



SUNFLOWER
ASSOCIATION OF REALTORS®, INC.

August 2024 Sunflower MLS Statistics

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Entire MLS System Housing Report



Market Overview

Sunflower MLS Home Sales Rose in August

Total home sales in the Sunflower multiple listing service rose by 11.2% last month to 357 units, compared to 321 units in August 2023. Total sales volume was \$82.0 million, up 4.7% from a year earlier.

The median sale price in August was \$210,000, up from \$200,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

Sunflower MLS Active Listings Up at End of August

The total number of active listings in the Sunflower multiple listing service at the end of August was 462 units, up from 372 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 August was \$249,950.

During August, a total of 293 contracts were written down from 304 in August 2023. At the end of the month, there were 313 contracts still pending.

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Entire MLS System Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		357	321	375	2,407	2,332	2,672
Change from prior year		11.2%	-14.4%	-7.9%	3.2%	-12.7%	-5.5%
Active Listings		462	372	286	N/A	N/A	N/A
Change from prior year		24.2%	30.1%	-8.6%			
Months' Supply		1.6	1.3	0.8	N/A	N/A	N/A
Change from prior year		23.1%	62.5%	-11.1%			
New Listings		393	369	391	2,900	2,751	3,076
Change from prior year		6.5%	-5.6%	-10.9%	5.4%	-10.6%	-7.8%
Contracts Written		293	304	371	2,486	2,446	2,792
Change from prior year		-3.6%	-18.1%	-7.0%	1.6%	-12.4%	-7.5%
Pending Contracts		313	313	394	N/A	N/A	N/A
Change from prior year		0.0%	-20.6%	-19.6%			
Sales Volume (1,000s)		81,969	78,265	76,789	549,991	503,380	549,783
Change from prior year		4.7%	1.9%	-4.5%	9.3%	-8.4%	4.5%
Average	Sale Price	229,605	243,817	204,770	228,497	215,858	205,757
	Change from prior year	-5.8%	19.1%	3.7%	5.9%	4.9%	10.6%
	List Price of Actives	298,691	300,836	295,109	N/A	N/A	N/A
	Change from prior year	-0.7%	1.9%	25.7%			
	Days on Market	22	19	14	26	20	15
Change from prior year	15.8%	35.7%	0.0%	30.0%	33.3%	-25.0%	
Percent of List	98.1%	99.2%	99.4%	98.6%	99.3%	100.6%	
Change from prior year	-1.1%	-0.2%	-0.4%	-0.7%	-1.3%	0.5%	
Percent of Original	96.5%	97.9%	97.9%	97.0%	97.9%	99.5%	
Change from prior year	-1.4%	0.0%	-1.1%	-0.9%	-1.6%	0.2%	
Median	Sale Price	210,000	200,000	183,000	200,000	185,000	178,500
	Change from prior year	5.0%	9.3%	-1.1%	8.1%	3.6%	8.2%
	List Price of Actives	249,950	241,000	217,450	N/A	N/A	N/A
	Change from prior year	3.7%	10.8%	20.9%			
	Days on Market	6	5	5	6	5	4
Change from prior year	20.0%	0.0%	25.0%	20.0%	25.0%	33.3%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



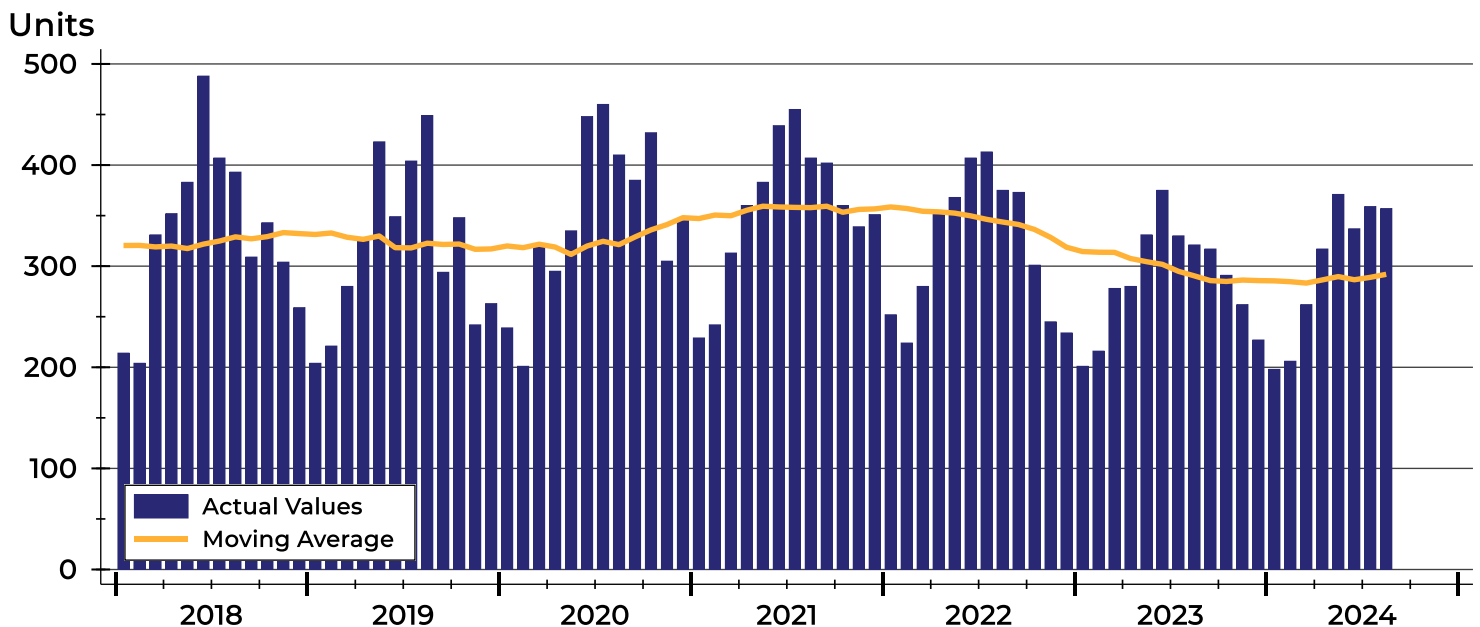
Entire MLS System Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		357	321	11.2%	2,407	2,332	3.2%
Volume (1,000s)		81,969	78,265	4.7%	549,991	503,380	9.3%
Months' Supply		1.6	1.3	23.1%	N/A	N/A	N/A
Average	Sale Price	229,605	243,817	-5.8%	228,497	215,858	5.9%
	Days on Market	22	19	15.8%	26	20	30.0%
	Percent of List	98.1%	99.2%	-1.1%	98.6%	99.3%	-0.7%
	Percent of Original	96.5%	97.9%	-1.4%	97.0%	97.9%	-0.9%
Median	Sale Price	210,000	200,000	5.0%	200,000	185,000	8.1%
	Days on Market	6	5	20.0%	6	5	20.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 357 homes sold in the Sunflower multiple listing service in August, up from 321 units in August 2023. Total sales volume rose to \$82.0 million compared to \$78.3 million in the previous year.

The median sales price in August was \$210,000, up 5.0% compared to the prior year. Median days on market was 6 days, the same as July, and up from 5 in August 2023.

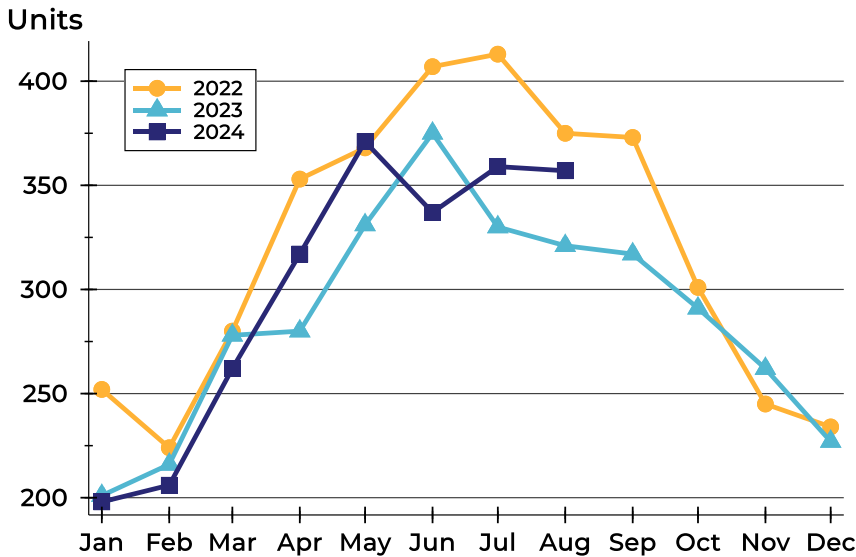
History of Closed Listings





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	
October	301	291	
November	245	262	
December	234	227	

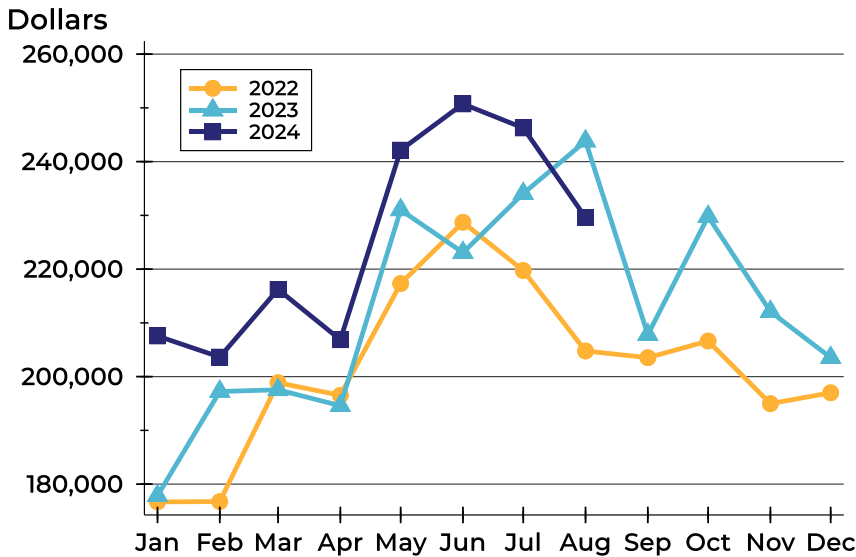
Closed Listings by Price Range

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	4	1.1%	0.0	16,500	17,500	5	4	78.4%	77.5%	78.4%	77.5%
\$25,000-\$49,999	8	2.2%	1.6	41,250	42,500	27	13	90.4%	89.5%	89.5%	89.5%
\$50,000-\$99,999	45	12.6%	1.1	78,091	79,000	27	7	95.3%	94.2%	92.6%	94.2%
\$100,000-\$124,999	24	6.7%	0.7	114,721	116,750	16	7	97.1%	98.8%	95.6%	96.7%
\$125,000-\$149,999	27	7.6%	1.9	137,613	138,600	16	4	98.9%	100.0%	97.6%	100.0%
\$150,000-\$174,999	30	8.4%	1.0	161,840	165,000	35	7	99.5%	100.0%	97.1%	100.0%
\$175,000-\$199,999	30	8.4%	1.1	187,352	187,875	13	4	99.5%	100.0%	98.8%	100.0%
\$200,000-\$249,999	56	15.7%	1.3	220,514	220,000	17	3	99.4%	100.0%	97.9%	100.0%
\$250,000-\$299,999	46	12.9%	1.5	267,319	263,945	14	6	99.2%	100.0%	98.0%	100.0%
\$300,000-\$399,999	49	13.7%	2.0	346,473	339,900	21	8	98.9%	100.0%	97.9%	98.7%
\$400,000-\$499,999	21	5.9%	3.0	443,535	435,000	33	16	98.0%	100.0%	96.2%	99.3%
\$500,000-\$749,999	16	4.5%	3.8	589,213	580,500	48	5	99.1%	99.9%	96.5%	99.9%
\$750,000-\$999,999	1	0.3%	9.4	750,000	750,000	3	3	107.2%	107.2%	107.2%	107.2%
\$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



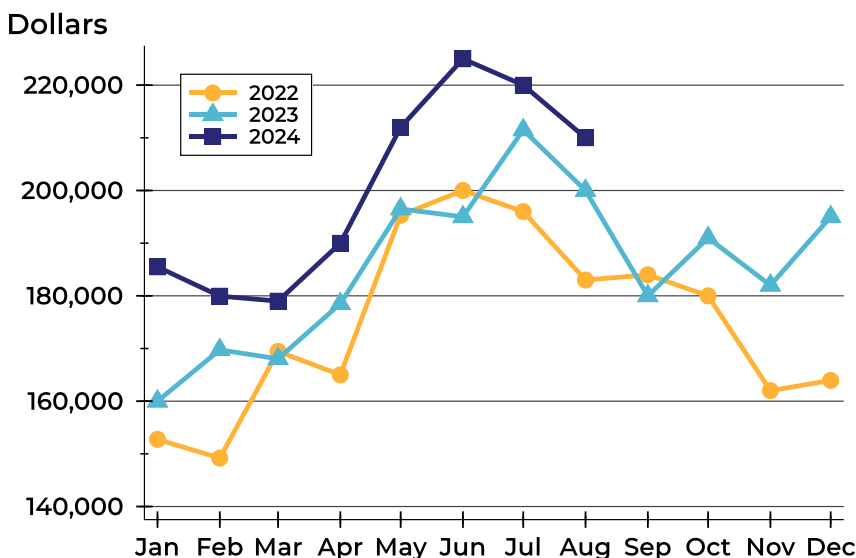
Entire MLS System Closed Listings Analysis

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	246,269
August	204,770	243,817	229,605
September	203,529	207,809	
October	206,622	229,788	
November	194,969	212,106	
December	197,001	203,539	

Median Price

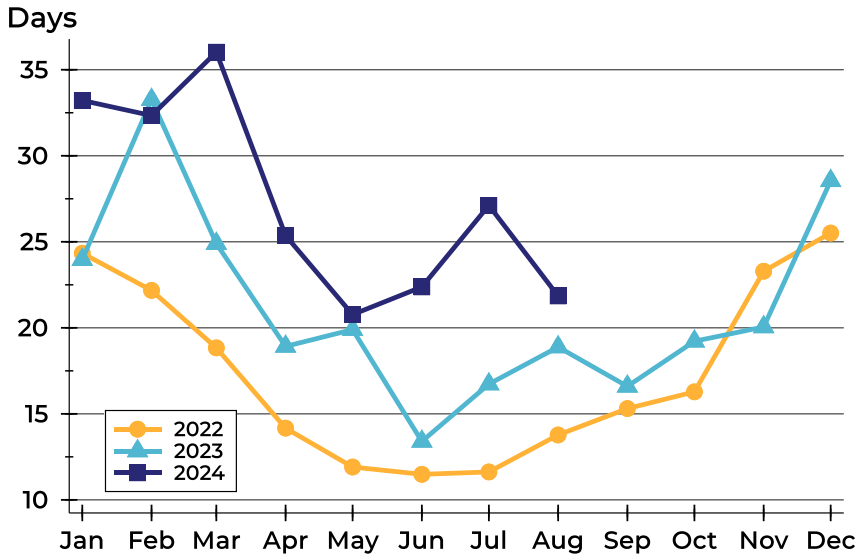


Month	2022	2023	2024
January	152,750	160,000	185,500
February	149,200	169,750	179,950
March	169,450	168,050	179,000
April	165,000	178,500	190,000
May	195,300	196,500	212,000
June	200,000	195,000	225,000
July	196,000	211,500	220,000
August	183,000	200,000	210,000
September	184,000	180,000	
October	180,000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



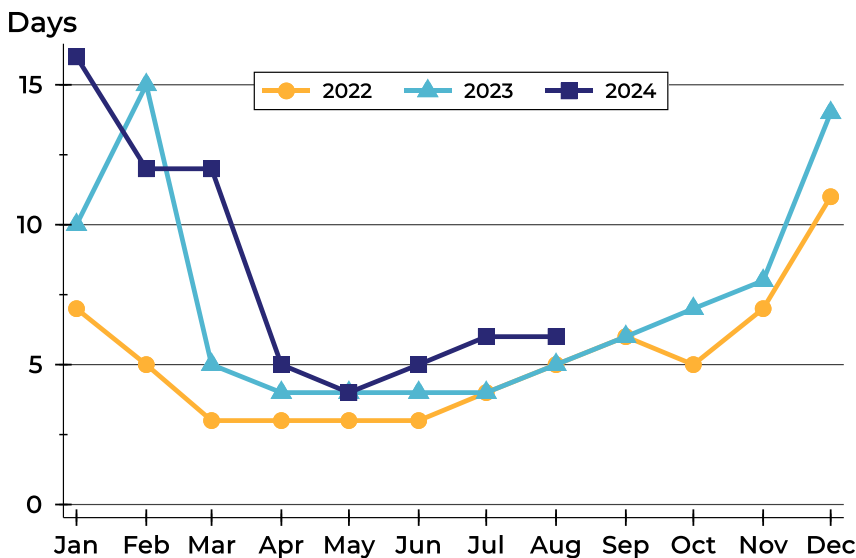
Entire MLS System Closed Listings Analysis

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	
October	16	19	
November	23	20	
December	26	29	

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	
October	5	7	
November	7	8	
December	11	14	



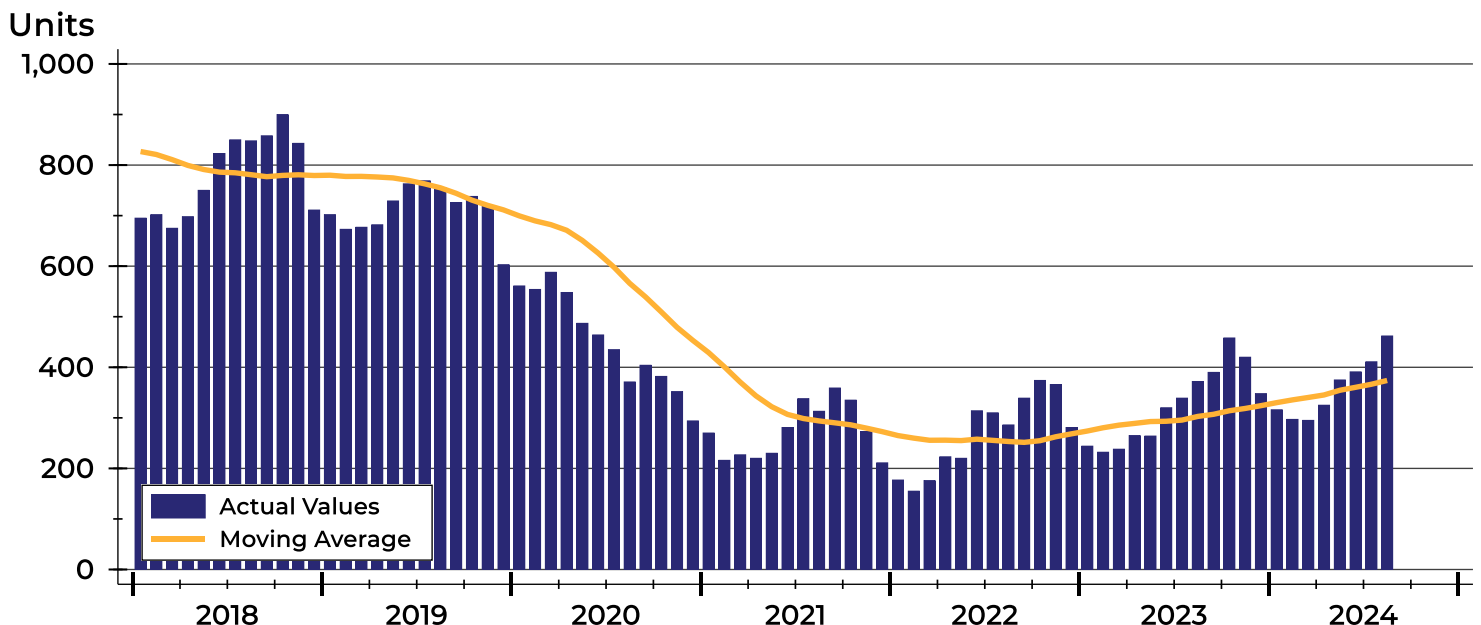
Entire MLS System Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		462	372	24.2%
Volume (1,000s)		137,995	111,911	23.3%
Months' Supply		1.6	1.3	23.1%
Average	List Price	298,691	300,836	-0.7%
	Days on Market	56	54	3.7%
	Percent of Original	96.6%	96.9%	-0.3%
Median	List Price	249,950	241,000	3.7%
	Days on Market	32	32	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 462 homes were available for sale in the Sunflower multiple listing service at the end of August. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,950, up 3.7% from 2023. The typical time on market for active listings was 32 days, the same as in August 2023.

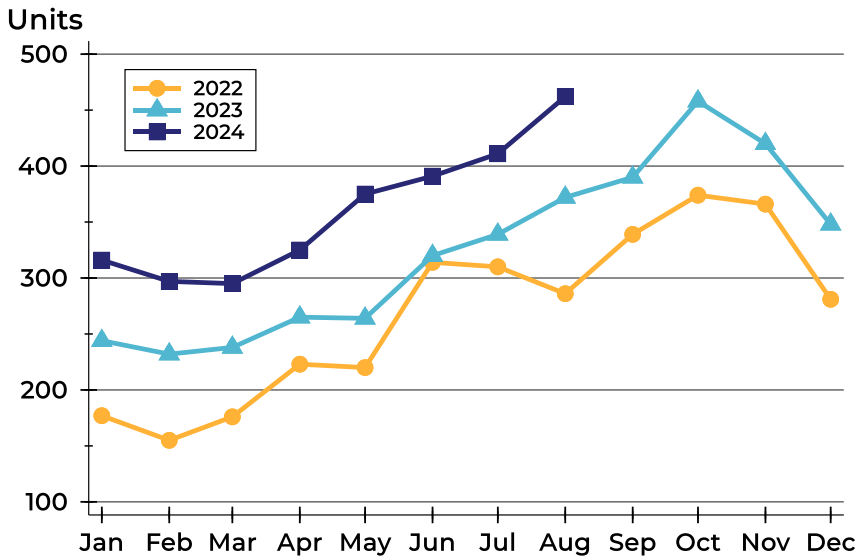
History of Active Listings





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	
October	374	458	
November	366	420	
December	281	348	

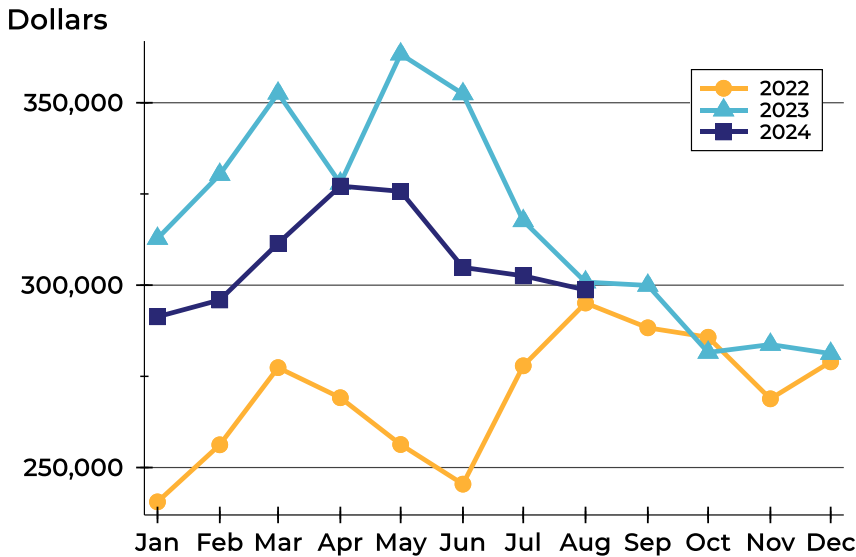
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	17	3.7%	1.6	40,660	42,500	56	48	90.9%	93.8%
\$50,000-\$99,999	38	8.2%	1.1	77,334	77,275	55	25	95.1%	100.0%
\$100,000-\$124,999	13	2.8%	0.7	112,069	110,000	26	13	97.1%	100.0%
\$125,000-\$149,999	47	10.2%	1.9	136,645	137,000	40	23	96.7%	100.0%
\$150,000-\$174,999	28	6.1%	1.0	165,236	165,000	51	25	97.6%	100.0%
\$175,000-\$199,999	29	6.3%	1.1	186,672	187,000	44	25	97.9%	100.0%
\$200,000-\$249,999	59	12.8%	1.3	227,318	225,000	52	32	96.5%	100.0%
\$250,000-\$299,999	53	11.5%	1.5	276,296	275,000	44	31	96.2%	98.0%
\$300,000-\$399,999	76	16.5%	2.0	346,072	348,500	72	35	97.6%	100.0%
\$400,000-\$499,999	45	9.7%	3.0	446,803	439,900	53	37	97.4%	97.8%
\$500,000-\$749,999	42	9.1%	3.8	604,956	591,700	80	46	97.2%	100.0%
\$750,000-\$999,999	11	2.4%	9.4	840,911	799,900	100	52	95.7%	100.0%
\$1,000,000 and up	4	0.9%	N/A	1,831,250	1,412,500	83	71	95.3%	100.0%



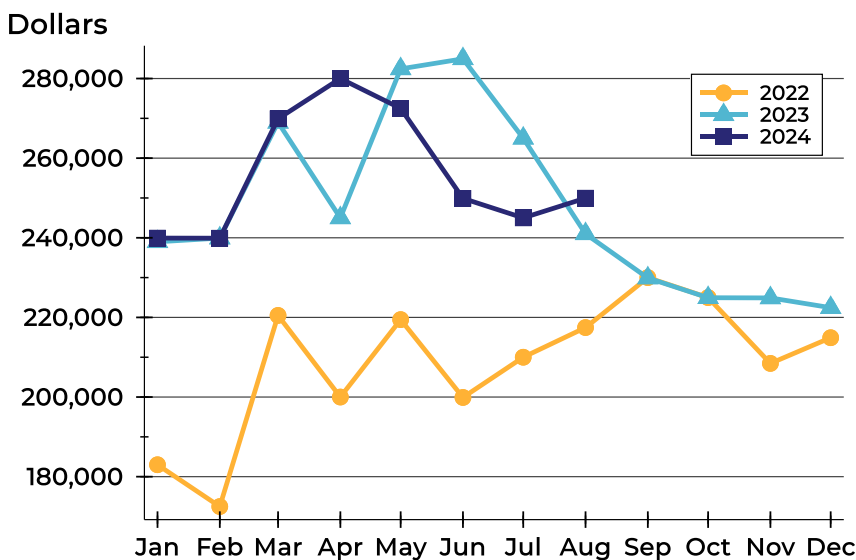
Entire MLS System Active Listings Analysis

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	
October	285,721	281,555	
November	268,840	283,725	
December	278,974	281,246	

Median Price

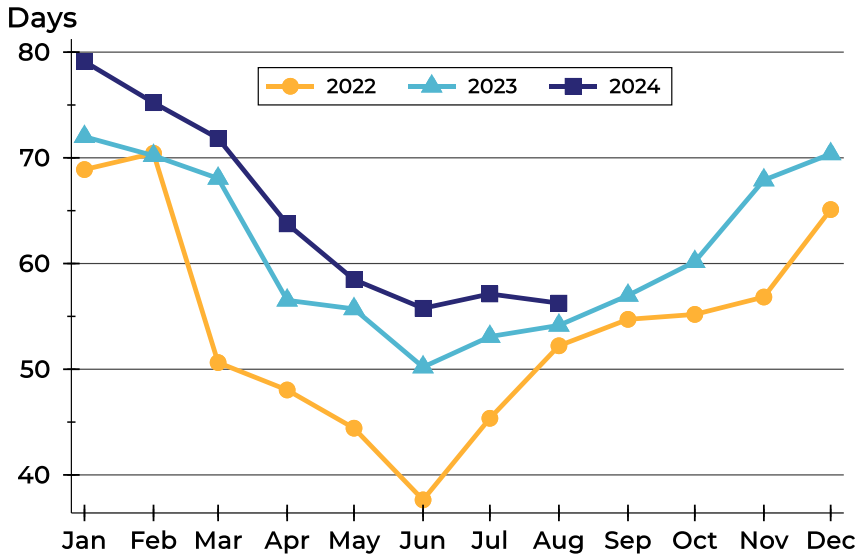


Month	2022	2023	2024
January	183,000	239,000	239,925
February	172,500	239,925	239,900
March	220,500	269,000	269,900
April	200,000	245,000	280,000
May	219,450	282,425	272,500
June	199,900	284,950	249,900
July	210,000	265,000	245,000
August	217,450	241,000	249,950
September	230,000	229,900	
October	224,975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



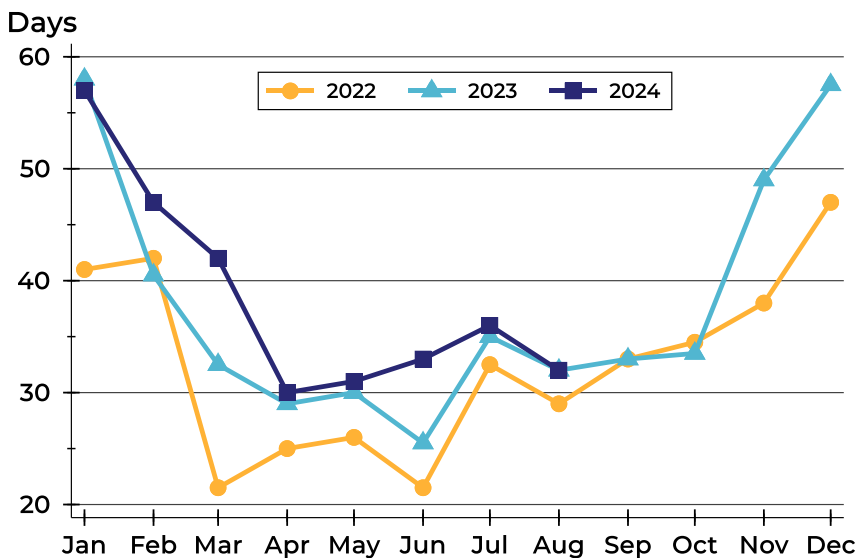
Entire MLS System Active Listings Analysis

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	
October	55	60	
November	57	68	
December	65	70	

Median DOM

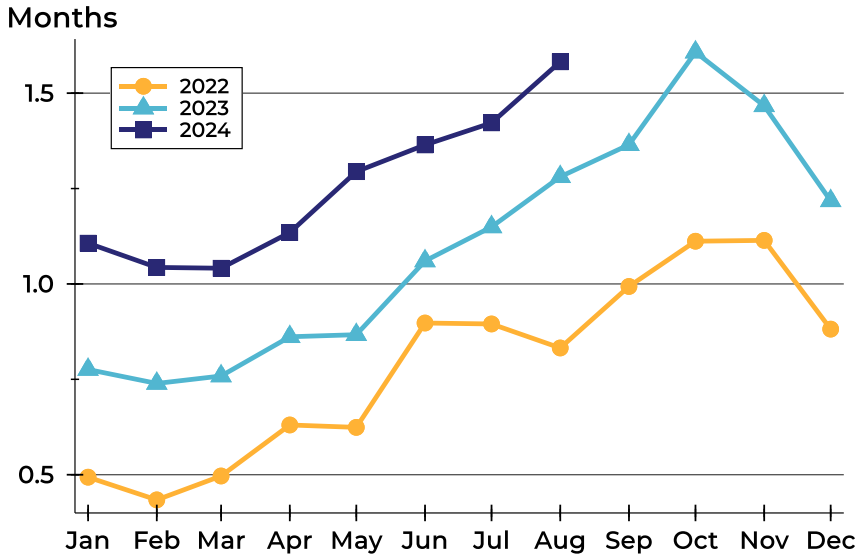


Month	2022	2023	2024
January	41	58	57
February	42	41	47
March	22	33	42
April	25	29	30
May	26	30	31
June	22	26	33
July	33	35	36
August	29	32	32
September	33	33	
October	35	34	
November	38	49	
December	47	58	



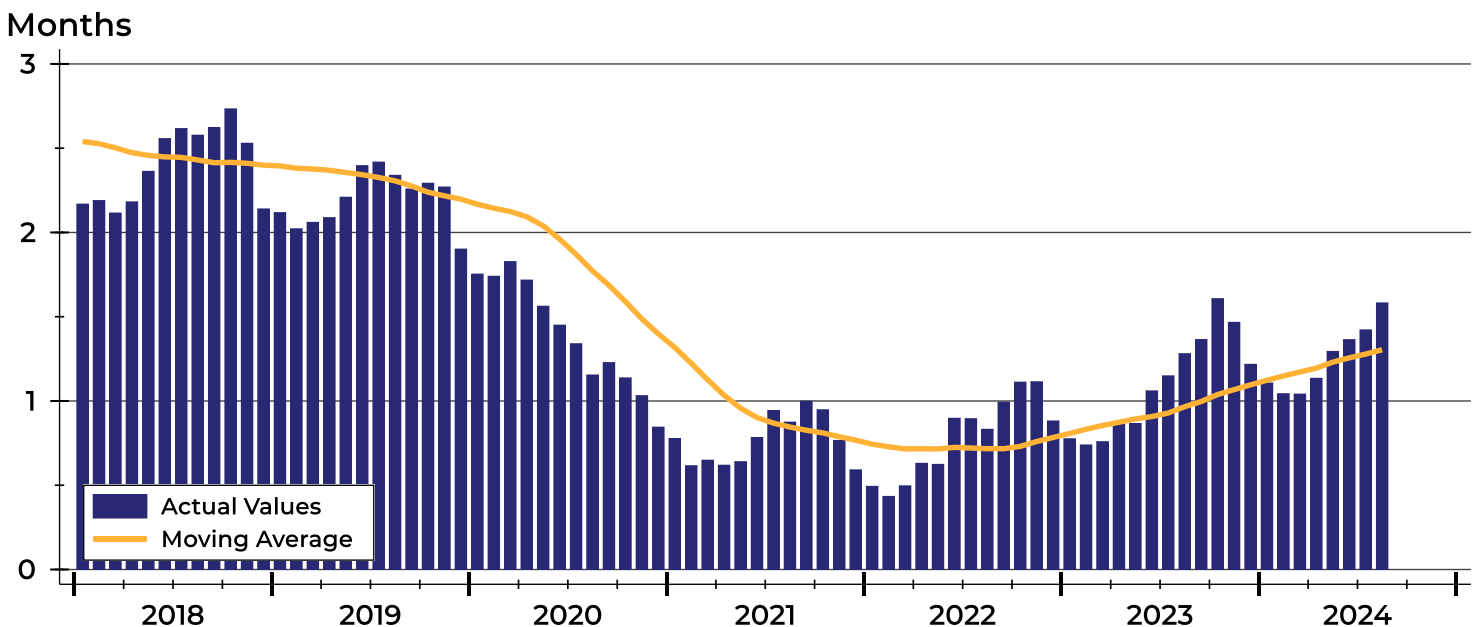
Entire MLS System Months' Supply Analysis

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	
October	1.1	1.6	
November	1.1	1.5	
December	0.9	1.2	

History of Month's Supply





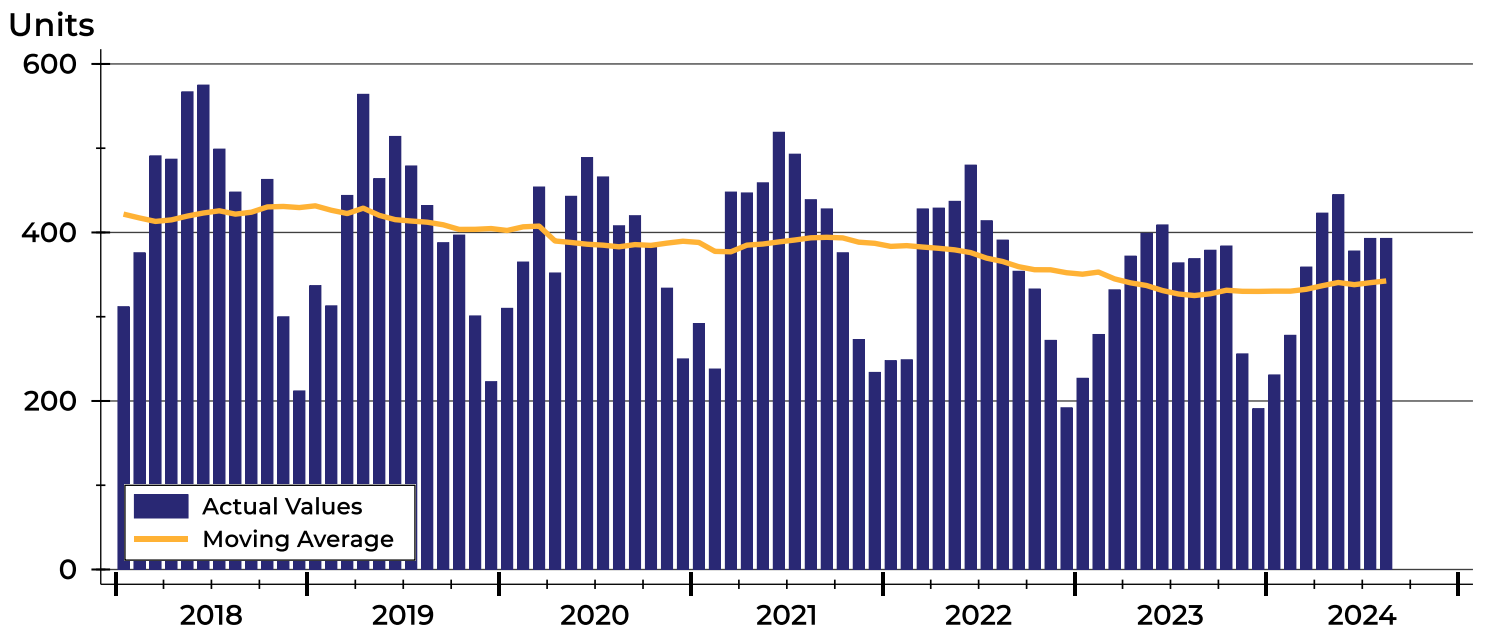
Entire MLS System New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	393	369	6.5%
	Volume (1,000s)	99,560	82,287	21.0%
	Average List Price	253,333	223,000	13.6%
	Median List Price	224,900	179,950	25.0%
Year-to-Date	New Listings	2,900	2,751	5.4%
	Volume (1,000s)	705,081	635,671	10.9%
	Average List Price	243,131	231,069	5.2%
	Median List Price	210,000	190,000	10.5%

A total of 393 new listings were added in the Sunflower multiple listing service during August, up 6.5% from the same month in 2023. Year-to-date the Sunflower multiple listing service has seen 2,900 new listings.

The median list price of these homes was \$224,900 up from \$179,950 in 2023.

