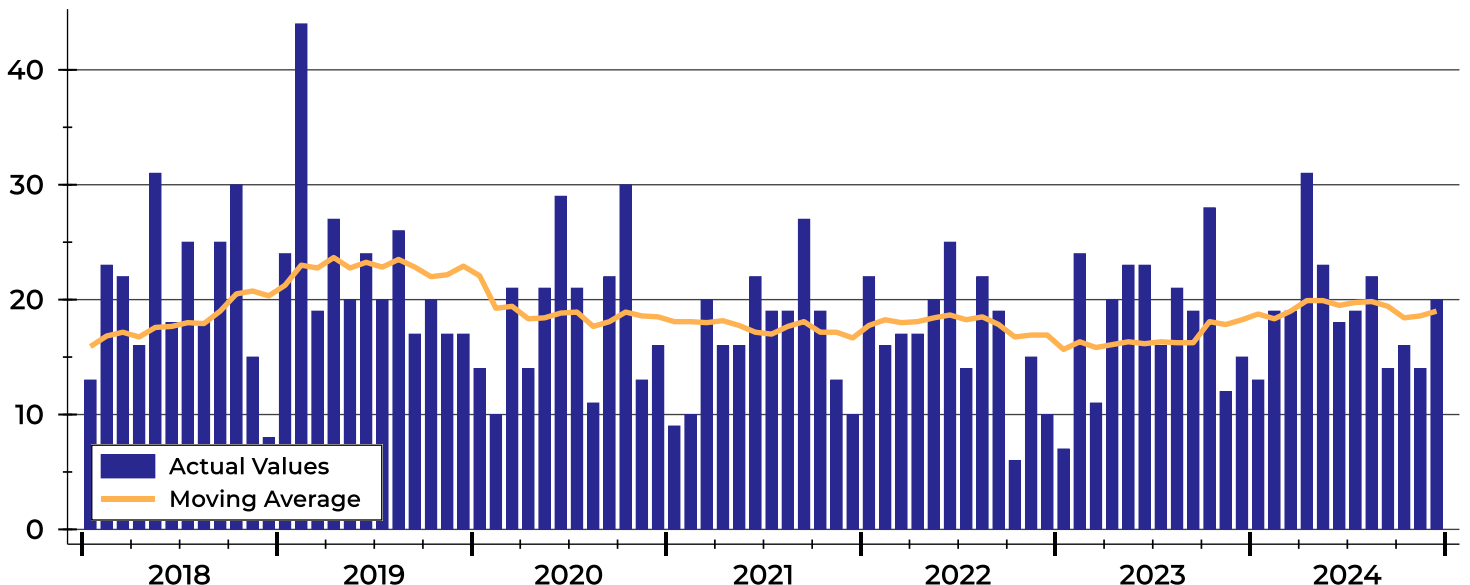
| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 20 | 15 | 33.3% |
| | Volume (1,000s) | 5,037 | 2,782 | 81.1% |
| | Average List Price | 251,847 | 185,447 | 35.8% |
| | Median List Price | 254,450 | 150,000 | 69.6% |
| Year-to-Date | New Listings | 228 | 219 | 4.1% |
| | Volume (1,000s) | 61,978 | 59,283 | 4.5% |
| | Average List Price | 271,835 | 270,700 | 0.4% |
| | Median List Price | 222,500 | 197,000 | 12.9% |

A total of 20 new listings were added in other counties in the Sunflower MLS during December, up 33.3% from the same month in 2023. Year-to-date other counties in the Sunflower MLS has seen 228 new listings.

The median list price of these homes was \$254,450 up from \$150,000 in 2023.

History of New Listings

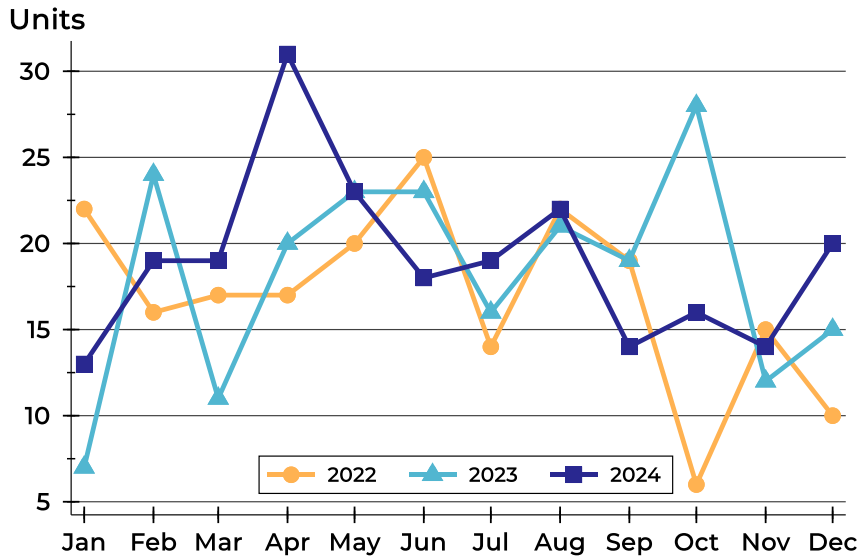
Units





Other Sunflower MLS Counties New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 22 | 7 | 13 |
| February | 16 | 24 | 19 |
| March | 17 | 11 | 19 |
| April | 17 | 20 | 31 |
| May | 20 | 23 | 23 |
| June | 25 | 23 | 18 |
| July | 14 | 16 | 19 |
| August | 22 | 21 | 22 |
| September | 19 | 19 | 14 |
| October | 6 | 28 | 16 |
| November | 15 | 12 | 14 |
| December | 10 | 15 | 20 |

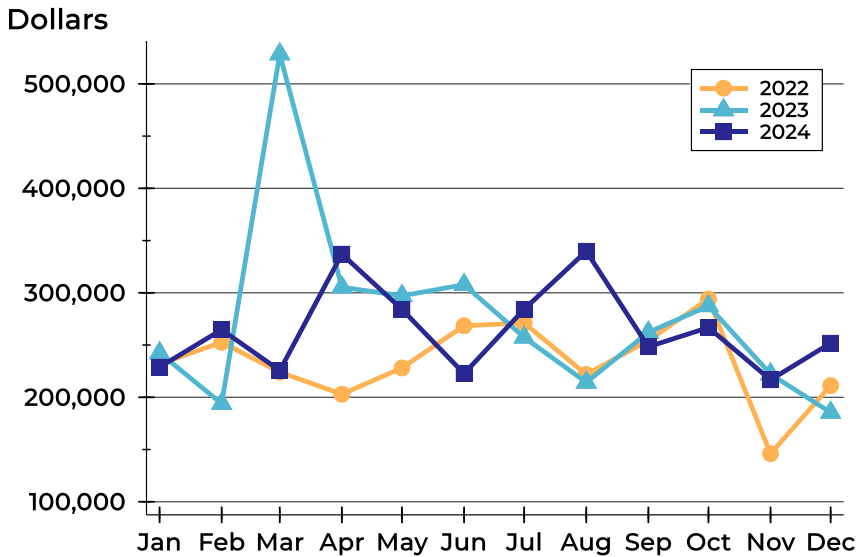
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 5.0% | 39,500 | 39,500 | 2 | 2 | 105.1% | 105.1% |
| \$50,000-\$99,999 | 2 | 10.0% | 57,450 | 57,450 | 15 | 15 | 100.0% | 100.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 2 | 10.0% | 132,450 | 132,450 | 21 | 21 | 98.1% | 98.1% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 5 | 25.0% | 228,060 | 227,500 | 25 | 34 | 99.5% | 100.0% |
| \$250,000-\$299,999 | 4 | 20.0% | 277,000 | 279,500 | 18 | 15 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 4 | 20.0% | 326,250 | 315,000 | 20 | 23 | 99.2% | 100.0% |
| \$400,000-\$499,999 | 1 | 5.0% | 415,000 | 415,000 | 34 | 34 | 99.0% | 99.0% |
| \$500,000-\$749,999 | 1 | 5.0% | 649,335 | 649,335 | 12 | 12 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



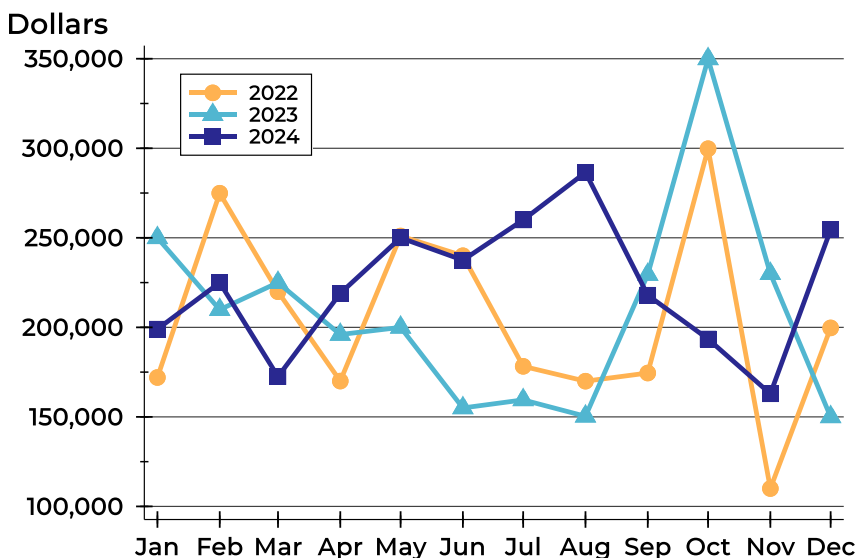
Other Sunflower MLS Counties New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 231,859 | 242,479 | 228,888 |
| February | 252,629 | 193,938 | 264,737 |
| March | 224,124 | 528,527 | 225,589 |
| April | 202,936 | 305,345 | 337,055 |
| May | 228,105 | 297,170 | 284,187 |
| June | 268,488 | 307,804 | 222,627 |
| July | 271,132 | 257,413 | 284,284 |
| August | 221,862 | 214,260 | 339,845 |
| September | 254,405 | 262,173 | 248,336 |
| October | 294,050 | 287,455 | 266,796 |
| November | 146,017 | 222,217 | 216,714 |
| December | 211,190 | 185,447 | 251,847 |

Median Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 172,000 | 250,000 | 199,000 |
| February | 274,900 | 209,875 | 225,000 |
| March | 219,900 | 225,000 | 172,500 |
| April | 170,000 | 196,000 | 219,000 |
| May | 251,000 | 200,000 | 250,000 |
| June | 240,000 | 155,000 | 237,500 |
| July | 178,250 | 159,500 | 260,000 |
| August | 169,950 | 150,350 | 286,500 |
| September | 174,500 | 229,500 | 217,950 |
| October | 299,750 | 349,925 | 193,500 |
| November | 110,000 | 230,000 | 162,900 |
| December | 199,700 | 150,000 | 254,450 |



Other Sunflower MLS Counties Contracts Written Analysis

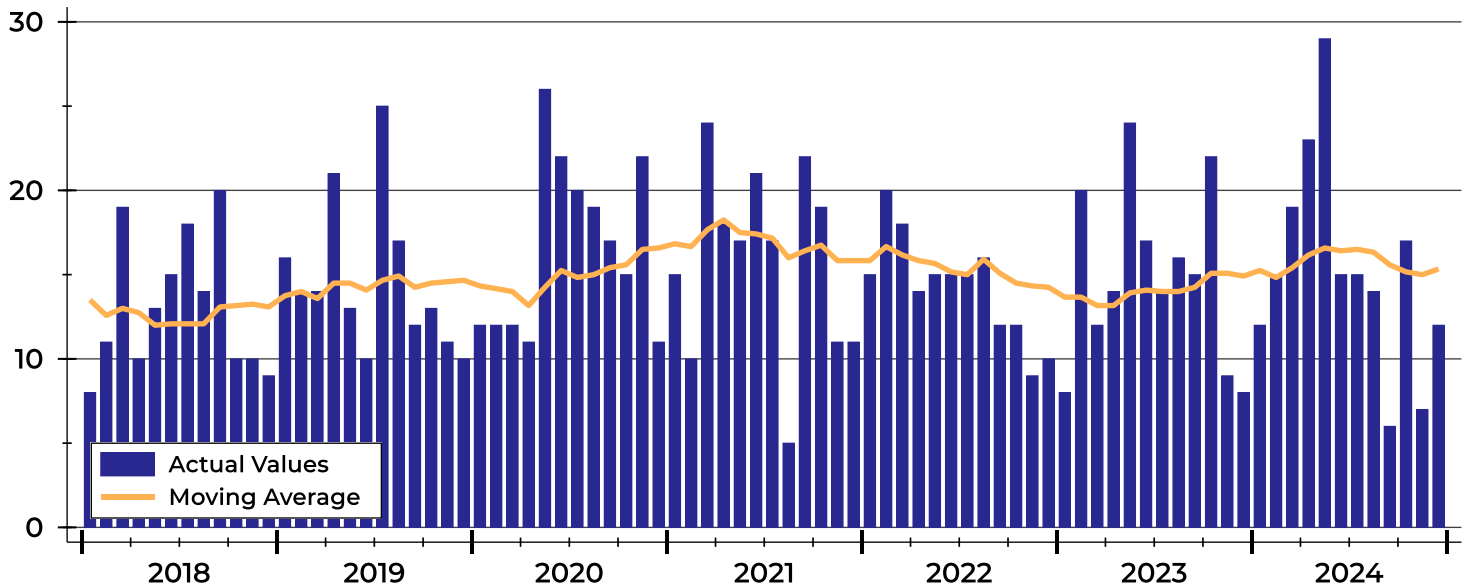
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|---------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 12 | 8 | 50.0% | 184 | 179 | 2.8% |
| Volume (1,000s) | | 2,610 | 1,699 | 53.6% | 45,377 | 42,669 | 6.3% |
| Average | Sale Price | 217,492 | 212,350 | 2.4% | 246,613 | 238,372 | 3.5% |
| | Days on Market | 27 | 56 | -51.8% | 39 | 31 | 25.8% |
| | Percent of Original | 97.6% | 97.5% | 0.1% | 95.2% | 95.2% | 0.0% |
| Median | Sale Price | 245,000 | 151,450 | 61.8% | 214,900 | 175,000 | 22.8% |
| | Days on Market | 14 | 1 | 1300.0% | 10 | 7 | 42.9% |
| | Percent of Original | 100.0% | 99.3% | 0.7% | 98.2% | 98.2% | 0.0% |

A total of 12 contracts for sale were written in other counties in the Sunflower MLS during the month of December, up from 8 in 2023. The median list price of these homes was \$245,000, up from \$151,450 the prior year.

Half of the homes that went under contract in December were on the market less than 14 days, compared to 1 days in December 2023.

History of Contracts Written

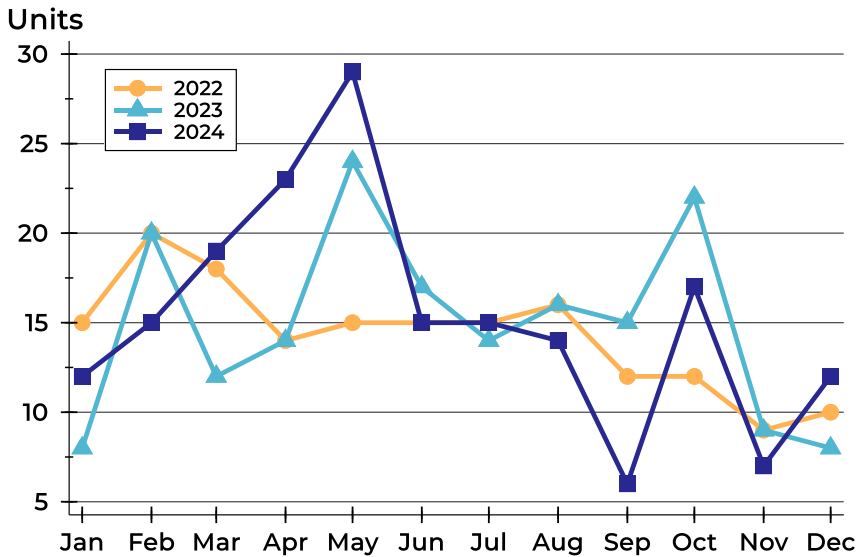
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 15 | 8 | 12 |
| February | 20 | 20 | 15 |
| March | 18 | 12 | 19 |
| April | 14 | 14 | 23 |
| May | 15 | 24 | 29 |
| June | 15 | 17 | 15 |
| July | 15 | 14 | 15 |
| August | 16 | 16 | 14 |
| September | 12 | 15 | 6 |
| October | 12 | 22 | 17 |
| November | 9 | 9 | 7 |
| December | 10 | 8 | 12 |

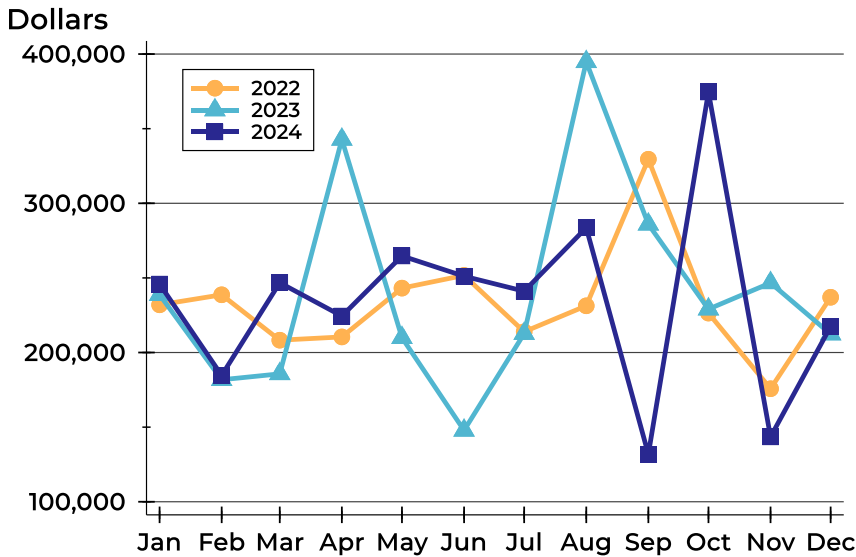
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 1 | 8.3% | 39,500 | 39,500 | 2 | 2 | 105.1% | 105.1% |
| \$50,000-\$99,999 | 1 | 8.3% | 67,500 | 67,500 | 152 | 152 | 90.0% | 90.0% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 8.3% | 155,000 | 155,000 | 12 | 12 | 90.3% | 90.3% |
| \$175,000-\$199,999 | 1 | 8.3% | 190,000 | 190,000 | 41 | 41 | 89.5% | 89.5% |
| \$200,000-\$249,999 | 3 | 25.0% | 231,000 | 245,000 | 15 | 21 | 101.0% | 101.0% |
| \$250,000-\$299,999 | 4 | 33.3% | 288,725 | 289,950 | 19 | 11 | 99.2% | 100.0% |
| \$300,000-\$399,999 | 1 | 8.3% | 310,000 | 310,000 | 0 | 0 | 96.9% | 96.9% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



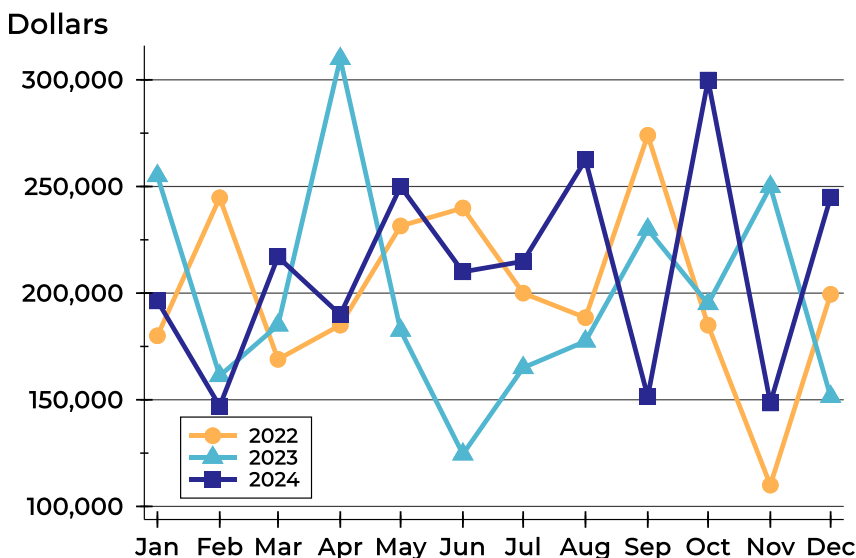
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 231,987 | 238,744 | 245,875 |
| February | 238,700 | 181,775 | 184,687 |
| March | 208,275 | 185,725 | 246,797 |
| April | 210,464 | 342,821 | 224,452 |
| May | 243,174 | 209,946 | 264,717 |
| June | 251,680 | 147,841 | 251,140 |
| July | 213,920 | 212,693 | 241,101 |
| August | 231,319 | 394,841 | 283,620 |
| September | 329,542 | 285,947 | 131,833 |
| October | 226,425 | 229,077 | 374,591 |
| November | 175,744 | 246,683 | 143,486 |
| December | 237,040 | 212,350 | 217,492 |

Median Price

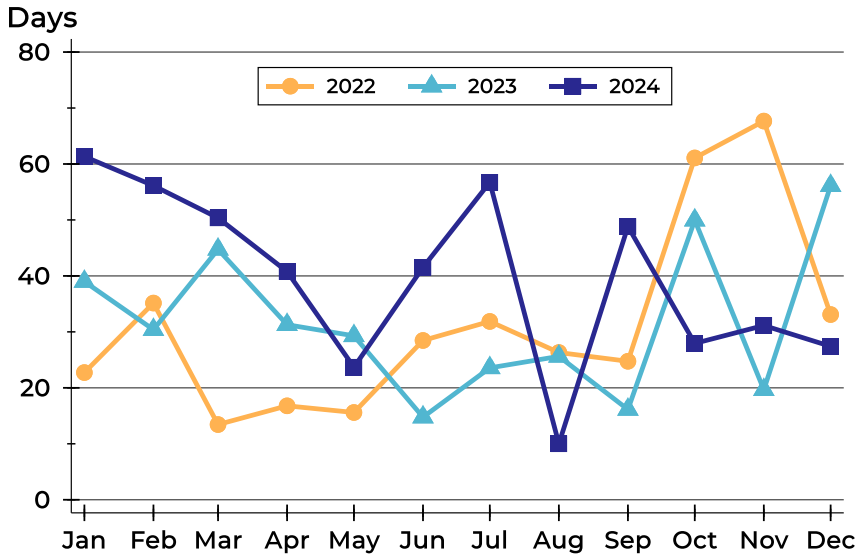


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 180,000 | 255,000 | 196,350 |
| February | 244,700 | 161,250 | 147,000 |
| March | 168,950 | 184,950 | 216,999 |
| April | 185,000 | 309,900 | 189,900 |
| May | 231,500 | 182,500 | 250,000 |
| June | 239,900 | 124,500 | 210,000 |
| July | 200,000 | 165,000 | 214,900 |
| August | 188,500 | 177,450 | 262,500 |
| September | 274,000 | 229,900 | 151,500 |
| October | 185,000 | 194,998 | 299,900 |
| November | 110,000 | 249,900 | 148,500 |
| December | 199,450 | 151,450 | 245,000 |



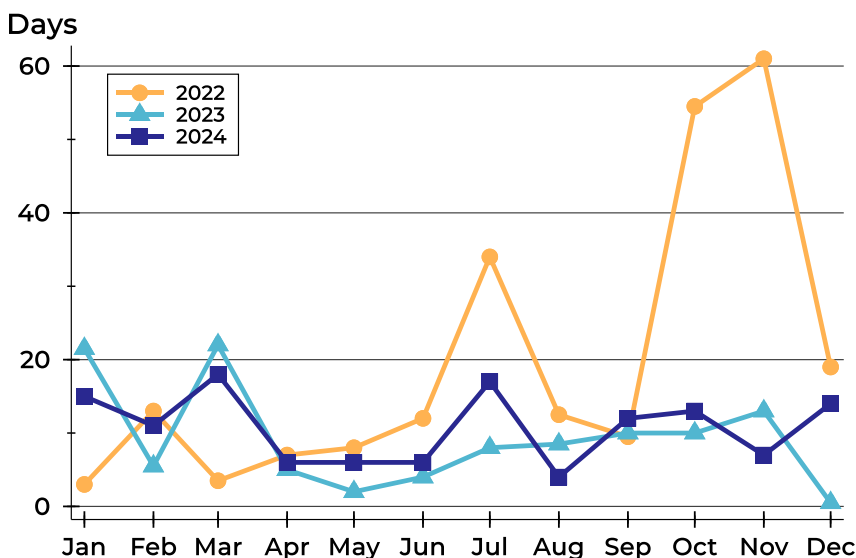
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 23 | 39 | 61 |
| February | 35 | 30 | 56 |
| March | 13 | 45 | 50 |
| April | 17 | 31 | 41 |
| May | 16 | 29 | 24 |
| June | 28 | 15 | 42 |
| July | 32 | 24 | 57 |
| August | 26 | 26 | 10 |
| September | 25 | 16 | 49 |
| October | 61 | 50 | 28 |
| November | 68 | 20 | 31 |
| December | 33 | 56 | 27 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 3 | 22 | 15 |
| February | 13 | 6 | 11 |
| March | 4 | 22 | 18 |
| April | 7 | 5 | 6 |
| May | 8 | 2 | 6 |
| June | 12 | 4 | 6 |
| July | 34 | 8 | 17 |
| August | 13 | 9 | 4 |
| September | 10 | 10 | 12 |
| October | 55 | 10 | 13 |
| November | 61 | 13 | 7 |
| December | 19 | 1 | 14 |



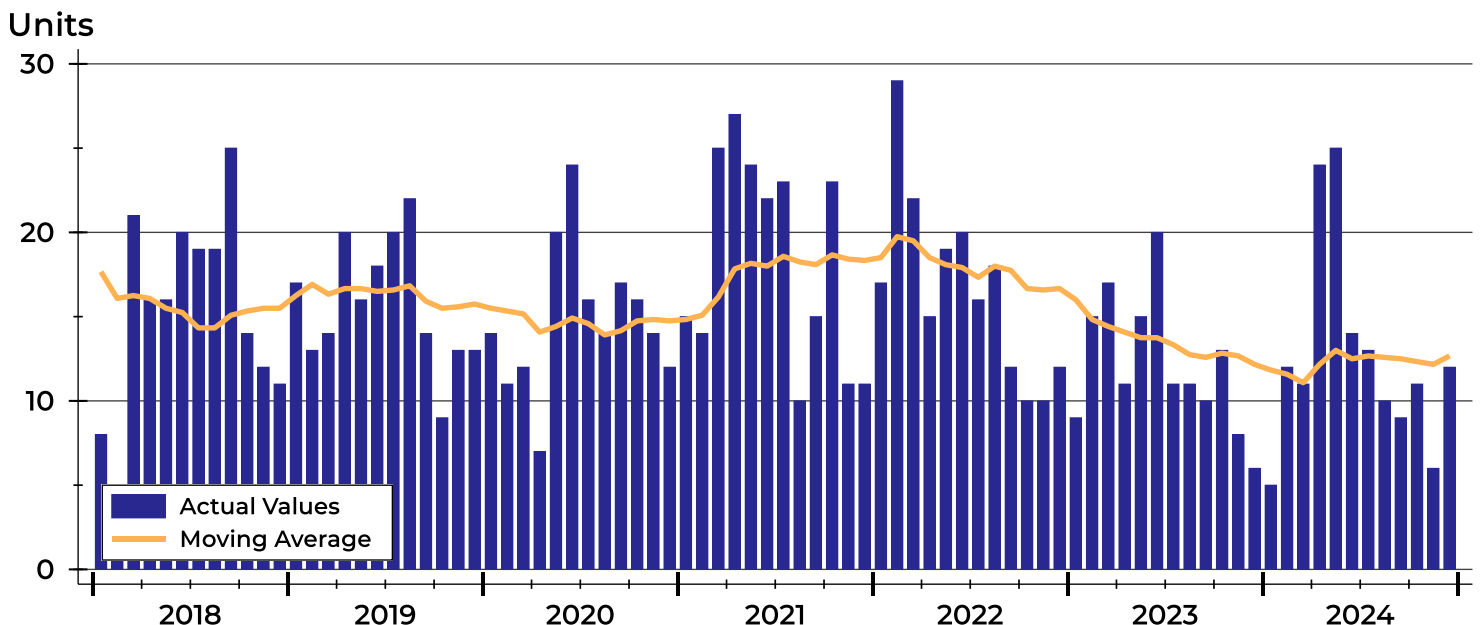
Other Sunflower MLS Counties Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 12 | 6 | 100.0% |
| Volume (1,000s) | | 2,703 | 1,150 | 135.0% |
| Average | List Price | 225,283 | 191,633 | 17.6% |
| | Days on Market | 39 | 107 | -63.6% |
| | Percent of Original | 96.2% | 95.8% | 0.4% |
| Median | List Price | 242,500 | 163,950 | 47.9% |
| | Days on Market | 19 | 25 | -24.0% |
| | Percent of Original | 98.5% | 98.9% | -0.4% |

A total of 12 listings in other counties in the Sunflower MLS had contracts pending at the end of December, up from 6 contracts pending at the end of December 2023.

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

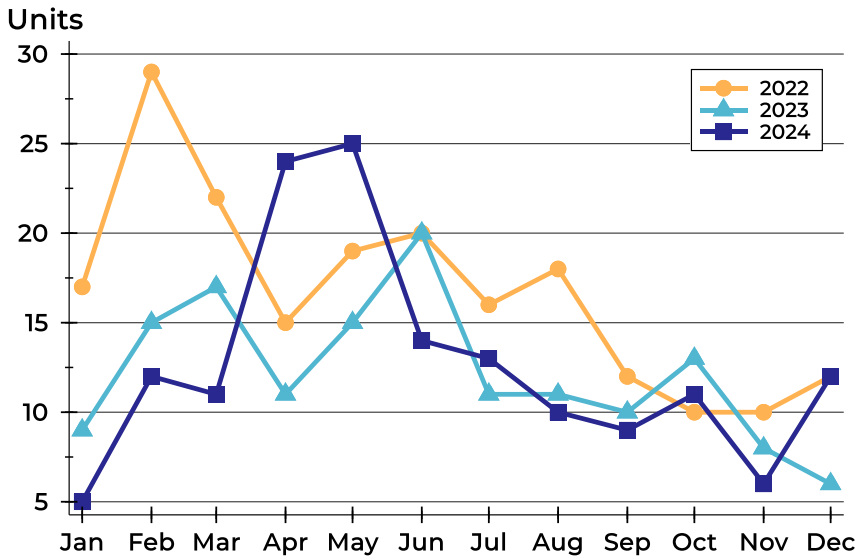
History of Pending Contracts





Other Sunflower MLS Counties Pending Contracts Analysis

Pending Contracts by Month



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

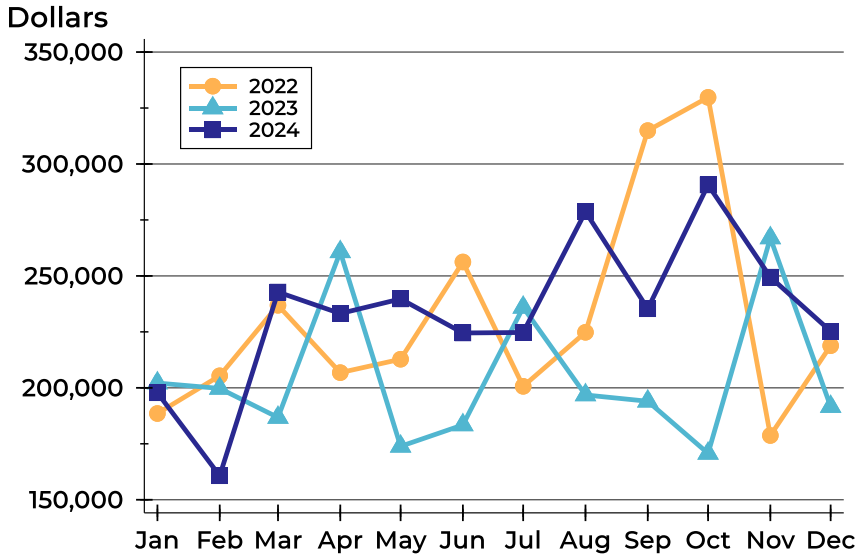
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 8.3% | 67,500 | 67,500 | 152 | 152 | 90.0% | 90.0% |
| \$100,000-\$124,999 | 1 | 8.3% | 108,000 | 108,000 | 131 | 131 | 86.4% | 86.4% |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 2 | 16.7% | 187,500 | 187,500 | 45 | 45 | 92.2% | 92.2% |
| \$200,000-\$249,999 | 3 | 25.0% | 229,333 | 240,000 | 8 | 3 | 100.0% | 100.0% |
| \$250,000-\$299,999 | 4 | 33.3% | 288,725 | 289,950 | 19 | 11 | 99.2% | 100.0% |
| \$300,000-\$399,999 | 1 | 8.3% | 310,000 | 310,000 | 0 | 0 | 96.9% | 96.9% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



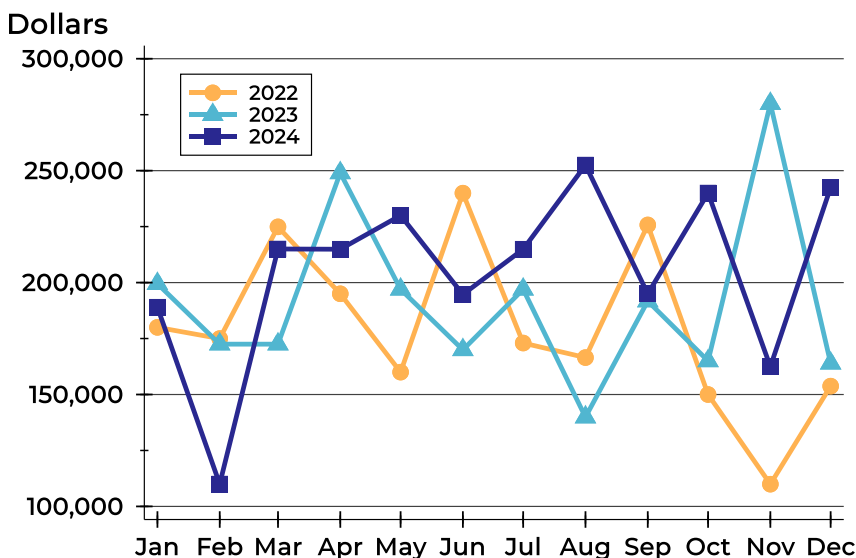
Other Sunflower MLS Counties Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 188,541 | 202,144 | 197,790 |
| February | 205,390 | 199,740 | 160,721 |
| March | 236,875 | 186,759 | 242,800 |
| April | 206,793 | 260,745 | 233,200 |
| May | 212,785 | 173,873 | 239,724 |
| June | 256,226 | 183,425 | 224,521 |
| July | 200,675 | 235,955 | 224,732 |
| August | 224,806 | 196,827 | 278,668 |
| September | 314,917 | 194,010 | 235,321 |
| October | 329,760 | 170,715 | 290,654 |
| November | 178,710 | 266,963 | 249,467 |
| December | 218,850 | 191,633 | 225,283 |

Median Price

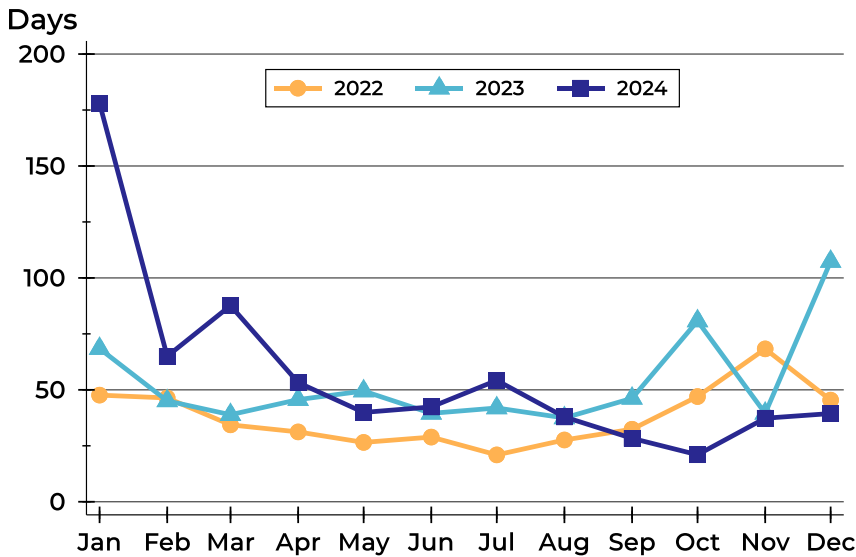


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 180,000 | 199,500 | 189,000 |
| February | 175,000 | 172,500 | 110,000 |
| March | 224,900 | 172,500 | 215,000 |
| April | 195,000 | 249,000 | 214,900 |
| May | 160,000 | 197,000 | 230,000 |
| June | 239,950 | 169,950 | 194,700 |
| July | 173,000 | 197,000 | 214,900 |
| August | 166,500 | 139,900 | 252,500 |
| September | 225,750 | 191,750 | 195,000 |
| October | 150,000 | 165,000 | 240,000 |
| November | 109,950 | 279,950 | 162,450 |
| December | 153,750 | 163,950 | 242,500 |



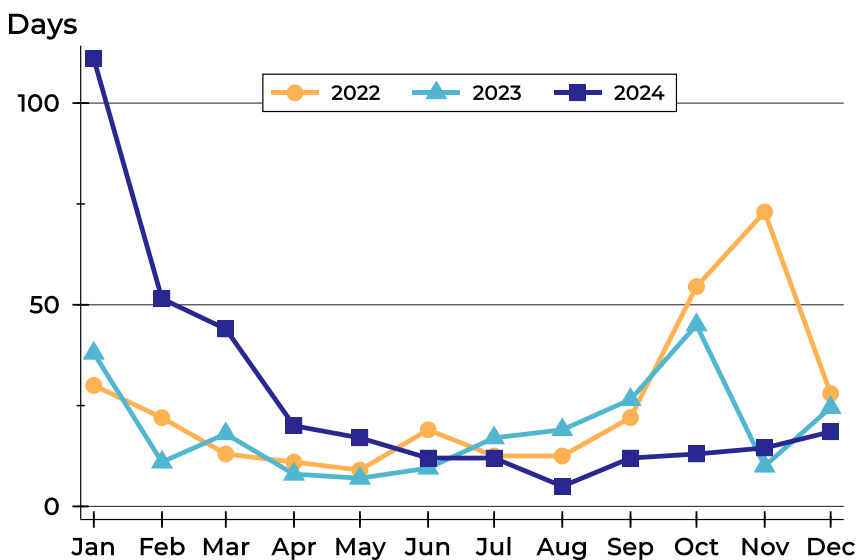
Other Sunflower MLS Counties Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 48 | 68 | 178 |
| February | 46 | 45 | 65 |
| March | 34 | 39 | 88 |
| April | 31 | 46 | 53 |
| May | 27 | 49 | 40 |
| June | 29 | 40 | 42 |
| July | 21 | 42 | 54 |
| August | 28 | 37 | 38 |
| September | 32 | 46 | 28 |
| October | 47 | 81 | 21 |
| November | 68 | 40 | 37 |
| December | 45 | 107 | 39 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 30 | 38 | 111 |
| February | 22 | 11 | 52 |
| March | 13 | 18 | 44 |
| April | 11 | 8 | 20 |
| May | 9 | 7 | 17 |
| June | 19 | 10 | 12 |
| July | 13 | 17 | 12 |
| August | 13 | 19 | 5 |
| September | 22 | 27 | 12 |
| October | 55 | 45 | 13 |
| November | 73 | 10 | 15 |
| December | 28 | 25 | 19 |



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Fell in December

Total home sales in Pottawatomie County fell last month to 3 units, compared to 5 units in December 2023. Total sales volume was \$0.6 million, down from a year earlier.

The median sale price in December was \$173,000, down from \$225,000 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Pottawatomie County Active Listings Down at End of December

The total number of active listings in Pottawatomie County at the end of December was 7 units, down from 9 at the same point in 2023. This represents a 2.0 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$195,000.

During December, a total of 2 contracts were written down from 3 in December 2023. At the end of the month, there were 3 contracts still pending.

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

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Pottawatomie County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 3 | 5 | 2 | 43 | 38 | 27 |
| Change from prior year | | -40.0% | 150.0% | 100.0% | 13.2% | 40.7% | -32.5% |
| Active Listings | | 7 | 9 | 7 | N/A | N/A | N/A |
| Change from prior year | | -22.2% | 28.6% | 133.3% | | | |
| Months' Supply | | 2.0 | 2.8 | 3.1 | N/A | N/A | N/A |
| Change from prior year | | -28.6% | -9.7% | 244.4% | | | |
| New Listings | | 2 | 6 | 4 | 50 | 54 | 42 |
| Change from prior year | | -66.7% | 50.0% | 300.0% | -7.4% | 28.6% | -8.7% |
| Contracts Written | | 2 | 3 | 2 | 41 | 40 | 26 |
| Change from prior year | | -33.3% | 50.0% | 100.0% | 2.5% | 53.8% | -39.5% |
| Pending Contracts | | 3 | 6 | 4 | N/A | N/A | N/A |
| Change from prior year | | -50.0% | 50.0% | 300.0% | | | |
| Sales Volume (1,000s) | | 578 | 1,061 | 437 | 10,191 | 8,761 | 6,633 |
| Change from prior year | | -45.5% | 142.8% | 212.1% | 16.3% | 32.1% | -37.5% |
| Average | Sale Price | 192,667 | 212,200 | 218,500 | 236,989 | 230,554 | 245,676 |
| | Change from prior year | -9.2% | -2.9% | 56.1% | 2.8% | -6.2% | -7.4% |
| | List Price of Actives | 247,764 | 430,889 | 231,186 | N/A | N/A | N/A |
| | Change from prior year | -42.5% | 86.4% | 24.1% | | | |
| | Days on Market | 11 | 12 | 137 | 42 | 48 | 34 |
| Change from prior year | -8.3% | -91.2% | 13600.0% | -12.5% | 41.2% | -32.0% | |
| Percent of List | 95.2% | 99.7% | 95.5% | 97.2% | 94.8% | 97.3% | |
| Change from prior year | -4.5% | 4.4% | -7.9% | 2.5% | -2.6% | -0.1% | |
| Percent of Original | 95.2% | 99.7% | 81.3% | 95.0% | 92.3% | 96.0% | |
| Change from prior year | -4.5% | 22.6% | -21.6% | 2.9% | -3.9% | -0.8% | |
| Median | Sale Price | 173,000 | 225,000 | 218,500 | 210,000 | 199,000 | 210,000 |
| | Change from prior year | -23.1% | 3.0% | 56.1% | 5.5% | -5.2% | -9.4% |
| | List Price of Actives | 195,000 | 165,000 | 225,000 | N/A | N/A | N/A |
| | Change from prior year | 18.2% | -26.7% | 0.9% | | | |
| | Days on Market | 9 | 5 | 137 | 18 | 22 | 8 |
| Change from prior year | 80.0% | -96.4% | 13600.0% | -18.2% | 175.0% | 33.3% | |
| Percent of List | 100.0% | 100.0% | 95.5% | 99.1% | 97.5% | 100.0% | |
| Change from prior year | 0.0% | 4.7% | -7.9% | 1.6% | -2.5% | 0.0% | |
| Percent of Original | 100.0% | 100.0% | 81.3% | 98.2% | 95.9% | 100.0% | |
| Change from prior year | 0.0% | 23.0% | -21.6% | 2.4% | -4.1% | 0.0% | |

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



Pottawatomie County Closed Listings Analysis

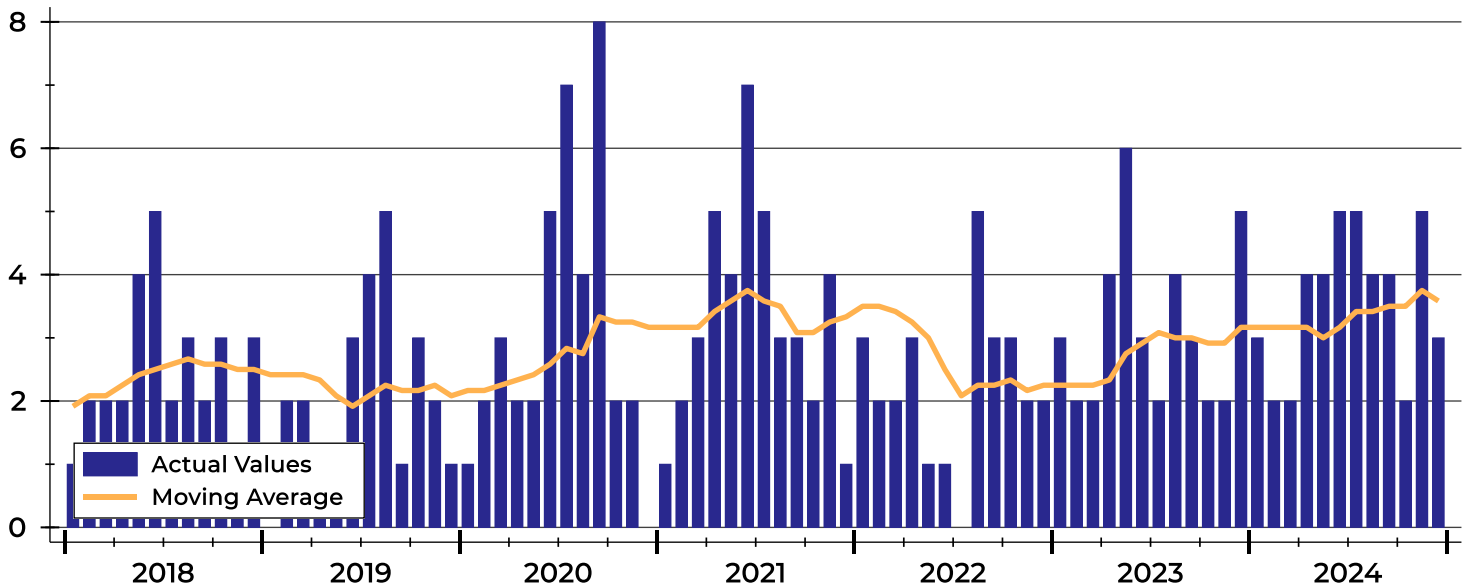
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 3 | 5 | -40.0% | 43 | 38 | 13.2% |
| Volume (1,000s) | | 578 | 1,061 | -45.5% | 10,191 | 8,761 | 16.3% |
| Months' Supply | | 2.0 | 2.8 | -28.6% | N/A | N/A | N/A |
| Average | Sale Price | 192,667 | 212,200 | -9.2% | 236,989 | 230,554 | 2.8% |
| | Days on Market | 11 | 12 | -8.3% | 42 | 48 | -12.5% |
| | Percent of List | 95.2% | 99.7% | -4.5% | 97.2% | 94.8% | 2.5% |
| | Percent of Original | 95.2% | 99.7% | -4.5% | 95.0% | 92.3% | 2.9% |
| Median | Sale Price | 173,000 | 225,000 | -23.1% | 210,000 | 199,000 | 5.5% |
| | Days on Market | 9 | 5 | 80.0% | 18 | 22 | -18.2% |
| | Percent of List | 100.0% | 100.0% | 0.0% | 99.1% | 97.5% | 1.6% |
| | Percent of Original | 100.0% | 100.0% | 0.0% | 98.2% | 95.9% | 2.4% |

A total of 3 homes sold in Pottawatomie County in December, down from 5 units in December 2023. Total sales volume fell to \$0.6 million compared to \$1.1 million in the previous year.

The median sales price in December was \$173,000, down 23.1% compared to the prior year. Median days on market was 9 days, down from 48 days in November, but up from 5 in December 2023.

History of Closed Listings

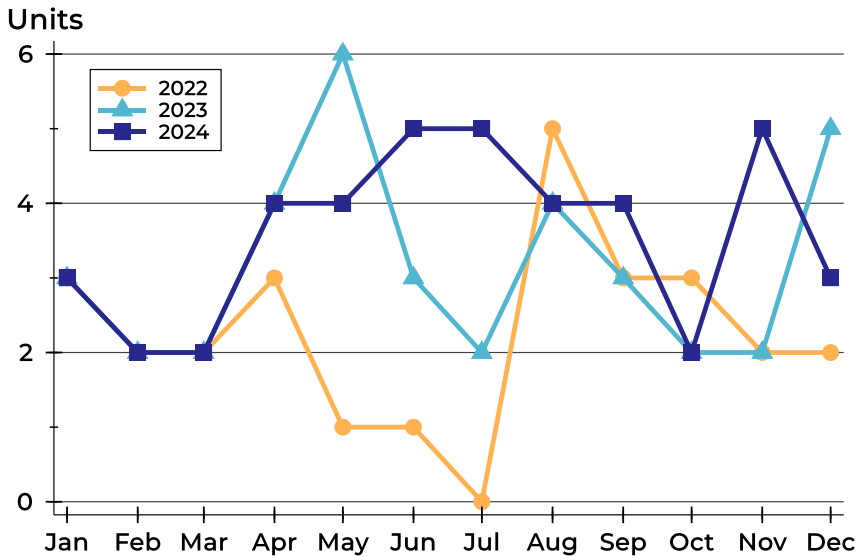
Units





Pottawatomie County Closed Listings Analysis

Closed Listings by Month



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

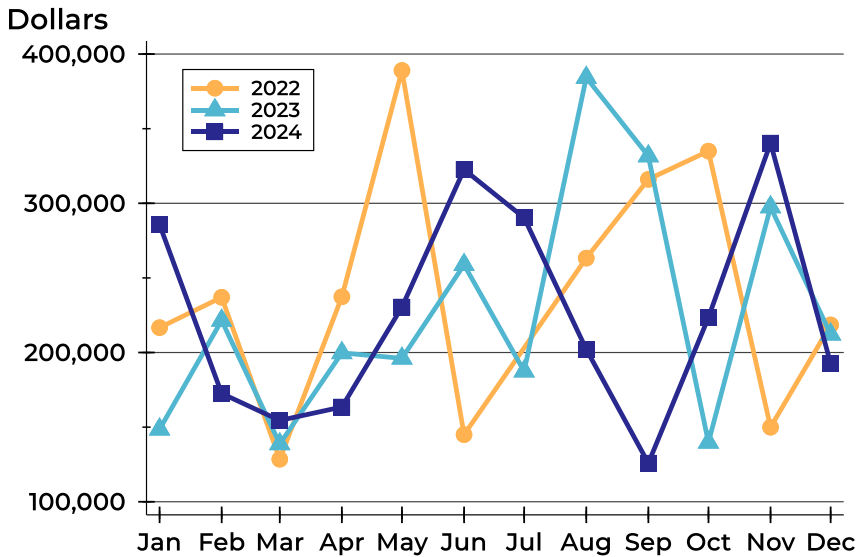
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 33.3% | 0.0 | 75,000 | 75,000 | 18 | 18 | 83.4% | 83.4% | 83.4% | 83.4% |
| \$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 | 1 | 33.3% | 0.0 | 173,000 | 173,000 | 6 | 6 | 102.4% | 102.4% | 102.4% | 102.4% |
| \$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 | 33.3% | 0.0 | 330,000 | 330,000 | 9 | 9 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



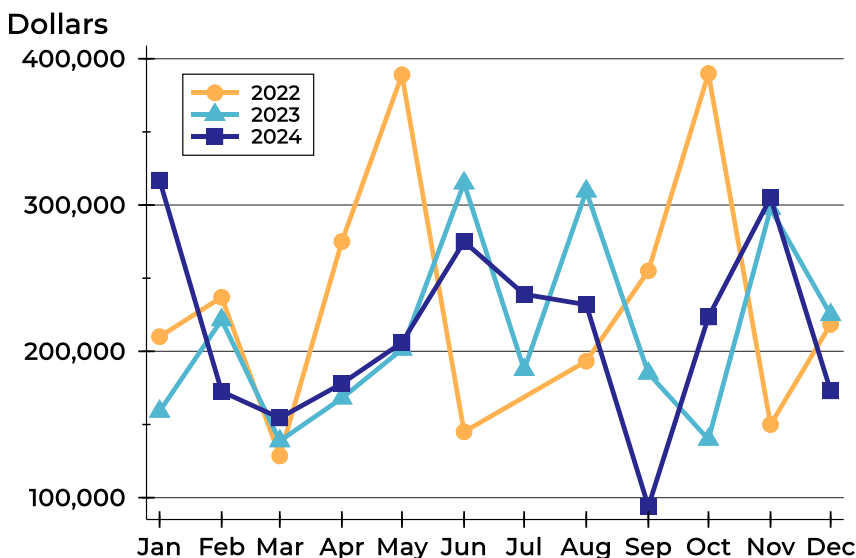
Pottawatomie County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 216,667 | 148,590 | 285,667 |
| February | 237,000 | 221,500 | 172,575 |
| March | 128,500 | 138,750 | 154,500 |
| April | 237,333 | 199,750 | 163,500 |
| May | 389,000 | 196,117 | 230,500 |
| June | 145,000 | 258,833 | 322,600 |
| July | N/A | 187,500 | 290,300 |
| August | 263,255 | 384,250 | 202,188 |
| September | 316,058 | 331,667 | 125,875 |
| October | 334,967 | 139,799 | 223,500 |
| November | 149,950 | 297,500 | 340,327 |
| December | 218,500 | 212,200 | 192,667 |

Median Price

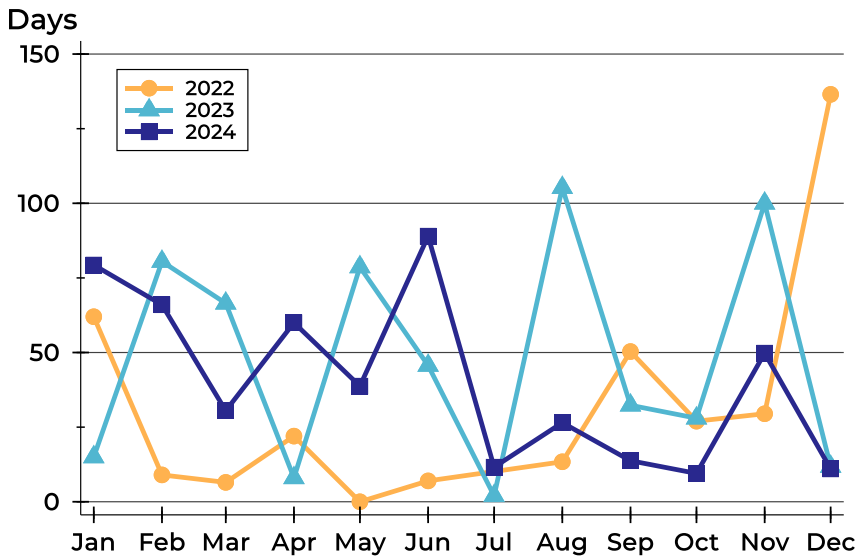


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 210,000 | 159,000 | 317,000 |
| February | 237,000 | 221,500 | 172,575 |
| March | 128,500 | 138,750 | 154,500 |
| April | 275,000 | 168,000 | 178,000 |
| May | 389,000 | 201,350 | 206,000 |
| June | 145,000 | 315,000 | 275,000 |
| July | N/A | 187,500 | 239,000 |
| August | 193,300 | 309,500 | 231,875 |
| September | 255,000 | 185,000 | 94,000 |
| October | 389,900 | 139,799 | 223,500 |
| November | 149,950 | 297,500 | 305,000 |
| December | 218,500 | 225,000 | 173,000 |



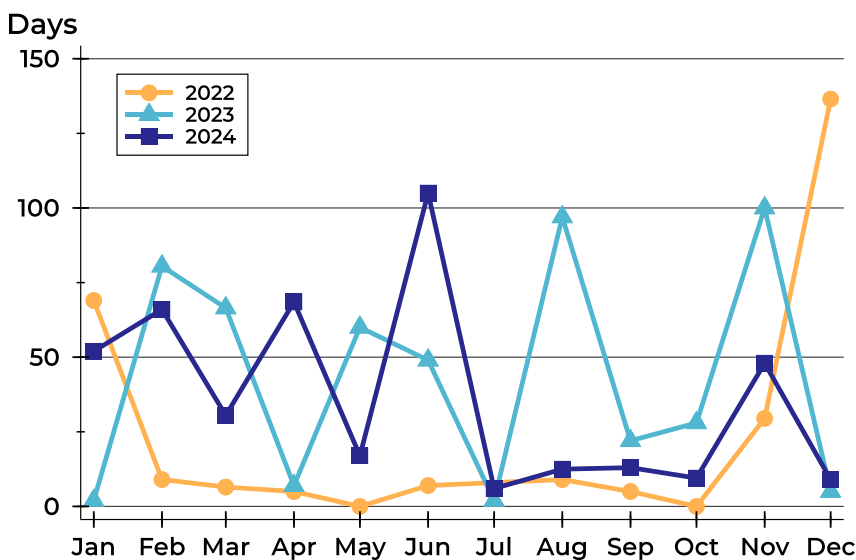
Pottawatomie County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 62 | 15 | 79 |
| February | 9 | 81 | 66 |
| March | 7 | 67 | 31 |
| April | 22 | 8 | 60 |
| May | N/A | 79 | 39 |
| June | 7 | 46 | 89 |
| July | N/A | 2 | 12 |
| August | 13 | 105 | 27 |
| September | 50 | 32 | 14 |
| October | 27 | 28 | 10 |
| November | 30 | 100 | 50 |
| December | 137 | 12 | 11 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 69 | 2 | 52 |
| February | 9 | 81 | 66 |
| March | 7 | 67 | 31 |
| April | 5 | 7 | 69 |
| May | N/A | 60 | 17 |
| June | 7 | 49 | 105 |
| July | N/A | 2 | 6 |
| August | 9 | 97 | 13 |
| September | 5 | 22 | 13 |
| October | N/A | 28 | 10 |
| November | 30 | 100 | 48 |
| December | 137 | 5 | 9 |



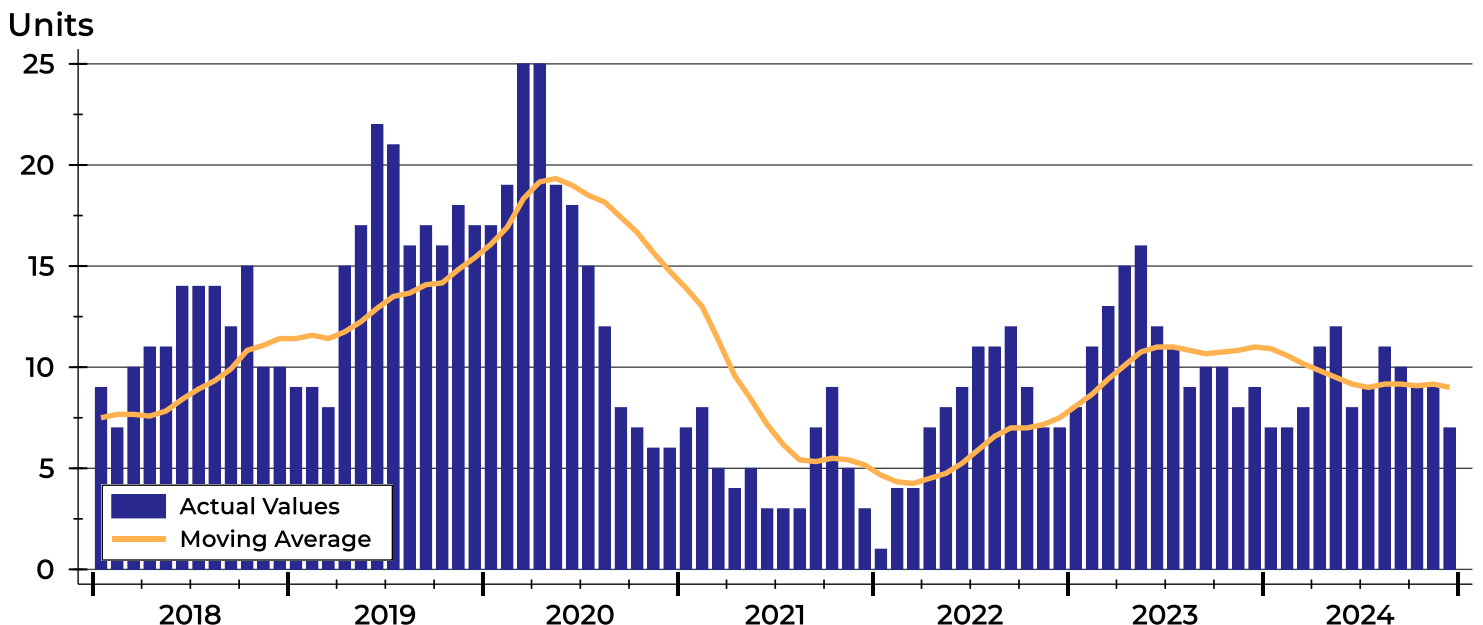
Pottawatomie County Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | End of December Change |
|--|---------------------|---------|---------|------------------------|
| Active Listings | | 7 | 9 | -22.2% |
| Volume (1,000s) | | 1,734 | 3,878 | -55.3% |
| Months' Supply | | 2.0 | 2.8 | -28.6% |
| Average | List Price | 247,764 | 430,889 | -42.5% |
| | Days on Market | 72 | 50 | 44.0% |
| | Percent of Original | 96.5% | 98.9% | -2.4% |
| Median | List Price | 195,000 | 165,000 | 18.2% |
| | Days on Market | 75 | 31 | 141.9% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

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

The median list price of homes on the market at the end of December was \$195,000, up 18.2% from 2023. The typical time on market for active listings was 75 days, up from 31 days a year earlier.