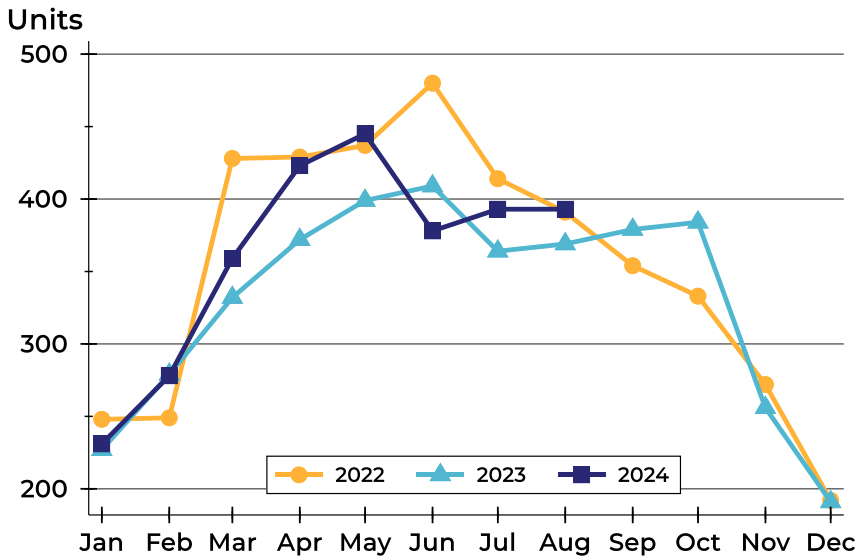
History of New Listings





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	445
June	480	409	378
July	414	364	393
August	391	369	393
September	354	379	
October	333	384	
November	272	256	
December	192	191	

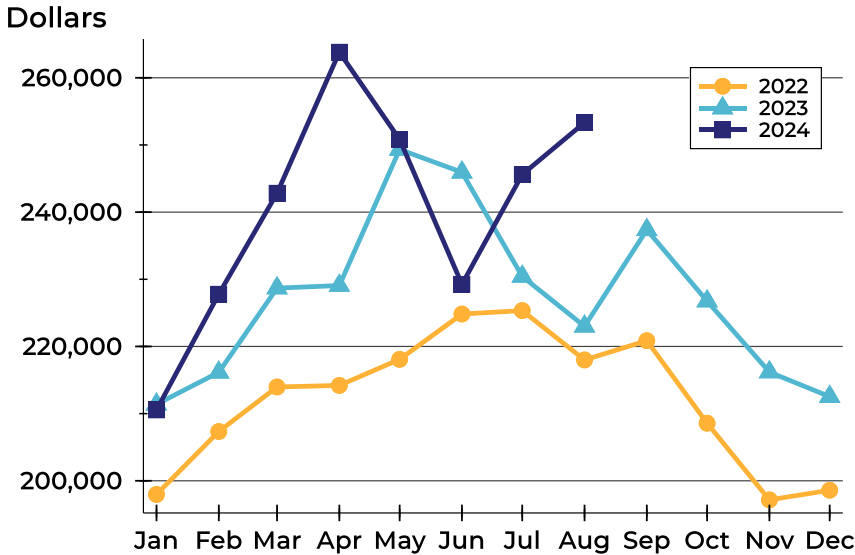
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	20,000	20,000	12	12	75.0%	75.0%
\$25,000-\$49,999	9	2.3%	37,828	35,000	12	12	91.5%	100.0%
\$50,000-\$99,999	39	9.9%	78,404	79,900	9	6	99.4%	100.0%
\$100,000-\$124,999	16	4.1%	111,859	110,000	9	7	98.7%	100.0%
\$125,000-\$149,999	45	11.5%	137,720	139,000	11	10	99.0%	100.0%
\$150,000-\$174,999	31	7.9%	163,598	165,000	12	9	98.4%	100.0%
\$175,000-\$199,999	32	8.1%	186,548	186,000	10	8	98.9%	100.0%
\$200,000-\$249,999	67	17.0%	228,124	229,000	13	10	99.3%	100.0%
\$250,000-\$299,999	48	12.2%	277,416	274,250	15	14	98.6%	100.0%
\$300,000-\$399,999	45	11.5%	347,807	349,900	17	16	99.1%	100.0%
\$400,000-\$499,999	33	8.4%	441,395	435,000	13	10	99.2%	100.0%
\$500,000-\$749,999	24	6.1%	614,069	597,500	17	16	98.1%	100.0%
\$750,000-\$999,999	2	0.5%	829,000	829,000	20	20	100.0%	100.0%
\$1,000,000 and up	1	0.3%	1,900,000	1,900,000	1	1	100.0%	100.0%



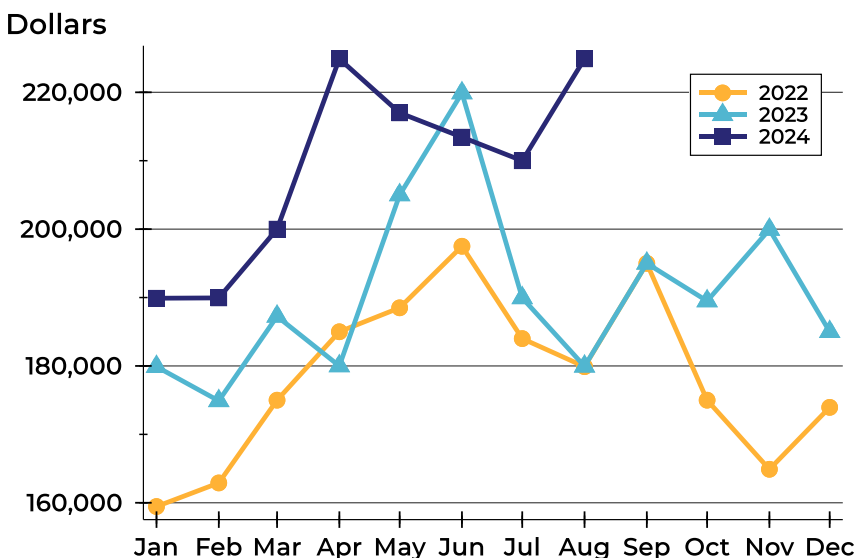
Entire MLS System New Listings Analysis

Average Price



Month	2022	2023	2024
January	197,975	211,390	210,549
February	207,340	216,149	227,783
March	213,967	228,692	242,822
April	214,200	229,073	263,818
May	218,085	249,334	250,820
June	224,830	245,928	229,250
July	225,340	230,427	245,601
August	217,996	223,000	253,333
September	220,862	237,367	
October	208,577	226,752	
November	197,161	216,193	
December	198,595	212,533	

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	217,000
June	197,500	219,900	213,450
July	184,000	189,950	210,000
August	179,900	179,950	224,900
September	195,000	195,000	
October	175,000	189,500	
November	164,900	199,950	
December	173,950	185,000	



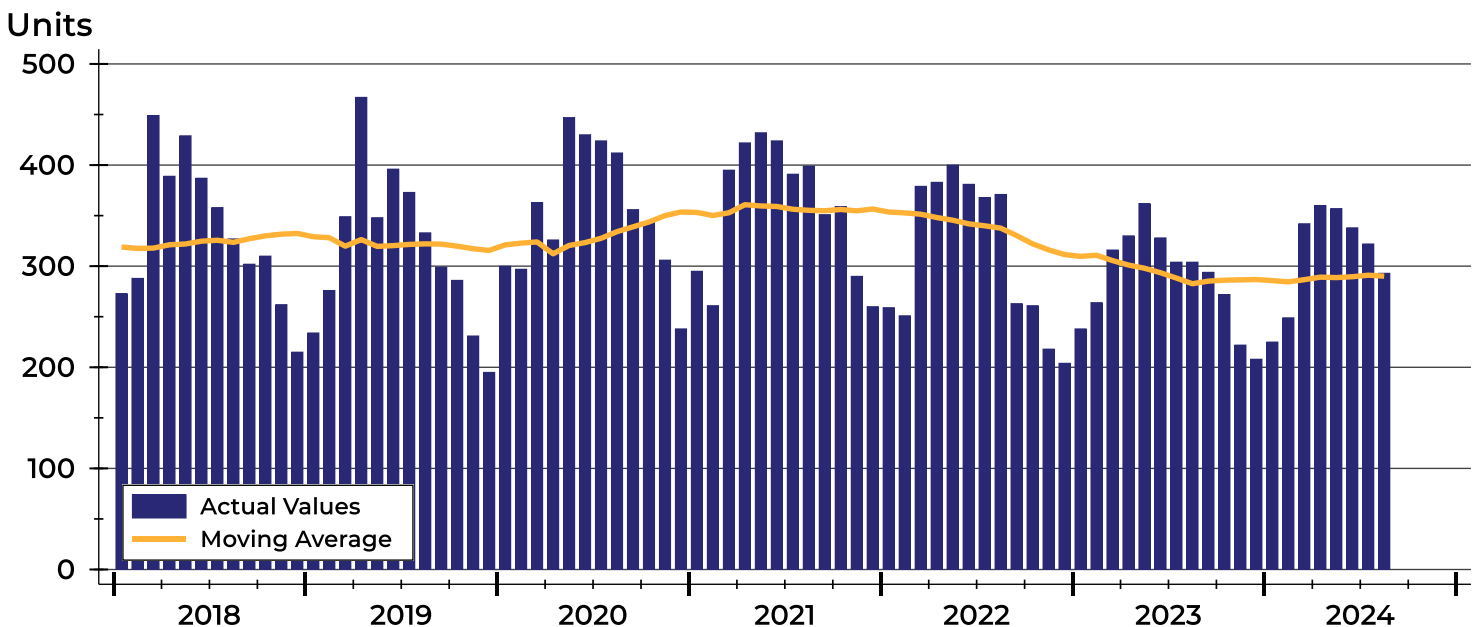
Entire MLS System Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		293	304	-3.6%	2,486	2,446	1.6%
Volume (1,000s)		65,330	68,479	-4.6%	579,055	535,635	8.1%
Average	Sale Price	222,969	225,260	-1.0%	232,927	218,984	6.4%
	Days on Market	21	17	23.5%	25	19	31.6%
	Percent of Original	96.9%	97.6%	-0.7%	97.1%	98.2%	-1.1%
Median	Sale Price	198,000	184,800	7.1%	200,000	185,000	8.1%
	Days on Market	9	6	50.0%	6	5	20.0%
	Percent of Original	100.0%	99.7%	0.3%	100.0%	100.0%	0.0%

A total of 293 contracts for sale were written in the Sunflower multiple listing service during the month of August, down from 304 in 2023. The median list price of these homes was \$198,000, up from \$184,800 the prior year.

Half of the homes that went under contract in August were on the market less than 9 days, compared to 6 days in August 2023.

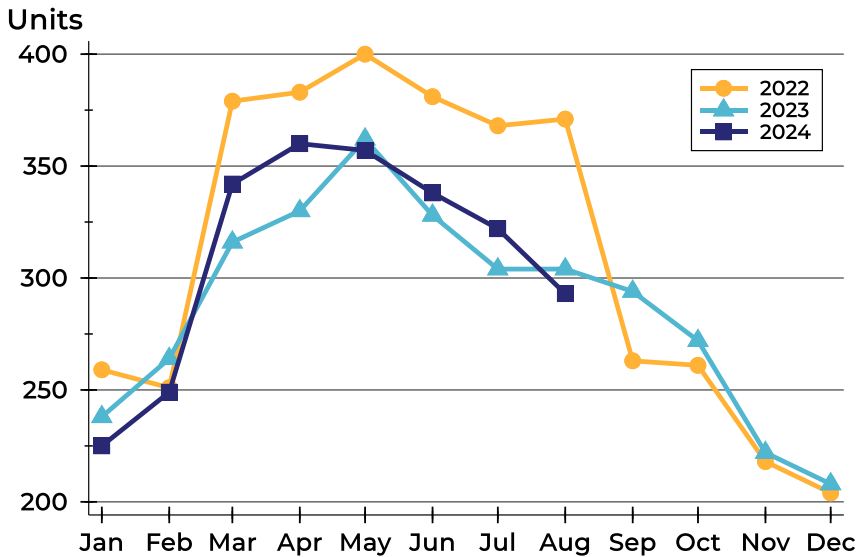
History of Contracts Written





Entire MLS System Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	259	238	225
February	251	264	249
March	379	316	342
April	383	330	360
May	400	362	357
June	381	328	338
July	368	304	322
August	371	304	293
September	263	294	
October	261	272	
November	218	222	
December	204	208	

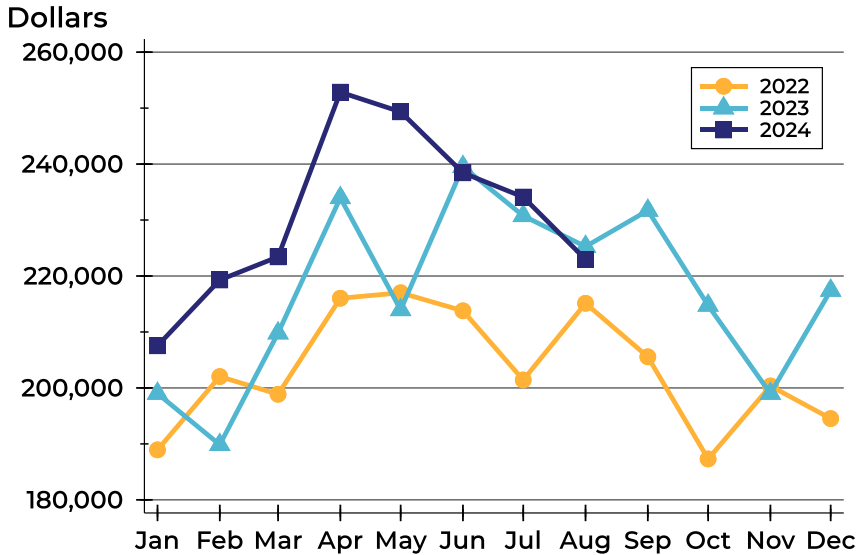
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.0%	18,300	20,000	27	12	85.0%	80.0%
\$25,000-\$49,999	7	2.4%	39,000	40,000	20	11	80.9%	84.4%
\$50,000-\$99,999	38	13.0%	81,382	85,000	19	8	96.1%	100.0%
\$100,000-\$124,999	14	4.8%	111,682	110,000	19	10	95.3%	100.0%
\$125,000-\$149,999	35	11.9%	139,410	139,900	17	9	98.3%	100.0%
\$150,000-\$174,999	29	9.9%	163,960	165,000	28	7	97.2%	100.0%
\$175,000-\$199,999	25	8.5%	187,800	185,000	21	15	96.5%	100.0%
\$200,000-\$249,999	57	19.5%	227,542	229,000	19	10	98.1%	100.0%
\$250,000-\$299,999	35	11.9%	278,119	275,000	20	8	98.1%	100.0%
\$300,000-\$399,999	23	7.8%	335,745	334,780	30	18	95.4%	100.0%
\$400,000-\$499,999	16	5.5%	439,227	434,500	18	7	99.1%	100.0%
\$500,000-\$749,999	8	2.7%	601,614	586,500	13	5	100.0%	100.0%
\$750,000-\$999,999	1	0.3%	750,000	750,000	30	30	92.4%	92.4%
\$1,000,000 and up	2	0.7%	1,500,000	1,500,000	22	22	100.0%	100.0%



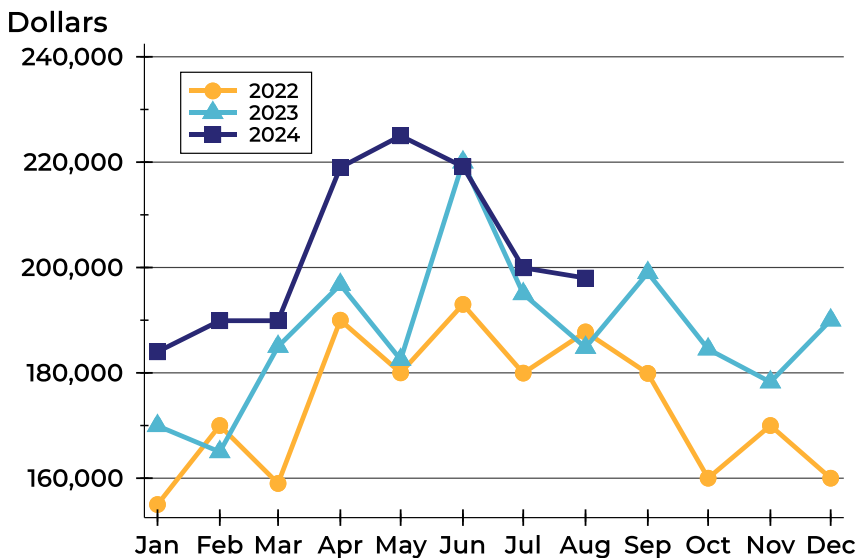
Entire MLS System Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	188,936	199,005	207,535
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	238,439
July	201,430	230,760	234,111
August	215,127	225,260	222,969
September	205,559	231,708	
October	187,308	214,744	
November	200,349	198,998	
December	194,526	217,411	

Median Price

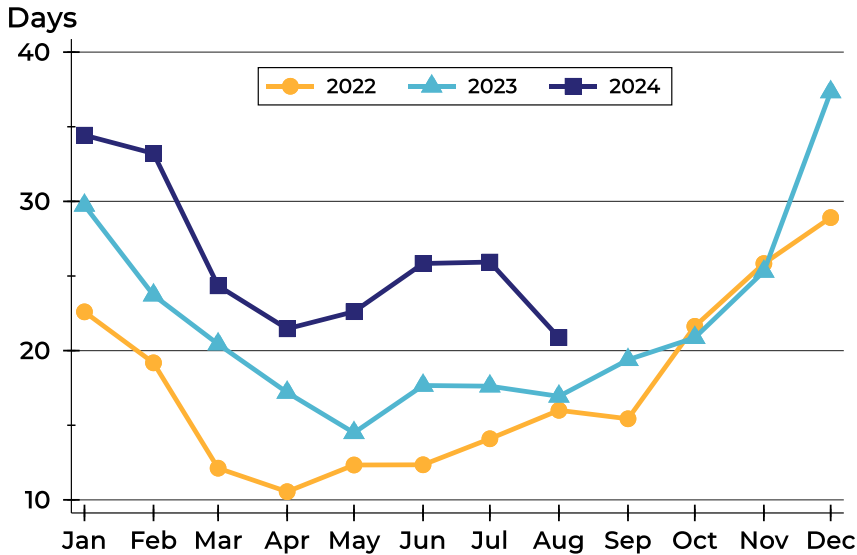


Month	2022	2023	2024
January	155,000	169,950	184,000
February	170,000	165,000	189,900
March	159,000	185,000	189,900
April	190,000	196,750	219,000
May	180,000	182,500	225,000
June	193,000	220,000	219,139
July	179,950	195,000	199,950
August	187,777	184,800	198,000
September	179,900	199,000	
October	160,000	184,500	
November	170,000	178,250	
December	160,000	190,000	



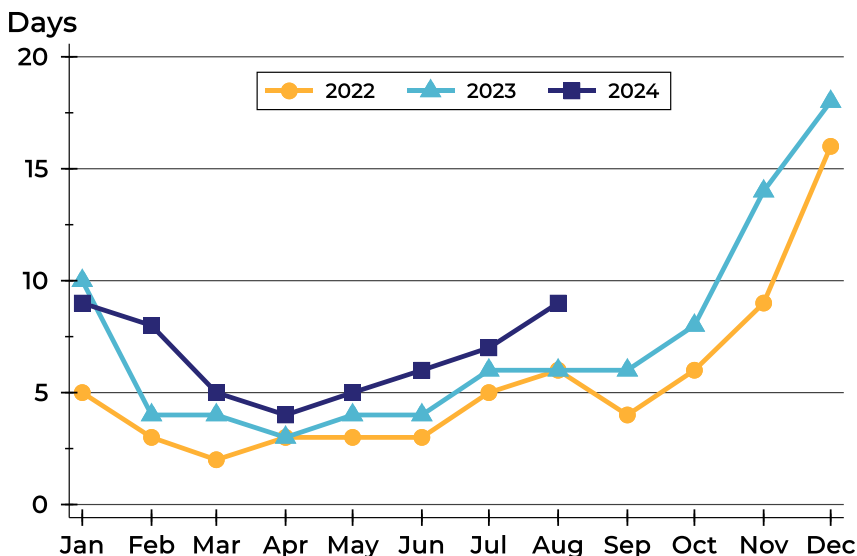
Entire MLS System Contracts Written Analysis

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	21
September	15	19	
October	22	21	
November	26	25	
December	29	37	

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	9
September	4	6	
October	6	8	
November	9	14	
December	16	18	



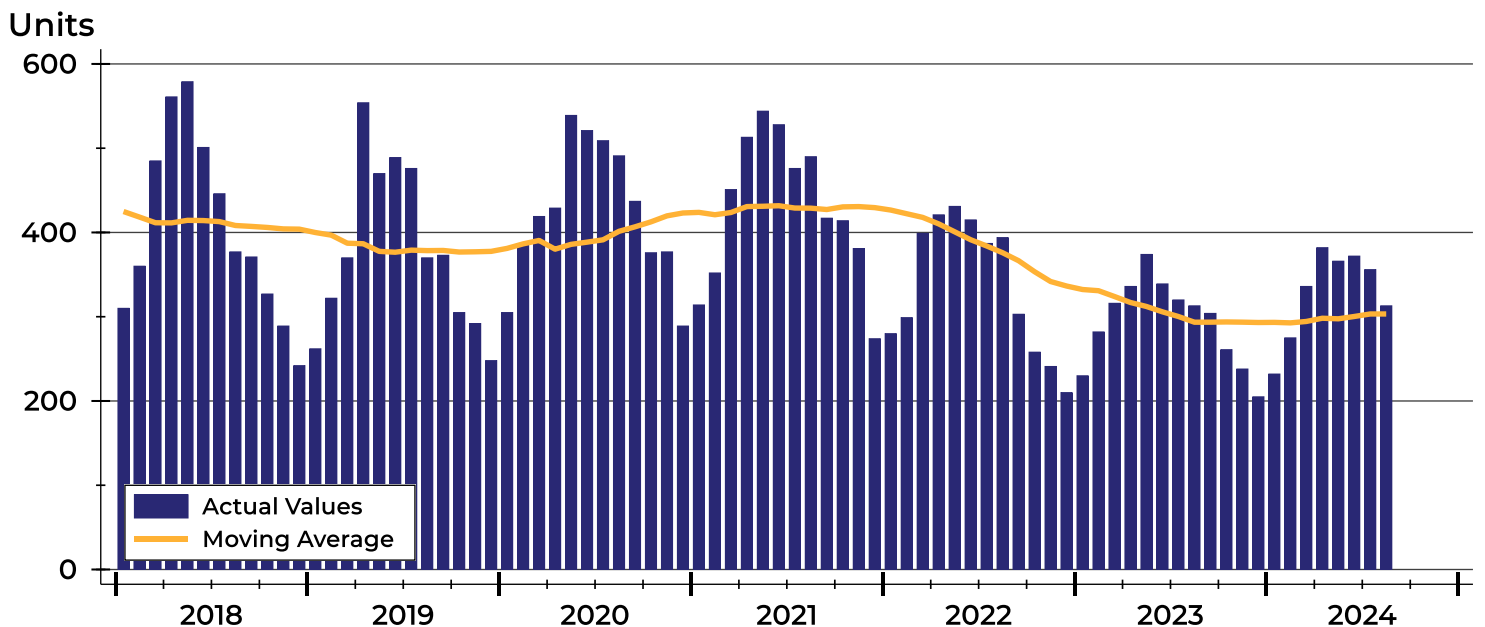
Entire MLS System Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		313	313	0.0%
Volume (1,000s)		74,463	69,312	7.4%
Average	List Price	237,901	221,444	7.4%
	Days on Market	24	19	26.3%
	Percent of Original	97.8%	98.3%	-0.5%
Median	List Price	200,000	190,000	5.3%
	Days on Market	9	6	50.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 313 listings in the Sunflower multiple listing service had contracts pending at the end of August, the same number of contracts pending at the end of August 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.

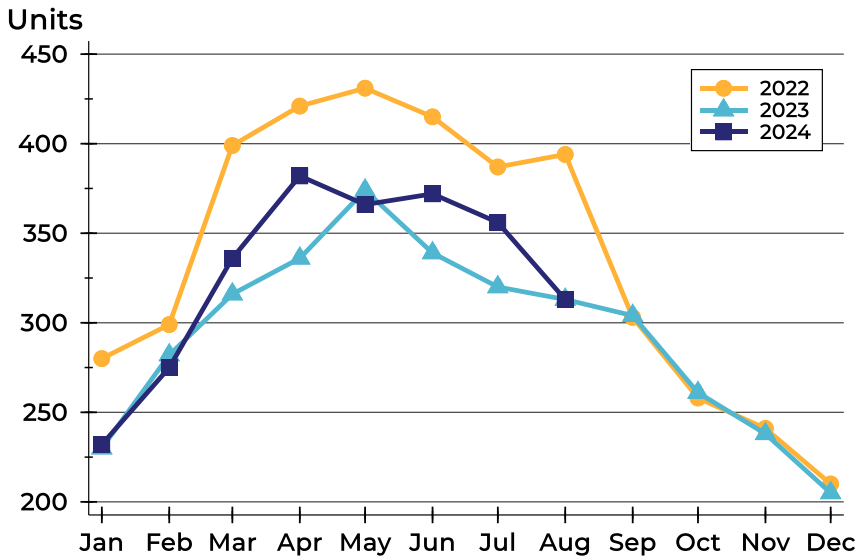
History of Pending Contracts





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	
October	258	261	
November	241	238	
December	210	205	

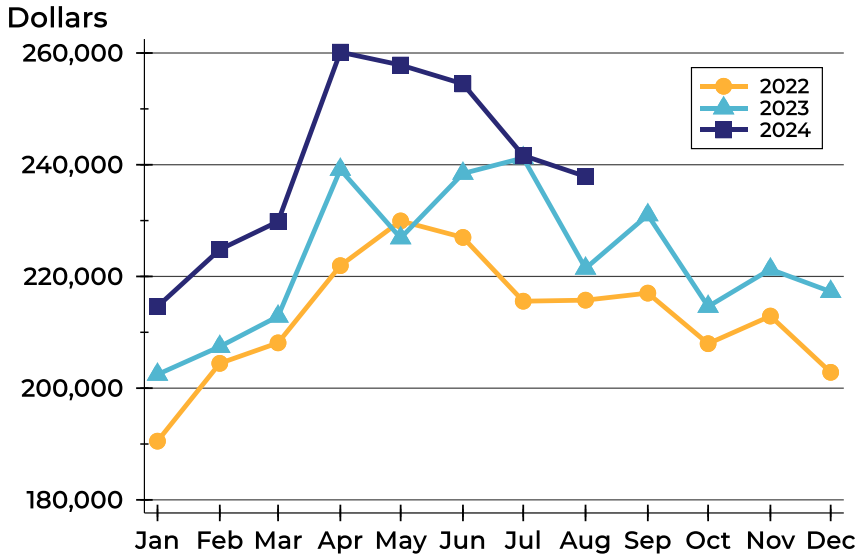
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.6%	20,700	20,700	32	32	100.0%	100.0%
\$25,000-\$49,999	2	0.6%	37,500	37,500	56	56	76.3%	76.3%
\$50,000-\$99,999	37	11.8%	80,568	85,000	21	8	97.0%	100.0%
\$100,000-\$124,999	18	5.8%	115,561	116,500	24	12	98.8%	100.0%
\$125,000-\$149,999	35	11.2%	138,448	139,900	17	9	98.8%	100.0%
\$150,000-\$174,999	36	11.5%	162,795	162,445	24	5	98.3%	100.0%
\$175,000-\$199,999	25	8.0%	188,556	189,500	18	8	97.6%	100.0%
\$200,000-\$249,999	57	18.2%	228,330	229,900	24	10	98.1%	100.0%
\$250,000-\$299,999	39	12.5%	277,274	275,000	23	14	98.1%	100.0%
\$300,000-\$399,999	24	7.7%	341,768	349,500	28	18	96.1%	100.0%
\$400,000-\$499,999	22	7.0%	447,433	443,700	31	7	98.2%	100.0%
\$500,000-\$749,999	13	4.2%	622,378	599,000	39	6	97.4%	100.0%
\$750,000-\$999,999	1	0.3%	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	2	0.6%	1,500,000	1,500,000	22	22	100.0%	100.0%



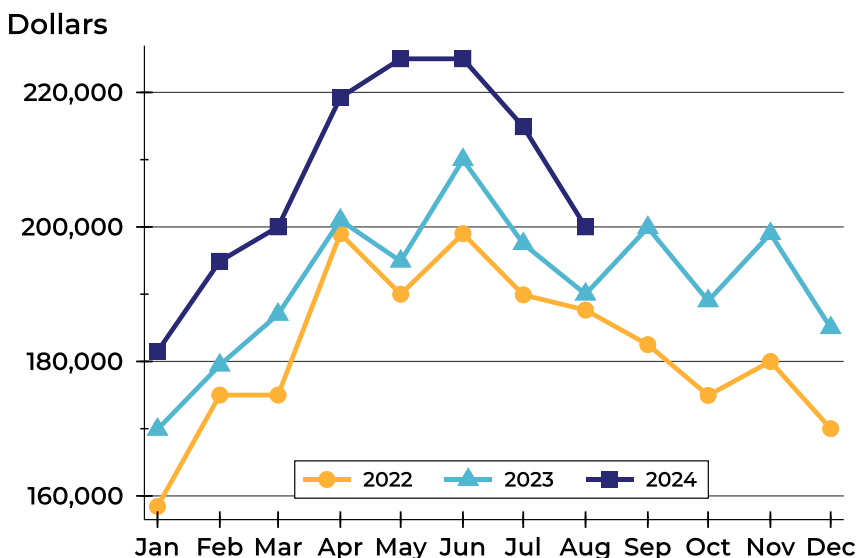
Entire MLS System Pending Contracts Analysis

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	
October	207,962	214,614	
November	212,909	221,280	
December	202,836	217,278	

Median Price

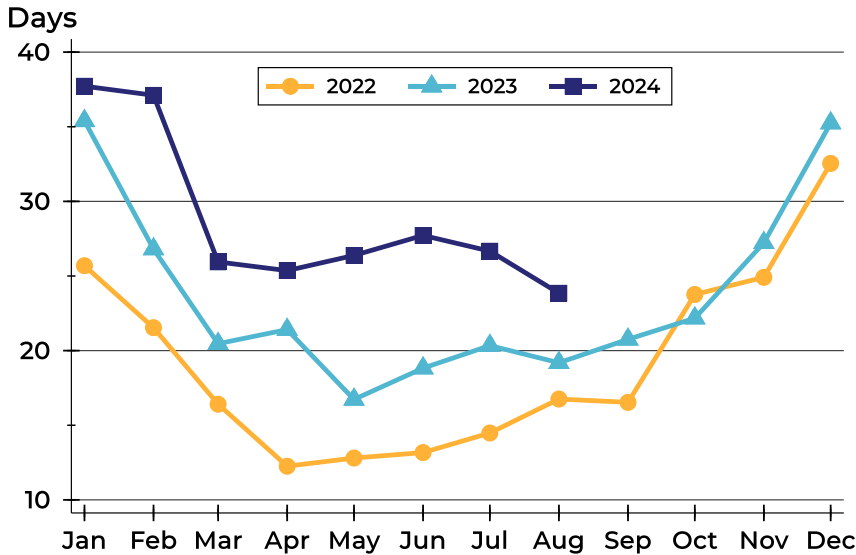


Month	2022	2023	2024
January	158,425	169,900	181,490
February	175,000	179,450	194,900
March	175,000	187,000	200,000
April	199,000	201,000	219,250
May	190,000	194,900	225,000
June	199,000	210,000	225,000
July	189,900	197,500	214,900
August	187,639	190,000	200,000
September	182,500	199,900	
October	174,950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



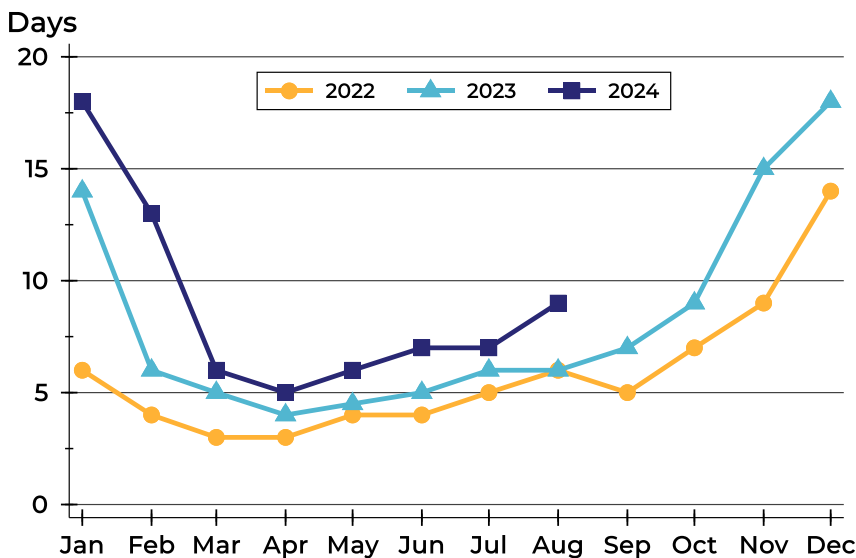
Entire MLS System Pending Contracts Analysis

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	
October	24	22	
November	25	27	
December	33	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	
October	7	9	
November	9	15	
December	14	18	



Coffey County Housing Report



Market Overview

Coffey County Home Sales Rose in August

Total home sales in Coffey County rose by 20.0% last month to 6 units, compared to 5 units in August 2023. Total sales volume was \$0.8 million, down 26.9% from a year earlier.

The median sale price in August was \$125,000, down from \$195,000 a year earlier. Homes that sold in August were typically on the market for 8 days and sold for 93.5% of their list prices.

Coffey County Active Listings Up at End of August

The total number of active listings in Coffey County at the end of August was 19 units, up from 9 at the same point in 2023. This represents a 4.5 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$239,900.

During August, a total of 5 contracts were written up from 3 in August 2023. At the end of the month, there were 5 contracts still pending.

Report Contents

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

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Coffey County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	6 20.0%	5 25.0%	4 -42.9%	42 -6.7%	45 12.5%	40 -28.6%	
Active Listings Change from prior year	19 111.1%	9 -47.1%	17 13.3%	N/A	N/A	N/A	
Months' Supply Change from prior year	4.5 164.7%	1.7 -43.3%	3.0 50.0%	N/A	N/A	N/A	
New Listings Change from prior year	11 120.0%	5 -16.7%	6 -25.0%	59 25.5%	47 -7.8%	51 -20.3%	
Contracts Written Change from prior year	5 66.7%	3 0.0%	3 -62.5%	44 0.0%	44 7.3%	41 -29.3%	
Pending Contracts Change from prior year	5 0.0%	5 0.0%	5 -61.5%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	838 -26.9%	1,146 32.3%	866 -22.5%	9,274 22.5%	7,572 9.0%	6,945 -11.2%	
Average	Sale Price Change from prior year	139,583 -39.1%	229,100 5.8%	216,500 35.5%	220,801 31.2%	168,277 -3.1%	173,624 24.3%
	List Price of Actives Change from prior year	245,511 67.4%	146,644 -34.3%	223,253 72.7%	N/A	N/A	N/A
	Days on Market Change from prior year	53 488.9%	9 -47.1%	17 -73.4%	52 36.8%	38 -34.5%	58 -33.3%
	Percent of List Change from prior year	93.6% -2.9%	96.4% -1.1%	97.5% 3.1%	93.9% -0.4%	94.3% -2.1%	96.3% 2.0%
	Percent of Original Change from prior year	93.6% -2.9%	96.4% 0.1%	96.3% 4.0%	92.4% 0.5%	91.9% -2.3%	94.1% 3.1%
Median	Sale Price Change from prior year	125,000 -35.9%	195,000 -13.3%	225,000 48.0%	213,750 55.5%	137,500 -17.9%	167,500 35.6%
	List Price of Actives Change from prior year	239,900 84.5%	130,000 -42.2%	225,000 76.5%	N/A	N/A	N/A
	Days on Market Change from prior year	8 60.0%	5 -68.8%	16 -70.9%	19 90.0%	10 -61.5%	26 -21.2%
	Percent of List Change from prior year	93.5% -4.0%	97.4% -1.4%	98.8% 0.9%	96.1% 0.2%	95.9% -1.9%	97.8% -0.1%
	Percent of Original Change from prior year	93.5% -4.0%	97.4% 0.9%	96.5% 0.0%	95.0% 0.2%	94.8% -2.3%	97.0% 0.8%

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



Coffey County Closed Listings Analysis

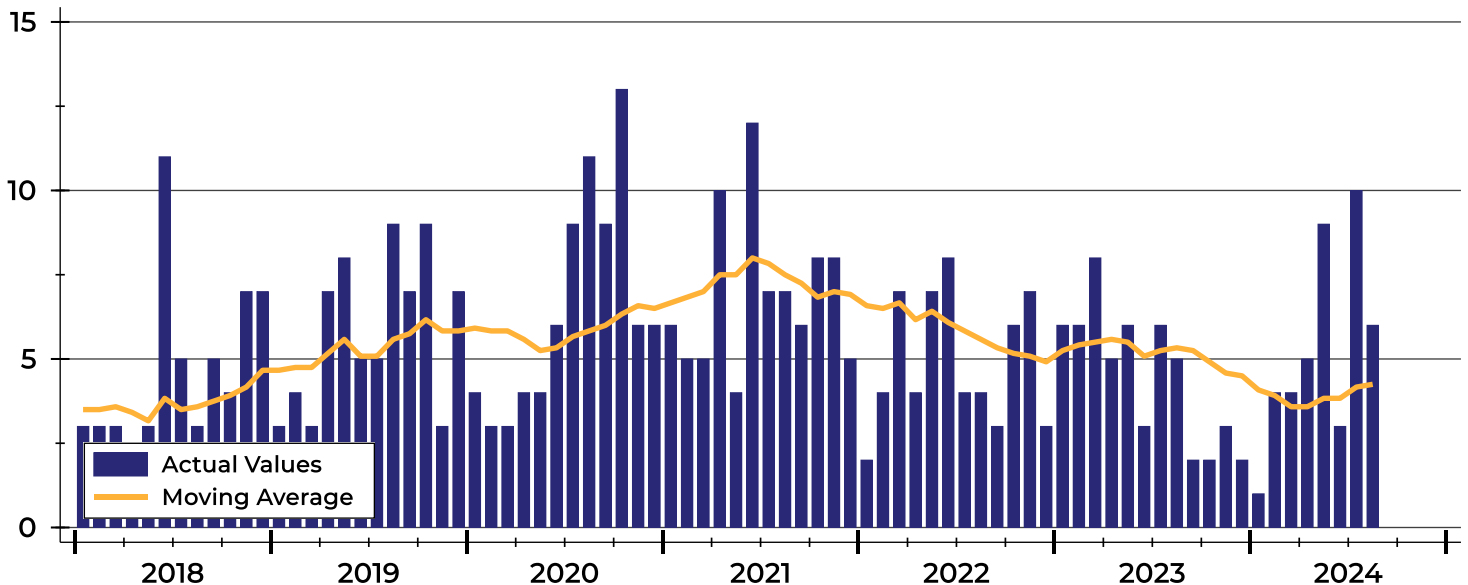
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		6	5	20.0%	42	45	-6.7%
Volume (1,000s)		838	1,146	-26.9%	9,274	7,572	22.5%
Months' Supply		4.5	1.7	164.7%	N/A	N/A	N/A
Average	Sale Price	139,583	229,100	-39.1%	220,801	168,277	31.2%
	Days on Market	53	9	488.9%	52	38	36.8%
	Percent of List	93.6%	96.4%	-2.9%	93.9%	94.3%	-0.4%
	Percent of Original	93.6%	96.4%	-2.9%	92.4%	91.9%	0.5%
Median	Sale Price	125,000	195,000	-35.9%	213,750	137,500	55.5%
	Days on Market	8	5	60.0%	19	10	90.0%
	Percent of List	93.5%	97.4%	-4.0%	96.1%	95.9%	0.2%
	Percent of Original	93.5%	97.4%	-4.0%	95.0%	94.8%	0.2%

A total of 6 homes sold in Coffey County in August, up from 5 units in August 2023. Total sales volume fell to \$0.8 million compared to \$1.1 million in the previous year.

The median sales price in August was \$125,000, down 35.9% compared to the prior year. Median days on market was 8 days, down from 23 days in July, but up from 5 in August 2023.

History of Closed Listings

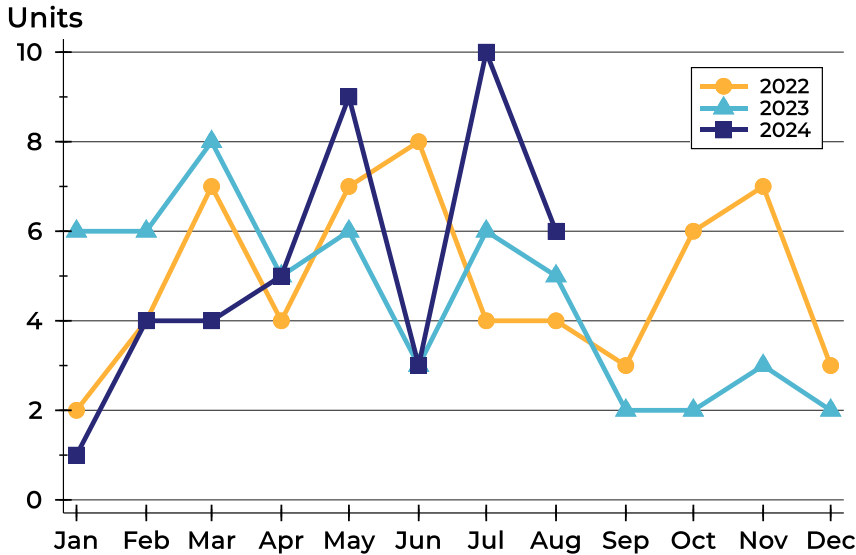
Units





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	
October	6	2	
November	7	3	
December	3	2	

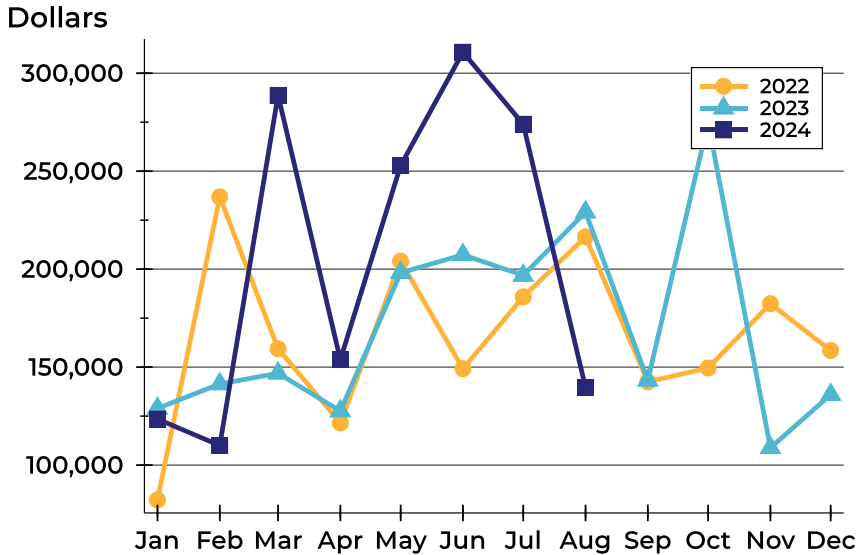
Closed Listings by Price Range

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	2	33.3%	1.3	76,250	76,250	5	5	89.9%	89.9%	89.9%	89.9%
\$100,000-\$124,999	1	16.7%	2.4	120,000	120,000	5	5	100.0%	100.0%	100.0%	100.0%
\$125,000-\$149,999	1	16.7%	0.0	130,000	130,000	11	11	92.9%	92.9%	92.9%	92.9%
\$150,000-\$174,999	1	16.7%	3.4	150,000	150,000	284	284	94.0%	94.0%	94.0%	94.0%
\$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	16.7%	3.4	285,000	285,000	9	9	95.0%	95.0%	95.0%	95.0%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



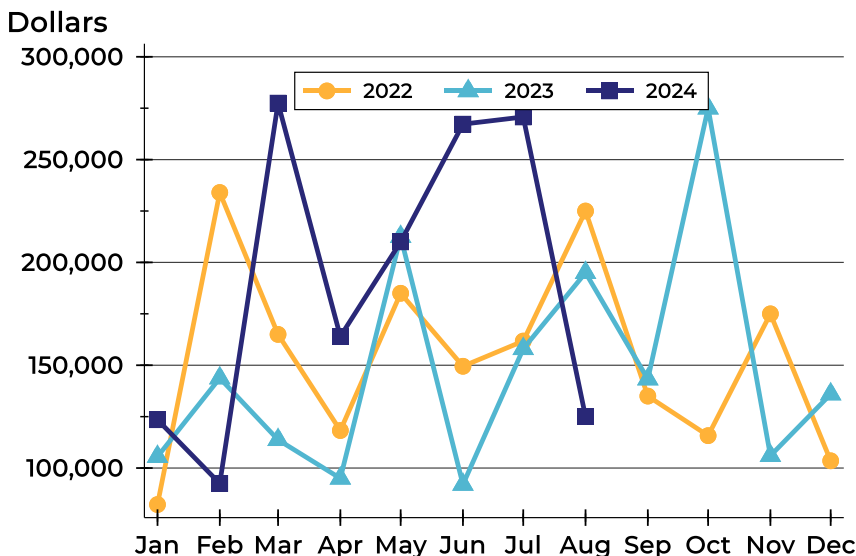
Coffey County Closed Listings Analysis

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	
October	149,567	275,000	
November	182,359	108,833	
December	158,505	135,950	

Median Price

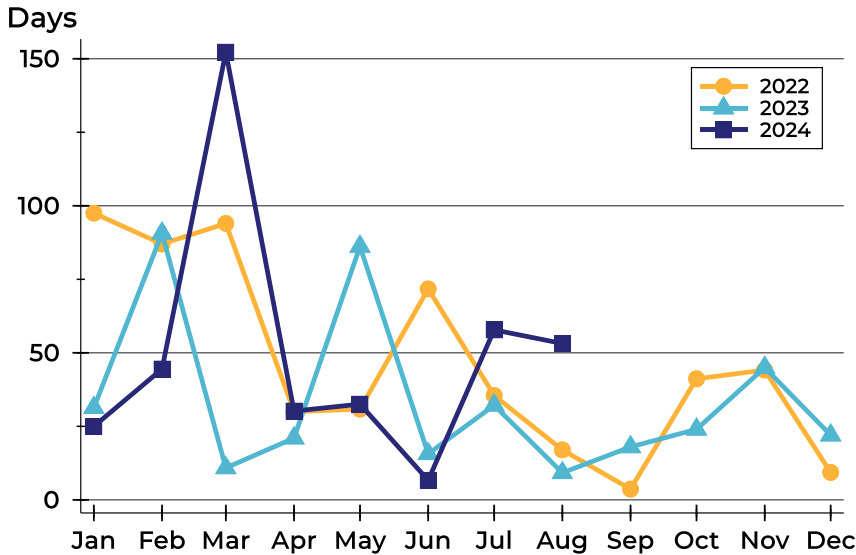


Month	2022	2023	2024
January	82,250	105,563	123,500
February	234,000	143,750	92,500
March	165,000	113,750	277,500
April	118,250	95,000	164,000
May	185,000	212,500	210,000
June	149,500	92,000	267,250
July	161,750	158,000	270,750
August	225,000	195,000	125,000
September	135,000	143,250	
October	115,750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



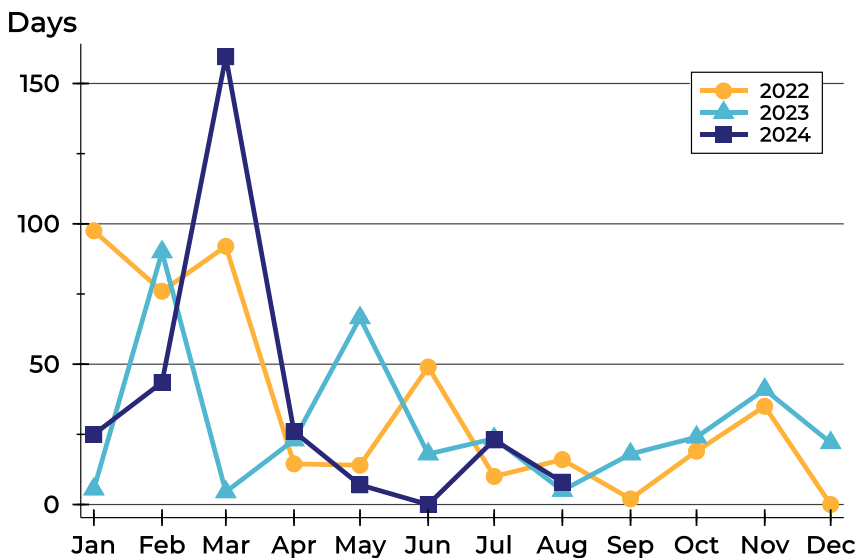
Coffey County Closed Listings Analysis

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	
October	41	24	
November	44	45	
December	9	22	

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	
October	19	24	
November	35	41	
December	N/A	22	



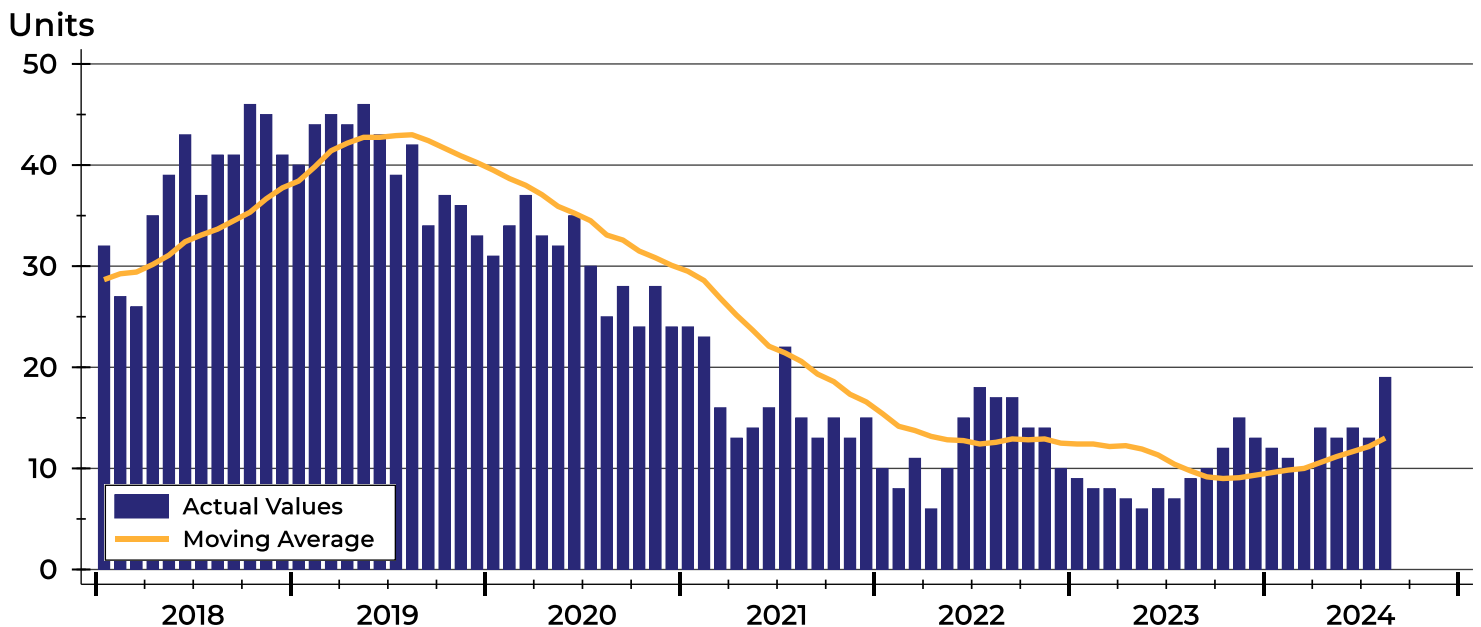
Coffey County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		19	9	111.1%
Volume (1,000s)		4,665	1,320	253.4%
Months' Supply		4.5	1.7	164.7%
Average	List Price	245,511	146,644	67.4%
	Days on Market	53	59	-10.2%
	Percent of Original	97.5%	95.3%	2.3%
Median	List Price	239,900	130,000	84.5%
	Days on Market	37	66	-43.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 19 homes were available for sale in Coffey County at the end of August. This represents a 4.5 months' supply of active listings.

The median list price of homes on the market at the end of August was \$239,900, up 84.5% from 2023. The typical time on market for active listings was 37 days, down from 66 days a year earlier.

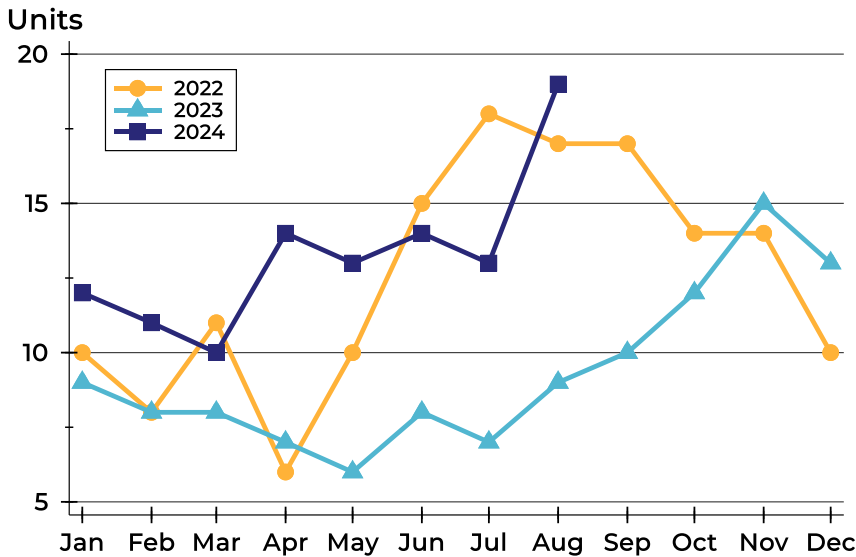
History of Active Listings





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	
October	14	12	
November	14	15	
December	10	13	

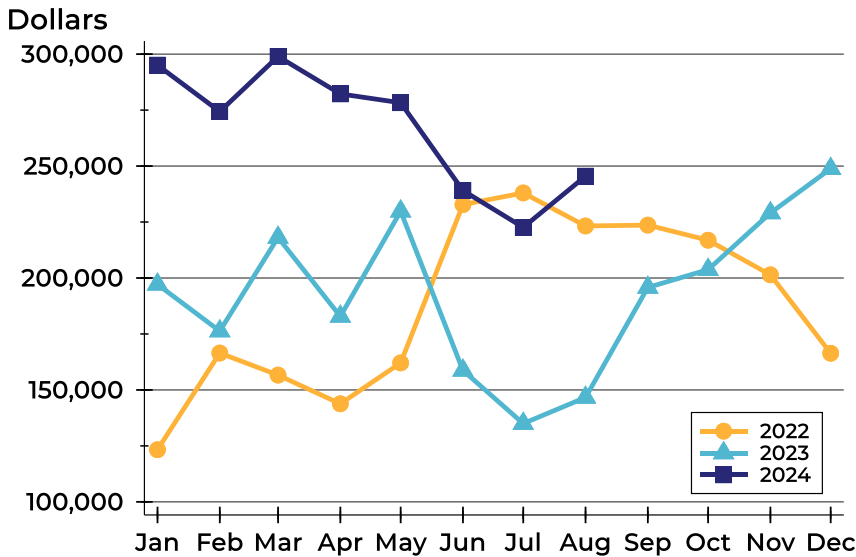
Active Listings by Price Range

Price Range	Active Listings		Months' Supply	List Price		Days on Market		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.3%	1.3	74,500	74,500	20	20	93.1%	93.1%
\$100,000-\$124,999	1	5.3%	2.4	105,000	105,000	9	9	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	10.5%	3.4	164,500	164,500	37	37	94.4%	94.4%
\$175,000-\$199,999	3	15.8%	N/A	185,667	187,000	64	25	100.0%	100.0%
\$200,000-\$249,999	5	26.3%	N/A	237,860	239,900	72	85	97.2%	96.2%
\$250,000-\$299,999	2	10.5%	3.4	272,500	272,500	90	90	92.1%	92.1%
\$300,000-\$399,999	4	21.1%	N/A	347,475	342,450	39	35	100.0%	100.0%
\$400,000-\$499,999	1	5.3%	N/A	475,000	475,000	26	26	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



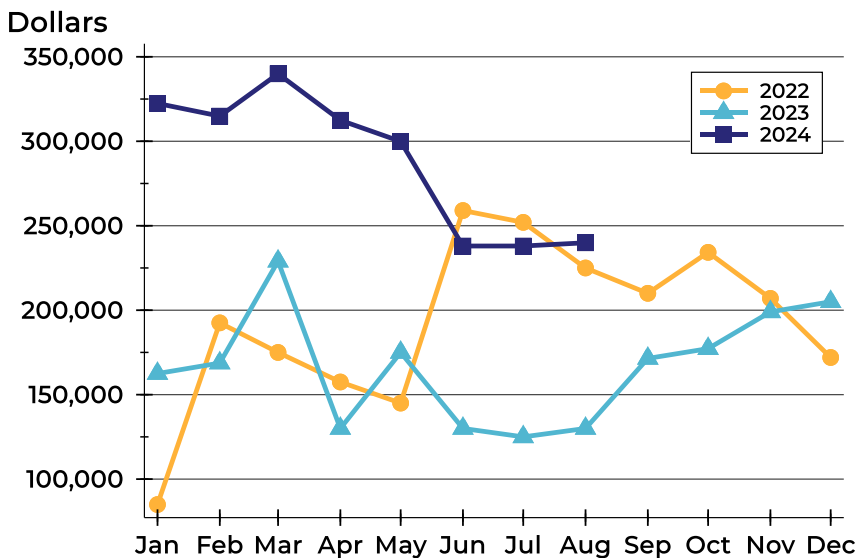
Coffey County Active Listings Analysis

Average Price



Month	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	
October	216,886	203,750	
November	201,421	229,060	
December	166,380	248,846	

Median Price

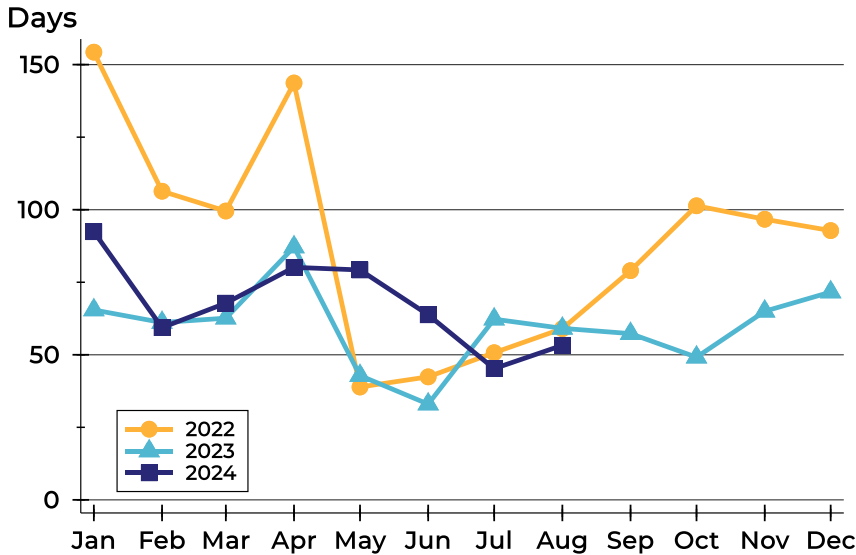


Month	2022	2023	2024
January	84,950	162,500	322,400
February	192,500	168,700	314,900
March	175,000	229,000	339,950
April	157,500	130,000	312,450
May	145,000	175,000	299,900
June	259,000	130,000	238,000
July	252,000	125,000	238,000
August	225,000	130,000	239,900
September	210,000	171,450	
October	234,250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



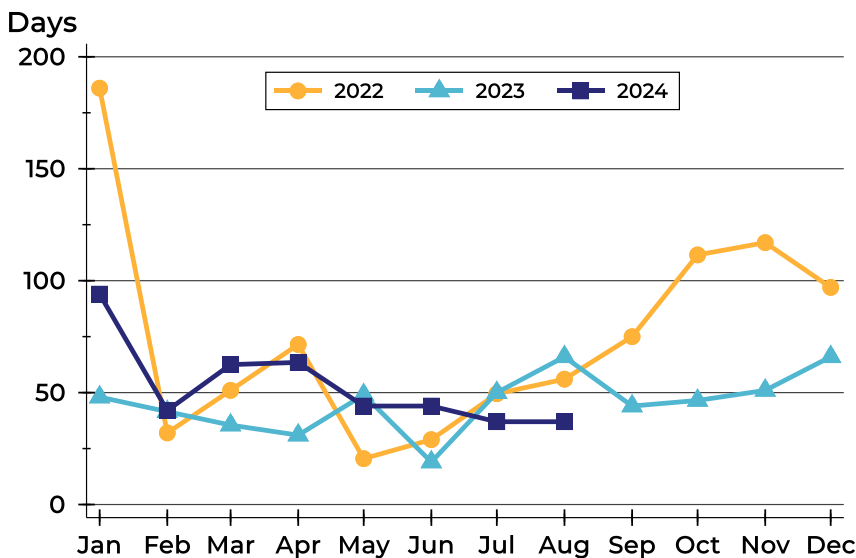
Coffey County Active Listings Analysis

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	
October	101	49	
November	97	65	
December	93	72	

Median DOM

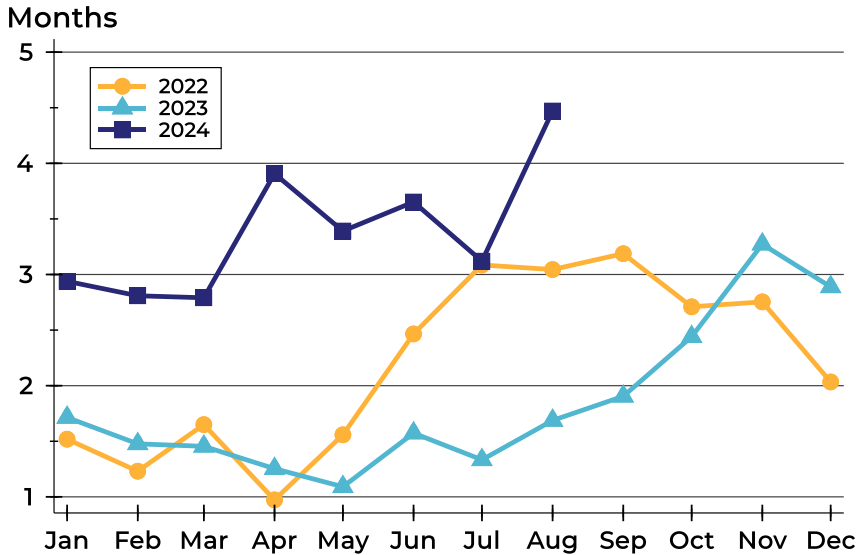


Month	2022	2023	2024
January	186	48	94
February	32	42	42
March	51	36	63
April	72	31	64
May	21	49	44
June	29	19	44
July	50	50	37
August	56	66	37
September	75	44	
October	112	47	
November	117	51	
December	97	66	



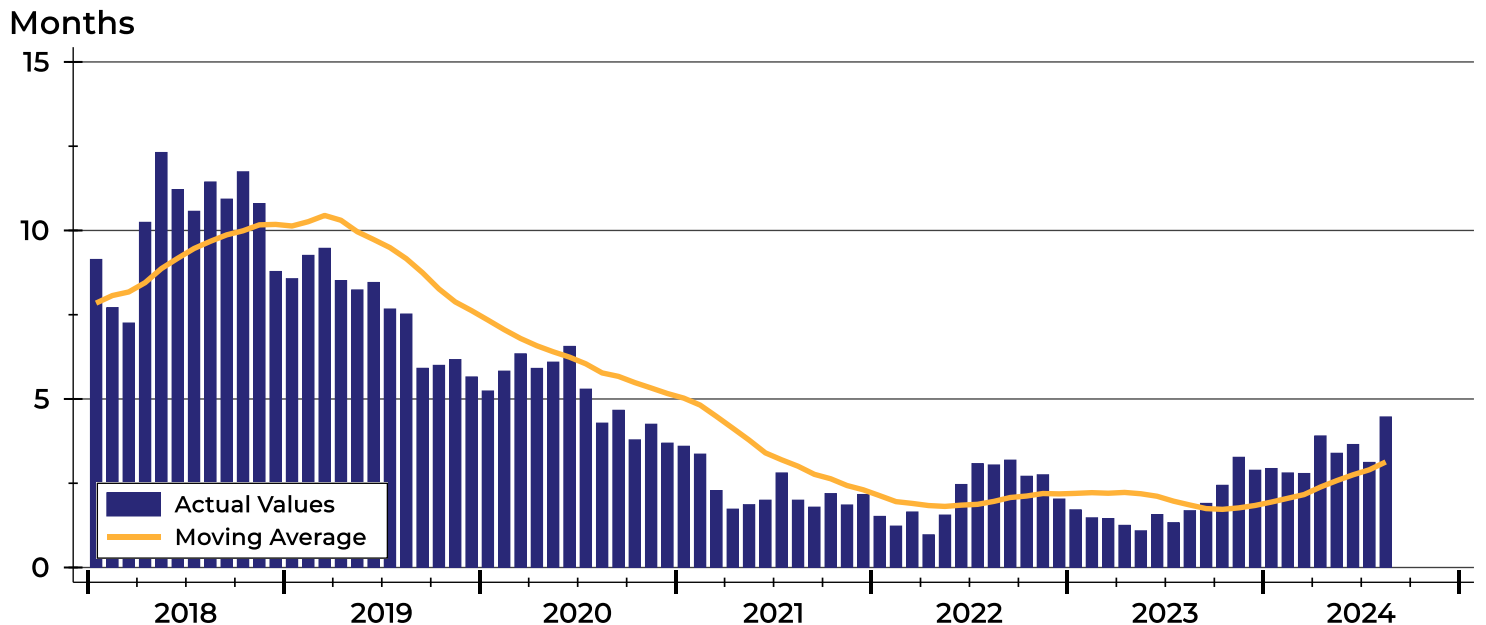
Coffey County Months' Supply Analysis

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	
October	2.7	2.4	
November	2.8	3.3	
December	2.0	2.9	

History of Month's Supply





Coffey County New Listings Analysis

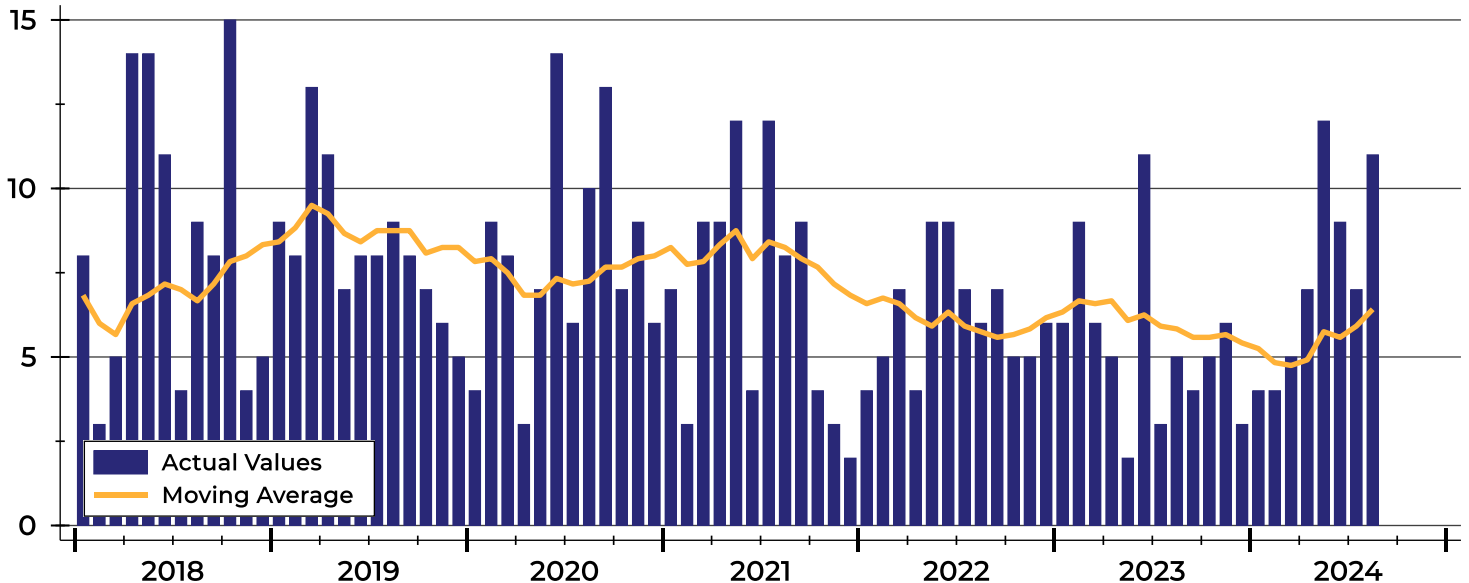
Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	11	5	120.0%
	Volume (1,000s)	2,365	768	207.9%
	Average List Price	215,018	153,580	40.0%
	Median List Price	180,000	165,000	9.1%
Year-to-Date	New Listings	59	47	25.5%
	Volume (1,000s)	13,778	8,892	54.9%
	Average List Price	233,518	189,189	23.4%
	Median List Price	225,000	150,000	50.0%

A total of 11 new listings were added in Coffey County during August, up 120.0% from the same month in 2023. Year-to-date Coffey County has seen 59 new listings.

The median list price of these homes was \$180,000 up from \$165,000 in 2023.

History of New Listings

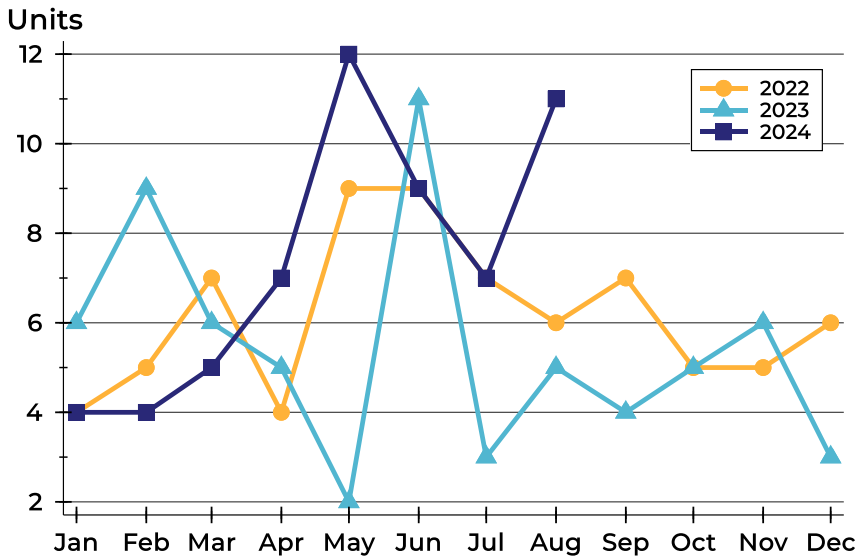
Units





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	11
September	7	4	
October	5	5	
November	5	6	
December	6	3	

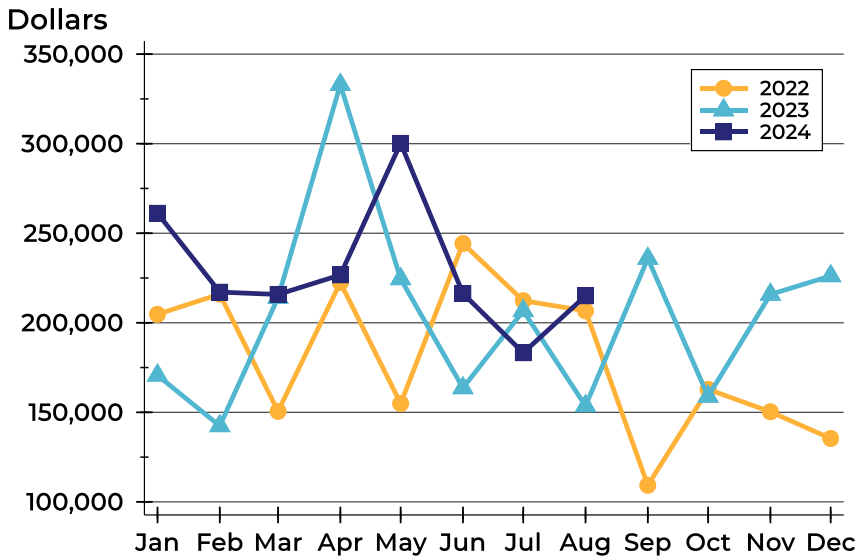
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	18.2%	82,200	82,200	15	15	91.1%	91.1%
\$100,000-\$124,999	2	18.2%	107,500	107,500	18	18	100.0%	100.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	9.1%	169,000	169,000	10	10	100.0%	100.0%
\$175,000-\$199,999	2	18.2%	183,500	183,500	20	20	100.0%	100.0%
\$200,000-\$249,999	1	9.1%	249,900	249,900	22	22	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	2	18.2%	362,450	362,450	25	25	100.0%	100.0%
\$400,000-\$499,999	1	9.1%	475,000	475,000	32	32	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



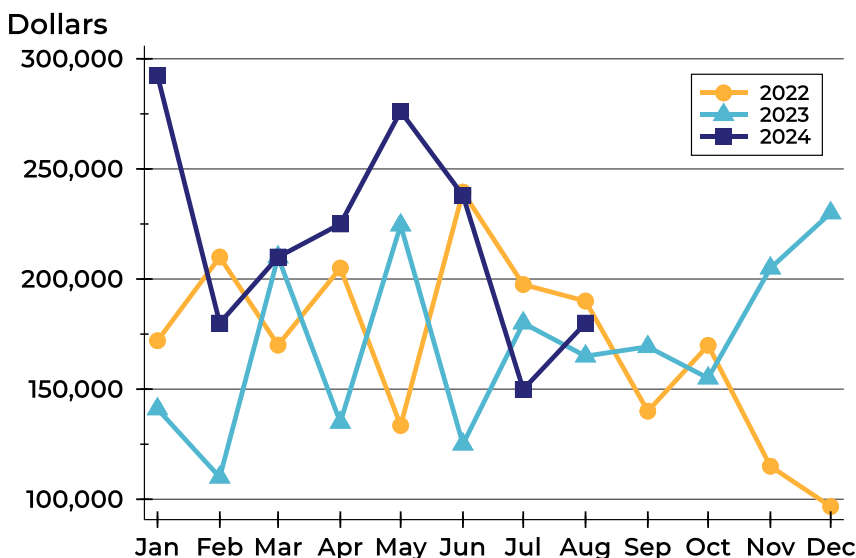
Coffey County New Listings Analysis

Average Price



Month	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	216,378
July	212,343	206,667	183,243
August	206,650	153,580	215,018
September	109,257	235,875	
October	162,860	158,900	
November	150,300	215,817	
December	135,400	226,167	

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	238,000
July	197,500	180,000	149,900
August	190,000	165,000	180,000
September	140,000	169,250	
October	169,900	155,000	
November	115,000	204,950	
December	96,700	230,000	



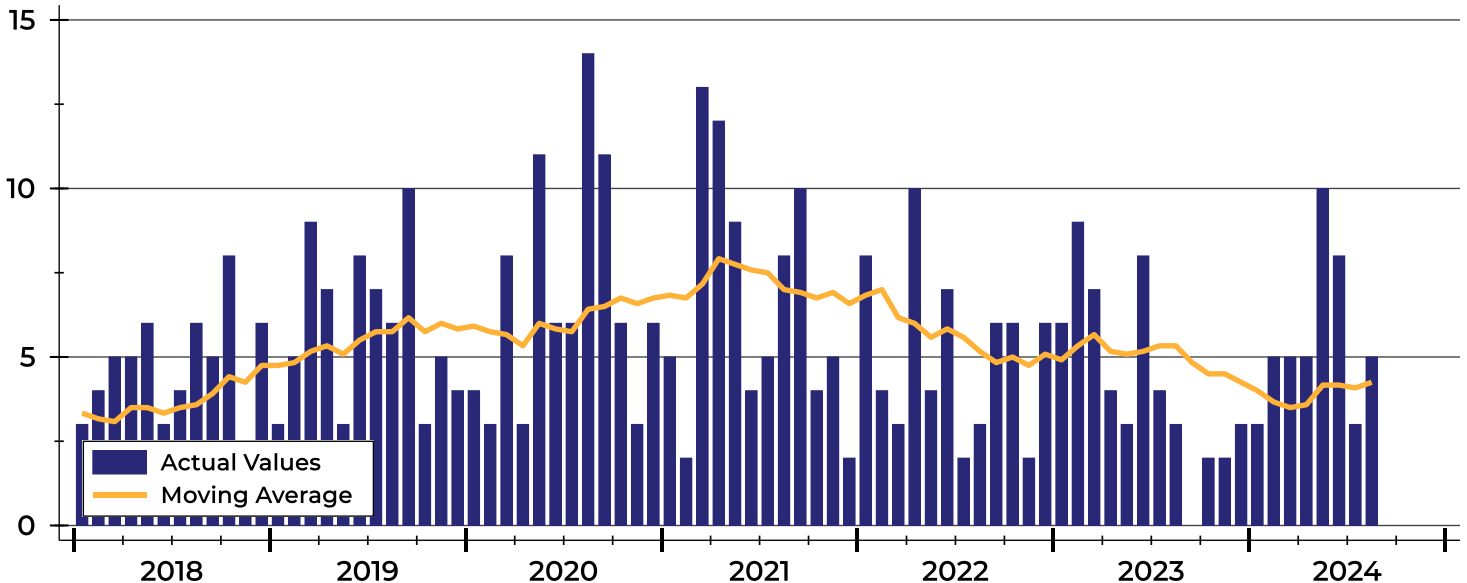
Coffey County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	Year-to-Date		
		2024	2023		2024	2023	Change
Contracts Written		5	3	66.7%	44	44	0.0%
Volume (1,000s)		568	470	20.9%	9,982	7,993	24.9%
Average	Sale Price	113,540	156,667	-27.5%	226,856	181,655	24.9%
	Days on Market	21	12	75.0%	50	37	35.1%
	Percent of Original	95.2%	89.7%	6.1%	92.6%	91.8%	0.9%
Median	Sale Price	110,000	165,000	-33.3%	210,000	156,250	34.4%
	Days on Market	20	5	300.0%	19	11	72.7%
	Percent of Original	96.2%	94.0%	2.3%	95.1%	94.4%	0.7%

A total of 5 contracts for sale were written in Coffey County during the month of August, up from 3 in 2023. The median list price of these homes was \$110,000, down from \$165,000 the prior year. Half of the homes that went under contract in August were on the market less than 20 days, compared to 5 days in August 2023.

History of Contracts Written

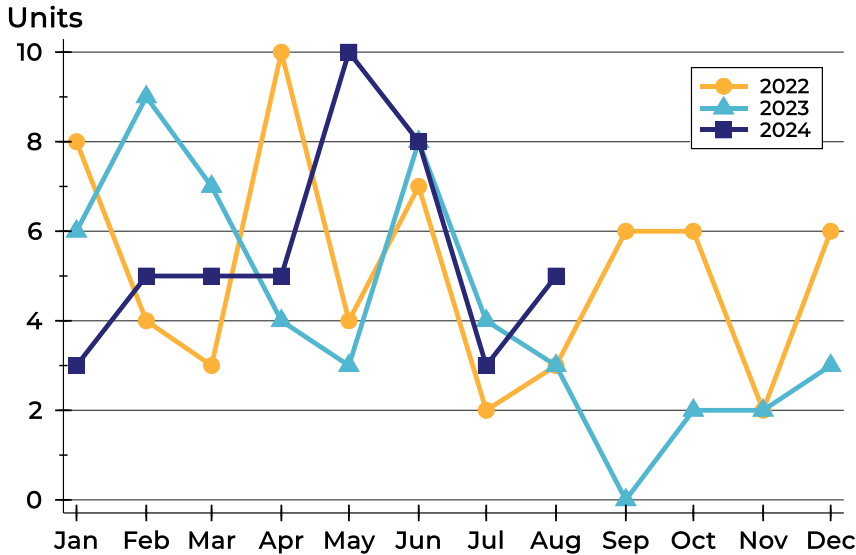
Units





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	8
July	2	4	3
August	3	3	5
September	6	N/A	
October	6	2	
November	2	2	
December	6	3	

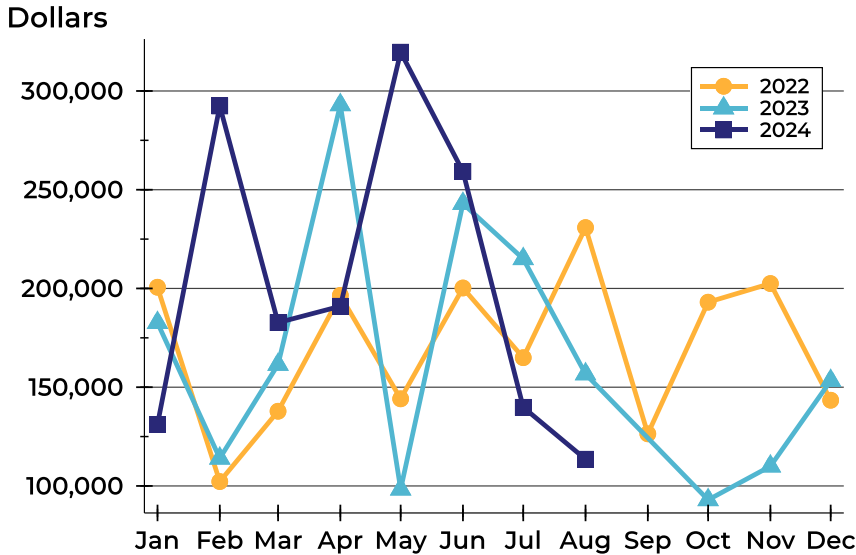
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	40.0%	84,900	84,900	5	5	89.9%	89.9%
\$100,000-\$124,999	1	20.0%	110,000	110,000	20	20	100.0%	100.0%
\$125,000-\$149,999	2	40.0%	143,950	143,950	37	37	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	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



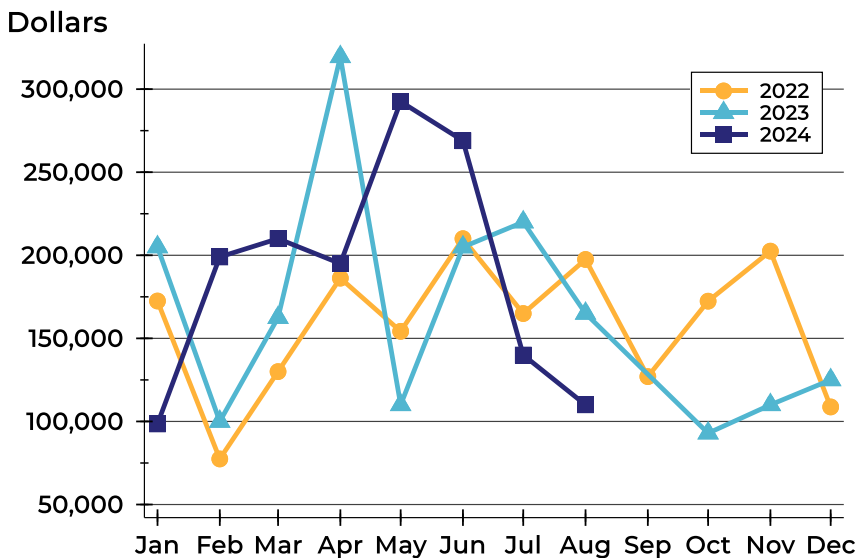
Coffey County Contracts Written Analysis

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	259,238
July	164,950	215,000	139,833
August	230,833	156,667	113,540
September	126,400	N/A	
October	193,050	92,950	
November	202,500	110,000	
December	143,417	153,300	

Median Price

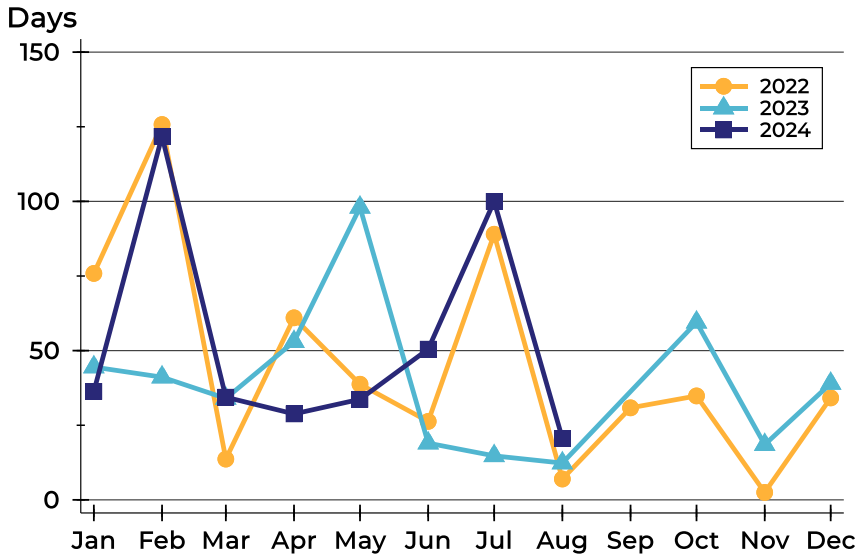


Month	2022	2023	2024
January	172,500	205,000	98,500
February	77,450	100,000	199,000
March	130,000	162,500	210,000
April	186,250	319,450	195,000
May	154,250	110,000	292,500
June	210,000	204,950	268,950
July	164,950	220,000	140,000
August	197,500	165,000	110,000
September	127,000	N/A	
October	172,400	92,950	
November	202,500	110,000	
December	108,750	125,000	



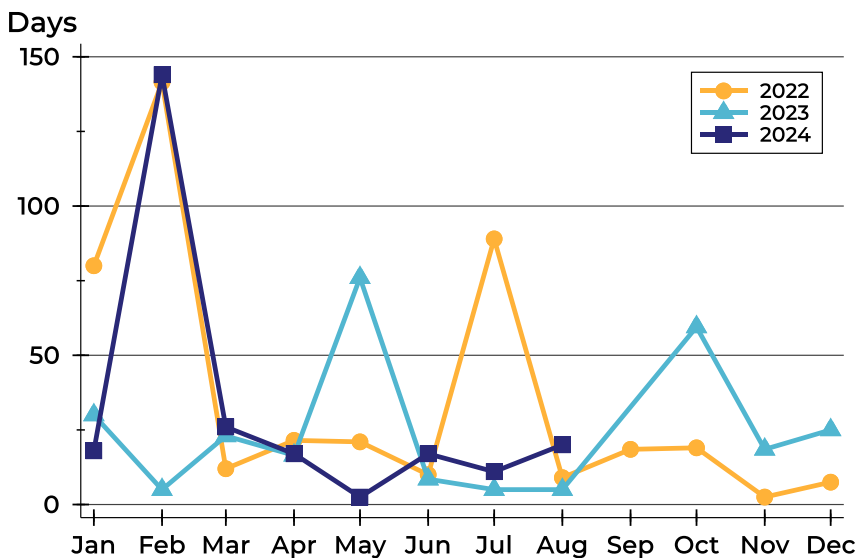
Coffey County Contracts Written Analysis

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	51
July	89	15	100
August	7	12	21
September	31	N/A	
October	35	60	
November	3	19	
December	34	39	

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	17
July	89	5	11
August	9	5	20
September	19	N/A	
October	19	60	
November	3	19	
December	8	25	



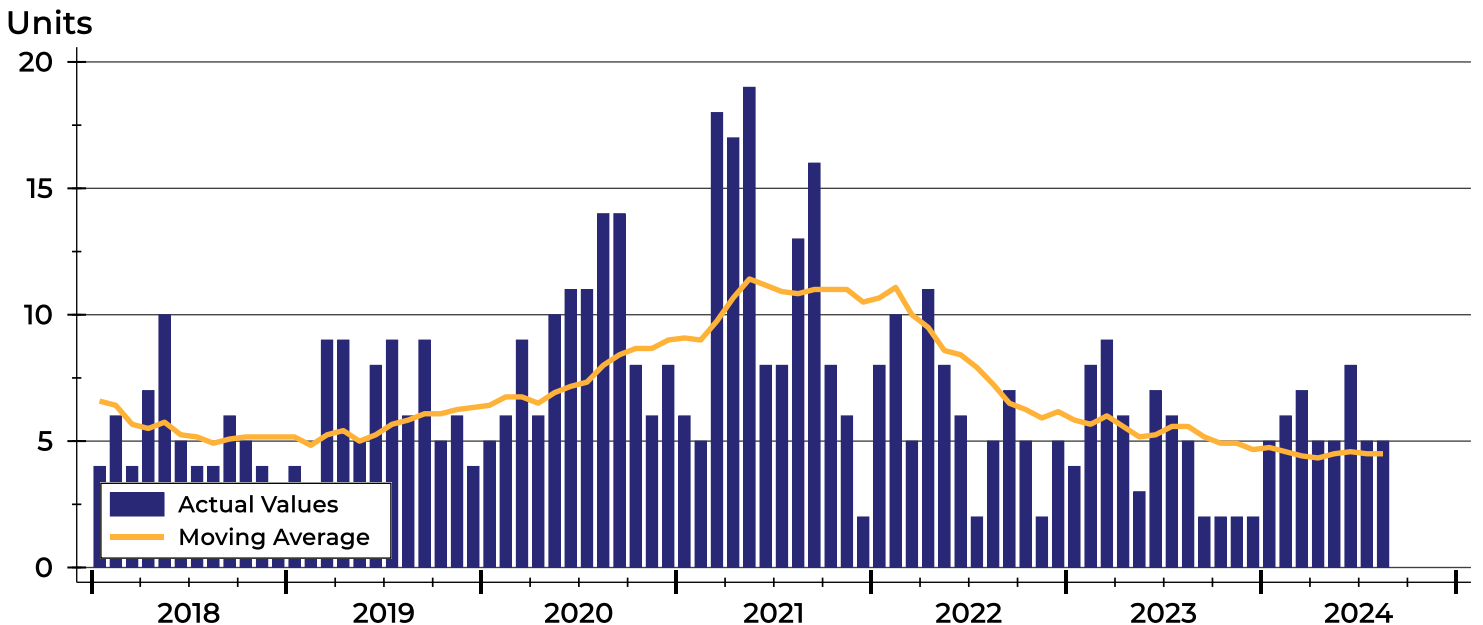
Coffey County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		5	5	0.0%
Volume (1,000s)		575	898	-36.0%
Average	List Price	114,960	179,500	-36.0%
	Days on Market	21	45	-53.3%
	Percent of Original	93.6%	93.0%	0.6%
Median	List Price	110,000	165,000	-33.3%
	Days on Market	20	31	-35.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 5 listings in Coffey County had contracts pending at the end of August, the same number of contracts pending at the end of August 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.