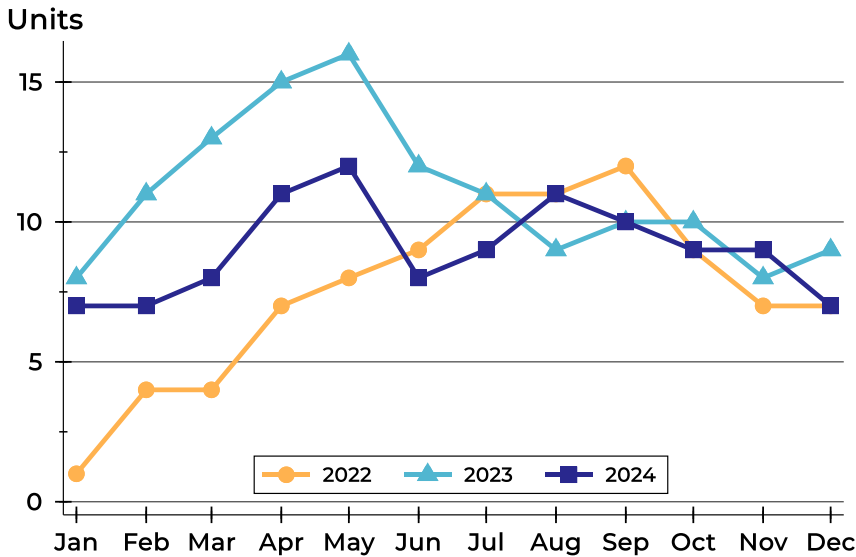
History of Active Listings





Pottawatomie County Active Listings Analysis

Active Listings by Month



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

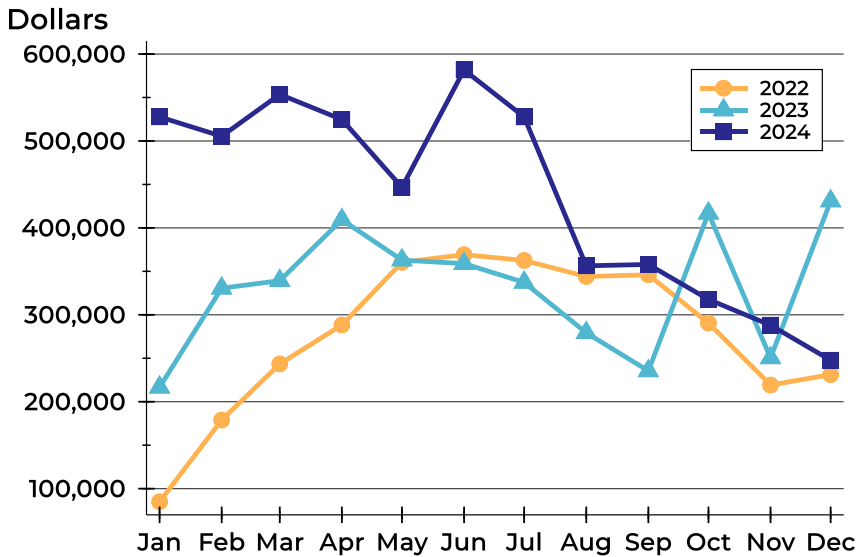
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 1 | 14.3% | N/A | 105,000 | 105,000 | 35 | 35 | 87.5% | 87.5% |
| \$125,000-\$149,999 | 2 | 28.6% | N/A | 142,200 | 142,200 | 87 | 87 | 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 | 1 | 14.3% | N/A | 195,000 | 195,000 | 29 | 29 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 14.3% | N/A | 215,000 | 215,000 | 68 | 68 | 95.6% | 95.6% |
| \$250,000-\$299,999 | 1 | 14.3% | N/A | 299,950 | 299,950 | 125 | 125 | 92.3% | 92.3% |
| \$300,000-\$399,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 14.3% | N/A | 635,000 | 635,000 | 75 | 75 | 100.0% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



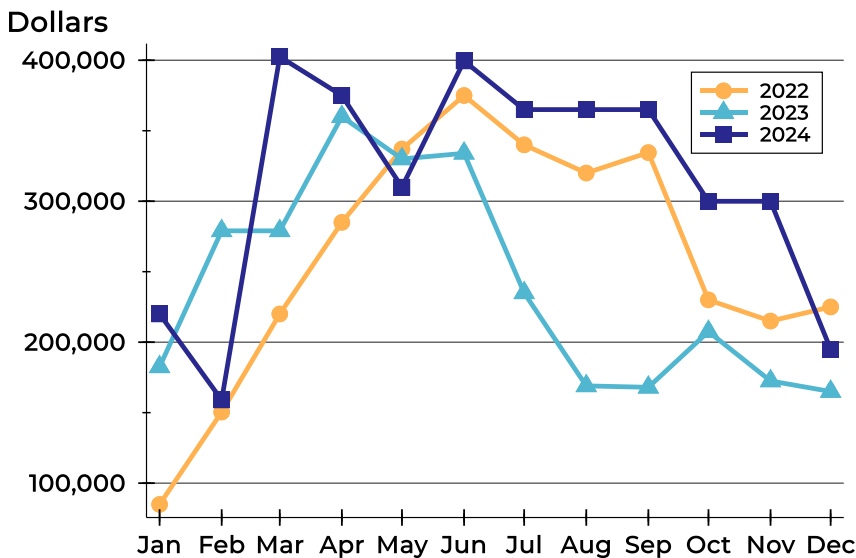
Pottawatomie County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 84,900 | 216,675 | 527,700 |
| February | 178,950 | 330,602 | 505,414 |
| March | 243,500 | 339,271 | 553,624 |
| April | 288,286 | 409,368 | 524,709 |
| May | 360,375 | 362,933 | 446,650 |
| June | 369,222 | 358,948 | 581,738 |
| July | 362,545 | 337,270 | 527,667 |
| August | 344,073 | 279,333 | 356,364 |
| September | 346,088 | 235,490 | 357,990 |
| October | 290,506 | 416,860 | 317,706 |
| November | 219,186 | 250,450 | 288,083 |
| December | 231,186 | 430,889 | 247,764 |

Median Price

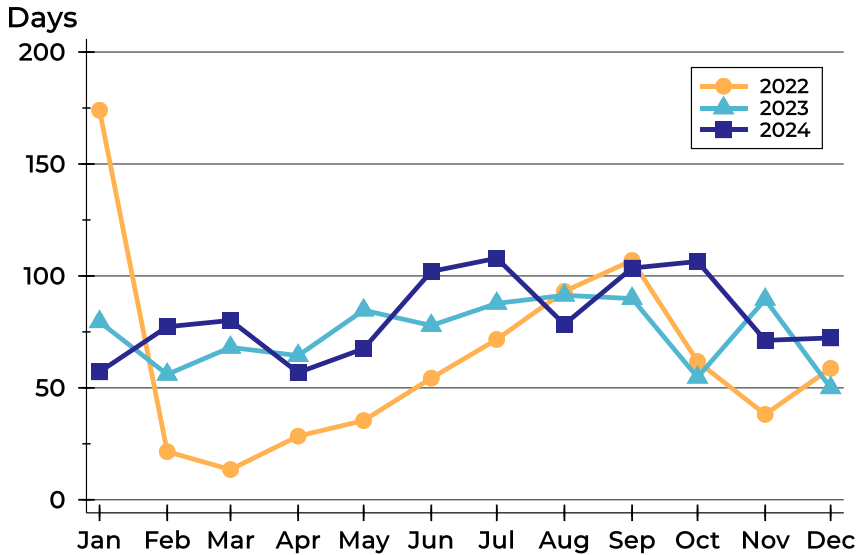


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 84,900 | 182,500 | 220,000 |
| February | 150,450 | 279,000 | 159,000 |
| March | 220,000 | 279,000 | 402,500 |
| April | 285,000 | 360,000 | 375,000 |
| May | 337,000 | 330,000 | 310,000 |
| June | 375,000 | 334,000 | 399,500 |
| July | 340,000 | 235,000 | 365,000 |
| August | 320,000 | 169,000 | 365,000 |
| September | 334,500 | 168,000 | 365,000 |
| October | 230,000 | 207,500 | 299,950 |
| November | 215,000 | 172,500 | 299,950 |
| December | 225,000 | 165,000 | 195,000 |



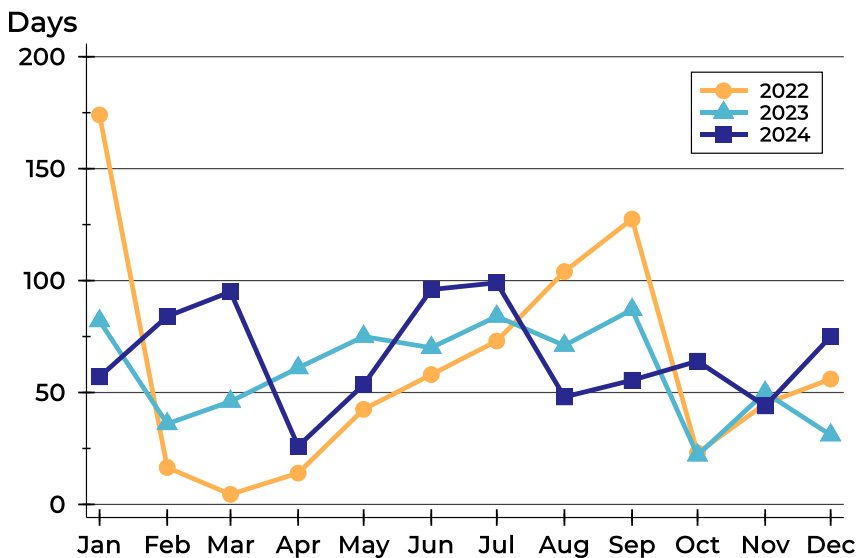
Pottawatomie County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 174 | 80 | 57 |
| February | 22 | 56 | 77 |
| March | 14 | 68 | 80 |
| April | 28 | 64 | 57 |
| May | 35 | 85 | 68 |
| June | 54 | 78 | 102 |
| July | 72 | 88 | 108 |
| August | 93 | 91 | 78 |
| September | 107 | 90 | 104 |
| October | 62 | 55 | 106 |
| November | 38 | 90 | 71 |
| December | 59 | 50 | 72 |

Median DOM

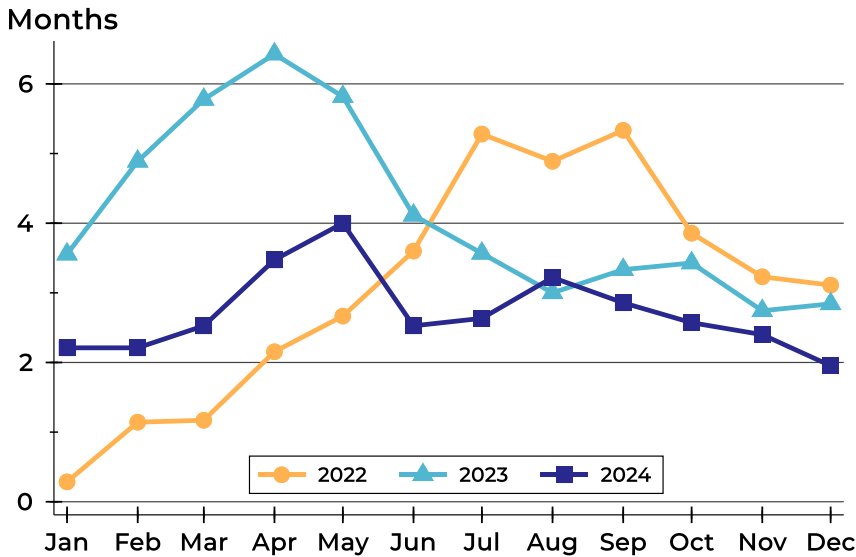


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 174 | 82 | 57 |
| February | 17 | 36 | 84 |
| March | 5 | 46 | 95 |
| April | 14 | 61 | 26 |
| May | 43 | 75 | 54 |
| June | 58 | 70 | 96 |
| July | 73 | 84 | 99 |
| August | 104 | 71 | 48 |
| September | 128 | 87 | 56 |
| October | 23 | 22 | 64 |
| November | 45 | 50 | 44 |
| December | 56 | 31 | 75 |



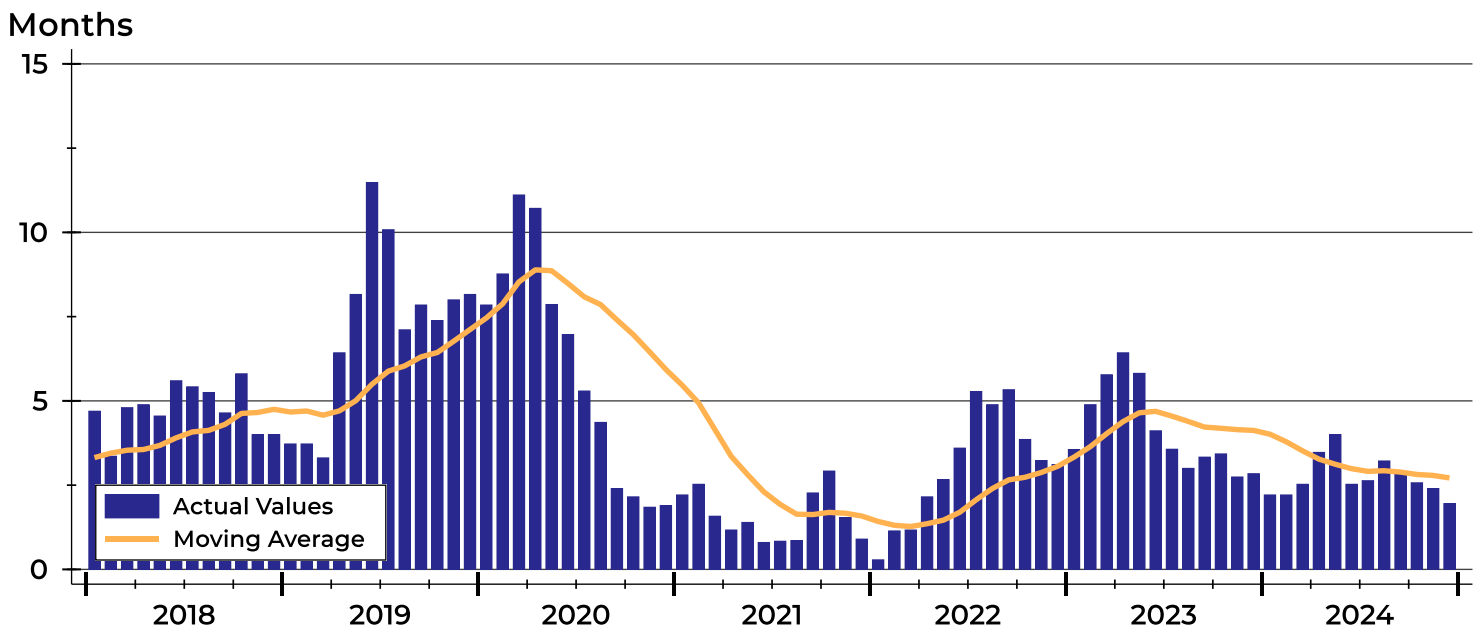
Pottawatomie County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 0.3 | 3.6 | 2.2 |
| February | 1.1 | 4.9 | 2.2 |
| March | 1.2 | 5.8 | 2.5 |
| April | 2.2 | 6.4 | 3.5 |
| May | 2.7 | 5.8 | 4.0 |
| June | 3.6 | 4.1 | 2.5 |
| July | 5.3 | 3.6 | 2.6 |
| August | 4.9 | 3.0 | 3.2 |
| September | 5.3 | 3.3 | 2.9 |
| October | 3.9 | 3.4 | 2.6 |
| November | 3.2 | 2.7 | 2.4 |
| December | 3.1 | 2.8 | 2.0 |

History of Month's Supply





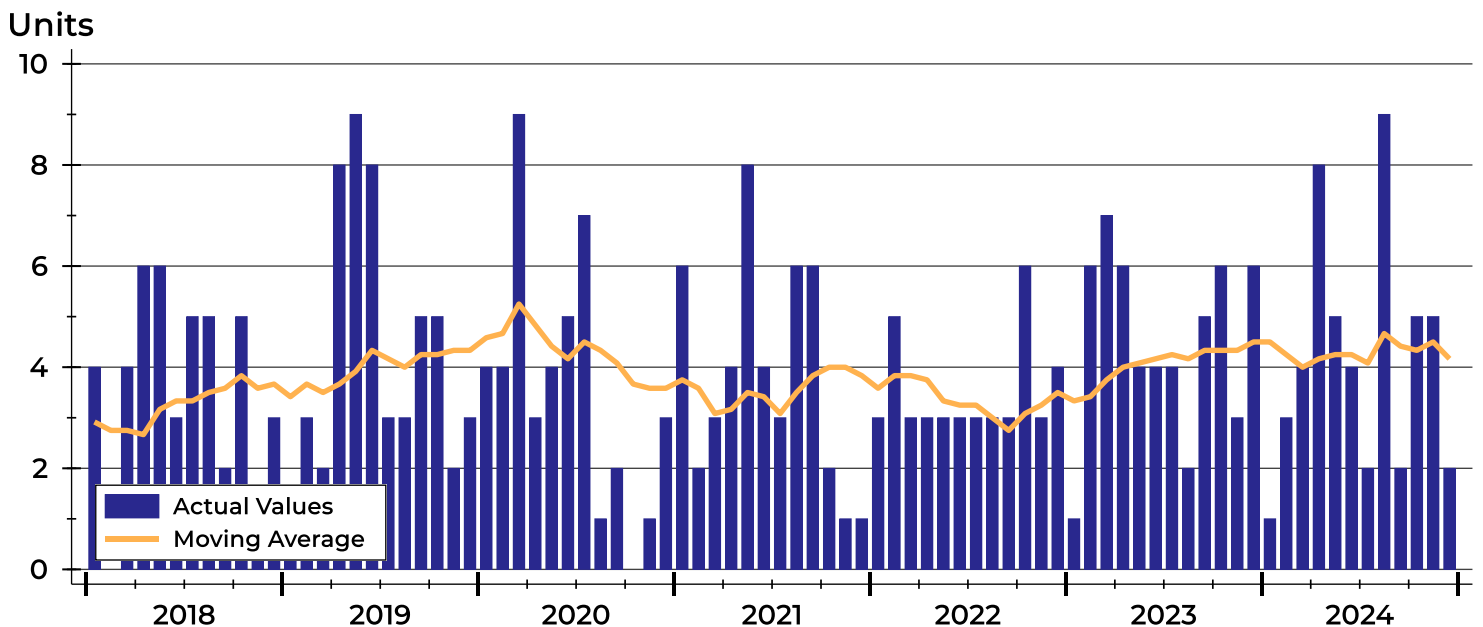
Pottawatomie County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 2 | 6 | -66.7% |
| | Volume (1,000s) | 285 | 1,526 | -81.3% |
| | Average List Price | 142,475 | 254,333 | -44.0% |
| | Median List Price | 142,475 | 174,500 | -18.4% |
| Year-to-Date | New Listings | 50 | 54 | -7.4% |
| | Volume (1,000s) | 14,634 | 16,372 | -10.6% |
| | Average List Price | 292,689 | 303,178 | -3.5% |
| | Median List Price | 239,000 | 217,500 | 9.9% |

A total of 2 new listings were added in Pottawatomie County during December, down 66.7% from the same month in 2023. Year-to-date Pottawatomie County has seen 50 new listings.

The median list price of these homes was \$142,475 down from \$174,500 in 2023.

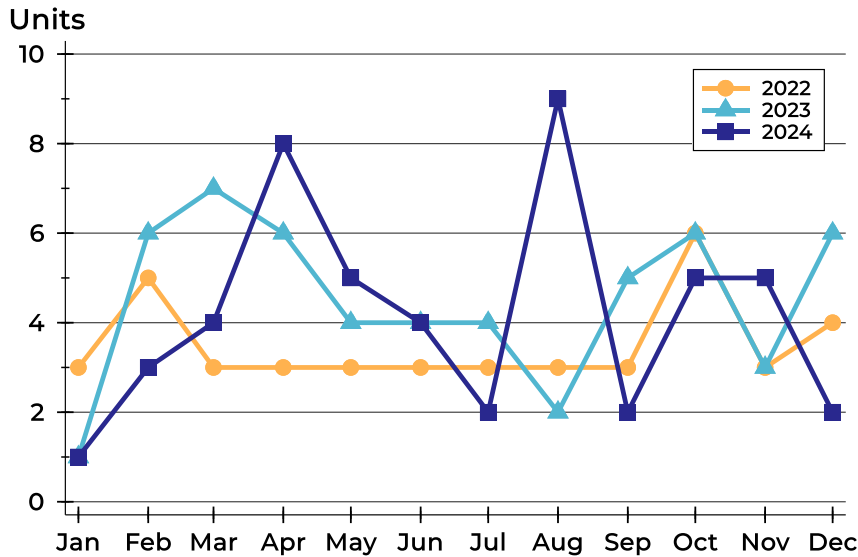
History of New Listings





Pottawatomie County New Listings Analysis

New Listings by Month



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

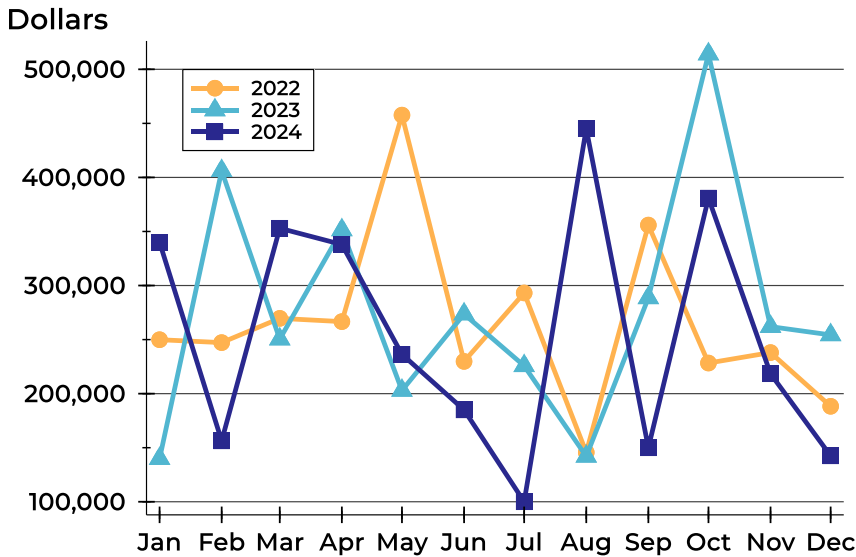
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 50.0% | 89,950 | 89,950 | 18 | 18 | 83.4% | 83.4% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 50.0% | 195,000 | 195,000 | 36 | 36 | 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 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



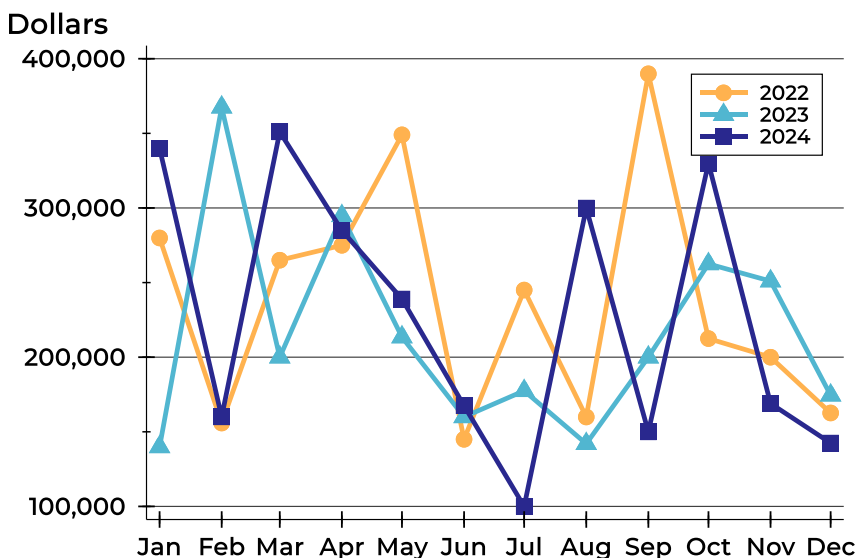
Pottawatomie County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 249,900 | 139,900 | 340,000 |
| February | 247,220 | 406,188 | 156,333 |
| March | 269,667 | 250,429 | 353,000 |
| April | 266,633 | 351,417 | 337,963 |
| May | 457,667 | 202,975 | 236,400 |
| June | 229,833 | 273,619 | 185,000 |
| July | 293,167 | 225,750 | 100,000 |
| August | 145,617 | 142,000 | 445,156 |
| September | 355,933 | 288,600 | 149,950 |
| October | 228,333 | 514,116 | 380,900 |
| November | 238,000 | 262,000 | 218,400 |
| December | 188,313 | 254,333 | 142,475 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 279,900 | 139,900 | 340,000 |
| February | 155,900 | 367,500 | 160,000 |
| March | 265,000 | 200,000 | 351,000 |
| April | 275,000 | 294,750 | 284,950 |
| May | 349,000 | 213,500 | 239,000 |
| June | 145,000 | 160,000 | 167,500 |
| July | 245,000 | 177,500 | 100,000 |
| August | 159,950 | 142,000 | 299,950 |
| September | 389,900 | 200,000 | 149,950 |
| October | 212,500 | 262,500 | 330,000 |
| November | 200,000 | 251,000 | 169,000 |
| December | 162,625 | 174,500 | 142,475 |



Pottawatomie County Contracts Written Analysis

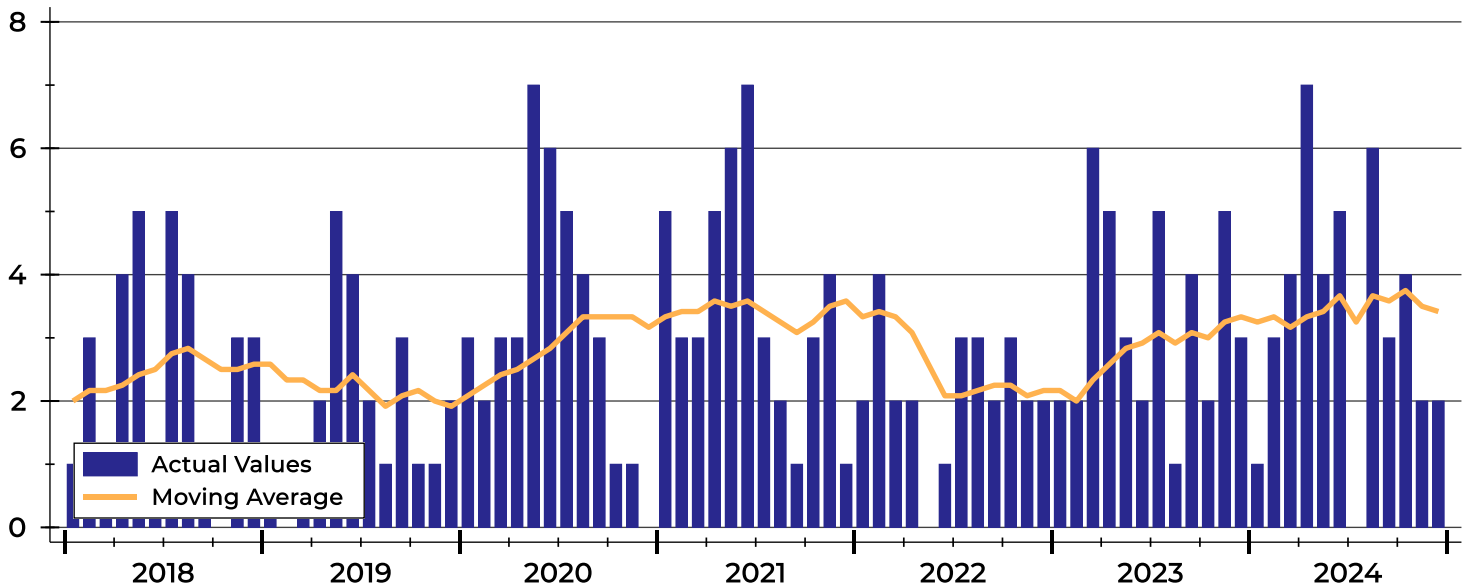
| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 2 | 3 | -33.3% | 41 | 40 | 2.5% |
| Volume (1,000s) | | 435 | 515 | -15.5% | 11,599 | 10,007 | 15.9% |
| Average | Sale Price | 217,475 | 171,566 | 26.8% | 282,907 | 250,165 | 13.1% |
| | Days on Market | 24 | 42 | -42.9% | 37 | 52 | -28.8% |
| | Percent of Original | 88.4% | 95.9% | -7.8% | 94.4% | 92.2% | 2.4% |
| Median | Sale Price | 217,475 | 175,000 | 24.3% | 229,900 | 207,500 | 10.8% |
| | Days on Market | 24 | 51 | -52.9% | 14 | 33 | -57.6% |
| | Percent of Original | 88.4% | 99.0% | -10.7% | 98.2% | 94.8% | 3.6% |

A total of 2 contracts for sale were written in Pottawatomie County during the month of December, down from 3 in 2023. The median list price of these homes was \$217,475, up from \$175,000 the prior year.

Half of the homes that went under contract in December were on the market less than 24 days, compared to 51 days in December 2023.

History of Contracts Written

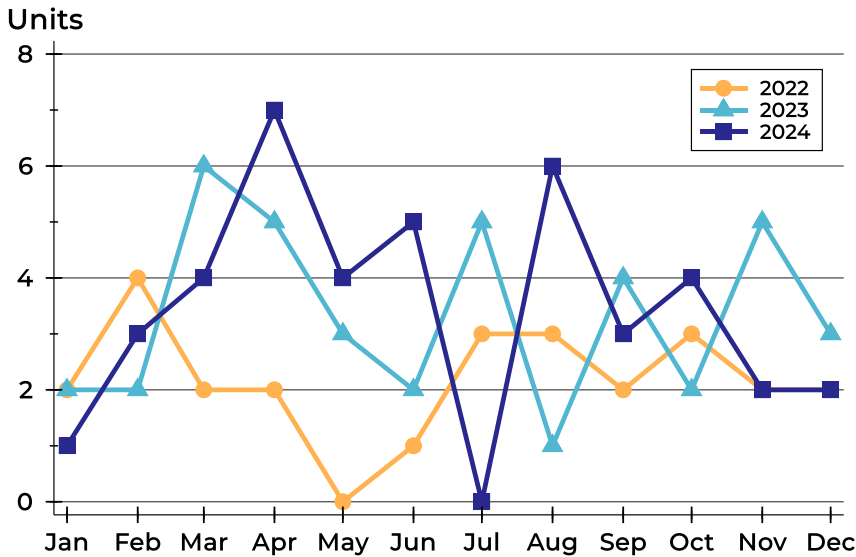
Units





Pottawatomie County Contracts Written Analysis

Contracts Written by Month



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

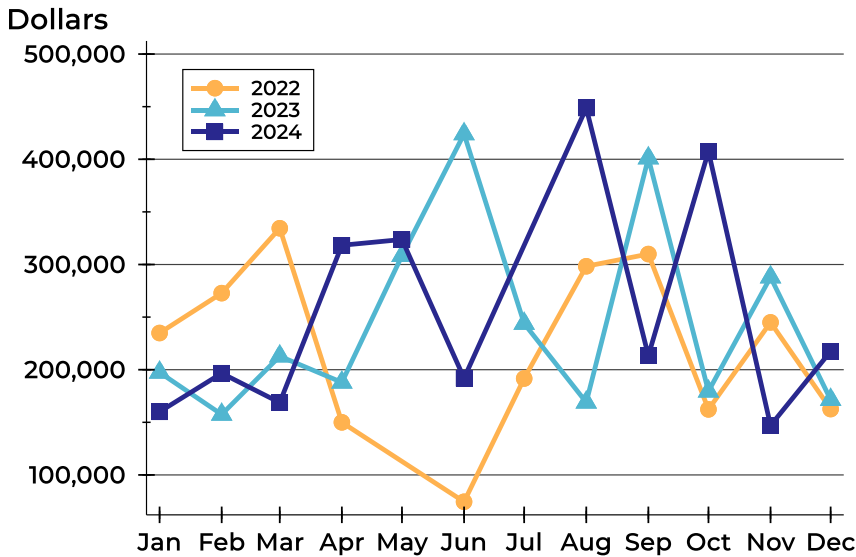
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|-------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 50.0% | 89,950 | 89,950 | 18 | 18 | 83.4% | 83.4% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 1 | 50.0% | 345,000 | 345,000 | 30 | 30 | 93.5% | 93.5% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



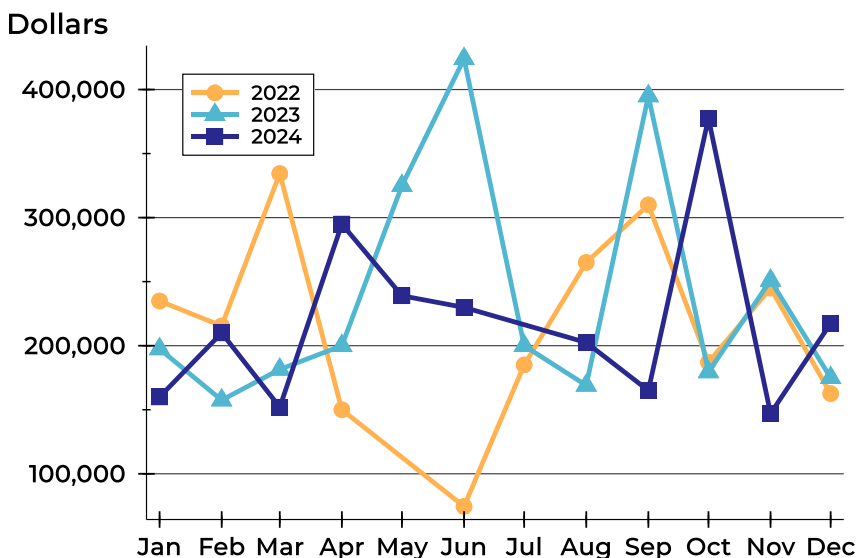
Pottawatomie County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 234,900 | 197,450 | 160,000 |
| February | 272,775 | 157,500 | 196,667 |
| March | 334,450 | 212,833 | 168,750 |
| April | 150,000 | 187,980 | 318,271 |
| May | N/A | 308,333 | 323,750 |
| June | 74,500 | 424,063 | 191,980 |
| July | 191,667 | 243,900 | N/A |
| August | 298,317 | 169,000 | 448,750 |
| September | 309,950 | 401,119 | 213,333 |
| October | 162,300 | 179,500 | 407,488 |
| November | 245,000 | 288,000 | 147,000 |
| December | 162,625 | 171,566 | 217,475 |

Median Price

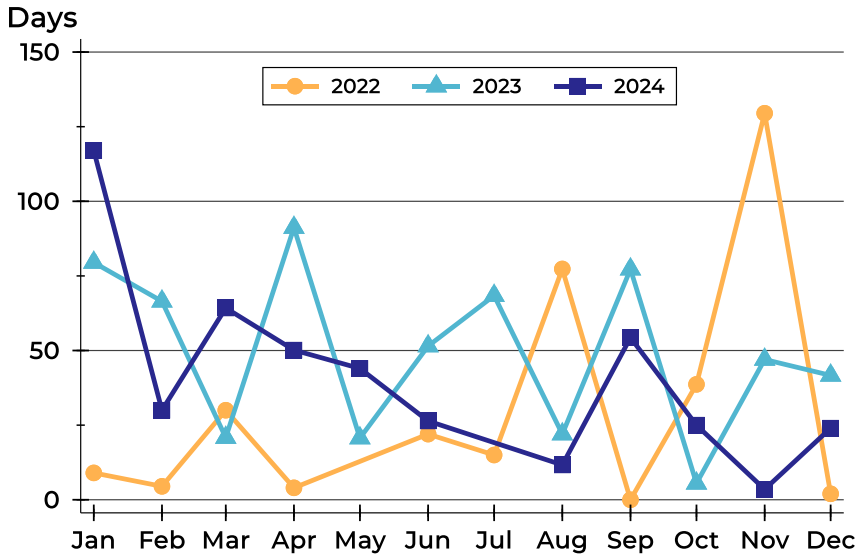


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 234,900 | 197,450 | 160,000 |
| February | 215,450 | 157,500 | 210,000 |
| March | 334,450 | 181,500 | 152,000 |
| April | 150,000 | 200,000 | 295,000 |
| May | N/A | 325,000 | 239,000 |
| June | 74,500 | 424,063 | 229,900 |
| July | 185,000 | 200,000 | N/A |
| August | 265,000 | 169,000 | 202,500 |
| September | 309,950 | 395,000 | 165,000 |
| October | 187,000 | 179,500 | 377,500 |
| November | 245,000 | 251,000 | 147,000 |
| December | 162,625 | 175,000 | 217,475 |



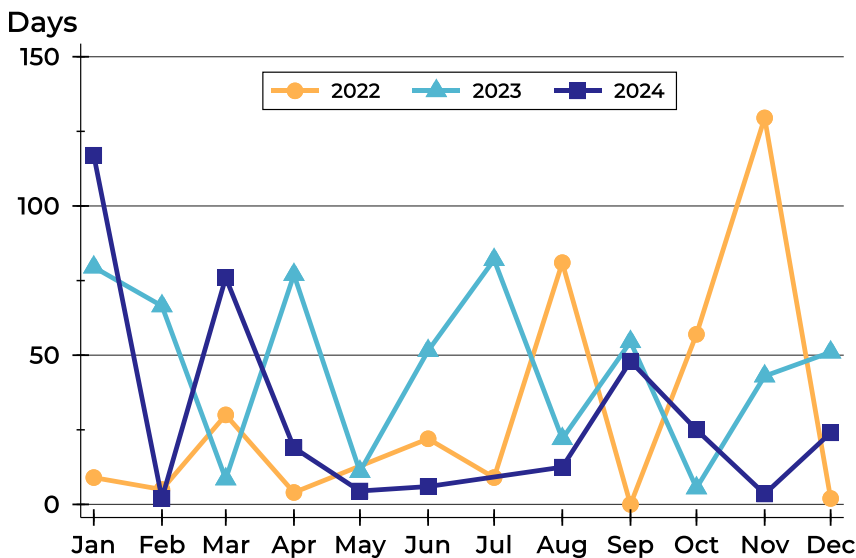
Pottawatomie County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 9 | 80 | 117 |
| February | 5 | 67 | 30 |
| March | 30 | 21 | 64 |
| April | 4 | 91 | 50 |
| May | N/A | 21 | 44 |
| June | 22 | 52 | 26 |
| July | 15 | 68 | N/A |
| August | 77 | 22 | 12 |
| September | N/A | 77 | 54 |
| October | 39 | 6 | 25 |
| November | 130 | 47 | 4 |
| December | 2 | 42 | 24 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 9 | 80 | 117 |
| February | 5 | 67 | 2 |
| March | 30 | 9 | 76 |
| April | 4 | 77 | 19 |
| May | N/A | 11 | 5 |
| June | 22 | 52 | 6 |
| July | 9 | 82 | N/A |
| August | 81 | 22 | 13 |
| September | N/A | 55 | 48 |
| October | 57 | 6 | 25 |
| November | 130 | 43 | 4 |
| December | 2 | 51 | 24 |



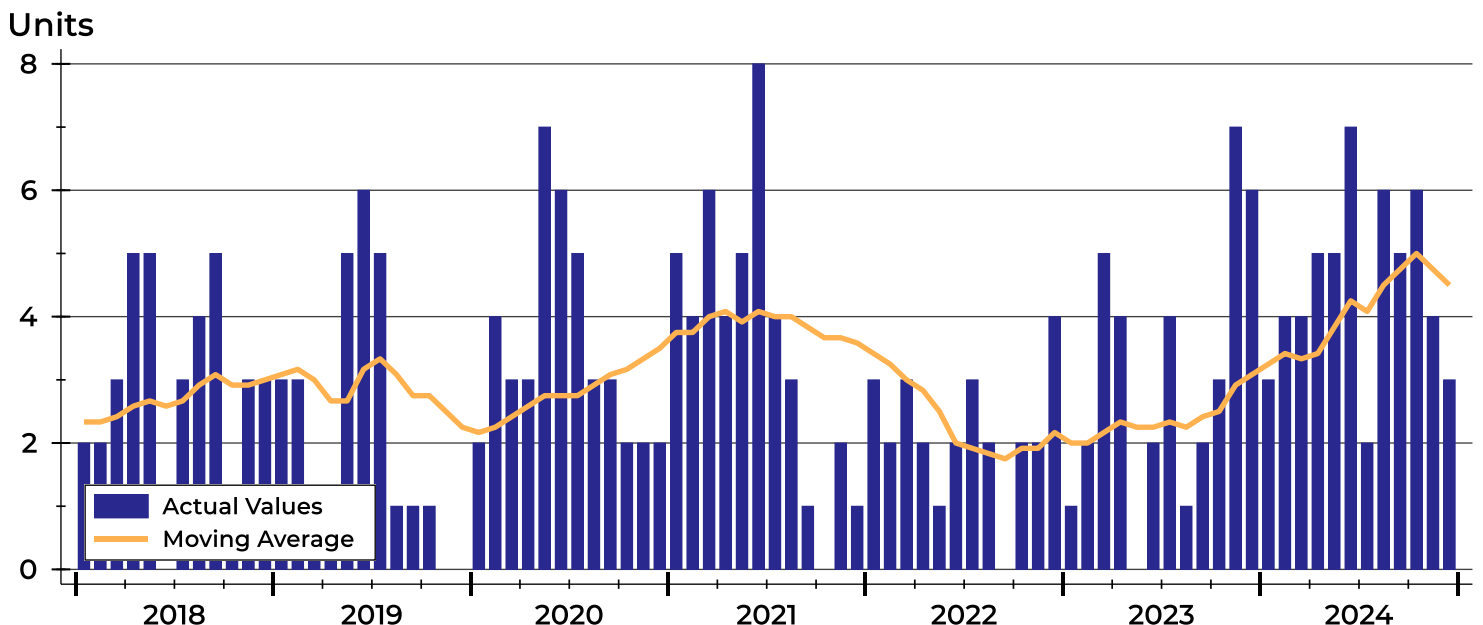
Pottawatomie County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 3 | 6 | -50.0% |
| Volume (1,000s) | | 2,370 | 1,408 | 68.3% |
| Average | List Price | 790,000 | 234,616 | 236.7% |
| | Days on Market | 11 | 53 | -79.2% |
| | Percent of Original | 97.8% | 99.1% | -1.3% |
| Median | List Price | 345,000 | 182,500 | 89.0% |
| | Days on Market | 1 | 52 | -98.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 3 listings in Pottawatomie County had contracts pending at the end of December, down from 6 contracts pending at the end of December 2023.

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

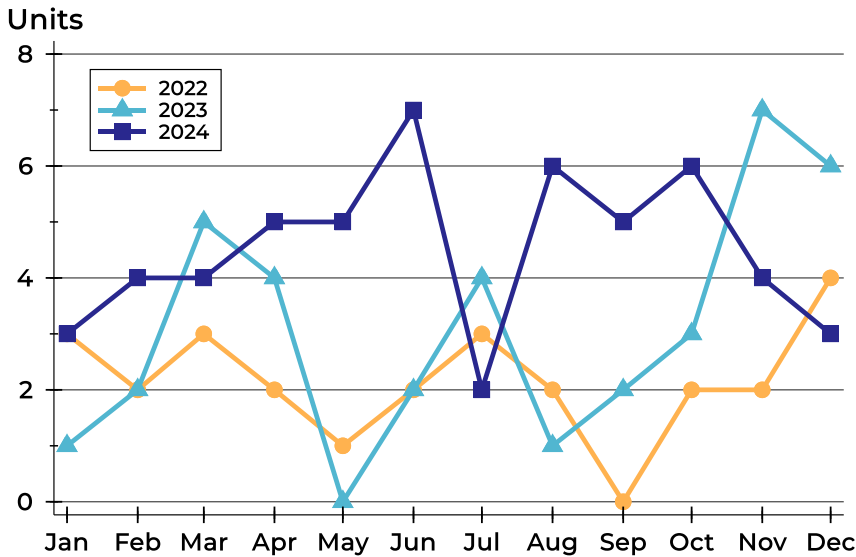
History of Pending Contracts





Pottawatomie County Pending Contracts Analysis

Pending Contracts by Month



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

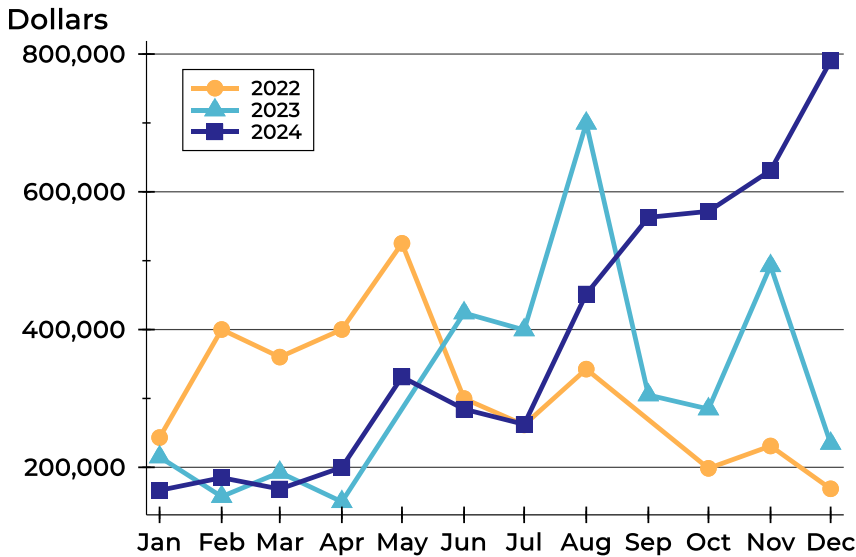
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 1 | 33.3% | 125,000 | 125,000 | 1 | 1 | 100.0% | 100.0% |
| \$150,000-\$174,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 1 | 33.3% | 345,000 | 345,000 | 30 | 30 | 93.5% | 93.5% |
| \$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 | 33.3% | 1,900,000 | 1,900,000 | 1 | 1 | 100.0% | 100.0% |



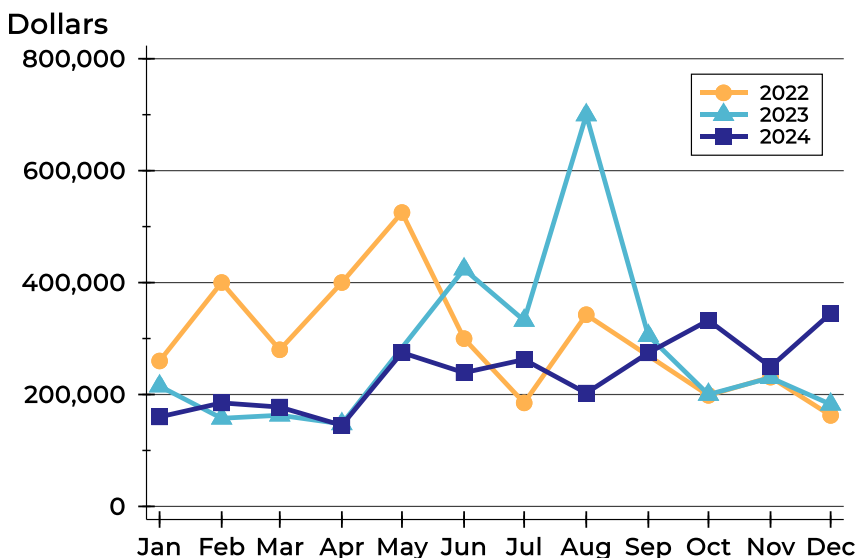
Pottawatomie County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 243,233 | 215,000 | 166,566 |
| February | 400,100 | 157,500 | 184,925 |
| March | 360,033 | 192,600 | 168,500 |
| April | 400,100 | 150,000 | 199,980 |
| May | 525,200 | N/A | 331,180 |
| June | 299,850 | 424,063 | 284,414 |
| July | 261,567 | 399,406 | 262,450 |
| August | 342,575 | 699,475 | 451,583 |
| September | N/A | 305,000 | 562,900 |
| October | 198,500 | 284,667 | 571,658 |
| November | 231,000 | 492,571 | 631,000 |
| December | 168,813 | 234,616 | 790,000 |

Median Price

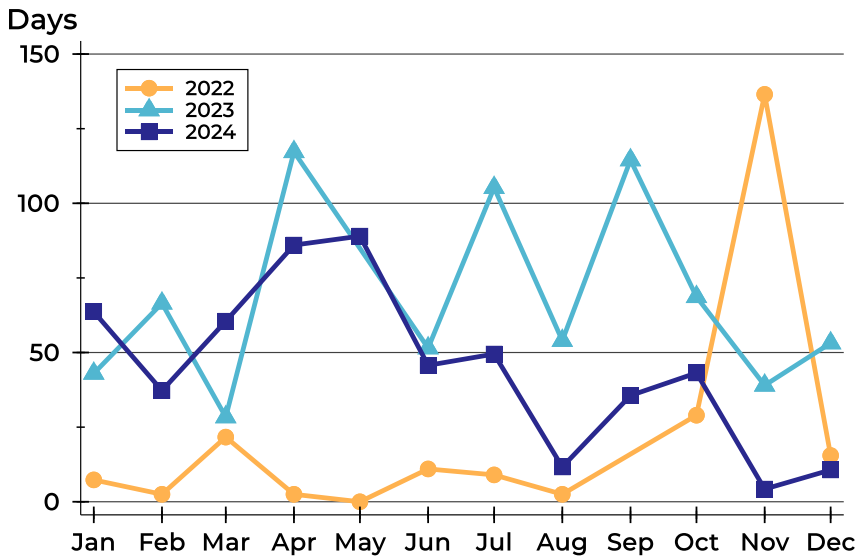


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 259,900 | 215,000 | 160,000 |
| February | 400,100 | 157,500 | 185,000 |
| March | 279,900 | 163,000 | 177,500 |
| April | 400,100 | 147,500 | 145,000 |
| May | 525,200 | N/A | 274,900 |
| June | 299,850 | 424,063 | 239,000 |
| July | 185,000 | 332,250 | 262,450 |
| August | 342,575 | 699,475 | 202,500 |
| September | N/A | 305,000 | 274,500 |
| October | 198,500 | 200,000 | 332,500 |
| November | 231,000 | 230,000 | 249,500 |
| December | 162,625 | 182,500 | 345,000 |



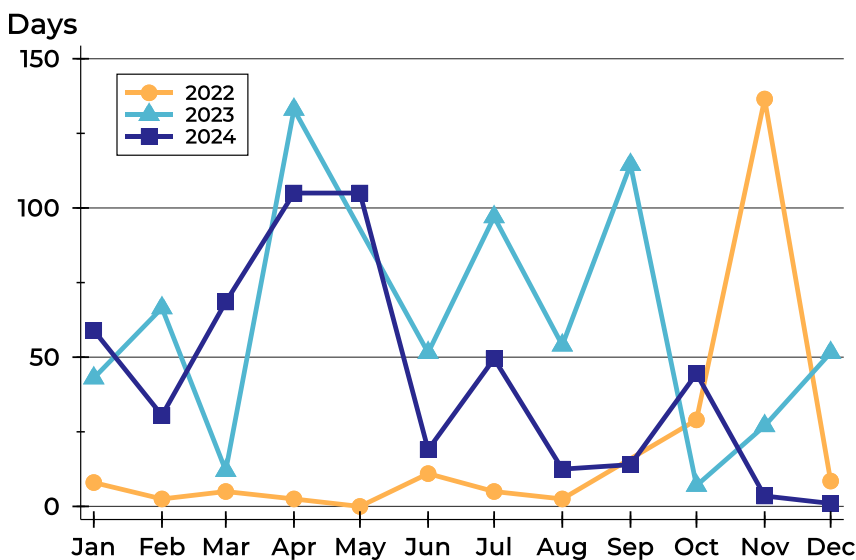
Pottawatomie County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 7 | 43 | 64 |
| February | 3 | 67 | 37 |
| March | 22 | 28 | 61 |
| April | 3 | 117 | 86 |
| May | N/A | N/A | 89 |
| June | 11 | 52 | 46 |
| July | 9 | 105 | 50 |
| August | 3 | 54 | 12 |
| September | N/A | 115 | 36 |
| October | 29 | 69 | 43 |
| November | 137 | 39 | 4 |
| December | 16 | 53 | 11 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 8 | 43 | 59 |
| February | 3 | 67 | 31 |
| March | 5 | 12 | 69 |
| April | 3 | 133 | 105 |
| May | N/A | N/A | 105 |
| June | 11 | 52 | 19 |
| July | 5 | 97 | 50 |
| August | 3 | 54 | 13 |
| September | N/A | 115 | 14 |
| October | 29 | 7 | 45 |
| November | 137 | 27 | 4 |
| December | 9 | 52 | 1 |



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in December

Total home sales in Shawnee County rose by 11.5% last month to 174 units, compared to 156 units in December 2023. Total sales volume was \$37.7 million, up 19.5% from a year earlier.

The median sale price in December was \$181,640, down from \$193,375 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of December

The total number of active listings in Shawnee County at the end of December was 219 units, up from 187 at the same point in 2023. This represents a 1.1 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$200,000.

During December, a total of 135 contracts were written down from 149 in December 2023. At the end of the month, there were 143 contracts still pending.