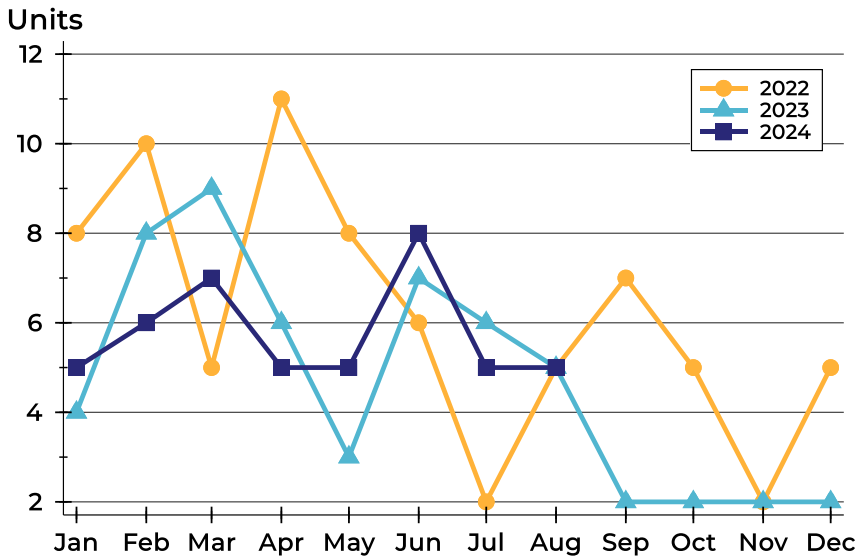
History of Pending Contracts





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	
October	5	2	
November	2	2	
December	5	2	

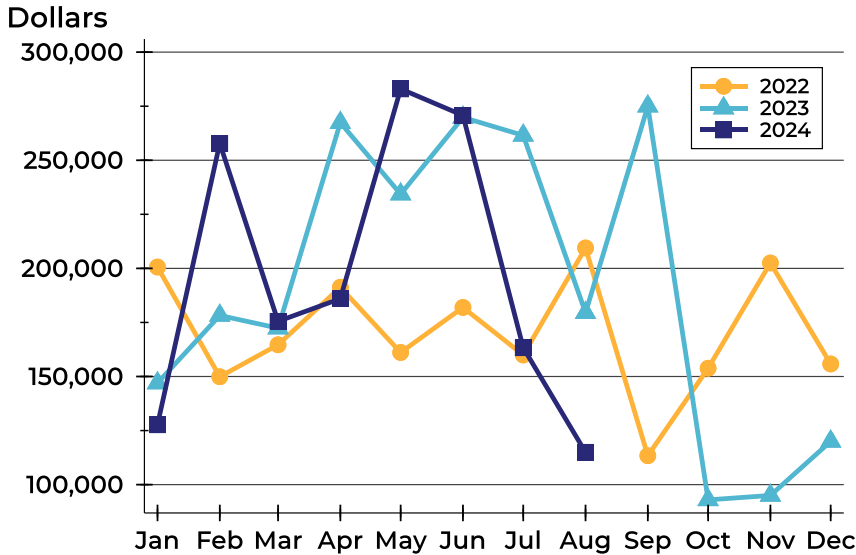
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	40.0%	88,450	88,450	7	7	85.9%	85.9%
\$100,000-\$124,999	1	20.0%	110,000	110,000	20	20	100.0%	100.0%
\$125,000-\$149,999	2	40.0%	143,950	143,950	37	37	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	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



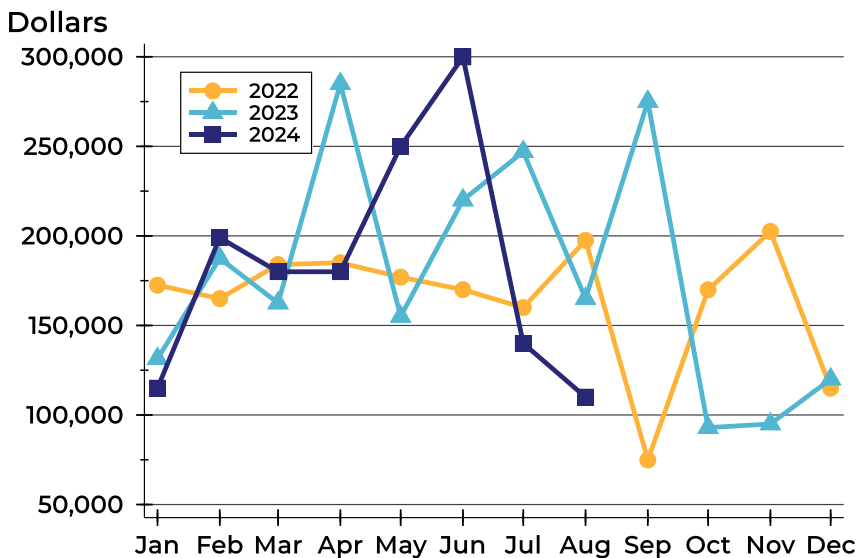
Coffey County Pending Contracts Analysis

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	
October	153,840	92,950	
November	202,500	95,000	
December	155,800	120,000	

Median Price

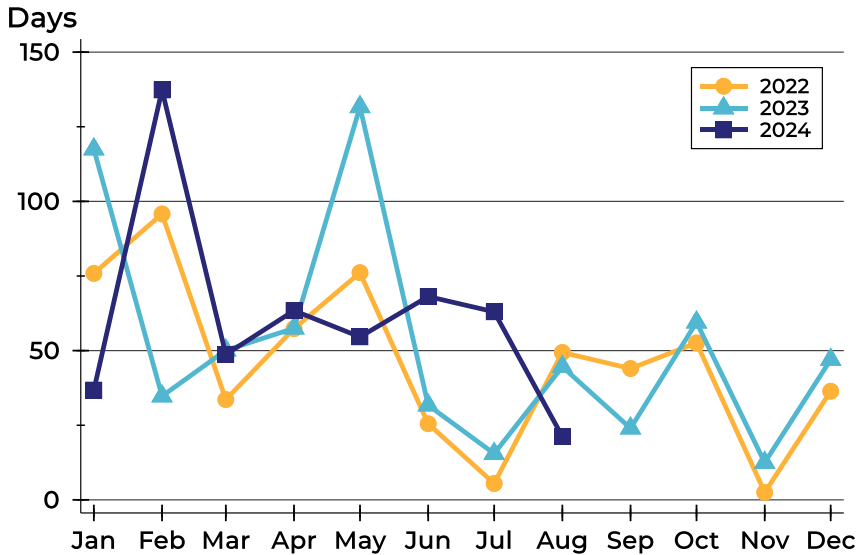


Month	2022	2023	2024
January	172,500	131,450	115,000
February	165,000	187,500	199,000
March	184,000	162,500	180,000
April	185,000	284,950	180,000
May	177,000	155,000	250,000
June	169,950	220,000	299,950
July	159,950	247,000	140,000
August	197,500	165,000	110,000
September	74,900	275,000	
October	169,900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



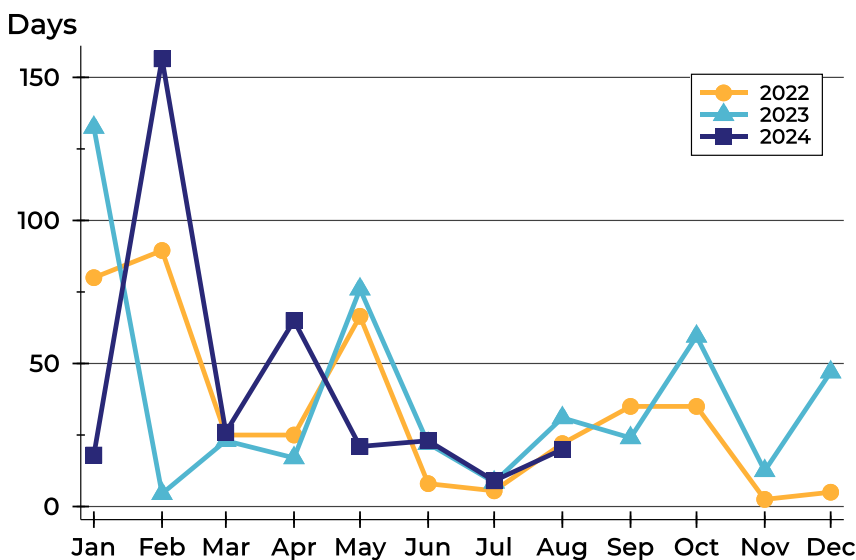
Coffey County Pending Contracts Analysis

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	
October	53	60	
November	3	13	
December	36	47	

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	
October	35	60	
November	3	13	
December	5	47	



Douglas County Housing Report



Market Overview

Douglas County Home Sales Fell in August

Total home sales in Douglas County fell last month to 13 units, compared to 18 units in August 2023. Total sales volume was \$3.6 million, down from a year earlier.

The median sale price in August was \$279,900, down from \$352,250 a year earlier. Homes that sold in August were typically on the market for 4 days and sold for 100.0% of their list prices.

Douglas County Active Listings Up at End of August

The total number of active listings in Douglas County at the end of August was 22 units, up from 19 at the same point in 2023. This represents a 1.8 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$322,500.

During August, a total of 5 contracts were written down from 10 in August 2023. At the end of the month, there were 7 contracts still pending.

Report Contents

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

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**August
2024**

Sunflower MLS Statistics



Douglas County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		13	18	14	107	111	119
Change from prior year		-27.8%	28.6%	-22.2%	-3.6%	-6.7%	9.2%
Active Listings		22	19	21	N/A	N/A	N/A
Change from prior year		15.8%	-9.5%	75.0%			
Months' Supply		1.8	1.5	1.4	N/A	N/A	N/A
Change from prior year		20.0%	7.1%	75.0%			
New Listings		10	7	23	130	129	150
Change from prior year		42.9%	-69.6%	9.5%	0.8%	-14.0%	10.3%
Contracts Written		5	10	16	103	111	127
Change from prior year		-50.0%	-37.5%	-5.9%	-7.2%	-12.6%	5.0%
Pending Contracts		7	8	8	N/A	N/A	N/A
Change from prior year		-12.5%	0.0%	-42.9%			
Sales Volume (1,000s)		3,631	6,070	3,934	36,285	37,881	39,024
Change from prior year		-40.2%	54.3%	-34.3%	-4.2%	-2.9%	18.5%
Average	Sale Price	279,269	337,211	281,029	339,113	341,266	327,933
	Change from prior year	-17.2%	20.0%	-15.5%	-0.6%	4.1%	8.5%
	List Price of Actives	355,529	405,745	385,476	N/A	N/A	N/A
	Change from prior year	-12.4%	5.3%	39.1%			
	Days on Market	15	16	11	27	24	14
Change from prior year	-6.3%	45.5%	22.2%	12.5%	71.4%	27.3%	
Percent of List	100.0%	97.4%	97.5%	99.3%	98.5%	102.2%	
Change from prior year	2.7%	-0.1%	-3.7%	0.8%	-3.6%	0.6%	
Percent of Original	102.2%	96.1%	97.0%	98.7%	97.3%	101.3%	
Change from prior year	6.3%	-0.9%	-3.9%	1.4%	-3.9%	-0.1%	
Median	Sale Price	279,900	352,250	243,900	300,000	329,000	282,000
	Change from prior year	-20.5%	44.4%	-17.9%	-8.8%	16.7%	4.4%
	List Price of Actives	322,500	420,000	374,900	N/A	N/A	N/A
	Change from prior year	-23.2%	12.0%	46.2%			
	Days on Market	4	5	11	7	6	5
Change from prior year	-20.0%	-54.5%	175.0%	16.7%	20.0%	66.7%	
Percent of List	100.0%	99.9%	97.2%	100.0%	100.0%	100.0%	
Change from prior year	0.1%	2.8%	-2.8%	0.0%	0.0%	-1.0%	
Percent of Original	100.0%	99.2%	97.0%	99.7%	100.0%	100.0%	
Change from prior year	0.8%	2.3%	-3.0%	-0.3%	0.0%	-1.0%	

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



Douglas County Closed Listings Analysis

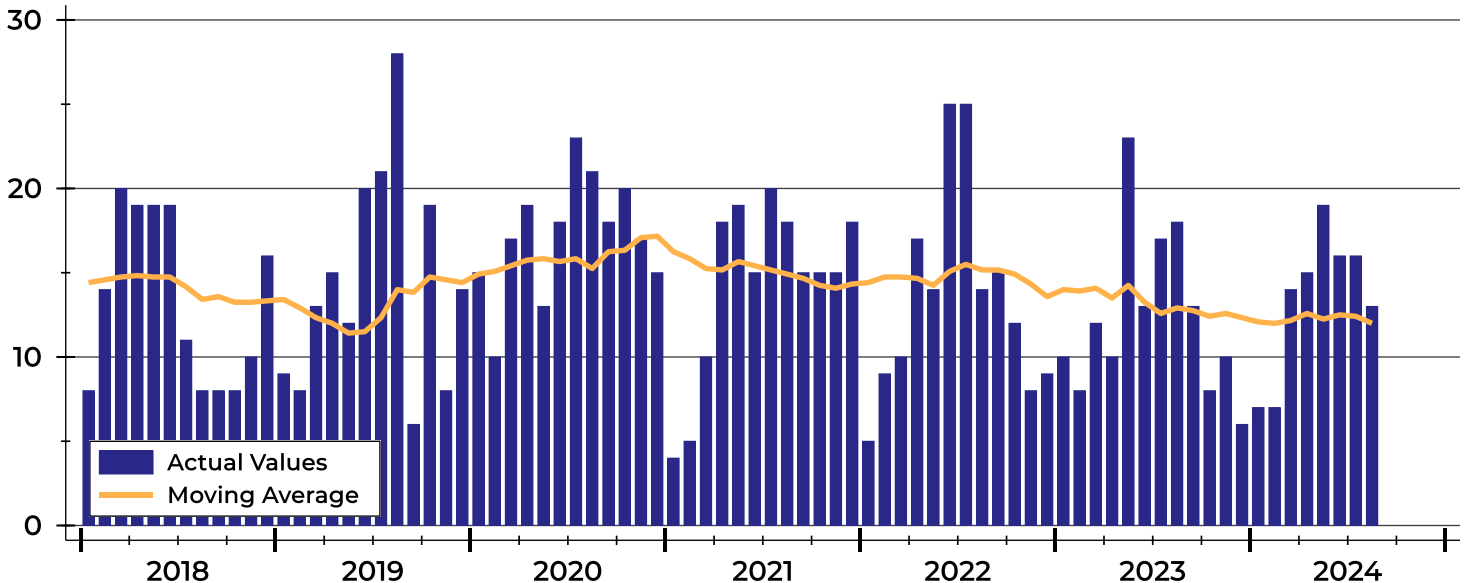
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		13	18	-27.8%	107	111	-3.6%
Volume (1,000s)		3,631	6,070	-40.2%	36,285	37,881	-4.2%
Months' Supply		1.8	1.5	20.0%	N/A	N/A	N/A
Average	Sale Price	279,269	337,211	-17.2%	339,113	341,266	-0.6%
	Days on Market	15	16	-6.3%	27	24	12.5%
	Percent of List	100.0%	97.4%	2.7%	99.3%	98.5%	0.8%
	Percent of Original	102.2%	96.1%	6.3%	98.7%	97.3%	1.4%
Median	Sale Price	279,900	352,250	-20.5%	300,000	329,000	-8.8%
	Days on Market	4	5	-20.0%	7	6	16.7%
	Percent of List	100.0%	99.9%	0.1%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	99.2%	0.8%	99.7%	100.0%	-0.3%

A total of 13 homes sold in Douglas County in August, down from 18 units in August 2023. Total sales volume fell to \$3.6 million compared to \$6.1 million in the previous year.

The median sales price in August was \$279,900, down 20.5% compared to the prior year. Median days on market was 4 days, down from 7 days in July, and down from 5 in August 2023.

History of Closed Listings

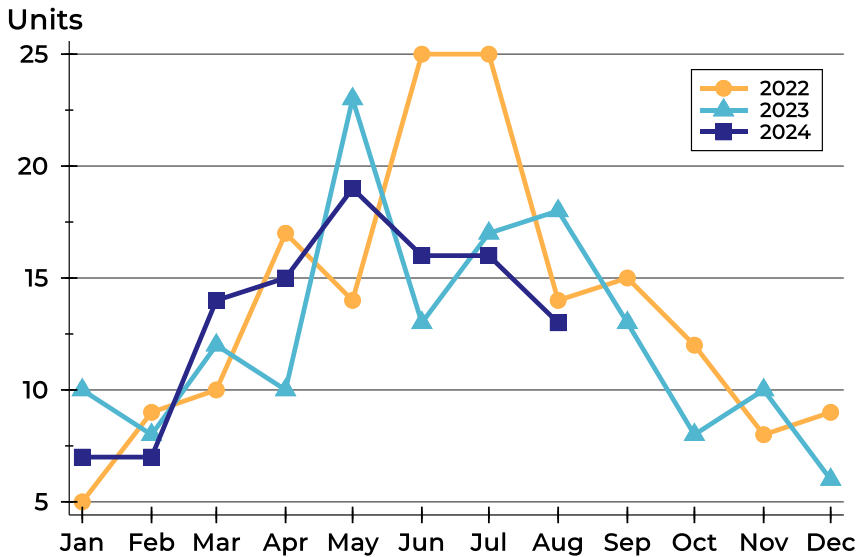
Units





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	
October	12	8	
November	8	10	
December	9	6	

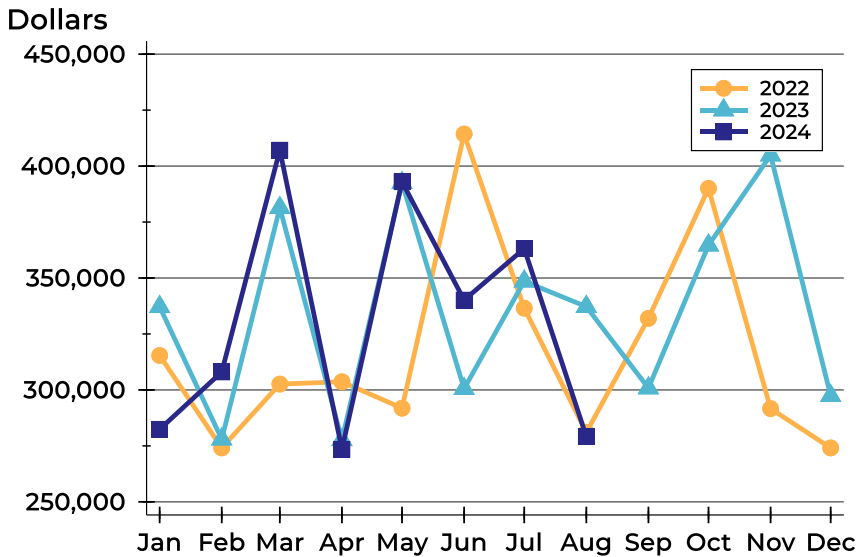
Closed Listings by Price Range

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%	0.0	90,000	90,000	5	5	100.1%	100.1%	100.1%	100.1%
\$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	4	30.8%	1.9	223,750	220,000	8	2	102.2%	103.1%	102.2%	103.1%
\$250,000-\$299,999	2	15.4%	1.5	265,500	265,500	2	2	102.3%	102.3%	102.3%	102.3%
\$300,000-\$399,999	6	46.2%	1.6	352,417	356,000	25	10	97.7%	98.3%	102.6%	96.5%
\$400,000-\$499,999	0	0.0%	2.4	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



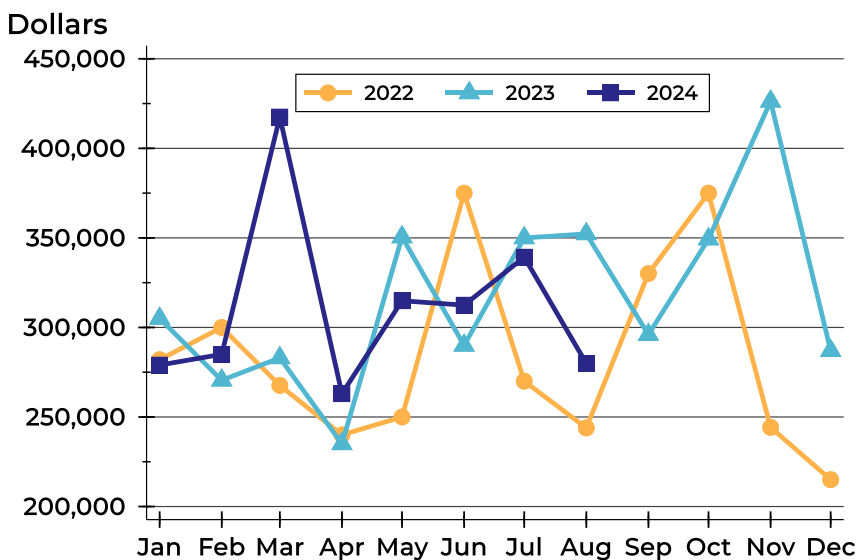
Douglas County Closed Listings Analysis

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	
October	390,042	364,631	
November	291,657	404,865	
December	274,100	297,400	

Median Price

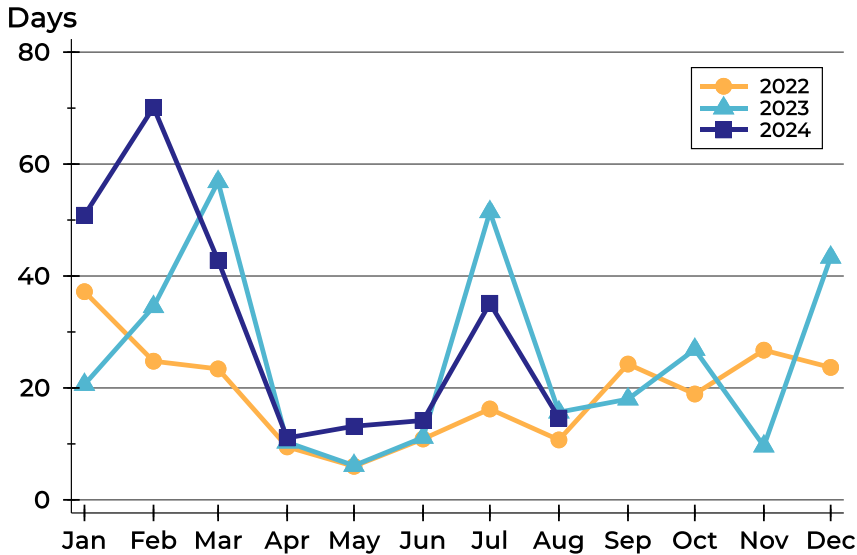


Month	2022	2023	2024
January	282,000	305,000	279,000
February	300,000	270,500	285,000
March	267,648	283,000	417,500
April	240,000	235,000	263,000
May	250,000	350,500	314,900
June	375,000	290,000	312,450
July	270,000	350,000	339,250
August	243,900	352,250	279,900
September	330,100	296,000	
October	375,000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



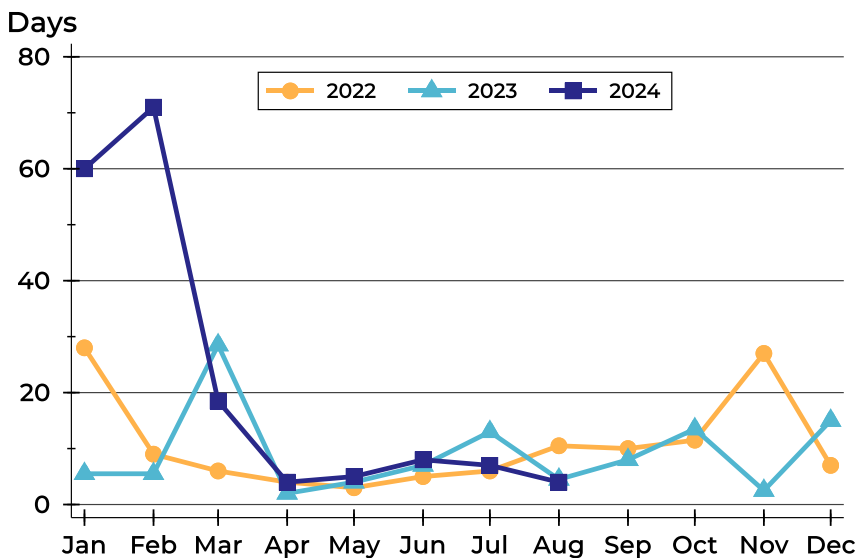
Douglas County Closed Listings Analysis

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	
October	19	27	
November	27	10	
December	24	43	

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	
October	12	14	
November	27	3	
December	7	15	



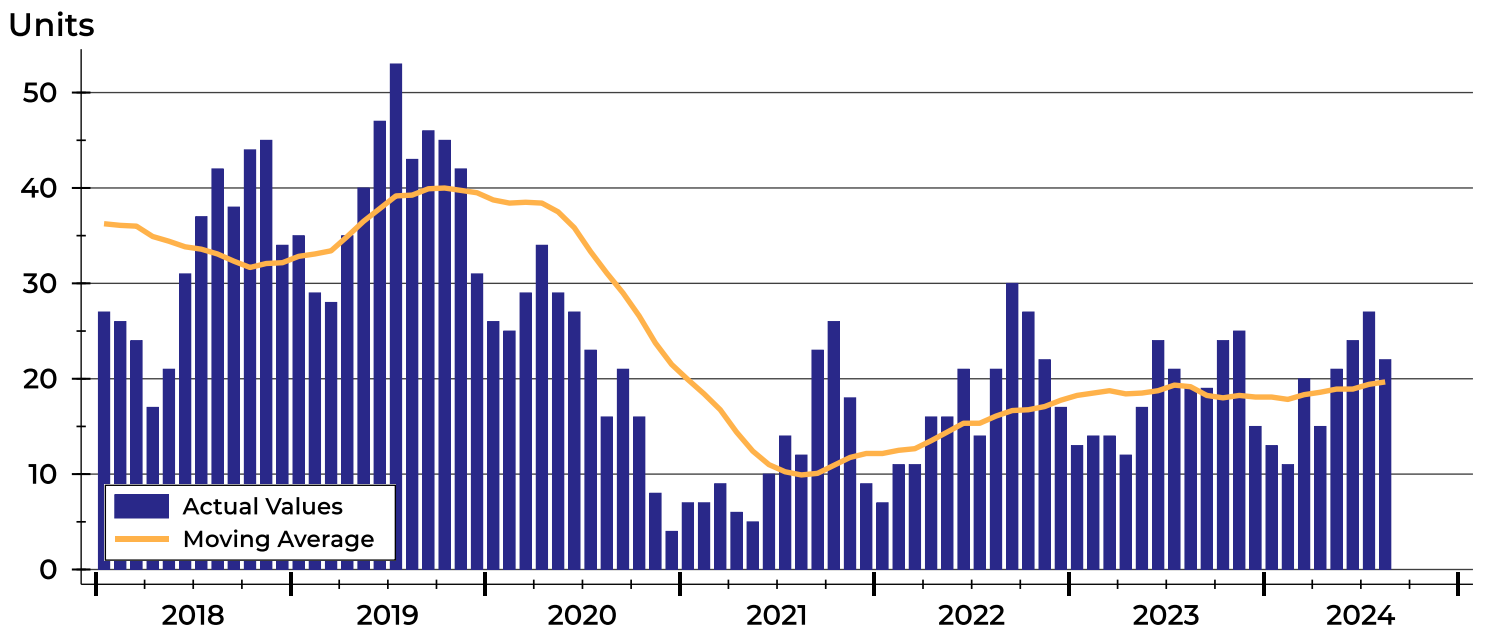
Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		22	19	15.8%
Volume (1,000s)		7,822	7,709	1.5%
Months' Supply		1.8	1.5	20.0%
Average	List Price	355,529	405,745	-12.4%
	Days on Market	62	63	-1.6%
	Percent of Original	96.5%	97.1%	-0.6%
Median	List Price	322,500	420,000	-23.2%
	Days on Market	43	49	-12.2%
	Percent of Original	97.4%	100.0%	-2.6%

A total of 22 homes were available for sale in Douglas County at the end of August. This represents a 1.8 months' supply of active listings.

The median list price of homes on the market at the end of August was \$322,500, down 23.2% from 2023. The typical time on market for active listings was 43 days, down from 49 days a year earlier.

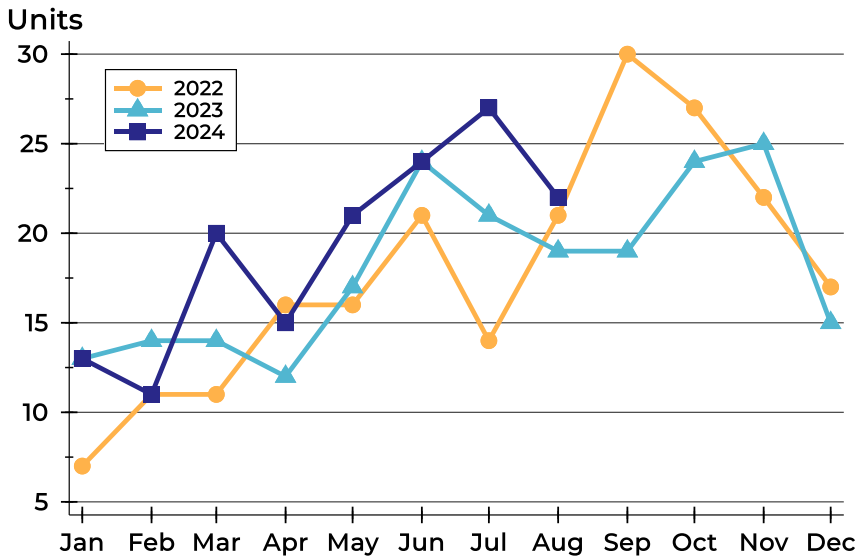
History of Active Listings





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	
October	27	24	
November	22	25	
December	17	15	

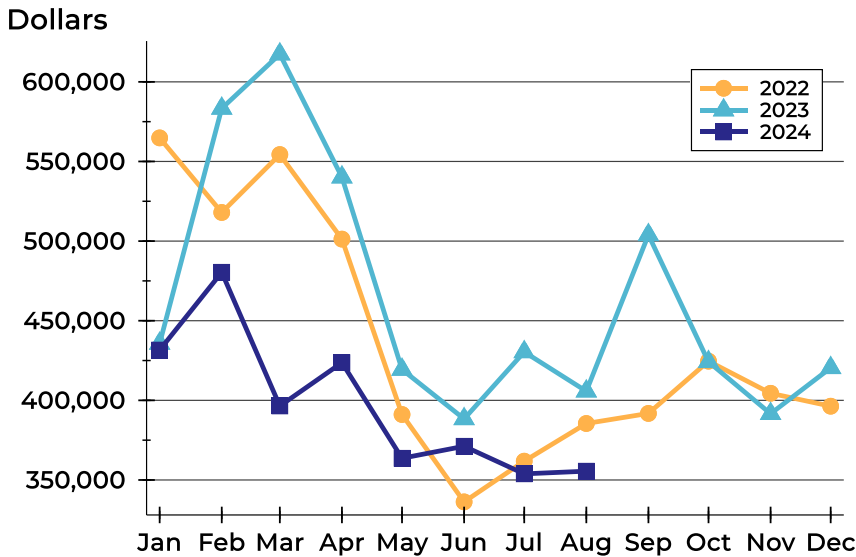
Active Listings by Price Range

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%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	9.1%	N/A	187,500	187,500	27	27	98.7%	98.7%
\$200,000-\$249,999	4	18.2%	1.9	231,825	231,700	89	80	94.5%	95.3%
\$250,000-\$299,999	4	18.2%	1.5	282,450	284,900	23	22	98.4%	100.0%
\$300,000-\$399,999	5	22.7%	1.6	353,780	339,000	57	40	96.0%	97.1%
\$400,000-\$499,999	4	18.2%	2.4	449,713	444,500	99	106	94.6%	92.9%
\$500,000-\$749,999	3	13.6%	N/A	607,259	599,000	60	13	98.4%	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



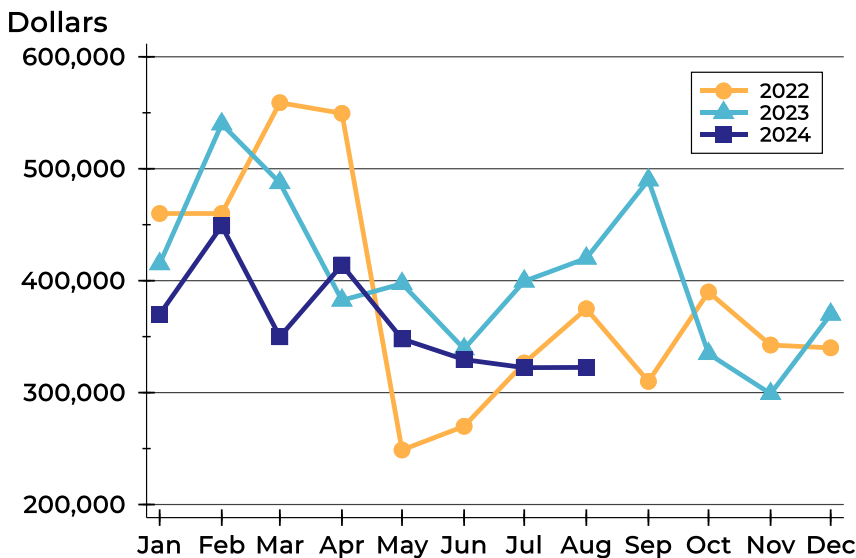
Douglas County Active Listings Analysis

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	
October	424,604	424,216	
November	404,441	391,598	
December	396,341	420,437	

Median Price

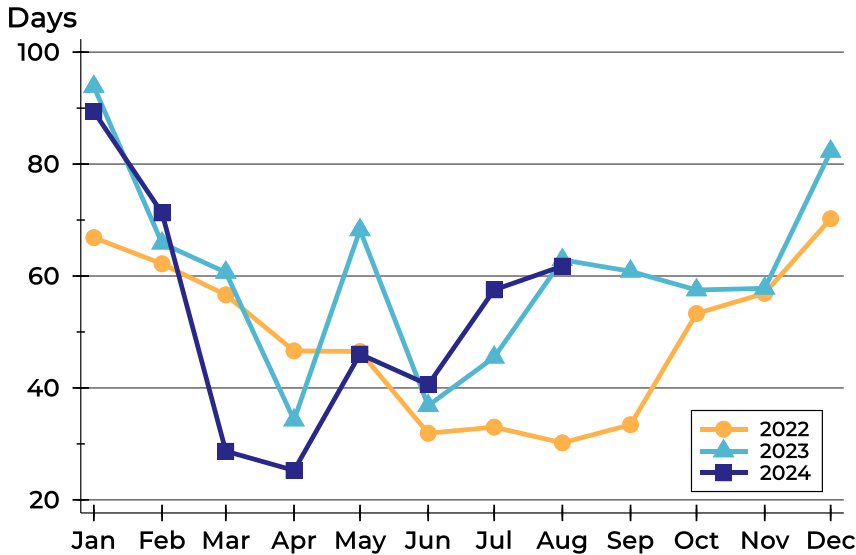


Month	2022	2023	2024
January	460,000	415,000	369,900
February	460,000	539,950	449,000
March	559,000	487,450	349,900
April	549,500	382,450	414,000
May	248,750	397,300	348,000
June	269,900	339,000	329,500
July	326,450	399,500	322,300
August	374,900	420,000	322,500
September	310,000	489,900	
October	389,900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



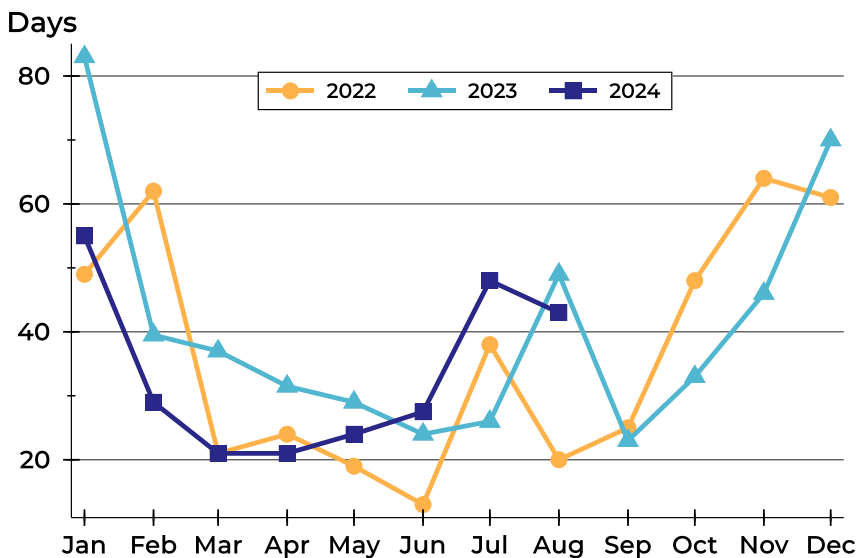
Douglas County Active Listings Analysis

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	
October	53	58	
November	57	58	
December	70	82	

Median DOM

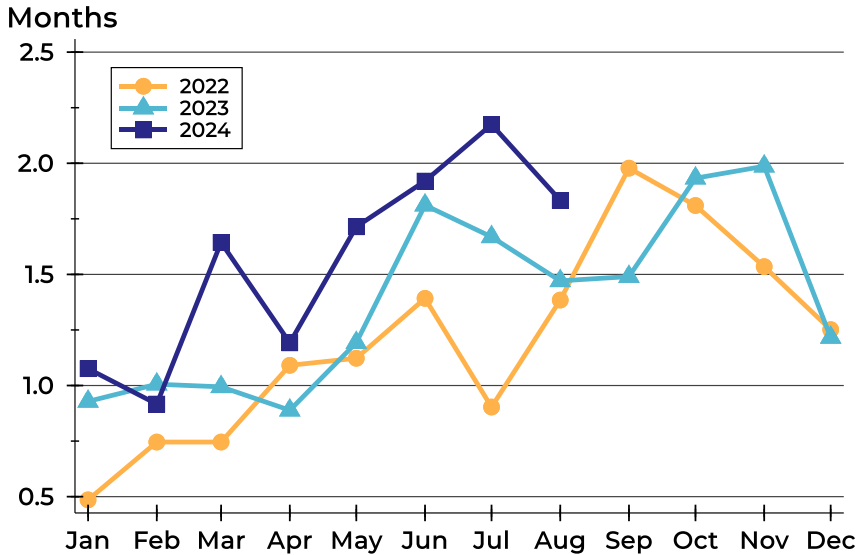


Month	2022	2023	2024
January	49	83	55
February	62	40	29
March	21	37	21
April	24	32	21
May	19	29	24
June	13	24	28
July	38	26	48
August	20	49	43
September	25	23	
October	48	33	
November	64	46	
December	61	70	



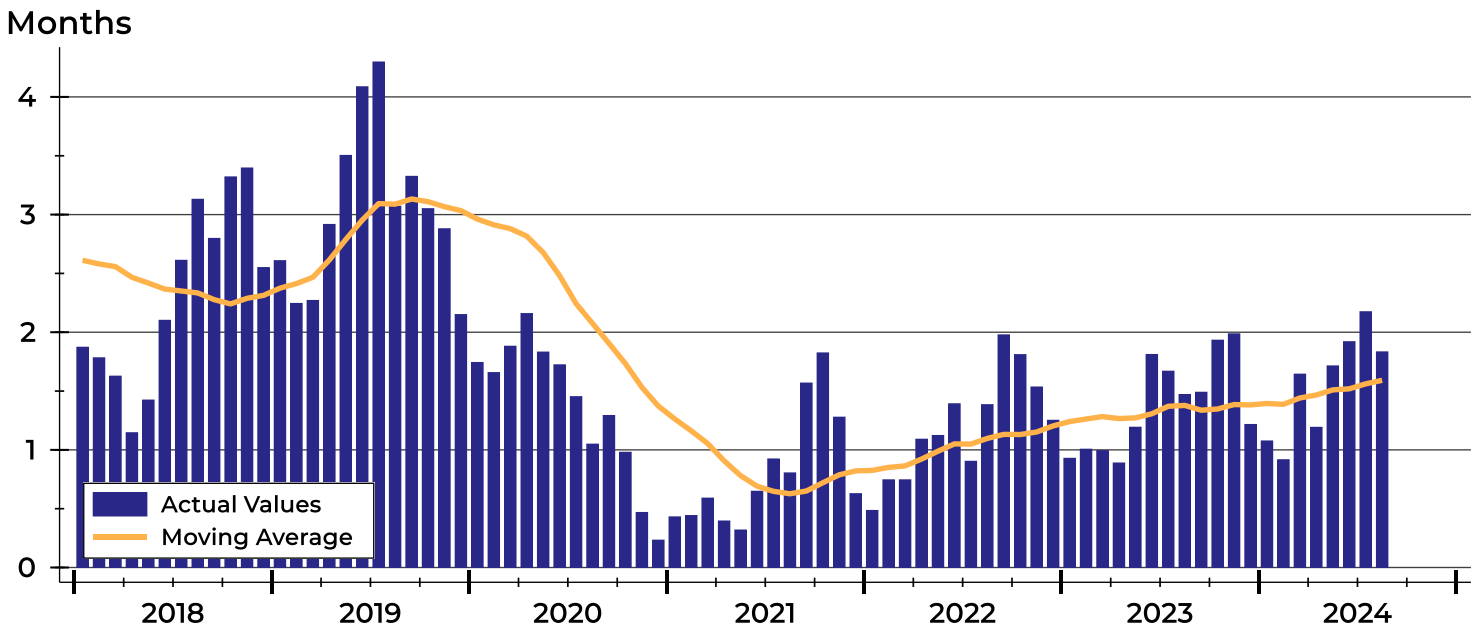
Douglas County Months' Supply Analysis

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	1.5
October	1.8	1.9	1.9
November	1.5	2.0	1.7
December	1.3	1.2	1.3

History of Month's Supply





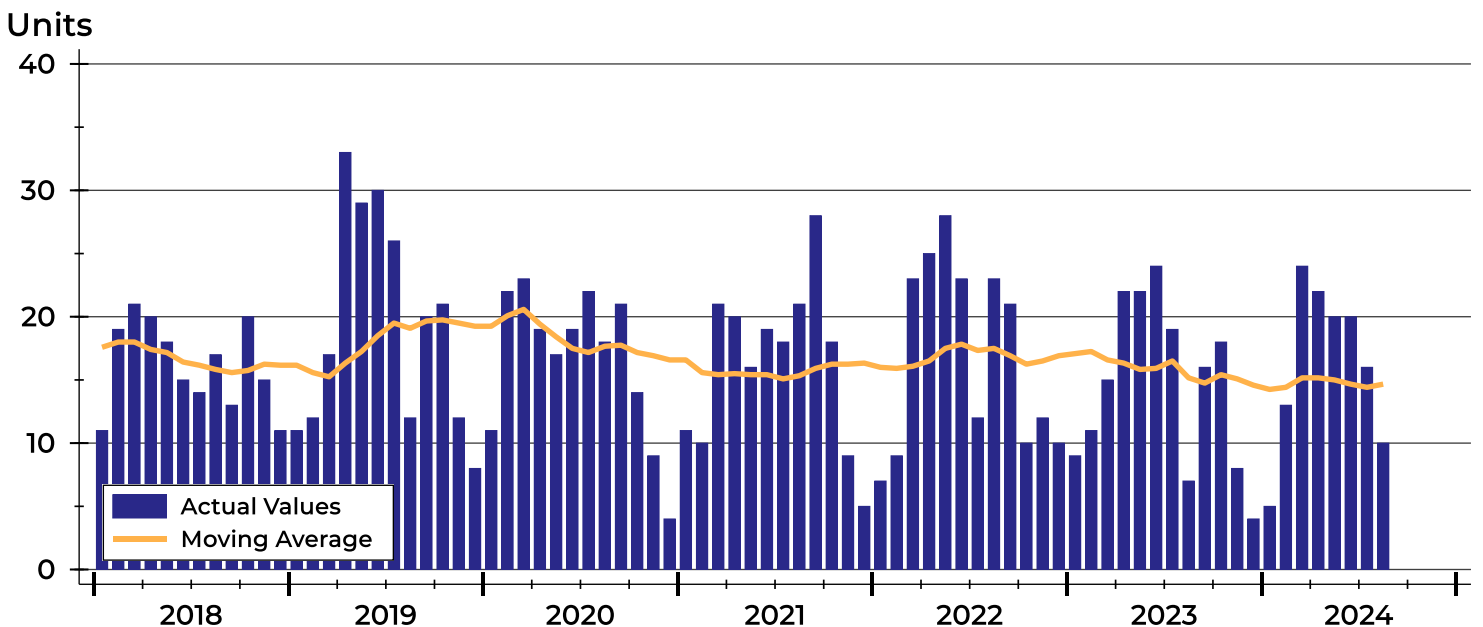
Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	10	7	42.9%
	Volume (1,000s)	3,760	2,020	86.1%
	Average List Price	376,008	288,557	30.3%
	Median List Price	367,000	239,900	53.0%
Year-to-Date	New Listings	130	129	0.8%
	Volume (1,000s)	45,829	47,396	-3.3%
	Average List Price	352,534	367,413	-4.0%
	Median List Price	324,900	339,000	-4.2%

A total of 10 new listings were added in Douglas County during August, up 42.9% from the same month in 2023. Year-to-date Douglas County has seen 130 new listings.

The median list price of these homes was \$367,000 up from \$239,900 in 2023.

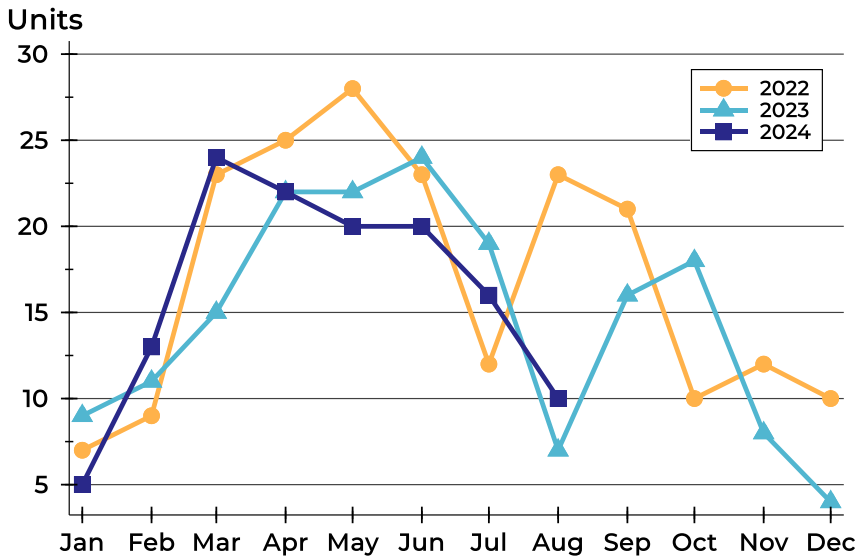
History of New Listings





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	10
September	21	16	
October	10	18	
November	12	8	
December	10	4	

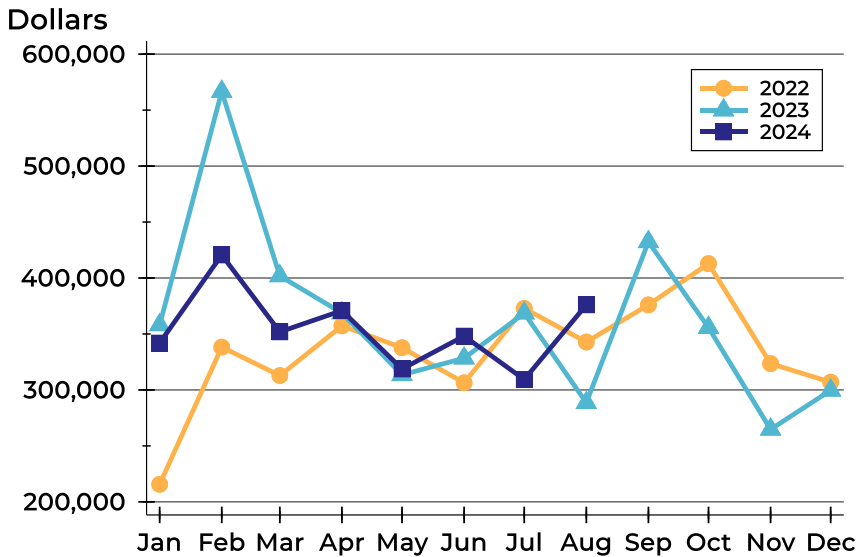
New Listings by Price Range

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	1	10.0%	189,000	189,000	8	8	100.0%	100.0%
\$200,000-\$249,999	1	10.0%	219,500	219,500	24	24	97.6%	97.6%
\$250,000-\$299,999	2	20.0%	287,450	287,450	28	28	96.8%	96.8%
\$300,000-\$399,999	3	30.0%	377,967	385,000	12	9	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	420,000	420,000	19	19	100.0%	100.0%
\$500,000-\$749,999	2	20.0%	611,389	611,389	18	18	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



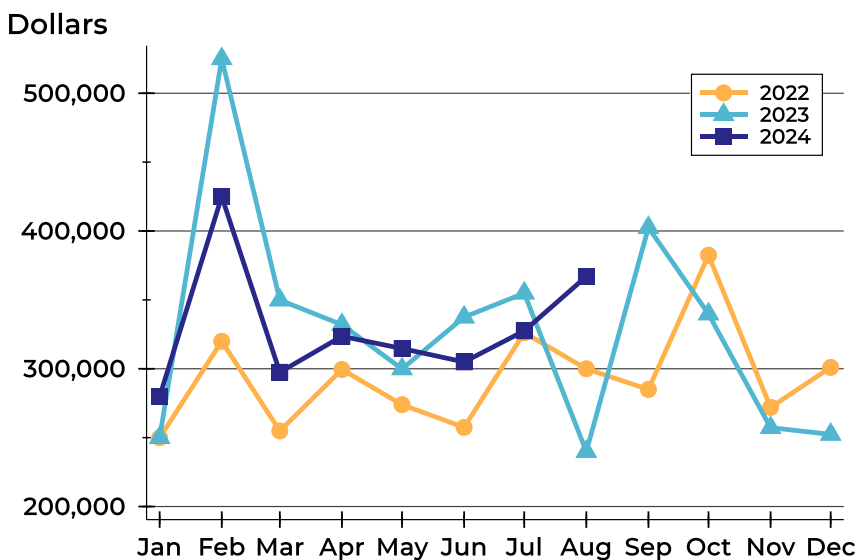
Douglas County New Listings Analysis

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	351,875
April	357,280	368,714	370,895
May	337,738	313,506	318,743
June	306,378	328,375	348,125
July	372,849	368,593	309,369
August	342,817	288,557	376,008
September	376,000	432,319	
October	412,880	355,683	
November	323,550	264,775	
December	306,970	299,663	

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	327,500
August	300,000	239,900	367,000
September	285,000	402,500	
October	382,450	339,750	
November	272,000	257,250	
December	301,000	252,400	



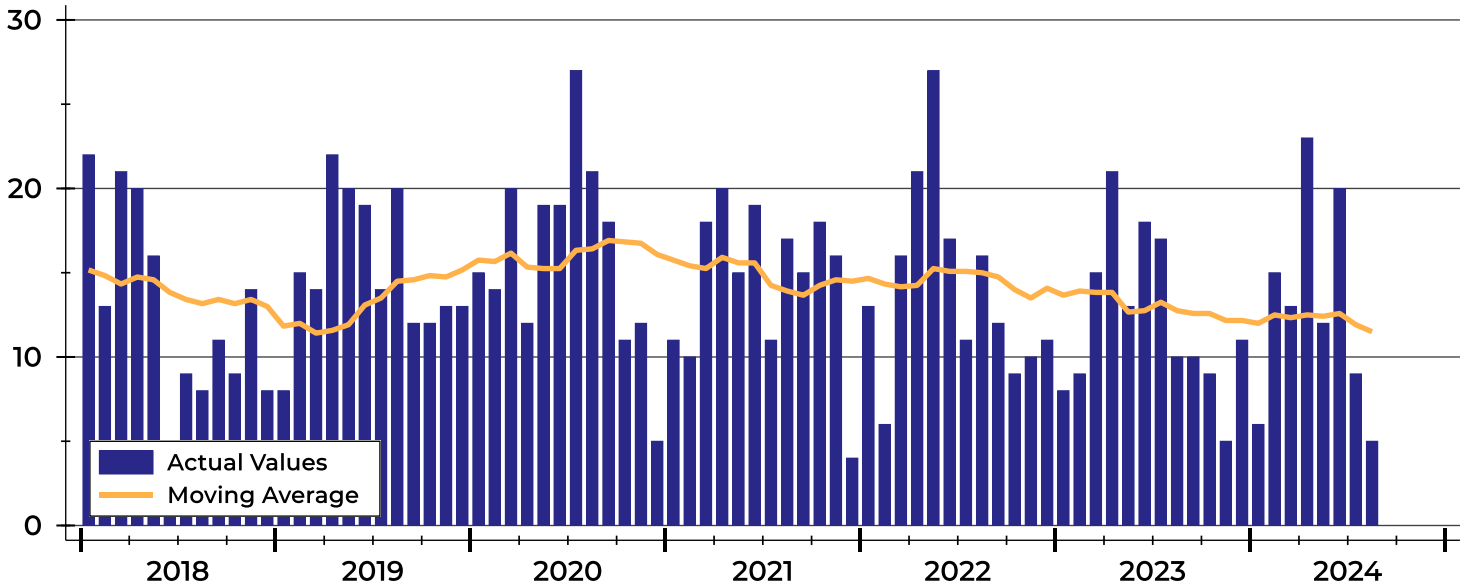
Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		5	10	-50.0%	103	111	-7.2%
Volume (1,000s)		1,376	2,859	-51.9%	35,144	38,165	-7.9%
Average	Sale Price	275,160	285,900	-3.8%	341,207	343,830	-0.8%
	Days on Market	40	22	81.8%	24	24	0.0%
	Percent of Original	97.3%	101.0%	-3.7%	99.1%	98.0%	1.1%
Median	Sale Price	248,000	291,500	-14.9%	310,000	325,000	-4.6%
	Days on Market	50	12	316.7%	6	6	0.0%
	Percent of Original	97.6%	100.0%	-2.4%	100.0%	100.0%	0.0%

A total of 5 contracts for sale were written in Douglas County during the month of August, down from 10 in 2023. The median list price of these homes was \$248,000, down from \$291,500 the prior year. Half of the homes that went under contract in August were on the market less than 50 days, compared to 12 days in August 2023.

History of Contracts Written

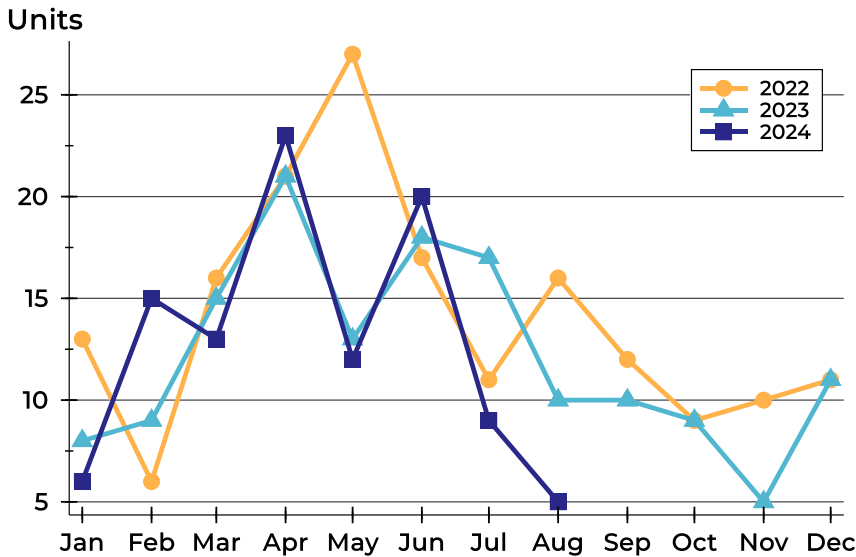
Units





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	5
September	12	10	
October	9	9	
November	10	5	
December	11	11	

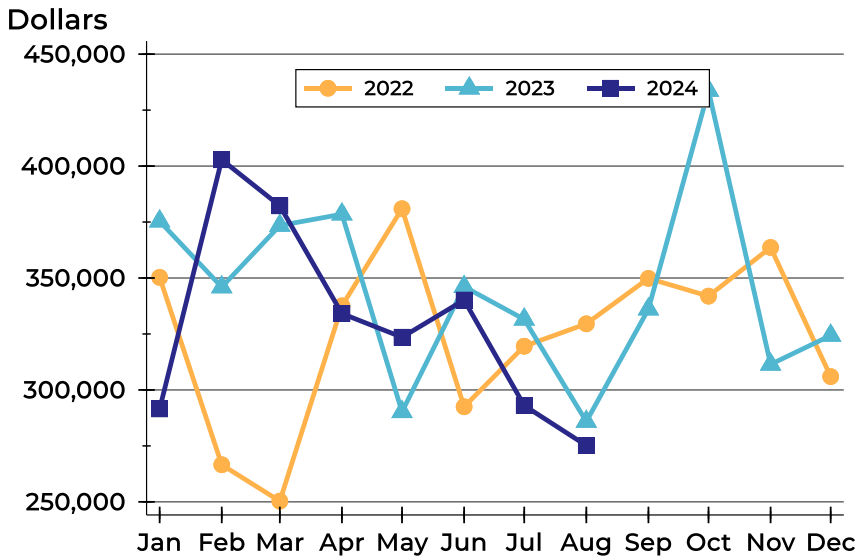
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	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	20.0%	170,000	170,000	56	56	91.9%	91.9%
\$175,000-\$199,999	1	20.0%	193,900	193,900	38	38	97.0%	97.0%
\$200,000-\$249,999	1	20.0%	248,000	248,000	50	50	100.0%	100.0%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	1	20.0%	349,000	349,000	2	2	100.0%	100.0%
\$400,000-\$499,999	1	20.0%	414,900	414,900	53	53	97.6%	97.6%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



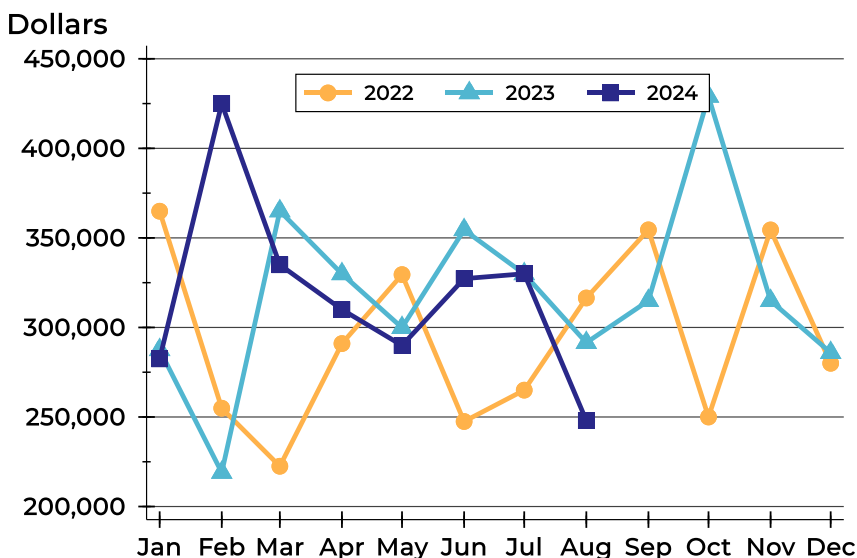
Douglas County Contracts Written Analysis

Average Price



Month	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	275,160
September	349,833	336,080	
October	341,911	433,761	
November	363,650	311,415	
December	305,973	324,341	

Median Price

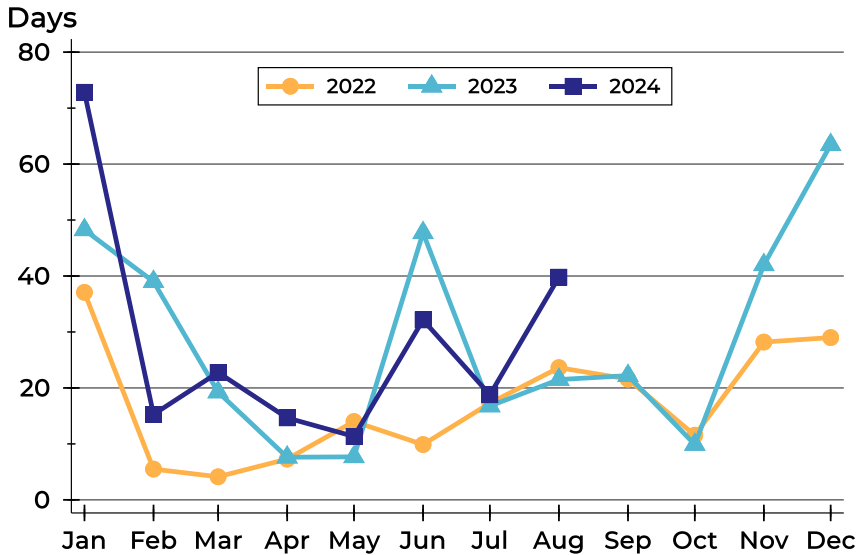


Month	2022	2023	2024
January	364,900	287,500	282,450
February	254,900	219,000	425,000
March	222,500	365,000	335,000
April	291,000	329,900	310,000
May	329,500	299,900	289,950
June	247,500	354,500	327,250
July	265,000	329,900	330,000
August	316,450	291,500	248,000
September	354,500	314,950	
October	250,000	429,000	
November	354,450	314,900	
December	280,000	285,900	



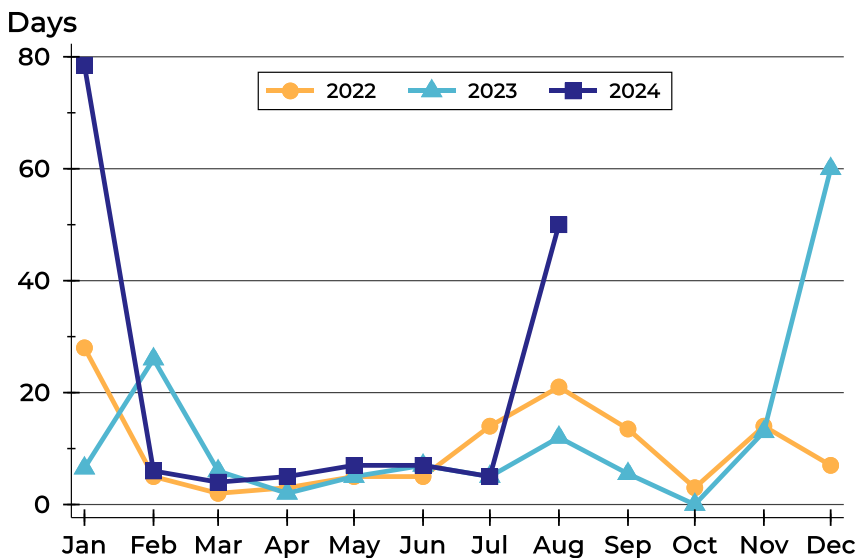
Douglas County Contracts Written Analysis

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	40
September	22	22	
October	12	10	
November	28	42	
December	29	63	

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	50
September	14	6	
October	3	N/A	
November	14	13	
December	7	60	



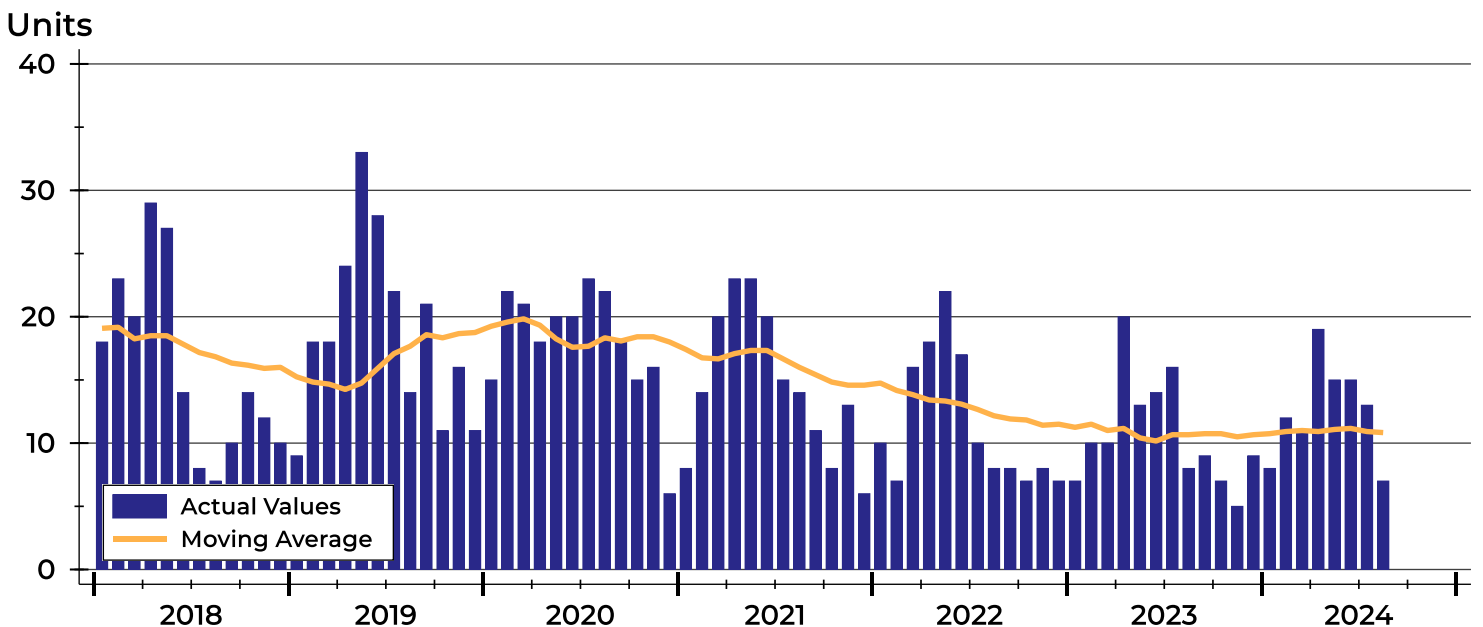
Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		7	8	-12.5%
Volume (1,000s)		2,004	2,381	-15.8%
Average	List Price	286,243	297,616	-3.8%
	Days on Market	36	19	89.5%
	Percent of Original	97.9%	100.4%	-2.5%
Median	List Price	248,000	279,875	-11.4%
	Days on Market	50	11	354.5%
	Percent of Original	98.7%	100.0%	-1.3%

A total of 7 listings in Douglas County had contracts pending at the end of August, down from 8 contracts pending at the end of August 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.

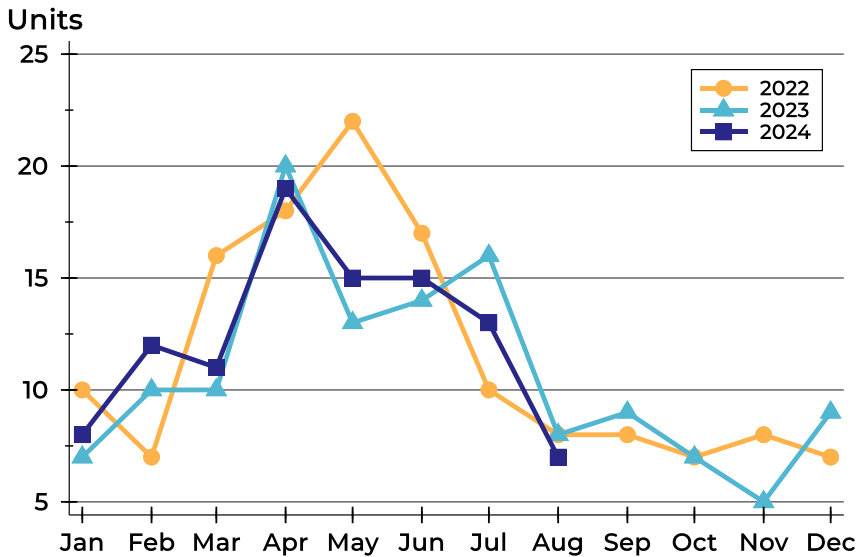
History of Pending Contracts





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	
October	7	7	
November	8	5	
December	7	9	

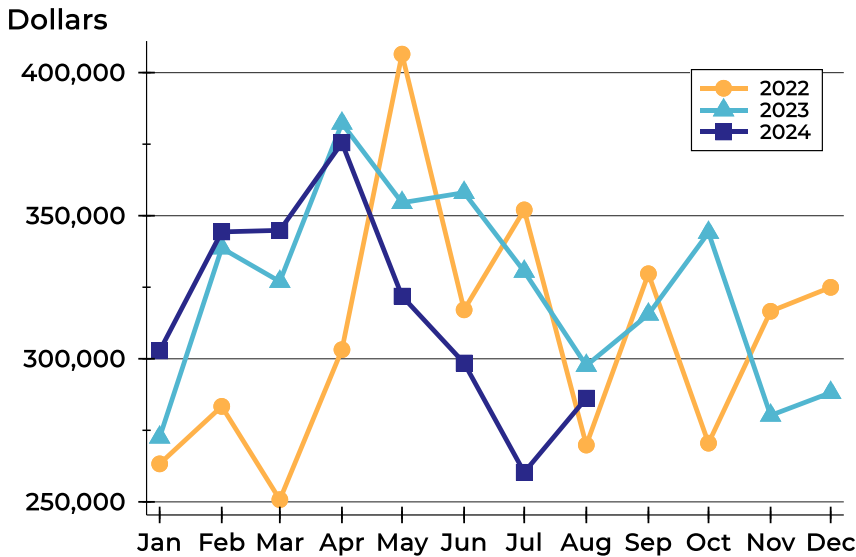
Pending Contracts by Price Range

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	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	2	28.6%	164,450	164,450	28	28	95.9%	95.9%
\$175,000-\$199,999	1	14.3%	193,900	193,900	38	38	97.0%	97.0%
\$200,000-\$249,999	1	14.3%	248,000	248,000	50	50	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	14.3%	349,000	349,000	2	2	100.0%	100.0%
\$400,000-\$499,999	2	28.6%	441,950	441,950	54	54	98.2%	98.2%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



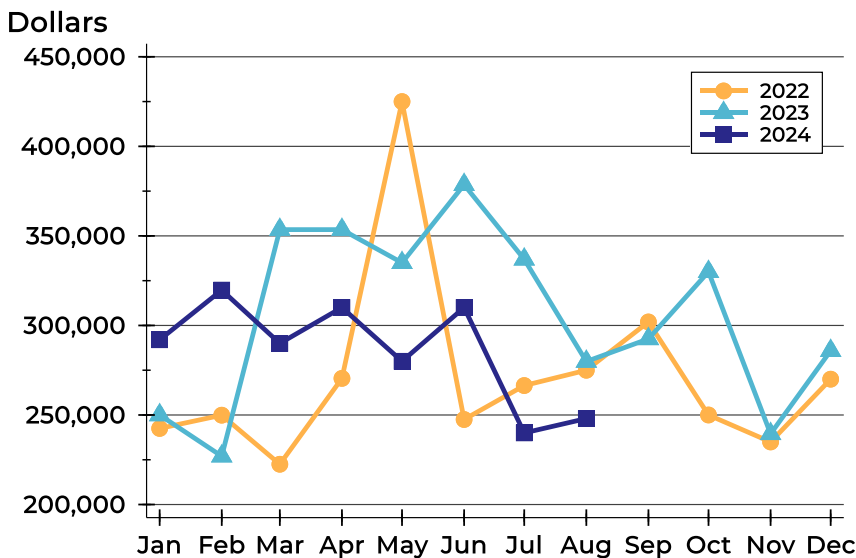
Douglas County Pending Contracts Analysis

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	
October	270,514	344,100	
November	316,588	280,215	
December	324,971	288,172	

Median Price

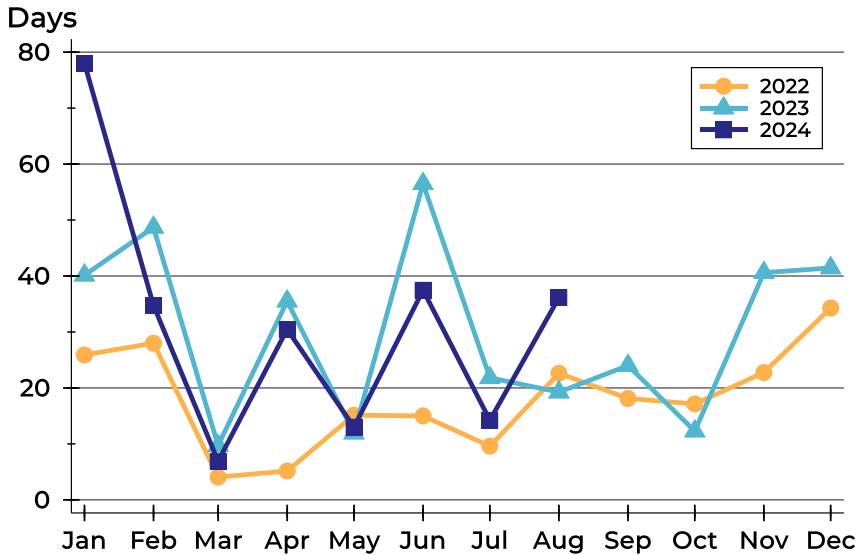


Month	2022	2023	2024
January	242,500	250,000	292,000
February	249,900	227,000	319,750
March	222,500	353,500	290,000
April	270,450	353,500	310,000
May	425,000	335,000	280,000
June	247,500	378,600	310,000
July	266,450	336,950	240,000
August	275,000	279,875	248,000
September	301,950	292,500	
October	250,000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



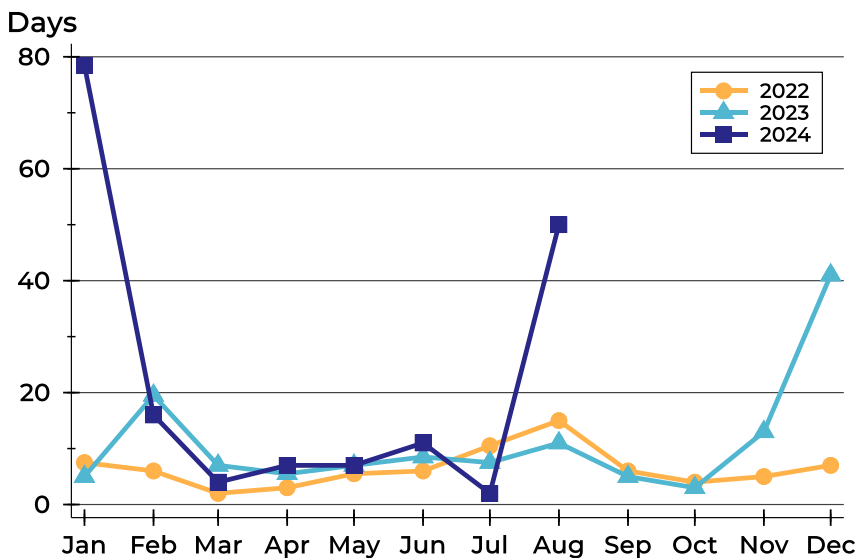
Douglas County Pending Contracts Analysis

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	
October	17	12	
November	23	41	
December	34	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	
October	4	3	
November	5	13	
December	7	41	



**August
2024**

Sunflower MLS Statistics



Emporia Area Housing Report



Market Overview

Emporia Area Home Sales Rose in August

Total home sales in the Emporia area rose by 23.3% last month to 37 units, compared to 30 units in August 2023. Total sales volume was \$8.2 million, up 42.0% from a year earlier.

The median sale price in August was \$165,000, up from \$156,500 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 97.2% of their list prices.

Emporia Area Active Listings Up at End of August

The total number of active listings in the Emporia area at the end of August was 63 units, up from 44 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 August was \$187,000.

During August, a total of 35 contracts were written down from 38 in August 2023. At the end of the month, there were 44 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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**August
2024**

Sunflower MLS Statistics



Emporia Area Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		37	30	33	249	280	312
Change from prior year		23.3%	-9.1%	-32.7%	-11.1%	-10.3%	-10.6%
Active Listings		63	44	47	N/A	N/A	N/A
Change from prior year		43.2%	-6.4%	-19.0%			
Months' Supply		2.0	1.2	1.1	N/A	N/A	N/A
Change from prior year		66.7%	9.1%	-15.4%			
New Listings		49	43	44	332	341	379
Change from prior year		14.0%	-2.3%	-21.4%	-2.6%	-10.0%	-11.7%
Contracts Written		35	38	47	268	298	335
Change from prior year		-7.9%	-19.1%	-7.8%	-10.1%	-11.0%	-10.9%
Pending Contracts		44	42	69	N/A	N/A	N/A
Change from prior year		4.8%	-39.1%	-6.8%			
Sales Volume (1,000s)		8,218	5,789	6,136	49,056	51,509	54,264
Change from prior year		42.0%	-5.7%	-10.8%	-4.8%	-5.1%	0.6%
Average	Sale Price	222,109	192,967	185,948	197,014	183,960	173,922
	Change from prior year	15.1%	3.8%	32.4%	7.1%	5.8%	12.5%
	List Price of Actives	217,145	240,991	221,258	N/A	N/A	N/A
	Change from prior year	-9.9%	8.9%	41.4%			
	Days on Market	27	20	17	27	23	23
Change from prior year	35.0%	17.6%	-32.0%	17.4%	0.0%	-34.3%	
Percent of List	96.4%	96.5%	97.5%	97.1%	97.2%	97.9%	
Change from prior year	-0.1%	-1.0%	1.0%	-0.1%	-0.7%	1.5%	
Percent of Original	95.1%	95.2%	96.3%	96.1%	95.5%	96.5%	
Change from prior year	-0.1%	-1.1%	1.2%	0.6%	-1.0%	1.5%	
Median	Sale Price	165,000	156,500	195,000	174,900	163,500	148,000
	Change from prior year	5.4%	-19.7%	44.4%	7.0%	10.5%	7.2%
	List Price of Actives	187,000	192,000	199,900	N/A	N/A	N/A
	Change from prior year	-2.6%	-4.0%	45.5%			
	Days on Market	6	10	4	6	6	7
Change from prior year	-40.0%	150.0%	-50.0%	0.0%	-14.3%	16.7%	
Percent of List	97.2%	97.5%	99.6%	99.6%	98.8%	99.1%	
Change from prior year	-0.3%	-2.1%	0.7%	0.8%	-0.3%	0.6%	
Percent of Original	95.6%	95.9%	98.8%	98.3%	97.9%	98.3%	
Change from prior year	-0.3%	-2.9%	2.4%	0.4%	-0.4%	0.4%	

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



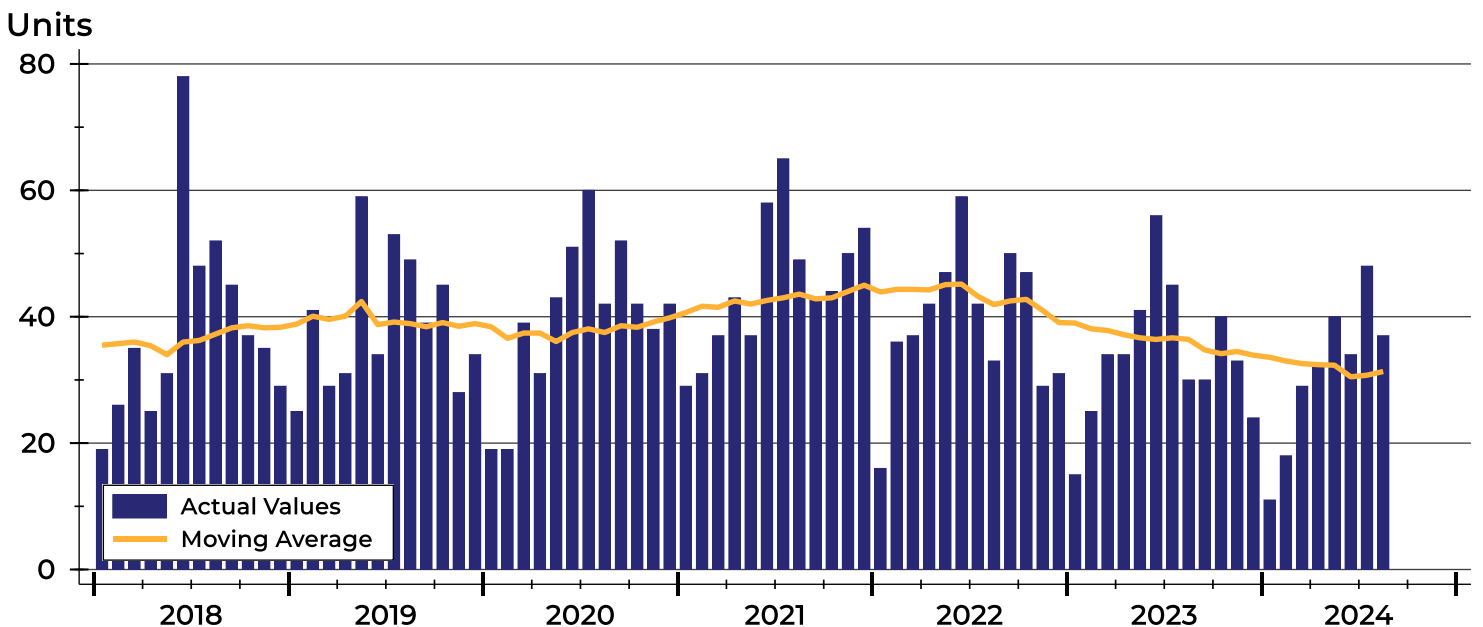
Emporia Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		37	30	23.3%	249	280	-11.1%
Volume (1,000s)		8,218	5,789	42.0%	49,056	51,509	-4.8%
Months' Supply		2.0	1.2	66.7%	N/A	N/A	N/A
Average	Sale Price	222,109	192,967	15.1%	197,014	183,960	7.1%
	Days on Market	27	20	35.0%	27	23	17.4%
	Percent of List	96.4%	96.5%	-0.1%	97.1%	97.2%	-0.1%
	Percent of Original	95.1%	95.2%	-0.1%	96.1%	95.5%	0.6%
Median	Sale Price	165,000	156,500	5.4%	174,900	163,500	7.0%
	Days on Market	6	10	-40.0%	6	6	0.0%
	Percent of List	97.2%	97.5%	-0.3%	99.6%	98.8%	0.8%
	Percent of Original	95.6%	95.9%	-0.3%	98.3%	97.9%	0.4%

A total of 37 homes sold in the Emporia area in August, up from 30 units in August 2023. Total sales volume rose to \$8.2 million compared to \$5.8 million in the previous year.

The median sales price in August was \$165,000, up 5.4% compared to the prior year. Median days on market was 6 days, down from 7 days in July, and down from 10 in August 2023.