Report Contents

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

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Shawnee County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 174 | 156 | 151 | 2,287 | 2,214 | 2,448 |
| Change from prior year | | 11.5% | 3.3% | -27.1% | 3.3% | -9.6% | -11.3% |
| Active Listings | | 219 | 187 | 149 | N/A | N/A | N/A |
| Change from prior year | | 17.1% | 25.5% | 79.5% | | | |
| Months' Supply | | 1.1 | 1.0 | 0.7 | N/A | N/A | N/A |
| Change from prior year | | 10.0% | 42.9% | 75.0% | | | |
| New Listings | | 137 | 126 | 120 | 2,646 | 2,518 | 2,679 |
| Change from prior year | | 8.7% | 5.0% | -17.2% | 5.1% | -6.0% | -9.5% |
| Contracts Written | | 135 | 149 | 132 | 2,279 | 2,236 | 2,391 |
| Change from prior year | | -9.4% | 12.9% | -21.9% | 1.9% | -6.5% | -13.0% |
| Pending Contracts | | 143 | 139 | 132 | N/A | N/A | N/A |
| Change from prior year | | 2.9% | 5.3% | -25.8% | | | |
| Sales Volume (1,000s) | | 37,709 | 31,560 | 27,767 | 519,468 | 464,581 | 489,478 |
| Change from prior year | | 19.5% | 13.7% | -29.3% | 11.8% | -5.1% | -4.6% |
| Average | Sale Price | 216,719 | 202,308 | 183,885 | 227,139 | 209,838 | 199,950 |
| | Change from prior year | 7.1% | 10.0% | -3.1% | 8.2% | 4.9% | 7.5% |
| | List Price of Actives | 225,353 | 278,599 | 244,641 | N/A | N/A | N/A |
| | Change from prior year | -19.1% | 13.9% | 20.1% | | | |
| | Days on Market | 24 | 29 | 21 | 22 | 17 | 12 |
| Change from prior year | -17.2% | 38.1% | 23.5% | 29.4% | 41.7% | -7.7% | |
| Percent of List | 98.5% | 98.6% | 98.8% | 99.0% | 99.8% | 101.0% | |
| Change from prior year | -0.1% | -0.2% | -1.7% | -0.8% | -1.2% | 0.3% | |
| Percent of Original | 96.3% | 94.9% | 96.4% | 97.4% | 98.3% | 99.7% | |
| Change from prior year | 1.5% | -1.6% | -2.7% | -0.9% | -1.4% | -0.2% | |
| Median | Sale Price | 181,640 | 193,375 | 150,000 | 200,000 | 184,700 | 172,450 |
| | Change from prior year | -6.1% | 28.9% | -16.6% | 8.3% | 7.1% | 4.5% |
| | List Price of Actives | 200,000 | 217,500 | 214,900 | N/A | N/A | N/A |
| | Change from prior year | -8.0% | 1.2% | 44.7% | | | |
| | Days on Market | 9 | 16 | 9 | 6 | 5 | 3 |
| Change from prior year | -43.8% | 77.8% | 125.0% | 20.0% | 66.7% | 0.0% | |
| Percent of List | 100.0% | 100.0% | 99.0% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 0.0% | 1.0% | -1.0% | 0.0% | 0.0% | 0.0% | |
| Percent of Original | 99.5% | 96.4% | 98.0% | 100.0% | 100.0% | 100.0% | |
| Change from prior year | 3.2% | -1.6% | -2.0% | 0.0% | 0.0% | 0.0% | |

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



Shawnee County Closed Listings Analysis

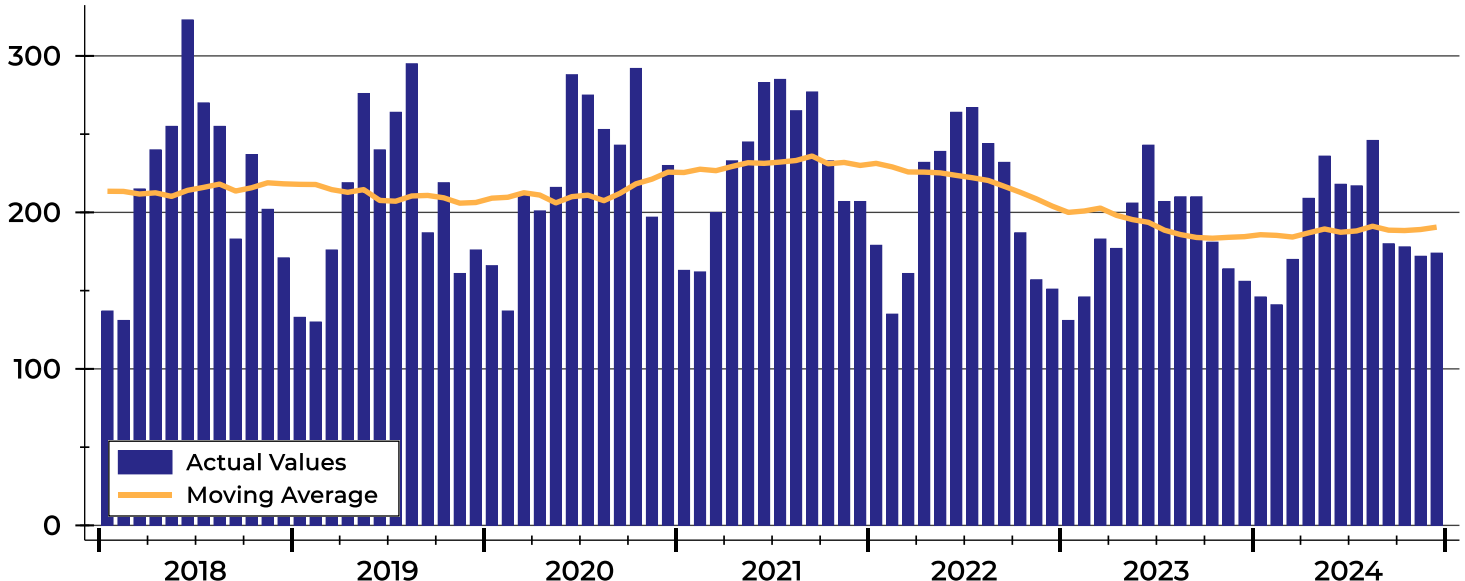
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 174 | 156 | 11.5% | 2,287 | 2,214 | 3.3% |
| Volume (1,000s) | | 37,709 | 31,560 | 19.5% | 519,468 | 464,581 | 11.8% |
| Months' Supply | | 1.1 | 1.0 | 10.0% | N/A | N/A | N/A |
| Average | Sale Price | 216,719 | 202,308 | 7.1% | 227,139 | 209,838 | 8.2% |
| | Days on Market | 24 | 29 | -17.2% | 22 | 17 | 29.4% |
| | Percent of List | 98.5% | 98.6% | -0.1% | 99.0% | 99.8% | -0.8% |
| | Percent of Original | 96.3% | 94.9% | 1.5% | 97.4% | 98.3% | -0.9% |
| Median | Sale Price | 181,640 | 193,375 | -6.1% | 200,000 | 184,700 | 8.3% |
| | Days on Market | 9 | 16 | -43.8% | 6 | 5 | 20.0% |
| | Percent of List | 100.0% | 100.0% | 0.0% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 99.5% | 96.4% | 3.2% | 100.0% | 100.0% | 0.0% |

A total of 174 homes sold in Shawnee County in December, up from 156 units in December 2023. Total sales volume rose to \$37.7 million compared to \$31.6 million in the previous year.

The median sales price in December was \$181,640, down 6.1% compared to the prior year. Median days on market was 9 days, down from 9 days in November, and down from 16 in December 2023.

History of Closed Listings

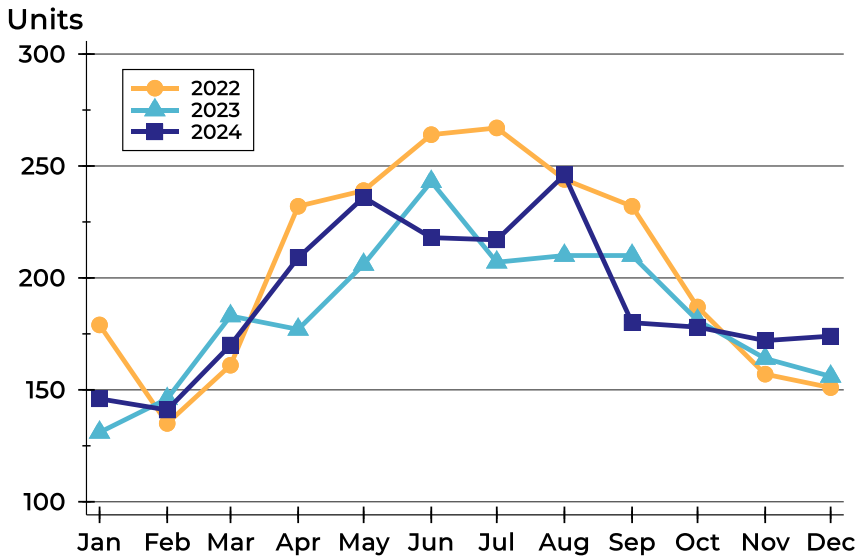
Units





Shawnee County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 179 | 131 | 146 |
| February | 135 | 146 | 141 |
| March | 161 | 183 | 170 |
| April | 232 | 177 | 209 |
| May | 239 | 206 | 236 |
| June | 264 | 243 | 218 |
| July | 267 | 207 | 217 |
| August | 244 | 210 | 246 |
| September | 232 | 210 | 180 |
| October | 187 | 181 | 178 |
| November | 157 | 164 | 172 |
| December | 151 | 156 | 174 |

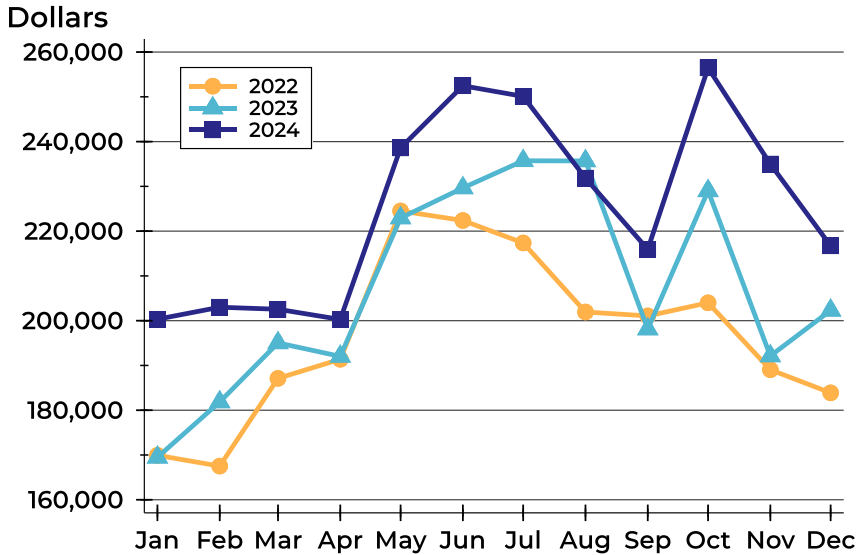
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.6% | 1.5 | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$25,000-\$49,999 | 8 | 4.6% | 0.6 | 36,613 | 37,500 | 44 | 29 | 96.4% | 100.0% | 88.6% | 95.7% |
| \$50,000-\$99,999 | 24 | 13.8% | 1.7 | 74,296 | 78,500 | 18 | 4 | 95.7% | 99.8% | 93.1% | 98.6% |
| \$100,000-\$124,999 | 7 | 4.0% | 0.7 | 110,857 | 110,000 | 20 | 5 | 96.6% | 100.0% | 95.6% | 100.0% |
| \$125,000-\$149,999 | 25 | 14.4% | 1.5 | 135,543 | 135,000 | 35 | 8 | 98.9% | 100.0% | 96.6% | 100.0% |
| \$150,000-\$174,999 | 20 | 11.5% | 0.7 | 162,341 | 160,500 | 18 | 10 | 98.9% | 99.3% | 97.2% | 99.0% |
| \$175,000-\$199,999 | 8 | 4.6% | 1.0 | 185,410 | 185,000 | 14 | 4 | 98.2% | 100.0% | 94.2% | 98.7% |
| \$200,000-\$249,999 | 24 | 13.8% | 0.8 | 228,357 | 227,500 | 19 | 7 | 99.8% | 100.0% | 97.8% | 98.8% |
| \$250,000-\$299,999 | 17 | 9.8% | 1.5 | 276,218 | 270,000 | 21 | 13 | 99.6% | 100.0% | 98.4% | 100.0% |
| \$300,000-\$399,999 | 22 | 12.6% | 1.4 | 336,723 | 335,000 | 16 | 7 | 99.8% | 100.0% | 98.7% | 99.8% |
| \$400,000-\$499,999 | 11 | 6.3% | 1.5 | 434,536 | 429,900 | 44 | 29 | 98.6% | 100.0% | 96.5% | 96.1% |
| \$500,000-\$749,999 | 6 | 3.4% | 0.8 | 581,475 | 559,250 | 25 | 18 | 99.0% | 100.0% | 98.4% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.6% | 0.0 | 867,500 | 867,500 | 88 | 88 | 91.3% | 91.3% | 86.8% | 86.8% |
| \$1,000,000 and up | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



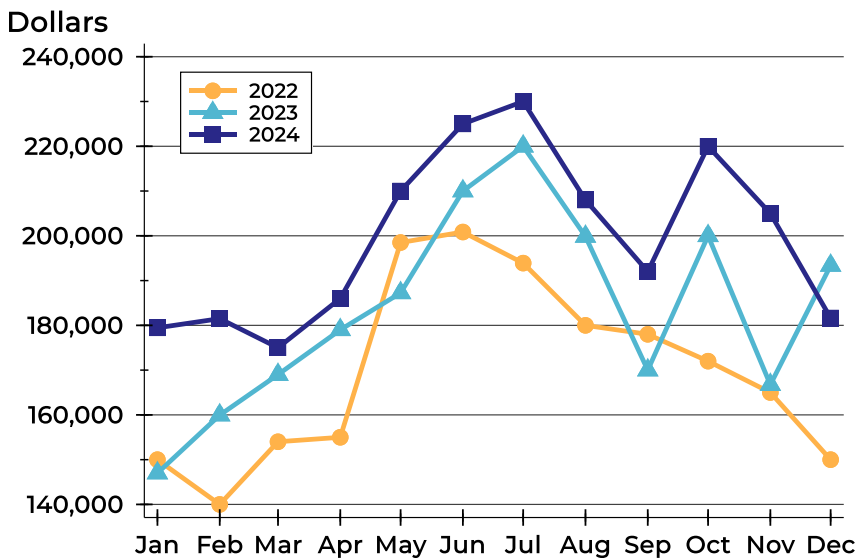
Shawnee County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 169,920 | 169,487 | 200,325 |
| February | 167,521 | 181,847 | 203,010 |
| March | 187,113 | 195,038 | 202,556 |
| April | 191,385 | 192,034 | 200,278 |
| May | 224,517 | 222,943 | 238,597 |
| June | 222,383 | 229,653 | 252,473 |
| July | 217,368 | 235,718 | 250,103 |
| August | 201,942 | 235,685 | 231,844 |
| September | 201,066 | 198,134 | 215,936 |
| October | 203,992 | 229,006 | 256,478 |
| November | 189,048 | 192,126 | 234,991 |
| December | 183,885 | 202,308 | 216,719 |

Median Price

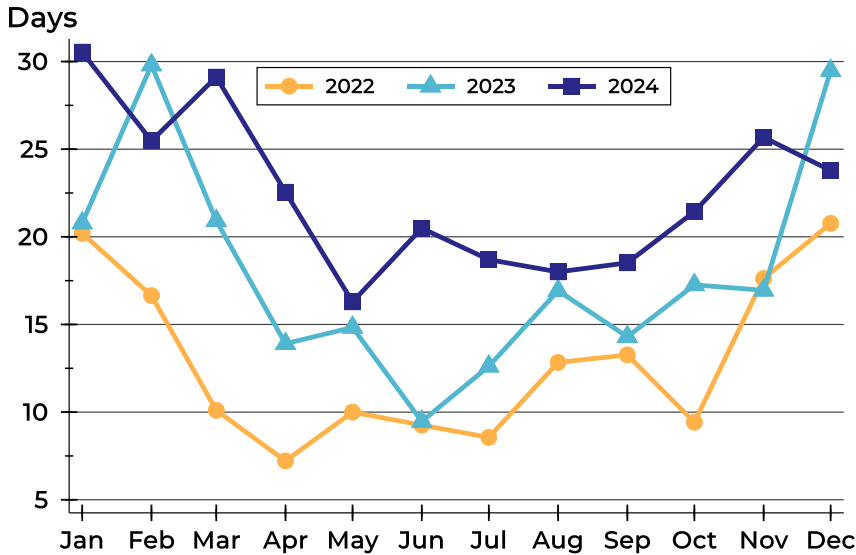


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 150,000 | 147,000 | 179,450 |
| February | 140,000 | 159,950 | 181,500 |
| March | 154,000 | 169,000 | 175,000 |
| April | 155,000 | 179,000 | 186,000 |
| May | 198,500 | 187,250 | 210,000 |
| June | 200,850 | 210,000 | 225,000 |
| July | 193,900 | 220,000 | 230,000 |
| August | 180,000 | 199,850 | 208,000 |
| September | 178,006 | 170,000 | 192,000 |
| October | 172,000 | 200,000 | 220,000 |
| November | 165,000 | 166,750 | 205,000 |
| December | 150,000 | 193,375 | 181,640 |



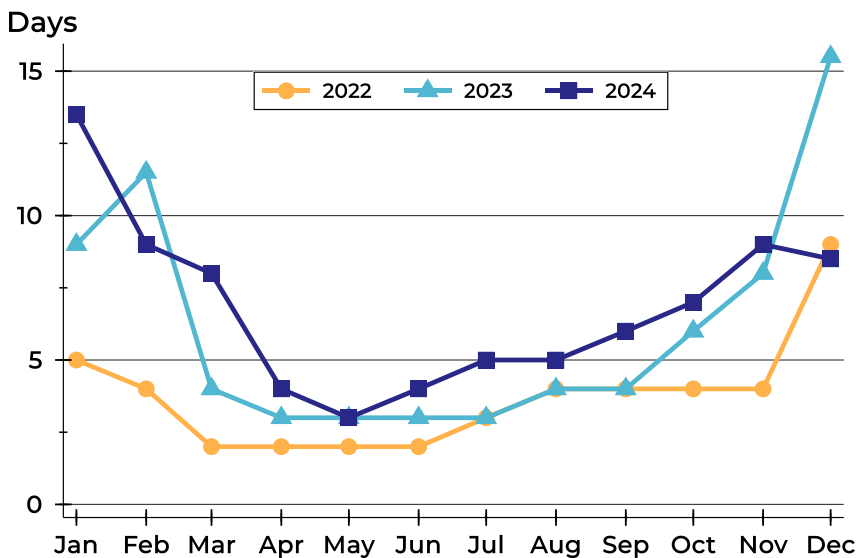
Shawnee County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 20 | 21 | 31 |
| February | 17 | 30 | 25 |
| March | 10 | 21 | 29 |
| April | 7 | 14 | 23 |
| May | 10 | 15 | 16 |
| June | 9 | 9 | 20 |
| July | 9 | 13 | 19 |
| August | 13 | 17 | 18 |
| September | 13 | 14 | 19 |
| October | 9 | 17 | 21 |
| November | 18 | 17 | 26 |
| December | 21 | 29 | 24 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 5 | 9 | 14 |
| February | 4 | 12 | 9 |
| March | 2 | 4 | 8 |
| April | 2 | 3 | 4 |
| May | 2 | 3 | 3 |
| June | 2 | 3 | 4 |
| July | 3 | 3 | 5 |
| August | 4 | 4 | 5 |
| September | 4 | 4 | 6 |
| October | 4 | 6 | 7 |
| November | 4 | 8 | 9 |
| December | 9 | 16 | 9 |



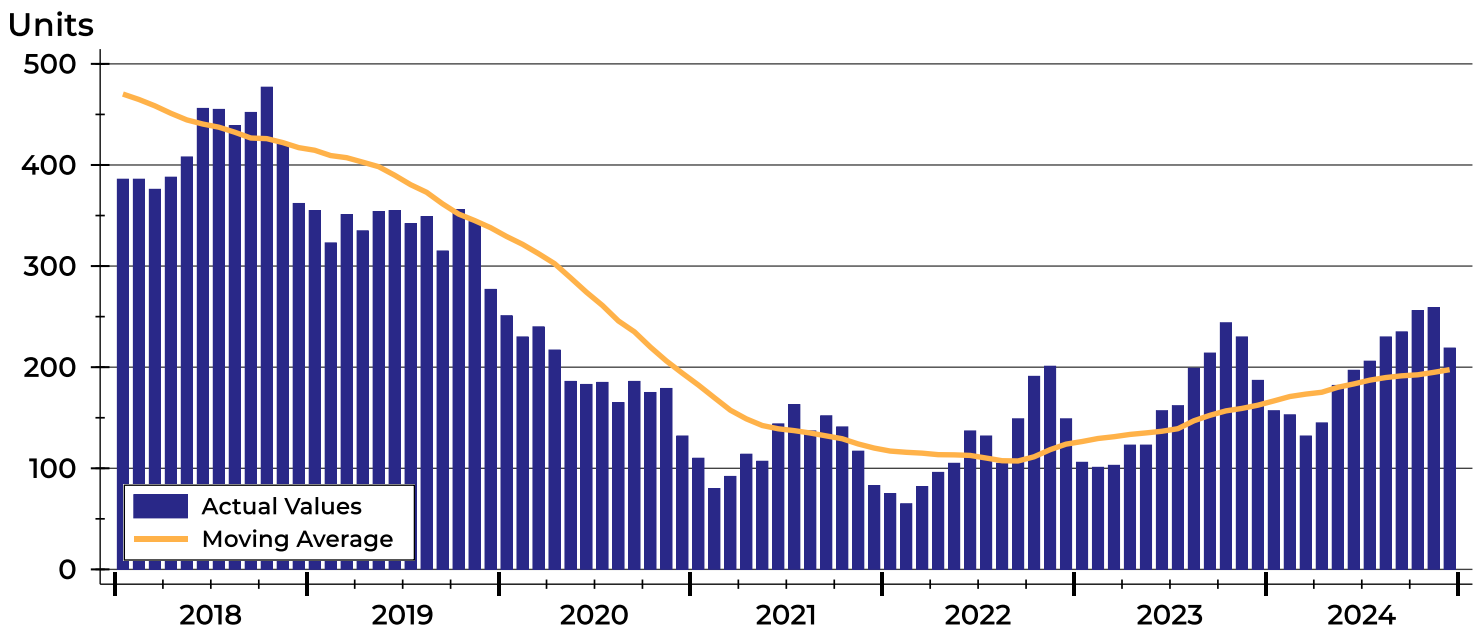
Shawnee County Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | Change |
|--|---------------------|----------------|---------|--------|
| Active Listings | | 219 | 187 | 17.1% |
| Volume (1,000s) | | 49,352 | 52,098 | -5.3% |
| Months' Supply | | 1.1 | 1.0 | 10.0% |
| Average | List Price | 225,353 | 278,599 | -19.1% |
| | Days on Market | 57 | 61 | -6.6% |
| | Percent of Original | 96.8% | 96.3% | 0.5% |
| Median | List Price | 200,000 | 217,500 | -8.0% |
| | Days on Market | 47 | 49 | -4.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 219 homes were available for sale in Shawnee County at the end of December. This represents a 1.1 months' supply of active listings.

The median list price of homes on the market at the end of December was \$200,000, down 8.0% from 2023. The typical time on market for active listings was 47 days, down from 49 days a year earlier.

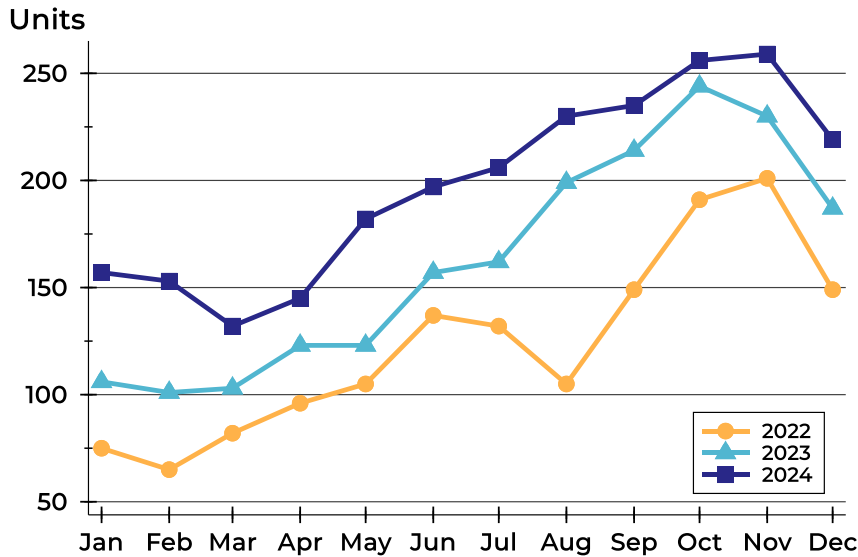
History of Active Listings





Shawnee County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 75 | 106 | 157 |
| February | 65 | 101 | 153 |
| March | 82 | 103 | 132 |
| April | 96 | 123 | 145 |
| May | 105 | 123 | 182 |
| June | 137 | 157 | 197 |
| July | 132 | 162 | 206 |
| August | 105 | 199 | 230 |
| September | 149 | 214 | 235 |
| October | 191 | 244 | 256 |
| November | 201 | 230 | 259 |
| December | 149 | 187 | 219 |

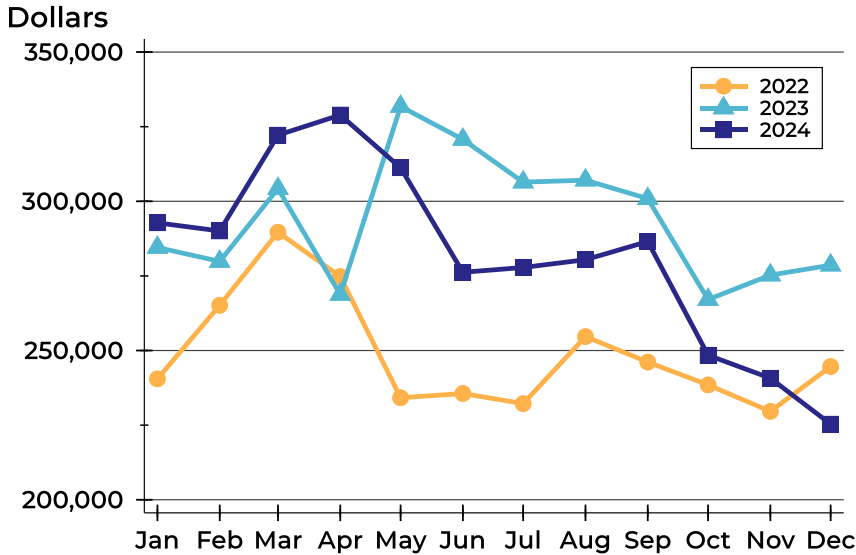
Active Listings by Price Range

| Price Range | Active Listings Number | Percent | Months' Supply | List Price Average | Median | Days on Market Avg. | Med. | Price as % of Orig. Avg. | Med. |
|---------------------|------------------------|---------|----------------|--------------------|---------|---------------------|------|--------------------------|--------|
| Below \$25,000 | 2 | 0.9% | 1.5 | 10,000 | 10,000 | 61 | 61 | 83.6% | 83.6% |
| \$25,000-\$49,999 | 4 | 1.8% | 0.6 | 41,975 | 42,450 | 55 | 52 | 98.8% | 100.0% |
| \$50,000-\$99,999 | 39 | 17.8% | 1.7 | 78,222 | 79,500 | 54 | 56 | 96.9% | 100.0% |
| \$100,000-\$124,999 | 8 | 3.7% | 0.7 | 118,100 | 118,000 | 32 | 23 | 98.0% | 100.0% |
| \$125,000-\$149,999 | 25 | 11.4% | 1.5 | 138,018 | 139,500 | 57 | 53 | 95.5% | 98.6% |
| \$150,000-\$174,999 | 13 | 5.9% | 0.7 | 164,335 | 165,750 | 45 | 32 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 17 | 7.8% | 1.0 | 190,259 | 189,900 | 40 | 26 | 95.8% | 100.0% |
| \$200,000-\$249,999 | 22 | 10.0% | 0.8 | 224,573 | 219,700 | 83 | 54 | 95.3% | 97.3% |
| \$250,000-\$299,999 | 36 | 16.4% | 1.5 | 278,916 | 284,900 | 48 | 46 | 98.4% | 100.0% |
| \$300,000-\$399,999 | 31 | 14.2% | 1.4 | 345,877 | 339,000 | 61 | 47 | 97.7% | 98.6% |
| \$400,000-\$499,999 | 16 | 7.3% | 1.5 | 447,778 | 444,900 | 70 | 59 | 95.5% | 97.2% |
| \$500,000-\$749,999 | 6 | 2.7% | 0.8 | 579,913 | 579,839 | 99 | 91 | 96.5% | 98.1% |
| \$750,000-\$999,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |



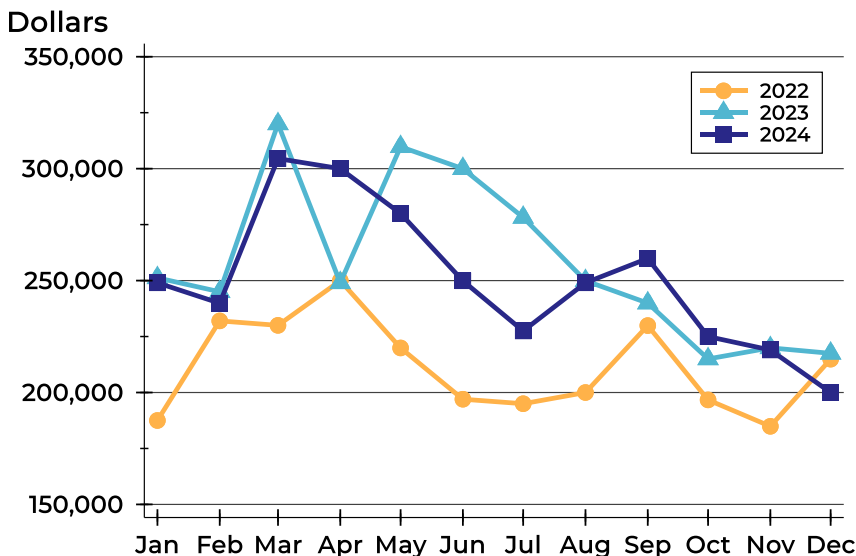
Shawnee County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 240,503 | 284,543 | 292,789 |
| February | 265,156 | 279,856 | 290,058 |
| March | 289,648 | 304,258 | 322,171 |
| April | 274,781 | 268,778 | 328,914 |
| May | 234,169 | 331,778 | 311,226 |
| June | 235,608 | 320,734 | 276,220 |
| July | 232,214 | 306,421 | 277,818 |
| August | 254,672 | 307,081 | 280,431 |
| September | 246,136 | 300,893 | 286,533 |
| October | 238,490 | 267,090 | 248,443 |
| November | 229,617 | 275,269 | 240,732 |
| December | 244,641 | 278,599 | 225,353 |

Median Price

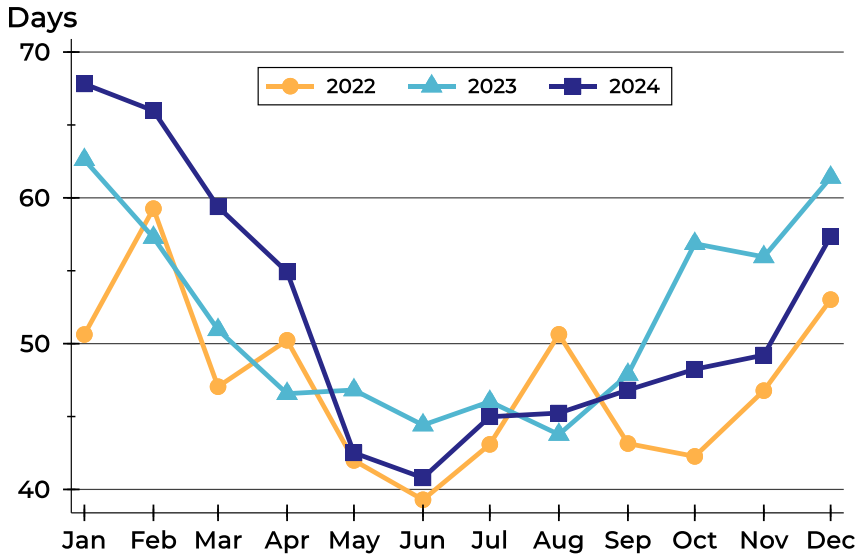


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 187,500 | 251,225 | 249,000 |
| February | 232,000 | 245,000 | 239,900 |
| March | 230,000 | 320,000 | 304,500 |
| April | 249,950 | 249,000 | 300,000 |
| May | 219,900 | 309,777 | 279,950 |
| June | 197,000 | 300,000 | 249,900 |
| July | 195,000 | 278,200 | 227,500 |
| August | 200,000 | 249,925 | 249,000 |
| September | 229,900 | 239,950 | 259,900 |
| October | 196,700 | 215,000 | 225,000 |
| November | 184,900 | 219,950 | 219,000 |
| December | 214,900 | 217,500 | 200,000 |



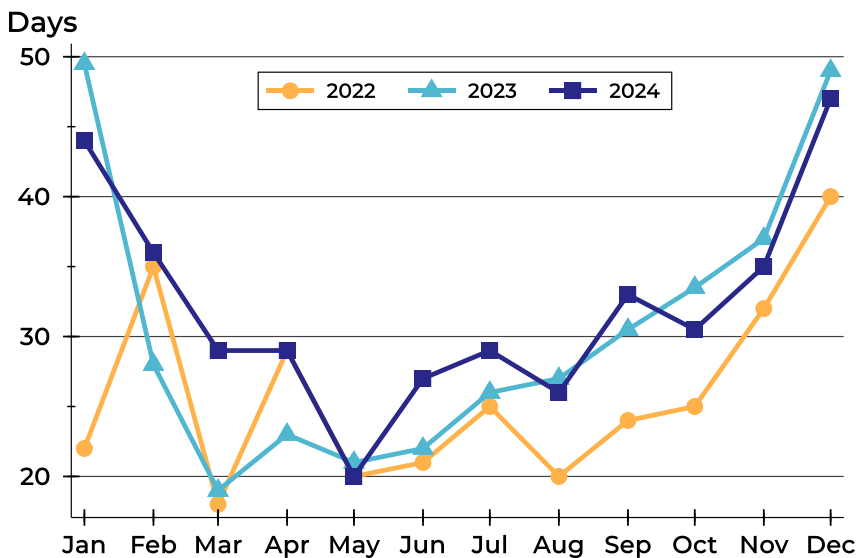
Shawnee County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 51 | 63 | 68 |
| February | 59 | 57 | 66 |
| March | 47 | 51 | 59 |
| April | 50 | 47 | 55 |
| May | 42 | 47 | 43 |
| June | 39 | 44 | 41 |
| July | 43 | 46 | 45 |
| August | 51 | 44 | 45 |
| September | 43 | 48 | 47 |
| October | 42 | 57 | 48 |
| November | 47 | 56 | 49 |
| December | 53 | 61 | 57 |

Median DOM

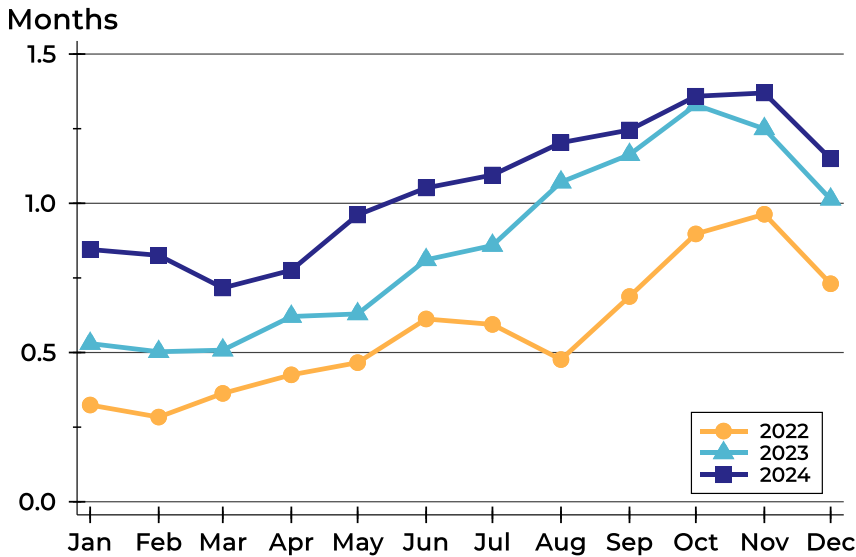


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 22 | 50 | 44 |
| February | 35 | 28 | 36 |
| March | 18 | 19 | 29 |
| April | 29 | 23 | 29 |
| May | 20 | 21 | 20 |
| June | 21 | 22 | 27 |
| July | 25 | 26 | 29 |
| August | 20 | 27 | 26 |
| September | 24 | 31 | 33 |
| October | 25 | 34 | 31 |
| November | 32 | 37 | 35 |
| December | 40 | 49 | 47 |



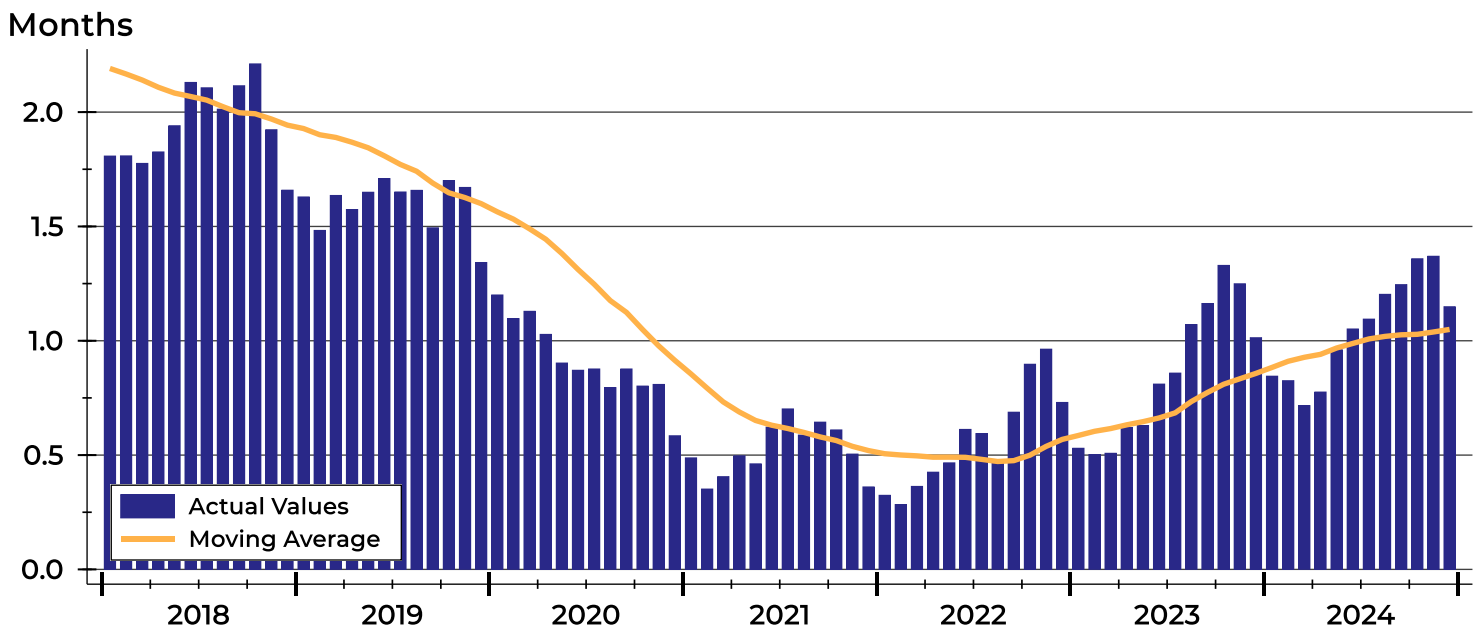
Shawnee County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





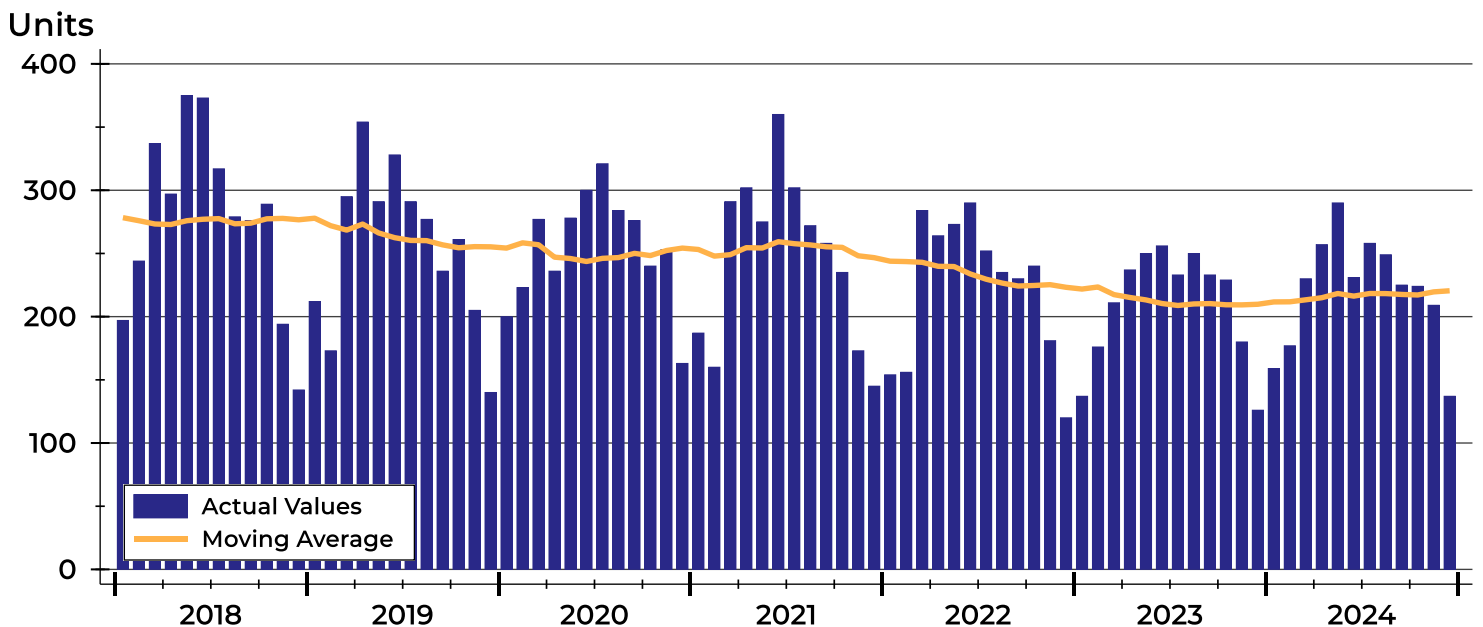
Shawnee County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 137 | 126 | 8.7% |
| | Volume (1,000s) | 27,464 | 26,174 | 4.9% |
| | Average List Price | 200,466 | 207,731 | -3.5% |
| | Median List Price | 174,000 | 181,000 | -3.9% |
| Year-to-Date | New Listings | 2,646 | 2,518 | 5.1% |
| | Volume (1,000s) | 606,698 | 551,079 | 10.1% |
| | Average List Price | 229,289 | 218,856 | 4.8% |
| | Median List Price | 199,900 | 185,000 | 8.1% |

A total of 137 new listings were added in Shawnee County during December, up 8.7% from the same month in 2023. Year-to-date Shawnee County has seen 2,646 new listings.

The median list price of these homes was \$174,000 down from \$181,000 in 2023.

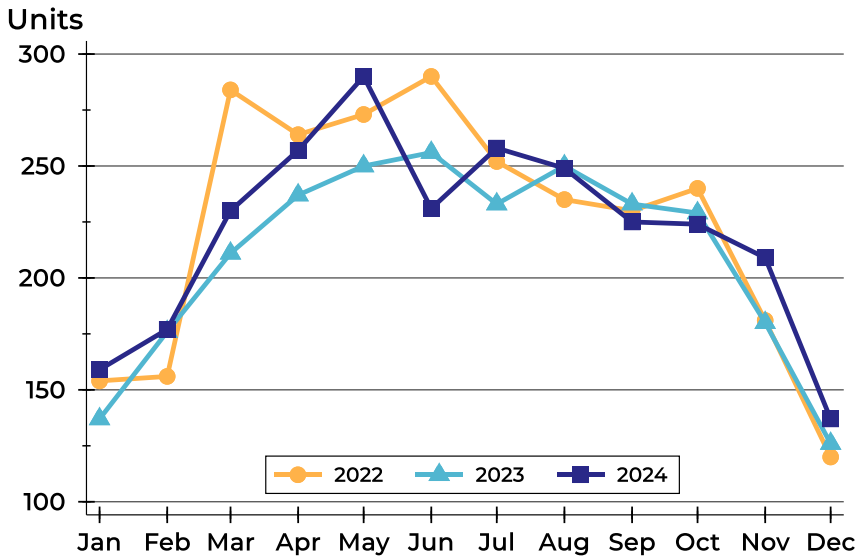
History of New Listings





Shawnee County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|------------------|------|------|------------|
| January | 154 | 137 | 159 |
| February | 156 | 176 | 177 |
| March | 284 | 211 | 230 |
| April | 264 | 237 | 257 |
| May | 273 | 250 | 290 |
| June | 290 | 256 | 231 |
| July | 252 | 233 | 258 |
| August | 235 | 250 | 249 |
| September | 230 | 233 | 225 |
| October | 240 | 229 | 224 |
| November | 181 | 180 | 209 |
| December | 120 | 126 | 137 |

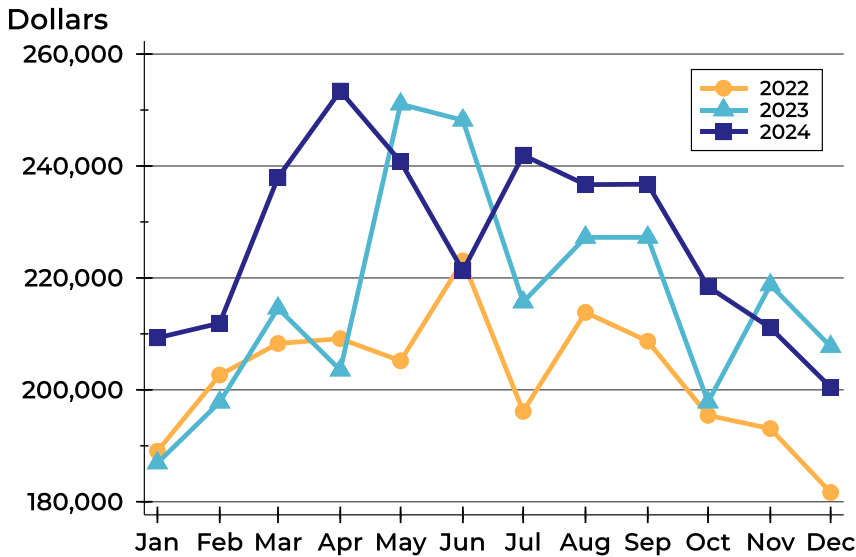
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 2 | 1.5% | 10,000 | 10,000 | 12 | 12 | 97.6% | 97.6% |
| \$25,000-\$49,999 | 7 | 5.1% | 39,014 | 35,900 | 7 | 3 | 99.2% | 100.0% |
| \$50,000-\$99,999 | 18 | 13.1% | 76,994 | 80,000 | 16 | 19 | 97.1% | 100.0% |
| \$100,000-\$124,999 | 10 | 7.3% | 115,785 | 116,000 | 16 | 16 | 99.0% | 100.0% |
| \$125,000-\$149,999 | 17 | 12.4% | 137,615 | 139,900 | 15 | 11 | 100.2% | 100.0% |
| \$150,000-\$174,999 | 16 | 11.7% | 163,584 | 165,000 | 11 | 5 | 97.9% | 100.0% |
| \$175,000-\$199,999 | 13 | 9.5% | 189,885 | 189,900 | 21 | 20 | 95.2% | 100.0% |
| \$200,000-\$249,999 | 12 | 8.8% | 224,133 | 222,450 | 19 | 22 | 98.6% | 100.0% |
| \$250,000-\$299,999 | 16 | 11.7% | 281,513 | 279,450 | 22 | 27 | 98.9% | 100.0% |
| \$300,000-\$399,999 | 17 | 12.4% | 339,718 | 330,000 | 17 | 20 | 98.8% | 100.0% |
| \$400,000-\$499,999 | 7 | 5.1% | 444,111 | 449,900 | 7 | 8 | 100.0% | 100.0% |
| \$500,000-\$749,999 | 2 | 1.5% | 561,950 | 561,950 | 2 | 2 | 101.7% | 101.7% |
| \$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 |



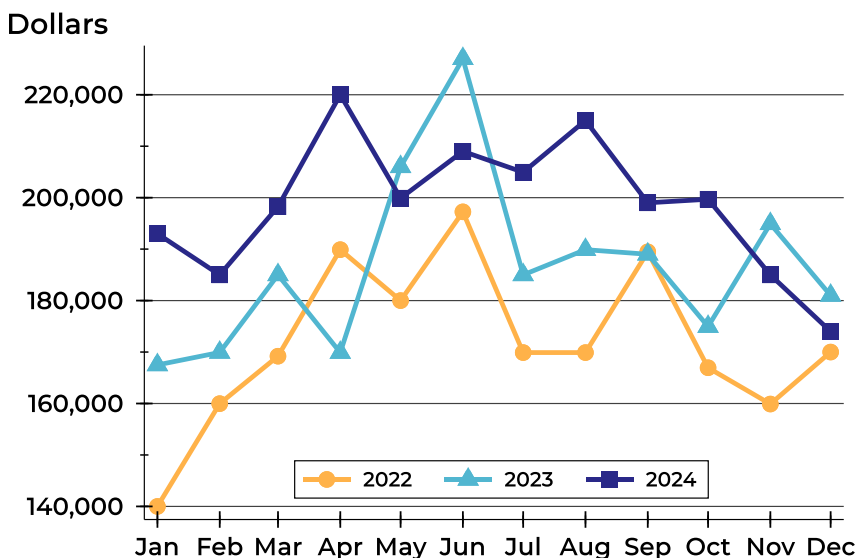
Shawnee County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 189,050 | 186,924 | 209,293 |
| February | 202,646 | 197,792 | 211,916 |
| March | 208,289 | 214,587 | 237,938 |
| April | 209,143 | 203,515 | 253,400 |
| May | 205,180 | 251,055 | 240,765 |
| June | 223,059 | 248,173 | 221,268 |
| July | 196,153 | 215,688 | 241,936 |
| August | 213,837 | 227,246 | 236,670 |
| September | 208,690 | 227,243 | 236,739 |
| October | 195,443 | 197,808 | 218,436 |
| November | 193,072 | 218,743 | 211,087 |
| December | 181,665 | 207,731 | 200,466 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 140,000 | 167,500 | 193,000 |
| February | 159,975 | 169,925 | 185,000 |
| March | 169,200 | 185,000 | 198,250 |
| April | 189,900 | 169,900 | 220,000 |
| May | 180,000 | 206,000 | 199,900 |
| June | 197,250 | 227,000 | 209,000 |
| July | 169,900 | 185,000 | 204,950 |
| August | 169,900 | 189,900 | 215,000 |
| September | 189,475 | 189,000 | 199,000 |
| October | 166,950 | 174,950 | 199,700 |
| November | 159,900 | 194,925 | 185,000 |
| December | 170,000 | 181,000 | 174,000 |

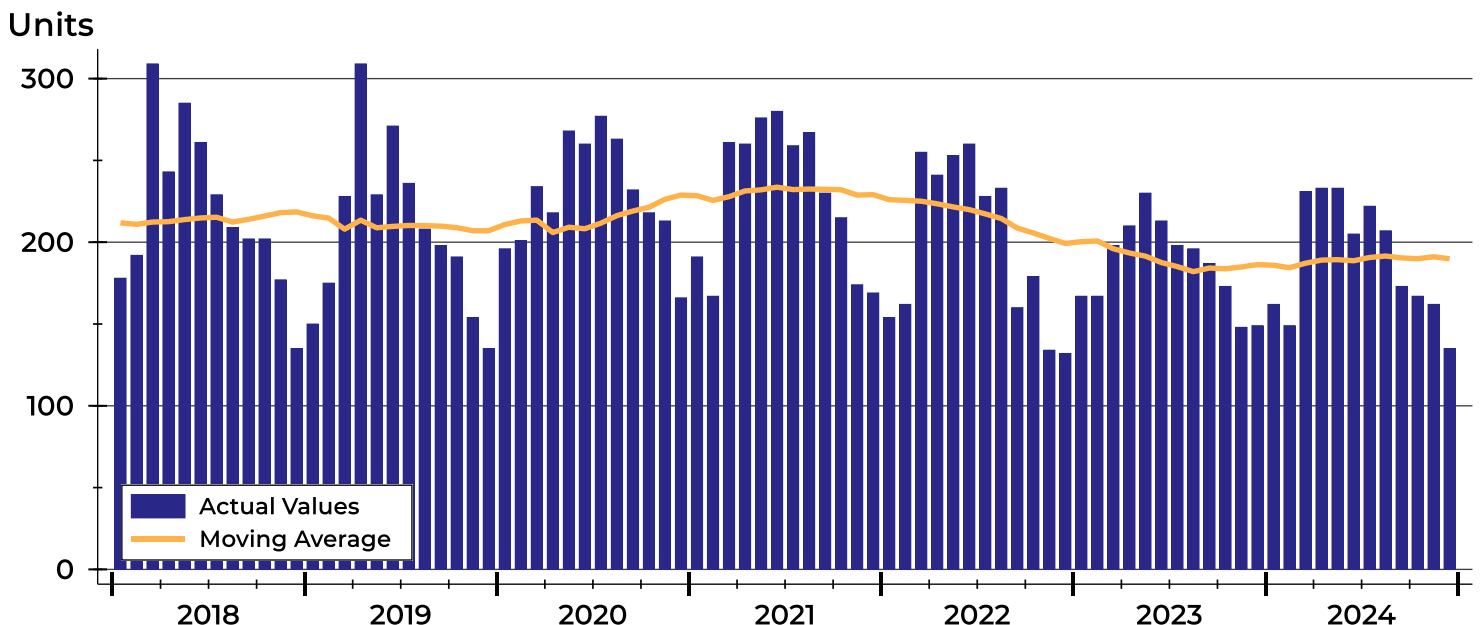


Shawnee County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 135 | 149 | -9.4% | 2,279 | 2,236 | 1.9% |
| Volume (1,000s) | | 30,379 | 31,050 | -2.2% | 528,174 | 473,440 | 11.6% |
| Average | Sale Price | 225,031 | 208,391 | 8.0% | 231,757 | 211,735 | 9.5% |
| | Days on Market | 31 | 32 | -3.1% | 22 | 18 | 22.2% |
| | Percent of Original | 97.0% | 94.5% | 2.6% | 97.4% | 98.3% | -0.9% |
| Median | Sale Price | 195,000 | 180,000 | 8.3% | 199,900 | 182,500 | 9.5% |
| | Days on Market | 16 | 16 | 0.0% | 6 | 5 | 20.0% |
| | Percent of Original | 100.0% | 96.7% | 3.4% | 100.0% | 100.0% | 0.0% |

A total of 135 contracts for sale were written in Shawnee County during the month of December, down from 149 in 2023. The median list price of these homes was \$195,000, up from \$180,000 the prior year. Half of the homes that went under contract in December were on the market less than 16 days, compared to 16 days in December 2023.