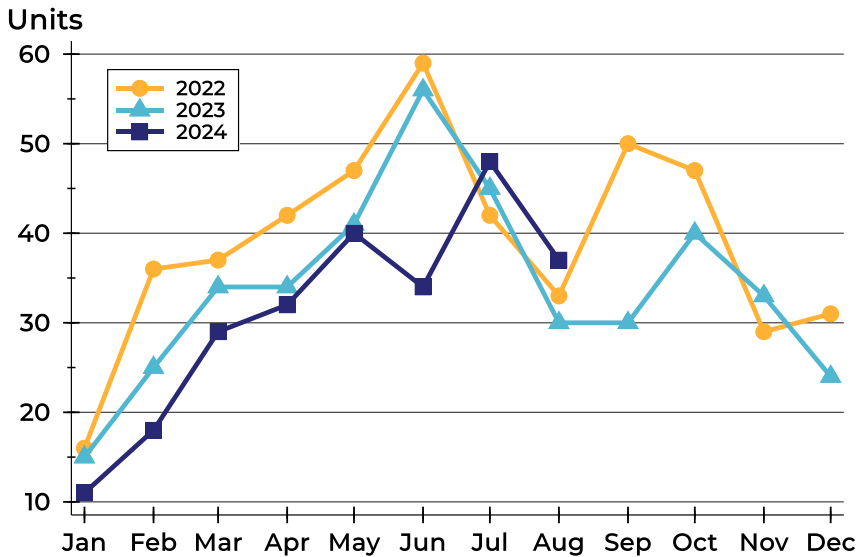
History of Closed Listings





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	
October	47	40	
November	29	33	
December	31	24	

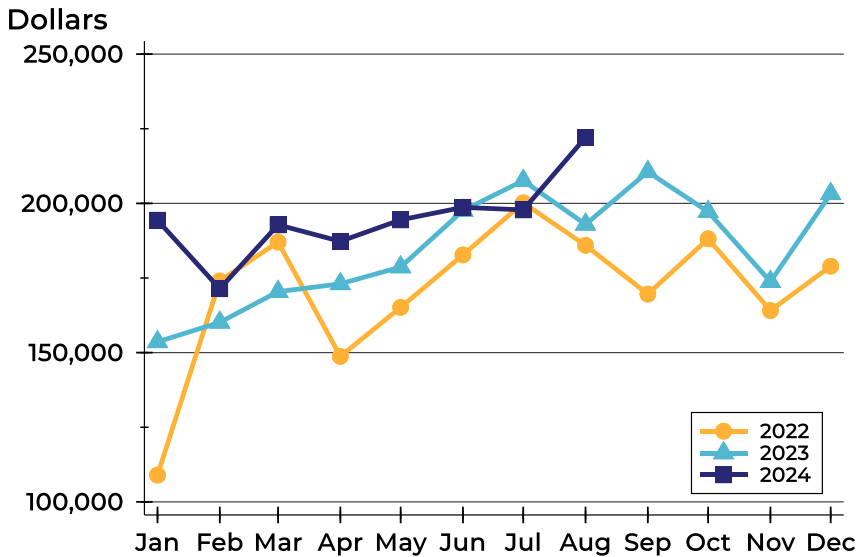
Closed Listings by Price Range

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	6	16.2%	2.2	79,250	77,500	6	7	92.4%	90.8%	92.4%	90.8%
\$100,000-\$124,999	4	10.8%	1.0	115,850	116,700	6	3	96.6%	97.4%	94.9%	97.4%
\$125,000-\$149,999	3	8.1%	3.1	135,667	130,000	6	4	97.0%	98.4%	97.0%	98.4%
\$150,000-\$174,999	7	18.9%	1.5	159,857	163,000	69	48	95.9%	95.9%	93.3%	94.0%
\$175,000-\$199,999	2	5.4%	2.0	185,000	185,000	13	13	98.6%	98.6%	98.6%	98.6%
\$200,000-\$249,999	4	10.8%	2.1	222,500	227,500	13	12	96.6%	96.9%	95.2%	95.9%
\$250,000-\$299,999	2	5.4%	3.2	284,000	284,000	6	6	97.1%	97.1%	97.1%	97.1%
\$300,000-\$399,999	5	13.5%	1.5	344,400	338,500	18	8	98.7%	97.9%	96.3%	97.9%
\$400,000-\$499,999	1	2.7%	4.0	417,150	417,150	0	0	99.3%	99.3%	99.3%	99.3%
\$500,000-\$749,999	3	8.1%	0.0	595,333	576,000	93	0	97.2%	96.0%	95.6%	95.5%
\$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



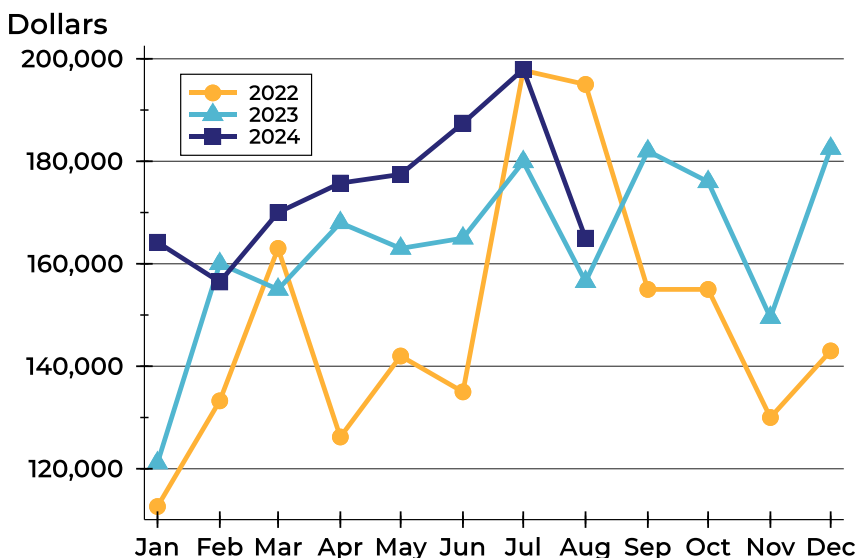
Emporia Area Closed Listings Analysis

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	
October	188,143	197,204	
November	164,098	173,785	
December	178,955	203,217	

Median Price

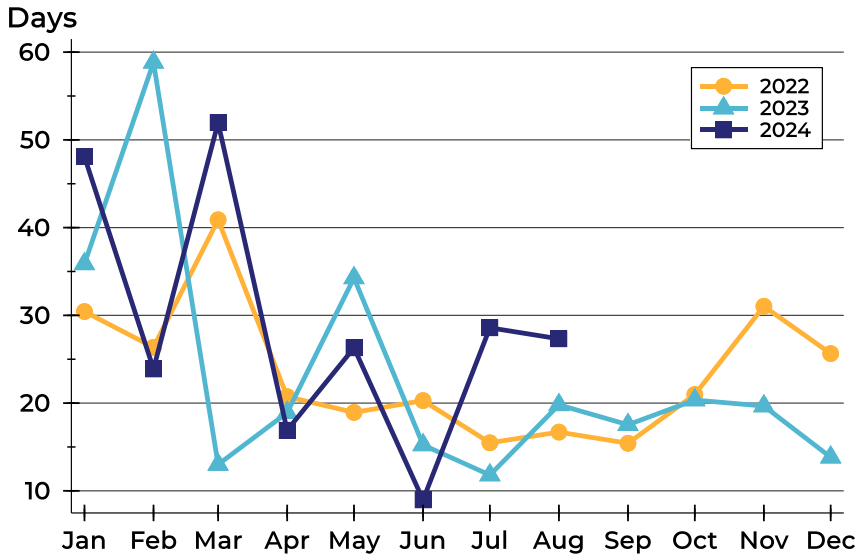


Month	2022	2023	2024
January	112,625	121,125	164,200
February	133,250	160,000	156,450
March	163,000	155,000	170,000
April	126,200	168,000	175,750
May	142,000	163,000	177,450
June	135,000	165,000	187,450
July	197,750	179,900	197,950
August	195,000	156,500	165,000
September	155,000	182,000	
October	155,000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



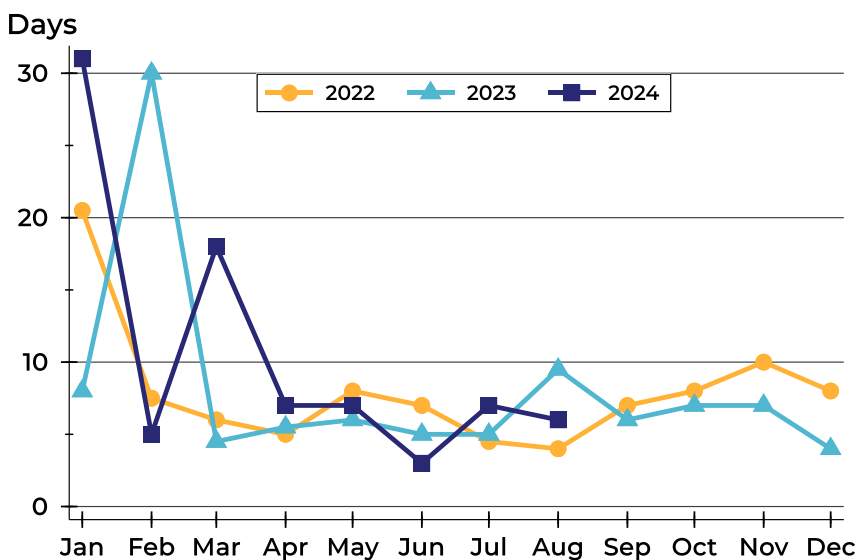
Emporia Area Closed Listings Analysis

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	
October	21	20	
November	31	20	
December	26	14	

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	
October	8	7	
November	10	7	
December	8	4	



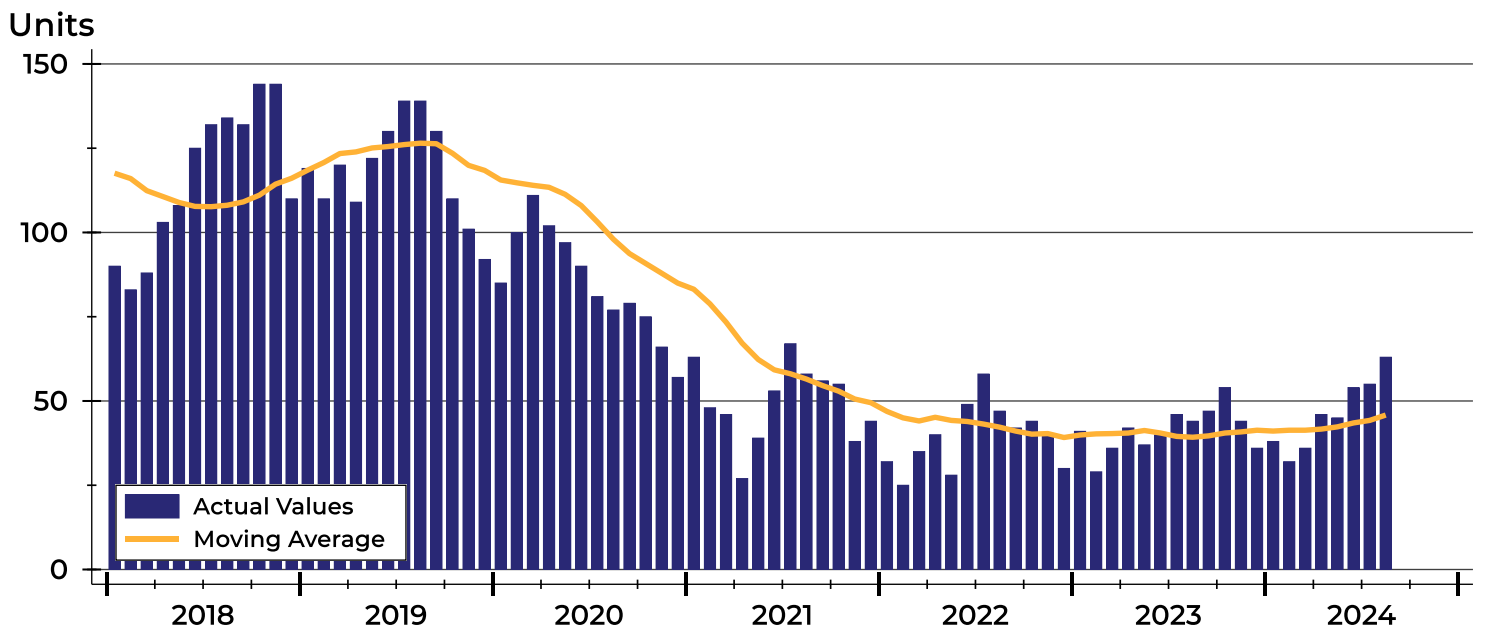
Emporia Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		63	44	43.2%
Volume (1,000s)		13,680	10,604	29.0%
Months' Supply		2.0	1.2	66.7%
Average	List Price	217,145	240,991	-9.9%
	Days on Market	56	46	21.7%
	Percent of Original	96.6%	96.2%	0.4%
Median	List Price	187,000	192,000	-2.6%
	Days on Market	34	30	13.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 63 homes were available for sale in the Emporia area at the end of August. This represents a 2.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$187,000, down 2.6% from 2023. The typical time on market for active listings was 34 days, up from 30 days a year earlier.

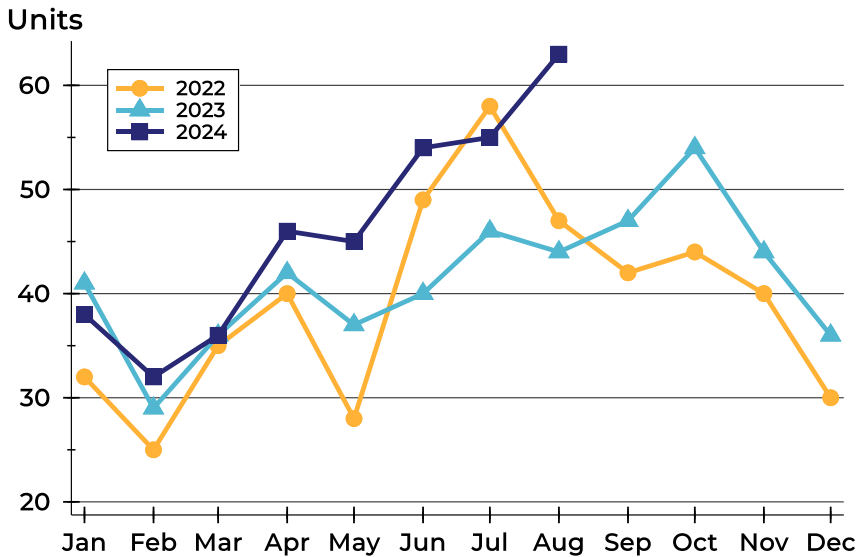
History of Active Listings





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	
October	44	54	
November	40	44	
December	30	36	

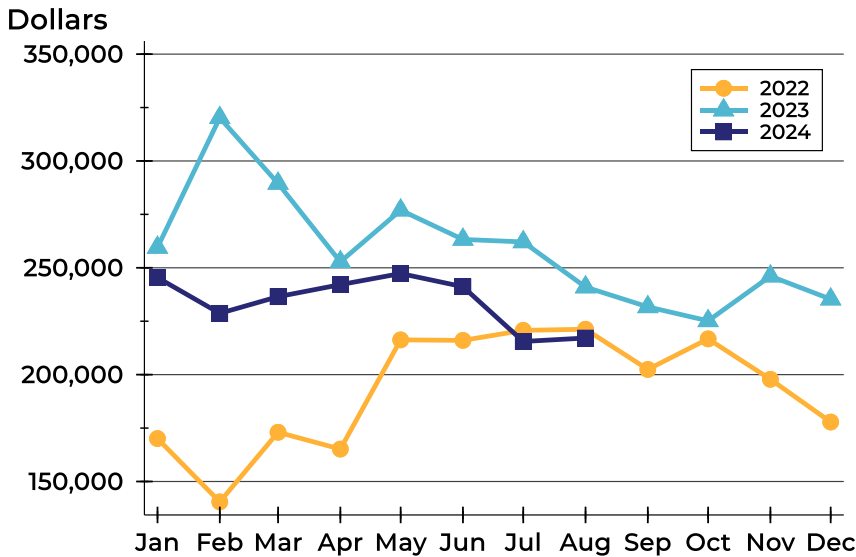
Active Listings by Price Range

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	8	12.7%	2.2	79,900	77,450	67	44	93.9%	93.6%
\$100,000-\$124,999	3	4.8%	1.0	110,967	108,000	11	11	97.4%	100.0%
\$125,000-\$149,999	11	17.5%	3.1	135,491	137,500	28	11	95.2%	100.0%
\$150,000-\$174,999	7	11.1%	1.5	166,114	167,500	126	34	97.0%	100.0%
\$175,000-\$199,999	6	9.5%	2.0	188,650	188,500	55	33	96.3%	99.0%
\$200,000-\$249,999	10	15.9%	2.1	232,750	230,950	55	43	98.1%	98.8%
\$250,000-\$299,999	8	12.7%	3.2	274,038	275,250	60	39	95.8%	97.5%
\$300,000-\$399,999	6	9.5%	1.5	349,383	348,200	30	22	100.0%	100.0%
\$400,000-\$499,999	3	4.8%	4.0	449,833	459,500	50	26	97.4%	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	1	1.6%	N/A	957,320	957,320	80	80	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



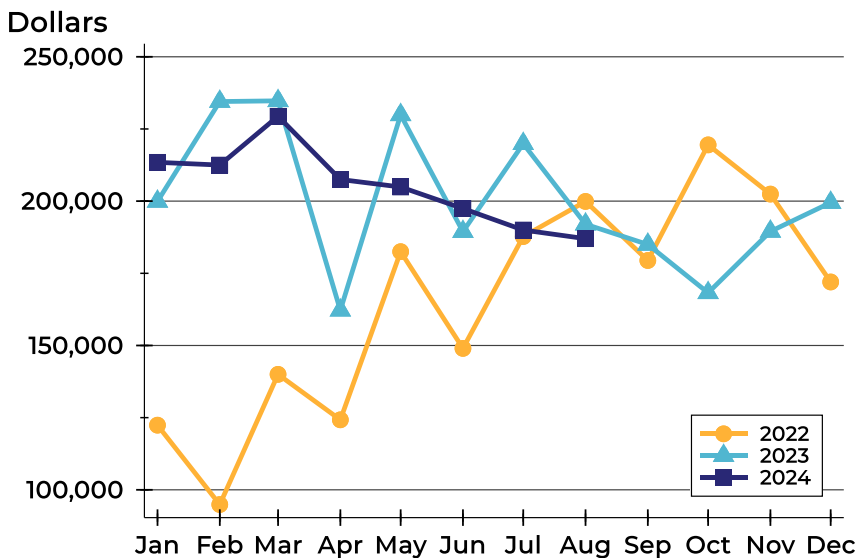
Emporia Area Active Listings Analysis

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	
October	216,745	225,176	
November	197,828	246,093	
December	177,827	235,333	

Median Price

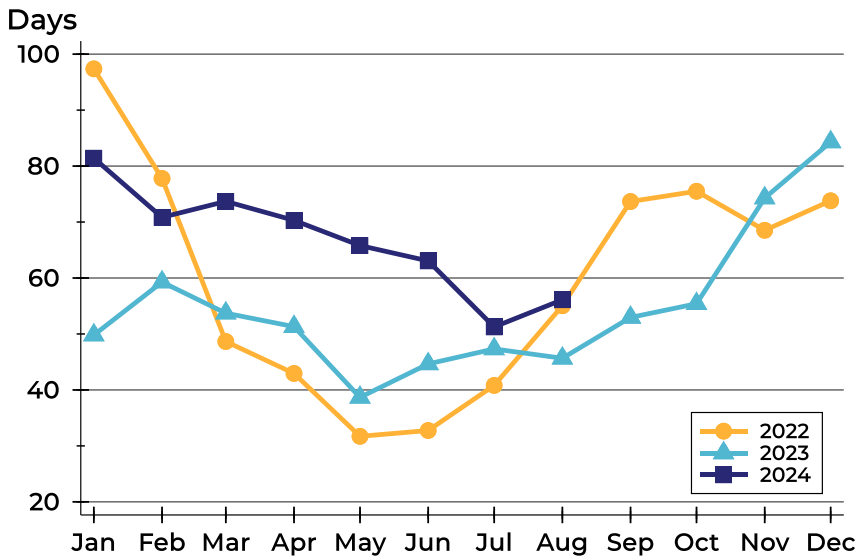


Month	2022	2023	2024
January	122,400	199,900	213,450
February	94,900	234,500	212,500
March	140,000	234,750	229,400
April	124,250	162,200	207,500
May	182,500	229,900	204,900
June	149,000	189,450	197,450
July	187,750	219,900	189,999
August	199,900	192,000	187,000
September	179,450	185,000	
October	219,500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



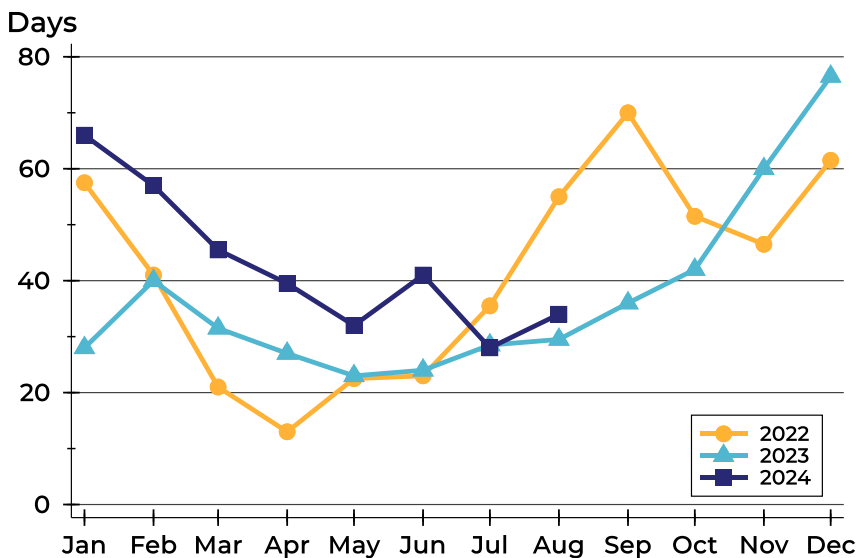
Emporia Area Active Listings Analysis

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	
October	76	55	
November	69	74	
December	74	84	

Median DOM

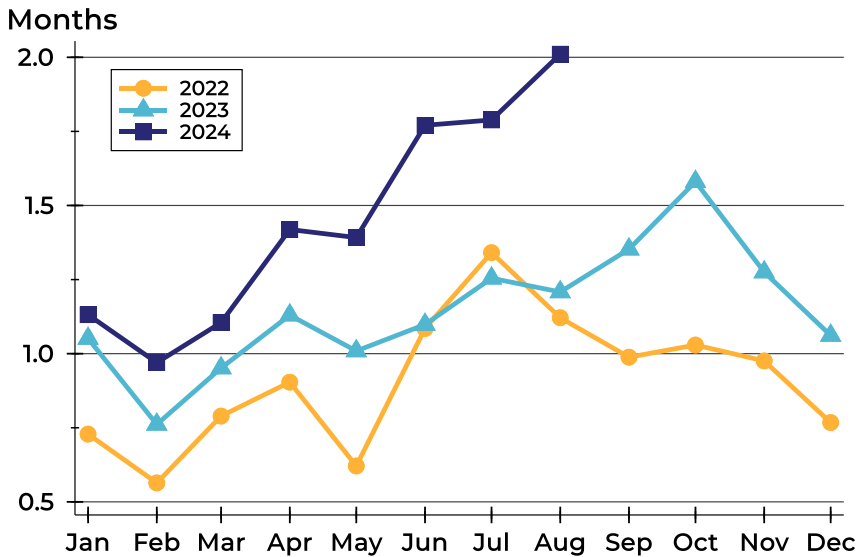


Month	2022	2023	2024
January	58	28	66
February	41	40	57
March	21	32	46
April	13	27	40
May	23	23	32
June	23	24	41
July	36	29	28
August	55	30	34
September	70	36	
October	52	42	
November	47	60	
December	62	77	



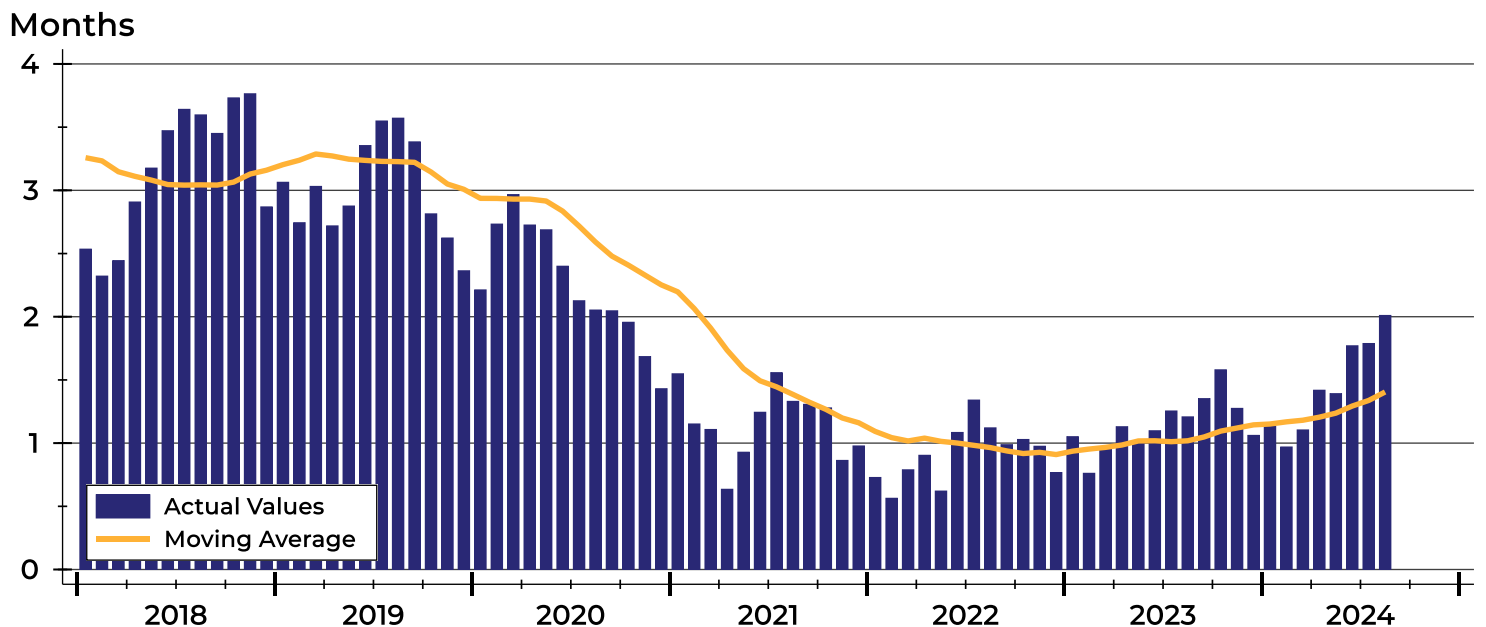
Emporia Area Months' Supply Analysis

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	
October	1.0	1.6	
November	1.0	1.3	
December	0.8	1.1	

History of Month's Supply





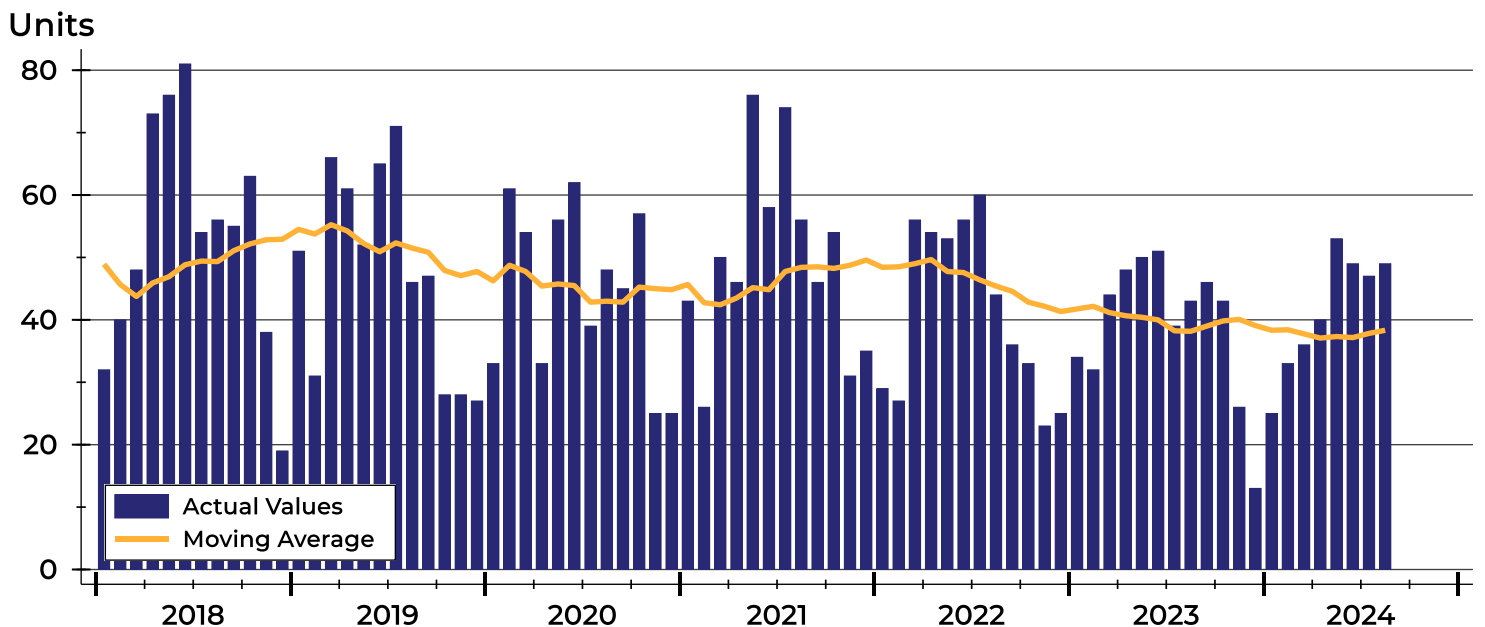
Emporia Area New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	49	43	14.0%
	Volume (1,000s)	9,680	8,102	19.5%
	Average List Price	197,541	188,419	4.8%
	Median List Price	180,000	159,900	12.6%
Year-to-Date	New Listings	332	341	-2.6%
	Volume (1,000s)	68,812	69,030	-0.3%
	Average List Price	207,264	202,435	2.4%
	Median List Price	180,000	169,900	5.9%

A total of 49 new listings were added in the Emporia area during August, up 14.0% from the same month in 2023. Year-to-date the Emporia area has seen 332 new listings.

The median list price of these homes was \$180,000 up from \$159,900 in 2023.

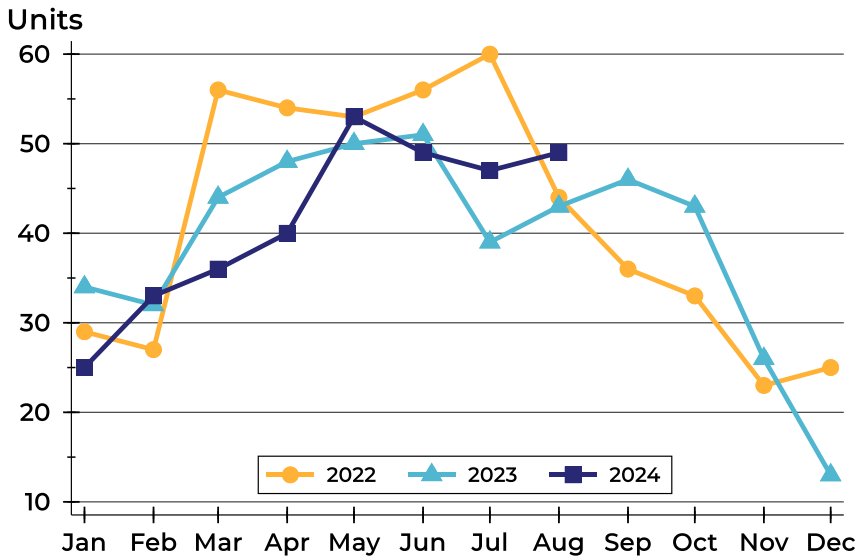
History of New Listings





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	53
June	60	51	49
July	44	43	47
August	44	43	49
September	36	46	
October	33	43	
November	23	26	
December	25	13	

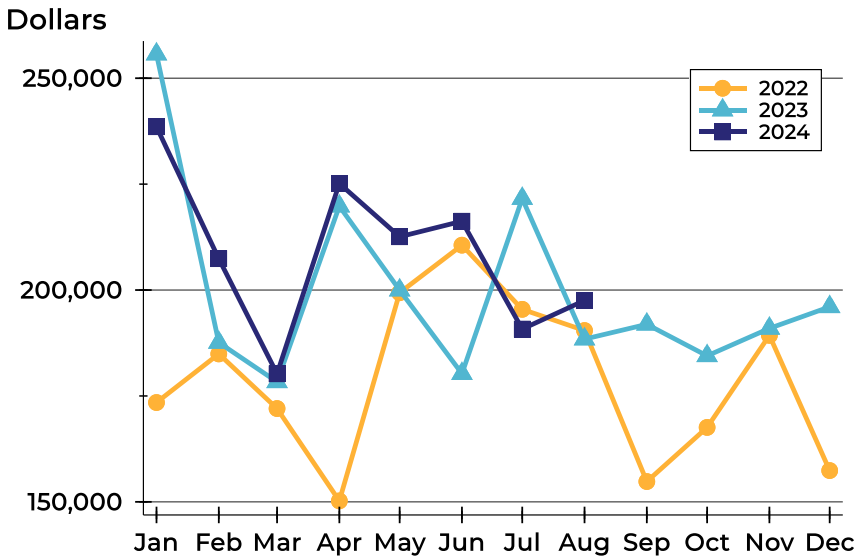
New Listings by Price Range

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	7	14.3%	79,171	84,900	16	12	92.4%	91.8%
\$100,000-\$124,999	4	8.2%	110,725	109,000	18	18	98.1%	100.0%
\$125,000-\$149,999	11	22.4%	137,173	137,500	12	10	97.8%	100.0%
\$150,000-\$174,999	2	4.1%	170,500	170,500	16	16	100.0%	100.0%
\$175,000-\$199,999	4	8.2%	187,875	188,250	19	20	99.5%	100.0%
\$200,000-\$249,999	10	20.4%	228,140	227,450	10	8	99.7%	100.0%
\$250,000-\$299,999	4	8.2%	270,975	267,250	16	19	97.7%	99.0%
\$300,000-\$399,999	5	10.2%	356,240	349,900	17	24	100.0%	100.0%
\$400,000-\$499,999	2	4.1%	467,250	467,250	32	32	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



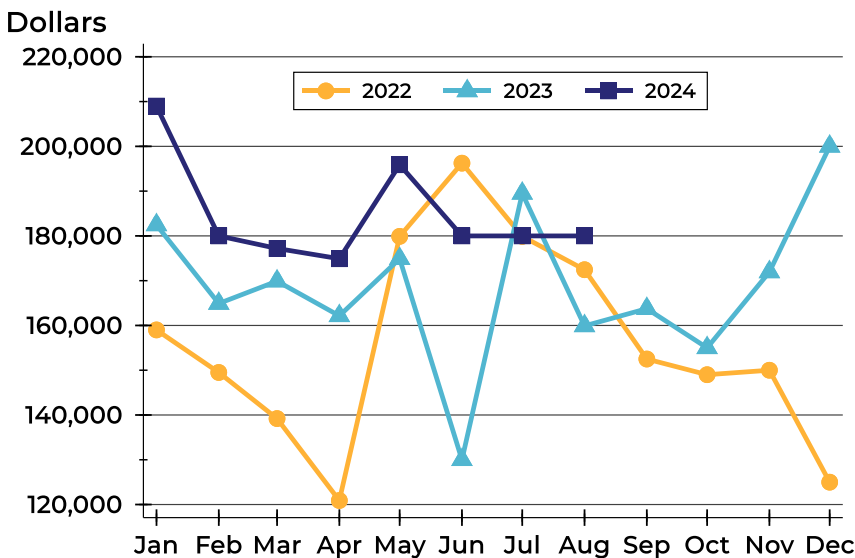
Emporia Area New Listings Analysis

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	212,580
June	210,593	180,267	216,243
July	195,452	221,597	190,791
August	190,442	188,419	197,541
September	154,800	191,912	
October	167,576	184,469	
November	189,300	190,950	
December	157,392	196,038	

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	195,900
June	196,250	130,000	180,000
July	179,900	189,500	179,999
August	172,450	159,900	180,000
September	152,500	163,750	
October	149,000	155,000	
November	150,000	171,950	
December	125,000	200,000	



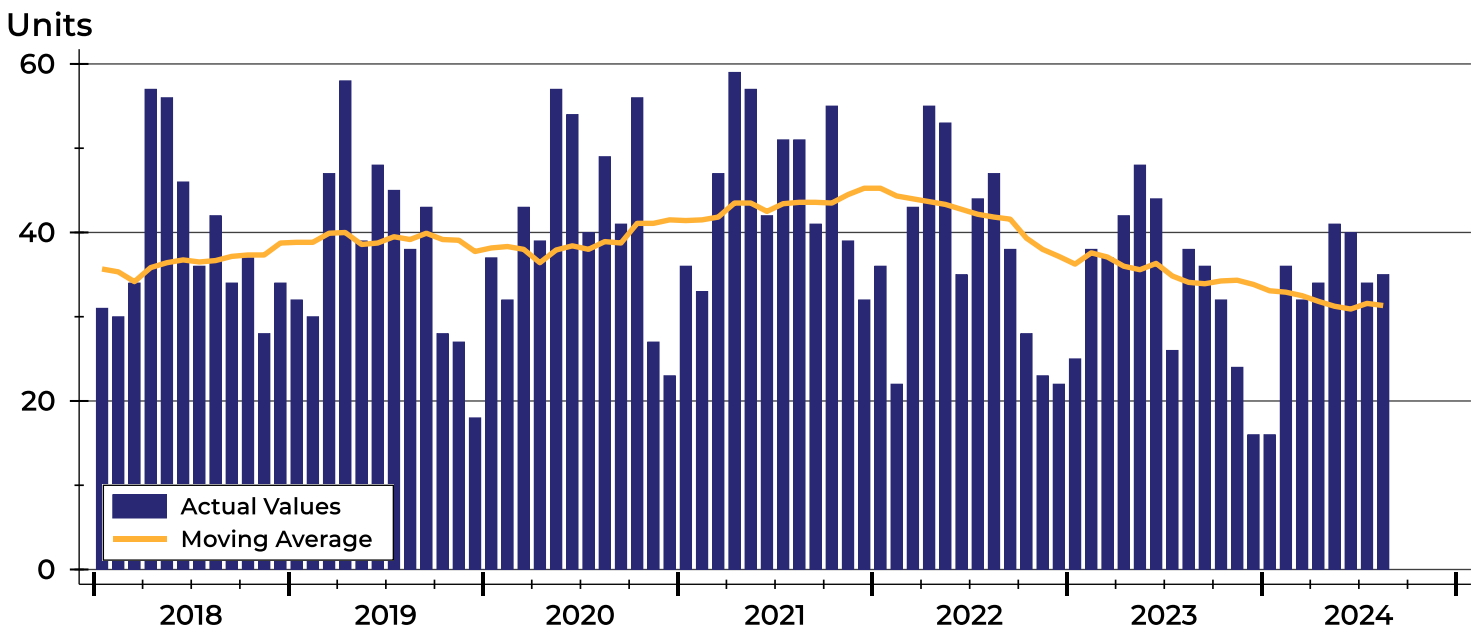
Emporia Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		35	38	-7.9%	268	298	-10.1%
Volume (1,000s)		6,551	8,201	-20.1%	55,157	57,362	-3.8%
Average	Sale Price	187,171	215,824	-13.3%	205,808	192,489	6.9%
	Days on Market	21	21	0.0%	26	22	18.2%
	Percent of Original	94.8%	94.5%	0.3%	96.0%	95.8%	0.2%
Median	Sale Price	184,500	197,200	-6.4%	181,000	169,900	6.5%
	Days on Market	13	8	62.5%	6	6	0.0%
	Percent of Original	100.0%	97.2%	2.9%	98.9%	97.9%	1.0%

A total of 35 contracts for sale were written in the Emporia area during the month of August, down from 38 in 2023. The median list price of these homes was \$184,500, down from \$197,200 the prior year.

Half of the homes that went under contract in August were on the market less than 13 days, compared to 8 days in August 2023.

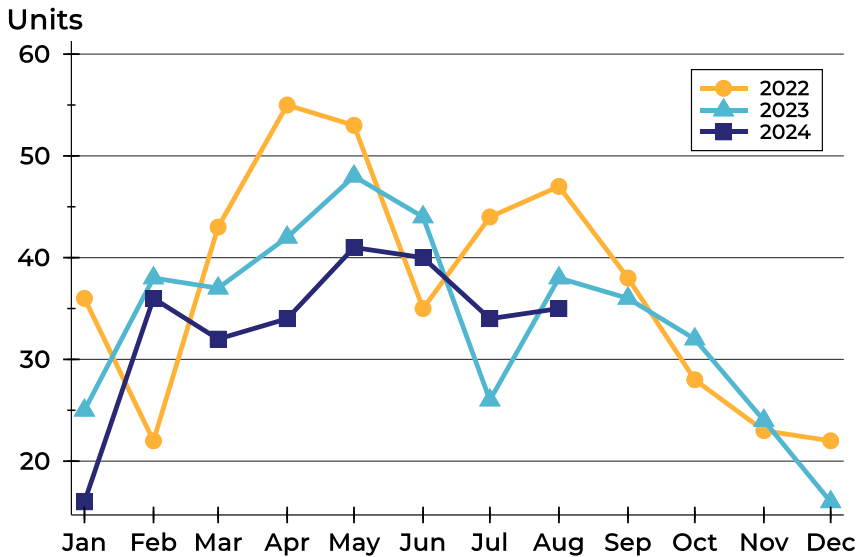
History of Contracts Written





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	40
July	44	26	34
August	47	38	35
September	38	36	
October	28	32	
November	23	24	
December	22	16	

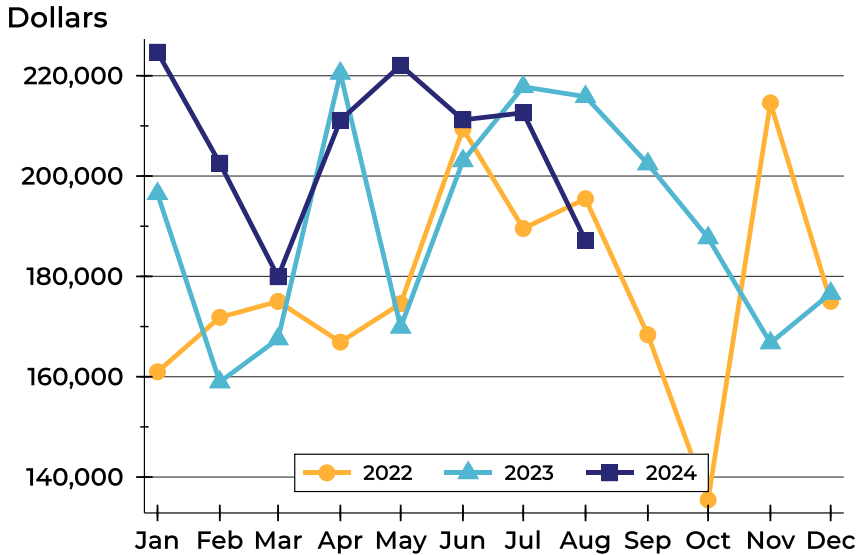
Contracts Written by Price Range

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	7	20.0%	82,514	85,000	20	19	91.8%	91.7%
\$100,000-\$124,999	1	2.9%	110,000	110,000	20	20	100.0%	100.0%
\$125,000-\$149,999	6	17.1%	140,200	136,750	19	17	97.4%	100.0%
\$150,000-\$174,999	2	5.7%	171,400	171,400	65	65	87.2%	87.2%
\$175,000-\$199,999	4	11.4%	183,500	184,750	26	26	95.3%	95.9%
\$200,000-\$249,999	8	22.9%	230,500	229,900	9	6	99.0%	100.0%
\$250,000-\$299,999	4	11.4%	275,975	277,250	7	6	99.8%	100.0%
\$300,000-\$399,999	3	8.6%	332,500	337,700	46	63	81.2%	90.1%
\$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



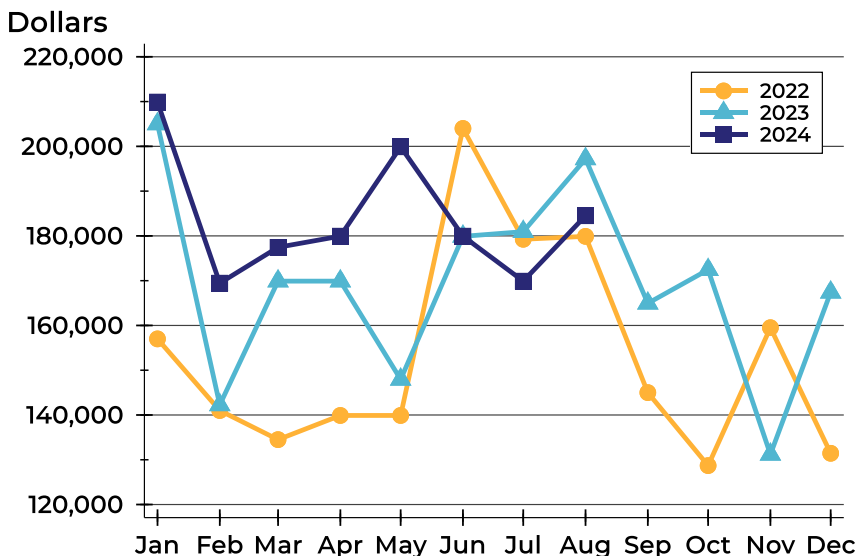
Emporia Area Contracts Written Analysis

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	211,201
July	189,539	217,796	212,612
August	195,481	215,824	187,171
September	168,367	202,414	
October	135,454	187,672	
November	214,591	166,738	
December	175,032	176,619	

Median Price

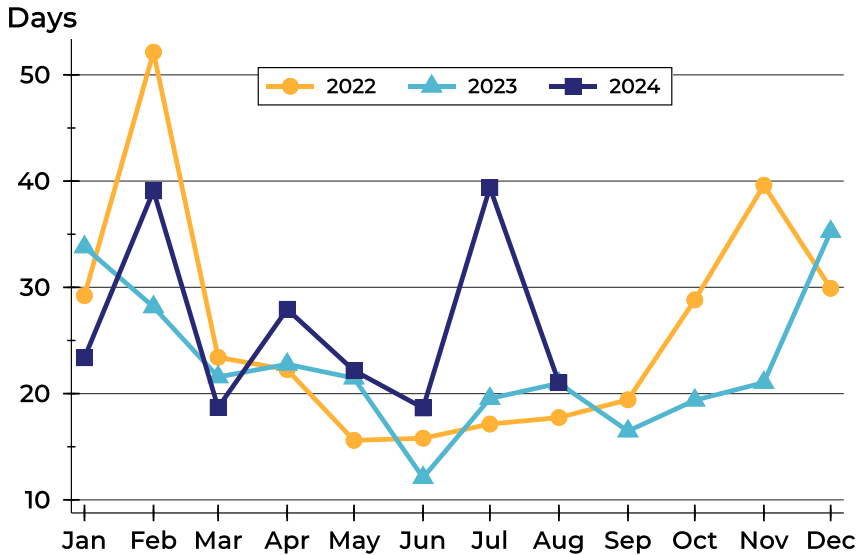


Month	2022	2023	2024
January	157,000	205,000	209,900
February	141,000	142,250	169,450
March	134,500	169,900	177,450
April	139,900	169,900	179,950
May	139,900	147,950	199,900
June	204,000	179,900	179,950
July	179,250	180,950	169,900
August	179,900	197,200	184,500
September	145,000	164,950	
October	128,700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



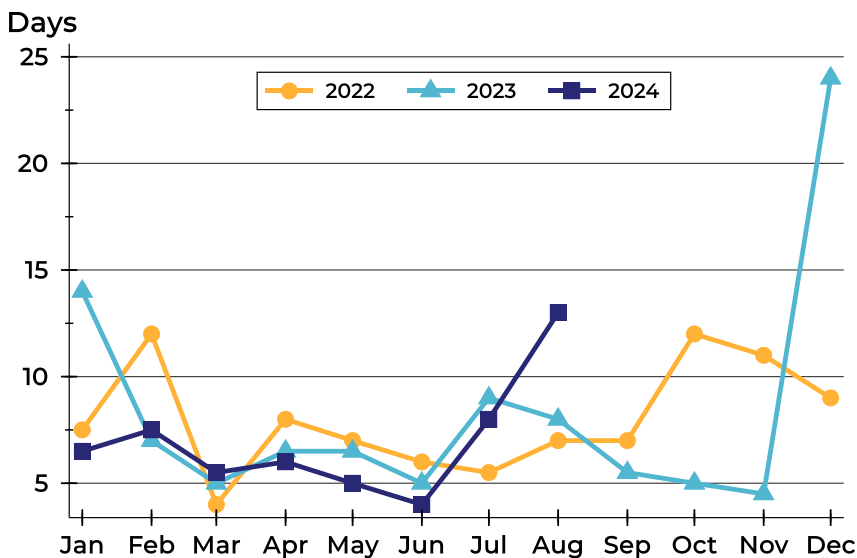
Emporia Area Contracts Written Analysis

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	21
September	19	16	
October	29	19	
November	40	21	
December	30	35	

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	
October	12	5	
November	11	5	
December	9	24	



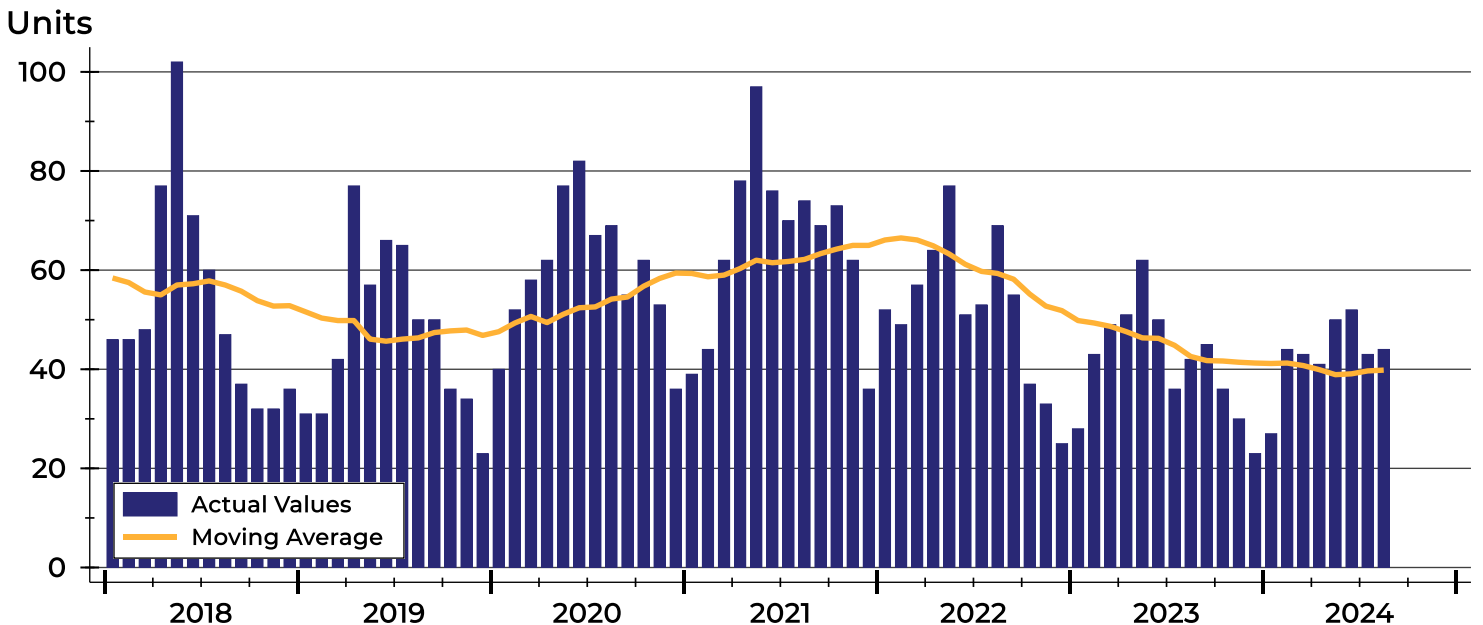
Emporia Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		44	42	4.8%
Volume (1,000s)		8,887	8,960	-0.8%
Average	List Price	201,970	213,333	-5.3%
	Days on Market	27	34	-20.6%
	Percent of Original	96.1%	97.6%	-1.5%
Median	List Price	179,750	197,200	-8.8%
	Days on Market	9	11	-18.2%
	Percent of Original	100.0%	100.0%	0.0%

A total of 44 listings in the Emporia area had contracts pending at the end of August, up from 42 contracts pending at the end of August 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.

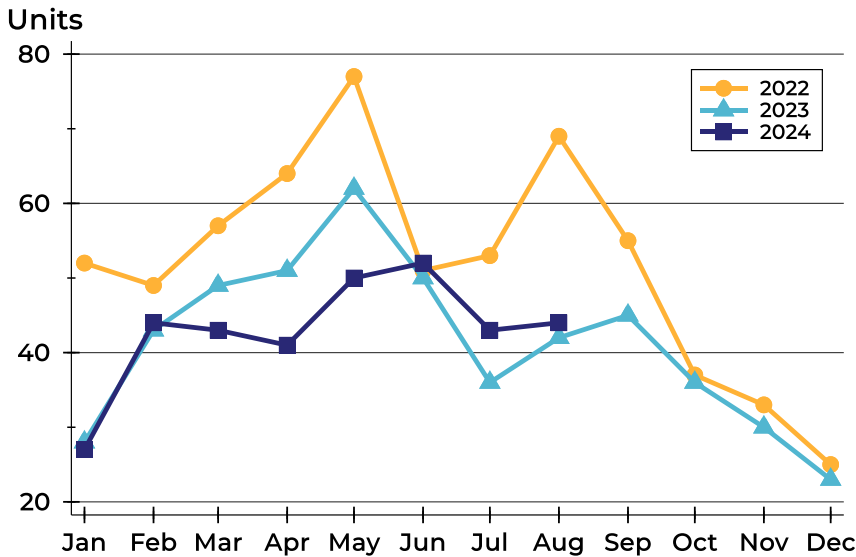
History of Pending Contracts





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	
October	37	36	
November	33	30	
December	25	23	

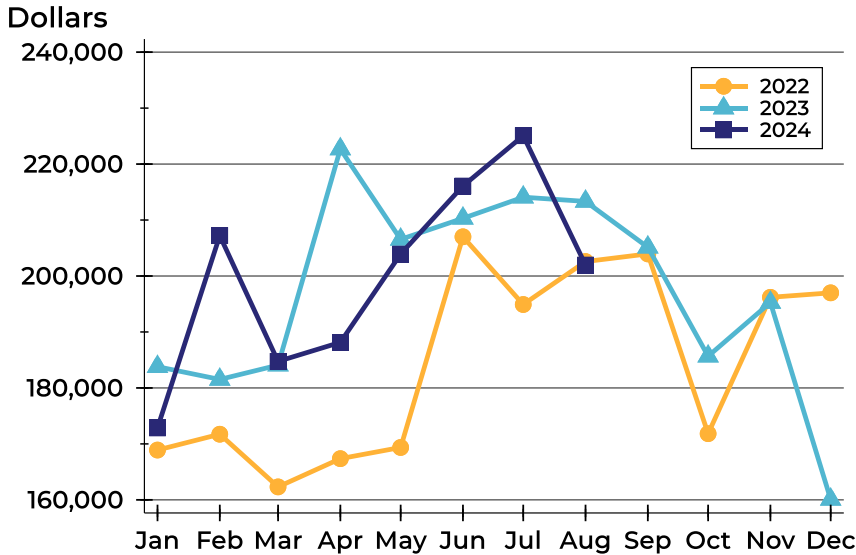
Pending Contracts by Price Range

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	10	22.7%	77,900	82,450	25	13	94.3%	100.0%
\$100,000-\$124,999	2	4.5%	114,250	114,250	14	14	100.0%	100.0%
\$125,000-\$149,999	7	15.9%	140,886	138,000	16	11	97.7%	100.0%
\$150,000-\$174,999	2	4.5%	169,900	169,900	35	35	97.2%	97.2%
\$175,000-\$199,999	4	9.1%	187,225	187,000	14	13	98.6%	100.0%
\$200,000-\$249,999	10	22.7%	228,890	229,900	41	8	97.4%	100.0%
\$250,000-\$299,999	3	6.8%	272,967	269,500	8	8	100.0%	100.0%
\$300,000-\$399,999	3	6.8%	332,500	337,700	46	63	81.2%	90.1%
\$400,000-\$499,999	1	2.3%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	4.5%	642,000	642,000	48	48	97.5%	97.5%
\$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



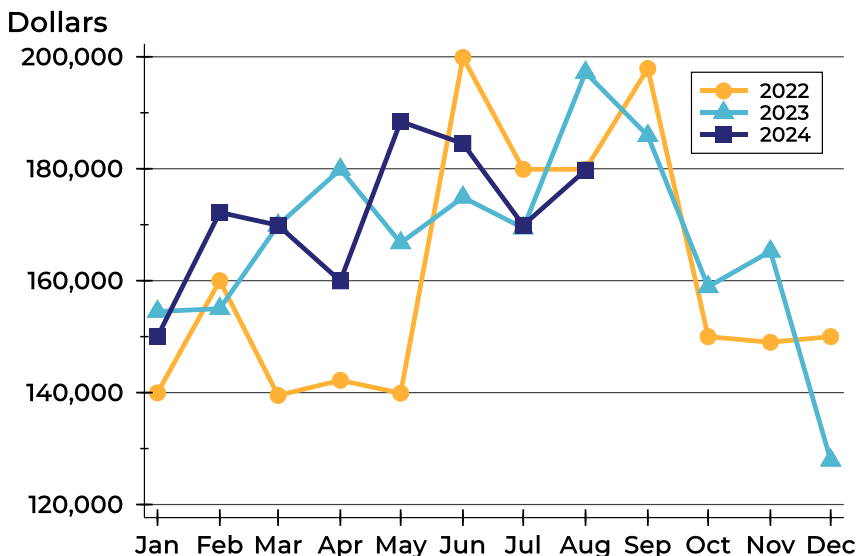
Emporia Area Pending Contracts Analysis

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	
October	171,833	185,671	
November	196,197	195,270	
December	196,996	160,087	

Median Price

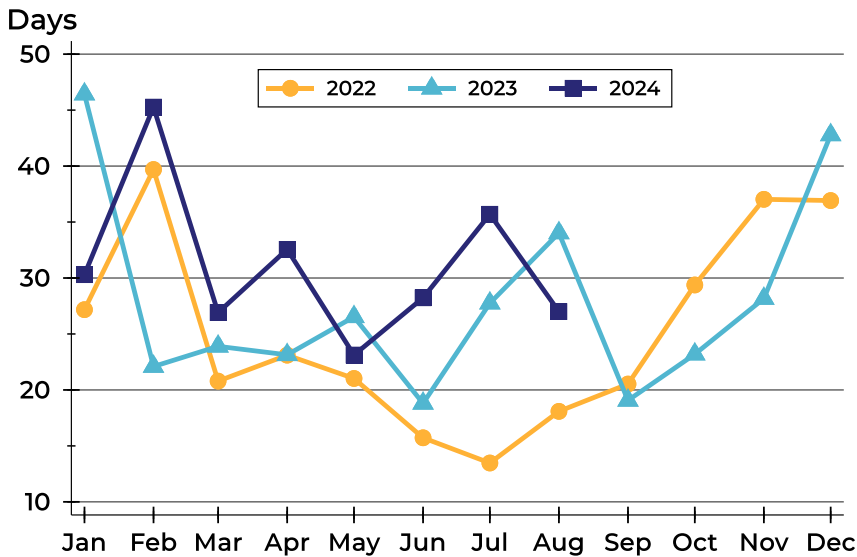


Month	2022	2023	2024
January	139,950	154,500	150,000
February	160,000	155,000	172,200
March	139,500	169,900	169,900
April	142,200	179,900	159,950
May	139,900	166,750	188,450
June	199,900	174,900	184,500
July	179,900	169,400	169,900
August	179,900	197,200	179,750
September	197,900	185,900	
October	150,000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



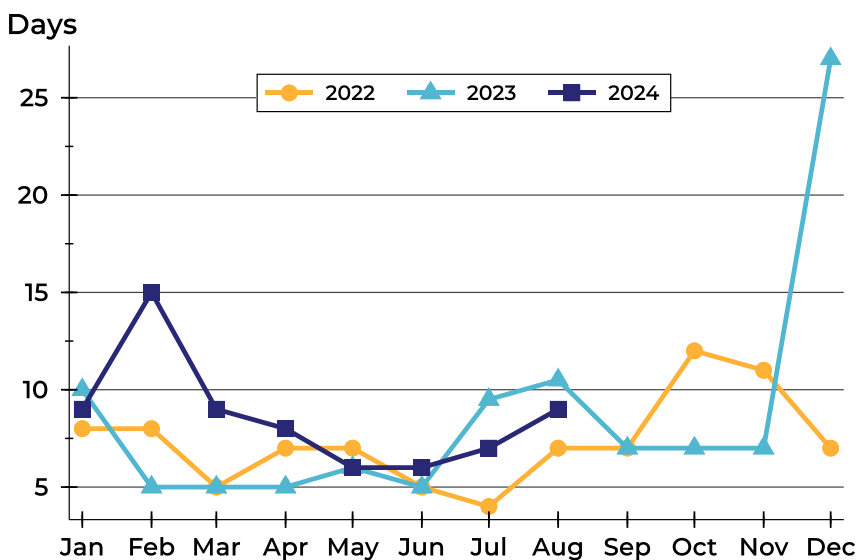
Emporia Area Pending Contracts Analysis

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	
October	29	23	
November	37	28	
December	37	43	

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	
October	12	7	
November	11	7	
December	7	27	



Greenwood County Housing Report



Market Overview

Greenwood County Home Sales Remained Constant in August

Total home sales in Greenwood County remained at 2 units last month, the same as in August 2023. Total sales volume was \$0.0 million, down from a year earlier.

The median sale price in August was \$24,000, down from \$145,500 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 84.4% of their list prices.

Greenwood County Active Listings Up at End of August

The total number of active listings in Greenwood County at the end of August was 7 units, up from 2 at the same point in 2023. This represents a 9.3 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$60,000.

During August, a total of 2 contracts were written up from 1 in August 2023. 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

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		2	2	1	6	7	5
Change from prior year		0.0%	100.0%	-50.0%	-14.3%	40.0%	-50.0%
Active Listings		7	2	2	N/A	N/A	N/A
Change from prior year		250.0%	0.0%	0.0%			
Months' Supply		9.3	2.4	2.2	N/A	N/A	N/A
Change from prior year		287.5%	9.1%	29.4%			
New Listings		6	1	3	13	8	8
Change from prior year		500.0%	-66.7%	N/A	62.5%	0.0%	-33.3%
Contracts Written		2	1	1	6	7	6
Change from prior year		100.0%	0.0%	-66.7%	-14.3%	16.7%	-53.8%
Pending Contracts		0	0	2	N/A	N/A	N/A
Change from prior year		N/A	-100.0%	-50.0%			
Sales Volume (1,000s)		48	291	54	263	853	327
Change from prior year		-83.5%	438.9%	-72.3%	-69.2%	160.9%	-60.5%
Average	Sale Price	24,000	145,500	54,000	43,867	121,843	65,400
	Change from prior year	-83.5%	169.4%	-44.6%	-64.0%	86.3%	-20.9%
	List Price of Actives	164,891	60,900	126,250	N/A	N/A	N/A
	Change from prior year	170.8%	-51.8%	23.2%			
	Days on Market	6	27	60	14	27	31
Change from prior year	-77.8%	-55.0%	275.0%	-48.1%	-12.9%	-11.4%	
Percent of List	84.4%	95.7%	83.2%	84.8%	99.7%	81.7%	
Change from prior year	-11.8%	15.0%	-11.0%	-14.9%	22.0%	-13.8%	
Percent of Original	84.4%	92.8%	77.3%	83.9%	98.9%	73.4%	
Change from prior year	-9.1%	20.1%	-13.6%	-15.2%	34.7%	-24.6%	
Median	Sale Price	24,000	145,500	54,000	39,000	125,000	54,000
	Change from prior year	-83.5%	169.4%	-44.6%	-68.8%	131.5%	1.0%
	List Price of Actives	60,000	60,900	126,250	N/A	N/A	N/A
	Change from prior year	-1.5%	-51.8%	23.2%			
	Days on Market	6	27	60	15	16	21
Change from prior year	-77.8%	-55.0%	275.0%	-6.3%	-23.8%	-22.2%	
Percent of List	84.4%	95.7%	83.2%	84.4%	100.0%	86.7%	
Change from prior year	-11.8%	15.0%	-11.0%	-15.6%	15.3%	-7.6%	
Percent of Original	84.4%	92.8%	77.3%	84.4%	100.0%	77.3%	
Change from prior year	-9.1%	20.1%	-13.6%	-15.6%	29.4%	-16.2%	

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



Greenwood County Closed Listings Analysis

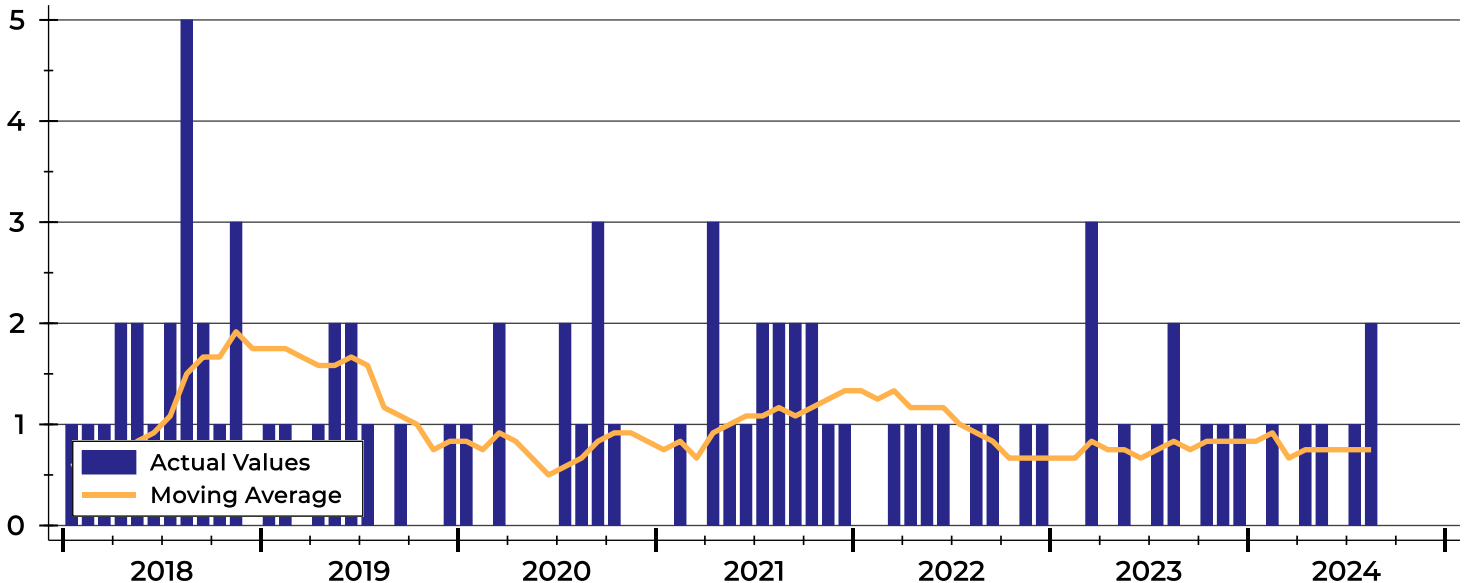
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		2	2	0.0%	6	7	-14.3%
Volume (1,000s)		48	291	-83.5%	263	853	-69.2%
Months' Supply		9.3	2.4	287.5%	N/A	N/A	N/A
Average	Sale Price	24,000	145,500	-83.5%	43,867	121,843	-64.0%
	Days on Market	6	27	-77.8%	14	27	-48.1%
	Percent of List	84.4%	95.7%	-11.8%	84.8%	99.7%	-14.9%
	Percent of Original	84.4%	92.8%	-9.1%	83.9%	98.9%	-15.2%
Median	Sale Price	24,000	145,500	-83.5%	39,000	125,000	-68.8%
	Days on Market	6	27	-77.8%	15	16	-6.3%
	Percent of List	84.4%	95.7%	-11.8%	84.4%	100.0%	-15.6%
	Percent of Original	84.4%	92.8%	-9.1%	84.4%	100.0%	-15.6%

A total of 2 homes sold in Greenwood County in August, showing no change from August 2023. Total sales volume fell to \$0.0 million compared to \$0.3 million in the previous year.

The median sales price in August was \$24,000, down 83.5% compared to the prior year. Median days on market was 6 days, down from 25 days in July, and down from 27 in August 2023.

History of Closed Listings

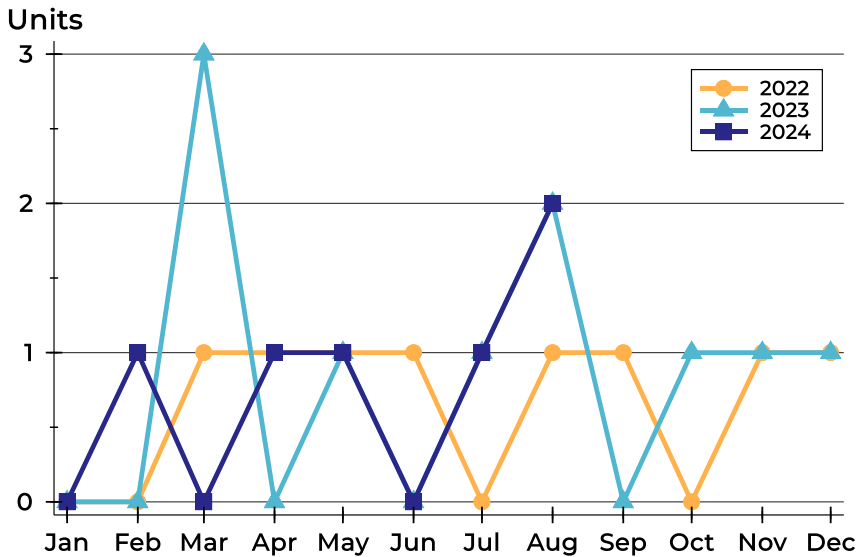
Units





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	1
November	1	1	1
December	1	1	1

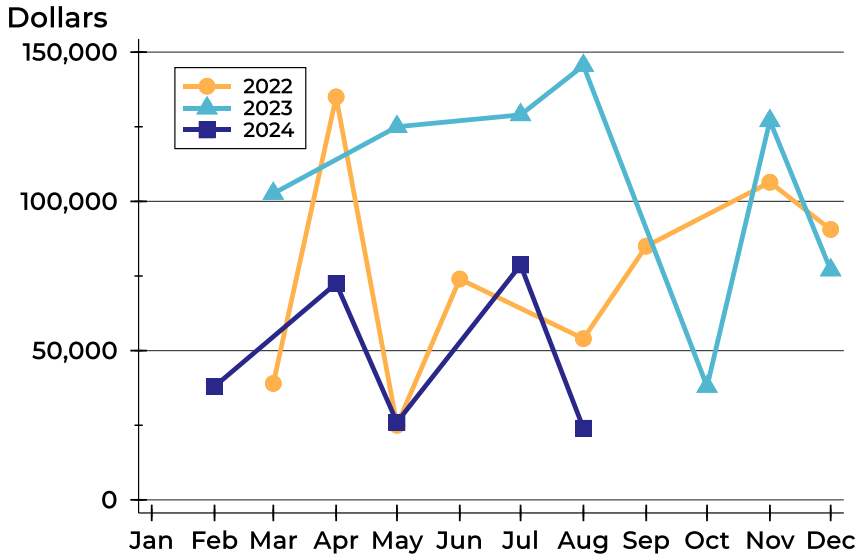
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	1	50.0%	0.0	8,000	8,000	4	4	80.0%	80.0%	80.0%	80.0%
\$25,000-\$49,999	1	50.0%	6.0	40,000	40,000	7	7	88.9%	88.9%	88.9%	88.9%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



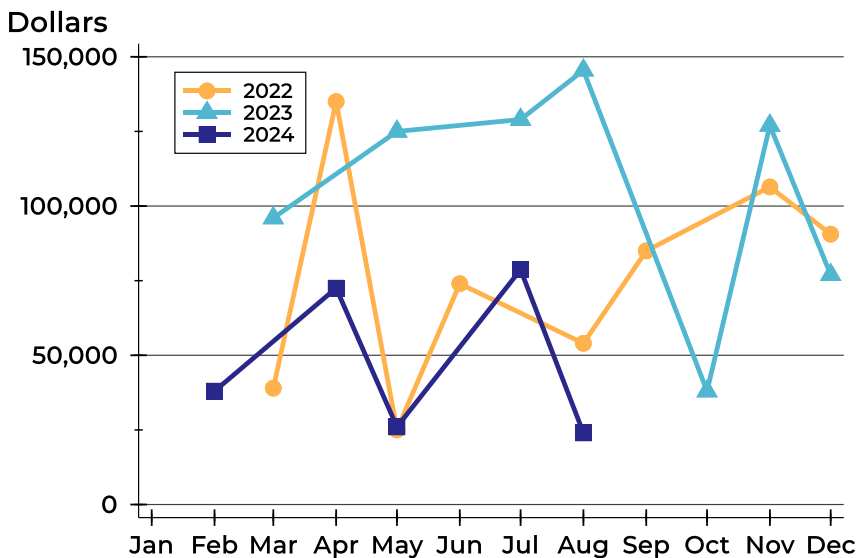
Greenwood County Closed Listings Analysis

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	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	

Median Price

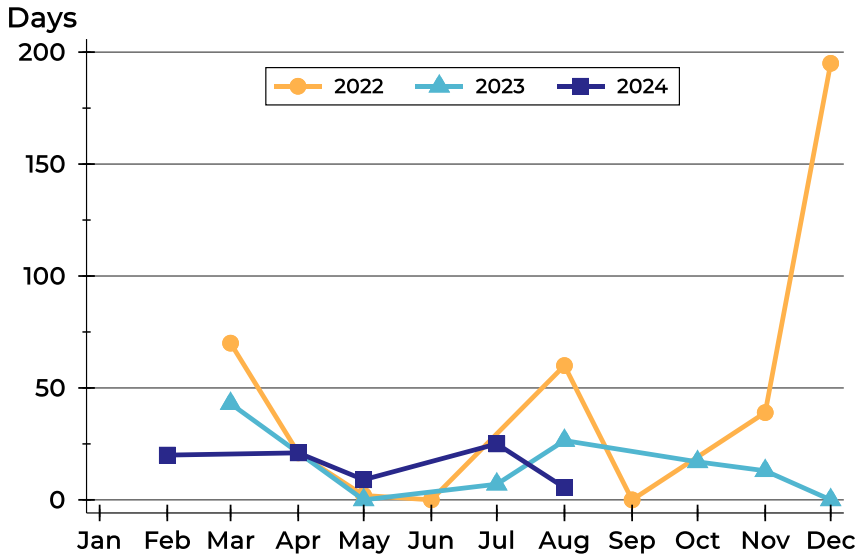


Month	2022	2023	2024
January	N/A	N/A	N/A
February	N/A	N/A	38,000
March	39,000	96,000	N/A
April	135,000	N/A	72,500
May	25,000	125,000	26,000
June	74,000	N/A	N/A
July	N/A	129,000	78,700
August	54,000	145,500	24,000
September	85,000	N/A	
October	N/A	38,000	
November	106,400	127,000	
December	90,591	77,000	



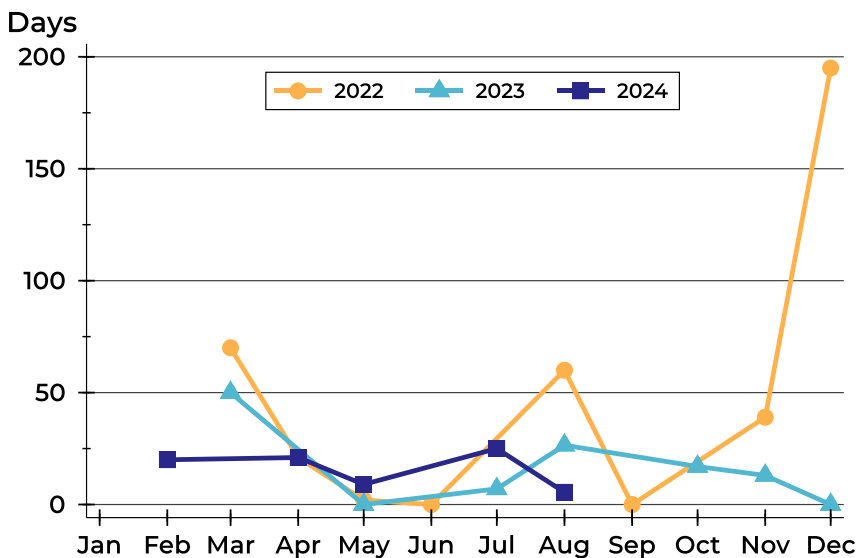
Greenwood County Closed Listings Analysis

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	
October	N/A	17	
November	39	13	
December	195	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	
October	N/A	17	
November	39	13	
December	195	N/A	



Greenwood County Active Listings Analysis

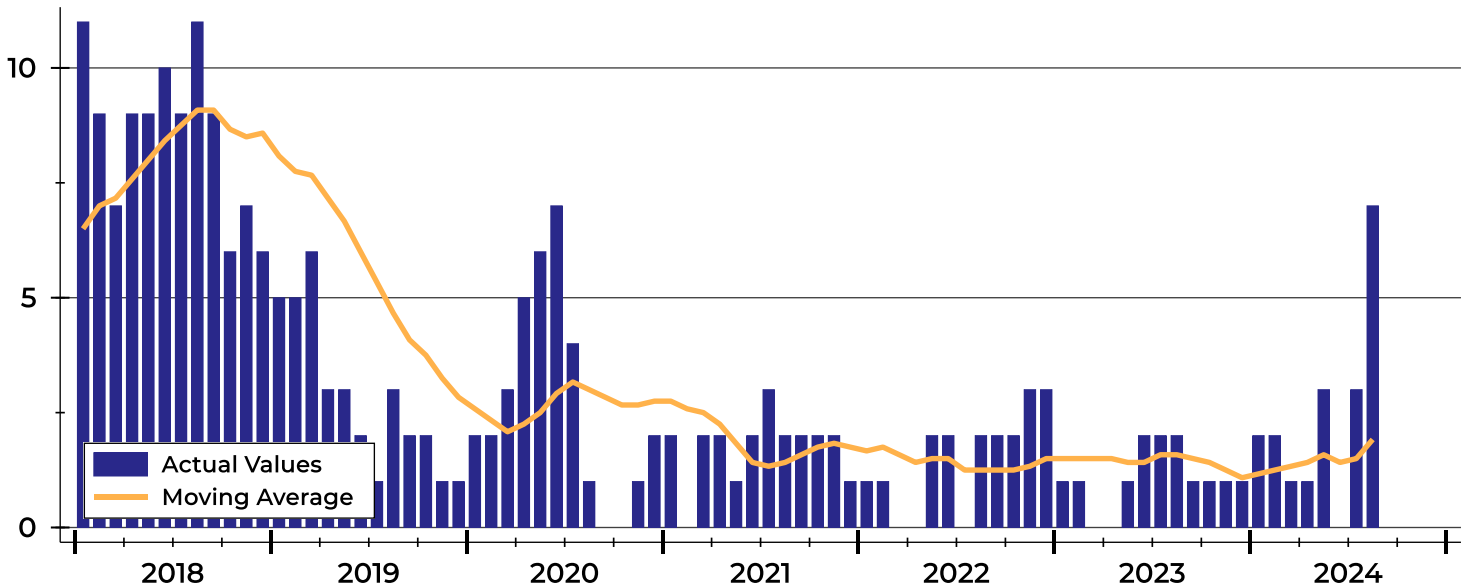
Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		7	2	250.0%
Volume (1,000s)		1,154	122	845.9%
Months' Supply		9.3	2.4	287.5%
Average	List Price	164,891	60,900	170.8%
	Days on Market	60	35	71.4%
	Percent of Original	99.4%	89.0%	11.7%
Median	List Price	60,000	60,900	-1.5%
	Days on Market	20	35	-42.9%
	Percent of Original	100.0%	89.0%	12.4%

A total of 7 homes were available for sale in Greenwood County at the end of August. This represents a 9.3 months' supply of active listings.

The median list price of homes on the market at the end of August was \$60,000, down 1.5% from 2023. The typical time on market for active listings was 20 days, down from 35 days a year earlier.

History of Active Listings

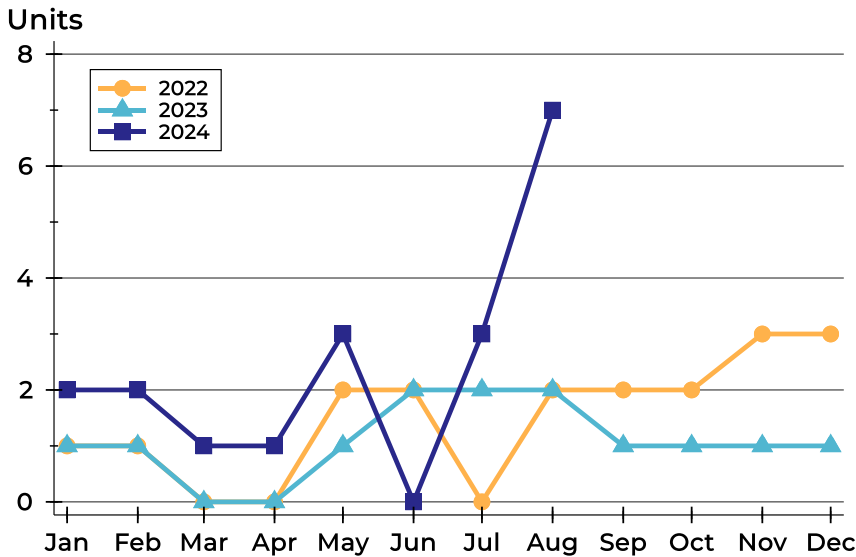
Units





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	2
October	2	1	2
November	3	1	3
December	3	1	3

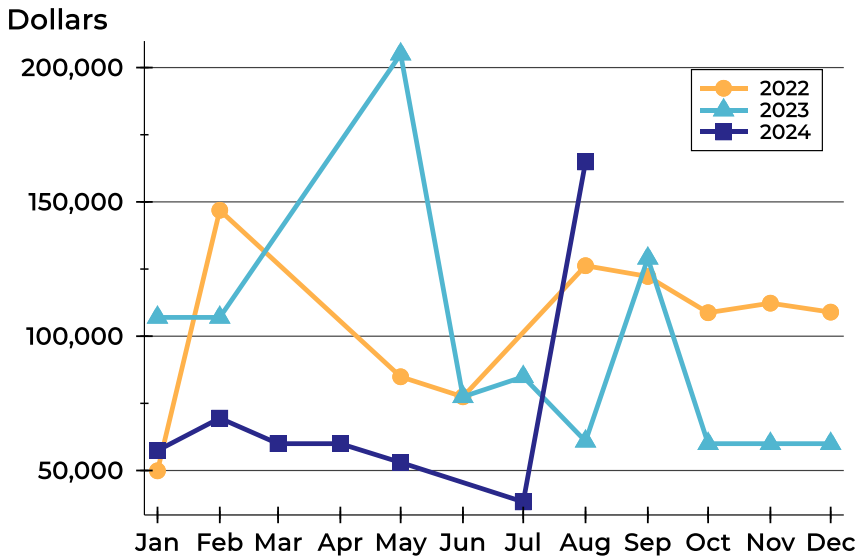
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	28.6%	6.0	35,000	35,000	7	7	100.0%	100.0%
\$50,000-\$99,999	3	42.9%	N/A	73,300	60,000	120	24	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	14.3%	N/A	229,000	229,000	20	20	100.0%	100.0%
\$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	14.3%	N/A	635,335	635,335	25	25	95.6%	95.6%
\$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



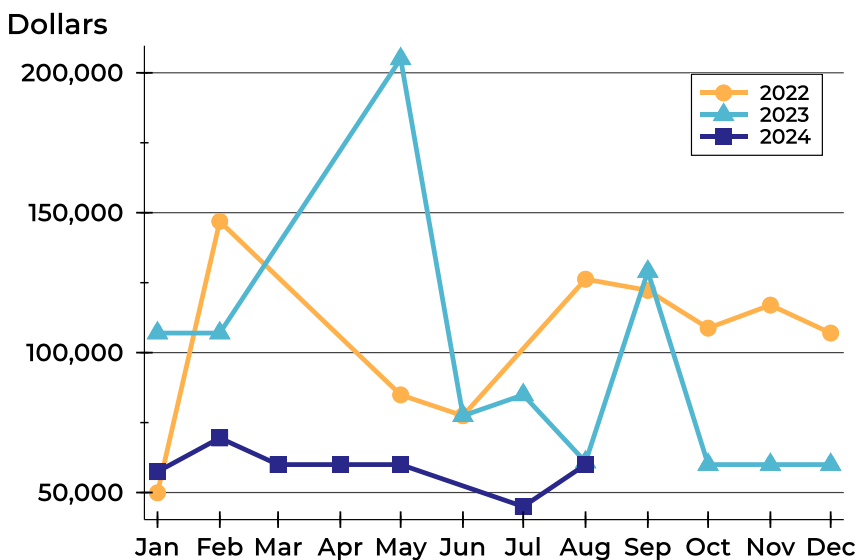
Greenwood County Active Listings Analysis

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	
October	108,750	60,000	
November	112,300	60,000	
December	108,967	60,000	

Median Price

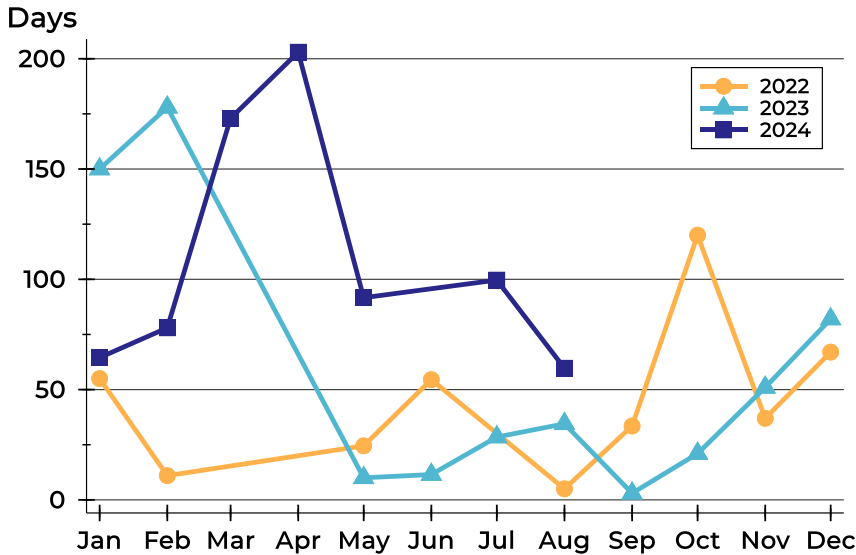


Month	2022	2023	2024
January	49,900	107,000	57,450
February	146,900	107,000	69,500
March	N/A	N/A	60,000
April	N/A	N/A	60,000
May	84,900	205,000	60,000
June	77,450	77,450	N/A
July	N/A	84,900	45,000
August	126,250	60,900	60,000
September	122,250	129,000	
October	108,750	60,000	
November	117,000	60,000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



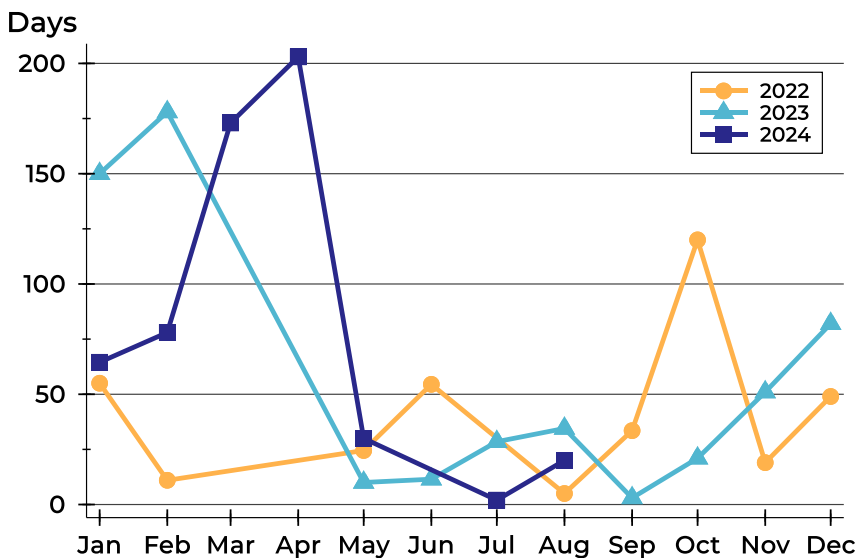
Greenwood County Active Listings Analysis