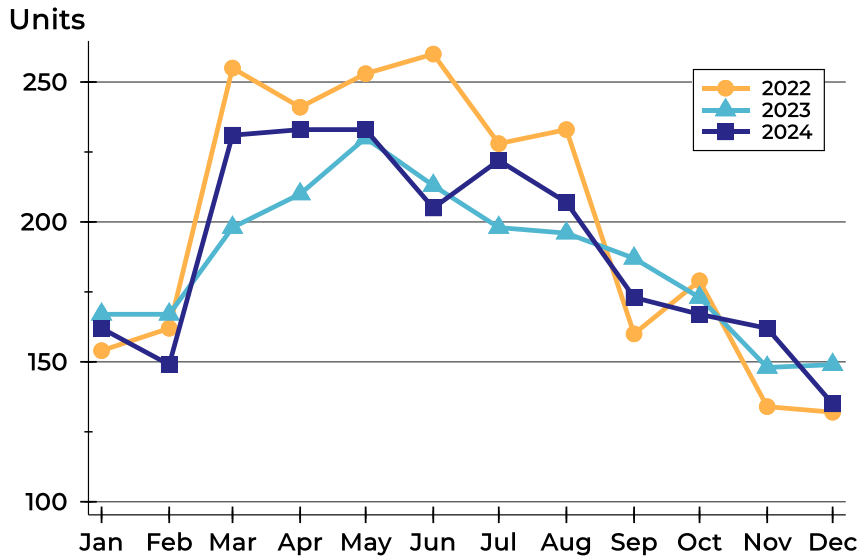
History of Contracts Written





Shawnee County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|------------------|------|------|------------|
| January | 154 | 167 | 162 |
| February | 162 | 167 | 149 |
| March | 255 | 198 | 231 |
| April | 241 | 210 | 233 |
| May | 253 | 230 | 233 |
| June | 260 | 213 | 205 |
| July | 228 | 198 | 222 |
| August | 233 | 196 | 207 |
| September | 160 | 187 | 173 |
| October | 179 | 173 | 167 |
| November | 134 | 148 | 162 |
| December | 132 | 149 | 135 |

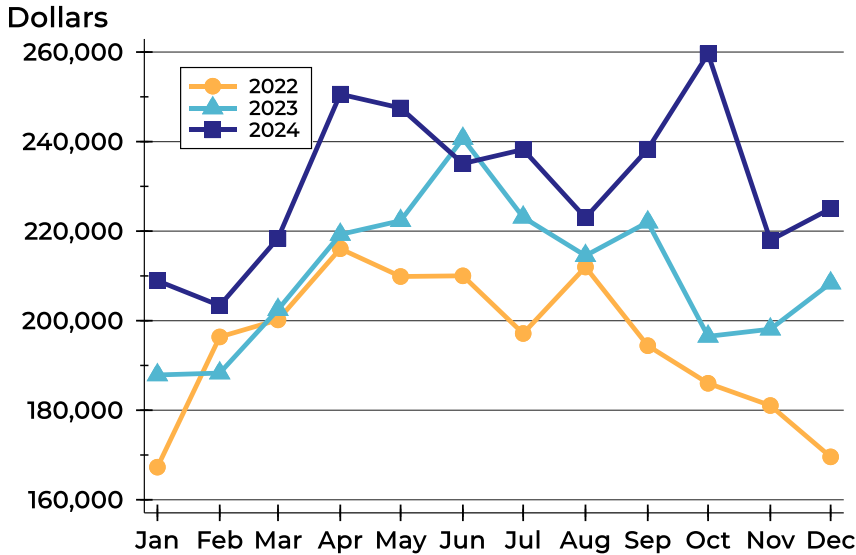
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.7% | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 9 | 6.7% | 36,733 | 35,000 | 31 | 3 | 90.2% | 100.0% |
| \$50,000-\$99,999 | 14 | 10.4% | 77,846 | 80,000 | 33 | 29 | 96.4% | 97.0% |
| \$100,000-\$124,999 | 7 | 5.2% | 115,550 | 117,000 | 13 | 5 | 98.1% | 98.4% |
| \$125,000-\$149,999 | 15 | 11.1% | 137,873 | 139,900 | 18 | 11 | 98.6% | 100.0% |
| \$150,000-\$174,999 | 16 | 11.9% | 164,025 | 162,500 | 18 | 5 | 96.9% | 100.0% |
| \$175,000-\$199,999 | 11 | 8.1% | 192,414 | 195,000 | 33 | 23 | 97.7% | 97.5% |
| \$200,000-\$249,999 | 18 | 13.3% | 228,792 | 225,000 | 42 | 37 | 96.3% | 96.0% |
| \$250,000-\$299,999 | 8 | 5.9% | 283,435 | 283,900 | 37 | 34 | 95.9% | 96.2% |
| \$300,000-\$399,999 | 19 | 14.1% | 334,013 | 329,900 | 28 | 13 | 98.1% | 100.0% |
| \$400,000-\$499,999 | 11 | 8.1% | 443,473 | 449,900 | 47 | 35 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 5 | 3.7% | 582,580 | 574,900 | 63 | 11 | 97.8% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.7% | 799,777 | 799,777 | 8 | 8 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



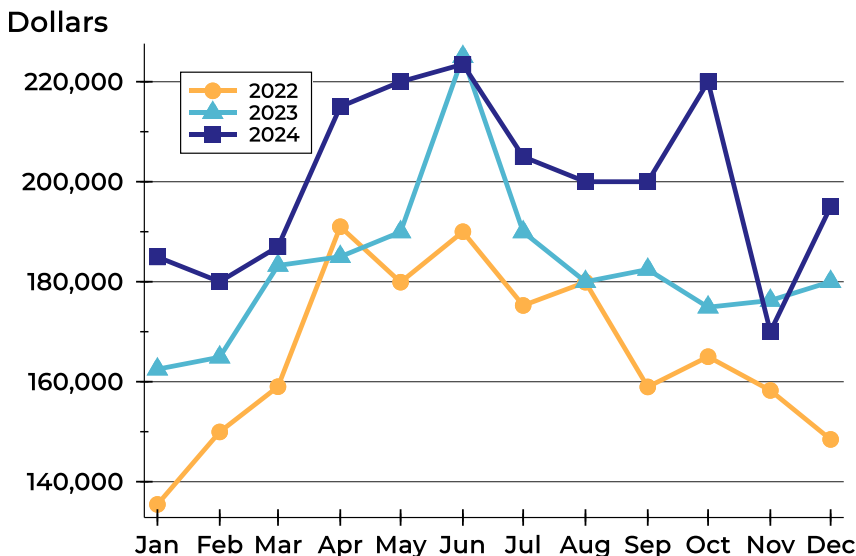
Shawnee County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 167,282 | 187,876 | 208,932 |
| February | 196,370 | 188,300 | 203,377 |
| March | 200,181 | 202,470 | 218,412 |
| April | 216,074 | 219,252 | 250,596 |
| May | 209,866 | 222,332 | 247,508 |
| June | 210,019 | 240,681 | 235,098 |
| July | 197,143 | 223,098 | 238,234 |
| August | 211,991 | 214,510 | 222,994 |
| September | 194,419 | 222,004 | 238,306 |
| October | 186,015 | 196,498 | 259,598 |
| November | 181,053 | 198,100 | 217,970 |
| December | 169,583 | 208,391 | 225,031 |

Median Price

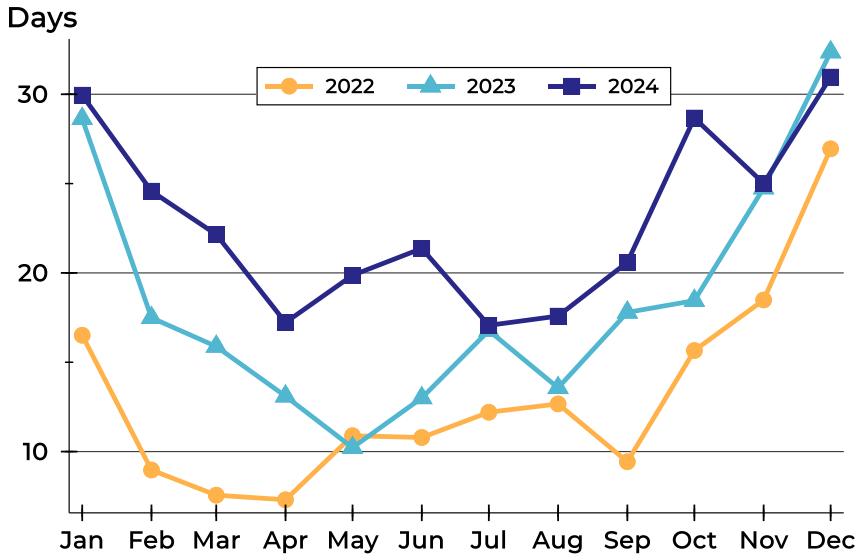


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 135,450 | 162,500 | 184,950 |
| February | 149,950 | 164,900 | 180,000 |
| March | 159,000 | 183,250 | 187,000 |
| April | 191,000 | 185,000 | 215,000 |
| May | 179,900 | 189,950 | 220,000 |
| June | 190,000 | 225,000 | 223,500 |
| July | 175,250 | 189,950 | 205,000 |
| August | 179,900 | 180,000 | 200,000 |
| September | 158,950 | 182,450 | 200,000 |
| October | 165,000 | 174,900 | 220,000 |
| November | 158,250 | 176,250 | 170,000 |
| December | 148,450 | 180,000 | 195,000 |



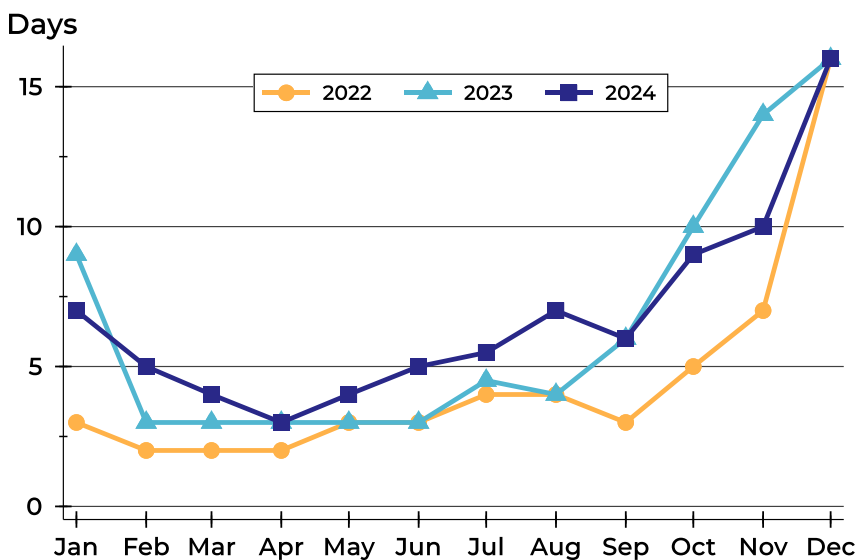
Shawnee County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 17 | 29 | 30 |
| February | 9 | 17 | 25 |
| March | 8 | 16 | 22 |
| April | 7 | 13 | 17 |
| May | 11 | 10 | 20 |
| June | 11 | 13 | 21 |
| July | 12 | 17 | 17 |
| August | 13 | 14 | 18 |
| September | 9 | 18 | 21 |
| October | 16 | 18 | 29 |
| November | 18 | 25 | 25 |
| December | 27 | 32 | 31 |

Median DOM



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



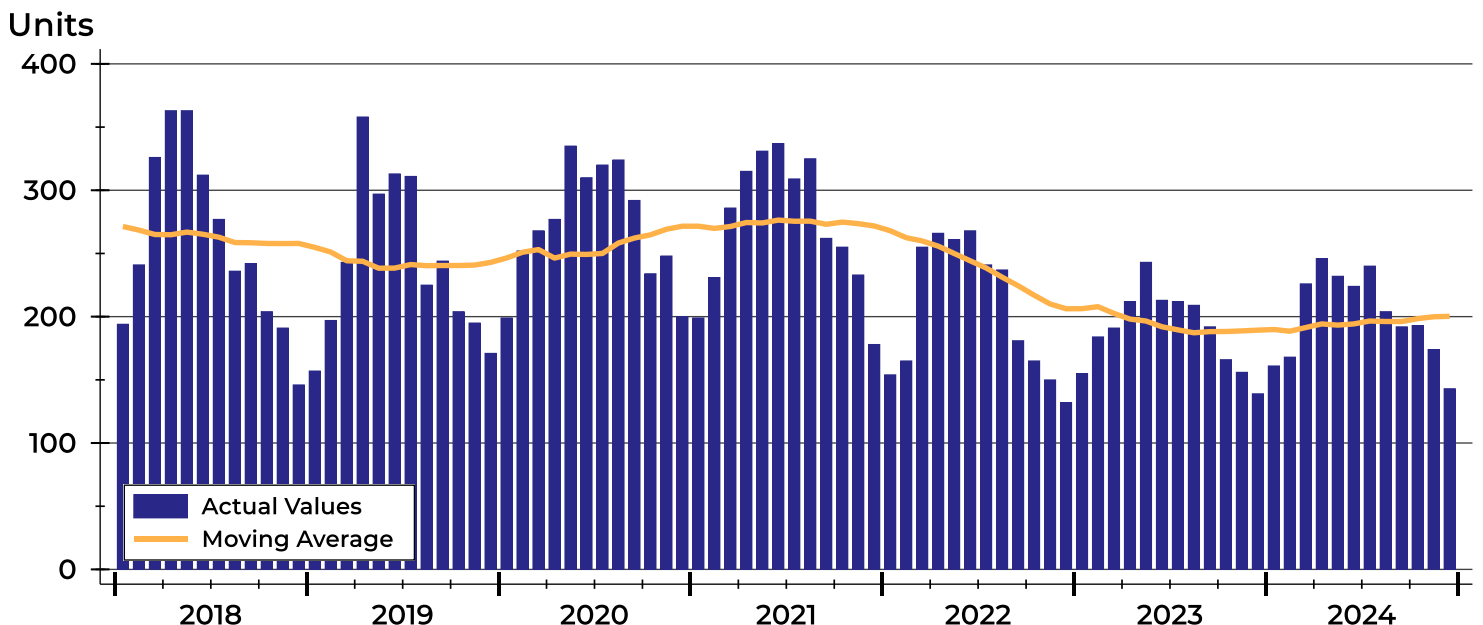
Shawnee County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 143 | 139 | 2.9% |
| Volume (1,000s) | | 36,905 | 30,105 | 22.6% |
| Average | List Price | 258,075 | 216,582 | 19.2% |
| | Days on Market | 33 | 29 | 13.8% |
| | Percent of Original | 97.2% | 98.0% | -0.8% |
| Median | List Price | 214,000 | 182,000 | 17.6% |
| | Days on Market | 21 | 15 | 40.0% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 143 listings in Shawnee County had contracts pending at the end of December, up from 139 contracts pending at the end of December 2023.

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

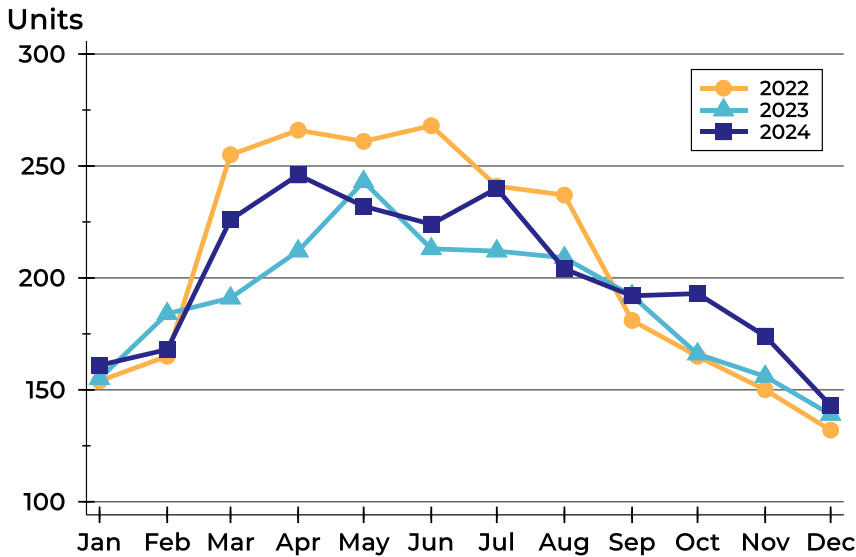
History of Pending Contracts





Shawnee County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 154 | 155 | 161 |
| February | 165 | 184 | 168 |
| March | 255 | 191 | 226 |
| April | 266 | 212 | 246 |
| May | 261 | 243 | 232 |
| June | 268 | 213 | 224 |
| July | 241 | 212 | 240 |
| August | 237 | 209 | 204 |
| September | 181 | 192 | 192 |
| October | 165 | 166 | 193 |
| November | 150 | 156 | 174 |
| December | 132 | 139 | 143 |

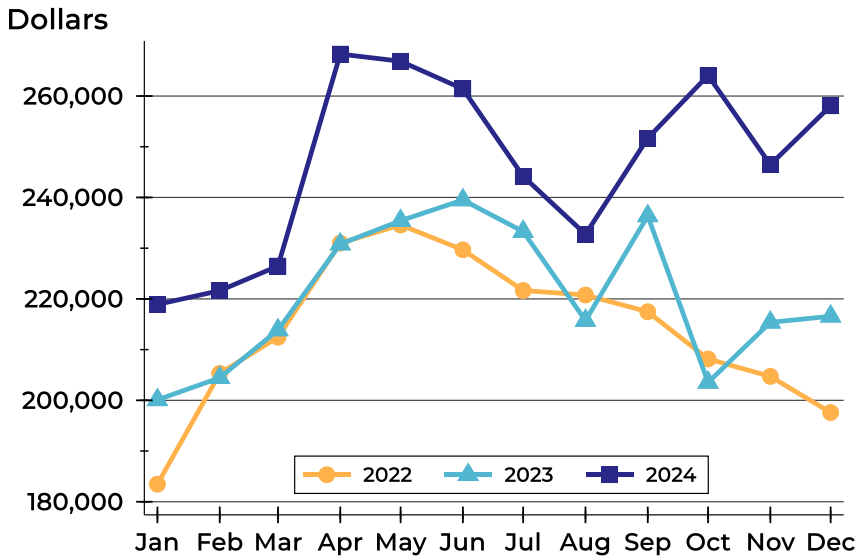
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.7% | 16,500 | 16,500 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 4 | 2.8% | 39,025 | 39,200 | 10 | 3 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 16 | 11.2% | 80,484 | 82,500 | 31 | 24 | 96.6% | 100.0% |
| \$100,000-\$124,999 | 7 | 4.9% | 117,664 | 119,700 | 16 | 9 | 98.0% | 100.0% |
| \$125,000-\$149,999 | 14 | 9.8% | 137,364 | 139,900 | 18 | 14 | 98.3% | 100.0% |
| \$150,000-\$174,999 | 16 | 11.2% | 162,500 | 159,950 | 20 | 6 | 98.3% | 100.0% |
| \$175,000-\$199,999 | 12 | 8.4% | 191,796 | 195,000 | 34 | 30 | 96.5% | 97.5% |
| \$200,000-\$249,999 | 18 | 12.6% | 231,125 | 231,500 | 34 | 24 | 96.7% | 98.9% |
| \$250,000-\$299,999 | 10 | 7.0% | 283,138 | 283,900 | 35 | 34 | 97.3% | 97.3% |
| \$300,000-\$399,999 | 22 | 15.4% | 346,280 | 339,900 | 36 | 25 | 97.3% | 99.2% |
| \$400,000-\$499,999 | 13 | 9.1% | 445,054 | 449,900 | 41 | 24 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 7 | 4.9% | 596,143 | 620,000 | 80 | 30 | 93.6% | 99.2% |
| \$750,000-\$999,999 | 2 | 1.4% | 874,889 | 874,889 | 94 | 94 | 86.5% | 86.5% |
| \$1,000,000 and up | 1 | 0.7% | 1,477,777 | 1,477,777 | 67 | 67 | 100.0% | 100.0% |



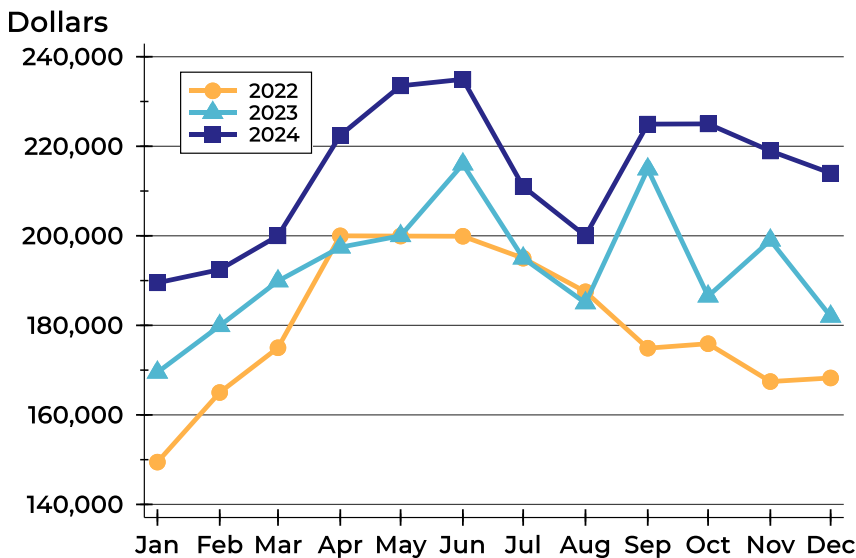
Shawnee County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 183,471 | 200,095 | 218,913 |
| February | 205,304 | 204,451 | 221,623 |
| March | 212,455 | 213,872 | 226,481 |
| April | 231,014 | 230,805 | 268,279 |
| May | 234,579 | 235,423 | 266,871 |
| June | 229,679 | 239,503 | 261,409 |
| July | 221,662 | 233,283 | 244,180 |
| August | 220,766 | 215,734 | 232,747 |
| September | 217,463 | 236,375 | 251,683 |
| October | 208,152 | 203,540 | 264,080 |
| November | 204,725 | 215,383 | 246,477 |
| December | 197,592 | 216,582 | 258,075 |

Median Price

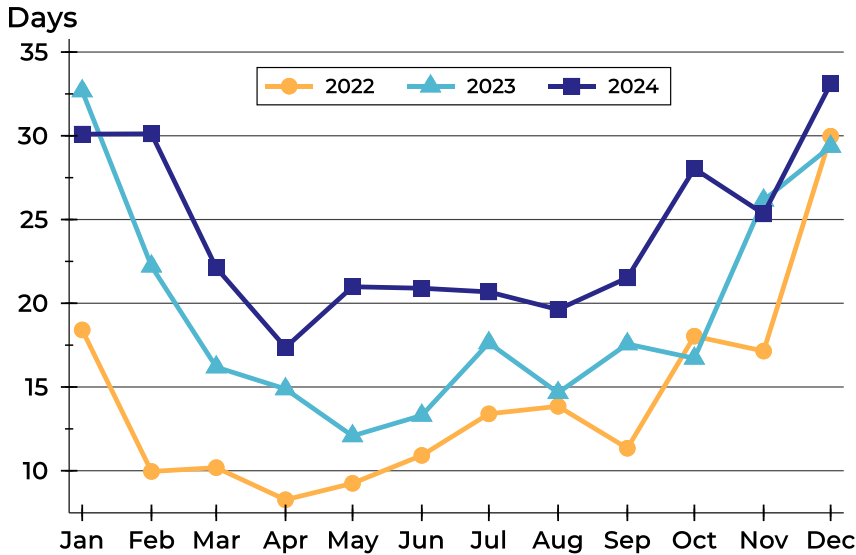


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 149,450 | 169,500 | 189,500 |
| February | 165,000 | 179,900 | 192,450 |
| March | 174,999 | 189,900 | 200,000 |
| April | 200,000 | 197,450 | 222,450 |
| May | 199,950 | 200,000 | 233,500 |
| June | 199,900 | 216,000 | 234,950 |
| July | 195,000 | 195,000 | 210,994 |
| August | 187,500 | 185,000 | 200,000 |
| September | 174,900 | 214,900 | 224,950 |
| October | 175,900 | 186,500 | 225,000 |
| November | 167,450 | 199,000 | 218,950 |
| December | 168,250 | 182,000 | 214,000 |



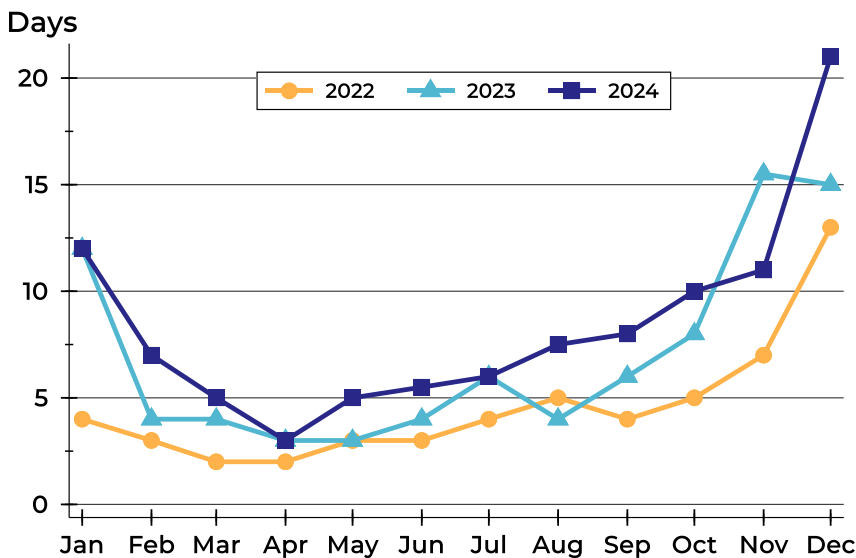
Shawnee County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 18 | 33 | 30 |
| February | 10 | 22 | 30 |
| March | 10 | 16 | 22 |
| April | 8 | 15 | 17 |
| May | 9 | 12 | 21 |
| June | 11 | 13 | 21 |
| July | 13 | 18 | 21 |
| August | 14 | 15 | 20 |
| September | 11 | 18 | 22 |
| October | 18 | 17 | 28 |
| November | 17 | 26 | 25 |
| December | 30 | 29 | 33 |

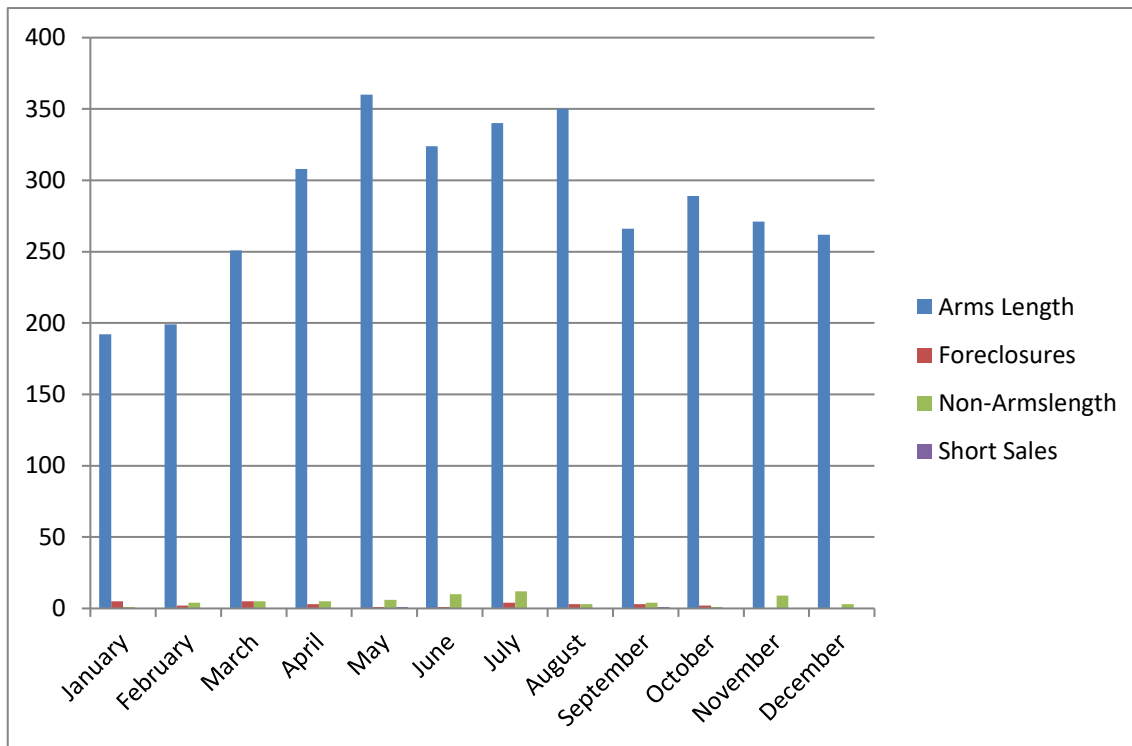
Median DOM



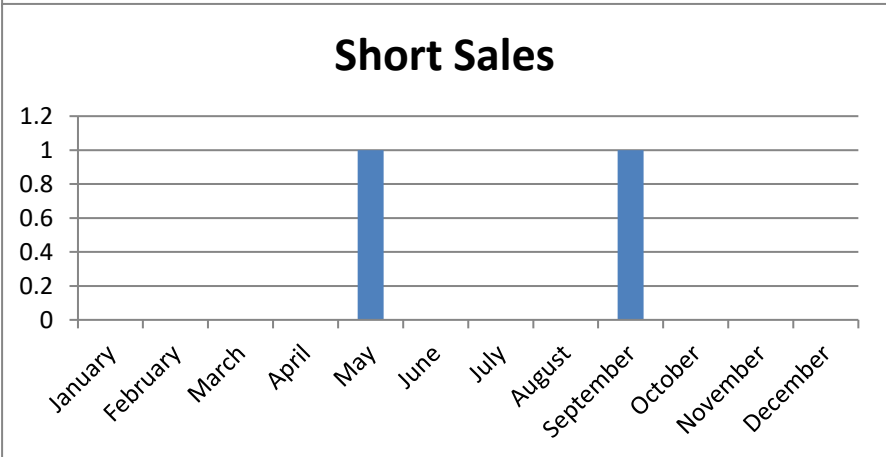
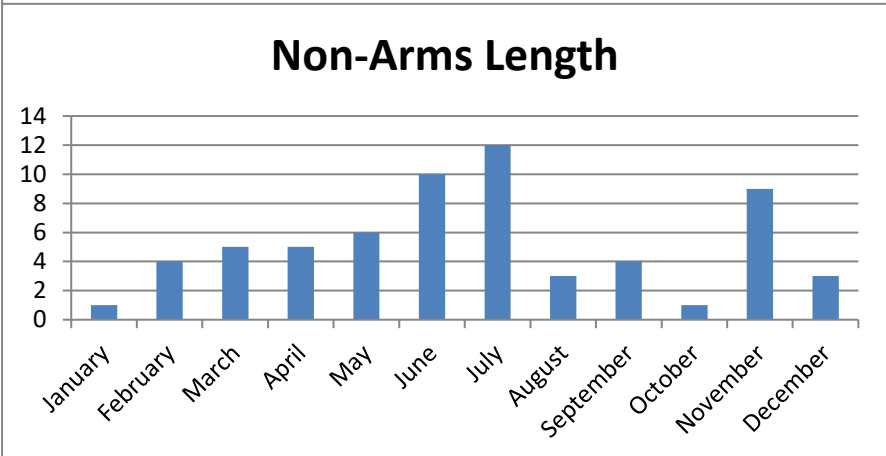
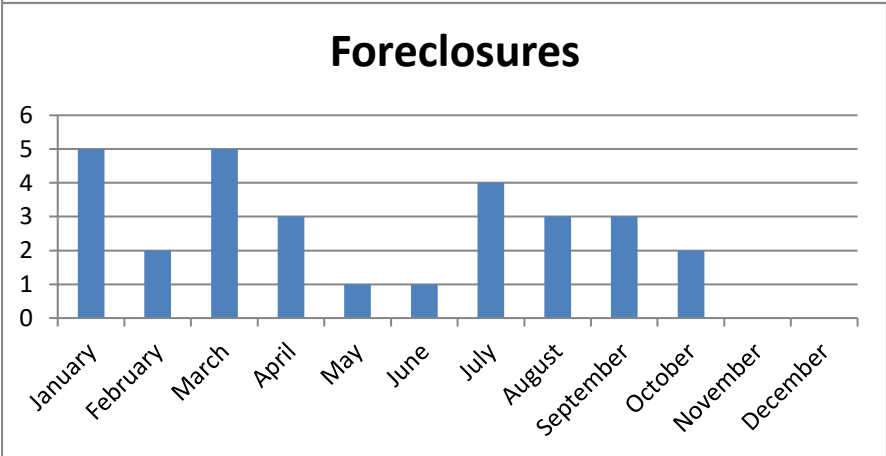
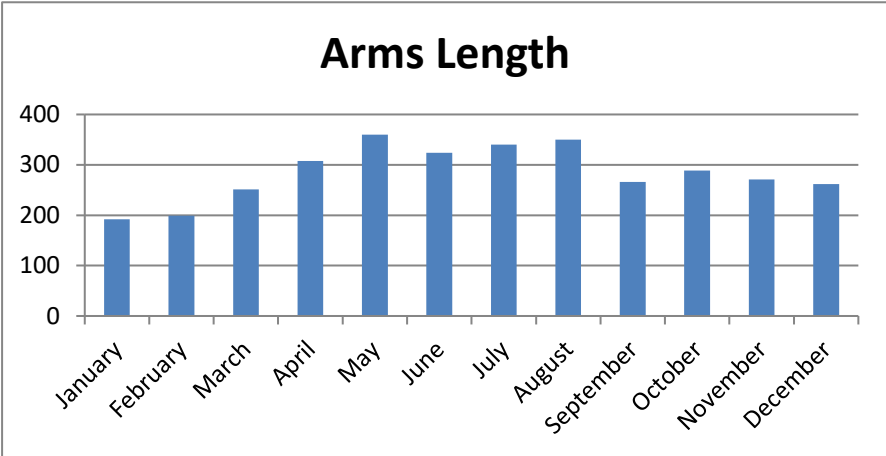
| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 4 | 12 | 12 |
| February | 3 | 4 | 7 |
| March | 2 | 4 | 5 |
| April | 2 | 3 | 3 |
| May | 3 | 3 | 5 |
| June | 3 | 4 | 6 |
| July | 4 | 6 | 6 |
| August | 5 | 4 | 8 |
| September | 4 | 6 | 8 |
| October | 5 | 8 | 10 |
| November | 7 | 16 | 11 |
| December | 13 | 15 | 21 |

Sunflower Multiple Listing Service December 2024 Distressed Sales Report

| | Total Sales | Arms Length | Foreclosures | Non-Armslength | Short Sales | Distressed Sales | Distressed as % of Total Sales |
|-------------------|-------------|-------------|--------------|----------------|-------------|------------------|--------------------------------|
| January | 198 | 192 | 5 | 1 | 0 | 5 | 3% |
| February | 205 | 199 | 2 | 4 | 0 | 2 | 1% |
| March | 261 | 251 | 5 | 5 | 0 | 5 | 2% |
| April | 316 | 308 | 3 | 5 | 0 | 3 | 1% |
| May | 368 | 360 | 1 | 6 | 1 | 2 | 1% |
| June | 335 | 324 | 1 | 10 | 0 | 1 | 0% |
| July | 356 | 340 | 4 | 12 | 0 | 4 | 1% |
| August | 356 | 350 | 3 | 3 | 0 | 3 | 1% |
| September | 274 | 266 | 3 | 4 | 1 | 4 | 1% |
| October | 292 | 289 | 2 | 1 | 0 | 2 | 1% |
| November | 280 | 271 | 0 | 9 | 0 | 0 | N/A |
| December | 265 | 262 | 0 | 3 | 0 | 0 | N/A |
| YTD Totals | 3506 | 3412 | 29 | 63 | 2 | 31 | 1% |



**Sunflower Multiple Listing Service
December 2024 Distressed Sales Report**



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

| December 2024 | | | | | | | | | | | | | | | | | |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|--|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | YTD2024 | YTD2023 | YTD2022 | YTD2021 | |
| \$1-\$29,999 | 1 | 4 | 4 | 4 | 9 | 3 | 3 | 4 | 4 | 4 | 3 | 3 | 46 | 57 | 84 | 112 | |
| \$30,000-\$39,999 | 3 | 8 | 3 | 7 | 4 | 0 | 6 | 2 | 3 | 3 | 5 | 2 | 46 | 62 | 58 | 72 | |
| \$40,000-\$49,999 | 7 | 4 | 6 | 6 | 1 | 2 | 3 | 6 | 6 | 5 | 3 | 7 | 56 | 77 | 68 | 109 | |
| \$50,000-\$59,999 | 2 | 3 | 8 | 3 | 6 | 2 | 5 | 3 | 14 | 2 | 6 | 7 | 61 | 95 | 90 | 122 | |
| \$60,000-\$69,999 | 5 | 6 | 9 | 14 | 8 | 6 | 7 | 9 | 5 | 6 | 7 | 6 | 88 | 106 | 137 | 127 | |
| \$70,000-\$79,999 | 6 | 5 | 8 | 7 | 7 | 6 | 7 | 11 | 3 | 10 | 3 | 6 | 79 | 92 | 128 | 142 | |
| \$80,000-\$89,999 | 6 | 5 | 11 | 27 | 12 | 13 | 7 | 10 | 11 | 5 | 4 | 10 | 121 | 96 | 141 | 178 | |
| \$90,000-\$99,999 | 8 | 6 | 5 | 6 | 10 | 5 | 9 | 12 | 7 | 9 | 6 | 2 | 85 | 125 | 116 | 180 | |
| \$100,000-\$119,999 | 10 | 10 | 16 | 15 | 11 | 14 | 10 | 14 | 11 | 11 | 10 | 8 | 140 | 207 | 237 | 291 | |
| \$120,000-\$139,999 | 10 | 14 | 15 | 23 | 19 | 15 | 27 | 25 | 21 | 18 | 21 | 25 | 233 | 250 | 335 | 350 | |
| \$140,000-\$159,999 | 19 | 20 | 25 | 26 | 30 | 20 | 22 | 24 | 24 | 22 | 28 | 22 | 282 | 271 | 299 | 352 | |
| \$160,000-\$179,999 | 17 | 18 | 26 | 22 | 26 | 34 | 27 | 24 | 25 | 20 | 23 | 23 | 285 | 260 | 265 | 340 | |
| \$180,000-\$199,999 | 15 | 14 | 22 | 28 | 27 | 23 | 21 | 24 | 19 | 20 | 22 | 19 | 254 | 216 | 262 | 329 | |
| \$200,000-\$249,999 | 26 | 35 | 23 | 54 | 58 | 53 | 58 | 56 | 46 | 45 | 38 | 35 | 527 | 492 | 515 | 578 | |
| \$250,000-\$299,999 | 27 | 22 | 29 | 32 | 50 | 44 | 52 | 46 | 34 | 35 | 36 | 27 | 434 | 369 | 402 | 387 | |
| \$300,000-\$399,999 | 22 | 17 | 30 | 42 | 56 | 56 | 49 | 49 | 32 | 33 | 33 | 39 | 458 | 414 | 388 | 409 | |
| \$400,000-\$499,999 | 10 | 4 | 16 | 10 | 16 | 24 | 24 | 21 | 17 | 24 | 24 | 13 | 203 | 170 | 185 | 147 | |
| \$500,000 or more | 4 | 11 | 10 | 8 | 24 | 19 | 22 | 17 | 9 | 22 | 13 | 15 | 174 | 141 | 135 | 81 | |
| TOTALS | 198 | 206 | 266 | 334 | 374 | 339 | 359 | 357 | 291 | 294 | 285 | 269 | 3572 | 3500 | 3845 | 4306 | |



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in December

Total home sales in the Topeka MSA & Douglas County rose by 20.5% last month to 229 units, compared to 190 units in December 2023. Total sales volume was \$52.5 million, up 37.5% from a year earlier.

The median sale price in December was \$210,500, up from \$196,750 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of December was 300 units, up from 265 at the same point in 2023. This represents a 1.2 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$219,500.

During December, a total of 170 contracts were written down from 181 in December 2023. At the end of the month, there were 185 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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 785-267-3215
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Topeka MSA & Douglas County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|-------------------------|--------------------------|-------------------------|-------------------------|------------------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales Change from prior year | 229 20.5% | 190 -1.0% | 192 -31.4% | 2,908 4.0% | 2,795 -11.4% | 3,154 -9.5% | |
| Active Listings Change from prior year | 300 13.2% | 265 23.3% | 215 51.4% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | 1.2 9.1% | 1.1 37.5% | 0.8 60.0% | N/A | N/A | N/A | |
| New Listings Change from prior year | 170 9.0% | 156 2.0% | 153 -18.2% | 3,408 6.3% | 3,207 -7.7% | 3,476 -8.3% | |
| Contracts Written Change from prior year | 170 -6.1% | 181 6.5% | 170 -21.3% | 2,906 3.5% | 2,807 -9.1% | 3,087 -11.5% | |
| Pending Contracts Change from prior year | 185 8.8% | 170 0.6% | 169 -25.2% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 52,501 37.5% | 38,187 -0.3% | 38,304 -32.3% | 680,838 11.5% | 610,496 -6.9% | 655,424 -1.7% | |
| Average | Sale Price Change from prior year | 229,262 14.1% | 200,985 0.7% | 199,500 -1.2% | 234,126 7.2% | 218,424 5.1% | 207,807 8.7% |
| | List Price of Actives Change from prior year | 245,947 -14.4% | 287,298 -6.8% | 308,183 29.4% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 26 -13.3% | 30 36.4% | 22 10.0% | 25 31.6% | 19 26.7% | 15 0.0% |
| | Percent of List Change from prior year | 98.5% 0.5% | 98.0% -0.5% | 98.5% -1.2% | 98.8% -0.7% | 99.5% -1.0% | 100.5% 0.1% |
| | Percent of Original Change from prior year | 96.4% 2.4% | 94.1% -2.2% | 96.2% -2.0% | 97.0% -0.9% | 97.9% -1.3% | 99.2% -0.3% |
| Median | Sale Price Change from prior year | 210,500 7.0% | 196,750 19.2% | 165,000 -10.8% | 206,750 8.8% | 190,000 5.6% | 180,000 5.9% |
| | List Price of Actives Change from prior year | 219,500 -4.5% | 229,900 0.0% | 230,000 36.9% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 9 -47.1% | 17 88.9% | 9 80.0% | 7 40.0% | 5 25.0% | 4 33.3% |
| | Percent of List Change from prior year | 100.0% 0.4% | 99.6% 0.7% | 98.9% -1.1% | 100.0% 0.0% | 100.0% 0.0% | 100.0% 0.0% |
| | Percent of Original Change from prior year | 99.5% 3.6% | 96.0% -1.4% | 97.4% -2.6% | 100.0% 0.0% | 100.0% 0.0% | 100.0% 0.0% |

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



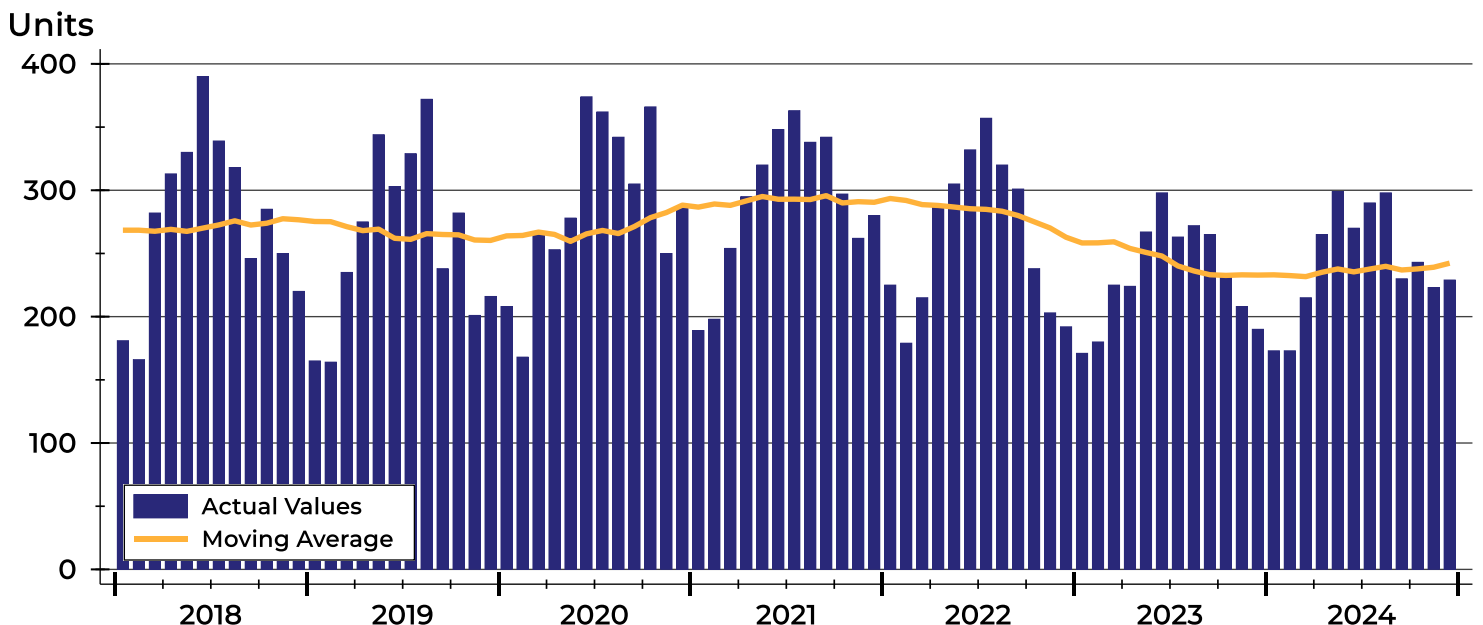
Topeka MSA & Douglas County Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 229 | 190 | 20.5% | 2,908 | 2,795 | 4.0% |
| Volume (1,000s) | | 52,501 | 38,187 | 37.5% | 680,838 | 610,496 | 11.5% |
| Months' Supply | | 1.2 | 1.1 | 9.1% | N/A | N/A | N/A |
| Average | Sale Price | 229,262 | 200,985 | 14.1% | 234,126 | 218,424 | 7.2% |
| | Days on Market | 26 | 30 | -13.3% | 25 | 19 | 31.6% |
| | Percent of List | 98.5% | 98.0% | 0.5% | 98.8% | 99.5% | -0.7% |
| | Percent of Original | 96.4% | 94.1% | 2.4% | 97.0% | 97.9% | -0.9% |
| Median | Sale Price | 210,500 | 196,750 | 7.0% | 206,750 | 190,000 | 8.8% |
| | Days on Market | 9 | 17 | -47.1% | 7 | 5 | 40.0% |
| | Percent of List | 100.0% | 99.6% | 0.4% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 99.5% | 96.0% | 3.6% | 100.0% | 100.0% | 0.0% |

A total of 229 homes sold in the Topeka MSA & Douglas County in December, up from 190 units in December 2023. Total sales volume rose to \$52.5 million compared to \$38.2 million in the previous year.

The median sales price in December was \$210,500, up 7.0% compared to the prior year. Median days on market was 9 days, down from 10 days in November, and down from 17 in December 2023.

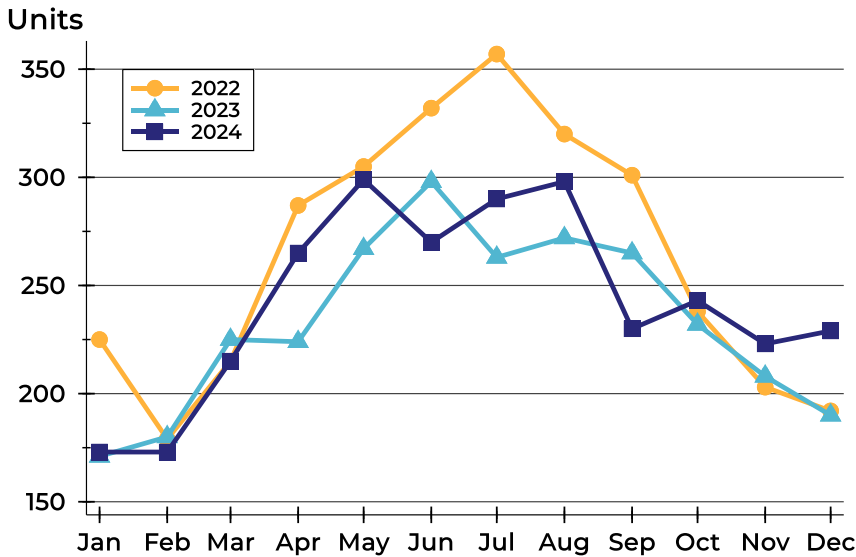
History of Closed Listings





Topeka MSA & Douglas County Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 225 | 171 | 173 |
| February | 179 | 180 | 173 |
| March | 215 | 225 | 215 |
| April | 287 | 224 | 265 |
| May | 305 | 267 | 299 |
| June | 332 | 298 | 270 |
| July | 357 | 263 | 290 |
| August | 320 | 272 | 298 |
| September | 301 | 265 | 230 |
| October | 238 | 232 | 243 |
| November | 203 | 208 | 223 |
| December | 192 | 190 | 229 |

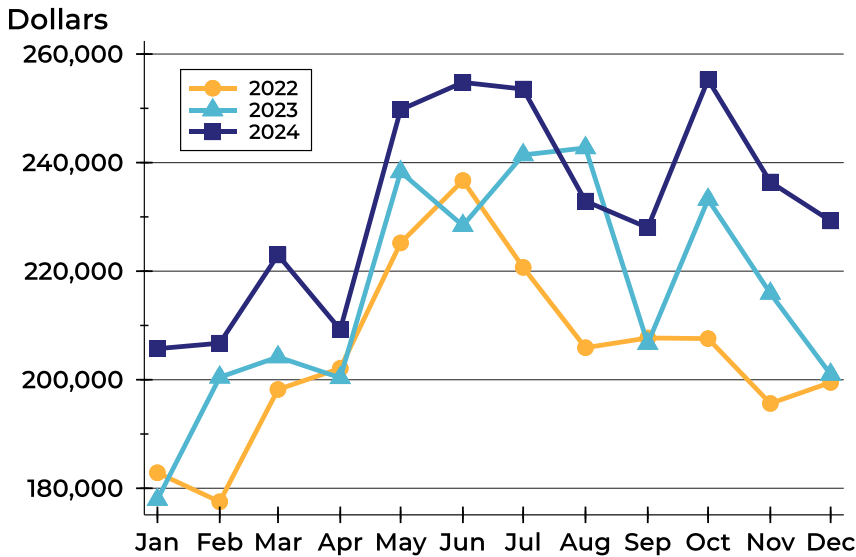
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.4% | 1.3 | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$25,000-\$49,999 | 8 | 3.5% | 0.5 | 36,613 | 37,500 | 44 | 29 | 96.4% | 100.0% | 88.6% | 95.7% |
| \$50,000-\$99,999 | 27 | 11.8% | 1.6 | 72,337 | 75,000 | 18 | 5 | 95.8% | 99.5% | 93.0% | 97.8% |
| \$100,000-\$124,999 | 8 | 3.5% | 0.8 | 112,250 | 110,000 | 18 | 4 | 98.4% | 100.0% | 97.5% | 100.0% |
| \$125,000-\$149,999 | 27 | 11.8% | 1.9 | 135,207 | 135,000 | 33 | 8 | 99.1% | 100.0% | 96.9% | 100.0% |
| \$150,000-\$174,999 | 27 | 11.8% | 0.6 | 162,287 | 160,000 | 23 | 8 | 98.7% | 99.7% | 97.1% | 99.1% |
| \$175,000-\$199,999 | 14 | 6.1% | 0.9 | 186,091 | 185,000 | 17 | 6 | 99.0% | 100.0% | 96.7% | 100.0% |
| \$200,000-\$249,999 | 32 | 14.0% | 1.1 | 226,275 | 225,000 | 20 | 9 | 99.6% | 100.0% | 97.8% | 99.8% |
| \$250,000-\$299,999 | 23 | 10.0% | 1.5 | 275,791 | 270,000 | 25 | 20 | 99.6% | 100.0% | 97.8% | 99.0% |
| \$300,000-\$399,999 | 38 | 16.6% | 1.3 | 337,688 | 335,000 | 17 | 8 | 98.6% | 99.6% | 97.8% | 98.7% |
| \$400,000-\$499,999 | 13 | 5.7% | 1.5 | 432,300 | 429,900 | 41 | 29 | 98.6% | 100.0% | 96.8% | 97.6% |
| \$500,000-\$749,999 | 10 | 4.4% | 1.3 | 579,785 | 564,750 | 81 | 32 | 99.1% | 100.0% | 94.8% | 98.2% |
| \$750,000-\$999,999 | 1 | 0.4% | 0.6 | 867,500 | 867,500 | 88 | 88 | 91.3% | 91.3% | 86.8% | 86.8% |
| \$1,000,000 and up | 0 | 0.0% | 2.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



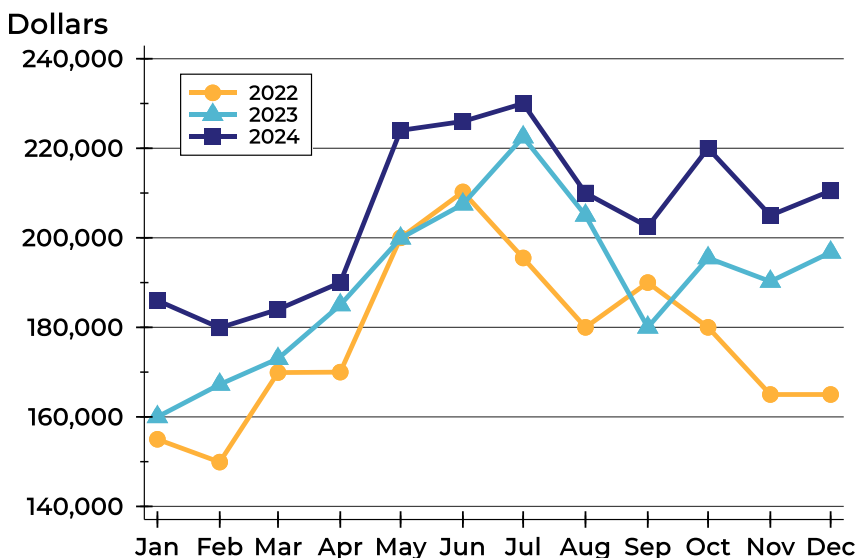
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 182,865 | 177,930 | 205,720 |
| February | 177,517 | 200,452 | 206,735 |
| March | 198,204 | 204,189 | 222,990 |
| April | 202,102 | 200,361 | 209,235 |
| May | 225,211 | 238,294 | 249,741 |
| June | 236,704 | 228,399 | 254,778 |
| July | 220,695 | 241,421 | 253,549 |
| August | 205,899 | 242,709 | 232,909 |
| September | 207,696 | 206,671 | 228,005 |
| October | 207,577 | 233,209 | 255,266 |
| November | 195,625 | 215,906 | 236,424 |
| December | 199,500 | 200,985 | 229,262 |

Median Price

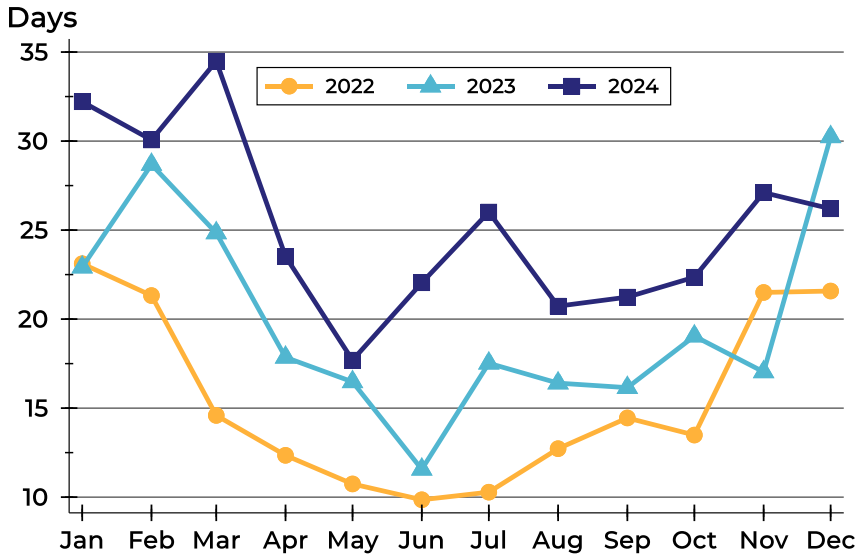


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 155,000 | 160,000 | 186,000 |
| February | 149,900 | 167,250 | 179,900 |
| March | 169,900 | 173,000 | 184,000 |
| April | 170,001 | 185,000 | 190,000 |
| May | 200,000 | 199,900 | 224,000 |
| June | 210,250 | 207,500 | 226,000 |
| July | 195,500 | 222,500 | 230,000 |
| August | 180,000 | 205,000 | 210,000 |
| September | 190,000 | 180,000 | 202,500 |
| October | 180,000 | 195,500 | 220,000 |
| November | 165,000 | 190,250 | 205,000 |
| December | 165,000 | 196,750 | 210,500 |



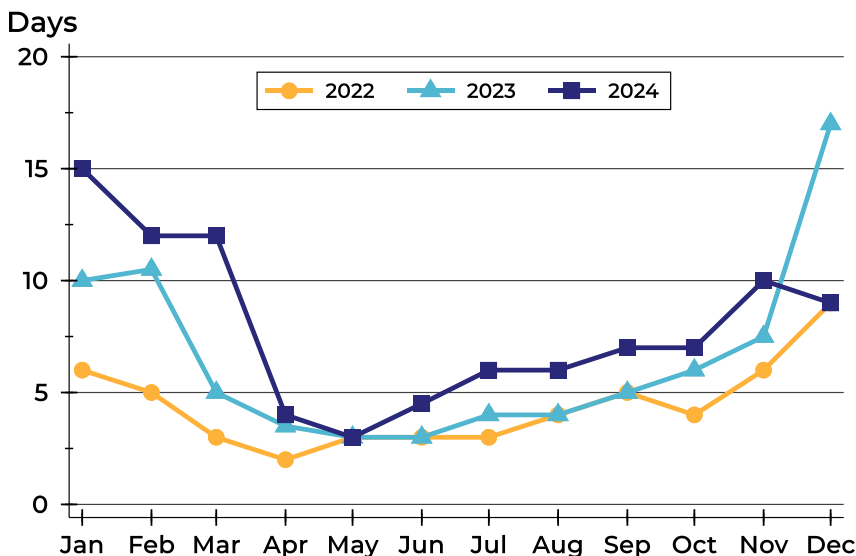
Topeka MSA & Douglas County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 23 | 23 | 32 |
| February | 21 | 29 | 30 |
| March | 15 | 25 | 34 |
| April | 12 | 18 | 24 |
| May | 11 | 16 | 18 |
| June | 10 | 12 | 22 |
| July | 10 | 18 | 26 |
| August | 13 | 16 | 21 |
| September | 14 | 16 | 21 |
| October | 13 | 19 | 22 |
| November | 21 | 17 | 27 |
| December | 22 | 30 | 26 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 6 | 10 | 15 |
| February | 5 | 11 | 12 |
| March | 3 | 5 | 12 |
| April | 2 | 4 | 4 |
| May | 3 | 3 | 3 |
| June | 3 | 3 | 5 |
| July | 3 | 4 | 6 |
| August | 4 | 4 | 6 |
| September | 5 | 5 | 7 |
| October | 4 | 6 | 7 |
| November | 6 | 8 | 10 |
| December | 9 | 17 | 9 |



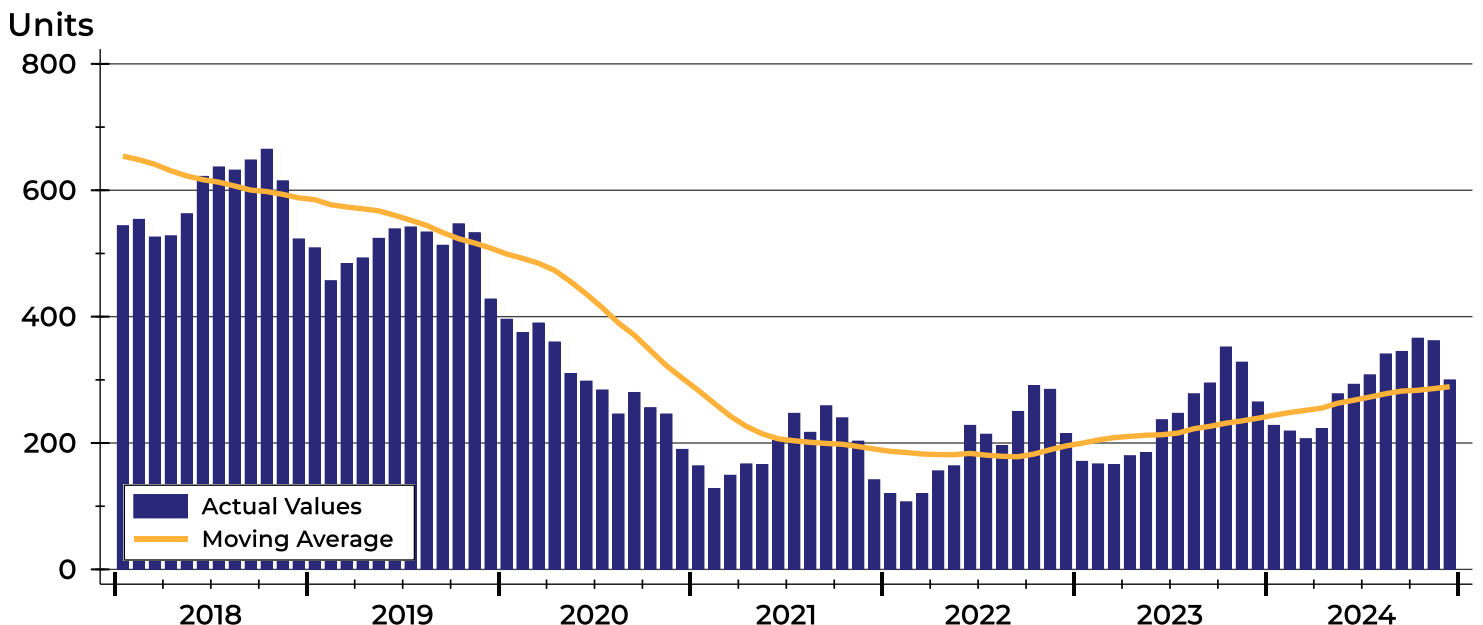
Topeka MSA & Douglas County Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 300 | 265 | 13.2% |
| Volume (1,000s) | | 73,784 | 76,134 | -3.1% |
| Months' Supply | | 1.2 | 1.1 | 9.1% |
| Average | List Price | 245,947 | 287,298 | -14.4% |
| | Days on Market | 62 | 66 | -6.1% |
| | Percent of Original | 96.8% | 96.3% | 0.5% |
| Median | List Price | 219,500 | 229,900 | -4.5% |
| | Days on Market | 48 | 54 | -11.1% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 300 homes were available for sale in the Topeka MSA & Douglas County at the end of December. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of December was \$219,500, down 4.5% from 2023. The typical time on market for active listings was 48 days, down from 54 days a year earlier.

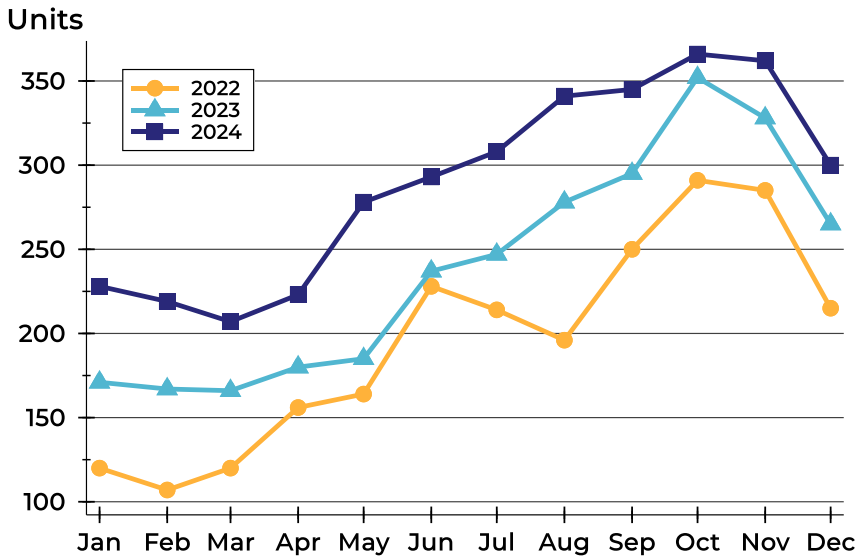
History of Active Listings





Topeka MSA & Douglas County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 120 | 171 | 228 |
| February | 107 | 167 | 219 |
| March | 120 | 166 | 207 |
| April | 156 | 180 | 223 |
| May | 164 | 185 | 278 |
| June | 228 | 237 | 293 |
| July | 214 | 247 | 308 |
| August | 196 | 278 | 341 |
| September | 250 | 295 | 345 |
| October | 291 | 352 | 366 |
| November | 285 | 328 | 362 |
| December | 215 | 265 | 300 |

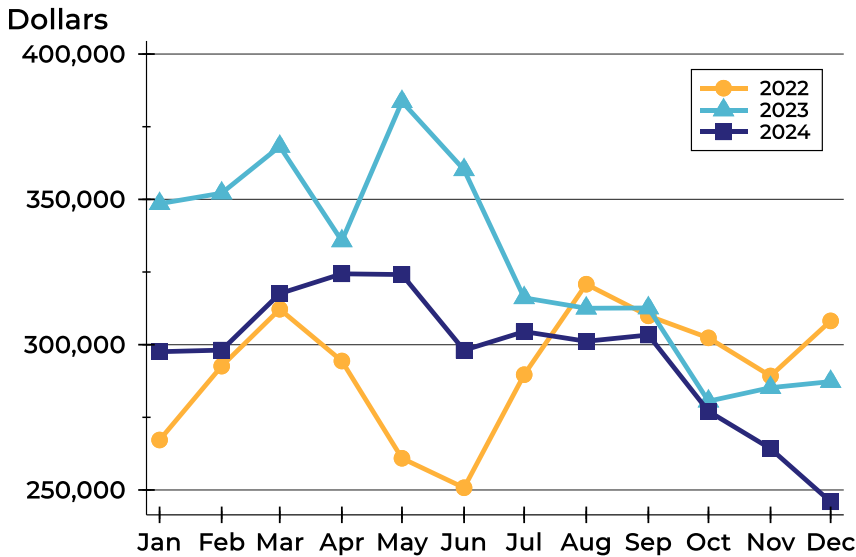
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 2 | 0.7% | 1.3 | 10,000 | 10,000 | 61 | 61 | 83.6% | 83.6% |
| \$25,000-\$49,999 | 4 | 1.3% | 0.5 | 41,975 | 42,450 | 55 | 52 | 98.8% | 100.0% |
| \$50,000-\$99,999 | 43 | 14.3% | 1.6 | 77,527 | 79,500 | 52 | 51 | 96.9% | 100.0% |
| \$100,000-\$124,999 | 11 | 3.7% | 0.8 | 115,800 | 117,000 | 28 | 22 | 98.6% | 100.0% |
| \$125,000-\$149,999 | 38 | 12.7% | 1.9 | 137,871 | 138,500 | 63 | 51 | 96.0% | 99.3% |
| \$150,000-\$174,999 | 13 | 4.3% | 0.6 | 164,335 | 165,750 | 45 | 32 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 20 | 6.7% | 0.9 | 189,531 | 189,700 | 48 | 29 | 95.1% | 99.2% |
| \$200,000-\$249,999 | 39 | 13.0% | 1.1 | 224,109 | 219,500 | 89 | 56 | 96.1% | 100.0% |
| \$250,000-\$299,999 | 48 | 16.0% | 1.5 | 278,360 | 279,900 | 48 | 46 | 98.1% | 100.0% |
| \$300,000-\$399,999 | 43 | 14.3% | 1.3 | 346,200 | 344,900 | 66 | 49 | 97.5% | 98.8% |
| \$400,000-\$499,999 | 23 | 7.7% | 1.5 | 452,228 | 449,950 | 80 | 77 | 95.4% | 96.6% |
| \$500,000-\$749,999 | 14 | 4.7% | 1.3 | 565,598 | 547,500 | 68 | 67 | 98.1% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.3% | 0.6 | 890,000 | 890,000 | 97 | 97 | 100.0% | 100.0% |
| \$1,000,000 and up | 1 | 0.3% | 2.0 | 1,625,000 | 1,625,000 | 219 | 219 | 100.0% | 100.0% |



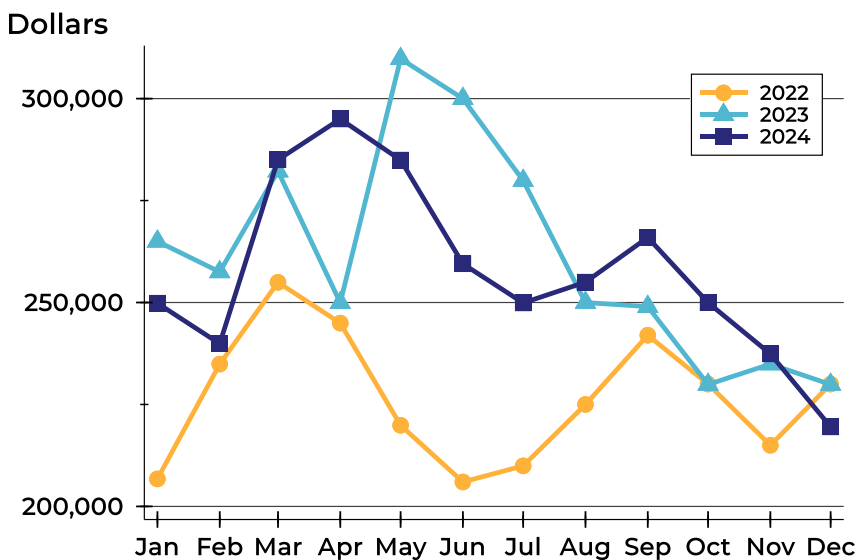
Topeka MSA & Douglas County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 267,205 | 348,519 | 297,579 |
| February | 292,627 | 352,143 | 298,129 |
| March | 312,200 | 368,210 | 317,576 |
| April | 294,384 | 335,695 | 324,383 |
| May | 260,918 | 383,634 | 324,123 |
| June | 250,771 | 360,176 | 298,095 |
| July | 289,675 | 316,123 | 304,495 |
| August | 320,814 | 312,541 | 301,165 |
| September | 309,934 | 312,626 | 303,338 |
| October | 302,351 | 280,559 | 277,087 |
| November | 289,231 | 285,207 | 264,223 |
| December | 308,183 | 287,298 | 245,947 |

Median Price

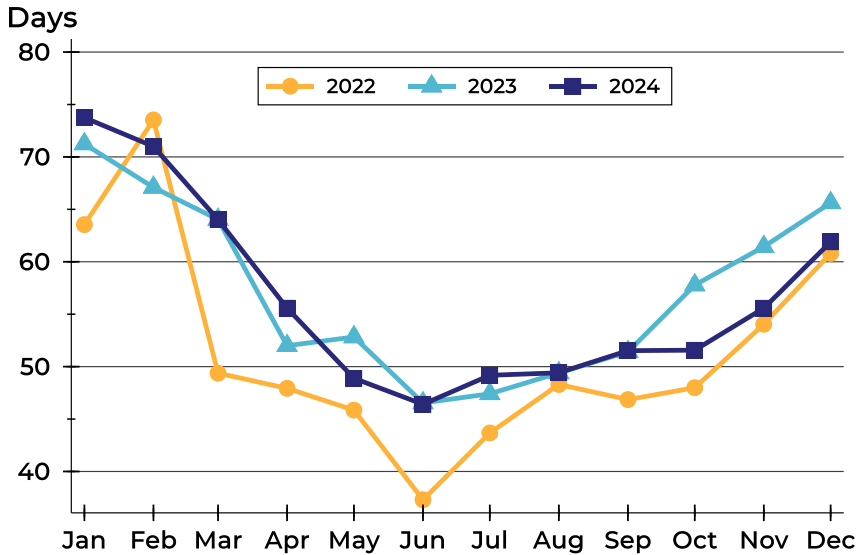


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 206,750 | 265,000 | 249,839 |
| February | 234,900 | 257,500 | 239,900 |
| March | 254,950 | 282,200 | 285,000 |
| April | 244,950 | 249,950 | 295,000 |
| May | 219,900 | 309,777 | 284,925 |
| June | 206,000 | 300,000 | 259,500 |
| July | 209,950 | 279,900 | 249,900 |
| August | 225,000 | 250,000 | 255,000 |
| September | 241,985 | 249,000 | 265,950 |
| October | 230,000 | 229,900 | 249,975 |
| November | 215,000 | 234,900 | 237,400 |
| December | 230,000 | 229,900 | 219,500 |



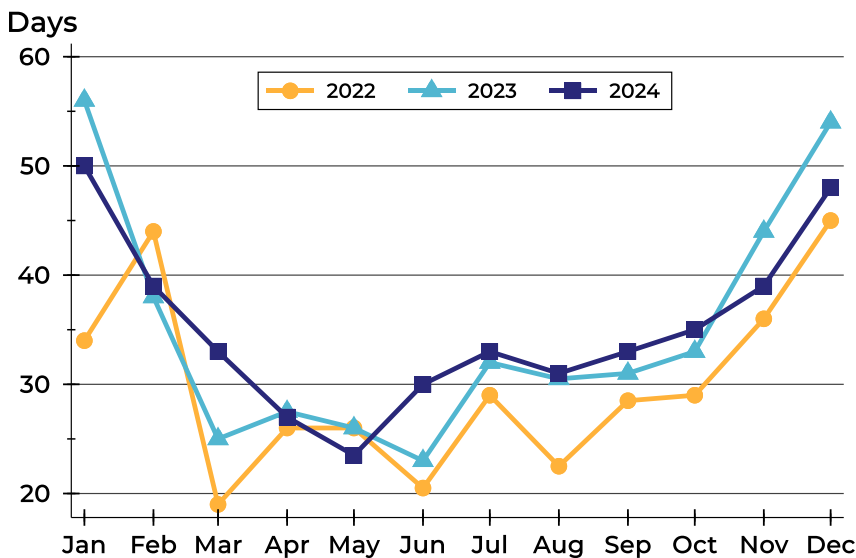
Topeka MSA & Douglas County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 64 | 71 | 74 |
| February | 74 | 67 | 71 |
| March | 49 | 64 | 64 |
| April | 48 | 52 | 56 |
| May | 46 | 53 | 49 |
| June | 37 | 47 | 46 |
| July | 44 | 47 | 49 |
| August | 48 | 49 | 49 |
| September | 47 | 51 | 52 |
| October | 48 | 58 | 52 |
| November | 54 | 61 | 56 |
| December | 61 | 66 | 62 |

Median DOM

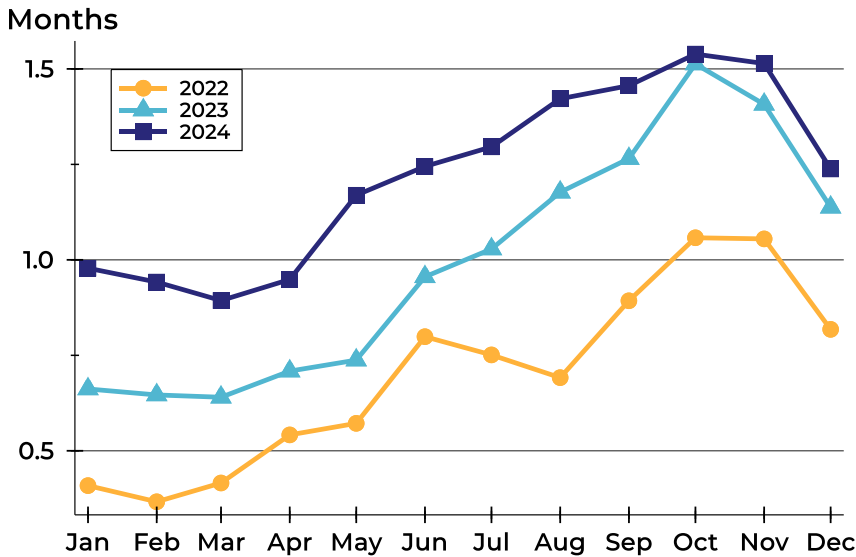


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 34 | 56 | 50 |
| February | 44 | 38 | 39 |
| March | 19 | 25 | 33 |
| April | 26 | 28 | 27 |
| May | 26 | 26 | 24 |
| June | 21 | 23 | 30 |
| July | 29 | 32 | 33 |
| August | 23 | 31 | 31 |
| September | 29 | 31 | 33 |
| October | 29 | 33 | 35 |
| November | 36 | 44 | 39 |
| December | 45 | 54 | 48 |



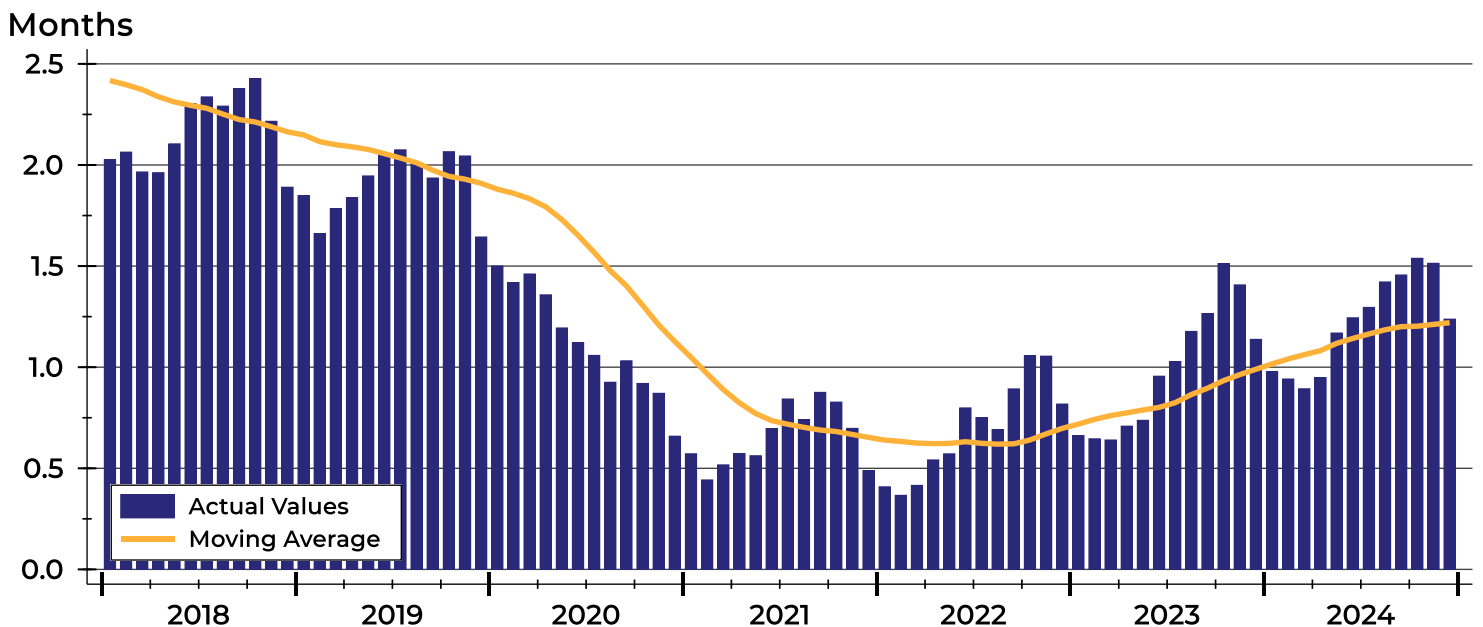
Topeka MSA & Douglas County Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





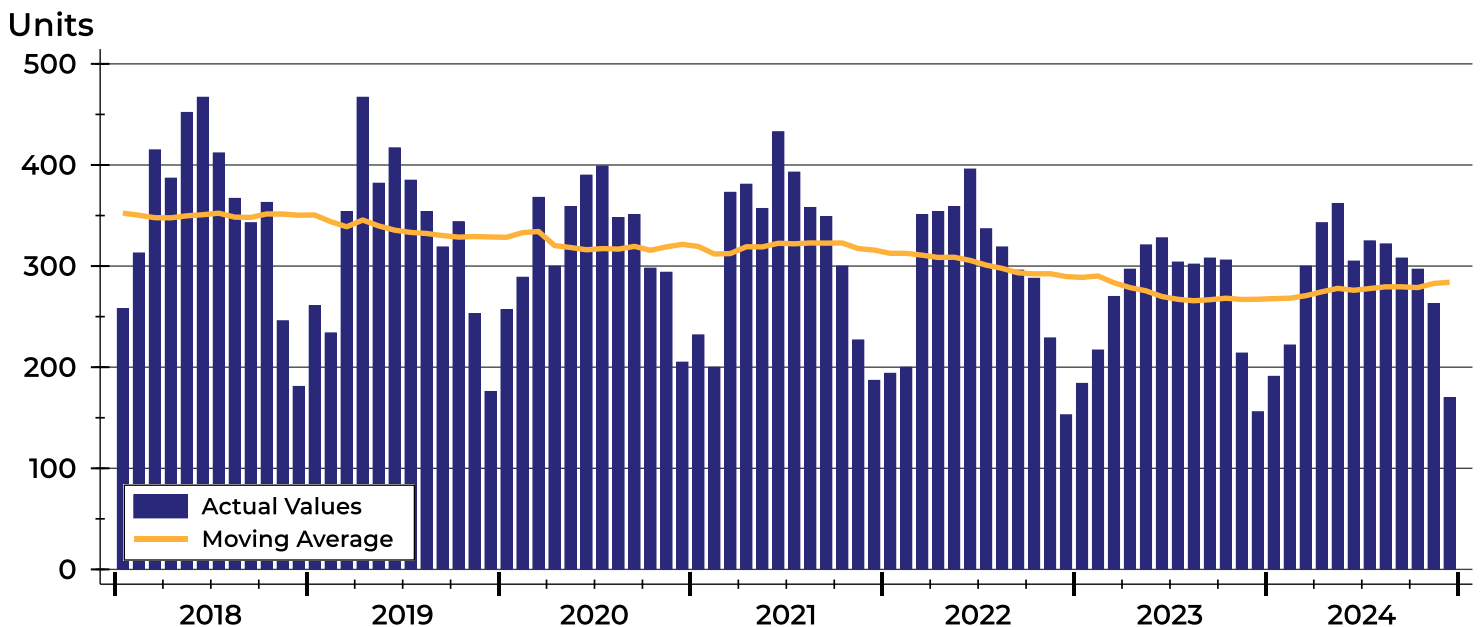
Topeka MSA & Douglas County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 170 | 156 | 9.0% |
| | Volume (1,000s) | 36,967 | 33,323 | 10.9% |
| | Average List Price | 217,455 | 213,607 | 1.8% |
| | Median List Price | 186,000 | 185,000 | 0.5% |
| Year-to-Date | New Listings | 3,408 | 3,207 | 6.3% |
| | Volume (1,000s) | 819,181 | 738,151 | 11.0% |
| | Average List Price | 240,370 | 230,169 | 4.4% |
| | Median List Price | 210,000 | 195,000 | 7.7% |

A total of 170 new listings were added in the Topeka MSA & Douglas County during December, up 9.0% from the same month in 2023. Year-to-date the Topeka MSA & Douglas County has seen 3,408 new listings.

The median list price of these homes was \$186,000 up from \$185,000 in 2023.

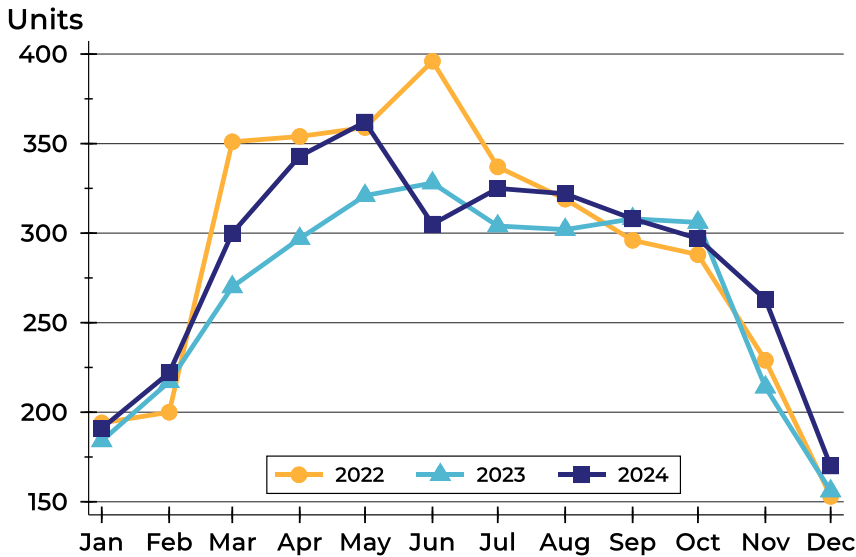
History of New Listings





Topeka MSA & Douglas County New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 194 | 184 | 191 |
| February | 200 | 217 | 222 |
| March | 351 | 270 | 300 |
| April | 354 | 297 | 343 |
| May | 359 | 321 | 362 |
| June | 396 | 328 | 305 |
| July | 337 | 304 | 325 |
| August | 319 | 302 | 322 |
| September | 296 | 308 | 308 |
| October | 288 | 306 | 297 |
| November | 229 | 214 | 263 |
| December | 153 | 156 | 170 |

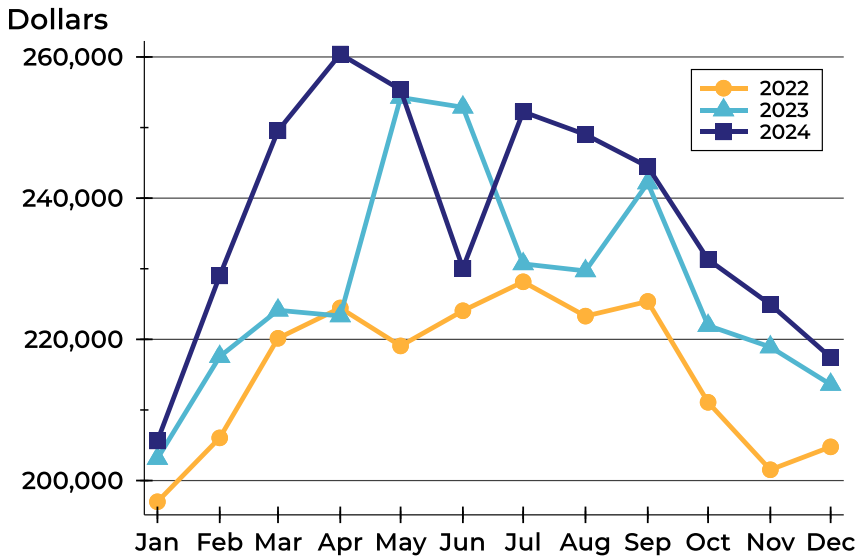
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 2 | 1.2% | 10,000 | 10,000 | 12 | 12 | 97.6% | 97.6% |
| \$25,000-\$49,999 | 7 | 4.1% | 39,014 | 35,900 | 7 | 3 | 99.2% | 100.0% |
| \$50,000-\$99,999 | 20 | 11.8% | 75,295 | 75,000 | 16 | 18 | 97.4% | 100.0% |
| \$100,000-\$124,999 | 13 | 7.6% | 115,904 | 117,000 | 15 | 11 | 99.3% | 100.0% |
| \$125,000-\$149,999 | 21 | 12.4% | 136,398 | 139,900 | 17 | 13 | 100.2% | 100.0% |
| \$150,000-\$174,999 | 17 | 10.0% | 163,785 | 165,000 | 10 | 4 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 14 | 8.2% | 190,250 | 192,450 | 21 | 20 | 95.0% | 100.0% |
| \$200,000-\$249,999 | 16 | 9.4% | 224,281 | 222,450 | 21 | 25 | 98.7% | 100.0% |
| \$250,000-\$299,999 | 22 | 12.9% | 280,175 | 279,000 | 19 | 20 | 99.1% | 100.0% |
| \$300,000-\$399,999 | 21 | 12.4% | 344,810 | 349,000 | 15 | 12 | 99.1% | 100.0% |
| \$400,000-\$499,999 | 9 | 5.3% | 448,587 | 449,900 | 11 | 9 | 99.6% | 100.0% |
| \$500,000-\$749,999 | 8 | 4.7% | 539,850 | 535,000 | 17 | 18 | 100.2% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



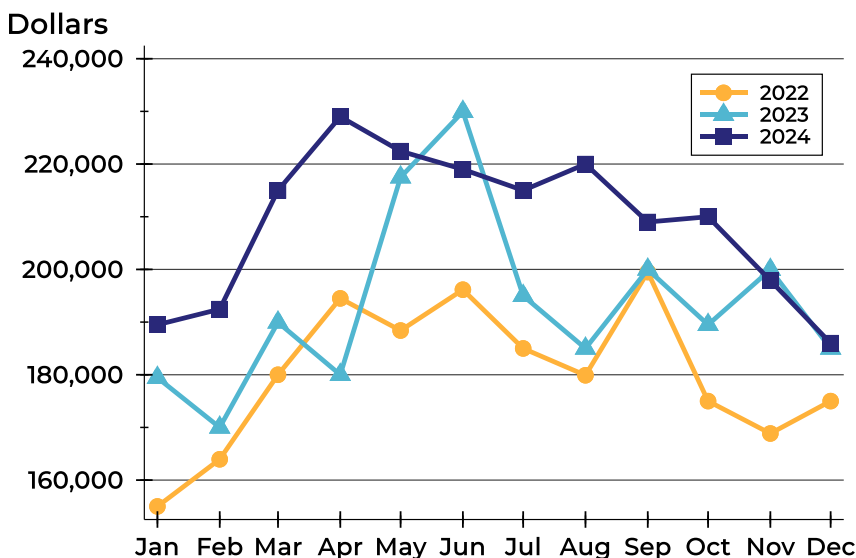
Topeka MSA & Douglas County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 196,996 | 203,115 | 205,611 |
| February | 206,048 | 217,557 | 228,995 |
| March | 220,151 | 224,120 | 249,546 |
| April | 224,448 | 223,315 | 260,413 |
| May | 219,072 | 254,269 | 255,358 |
| June | 224,050 | 252,875 | 230,071 |
| July | 228,155 | 230,689 | 252,231 |
| August | 223,292 | 229,697 | 249,013 |
| September | 225,374 | 242,146 | 244,457 |
| October | 211,083 | 221,952 | 231,305 |
| November | 201,527 | 218,916 | 224,944 |
| December | 204,773 | 213,607 | 217,455 |

Median Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 155,000 | 179,450 | 189,500 |
| February | 163,950 | 170,000 | 192,450 |
| March | 180,000 | 189,950 | 215,000 |
| April | 194,500 | 180,000 | 229,000 |
| May | 188,400 | 217,500 | 222,450 |
| June | 196,150 | 229,950 | 219,000 |
| July | 185,000 | 195,000 | 215,000 |
| August | 179,900 | 185,000 | 220,000 |
| September | 199,500 | 200,000 | 209,000 |
| October | 175,000 | 189,500 | 210,000 |
| November | 168,850 | 199,950 | 197,900 |
| December | 175,000 | 185,000 | 186,000 |



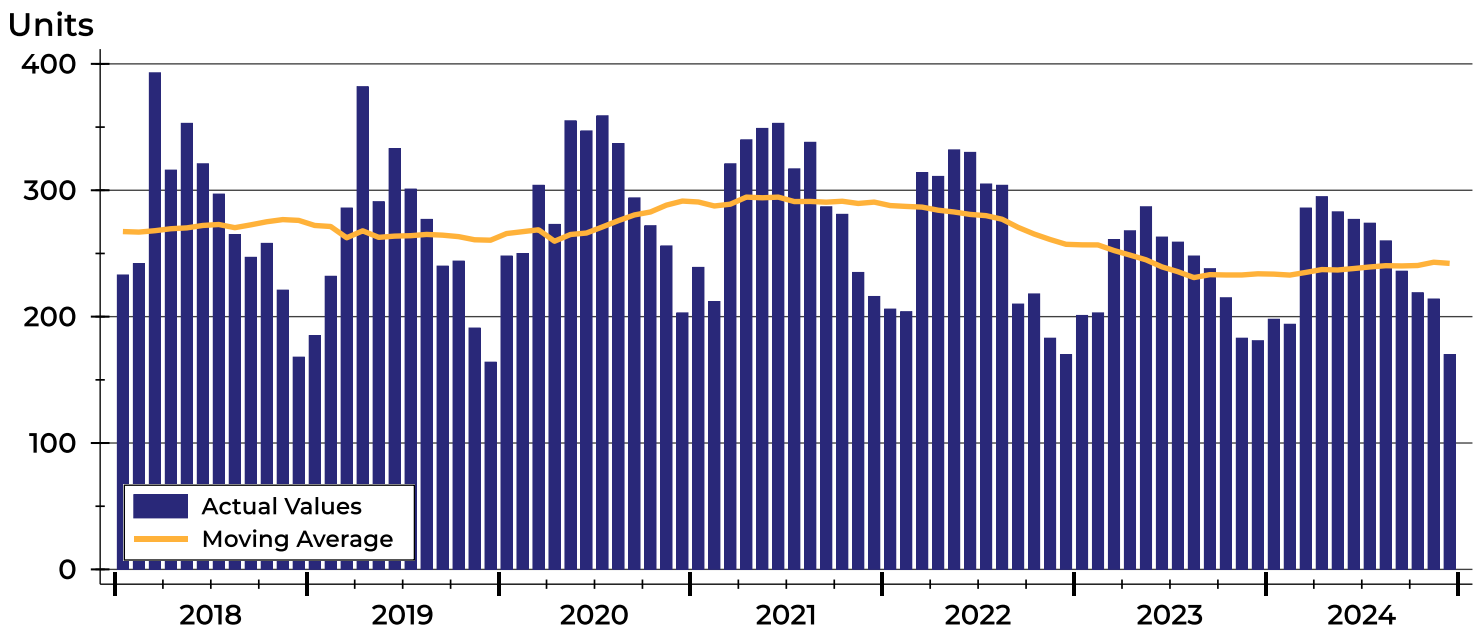
Topeka MSA & Douglas County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 170 | 181 | -6.1% | 2,906 | 2,807 | 3.5% |
| Volume (1,000s) | | 40,310 | 40,182 | 0.3% | 694,471 | 620,297 | 12.0% |
| Average | Sale Price | 237,120 | 222,001 | 6.8% | 238,978 | 220,982 | 8.1% |
| | Days on Market | 36 | 37 | -2.7% | 25 | 20 | 25.0% |
| | Percent of Original | 96.9% | 94.6% | 2.4% | 97.1% | 97.9% | -0.8% |
| Median | Sale Price | 212,000 | 194,900 | 8.8% | 210,000 | 189,900 | 10.6% |
| | Days on Market | 17 | 18 | -5.6% | 7 | 5 | 40.0% |
| | Percent of Original | 100.0% | 96.9% | 3.2% | 100.0% | 100.0% | 0.0% |

A total of 170 contracts for sale were written in the Topeka MSA & Douglas County during the month of December, down from 181 in 2023. The median list price of these homes was \$212,000, up from \$194,900 the prior year.

Half of the homes that went under contract in December were on the market less than 17 days, compared to 18 days in December 2023.

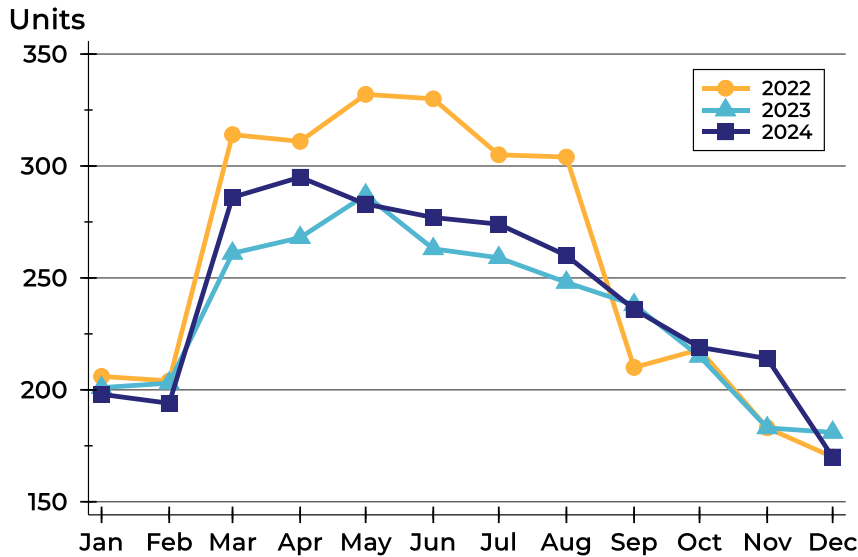
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 206 | 201 | 198 |
| February | 204 | 203 | 194 |
| March | 314 | 261 | 286 |
| April | 311 | 268 | 295 |
| May | 332 | 287 | 283 |
| June | 330 | 263 | 277 |
| July | 305 | 259 | 274 |
| August | 304 | 248 | 260 |
| September | 210 | 238 | 236 |
| October | 218 | 215 | 219 |
| November | 183 | 183 | 214 |
| December | 170 | 181 | 170 |

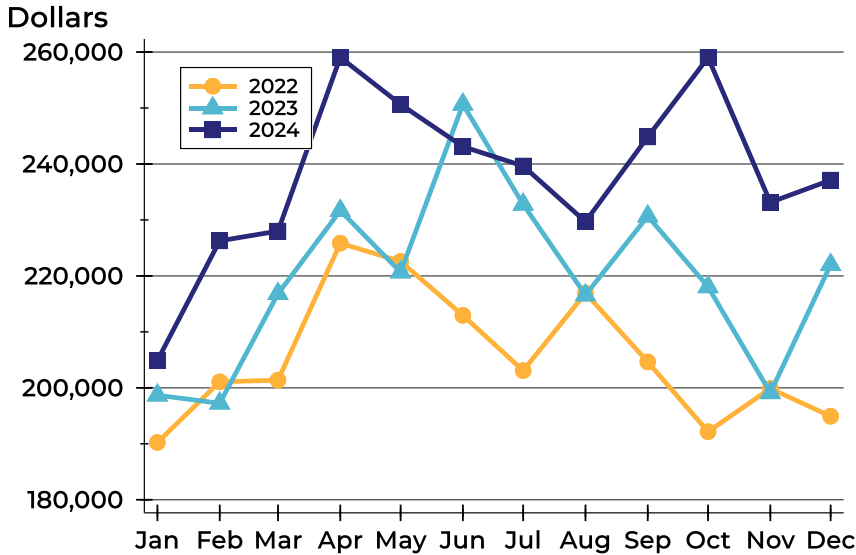
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.6% | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 9 | 5.3% | 36,733 | 35,000 | 31 | 3 | 90.2% | 100.0% |
| \$50,000-\$99,999 | 16 | 9.4% | 77,734 | 80,000 | 54 | 38 | 93.5% | 97.0% |
| \$100,000-\$124,999 | 8 | 4.7% | 116,094 | 118,450 | 13 | 7 | 98.3% | 99.2% |
| \$125,000-\$149,999 | 17 | 10.0% | 137,800 | 139,900 | 18 | 15 | 98.6% | 100.0% |
| \$150,000-\$174,999 | 19 | 11.2% | 165,279 | 165,000 | 16 | 4 | 97.8% | 100.0% |
| \$175,000-\$199,999 | 13 | 7.6% | 191,388 | 195,000 | 31 | 23 | 98.1% | 97.8% |
| \$200,000-\$249,999 | 22 | 12.9% | 230,775 | 227,450 | 46 | 38 | 96.2% | 96.0% |
| \$250,000-\$299,999 | 17 | 10.0% | 281,626 | 280,000 | 50 | 37 | 96.6% | 98.2% |
| \$300,000-\$399,999 | 26 | 15.3% | 334,035 | 332,450 | 26 | 14 | 98.3% | 100.0% |
| \$400,000-\$499,999 | 13 | 7.6% | 440,585 | 439,777 | 50 | 35 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 8 | 4.7% | 592,675 | 587,200 | 74 | 12 | 97.9% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.6% | 799,777 | 799,777 | 8 | 8 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



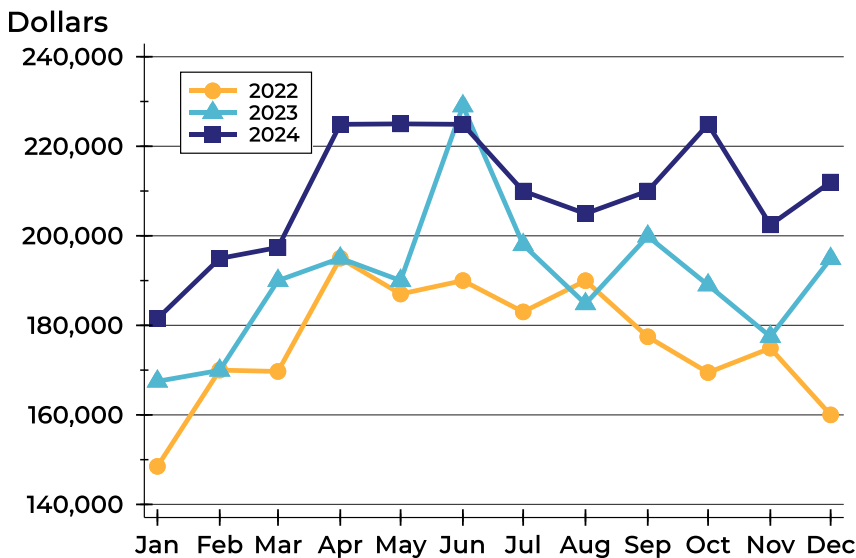
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 190,241 | 198,679 | 204,897 |
| February | 201,076 | 197,245 | 226,269 |
| March | 201,369 | 216,818 | 228,008 |
| April | 225,842 | 231,666 | 259,058 |
| May | 222,595 | 220,676 | 250,658 |
| June | 212,952 | 250,657 | 243,113 |
| July | 203,075 | 232,784 | 239,641 |
| August | 216,919 | 216,578 | 229,693 |
| September | 204,632 | 230,675 | 244,835 |
| October | 192,159 | 218,033 | 259,029 |
| November | 199,883 | 199,103 | 233,149 |
| December | 194,924 | 222,001 | 237,120 |

Median Price

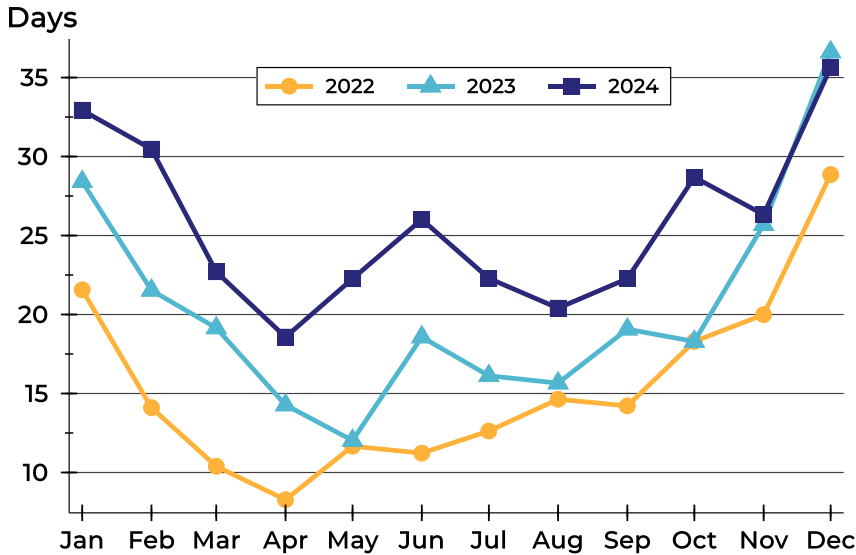


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 148,500 | 167,500 | 181,490 |
| February | 170,000 | 169,950 | 194,950 |
| March | 169,700 | 190,000 | 197,400 |
| April | 195,000 | 195,000 | 224,900 |
| May | 187,000 | 190,000 | 225,000 |
| June | 190,000 | 229,000 | 224,900 |
| July | 183,000 | 198,000 | 210,000 |
| August | 189,975 | 184,800 | 204,950 |
| September | 177,450 | 199,900 | 210,000 |
| October | 169,450 | 189,000 | 224,900 |
| November | 174,900 | 177,500 | 202,450 |
| December | 160,000 | 194,900 | 212,000 |



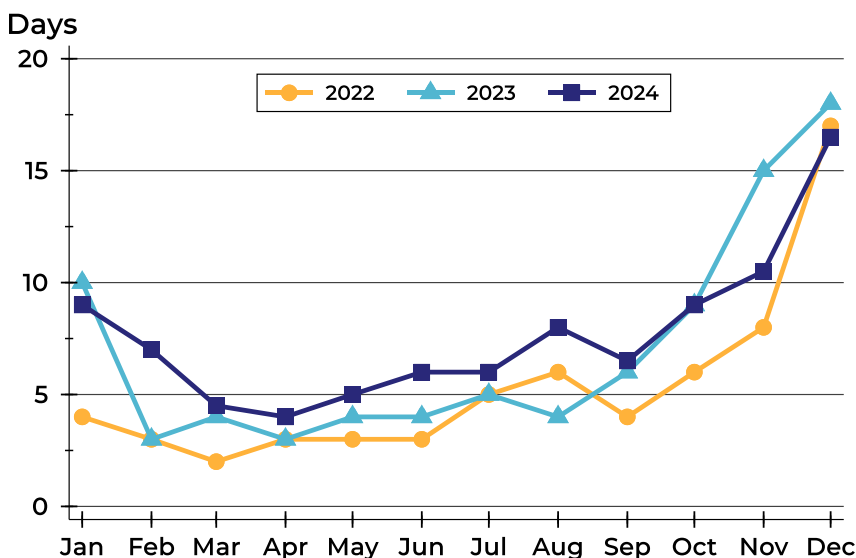
Topeka MSA & Douglas County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 22 | 28 | 33 |
| February | 14 | 22 | 30 |
| March | 10 | 19 | 23 |
| April | 8 | 14 | 19 |
| May | 12 | 12 | 22 |
| June | 11 | 19 | 26 |
| July | 13 | 16 | 22 |
| August | 15 | 16 | 20 |
| September | 14 | 19 | 22 |
| October | 18 | 18 | 29 |
| November | 20 | 26 | 26 |
| December | 29 | 37 | 36 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 4 | 10 | 9 |
| February | 3 | 3 | 7 |
| March | 2 | 4 | 5 |
| April | 3 | 3 | 4 |
| May | 3 | 4 | 5 |
| June | 3 | 4 | 6 |
| July | 5 | 5 | 6 |
| August | 6 | 4 | 8 |
| September | 4 | 6 | 7 |
| October | 6 | 9 | 9 |
| November | 8 | 15 | 11 |
| December | 17 | 18 | 17 |



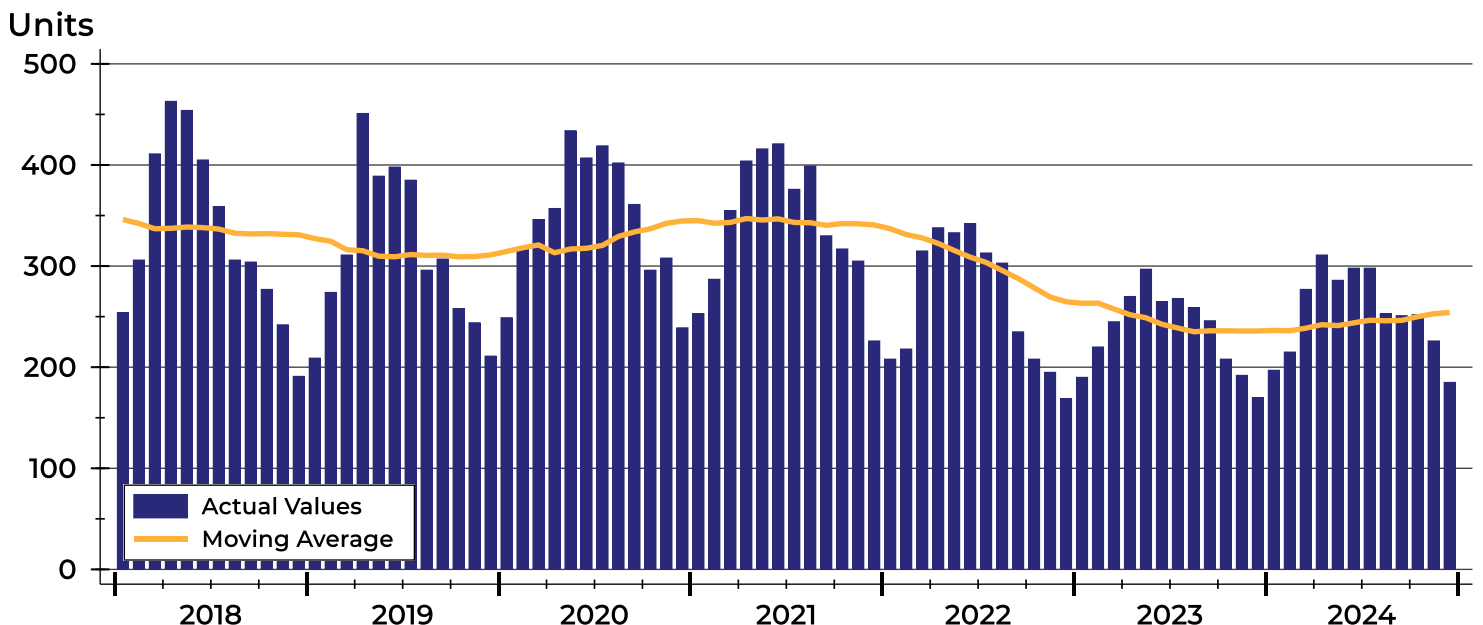
Topeka MSA & Douglas County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 185 | 170 | 8.8% |
| Volume (1,000s) | | 49,209 | 38,302 | 28.5% |
| Average | List Price | 265,997 | 225,309 | 18.1% |
| | Days on Market | 36 | 31 | 16.1% |
| | Percent of Original | 97.4% | 97.9% | -0.5% |
| Median | List Price | 229,000 | 193,450 | 18.4% |
| | Days on Market | 21 | 18 | 16.7% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 185 listings in the Topeka MSA & Douglas County had contracts pending at the end of December, up from 170 contracts pending at the end of December 2023.

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

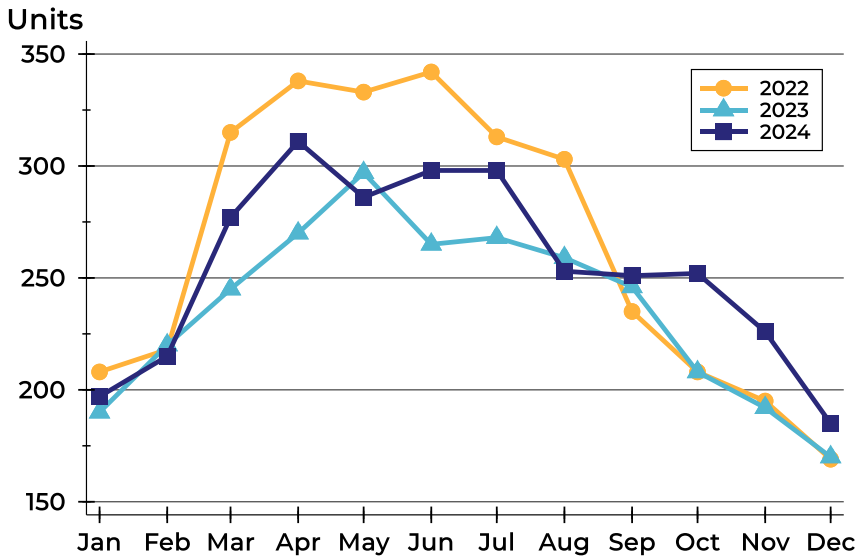
History of Pending Contracts





Topeka MSA & Douglas County Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 208 | 190 | 197 |
| February | 218 | 220 | 215 |
| March | 315 | 245 | 277 |
| April | 338 | 270 | 311 |
| May | 333 | 297 | 286 |
| June | 342 | 265 | 298 |
| July | 313 | 268 | 298 |
| August | 303 | 259 | 253 |
| September | 235 | 246 | 251 |
| October | 208 | 208 | 252 |
| November | 195 | 192 | 226 |
| December | 169 | 170 | 185 |

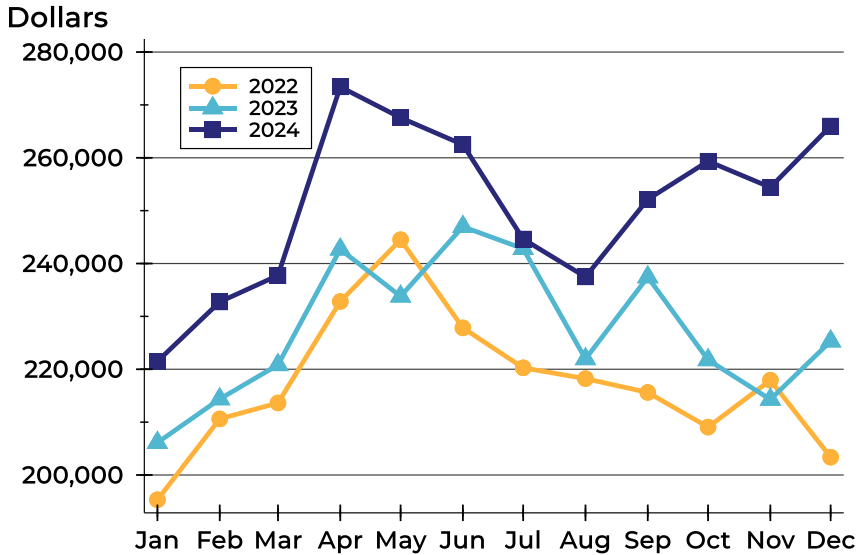
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.5% | 16,500 | 16,500 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 4 | 2.2% | 39,025 | 39,200 | 10 | 3 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 18 | 9.7% | 80,092 | 82,500 | 50 | 29 | 94.5% | 100.0% |
| \$100,000-\$124,999 | 10 | 5.4% | 118,545 | 119,800 | 15 | 10 | 98.6% | 100.0% |
| \$125,000-\$149,999 | 16 | 8.6% | 137,350 | 139,900 | 19 | 16 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 19 | 10.3% | 163,153 | 160,000 | 17 | 4 | 98.6% | 100.0% |
| \$175,000-\$199,999 | 16 | 8.6% | 191,372 | 195,000 | 33 | 30 | 97.4% | 98.9% |
| \$200,000-\$249,999 | 22 | 11.9% | 233,345 | 234,450 | 35 | 28 | 96.8% | 97.0% |
| \$250,000-\$299,999 | 19 | 10.3% | 280,613 | 279,900 | 47 | 37 | 97.6% | 100.0% |
| \$300,000-\$399,999 | 28 | 15.1% | 346,998 | 339,900 | 33 | 19 | 97.7% | 100.0% |
| \$400,000-\$499,999 | 17 | 9.2% | 439,418 | 439,777 | 41 | 24 | 98.8% | 100.0% |
| \$500,000-\$749,999 | 12 | 6.5% | 597,617 | 610,000 | 71 | 17 | 95.8% | 100.0% |
| \$750,000-\$999,999 | 2 | 1.1% | 874,889 | 874,889 | 94 | 94 | 86.5% | 86.5% |
| \$1,000,000 and up | 1 | 0.5% | 1,477,777 | 1,477,777 | 67 | 67 | 100.0% | 100.0% |



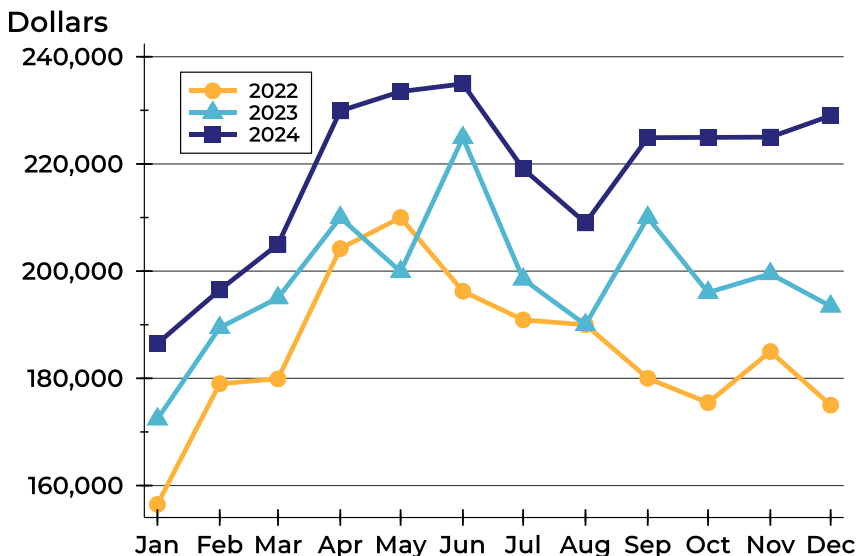
Topeka MSA & Douglas County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 195,316 | 206,120 | 221,493 |
| February | 210,606 | 214,370 | 232,740 |
| March | 213,633 | 220,833 | 237,747 |
| April | 232,819 | 242,693 | 273,424 |
| May | 244,501 | 233,797 | 267,580 |
| June | 227,830 | 246,977 | 262,483 |
| July | 220,275 | 242,806 | 244,637 |
| August | 218,226 | 221,959 | 237,471 |
| September | 215,617 | 237,441 | 252,136 |
| October | 209,061 | 221,769 | 259,355 |
| November | 217,936 | 214,286 | 254,418 |
| December | 203,368 | 225,309 | 265,997 |

Median Price

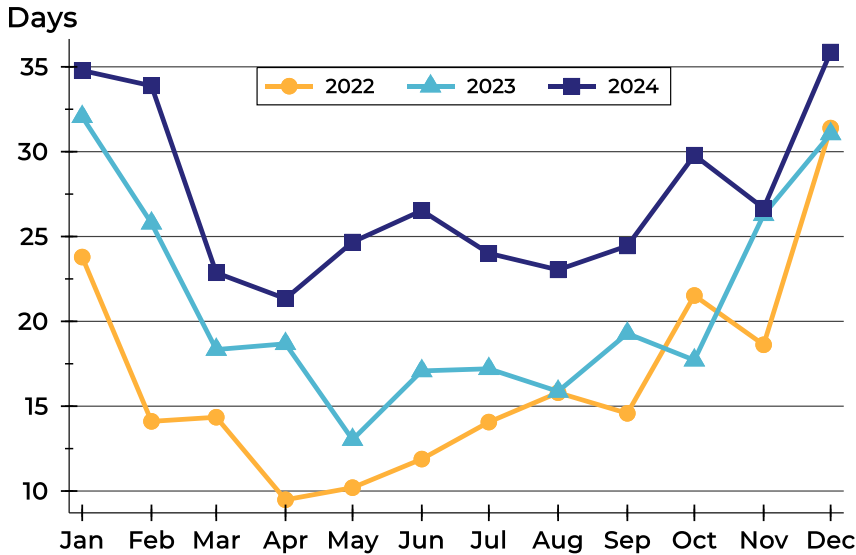


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 156,475 | 172,400 | 186,500 |
| February | 179,000 | 189,450 | 196,500 |
| March | 179,900 | 195,000 | 205,000 |
| April | 204,200 | 210,000 | 229,900 |
| May | 210,000 | 199,900 | 233,500 |
| June | 196,250 | 224,900 | 234,950 |
| July | 190,900 | 198,500 | 219,089 |
| August | 190,000 | 190,000 | 209,000 |
| September | 180,000 | 210,000 | 224,900 |
| October | 175,450 | 196,000 | 224,950 |
| November | 185,000 | 199,500 | 225,000 |
| December | 175,000 | 193,450 | 229,000 |



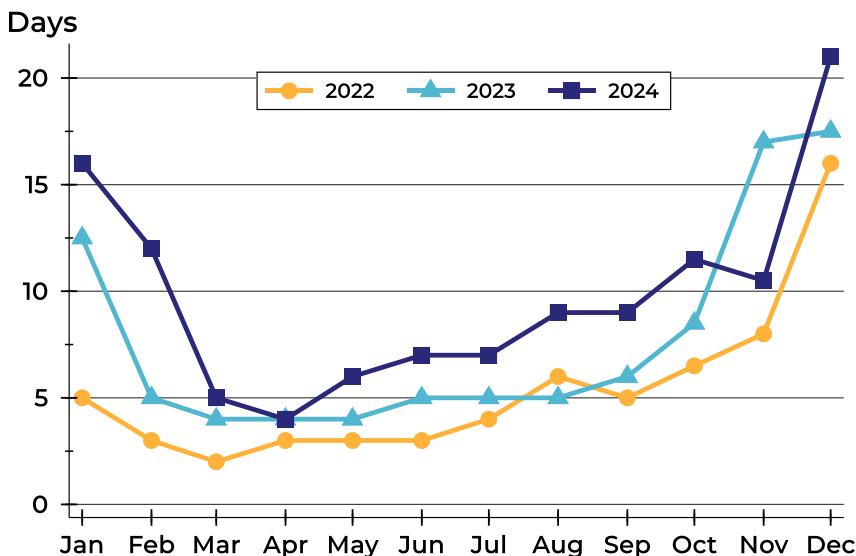
Topeka MSA & Douglas County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 24 | 32 | 35 |
| February | 14 | 26 | 34 |
| March | 14 | 18 | 23 |
| April | 9 | 19 | 21 |
| May | 10 | 13 | 25 |
| June | 12 | 17 | 27 |
| July | 14 | 17 | 24 |
| August | 16 | 16 | 23 |
| September | 15 | 19 | 24 |
| October | 22 | 18 | 30 |
| November | 19 | 26 | 27 |
| December | 31 | 31 | 36 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 5 | 13 | 16 |
| February | 3 | 5 | 12 |
| March | 2 | 4 | 5 |
| April | 3 | 4 | 4 |
| May | 3 | 4 | 6 |
| June | 3 | 5 | 7 |
| July | 4 | 5 | 7 |
| August | 6 | 5 | 9 |
| September | 5 | 6 | 9 |
| October | 7 | 9 | 12 |
| November | 8 | 17 | 11 |
| December | 16 | 18 | 21 |



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in December

Total home sales in the Topeka MSA rose by 13.0% last month to 208 units, compared to 184 units in December 2023. Total sales volume was \$45.6 million, up 25.3% from a year earlier.

The median sale price in December was \$185,000, down from \$189,750 a year earlier. Homes that sold in December were typically on the market for 9 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of December

The total number of active listings in the Topeka MSA at the end of December was 289 units, up from 250 at the same point in 2023. This represents a 1.3 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$217,500.

During December, a total of 159 contracts were written down from 170 in December 2023. At the end of the month, there were 172 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

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|---|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales | | 208 | 184 | 183 | 2,747 | 2,647 | 2,991 |
| Change from prior year | | 13.0% | 0.5% | -30.2% | 3.8% | -11.5% | -9.7% |
| Active Listings | | 289 | 250 | 198 | N/A | N/A | N/A |
| Change from prior year | | 15.6% | 26.3% | 48.9% | | | |
| Months' Supply | | 1.3 | 1.1 | 0.8 | N/A | N/A | N/A |
| Change from prior year | | 18.2% | 37.5% | 60.0% | | | |
| New Listings | | 163 | 152 | 143 | 3,214 | 3,032 | 3,273 |
| Change from prior year | | 7.2% | 6.3% | -21.4% | 6.0% | -7.4% | -8.9% |
| Contracts Written | | 159 | 170 | 159 | 2,742 | 2,661 | 2,918 |
| Change from prior year | | -6.5% | 6.9% | -25.0% | 3.0% | -8.8% | -11.9% |
| Pending Contracts | | 172 | 161 | 162 | N/A | N/A | N/A |
| Change from prior year | | 6.8% | -0.6% | -26.4% | | | |
| Sales Volume (1,000s) | | 45,598 | 36,403 | 35,837 | 628,035 | 559,955 | 601,940 |
| Change from prior year | | 25.3% | 1.6% | -30.3% | 12.2% | -7.0% | -2.2% |
| Average | Sale Price | 219,222 | 197,841 | 195,832 | 228,626 | 211,543 | 201,250 |
| | Change from prior year | 10.8% | 1.0% | -0.2% | 8.1% | 5.1% | 8.3% |
| | List Price of Actives | 243,193 | 279,310 | 300,614 | N/A | N/A | N/A |
| | Change from prior year | -12.9% | -7.1% | 39.0% | | | |
| | Days on Market | 25 | 30 | 21 | 24 | 19 | 14 |
| Change from prior year | -16.7% | 42.9% | 5.0% | 26.3% | 35.7% | -6.7% | |
| | Percent of List | 98.5% | 98.0% | 98.5% | 98.8% | 99.6% | 100.5% |
| Change from prior year | 0.5% | -0.5% | -1.1% | -0.8% | -0.9% | 0.1% | |
| | Percent of Original | 96.3% | 94.1% | 96.1% | 97.0% | 97.9% | 99.2% |
| Change from prior year | 2.3% | -2.1% | -2.0% | -0.9% | -1.3% | -0.2% | |
| Median | Sale Price | 185,000 | 189,750 | 163,000 | 200,000 | 184,250 | 175,000 |
| | Change from prior year | -2.5% | 16.4% | -7.4% | 8.5% | 5.3% | 6.1% |
| | List Price of Actives | 217,500 | 219,150 | 219,900 | N/A | N/A | N/A |
| | Change from prior year | -0.8% | -0.3% | 37.9% | | | |
| | Days on Market | 9 | 17 | 9 | 6 | 5 | 4 |
| Change from prior year | -47.1% | 88.9% | 80.0% | 20.0% | 25.0% | 33.3% | |
| | Percent of List | 100.0% | 99.7% | 98.9% | 100.0% | 100.0% | 100.0% |
| Change from prior year | 0.3% | 0.8% | -1.1% | 0.0% | 0.0% | 0.0% | |
| | Percent of Original | 99.5% | 96.0% | 97.4% | 100.0% | 100.0% | 100.0% |
| Change from prior year | 3.6% | -1.4% | -2.6% | 0.0% | 0.0% | 0.0% | |

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



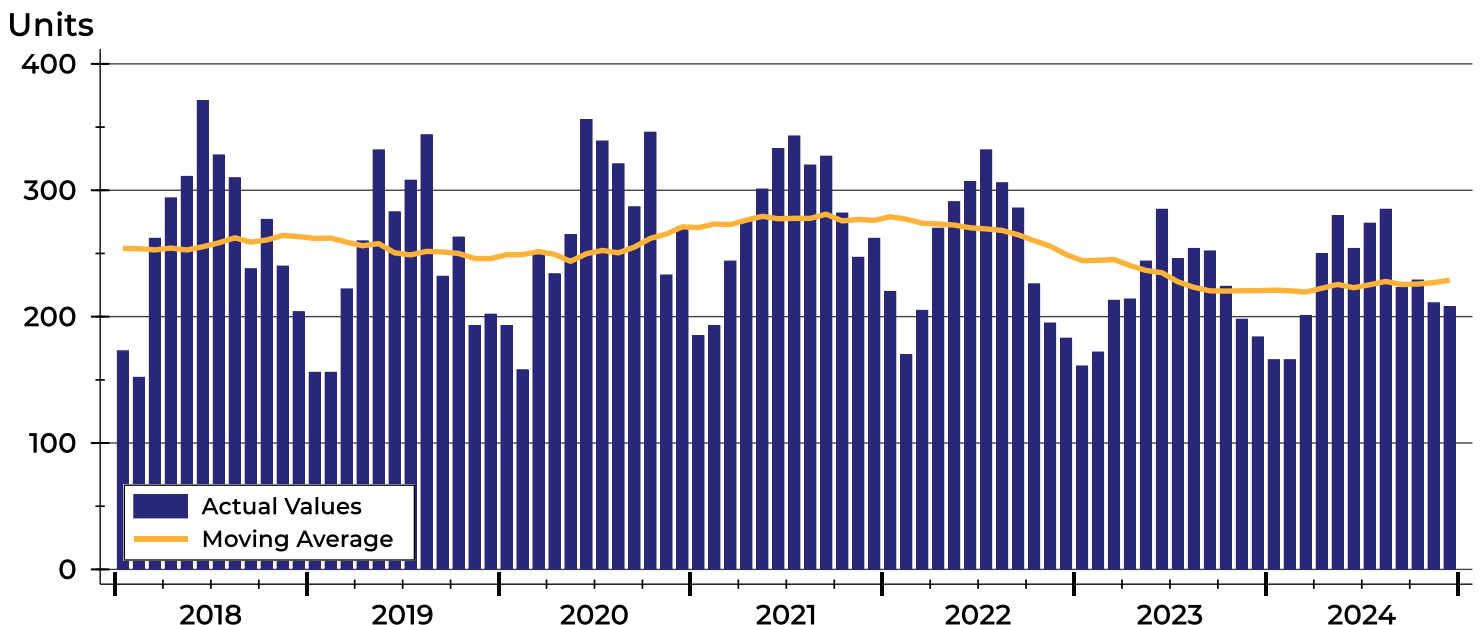
Topeka Metropolitan Area Closed Listings Analysis

| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 208 | 184 | 13.0% | 2,747 | 2,647 | 3.8% |
| Volume (1,000s) | | 45,598 | 36,403 | 25.3% | 628,035 | 559,955 | 12.2% |
| Months' Supply | | 1.3 | 1.1 | 18.2% | N/A | N/A | N/A |
| Average | Sale Price | 219,222 | 197,841 | 10.8% | 228,626 | 211,543 | 8.1% |
| | Days on Market | 25 | 30 | -16.7% | 24 | 19 | 26.3% |
| | Percent of List | 98.5% | 98.0% | 0.5% | 98.8% | 99.6% | -0.8% |
| | Percent of Original | 96.3% | 94.1% | 2.3% | 97.0% | 97.9% | -0.9% |
| Median | Sale Price | 185,000 | 189,750 | -2.5% | 200,000 | 184,250 | 8.5% |
| | Days on Market | 9 | 17 | -47.1% | 6 | 5 | 20.0% |
| | Percent of List | 100.0% | 99.7% | 0.3% | 100.0% | 100.0% | 0.0% |
| | Percent of Original | 99.5% | 96.0% | 3.6% | 100.0% | 100.0% | 0.0% |

A total of 208 homes sold in the Topeka MSA in December, up from 184 units in December 2023. Total sales volume rose to \$45.6 million compared to \$36.4 million in the previous year.

The median sales price in December was \$185,000, down 2.5% compared to the prior year. Median days on market was 9 days, down from 10 days in November, and down from 17 in December 2023.

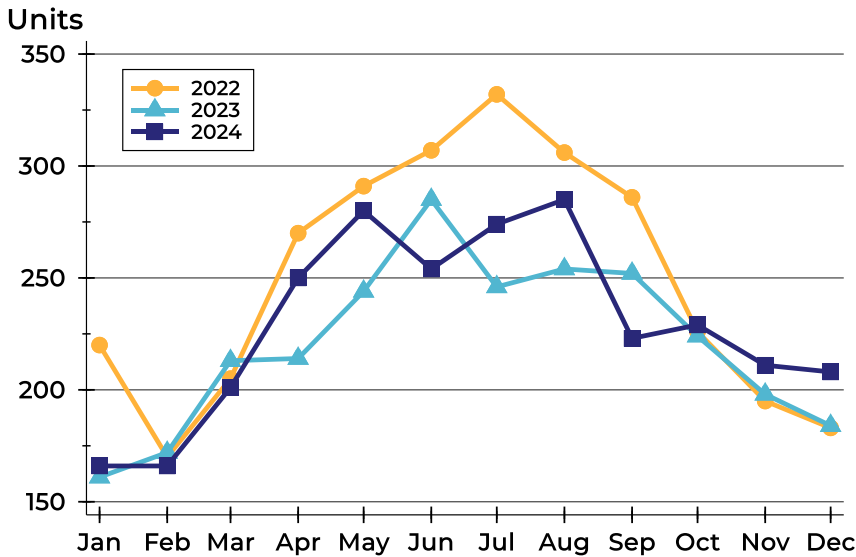
History of Closed Listings





Topeka Metropolitan Area Closed Listings Analysis

Closed Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 220 | 161 | 166 |
| February | 170 | 172 | 166 |
| March | 205 | 213 | 201 |
| April | 270 | 214 | 250 |
| May | 291 | 244 | 280 |
| June | 307 | 285 | 254 |
| July | 332 | 246 | 274 |
| August | 306 | 254 | 285 |
| September | 286 | 252 | 223 |
| October | 226 | 224 | 229 |
| November | 195 | 198 | 211 |
| December | 183 | 184 | 208 |

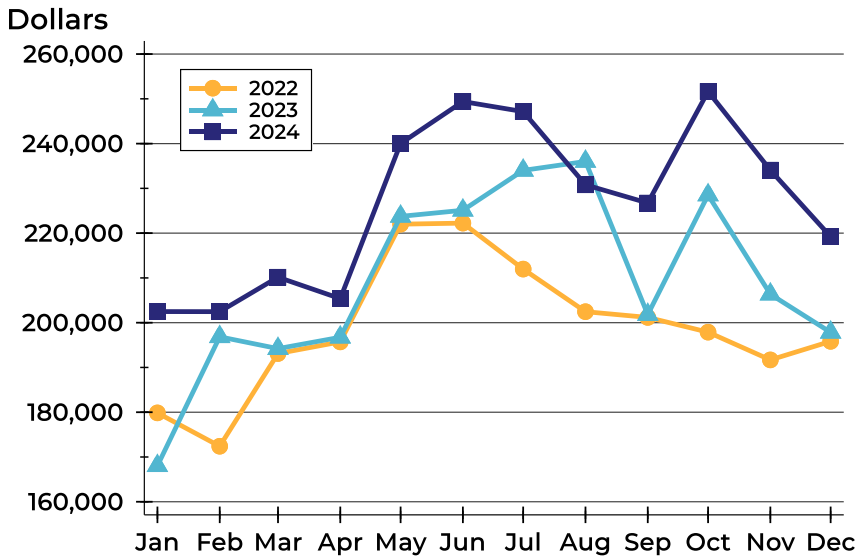
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.5% | 1.3 | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$25,000-\$49,999 | 8 | 3.8% | 0.5 | 36,613 | 37,500 | 44 | 29 | 96.4% | 100.0% | 88.6% | 95.7% |
| \$50,000-\$99,999 | 27 | 13.0% | 1.6 | 72,337 | 75,000 | 18 | 5 | 95.8% | 99.5% | 93.0% | 97.8% |
| \$100,000-\$124,999 | 8 | 3.8% | 0.8 | 112,250 | 110,000 | 18 | 4 | 98.4% | 100.0% | 97.5% | 100.0% |
| \$125,000-\$149,999 | 27 | 13.0% | 2.0 | 135,207 | 135,000 | 33 | 8 | 99.1% | 100.0% | 96.9% | 100.0% |
| \$150,000-\$174,999 | 27 | 13.0% | 0.6 | 162,287 | 160,000 | 23 | 8 | 98.7% | 99.7% | 97.1% | 99.1% |
| \$175,000-\$199,999 | 12 | 5.8% | 0.9 | 184,440 | 185,000 | 12 | 4 | 98.8% | 100.0% | 96.1% | 100.0% |
| \$200,000-\$249,999 | 29 | 13.9% | 1.1 | 227,244 | 225,000 | 17 | 7 | 99.6% | 100.0% | 97.6% | 99.6% |
| \$250,000-\$299,999 | 21 | 10.1% | 1.5 | 275,510 | 270,000 | 25 | 20 | 99.3% | 100.0% | 97.8% | 99.0% |
| \$300,000-\$399,999 | 28 | 13.5% | 1.4 | 337,480 | 335,000 | 19 | 9 | 99.1% | 100.0% | 98.0% | 98.8% |
| \$400,000-\$499,999 | 11 | 5.3% | 1.6 | 434,536 | 429,900 | 44 | 29 | 98.6% | 100.0% | 96.5% | 96.1% |
| \$500,000-\$749,999 | 8 | 3.8% | 1.5 | 589,731 | 569,750 | 53 | 18 | 99.4% | 100.0% | 95.5% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.5% | 0.7 | 867,500 | 867,500 | 88 | 88 | 91.3% | 91.3% | 86.8% | 86.8% |
| \$1,000,000 and up | 0 | 0.0% | 2.0 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |



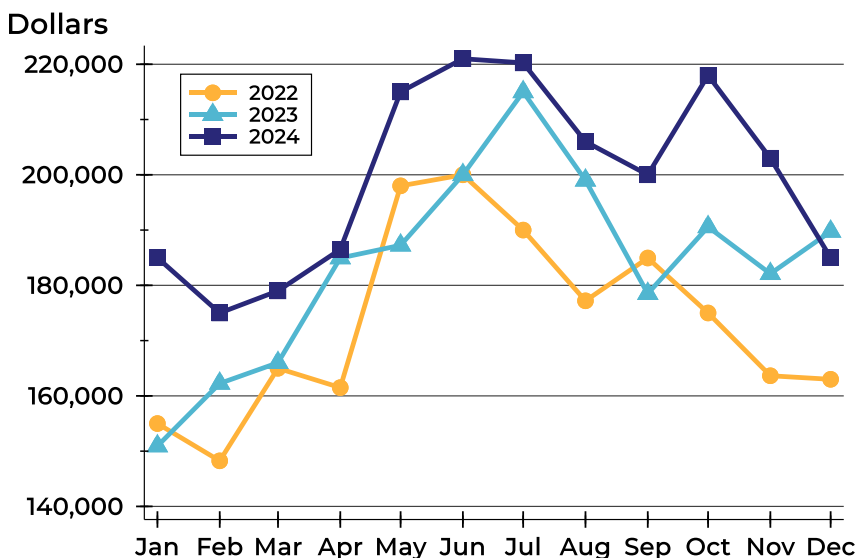
Topeka Metropolitan Area Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 179,853 | 168,040 | 202,486 |
| February | 172,403 | 196,845 | 202,464 |
| March | 193,111 | 194,207 | 210,165 |
| April | 195,708 | 196,747 | 205,380 |
| May | 222,005 | 223,752 | 240,020 |
| June | 222,239 | 225,107 | 249,400 |
| July | 211,973 | 234,017 | 247,151 |
| August | 202,462 | 236,013 | 230,794 |
| September | 201,178 | 201,814 | 226,735 |
| October | 197,888 | 228,515 | 251,641 |
| November | 191,686 | 206,363 | 234,077 |
| December | 195,832 | 197,841 | 219,222 |

Median Price

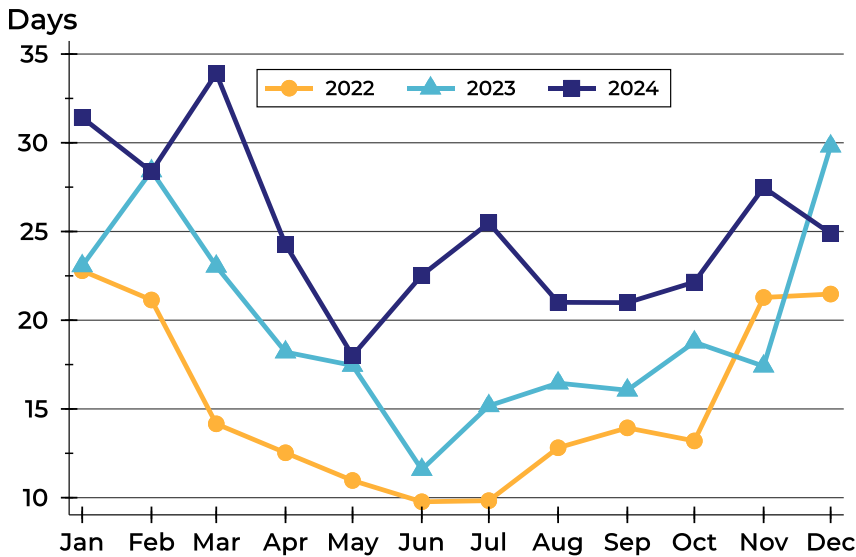


| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 155,000 | 150,927 | 185,000 |
| February | 148,250 | 162,250 | 175,000 |
| March | 165,000 | 166,000 | 179,000 |
| April | 161,500 | 184,950 | 186,500 |
| May | 198,000 | 187,250 | 215,000 |
| June | 200,000 | 200,000 | 221,000 |
| July | 190,000 | 215,000 | 220,250 |
| August | 177,200 | 199,000 | 206,000 |
| September | 184,950 | 178,500 | 200,000 |
| October | 175,000 | 190,578 | 218,000 |
| November | 163,645 | 182,100 | 203,000 |
| December | 163,000 | 189,750 | 185,000 |



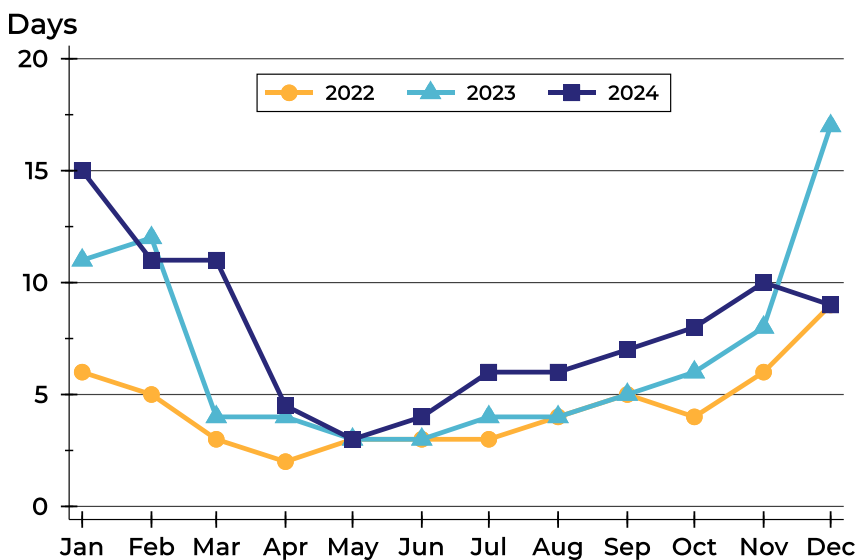
Topeka Metropolitan Area Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 23 | 23 | 31 |
| February | 21 | 28 | 28 |
| March | 14 | 23 | 34 |
| April | 13 | 18 | 24 |
| May | 11 | 17 | 18 |
| June | 10 | 12 | 23 |
| July | 10 | 15 | 25 |
| August | 13 | 16 | 21 |
| September | 14 | 16 | 21 |
| October | 13 | 19 | 22 |
| November | 21 | 17 | 27 |
| December | 21 | 30 | 25 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 6 | 11 | 15 |
| February | 5 | 12 | 11 |
| March | 3 | 4 | 11 |
| April | 2 | 4 | 5 |
| May | 3 | 3 | 3 |
| June | 3 | 3 | 4 |
| July | 3 | 4 | 6 |
| August | 4 | 4 | 6 |
| September | 5 | 5 | 7 |
| October | 4 | 6 | 8 |
| November | 6 | 8 | 10 |
| December | 9 | 17 | 9 |



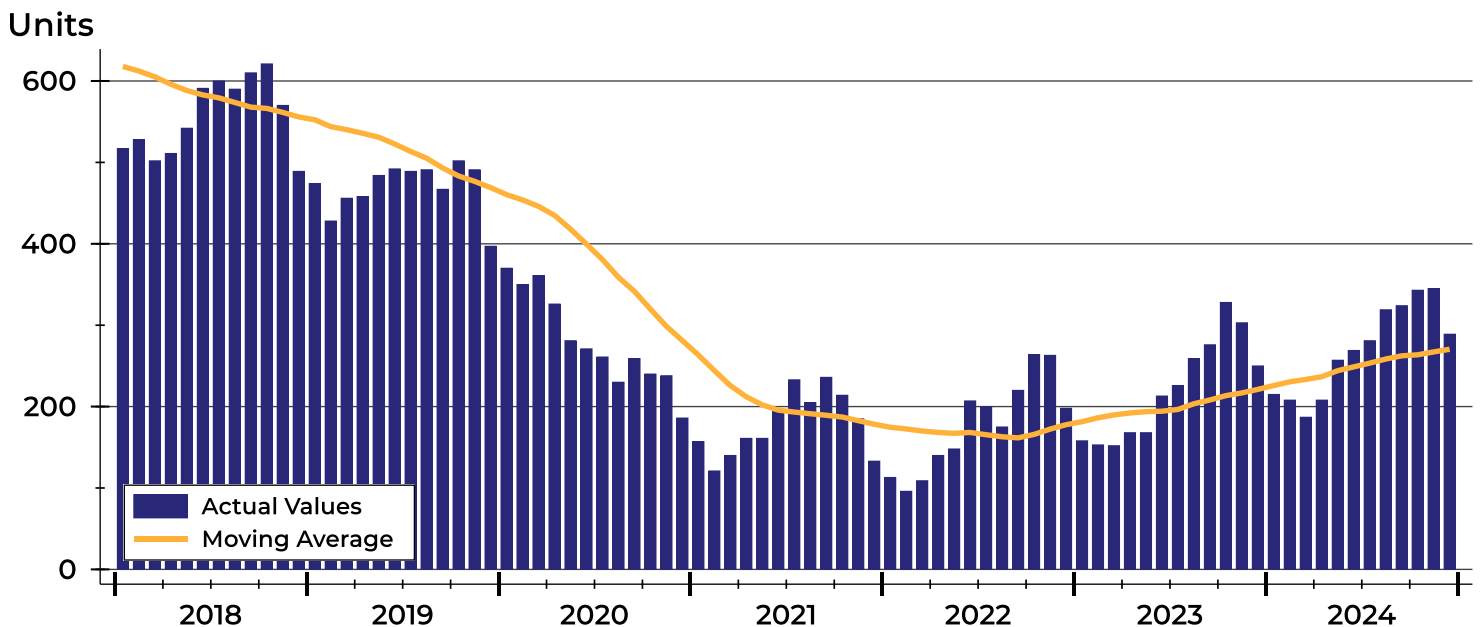
Topeka Metropolitan Area Active Listings Analysis

| Summary Statistics for Active Listings | | 2024 | 2023 | Change |
|--|---------------------|---------|---------|--------|
| Active Listings | | 289 | 250 | 15.6% |
| Volume (1,000s) | | 70,283 | 69,827 | 0.7% |
| Months' Supply | | 1.3 | 1.1 | 18.2% |
| Average | List Price | 243,193 | 279,310 | -12.9% |
| | Days on Market | 61 | 65 | -6.2% |
| | Percent of Original | 96.8% | 96.2% | 0.6% |
| Median | List Price | 217,500 | 219,150 | -0.8% |
| | Days on Market | 48 | 53 | -9.4% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 289 homes were available for sale in the Topeka MSA at the end of December. This represents a 1.3 months' supply of active listings.

The median list price of homes on the market at the end of December was \$217,500, down 0.8% from 2023. The typical time on market for active listings was 48 days, down from 53 days a year earlier.

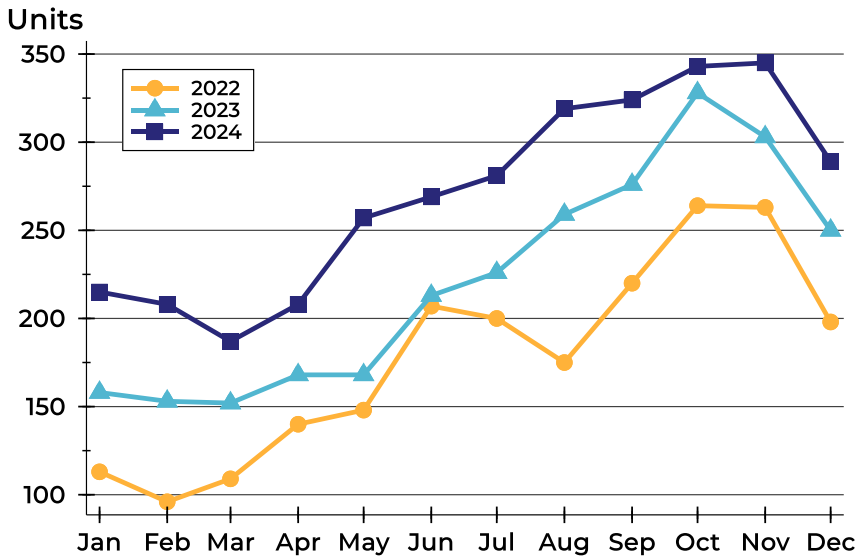
History of Active Listings





Topeka Metropolitan Area Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 113 | 158 | 215 |
| February | 96 | 153 | 208 |
| March | 109 | 152 | 187 |
| April | 140 | 168 | 208 |
| May | 148 | 168 | 257 |
| June | 207 | 213 | 269 |
| July | 200 | 226 | 281 |
| August | 175 | 259 | 319 |
| September | 220 | 276 | 324 |
| October | 264 | 328 | 343 |
| November | 263 | 303 | 345 |
| December | 198 | 250 | 289 |

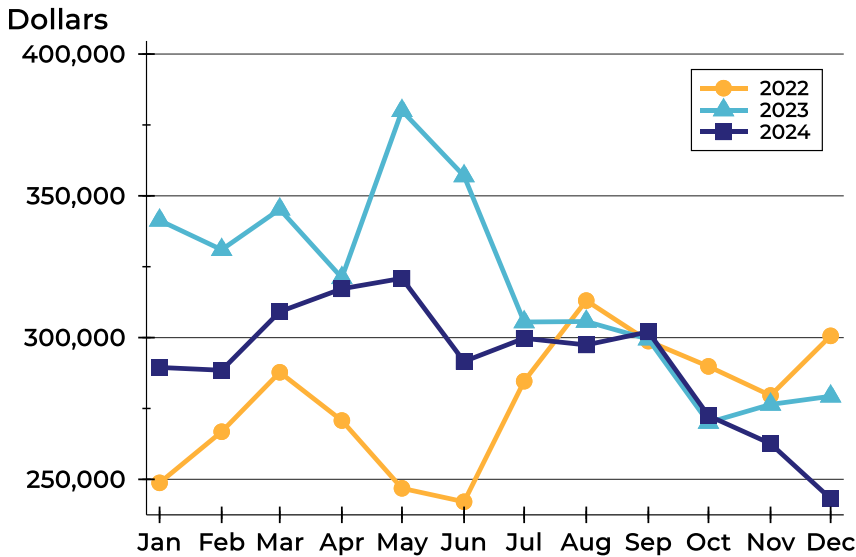
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 2 | 0.7% | 1.3 | 10,000 | 10,000 | 61 | 61 | 83.6% | 83.6% |
| \$25,000-\$49,999 | 4 | 1.4% | 0.5 | 41,975 | 42,450 | 55 | 52 | 98.8% | 100.0% |
| \$50,000-\$99,999 | 43 | 14.9% | 1.6 | 77,527 | 79,500 | 52 | 51 | 96.9% | 100.0% |
| \$100,000-\$124,999 | 11 | 3.8% | 0.8 | 115,800 | 117,000 | 28 | 22 | 98.6% | 100.0% |
| \$125,000-\$149,999 | 38 | 13.1% | 2.0 | 137,871 | 138,500 | 63 | 51 | 96.0% | 99.3% |
| \$150,000-\$174,999 | 13 | 4.5% | 0.6 | 164,335 | 165,750 | 45 | 32 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 20 | 6.9% | 0.9 | 189,531 | 189,700 | 48 | 29 | 95.1% | 99.2% |
| \$200,000-\$249,999 | 38 | 13.1% | 1.1 | 224,481 | 219,700 | 83 | 55 | 96.3% | 100.0% |
| \$250,000-\$299,999 | 43 | 14.9% | 1.5 | 277,755 | 275,000 | 50 | 48 | 98.0% | 100.0% |
| \$300,000-\$399,999 | 39 | 13.5% | 1.4 | 345,946 | 344,900 | 65 | 51 | 97.6% | 98.6% |
| \$400,000-\$499,999 | 22 | 7.6% | 1.6 | 451,011 | 449,925 | 83 | 80 | 95.1% | 96.6% |
| \$500,000-\$749,999 | 14 | 4.8% | 1.5 | 565,598 | 547,500 | 68 | 67 | 98.1% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.3% | 0.7 | 890,000 | 890,000 | 97 | 97 | 100.0% | 100.0% |
| \$1,000,000 and up | 1 | 0.3% | 2.0 | 1,625,000 | 1,625,000 | 219 | 219 | 100.0% | 100.0% |



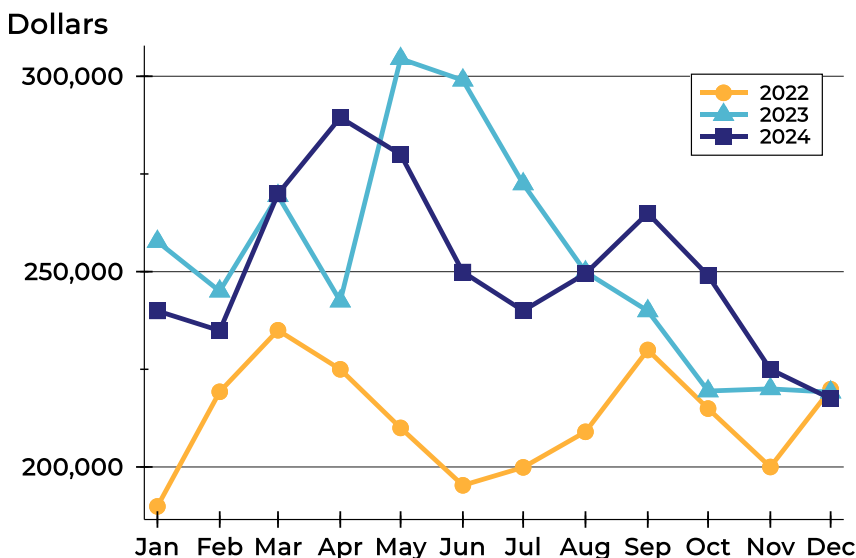
Topeka Metropolitan Area Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 248,769 | 341,343 | 289,475 |
| February | 266,806 | 330,989 | 288,488 |
| March | 287,764 | 345,258 | 309,138 |
| April | 270,742 | 321,092 | 317,221 |
| May | 246,841 | 380,017 | 320,894 |
| June | 242,098 | 357,000 | 291,574 |
| July | 284,625 | 305,503 | 299,753 |
| August | 313,055 | 305,677 | 297,416 |
| September | 298,772 | 299,458 | 302,043 |
| October | 289,847 | 270,048 | 272,457 |
| November | 279,594 | 276,429 | 262,592 |
| December | 300,614 | 279,310 | 243,193 |

Median Price

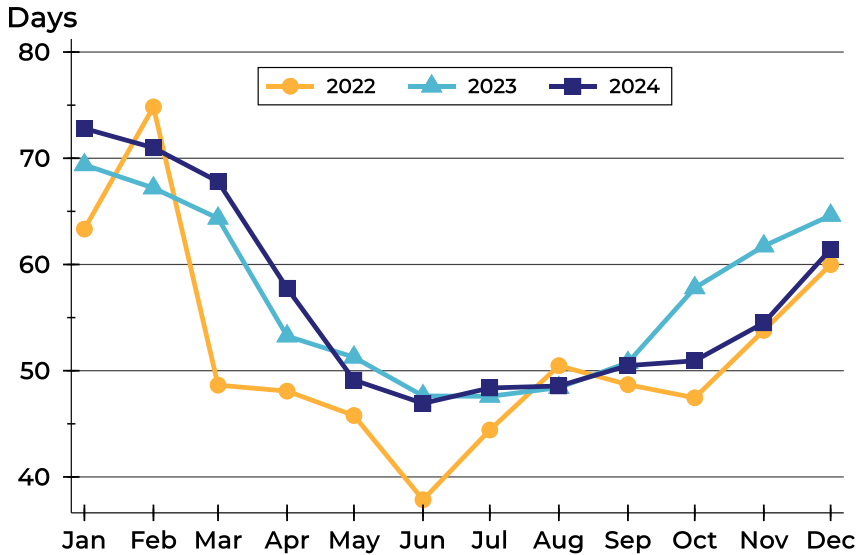


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 189,900 | 257,700 | 239,950 |
| February | 219,250 | 245,000 | 234,900 |
| March | 235,000 | 269,450 | 269,900 |
| April | 225,000 | 242,450 | 289,450 |
| May | 210,000 | 304,500 | 280,000 |
| June | 195,300 | 299,000 | 249,900 |
| July | 199,900 | 272,450 | 240,000 |
| August | 209,000 | 249,900 | 249,500 |
| September | 229,950 | 239,950 | 264,950 |
| October | 214,950 | 219,450 | 249,000 |
| November | 200,000 | 220,000 | 225,000 |
| December | 219,900 | 219,150 | 217,500 |



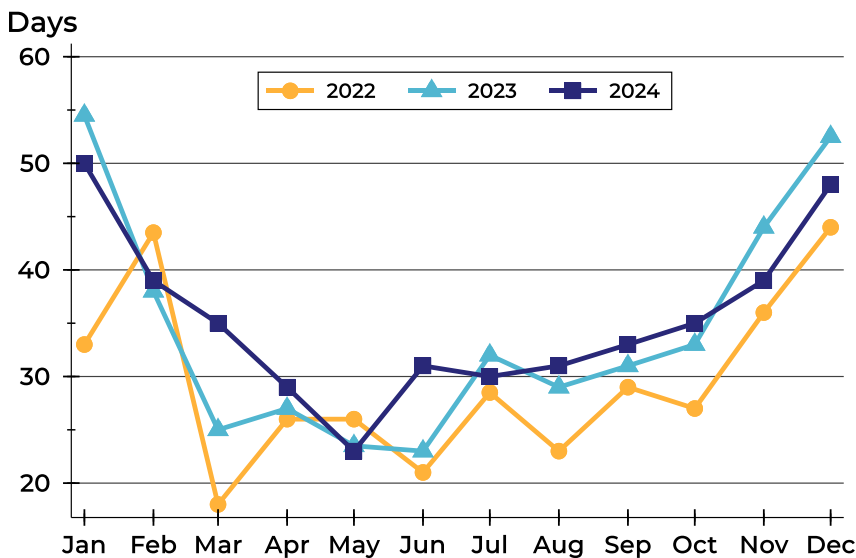
Topeka Metropolitan Area Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 63 | 69 | 73 |
| February | 75 | 67 | 71 |
| March | 49 | 64 | 68 |
| April | 48 | 53 | 58 |
| May | 46 | 51 | 49 |
| June | 38 | 48 | 47 |
| July | 44 | 48 | 48 |
| August | 50 | 48 | 49 |
| September | 49 | 51 | 50 |
| October | 47 | 58 | 51 |
| November | 54 | 62 | 55 |
| December | 60 | 65 | 61 |

Median DOM

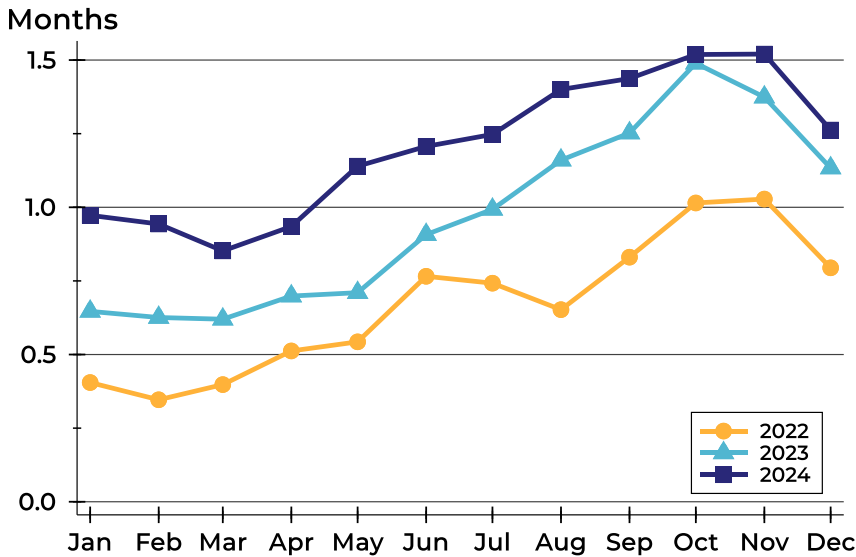


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 33 | 55 | 50 |
| February | 44 | 38 | 39 |
| March | 18 | 25 | 35 |
| April | 26 | 27 | 29 |
| May | 26 | 24 | 23 |
| June | 21 | 23 | 31 |
| July | 29 | 32 | 30 |
| August | 23 | 29 | 31 |
| September | 29 | 31 | 33 |
| October | 27 | 33 | 35 |
| November | 36 | 44 | 39 |
| December | 44 | 53 | 48 |



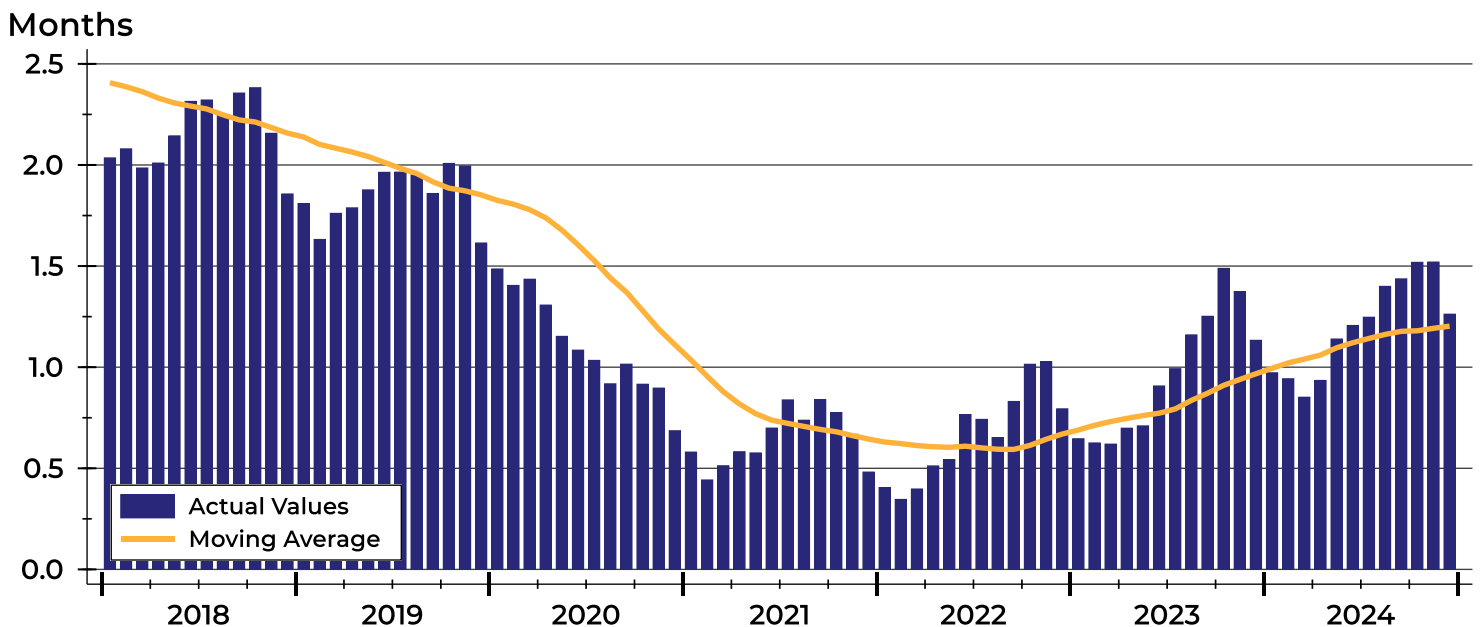
Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month



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

History of Month's Supply





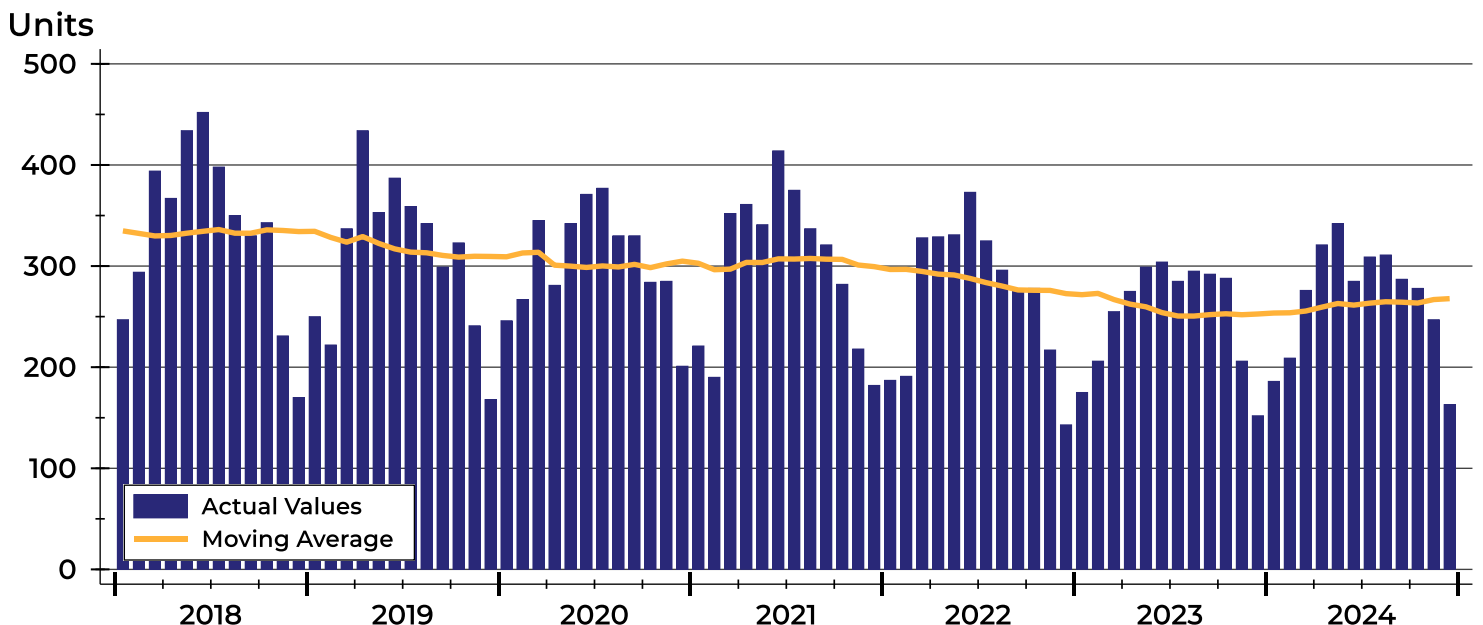
Topeka Metropolitan Area New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|----------------|---------------|--------|
| Current Month | New Listings | 163 | 152 | 7.2% |
| | Volume (1,000s) | 34,549 | 32,124 | 7.5% |
| | Average List Price | 211,956 | 211,342 | 0.3% |
| | Median List Price | 178,000 | 185,000 | -3.8% |
| Year-to-Date | New Listings | 3,214 | 3,032 | 6.0% |
| | Volume (1,000s) | 753,774 | 674,110 | 11.8% |
| | Average List Price | 234,528 | 222,332 | 5.5% |
| | Median List Price | 200,000 | 189,000 | 5.8% |

A total of 163 new listings were added in the Topeka MSA during December, up 7.2% from the same month in 2023. Year-to-date the Topeka MSA has seen 3,214 new listings.

The median list price of these homes was \$178,000 down from \$185,000 in 2023.

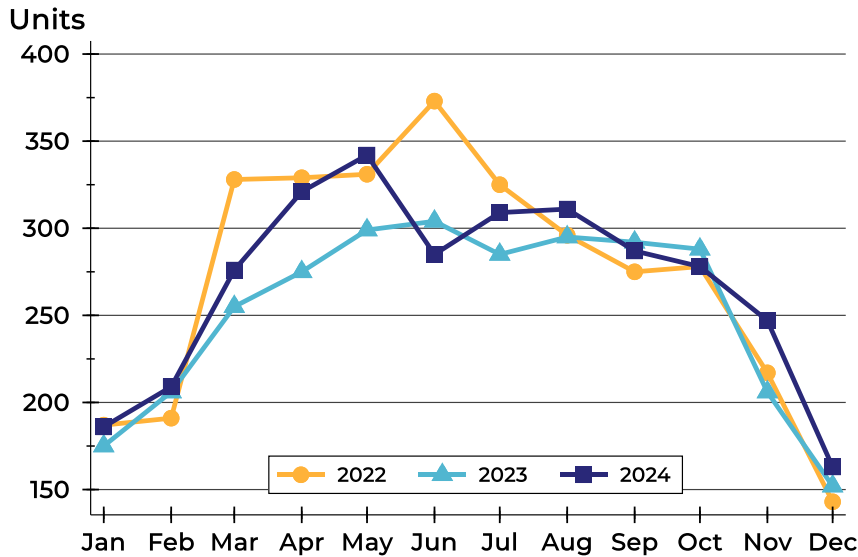
History of New Listings





Topeka Metropolitan Area New Listings Analysis

New Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 187 | 175 | 186 |
| February | 191 | 206 | 209 |
| March | 328 | 255 | 276 |
| April | 329 | 275 | 321 |
| May | 331 | 299 | 342 |
| June | 373 | 304 | 285 |
| July | 325 | 285 | 309 |
| August | 296 | 295 | 311 |
| September | 275 | 292 | 287 |
| October | 278 | 288 | 278 |
| November | 217 | 206 | 247 |
| December | 143 | 152 | 163 |

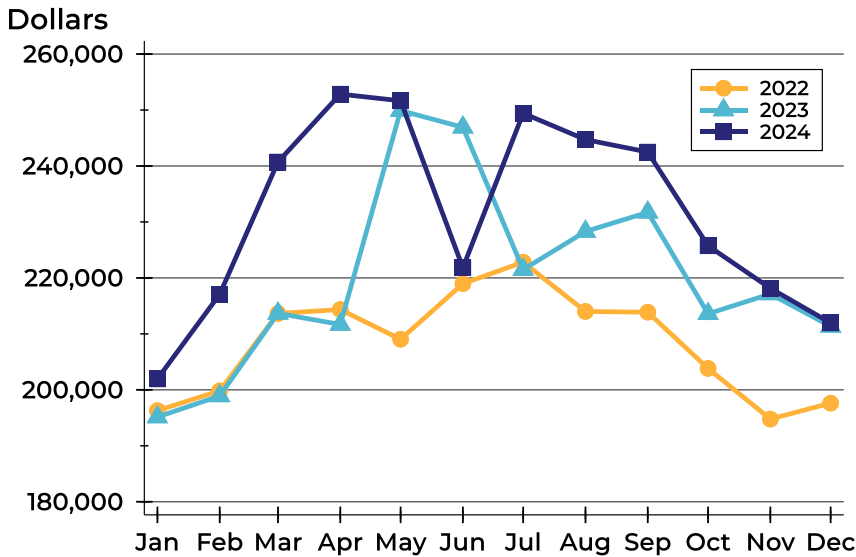
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 2 | 1.2% | 10,000 | 10,000 | 12 | 12 | 97.6% | 97.6% |
| \$25,000-\$49,999 | 7 | 4.3% | 39,014 | 35,900 | 7 | 3 | 99.2% | 100.0% |
| \$50,000-\$99,999 | 20 | 12.3% | 75,295 | 75,000 | 16 | 18 | 97.4% | 100.0% |
| \$100,000-\$124,999 | 13 | 8.0% | 115,904 | 117,000 | 15 | 11 | 99.3% | 100.0% |
| \$125,000-\$149,999 | 21 | 12.9% | 136,398 | 139,900 | 17 | 13 | 100.2% | 100.0% |
| \$150,000-\$174,999 | 17 | 10.4% | 163,785 | 165,000 | 10 | 4 | 98.0% | 100.0% |
| \$175,000-\$199,999 | 14 | 8.6% | 190,250 | 192,450 | 21 | 20 | 95.0% | 100.0% |
| \$200,000-\$249,999 | 16 | 9.8% | 224,281 | 222,450 | 21 | 25 | 98.7% | 100.0% |
| \$250,000-\$299,999 | 19 | 11.7% | 280,529 | 279,000 | 22 | 26 | 98.9% | 100.0% |
| \$300,000-\$399,999 | 18 | 11.0% | 340,844 | 339,500 | 17 | 18 | 98.9% | 100.0% |
| \$400,000-\$499,999 | 8 | 4.9% | 444,785 | 449,700 | 10 | 9 | 99.5% | 100.0% |
| \$500,000-\$749,999 | 8 | 4.9% | 539,850 | 535,000 | 17 | 18 | 100.2% | 100.0% |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



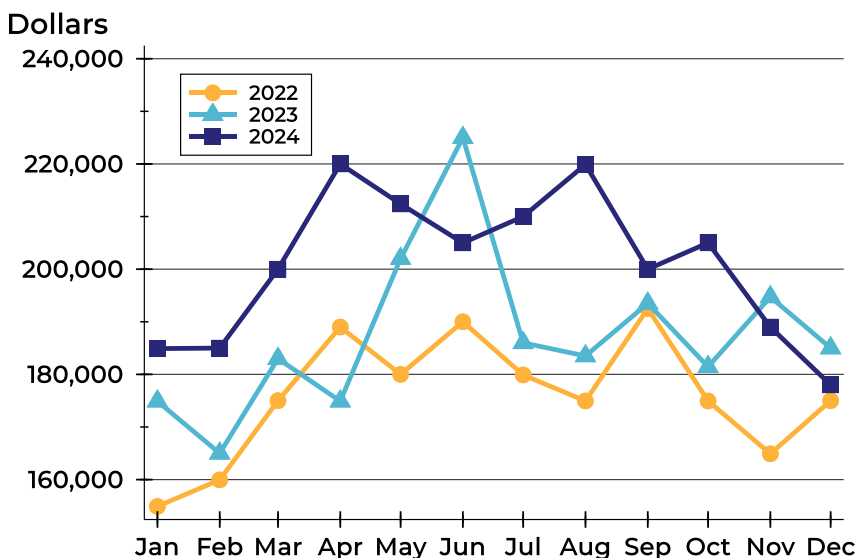
Topeka Metropolitan Area New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 196,296 | 195,145 | 201,947 |
| February | 199,819 | 198,918 | 217,077 |
| March | 213,649 | 213,666 | 240,713 |
| April | 214,354 | 211,683 | 252,841 |
| May | 209,033 | 249,910 | 251,651 |
| June | 218,973 | 246,915 | 221,822 |
| July | 222,812 | 221,496 | 249,421 |
| August | 214,004 | 228,295 | 244,717 |
| September | 213,872 | 231,725 | 242,494 |
| October | 203,824 | 213,593 | 225,740 |
| November | 194,779 | 217,135 | 218,148 |
| December | 197,626 | 211,342 | 211,956 |

Median Price



| Month | 2022 | 2023 | 2024 |
|------------------|---------|---------|----------------|
| January | 154,900 | 174,900 | 184,900 |
| February | 159,950 | 165,000 | 185,000 |
| March | 175,000 | 183,000 | 200,000 |
| April | 189,000 | 174,900 | 220,000 |
| May | 180,000 | 202,000 | 212,400 |
| June | 190,000 | 225,000 | 205,000 |
| July | 179,900 | 186,000 | 210,000 |
| August | 174,950 | 183,500 | 219,900 |
| September | 192,500 | 193,500 | 200,000 |
| October | 174,950 | 181,450 | 205,000 |
| November | 164,900 | 194,725 | 189,000 |
| December | 175,000 | 185,000 | 178,000 |



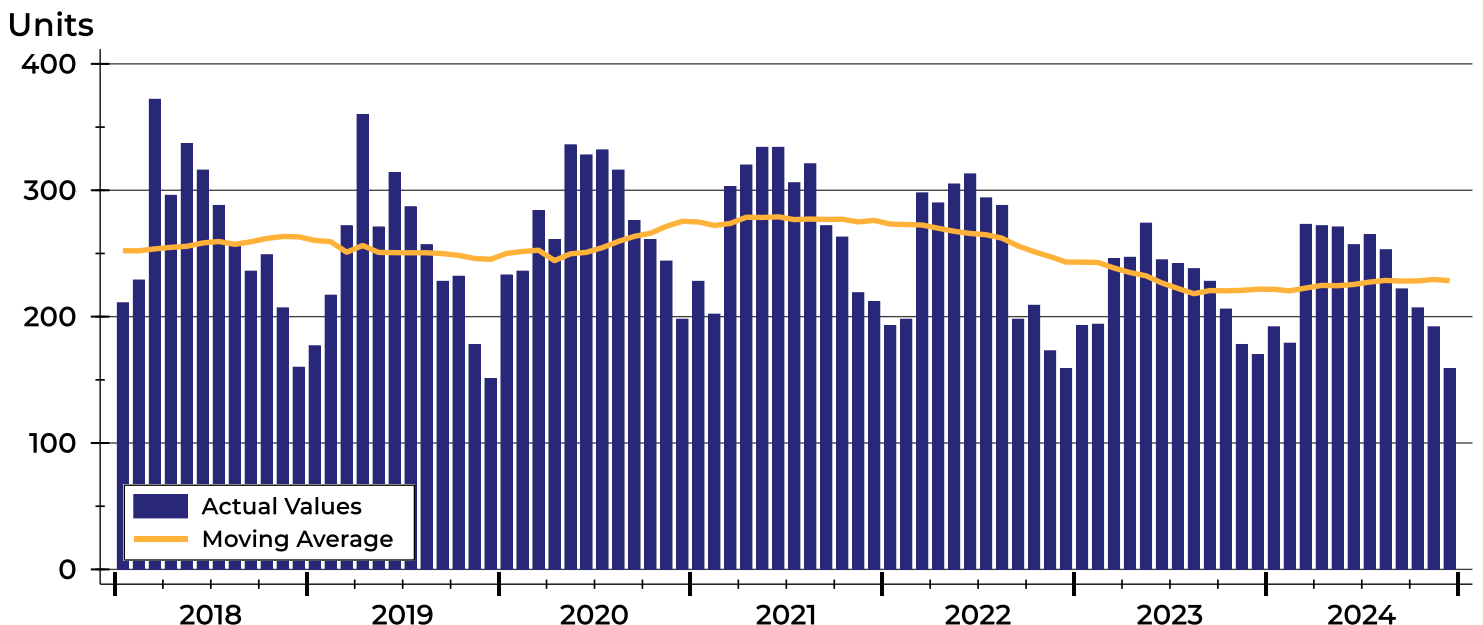
Topeka Metropolitan Area Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------------|---------|--------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 159 | 170 | -6.5% | 2,742 | 2,661 | 3.0% |
| Volume (1,000s) | | 37,020 | 36,614 | 1.1% | 639,986 | 569,735 | 12.3% |
| Average | Sale Price | 232,831 | 215,379 | 8.1% | 233,401 | 214,106 | 9.0% |
| | Days on Market | 35 | 35 | 0.0% | 25 | 19 | 31.6% |
| | Percent of Original | 96.9% | 94.6% | 2.4% | 97.0% | 97.9% | -0.9% |
| Median | Sale Price | 197,900 | 185,000 | 7.0% | 200,000 | 183,750 | 8.8% |
| | Days on Market | 16 | 17 | -5.9% | 7 | 5 | 40.0% |
| | Percent of Original | 100.0% | 97.0% | 3.1% | 100.0% | 100.0% | 0.0% |

A total of 159 contracts for sale were written in the Topeka MSA during the month of December, down from 170 in 2023. The median list price of these homes was \$197,900, up from \$185,000 the prior year.

Half of the homes that went under contract in December were on the market less than 16 days, compared to 17 days in December 2023.

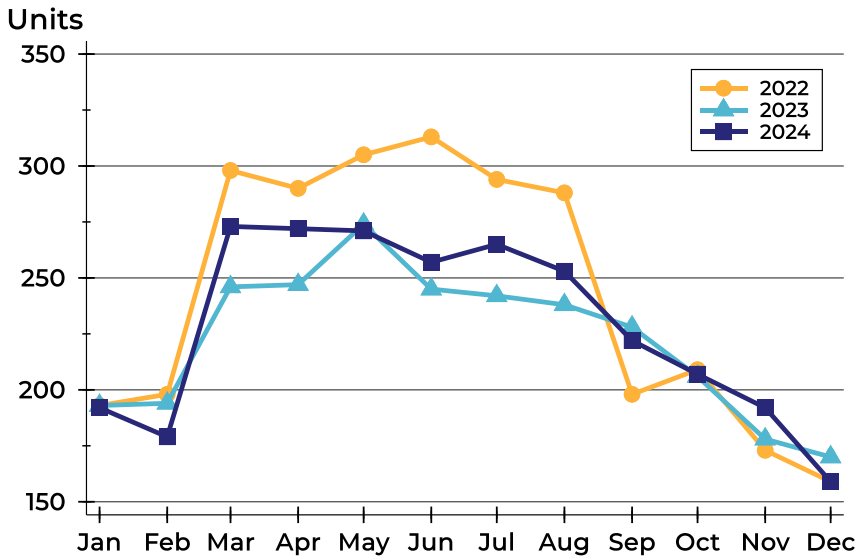
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 193 | 193 | 192 |
| February | 198 | 194 | 179 |
| March | 298 | 246 | 273 |
| April | 290 | 247 | 272 |
| May | 305 | 274 | 271 |
| June | 313 | 245 | 257 |
| July | 294 | 242 | 265 |
| August | 288 | 238 | 253 |
| September | 198 | 228 | 222 |
| October | 209 | 206 | 207 |
| November | 173 | 178 | 192 |
| December | 159 | 170 | 159 |

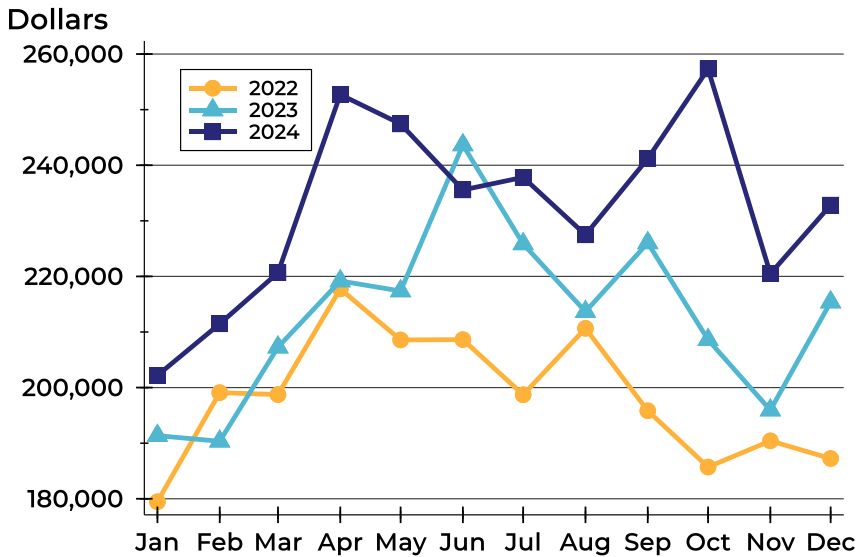
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.6% | 18,000 | 18,000 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 9 | 5.7% | 36,733 | 35,000 | 31 | 3 | 90.2% | 100.0% |
| \$50,000-\$99,999 | 16 | 10.1% | 77,734 | 80,000 | 54 | 38 | 93.5% | 97.0% |
| \$100,000-\$124,999 | 8 | 5.0% | 116,094 | 118,450 | 13 | 7 | 98.3% | 99.2% |
| \$125,000-\$149,999 | 17 | 10.7% | 137,800 | 139,900 | 18 | 15 | 98.6% | 100.0% |
| \$150,000-\$174,999 | 19 | 11.9% | 165,279 | 165,000 | 16 | 4 | 97.8% | 100.0% |
| \$175,000-\$199,999 | 13 | 8.2% | 191,388 | 195,000 | 31 | 23 | 98.1% | 97.8% |
| \$200,000-\$249,999 | 20 | 12.6% | 230,363 | 225,000 | 46 | 37 | 96.2% | 96.0% |
| \$250,000-\$299,999 | 12 | 7.5% | 280,320 | 279,950 | 41 | 31 | 96.8% | 97.3% |
| \$300,000-\$399,999 | 23 | 14.5% | 335,137 | 329,900 | 28 | 14 | 98.2% | 100.0% |
| \$400,000-\$499,999 | 12 | 7.5% | 442,309 | 444,839 | 51 | 37 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 8 | 5.0% | 592,675 | 587,200 | 74 | 12 | 97.9% | 100.0% |
| \$750,000-\$999,999 | 1 | 0.6% | 799,777 | 799,777 | 8 | 8 | 100.0% | 100.0% |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



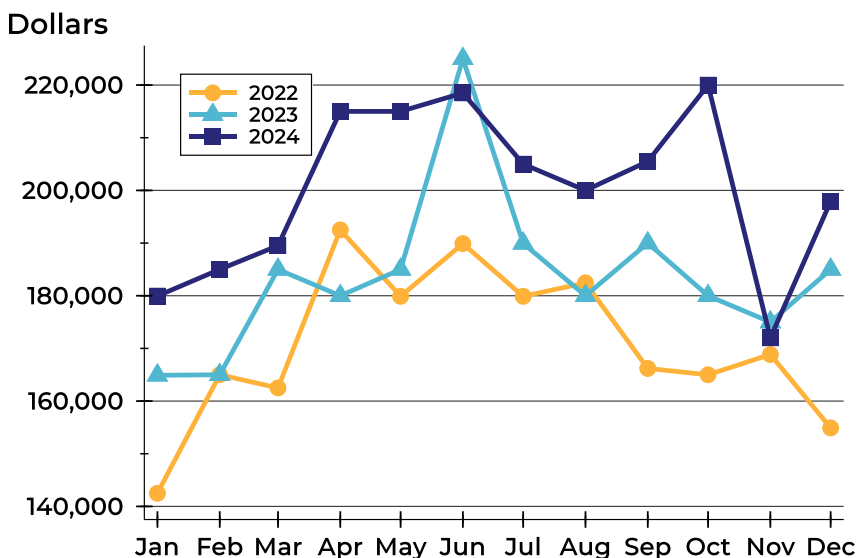
Topeka Metropolitan Area Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 179,460 | 191,355 | 202,190 |
| February | 199,090 | 190,345 | 211,473 |
| March | 198,740 | 207,268 | 220,663 |
| April | 217,752 | 219,182 | 252,711 |
| May | 208,576 | 217,376 | 247,430 |
| June | 208,632 | 243,644 | 235,562 |
| July | 198,718 | 225,847 | 237,828 |
| August | 210,662 | 213,666 | 227,483 |
| September | 195,832 | 226,032 | 241,195 |
| October | 185,711 | 208,608 | 257,319 |
| November | 190,417 | 195,948 | 220,483 |
| December | 187,241 | 215,379 | 232,831 |

Median Price

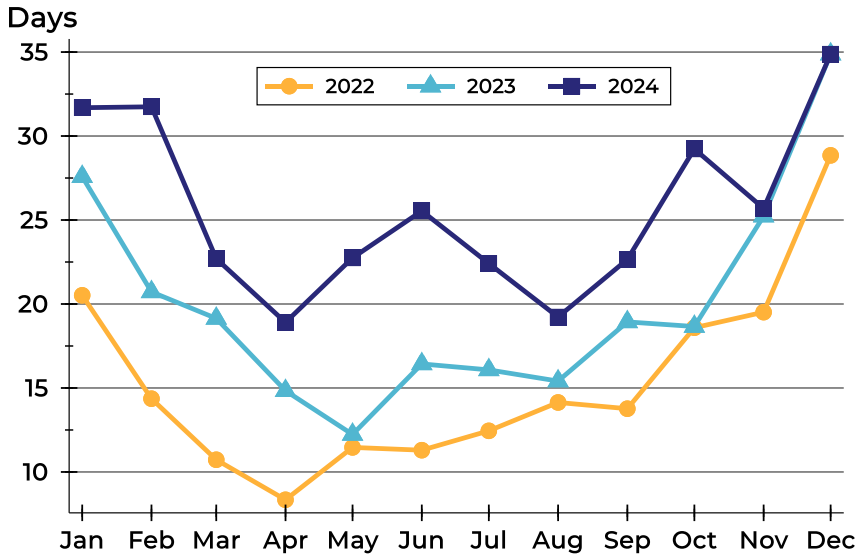


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 142,500 | 164,900 | 179,950 |
| February | 165,000 | 165,000 | 185,000 |
| March | 162,500 | 185,000 | 189,500 |
| April | 192,500 | 180,000 | 215,000 |
| May | 179,900 | 185,000 | 215,000 |
| June | 189,900 | 225,000 | 218,500 |
| July | 179,900 | 189,950 | 205,000 |
| August | 182,450 | 180,000 | 200,000 |
| September | 166,200 | 190,000 | 205,500 |
| October | 165,000 | 180,000 | 220,000 |
| November | 168,850 | 175,000 | 172,000 |
| December | 154,900 | 185,000 | 197,900 |



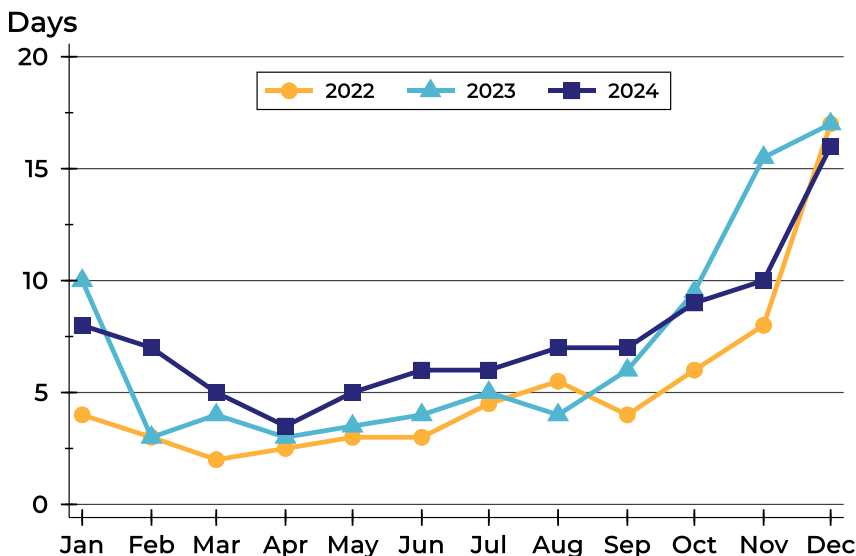
Topeka Metropolitan Area Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 21 | 28 | 32 |
| February | 14 | 21 | 32 |
| March | 11 | 19 | 23 |
| April | 8 | 15 | 19 |
| May | 11 | 12 | 23 |
| June | 11 | 16 | 26 |
| July | 12 | 16 | 22 |
| August | 14 | 15 | 19 |
| September | 14 | 19 | 23 |
| October | 19 | 19 | 29 |
| November | 20 | 25 | 26 |
| December | 29 | 35 | 35 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 4 | 10 | 8 |
| February | 3 | 3 | 7 |
| March | 2 | 4 | 5 |
| April | 3 | 3 | 4 |
| May | 3 | 4 | 5 |
| June | 3 | 4 | 6 |
| July | 5 | 5 | 6 |
| August | 6 | 4 | 7 |
| September | 4 | 6 | 7 |
| October | 6 | 10 | 9 |
| November | 8 | 16 | 10 |
| December | 17 | 17 | 16 |



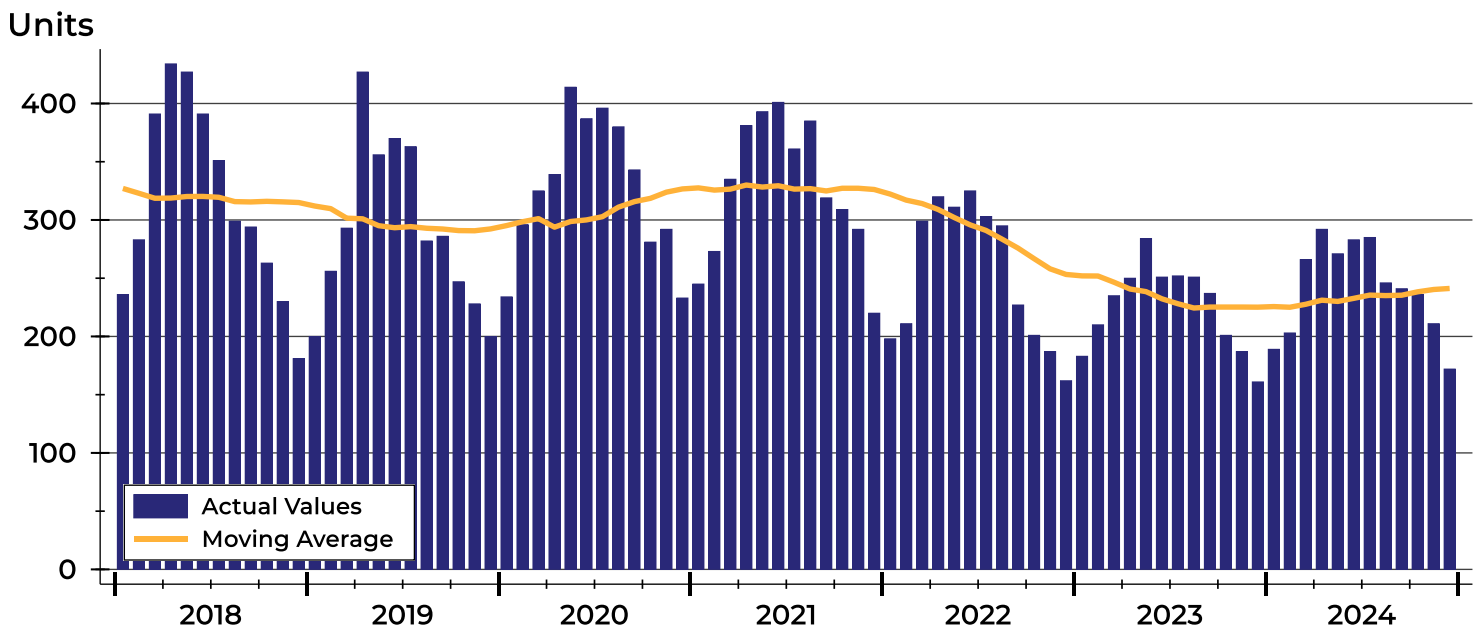
Topeka Metropolitan Area Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 172 | 161 | 6.8% |
| Volume (1,000s) | | 45,061 | 35,709 | 26.2% |
| Average | List Price | 261,983 | 221,795 | 18.1% |
| | Days on Market | 35 | 30 | 16.7% |
| | Percent of Original | 97.4% | 97.9% | -0.5% |
| Median | List Price | 222,400 | 190,000 | 17.1% |
| | Days on Market | 21 | 16 | 31.3% |
| | Percent of Original | 100.0% | 100.0% | 0.0% |

A total of 172 listings in the Topeka MSA had contracts pending at the end of December, up from 161 contracts pending at the end of December 2023.

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

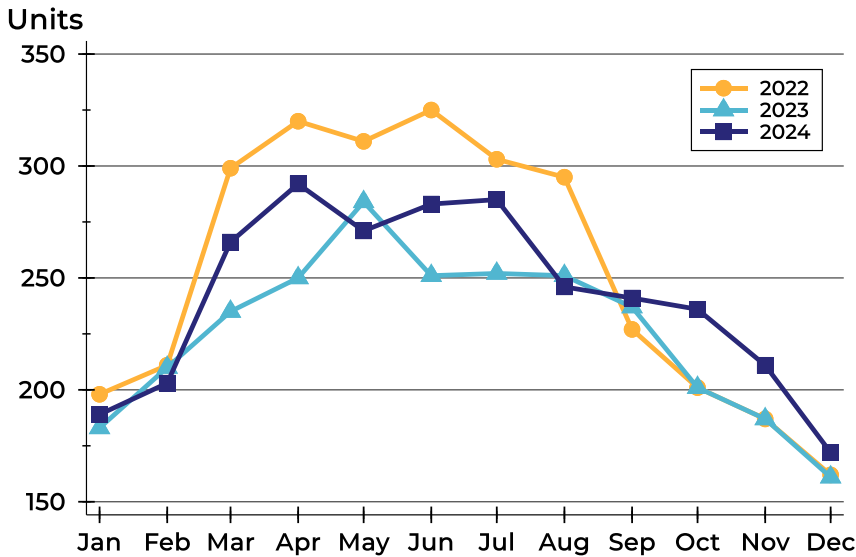
History of Pending Contracts





Topeka Metropolitan Area Pending Contracts Analysis

Pending Contracts by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 198 | 183 | 189 |
| February | 211 | 210 | 203 |
| March | 299 | 235 | 266 |
| April | 320 | 250 | 292 |
| May | 311 | 284 | 271 |
| June | 325 | 251 | 283 |
| July | 303 | 252 | 285 |
| August | 295 | 251 | 246 |
| September | 227 | 237 | 241 |
| October | 201 | 201 | 236 |
| November | 187 | 187 | 211 |
| December | 162 | 161 | 172 |

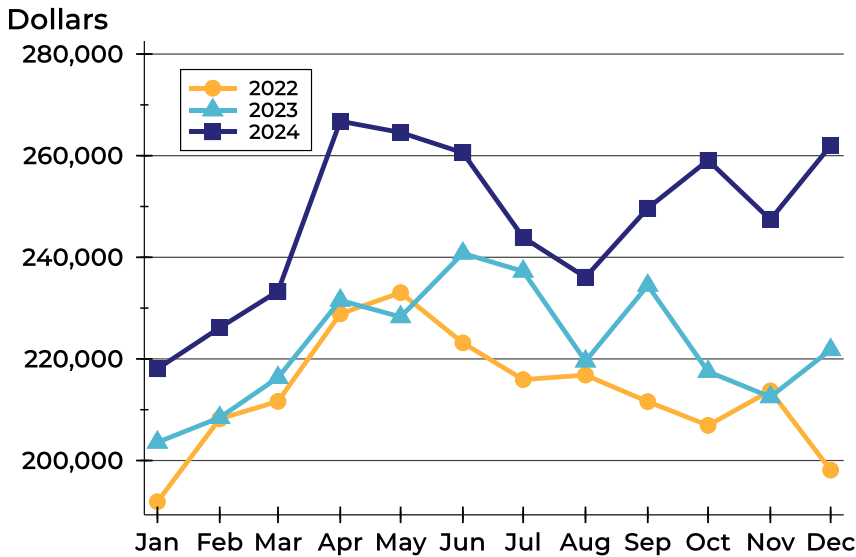
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|-----------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 1 | 0.6% | 16,500 | 16,500 | 0 | 0 | 100.0% | 100.0% |
| \$25,000-\$49,999 | 4 | 2.3% | 39,025 | 39,200 | 10 | 3 | 100.0% | 100.0% |
| \$50,000-\$99,999 | 18 | 10.5% | 80,092 | 82,500 | 50 | 29 | 94.5% | 100.0% |
| \$100,000-\$124,999 | 10 | 5.8% | 118,545 | 119,800 | 15 | 10 | 98.6% | 100.0% |
| \$125,000-\$149,999 | 16 | 9.3% | 137,350 | 139,900 | 19 | 16 | 98.5% | 100.0% |
| \$150,000-\$174,999 | 18 | 10.5% | 163,389 | 162,500 | 18 | 5 | 98.5% | 100.0% |
| \$175,000-\$199,999 | 16 | 9.3% | 191,372 | 195,000 | 33 | 30 | 97.4% | 98.9% |
| \$200,000-\$249,999 | 20 | 11.6% | 232,938 | 234,450 | 33 | 24 | 96.8% | 98.9% |
| \$250,000-\$299,999 | 14 | 8.1% | 280,553 | 279,950 | 39 | 31 | 98.1% | 100.0% |
| \$300,000-\$399,999 | 26 | 15.1% | 345,387 | 339,900 | 34 | 19 | 97.5% | 100.0% |
| \$400,000-\$499,999 | 15 | 8.7% | 441,014 | 447,500 | 44 | 24 | 98.7% | 100.0% |
| \$500,000-\$749,999 | 11 | 6.4% | 604,682 | 620,000 | 77 | 21 | 95.4% | 100.0% |
| \$750,000-\$999,999 | 2 | 1.2% | 874,889 | 874,889 | 94 | 94 | 86.5% | 86.5% |
| \$1,000,000 and up | 1 | 0.6% | 1,477,777 | 1,477,777 | 67 | 67 | 100.0% | 100.0% |



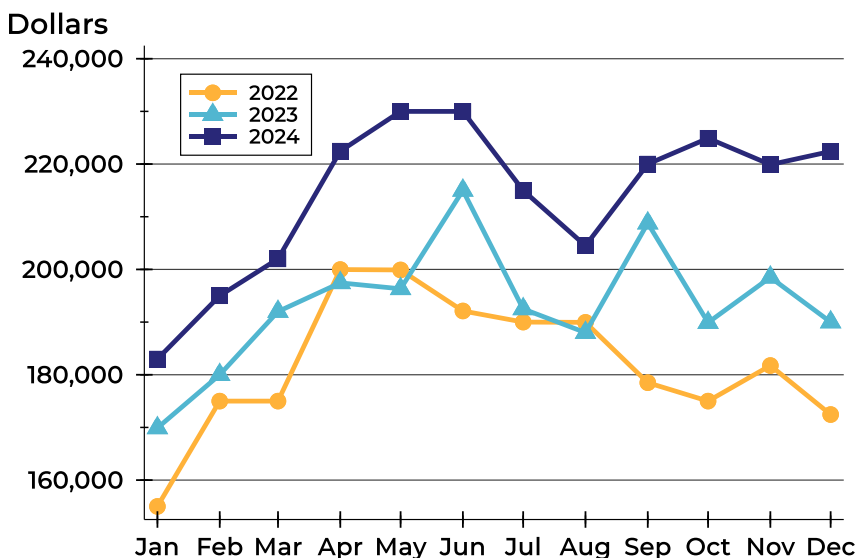
Topeka Metropolitan Area Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 191,884 | 203,579 | 218,052 |
| February | 208,192 | 208,451 | 226,143 |
| March | 211,646 | 216,317 | 233,317 |
| April | 228,862 | 231,527 | 266,784 |
| May | 233,045 | 228,270 | 264,574 |
| June | 223,160 | 240,782 | 260,573 |
| July | 215,927 | 237,237 | 243,920 |
| August | 216,826 | 219,548 | 236,083 |
| September | 211,596 | 234,464 | 249,662 |
| October | 206,921 | 217,509 | 259,102 |
| November | 213,715 | 212,523 | 247,402 |
| December | 198,114 | 221,795 | 261,983 |

Median Price

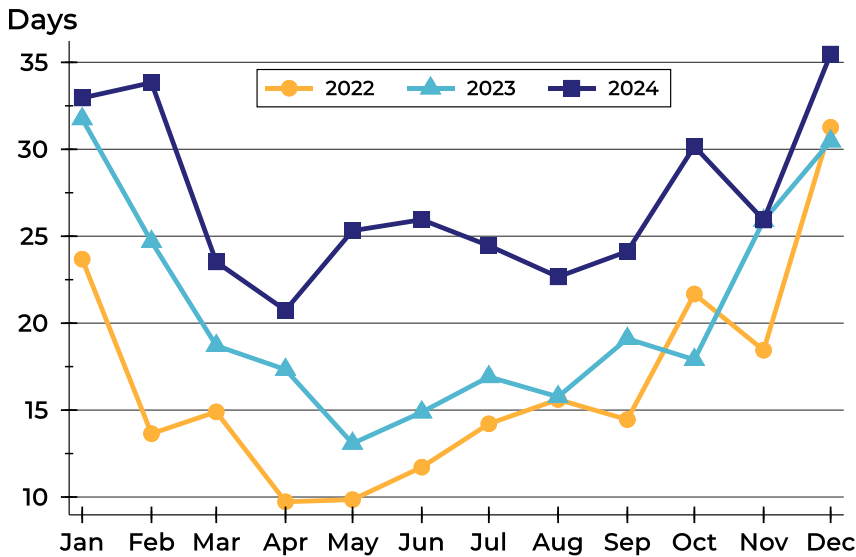


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 155,000 | 169,900 | 182,980 |
| February | 175,000 | 180,000 | 195,000 |
| March | 175,000 | 192,000 | 202,000 |
| April | 199,975 | 197,450 | 222,450 |
| May | 199,900 | 196,320 | 230,000 |
| June | 192,110 | 215,000 | 230,000 |
| July | 190,000 | 192,500 | 215,000 |
| August | 189,950 | 188,000 | 204,500 |
| September | 178,500 | 208,777 | 220,000 |
| October | 175,000 | 189,900 | 224,900 |
| November | 181,750 | 198,500 | 219,900 |
| December | 172,450 | 190,000 | 222,400 |



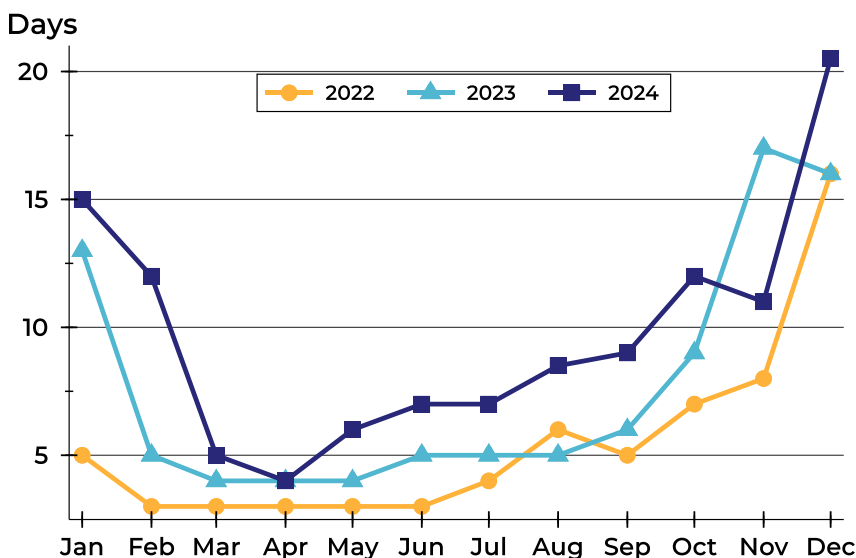
Topeka Metropolitan Area Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|-----------|
| January | 24 | 32 | 33 |
| February | 14 | 25 | 34 |
| March | 15 | 19 | 24 |
| April | 10 | 17 | 21 |
| May | 10 | 13 | 25 |
| June | 12 | 15 | 26 |
| July | 14 | 17 | 24 |
| August | 16 | 16 | 23 |
| September | 14 | 19 | 24 |
| October | 22 | 18 | 30 |
| November | 18 | 26 | 26 |
| December | 31 | 30 | 35 |

Median DOM



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

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

| December 2024 | | | | | | | | | | | | | | | | | |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|--|
| | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | YTD2024 | YTD2023 | YTD2022 | YTD2021 | |
| \$1-\$29,999 | 1 | 2 | 1 | 4 | 7 | 3 | 2 | 3 | 4 | 1 | 1 | 3 | 32 | 43 | 65 | 73 | |
| \$30,000-\$39,999 | 3 | 7 | 3 | 6 | 3 | 0 | 5 | 2 | 3 | 1 | 5 | 2 | 40 | 45 | 48 | 55 | |
| \$40,000-\$49,999 | 7 | 4 | 5 | 5 | 1 | 1 | 3 | 4 | 5 | 3 | 3 | 4 | 45 | 68 | 52 | 83 | |
| \$50,000-\$59,999 | 1 | 2 | 6 | 2 | 5 | 2 | 4 | 2 | 13 | 2 | 3 | 7 | 49 | 81 | 76 | 104 | |
| \$60,000-\$69,999 | 5 | 6 | 8 | 12 | 8 | 4 | 5 | 8 | 4 | 5 | 6 | 4 | 75 | 87 | 113 | 101 | |
| \$70,000-\$79,999 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 8 | 3 | 8 | 1 | 5 | 61 | 70 | 98 | 112 | |
| \$80,000-\$89,999 | 5 | 5 | 10 | 25 | 9 | 13 | 6 | 9 | 7 | 5 | 4 | 9 | 107 | 85 | 105 | 141 | |
| \$90,000-\$99,999 | 7 | 4 | 5 | 4 | 5 | 5 | 9 | 10 | 7 | 8 | 6 | 2 | 72 | 103 | 88 | 128 | |
| \$100,000-\$119,999 | 10 | 8 | 14 | 11 | 9 | 11 | 9 | 11 | 10 | 8 | 7 | 5 | 113 | 156 | 178 | 237 | |
| \$120,000-\$139,999 | 7 | 13 | 12 | 21 | 14 | 9 | 19 | 20 | 16 | 13 | 17 | 22 | 183 | 188 | 272 | 281 | |
| \$140,000-\$159,999 | 14 | 14 | 20 | 23 | 21 | 13 | 18 | 19 | 21 | 18 | 22 | 19 | 222 | 226 | 255 | 287 | |
| \$160,000-\$179,999 | 15 | 17 | 18 | 17 | 20 | 29 | 17 | 18 | 22 | 13 | 17 | 19 | 222 | 210 | 221 | 289 | |
| \$180,000-\$199,999 | 15 | 11 | 19 | 22 | 21 | 18 | 17 | 22 | 16 | 18 | 16 | 13 | 208 | 177 | 212 | 262 | |
| \$200,000-\$249,999 | 24 | 27 | 19 | 46 | 49 | 42 | 43 | 47 | 37 | 39 | 34 | 32 | 439 | 394 | 422 | 487 | |
| \$250,000-\$299,999 | 26 | 20 | 26 | 28 | 44 | 34 | 45 | 40 | 29 | 31 | 28 | 23 | 374 | 316 | 351 | 333 | |
| \$300,000-\$399,999 | 14 | 14 | 24 | 36 | 46 | 46 | 40 | 42 | 25 | 30 | 29 | 38 | 384 | 348 | 331 | 337 | |
| \$400,000-\$499,999 | 9 | 4 | 15 | 7 | 14 | 21 | 23 | 20 | 16 | 20 | 19 | 13 | 181 | 151 | 161 | 121 | |
| \$500,000 or more | 4 | 10 | 9 | 8 | 21 | 16 | 20 | 13 | 9 | 20 | 9 | 11 | 150 | 117 | 117 | 66 | |
| TOTALS | 173 | 173 | 219 | 282 | 302 | 272 | 290 | 298 | 247 | 243 | 227 | 231 | 2957 | 2865 | 3165 | 3497 | |



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in December

Total home sales in Wabaunsee County rose by 300.0% last month to 8 units, compared to 2 units in December 2023. Total sales volume was \$2.2 million, up 1,865.4% from a year earlier.

The median sale price in December was \$243,925, up from \$54,875 a year earlier. Homes that sold in December were typically on the market for 12 days and sold for 99.6% of their list prices.

Wabaunsee County Active Listings Up at End of December

The total number of active listings in Wabaunsee County at the end of December was 6 units, up from 3 at the same point in 2023. This represents a 1.6 months' supply of homes available for sale. The median list price of homes on the market at the end of December was \$232,450.

During December, a total of 6 contracts were written up from 2 in December 2023. 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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Wabaunsee County Summary Statistics

| December MLS Statistics Three-year History | | Current Month | | | Year-to-Date | | |
|--|--|--------------------------|--------------------------|--------------------------|-------------------------|--------------------------|-------------------------|
| | | 2024 | 2023 | 2022 | 2024 | 2023 | 2022 |
| Home Sales Change from prior year | 8 300.0% | 2 0.0% | 2 -50.0% | 46 35.3% | 34 -2.9% | 35 -34.0% | |
| Active Listings Change from prior year | 6 100.0% | 3 0.0% | 3 0.0% | N/A | N/A | N/A | |
| Months' Supply Change from prior year | 1.6 45.5% | 1.1 10.0% | 1.0 42.9% | N/A | N/A | N/A | |
| New Listings Change from prior year | 3 N/A | 0 -100.0% | 3 50.0% | 63 75.0% | 36 -18.2% | 44 -24.1% | |
| Contracts Written Change from prior year | 6 200.0% | 2 0.0% | 2 0.0% | 48 45.5% | 33 -10.8% | 37 -28.8% | |
| Pending Contracts Change from prior year | 4 33.3% | 3 50.0% | 2 0.0% | N/A | N/A | N/A | |
| Sales Volume (1,000s) Change from prior year | 2,157 1860.9% | 110 -86.8% | 836 -67.2% | 12,606 28.2% | 9,832 -0.4% | 9,872 -22.1% | |
| Average | Sale Price Change from prior year | 269,631 391.4% | 54,875 -86.9% | 418,085 -34.4% | 274,050 -5.2% | 289,173 2.5% | 282,059 17.9% |
| | List Price of Actives Change from prior year | 243,900 -51.8% | 506,333 67.4% | 302,500 54.6% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 54 350.0% | 12 -7.7% | 13 8.3% | 36 44.0% | 25 0.0% | 25 19.0% |
| | Percent of List Change from prior year | 99.4% 14.6% | 86.7% -10.2% | 96.6% -1.3% | 98.8% 2.2% | 96.7% -1.0% | 97.7% 1.6% |
| | Percent of Original Change from prior year | 96.1% 18.6% | 81.0% -16.1% | 96.6% -1.3% | 95.3% 1.2% | 94.2% -2.4% | 96.5% 1.2% |
| Median | Sale Price Change from prior year | 243,925 344.5% | 54,875 -86.9% | 418,085 74.2% | 256,500 46.6% | 175,000 -18.6% | 215,000 43.3% |
| | List Price of Actives Change from prior year | 232,450 -48.2% | 449,000 142.7% | 185,000 4.5% | N/A | N/A | N/A |
| | Days on Market Change from prior year | 12 0.0% | 12 -7.7% | 13 116.7% | 12 9.1% | 11 37.5% | 8 33.3% |
| | Percent of List Change from prior year | 99.6% 14.9% | 86.7% -10.2% | 96.6% -2.2% | 100.0% 1.4% | 98.6% -1.4% | 100.0% 0.0% |
| | Percent of Original Change from prior year | 98.6% 21.7% | 81.0% -16.1% | 96.6% -2.2% | 98.7% 2.3% | 96.5% -1.7% | 98.2% 0.2% |

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



Wabaunsee County Closed Listings Analysis

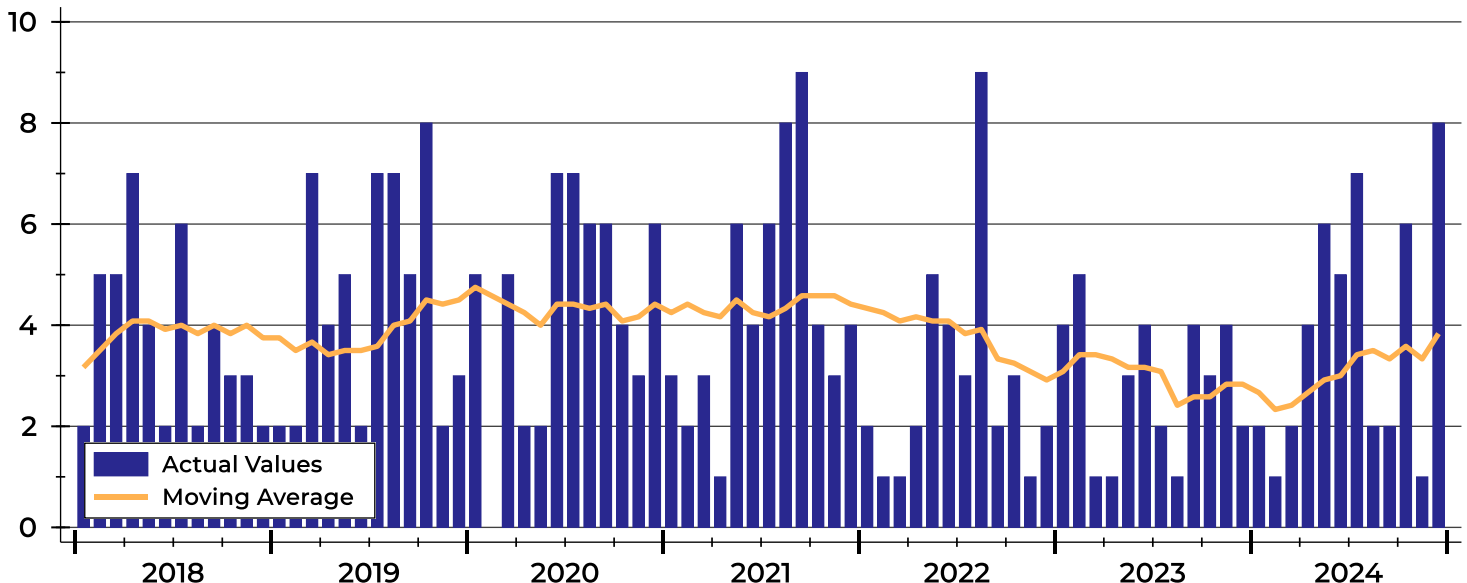
| Summary Statistics for Closed Listings | | December | | | Year-to-Date | | |
|--|---------------------|----------------|--------|---------|----------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Closed Listings | | 8 | 2 | 300.0% | 46 | 34 | 35.3% |
| Volume (1,000s) | | 2,157 | 110 | 1860.9% | 12,606 | 9,832 | 28.2% |
| Months' Supply | | 1.6 | 1.1 | 45.5% | N/A | N/A | N/A |
| Average | Sale Price | 269,631 | 54,875 | 391.4% | 274,050 | 289,173 | -5.2% |
| | Days on Market | 54 | 12 | 350.0% | 36 | 25 | 44.0% |
| | Percent of List | 99.4% | 86.7% | 14.6% | 98.8% | 96.7% | 2.2% |
| | Percent of Original | 96.1% | 81.0% | 18.6% | 95.3% | 94.2% | 1.2% |
| Median | Sale Price | 243,925 | 54,875 | 344.5% | 256,500 | 175,000 | 46.6% |
| | Days on Market | 12 | 12 | 0.0% | 12 | 11 | 9.1% |
| | Percent of List | 99.6% | 86.7% | 14.9% | 100.0% | 98.6% | 1.4% |
| | Percent of Original | 98.6% | 81.0% | 21.7% | 98.7% | 96.5% | 2.3% |

A total of 8 homes sold in Wabaunsee County in December, up from 2 units in December 2023. Total sales volume rose to \$2.2 million compared to \$0.1 million in the previous year.

The median sales price in December was \$243,925, up 344.5% compared to the prior year. Median days on market was 12 days, up from 3 days in November, but similar to December 2023.

History of Closed Listings

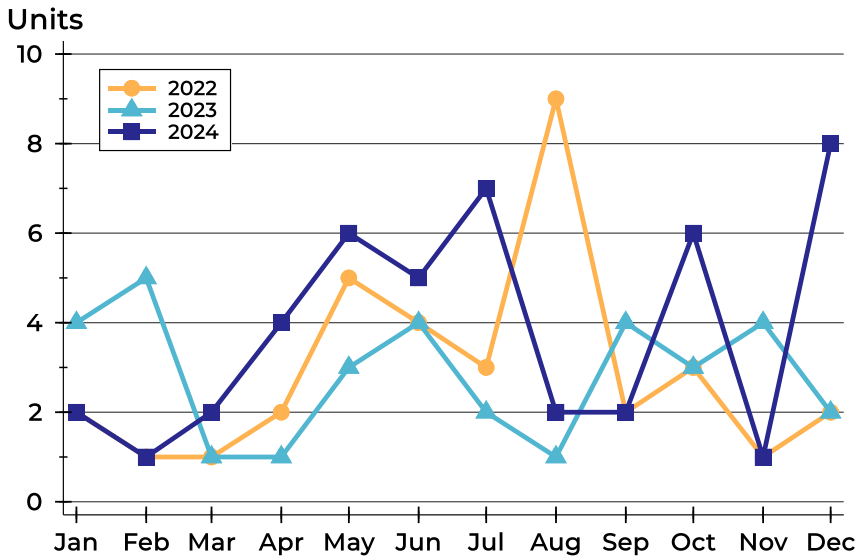
Units





Wabaunsee County Closed Listings Analysis

Closed Listings by Month



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

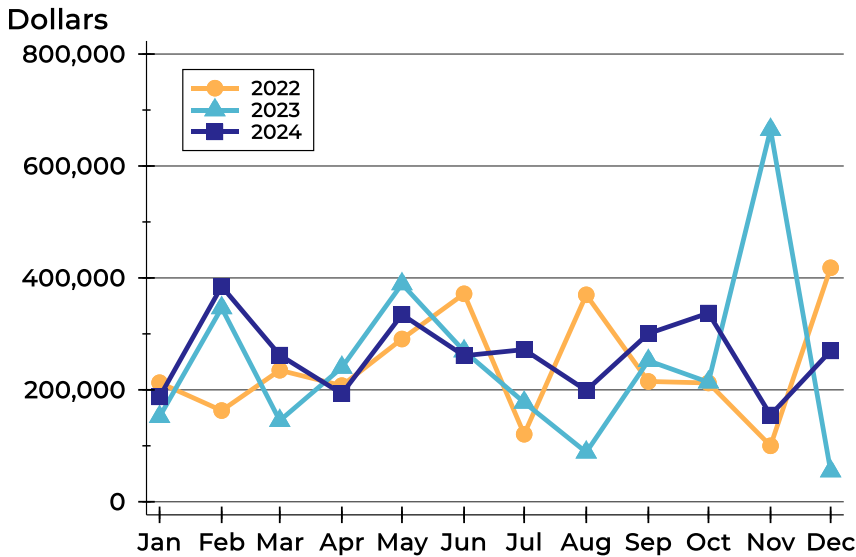
Closed Listings by Price Range

| Price Range | Sales | | Months' Supply | Sale Price | | Days on Market | | Price as % of List | | Price as % of Orig. | |
|---------------------|--------|---------|----------------|------------|---------|----------------|------|--------------------|--------|---------------------|--------|
| | Number | Percent | | Average | Median | Avg. | Med. | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 1 | 12.5% | 0.0 | 50,000 | 50,000 | 5 | 5 | 111.5% | 111.5% | 111.5% | 111.5% |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 12.5% | 0.0 | 170,000 | 170,000 | 3 | 3 | 103.0% | 103.0% | 103.0% | 103.0% |
| \$175,000-\$199,999 | 2 | 25.0% | 2.4 | 182,500 | 182,500 | 8 | 8 | 100.0% | 100.0% | 100.0% | 100.0% |
| \$200,000-\$249,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 3 | 37.5% | 1.1 | 334,017 | 340,000 | 46 | 29 | 93.9% | 94.6% | 93.9% | 94.6% |
| \$400,000-\$499,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$500,000-\$749,999 | 1 | 12.5% | 0.0 | 570,000 | 570,000 | 271 | 271 | 99.1% | 99.1% | 72.2% | 72.2% |
| \$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 |



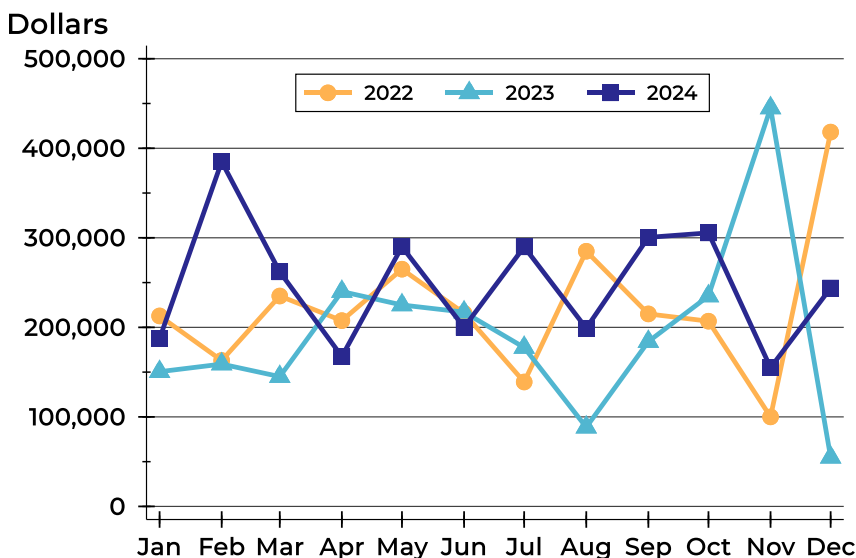
Wabaunsee County Closed Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 212,750 | 152,000 | 187,500 |
| February | 163,000 | 346,400 | 385,000 |
| March | 235,000 | 145,000 | 262,000 |
| April | 207,500 | 240,000 | 193,125 |
| May | 290,800 | 389,167 | 334,558 |
| June | 371,625 | 269,250 | 261,000 |
| July | 120,667 | 177,500 | 271,914 |
| August | 369,778 | 88,450 | 199,000 |
| September | 215,000 | 252,048 | 300,500 |
| October | 212,300 | 213,667 | 337,167 |
| November | 100,000 | 665,000 | 155,000 |
| December | 418,085 | 54,875 | 269,631 |

Median Price

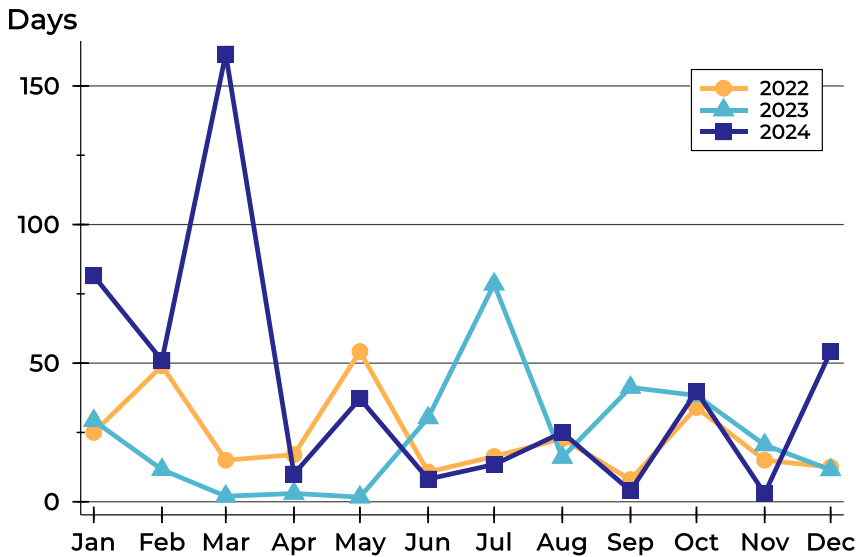


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 212,750 | 150,500 | 187,500 |
| February | 163,000 | 159,000 | 385,000 |
| March | 235,000 | 145,000 | 262,000 |
| April | 207,500 | 240,000 | 167,500 |
| May | 265,000 | 225,000 | 290,000 |
| June | 215,750 | 217,000 | 200,000 |
| July | 139,000 | 177,500 | 289,900 |
| August | 285,000 | 88,450 | 199,000 |
| September | 215,000 | 184,095 | 300,500 |
| October | 206,900 | 235,000 | 305,500 |
| November | 100,000 | 445,000 | 155,000 |
| December | 418,085 | 54,875 | 243,925 |



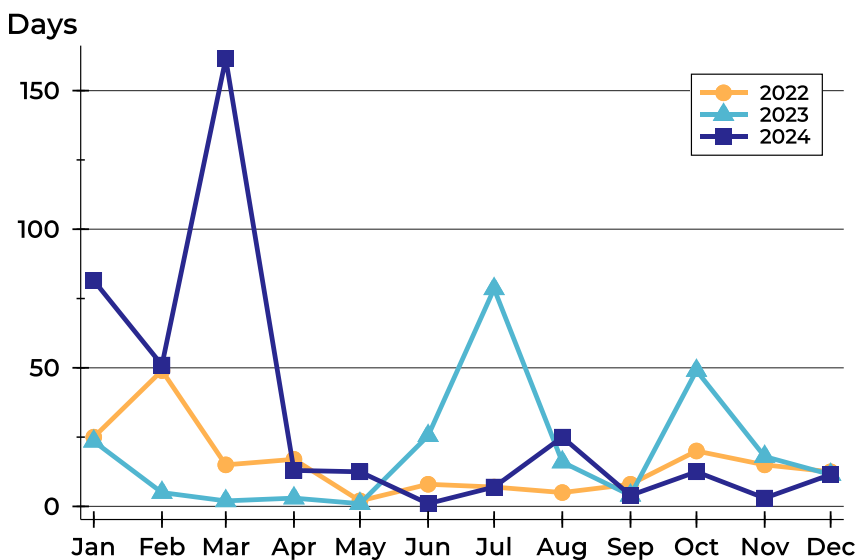
Wabaunsee County Closed Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 25 | 29 | 82 |
| February | 49 | 12 | 51 |
| March | 15 | 2 | 162 |
| April | 17 | 3 | 10 |
| May | 54 | 2 | 37 |
| June | 11 | 30 | 8 |
| July | 16 | 79 | 13 |
| August | 23 | 16 | 25 |
| September | 8 | 41 | 4 |
| October | 34 | 38 | 40 |
| November | 15 | 21 | 3 |
| December | 13 | 12 | 54 |

Median DOM



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



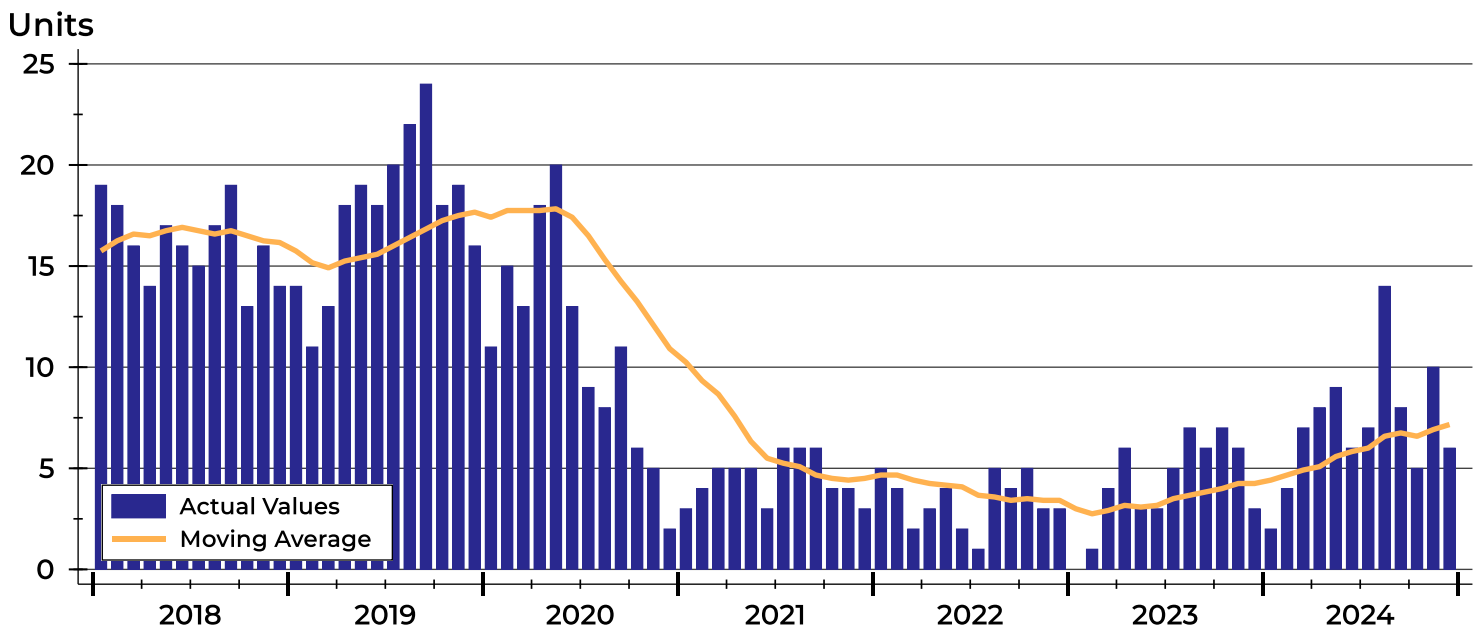
Wabaunsee County Active Listings Analysis

| Summary Statistics for Active Listings | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Active Listings | | 6 | 3 | 100.0% |
| Volume (1,000s) | | 1,463 | 1,519 | -3.7% |
| Months' Supply | | 1.6 | 1.1 | 45.5% |
| Average | List Price | 243,900 | 506,333 | -51.8% |
| | Days on Market | 73 | 176 | -58.5% |
| | Percent of Original | 95.9% | 88.6% | 8.2% |
| Median | List Price | 232,450 | 449,000 | -48.2% |
| | Days on Market | 55 | 194 | -71.6% |
| | Percent of Original | 97.3% | 90.4% | 7.6% |

A total of 6 homes were available for sale in Wabaunsee County at the end of December. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of December was \$232,450, down 48.2% from 2023. The typical time on market for active listings was 55 days, down from 194 days a year earlier.

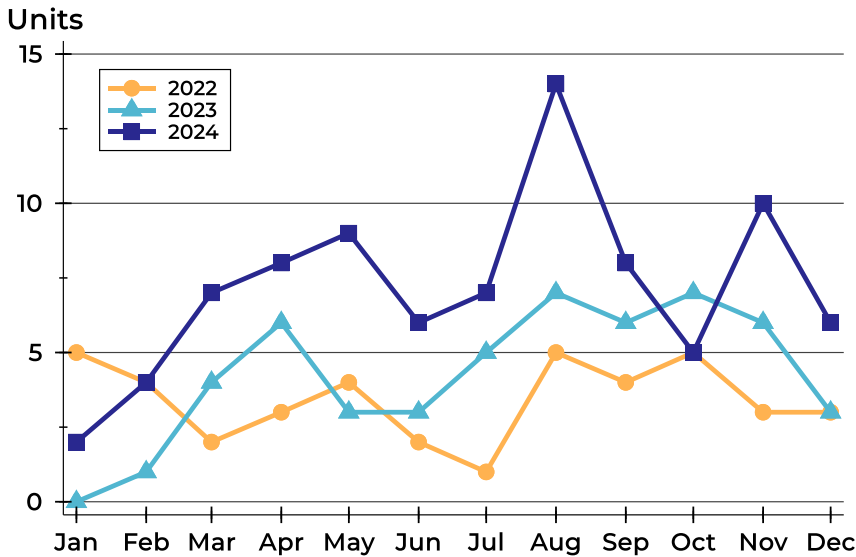
History of Active Listings





Wabaunsee County Active Listings Analysis

Active Listings by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 5 | 0 | 2 |
| February | 4 | 1 | 4 |
| March | 2 | 4 | 7 |
| April | 3 | 6 | 8 |
| May | 4 | 3 | 9 |
| June | 2 | 3 | 6 |
| July | 1 | 5 | 7 |
| August | 5 | 7 | 14 |
| September | 4 | 6 | 8 |
| October | 5 | 7 | 5 |
| November | 3 | 6 | 10 |
| December | 3 | 3 | 6 |

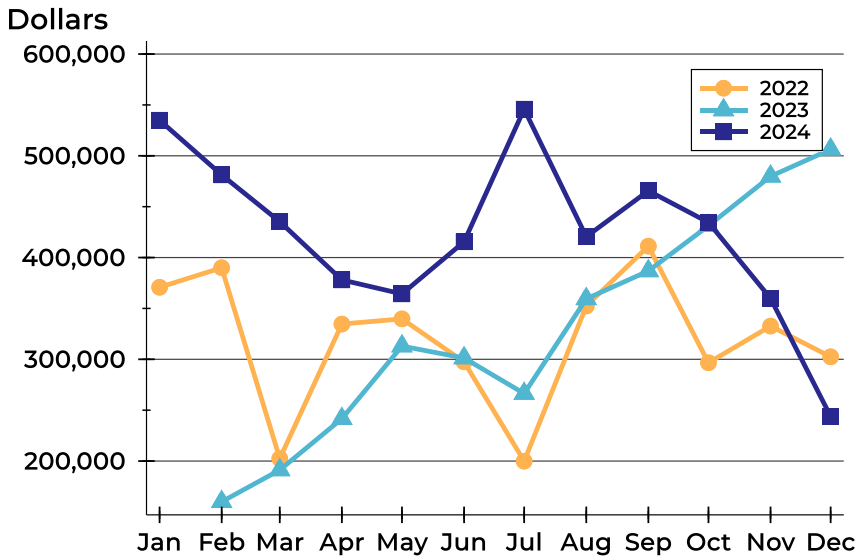
Active Listings by Price Range

| Price Range | Active Listings Number | Active Listings Percent | Months' Supply | List Price Average | List Price Median | Days on Market Avg. | Days on Market Med. | Price as % of Orig. Avg. | Price as % of Orig. Med. |
|---------------------|------------------------|-------------------------|----------------|--------------------|-------------------|---------------------|---------------------|--------------------------|--------------------------|
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | 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% | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 0 | 0.0% | 0.0 | N/A | N/A | N/A | N/A | N/A | N/A |
| \$175,000-\$199,999 | 1 | 16.7% | 2.4 | 178,500 | 178,500 | 69 | 69 | 94.7% | 94.7% |
| \$200,000-\$249,999 | 3 | 50.0% | N/A | 224,967 | 224,900 | 68 | 30 | 96.9% | 100.0% |
| \$250,000-\$299,999 | 1 | 16.7% | N/A | 285,000 | 285,000 | 40 | 40 | 100.0% | 100.0% |
| \$300,000-\$399,999 | 1 | 16.7% | 1.1 | 325,000 | 325,000 | 124 | 124 | 90.3% | 90.3% |
| \$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% | 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 |



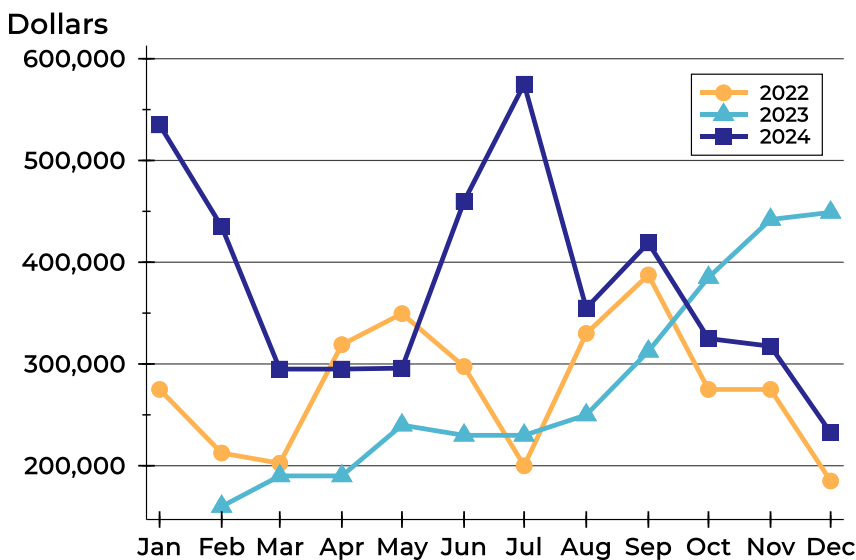
Wabaunsee County Active Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 370,800 | N/A | 535,000 |
| February | 390,000 | 160,000 | 481,250 |
| March | 202,450 | 191,225 | 435,286 |
| April | 334,667 | 241,667 | 378,063 |
| May | 339,750 | 312,967 | 364,272 |
| June | 297,500 | 301,300 | 415,508 |
| July | 199,900 | 266,360 | 545,879 |
| August | 352,360 | 359,414 | 420,536 |
| September | 411,250 | 386,833 | 465,644 |
| October | 296,600 | 431,271 | 434,600 |
| November | 332,667 | 479,833 | 359,890 |
| December | 302,500 | 506,333 | 243,900 |

Median Price

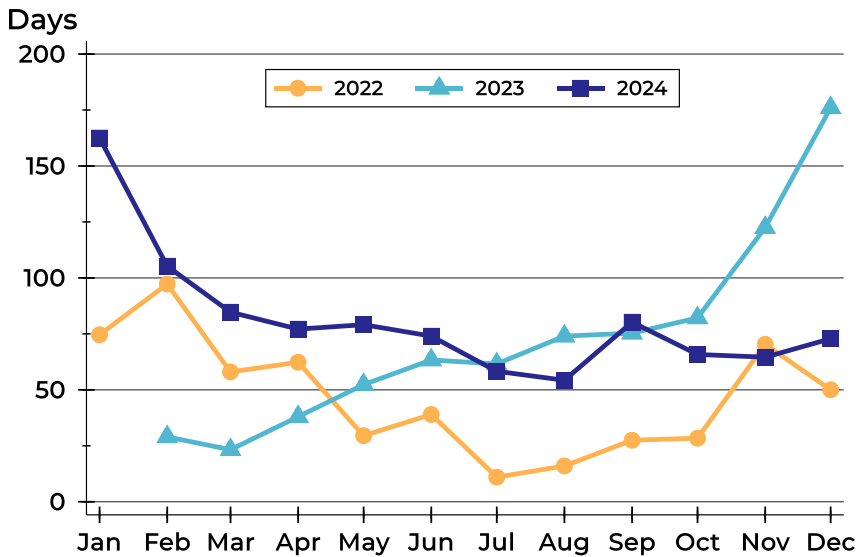


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 275,000 | N/A | 535,000 |
| February | 212,500 | 160,000 | 435,000 |
| March | 202,450 | 190,000 | 295,000 |
| April | 319,000 | 190,000 | 295,000 |
| May | 349,500 | 239,900 | 295,900 |
| June | 297,500 | 229,900 | 459,950 |
| July | 199,900 | 229,900 | 575,000 |
| August | 330,000 | 249,900 | 354,950 |
| September | 387,500 | 312,500 | 419,000 |
| October | 275,000 | 385,000 | 325,000 |
| November | 275,000 | 442,000 | 317,450 |
| December | 185,000 | 449,000 | 232,450 |



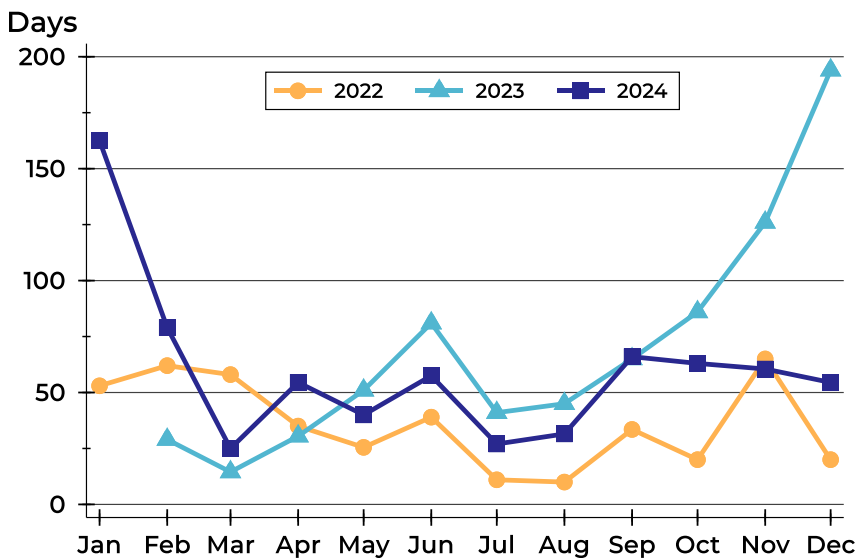
Wabaunsee County Active Listings Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 75 | N/A | 163 |
| February | 97 | 29 | 105 |
| March | 58 | 23 | 85 |
| April | 62 | 38 | 77 |
| May | 30 | 52 | 79 |
| June | 39 | 63 | 74 |
| July | 11 | 62 | 58 |
| August | 16 | 74 | 54 |
| September | 28 | 75 | 80 |
| October | 28 | 82 | 66 |
| November | 70 | 123 | 65 |
| December | 50 | 176 | 73 |

Median DOM

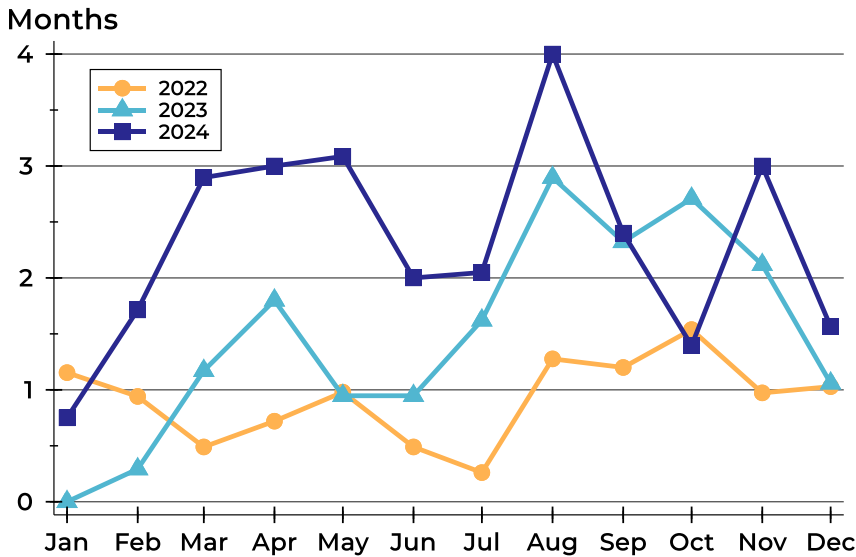


| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 53 | N/A | 163 |
| February | 62 | 29 | 79 |
| March | 58 | 15 | 25 |
| April | 35 | 31 | 55 |
| May | 26 | 51 | 40 |
| June | 39 | 81 | 58 |
| July | 11 | 41 | 27 |
| August | 10 | 45 | 32 |
| September | 34 | 65 | 66 |
| October | 20 | 86 | 63 |
| November | 65 | 126 | 61 |
| December | 20 | 194 | 55 |



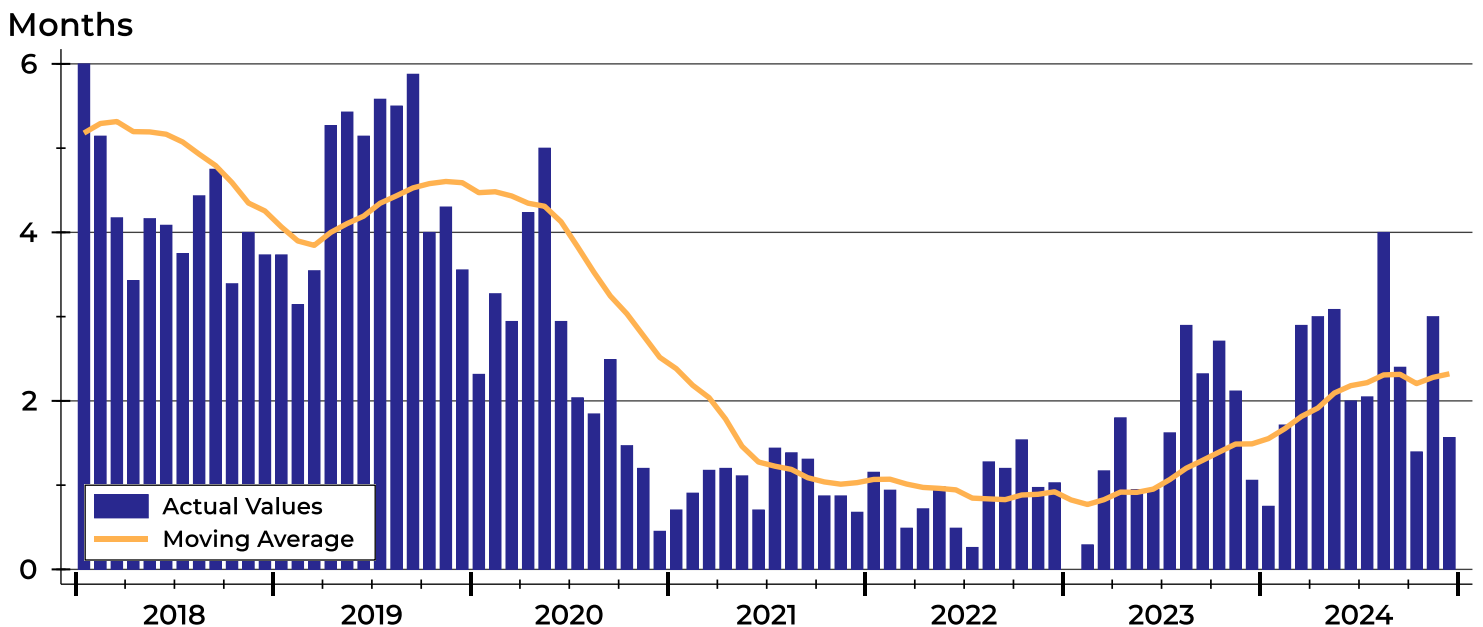
Wabaunsee County Months' Supply Analysis

Months' Supply by Month



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 1.2 | 0.0 | 0.8 |
| February | 0.9 | 0.3 | 1.7 |
| March | 0.5 | 1.2 | 2.9 |
| April | 0.7 | 1.8 | 3.0 |
| May | 1.0 | 0.9 | 3.1 |
| June | 0.5 | 0.9 | 2.0 |
| July | 0.3 | 1.6 | 2.0 |
| August | 1.3 | 2.9 | 4.0 |
| September | 1.2 | 2.3 | 2.4 |
| October | 1.5 | 2.7 | 1.4 |
| November | 1.0 | 2.1 | 3.0 |
| December | 1.0 | 1.1 | 1.6 |

History of Month's Supply



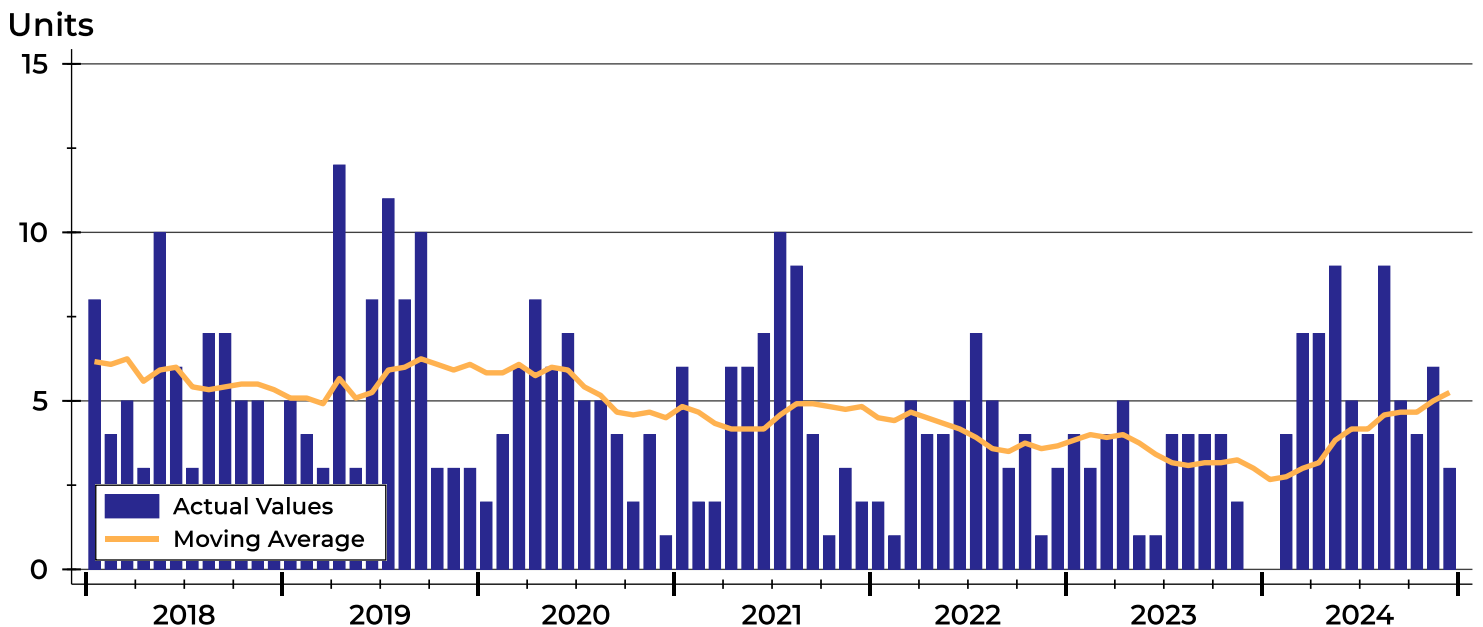


Wabaunsee County New Listings Analysis

| Summary Statistics for New Listings | | 2024 | December 2023 | Change |
|-------------------------------------|--------------------|---------|---------------|--------|
| Current Month | New Listings | 3 | 0 | N/A |
| | Volume (1,000s) | 587 | 0 | N/A |
| | Average List Price | 195,633 | N/A | N/A |
| | Median List Price | 195,000 | N/A | N/A |
| Year-to-Date | New Listings | 63 | 36 | 75.0% |
| | Volume (1,000s) | 17,821 | 11,526 | 54.6% |
| | Average List Price | 282,871 | 320,167 | -11.6% |
| | Median List Price | 265,000 | 200,000 | 32.5% |

A total of 3 new listings were added in Wabaunsee County during December. Year-to-date Wabaunsee County has seen 63 new listings.

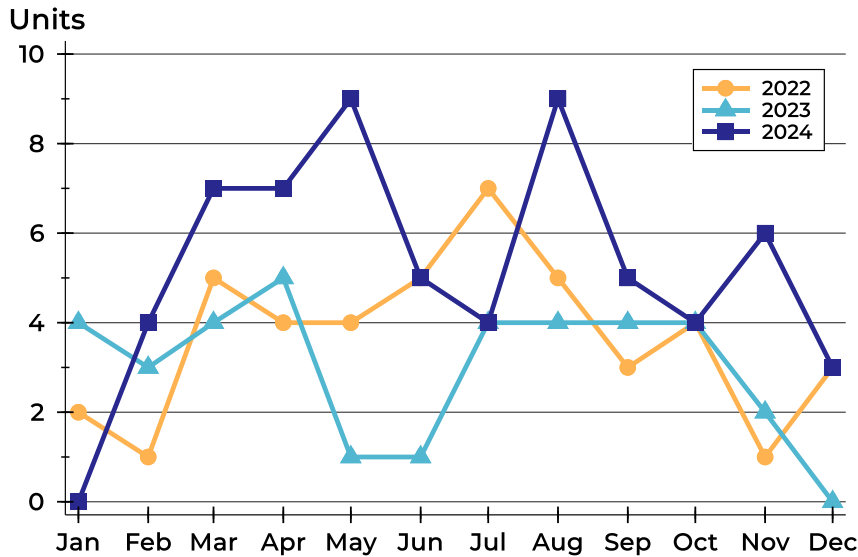
History of New Listings





Wabaunsee County New Listings Analysis

New Listings by Month



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

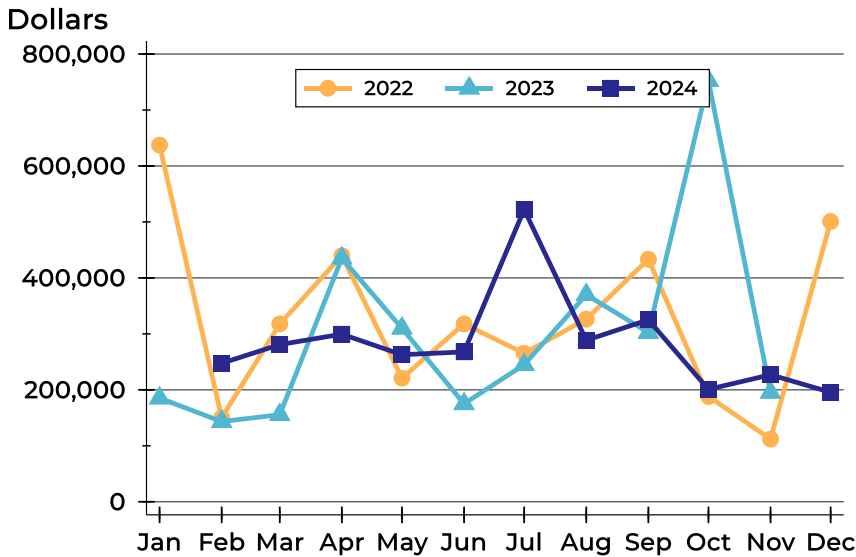
New Listings by Price Range

| Price Range | New Listings | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|--------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 33.3% | 167,000 | 167,000 | 0 | 0 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 33.3% | 195,000 | 195,000 | 16 | 16 | 92.9% | 92.9% |
| \$200,000-\$249,999 | 1 | 33.3% | 224,900 | 224,900 | 37 | 37 | 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 |



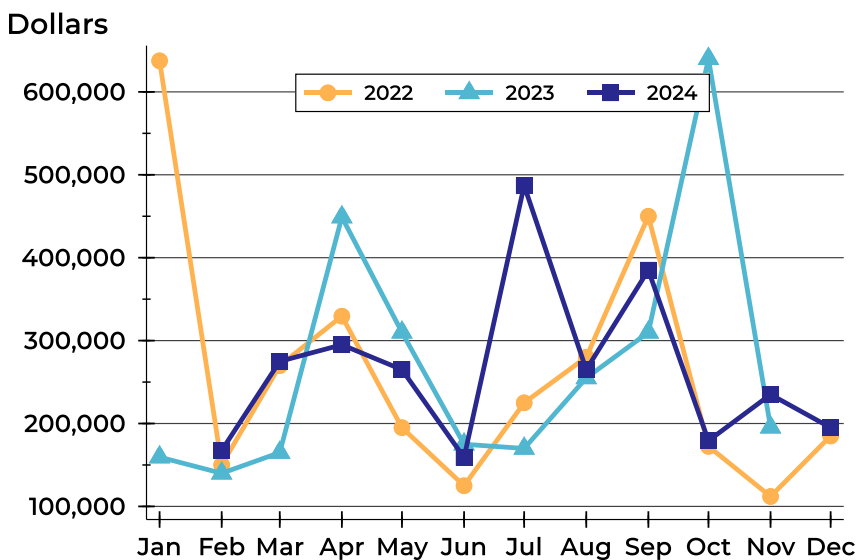
Wabaunsee County New Listings Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 637,500 | 185,250 | N/A |
| February | 150,000 | 143,333 | 247,500 |
| March | 317,780 | 155,625 | 280,843 |
| April | 439,750 | 435,380 | 299,500 |
| May | 220,841 | 310,000 | 262,783 |
| June | 317,800 | 175,000 | 267,800 |
| July | 265,343 | 244,975 | 522,250 |
| August | 326,380 | 370,000 | 288,650 |
| September | 433,333 | 302,450 | 325,080 |
| October | 188,250 | 752,475 | 200,875 |
| November | 112,000 | 195,500 | 226,958 |
| December | 500,833 | N/A | 195,633 |

Median Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 637,500 | 159,500 | N/A |
| February | 150,000 | 140,000 | 167,500 |
| March | 269,900 | 165,000 | 275,000 |
| April | 329,500 | 449,000 | 295,000 |
| May | 195,000 | 310,000 | 265,000 |
| June | 125,000 | 175,000 | 159,000 |
| July | 225,000 | 169,950 | 487,000 |
| August | 280,000 | 255,000 | 265,000 |
| September | 450,000 | 310,000 | 385,000 |
| October | 172,500 | 640,000 | 179,250 |
| November | 112,000 | 195,500 | 235,000 |
| December | 185,000 | N/A | 195,000 |



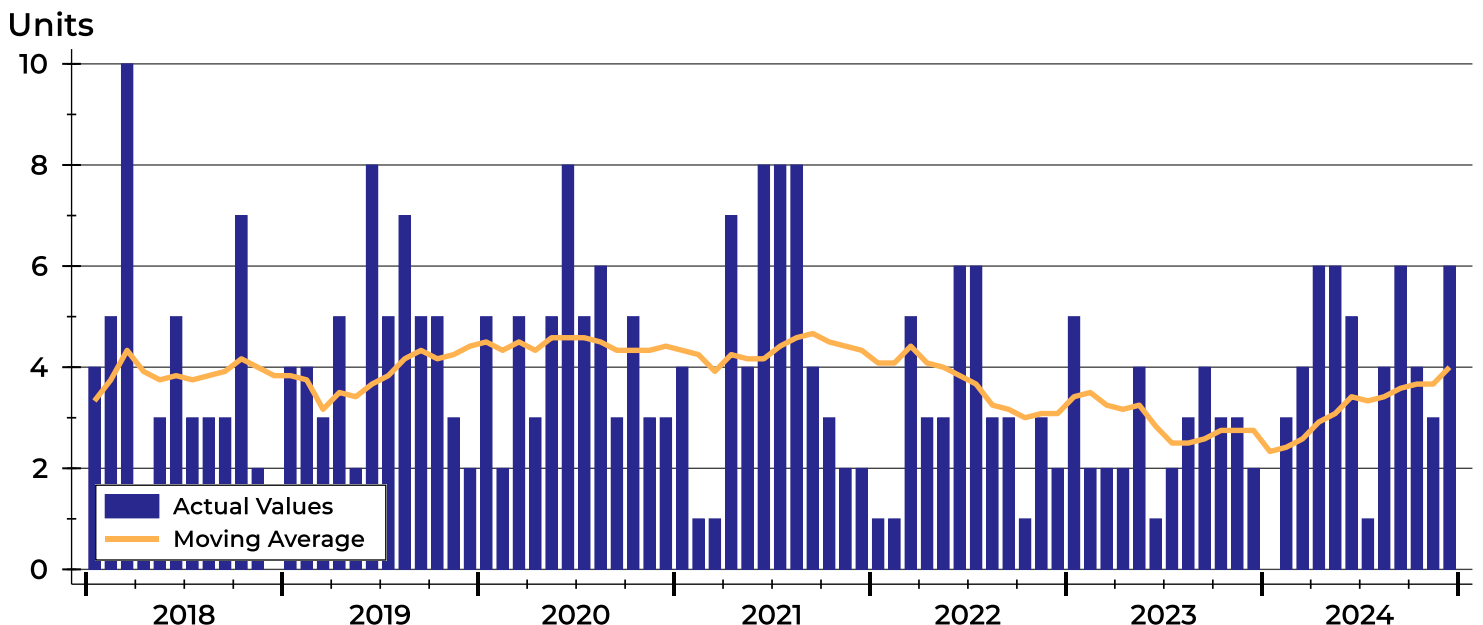
Wabaunsee County Contracts Written Analysis

| Summary Statistics for Contracts Written | | December | | | Year-to-Date | | |
|--|---------------------|----------|---------|--------|--------------|---------|--------|
| | | 2024 | 2023 | Change | 2024 | 2023 | Change |
| Contracts Written | | 6 | 2 | 200.0% | 48 | 33 | 45.5% |
| Volume (1,000s) | | 1,703 | 475 | 258.5% | 13,808 | 9,440 | 46.3% |
| Average | Sale Price | 283,900 | 237,500 | 19.5% | 287,676 | 286,045 | 0.6% |
| | Days on Market | 49 | 96 | -49.0% | 36 | 29 | 24.1% |
| | Percent of Original | 98.1% | 77.2% | 27.1% | 96.3% | 93.3% | 3.2% |
| Median | Sale Price | 274,950 | 237,500 | 15.8% | 270,000 | 185,000 | 45.9% |
| | Days on Market | 18 | 96 | -81.3% | 12 | 16 | -25.0% |
| | Percent of Original | 100.0% | 77.2% | 29.5% | 100.0% | 96.8% | 3.3% |

A total of 6 contracts for sale were written in Wabaunsee County during the month of December, up from 2 in 2023. The median list price of these homes was \$274,950, up from \$237,500 the prior year.

Half of the homes that went under contract in December were on the market less than 18 days, compared to 96 days in December 2023.

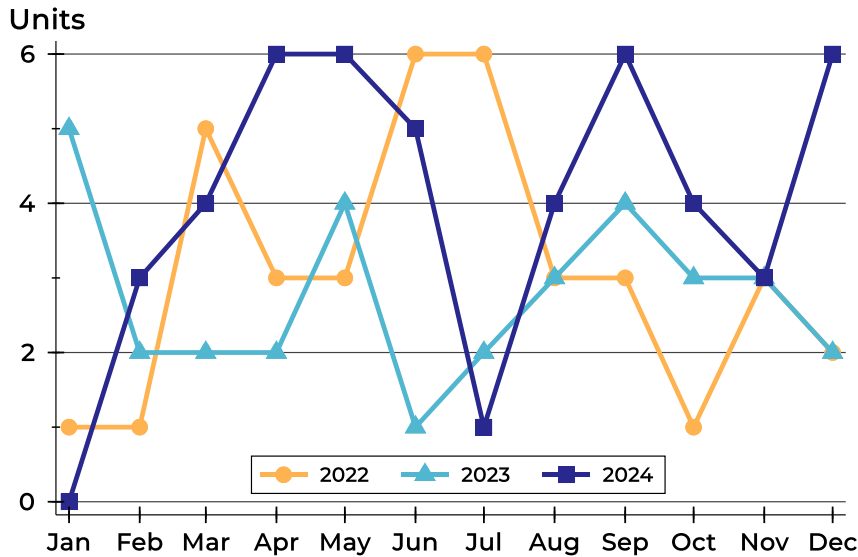
History of Contracts Written





Wabaunsee County Contracts Written Analysis

Contracts Written by Month



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

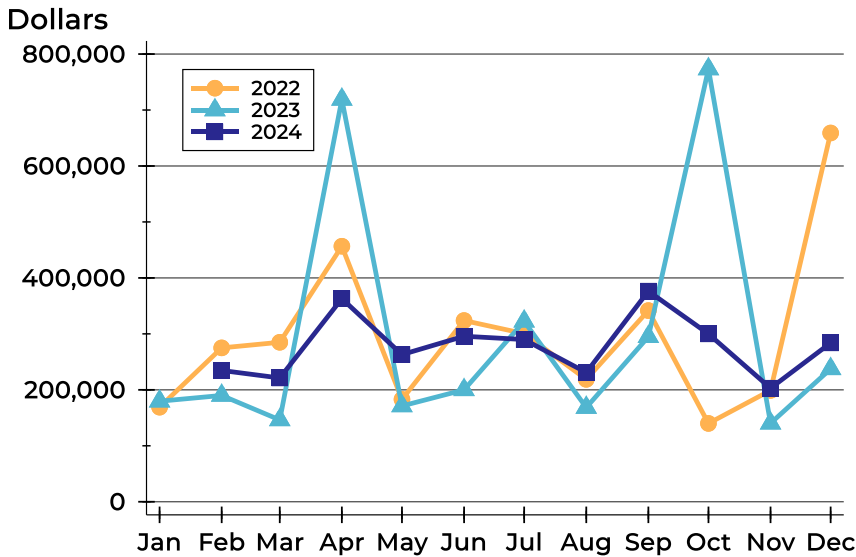
Contracts Written by Price Range

| Price Range | Contracts Written | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 16.7% | 167,000 | 167,000 | 0 | 0 | 100.0% | 100.0% |
| \$175,000-\$199,999 | 1 | 16.7% | 185,000 | 185,000 | 12 | 12 | 100.0% | 100.0% |
| \$200,000-\$249,999 | 1 | 16.7% | 240,000 | 240,000 | 143 | 143 | 90.6% | 90.6% |
| \$250,000-\$299,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$300,000-\$399,999 | 2 | 33.3% | 340,950 | 340,950 | 18 | 18 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 1 | 16.7% | 429,500 | 429,500 | 102 | 102 | 97.8% | 97.8% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



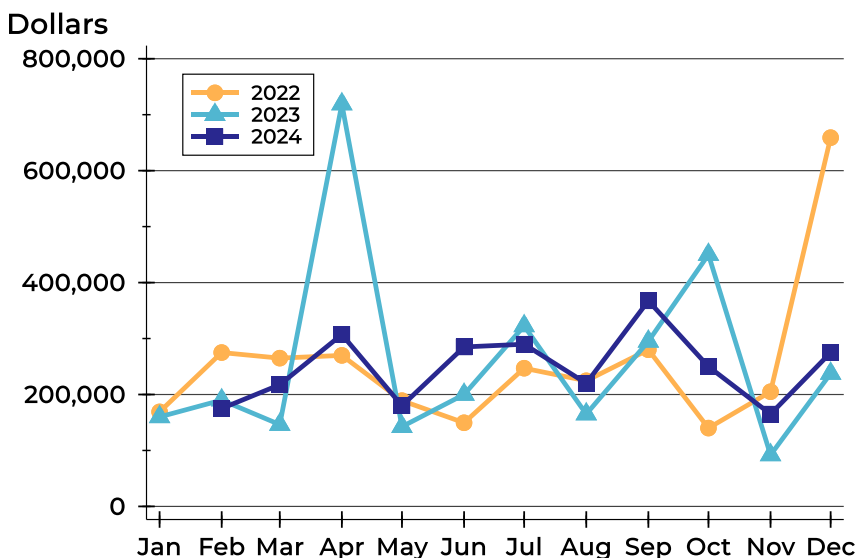
Wabaunsee County Contracts Written Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 169,000 | 179,700 | N/A |
| February | 275,000 | 190,000 | 234,667 |
| March | 285,000 | 146,250 | 221,225 |
| April | 456,633 | 719,000 | 363,000 |
| May | 183,000 | 171,225 | 263,000 |
| June | 323,833 | 200,000 | 295,800 |
| July | 300,500 | 322,500 | 289,900 |
| August | 218,800 | 168,333 | 231,000 |
| September | 341,633 | 294,925 | 376,400 |
| October | 140,000 | 773,333 | 300,000 |
| November | 199,000 | 140,300 | 202,950 |
| December | 659,000 | 237,500 | 283,900 |

Median Price

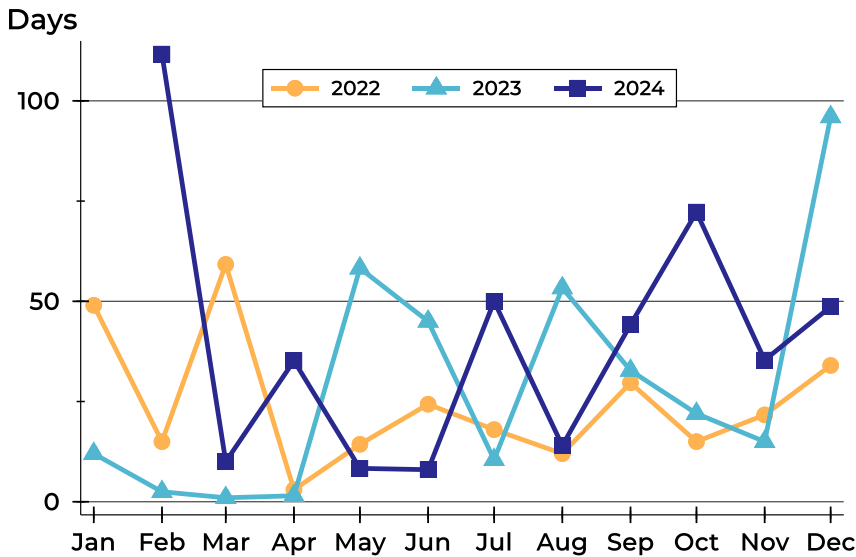


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|---------|
| January | 169,000 | 160,000 | N/A |
| February | 275,000 | 190,000 | 175,000 |
| March | 265,000 | 146,250 | 217,500 |
| April | 269,900 | 719,000 | 307,250 |
| May | 189,000 | 142,500 | 180,000 |
| June | 149,500 | 200,000 | 285,000 |
| July | 247,000 | 322,500 | 289,900 |
| August | 224,500 | 165,000 | 220,000 |
| September | 280,000 | 294,950 | 367,450 |
| October | 140,000 | 450,000 | 250,000 |
| November | 205,000 | 92,000 | 165,000 |
| December | 659,000 | 237,500 | 274,950 |



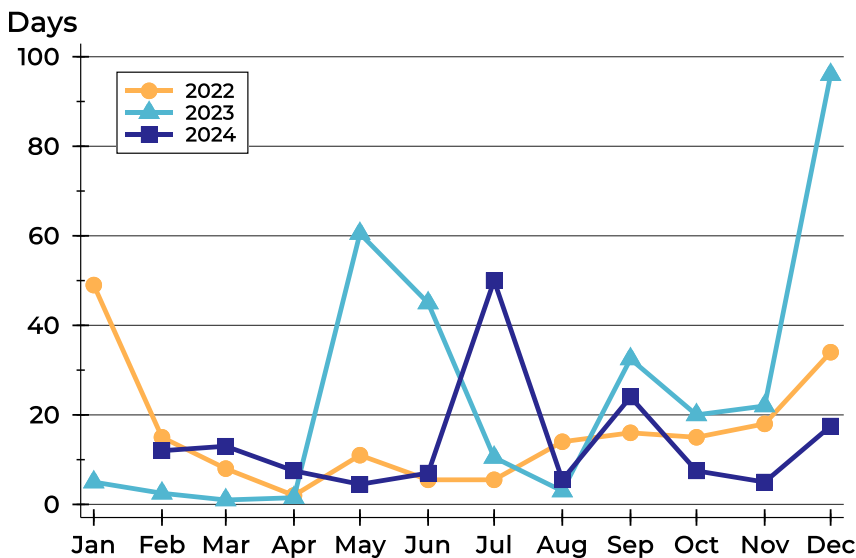
Wabaunsee County Contracts Written Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 49 | 12 | N/A |
| February | 15 | 3 | 112 |
| March | 59 | 1 | 10 |
| April | 3 | 2 | 35 |
| May | 14 | 58 | 8 |
| June | 24 | 45 | 8 |
| July | 18 | 11 | 50 |
| August | 12 | 53 | 14 |
| September | 30 | 33 | 44 |
| October | 15 | 22 | 72 |
| November | 22 | 15 | 35 |
| December | 34 | 96 | 49 |

Median DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------|
| January | 49 | 5 | N/A |
| February | 15 | 3 | 12 |
| March | 8 | 1 | 13 |
| April | 2 | 2 | 8 |
| May | 11 | 61 | 5 |
| June | 6 | 45 | 7 |
| July | 6 | 11 | 50 |
| August | 14 | 3 | 6 |
| September | 16 | 33 | 24 |
| October | 15 | 20 | 8 |
| November | 18 | 22 | 5 |
| December | 34 | 96 | 18 |



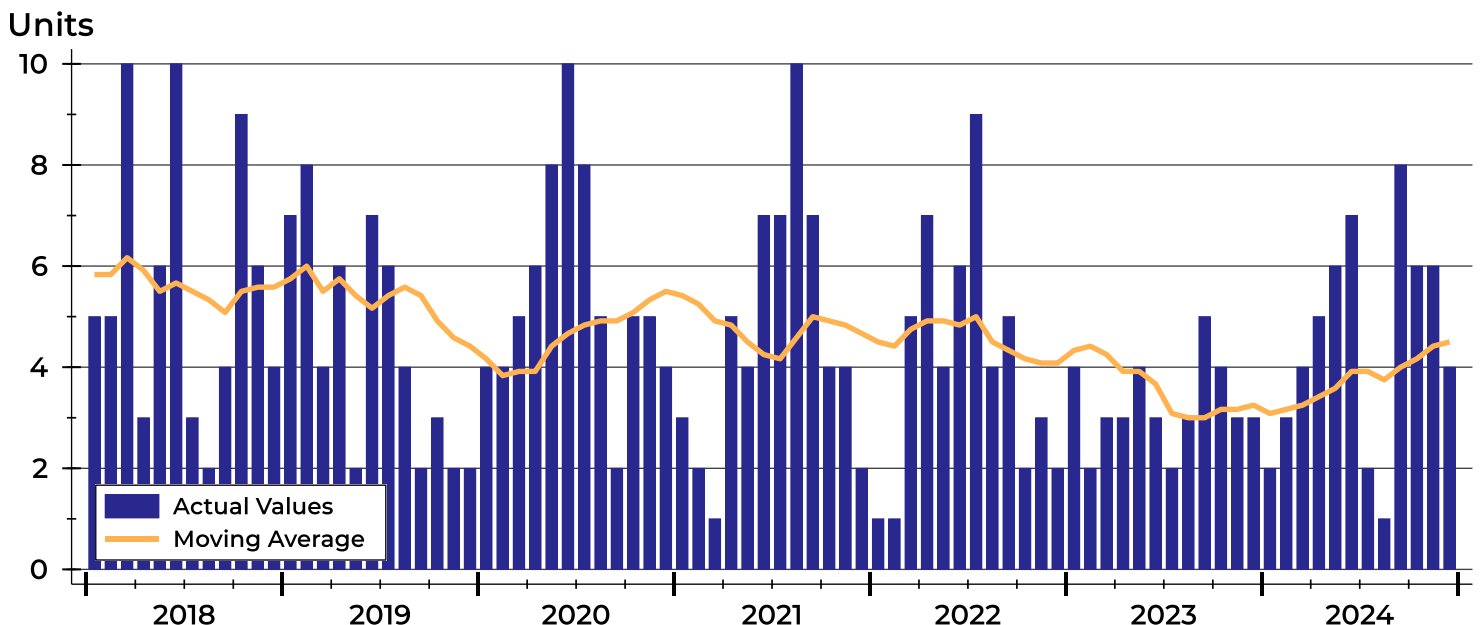
Wabaunsee County Pending Contracts Analysis

| Summary Statistics for Pending Contracts | | End of December | | |
|--|---------------------|-----------------|---------|--------|
| | | 2024 | 2023 | Change |
| Pending Contracts | | 4 | 3 | 33.3% |
| Volume (1,000s) | | 1,278 | 774 | 65.1% |
| Average | List Price | 319,600 | 258,000 | 23.9% |
| | Days on Market | 34 | 71 | -52.1% |
| | Percent of Original | 99.5% | 84.8% | 17.3% |
| Median | List Price | 340,950 | 299,000 | 14.0% |
| | Days on Market | 18 | 51 | -64.7% |
| | Percent of Original | 100.0% | 97.5% | 2.6% |

A total of 4 listings in Wabaunsee County had contracts pending at the end of December, up from 3 contracts pending at the end of December 2023.

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

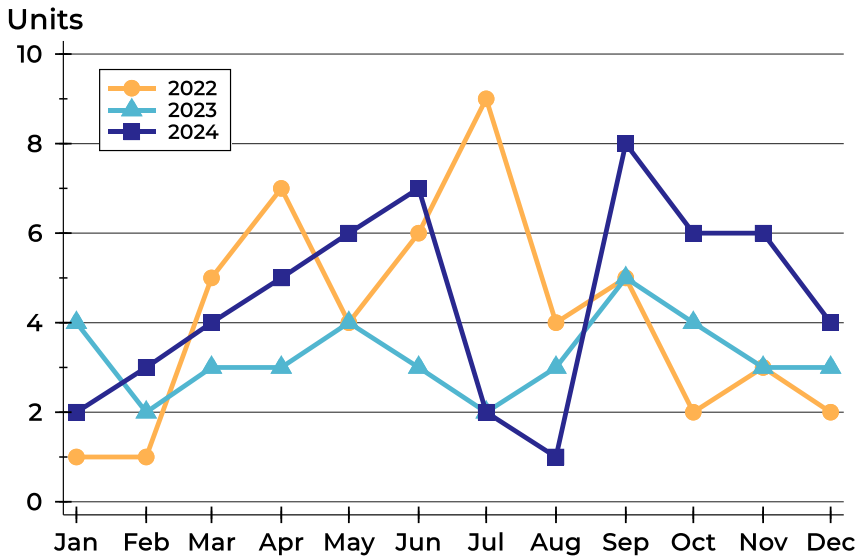
History of Pending Contracts





Wabaunsee County Pending Contracts Analysis

Pending Contracts by Month



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

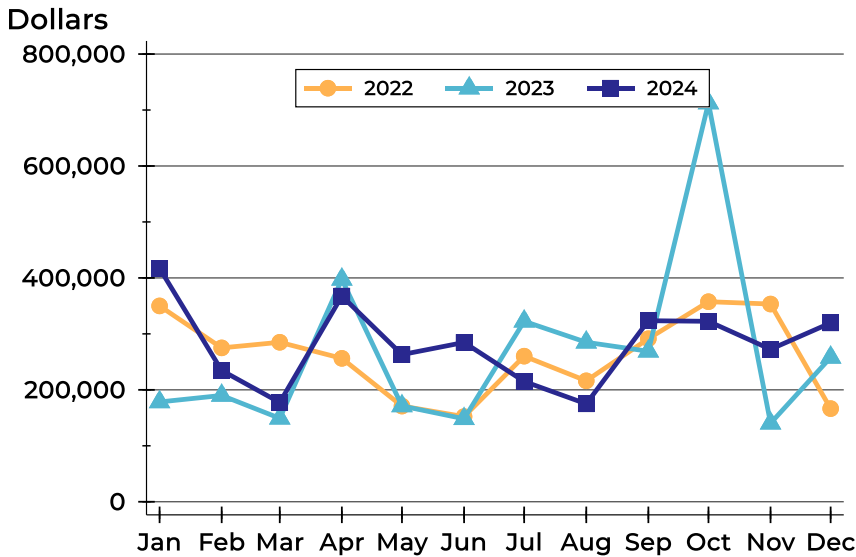
Pending Contracts by Price Range

| Price Range | Pending Contracts | | List Price | | Days on Market | | Price as % of Orig. | |
|---------------------|-------------------|---------|------------|---------|----------------|------|---------------------|--------|
| | Number | Percent | Average | Median | Avg. | Med. | Avg. | Med. |
| Below \$25,000 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$25,000-\$49,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$50,000-\$99,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$100,000-\$124,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$125,000-\$149,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$150,000-\$174,999 | 1 | 25.0% | 167,000 | 167,000 | 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 | 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 | 2 | 50.0% | 340,950 | 340,950 | 18 | 18 | 100.0% | 100.0% |
| \$400,000-\$499,999 | 1 | 25.0% | 429,500 | 429,500 | 102 | 102 | 97.8% | 97.8% |
| \$500,000-\$749,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$750,000-\$999,999 | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |
| \$1,000,000 and up | 0 | 0.0% | N/A | N/A | N/A | N/A | N/A | N/A |



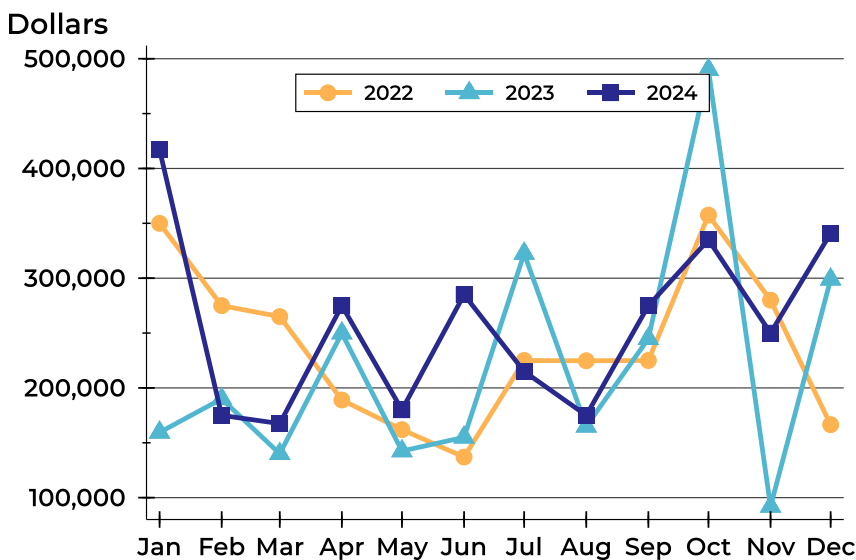
Wabaunsee County Pending Contracts Analysis

Average Price



| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 350,000 | 178,375 | 417,000 |
| February | 275,000 | 190,000 | 234,667 |
| March | 285,000 | 149,167 | 177,475 |
| April | 256,271 | 397,467 | 367,600 |
| May | 171,000 | 171,225 | 263,000 |
| June | 152,167 | 148,300 | 284,714 |
| July | 260,222 | 322,500 | 215,000 |
| August | 216,125 | 285,000 | 175,000 |
| September | 291,360 | 268,940 | 323,538 |
| October | 357,500 | 712,475 | 322,483 |
| November | 353,333 | 140,300 | 272,458 |
| December | 166,500 | 258,000 | 319,600 |

Median Price

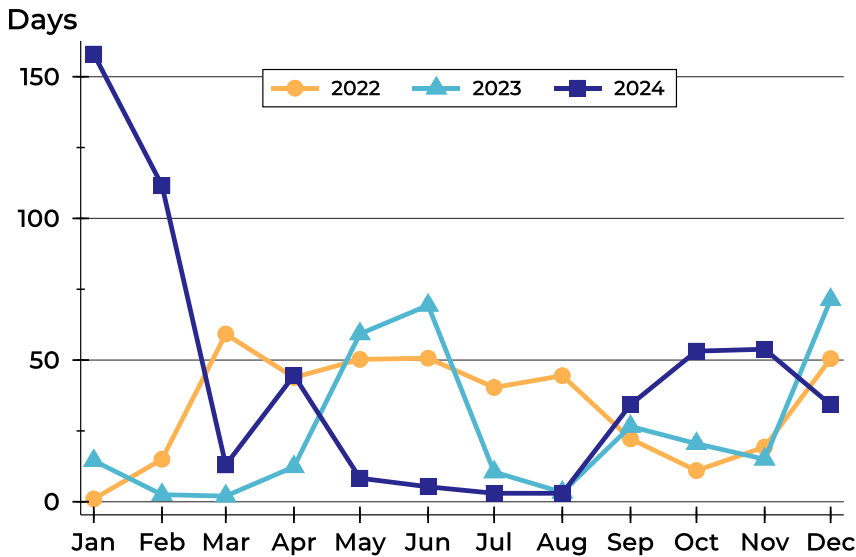


| Month | 2022 | 2023 | 2024 |
|-----------|---------|---------|----------------|
| January | 350,000 | 159,500 | 417,000 |
| February | 275,000 | 190,000 | 175,000 |
| March | 265,000 | 140,000 | 167,500 |
| April | 189,000 | 249,900 | 275,000 |
| May | 162,000 | 142,500 | 180,000 |
| June | 137,000 | 155,000 | 285,000 |
| July | 225,000 | 322,500 | 215,000 |
| August | 224,750 | 165,000 | 175,000 |
| September | 225,000 | 244,900 | 274,950 |
| October | 357,500 | 489,950 | 334,950 |
| November | 280,000 | 92,000 | 250,000 |
| December | 166,500 | 299,000 | 340,950 |



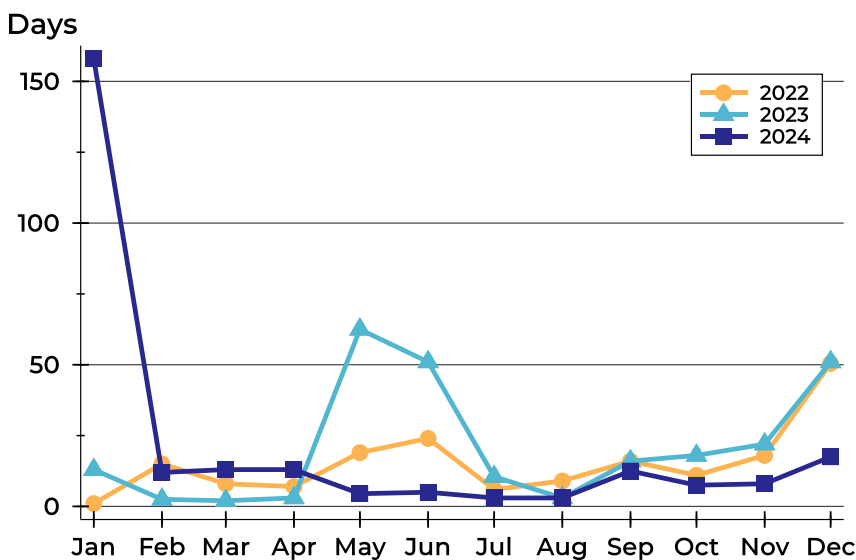
Wabaunsee County Pending Contracts Analysis

Average DOM



| Month | 2022 | 2023 | 2024 |
|-----------|------|------|------------|
| January | 1 | 15 | 158 |
| February | 15 | 3 | 112 |
| March | 59 | 2 | 13 |
| April | 44 | 12 | 45 |
| May | 50 | 59 | 8 |
| June | 51 | 69 | 5 |
| July | 40 | 11 | 3 |
| August | 45 | 3 | 3 |
| September | 22 | 27 | 34 |
| October | 11 | 21 | 53 |
| November | 19 | 15 | 54 |
| December | 51 | 71 | 34 |

Median DOM



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