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	
October	120	21	
November	37	51	
December	67	82	

Median DOM

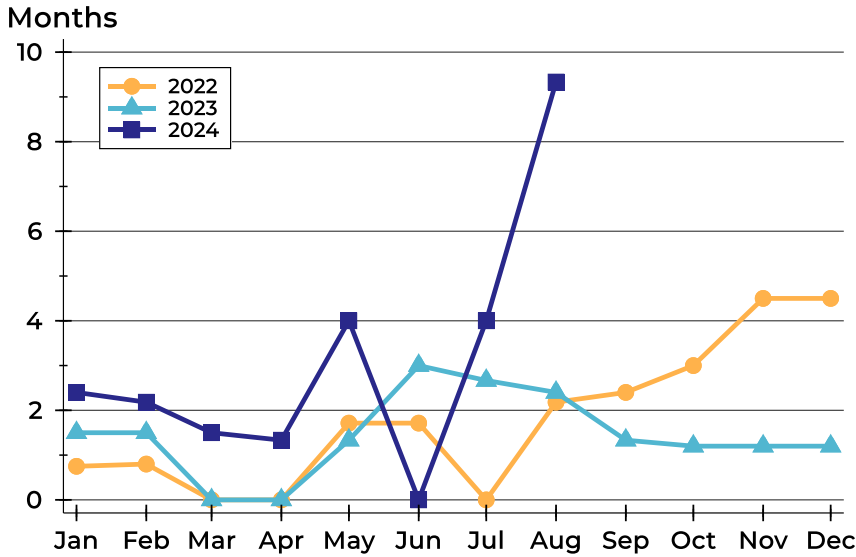


Month	2022	2023	2024
January	55	150	65
February	11	178	78
March	N/A	N/A	173
April	N/A	N/A	203
May	25	10	30
June	55	12	N/A
July	N/A	29	2
August	5	35	20
September	34	3	
October	120	21	
November	19	51	
December	49	82	



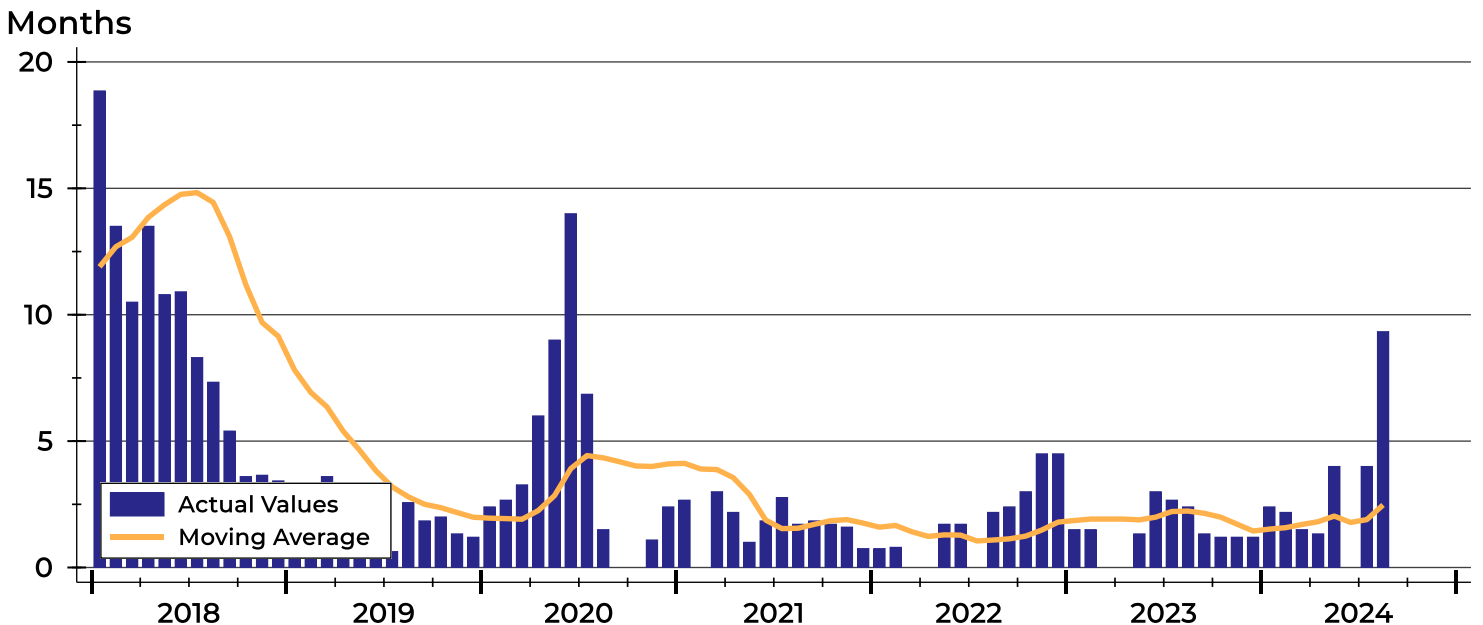
Greenwood County Months' Supply Analysis

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	
October	3.0	1.2	
November	4.5	1.2	
December	4.5	1.2	

History of Month's Supply





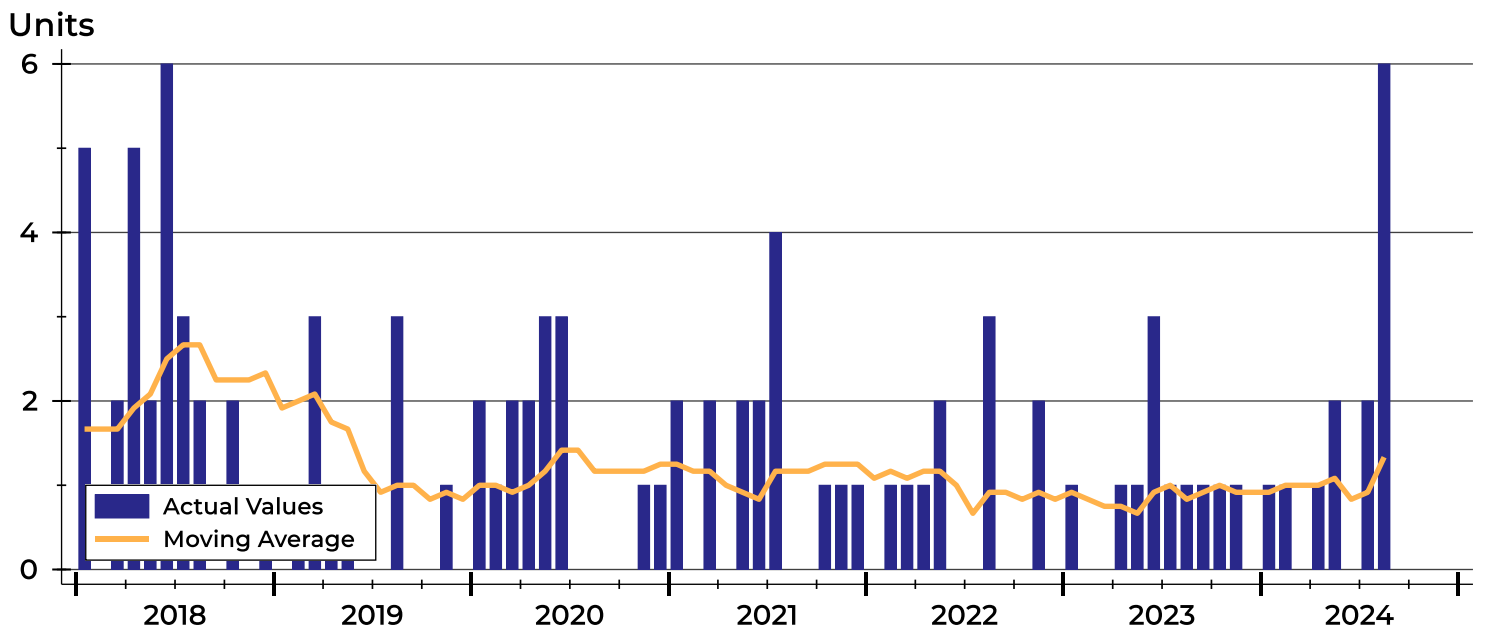
Greenwood County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	6	1	500.0%
	Volume (1,000s)	1,094	40	2635.0%
	Average List Price	182,373	39,900	357.1%
	Median List Price	79,950	39,900	100.4%
Year-to-Date	New Listings	13	8	62.5%
	Volume (1,000s)	1,417	821	72.6%
	Average List Price	109,010	102,588	6.3%
	Median List Price	54,900	81,950	-33.0%

A total of 6 new listings were added in Greenwood County during August, up 500.0% from the same month in 2023. Year-to-date Greenwood County has seen 13 new listings.

The median list price of these homes was \$79,950 up from \$39,900 in 2023.

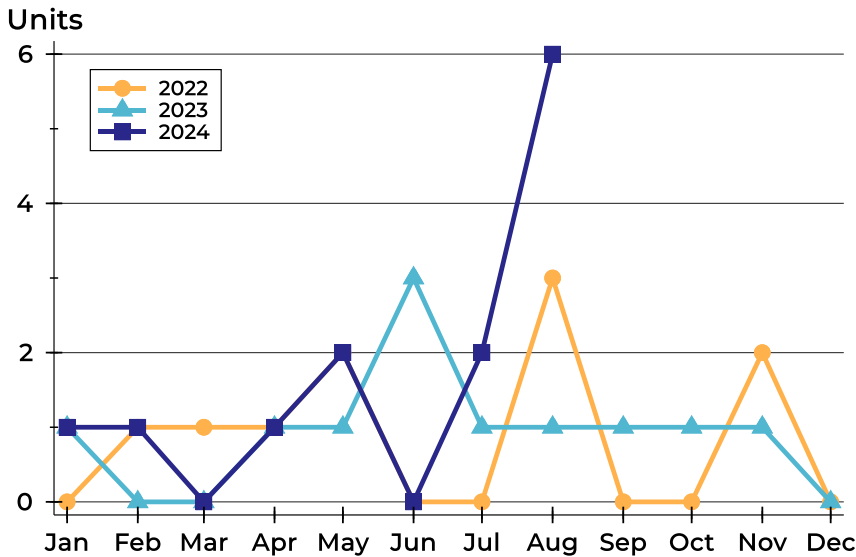
History of New Listings





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	
October	0	1	
November	2	1	
December	0	0	

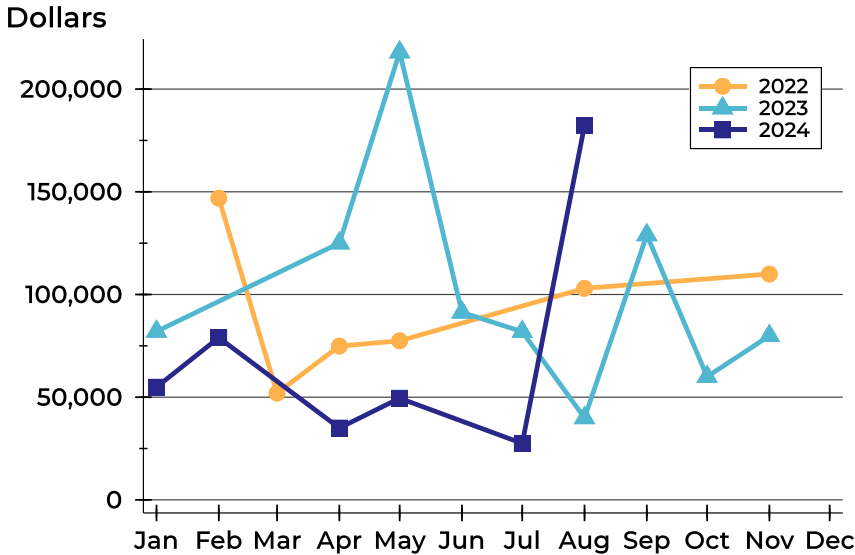
New Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	2	33.3%	35,000	35,000	13	13	100.0%	100.0%
\$50,000-\$99,999	2	33.3%	79,950	79,950	23	23	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	16.7%	229,000	229,000	26	26	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	1	16.7%	635,335	635,335	31	31	95.6%	95.6%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



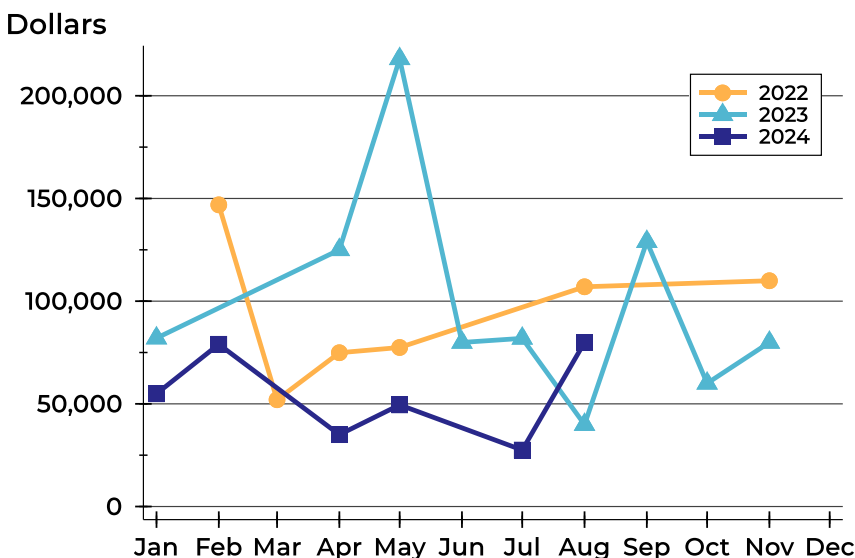
Greenwood County New Listings Analysis

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	182,373
September	N/A	129,000	
October	N/A	60,000	
November	109,950	79,900	
December	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	79,950
September	N/A	129,000	
October	N/A	60,000	
November	109,950	79,900	
December	N/A	N/A	



Greenwood County Contracts Written Analysis

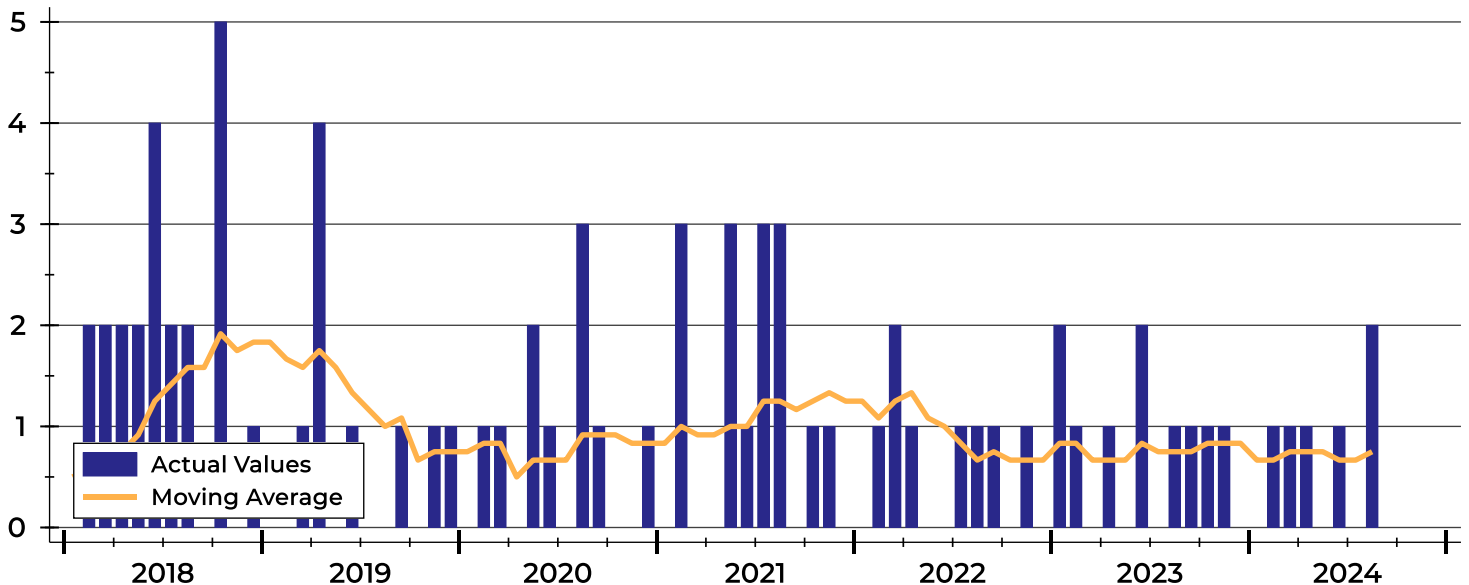
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		2	1	100.0%	6	7	-14.3%
Volume (1,000s)		55	80	-31.3%	299	854	-65.0%
Average	Sale Price	27,500	79,900	-65.6%	49,817	121,971	-59.2%
	Days on Market	6	37	-83.8%	14	27	-48.1%
	Percent of Original	84.4%	81.2%	3.9%	83.9%	98.9%	-15.2%
Median	Sale Price	27,500	79,900	-65.6%	49,950	125,000	-60.0%
	Days on Market	6	37	-83.8%	15	16	-6.3%
	Percent of Original	84.4%	81.2%	3.9%	84.4%	100.0%	-15.6%

A total of 2 contracts for sale were written in Greenwood County during the month of August, up from 1 in 2023. The median list price of these homes was \$27,500, down from \$79,900 the prior year.

Half of the homes that went under contract in August were on the market less than 6 days, compared to 37 days in August 2023.

History of Contracts Written

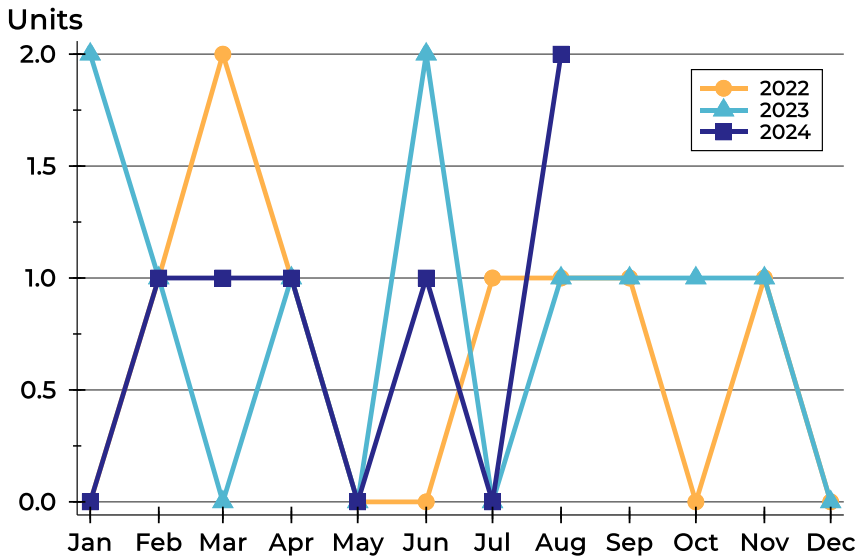
Units





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	
October	N/A	1	
November	1	1	
December	N/A	N/A	

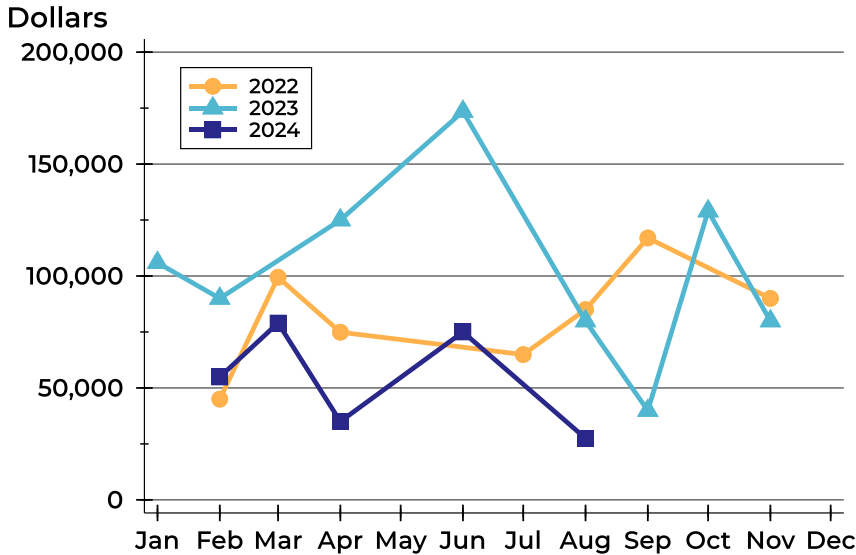
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	50.0%	10,000	10,000	4	4	80.0%	80.0%
\$25,000-\$49,999	1	50.0%	45,000	45,000	7	7	88.9%	88.9%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



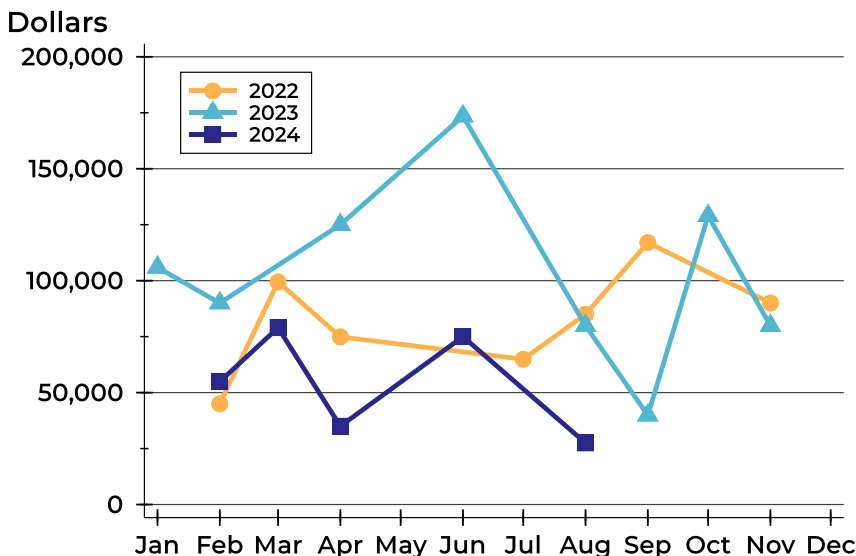
Greenwood County Contracts Written Analysis

Average Price



Month	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	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	

Median Price

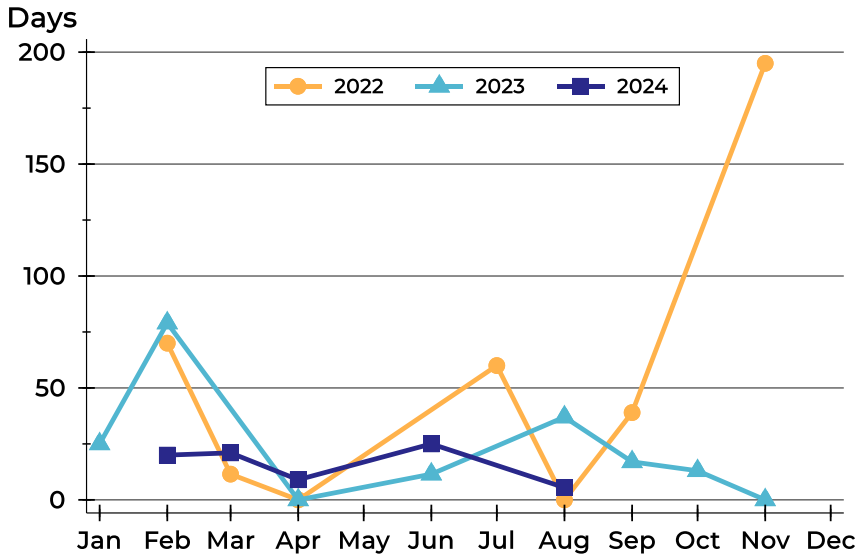


Month	2022	2023	2024
January	N/A	105,950	N/A
February	45,000	90,000	54,900
March	99,450	N/A	79,000
April	74,900	125,000	35,000
May	N/A	N/A	N/A
June	N/A	173,500	75,000
July	64,900	N/A	N/A
August	85,000	79,900	27,500
September	117,000	39,900	
October	N/A	129,000	
November	90,000	79,900	
December	N/A	N/A	



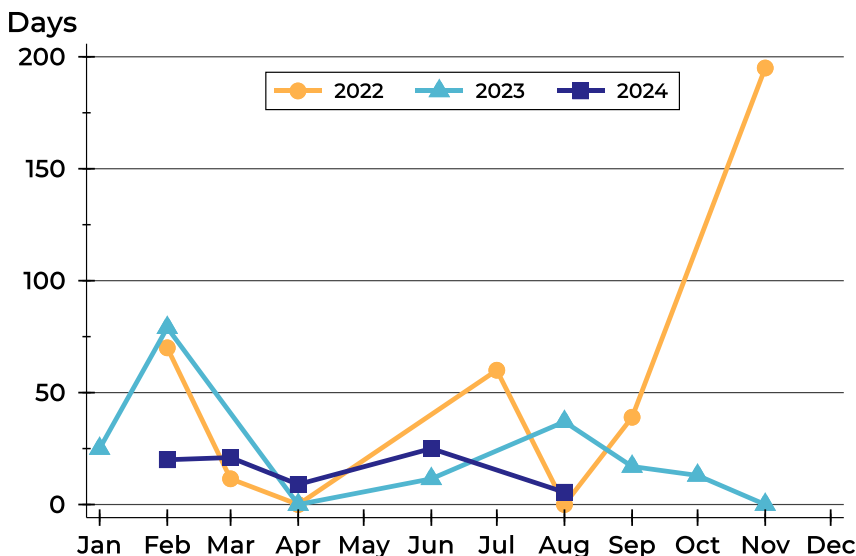
Greenwood County Contracts Written Analysis

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	
October	N/A	13	
November	195	N/A	
December	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	
October	N/A	13	
November	195	N/A	
December	N/A	N/A	



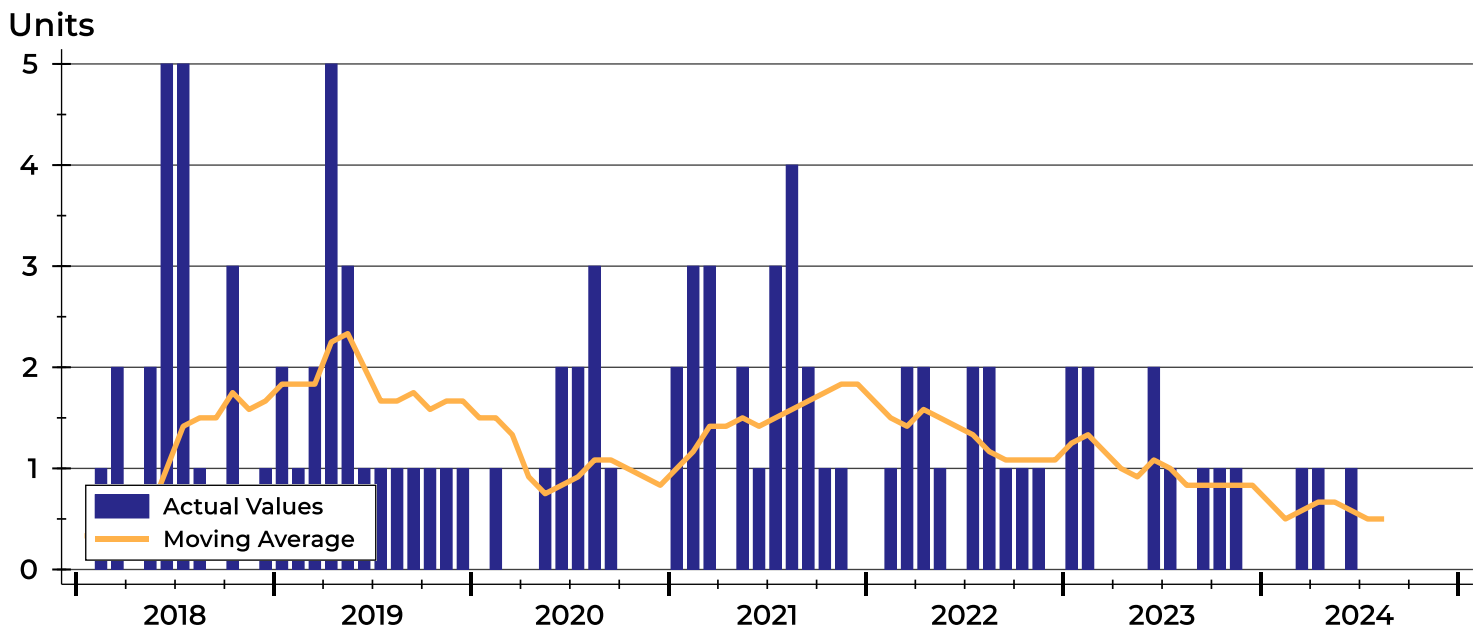
Greenwood County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		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 August, the same number of contracts pending at the end of August 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.

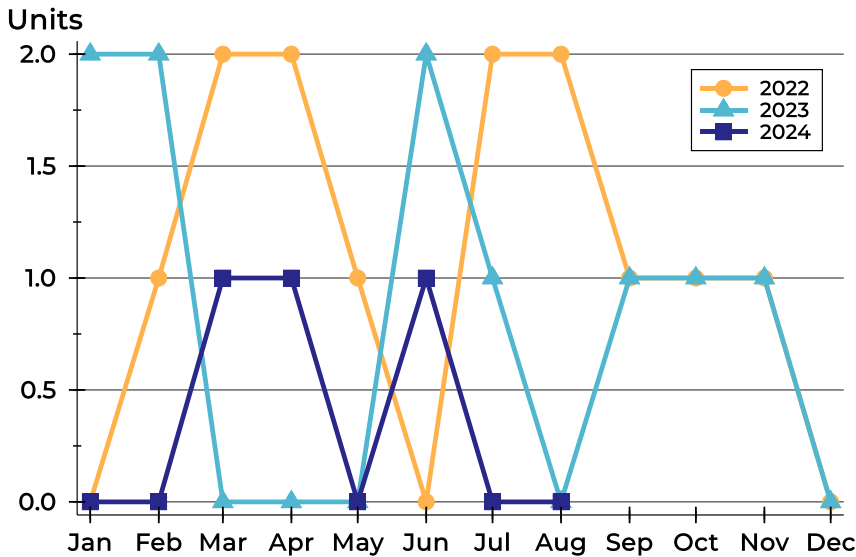
History of Pending Contracts





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	
October	1	1	
November	1	1	
December	0	0	

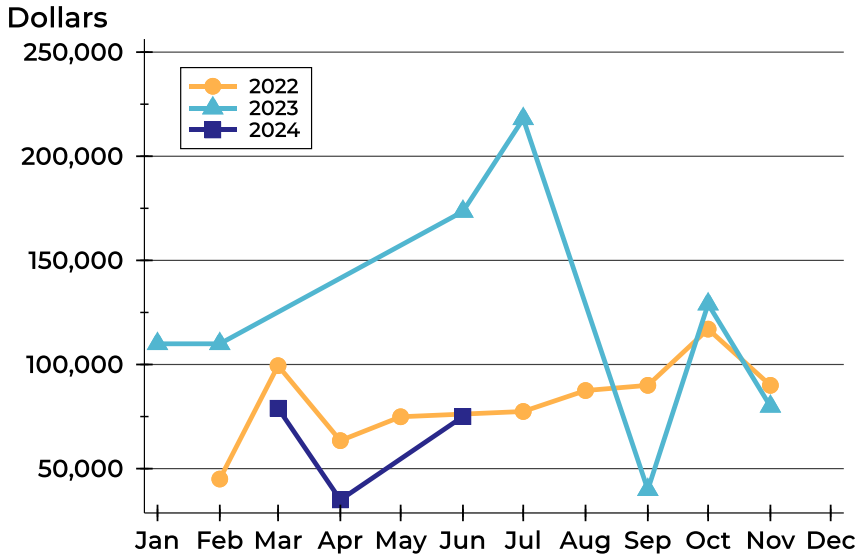
Pending Contracts by Price Range

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



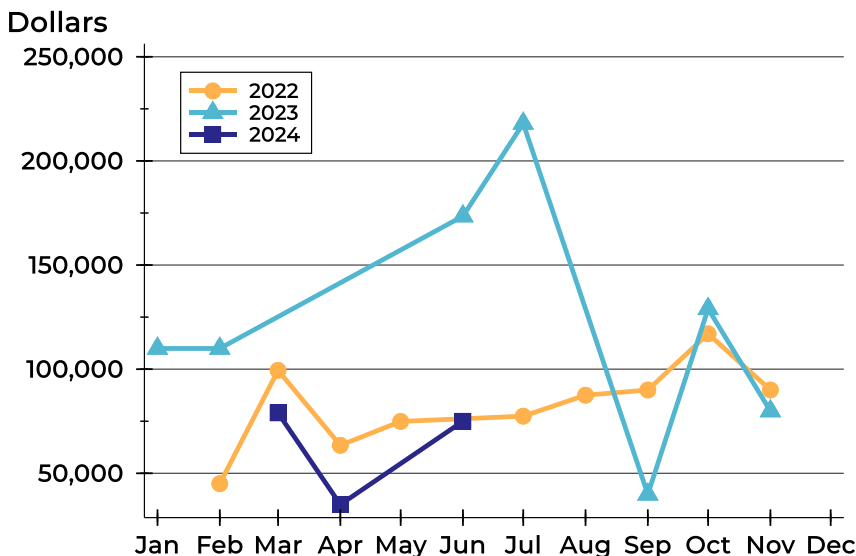
Greenwood County Pending Contracts Analysis

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	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	

Median Price

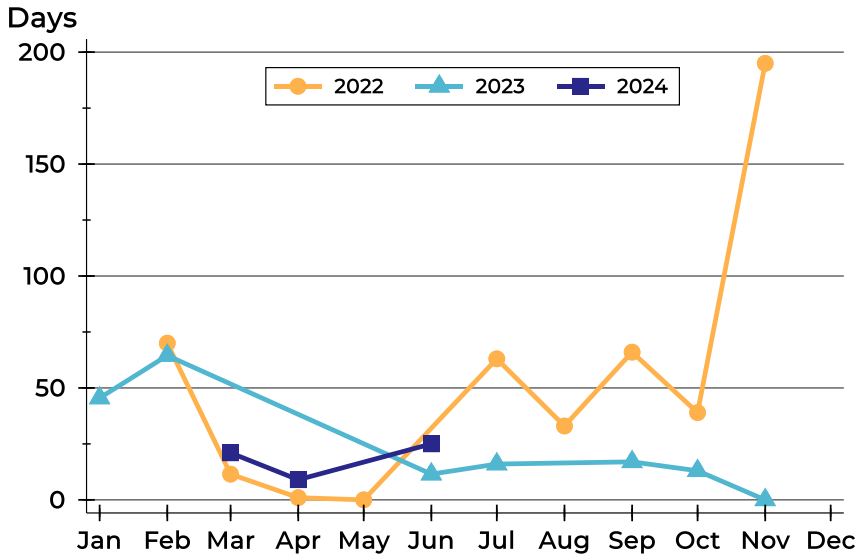


Month	2022	2023	2024
January	N/A	109,950	N/A
February	45,000	109,950	N/A
March	99,450	N/A	79,000
April	63,450	N/A	35,000
May	74,900	N/A	N/A
June	N/A	173,500	75,000
July	77,450	218,000	N/A
August	87,500	N/A	N/A
September	90,000	39,900	
October	117,000	129,000	
November	90,000	79,900	
December	N/A	N/A	



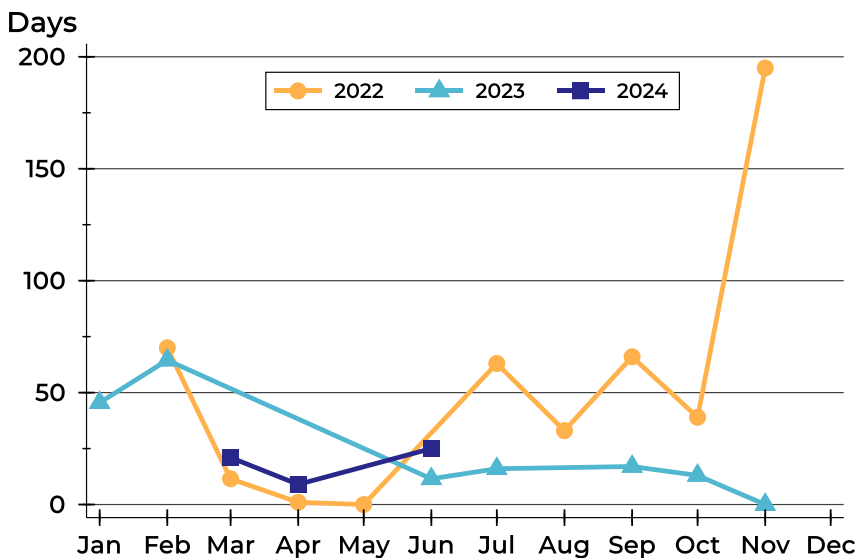
Greenwood County Pending Contracts Analysis

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	
October	39	13	
November	195	N/A	
December	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	
October	39	13	
November	195	N/A	
December	N/A	N/A	



Jackson County Housing Report



Market Overview

Jackson County Home Sales Remained Constant in August

Total home sales in Jackson County remained at 7 units last month, the same as in August 2023. Total sales volume was \$1.3 million, down from a year earlier.

The median sale price in August was \$165,000, down from \$235,000 a year earlier. Homes that sold in August were typically on the market for 7 days and sold for 100.0% of their list prices.

Jackson County Active Listings Up at End of August

The total number of active listings in Jackson County at the end of August was 16 units, up from 12 at the same point in 2023. This represents a 2.1 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$239,750.

During August, a total of 9 contracts were written up from 8 in August 2023. At the end of the month, there were 11 contracts still pending.

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- Summary Statistics – Page 2
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- 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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**August
2024**

Sunflower MLS Statistics



Jackson County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		7	7	14	59	58	105
Change from prior year		0.0%	-50.0%	55.6%	1.7%	-44.8%	25.0%
Active Listings		16	12	22	N/A	N/A	N/A
Change from prior year		33.3%	-45.5%	4.8%			
Months' Supply		2.1	1.5	1.8	N/A	N/A	N/A
Change from prior year		40.0%	-16.7%	-10.0%			
New Listings		12	8	20	65	70	128
Change from prior year		50.0%	-60.0%	25.0%	-7.1%	-45.3%	32.0%
Contracts Written		9	8	16	68	61	110
Change from prior year		12.5%	-50.0%	77.8%	11.5%	-44.5%	27.9%
Pending Contracts		11	9	15	N/A	N/A	N/A
Change from prior year		22.2%	-40.0%	150.0%			
Sales Volume (1,000s)		1,285	1,932	2,657	12,178	12,389	21,957
Change from prior year		-33.5%	-27.3%	7.2%	-1.7%	-43.6%	42.3%
Average	Sale Price	183,637	275,929	189,771	206,415	213,603	209,119
	Change from prior year	-33.4%	45.4%	-31.1%	-3.4%	2.1%	13.8%
	List Price of Actives	290,628	354,654	253,373	N/A	N/A	N/A
	Change from prior year	-18.1%	40.0%	9.8%			
	Days on Market	60	30	6	62	32	19
Change from prior year	100.0%	400.0%	-45.5%	93.8%	68.4%	-48.6%	
Percent of List	98.8%	99.2%	101.3%	97.6%	98.4%	98.2%	
Change from prior year	-0.4%	-2.1%	3.5%	-0.8%	0.2%	1.1%	
Percent of Original	93.1%	91.7%	100.4%	94.5%	94.6%	97.3%	
Change from prior year	1.5%	-8.7%	3.0%	-0.1%	-2.8%	2.3%	
Median	Sale Price	165,000	235,000	163,750	165,000	206,000	184,000
	Change from prior year	-29.8%	43.5%	-37.0%	-19.9%	12.0%	8.3%
	List Price of Actives	239,750	254,475	204,000	N/A	N/A	N/A
	Change from prior year	-5.8%	24.7%	7.4%			
	Days on Market	7	3	4	34	10	5
Change from prior year	133.3%	-25.0%	-33.3%	240.0%	100.0%	-16.7%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	98.2%	99.4%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	-1.2%	-0.6%	0.0%	

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



Jackson County Closed Listings Analysis

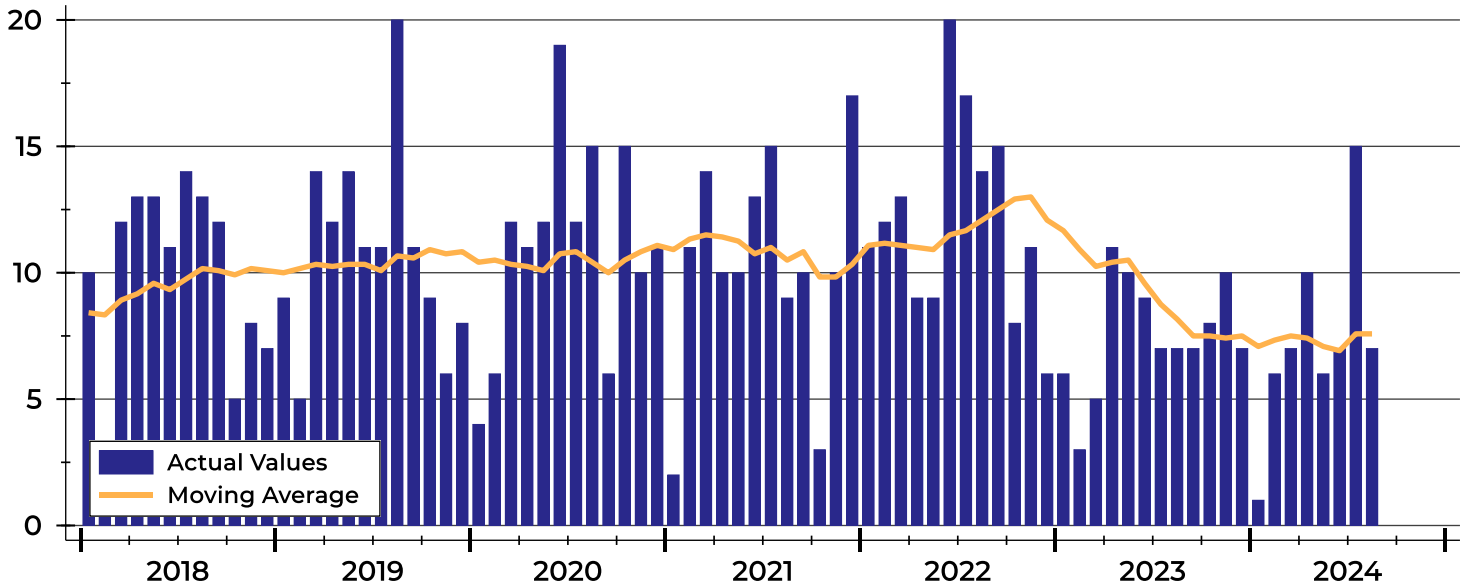
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		7	7	0.0%	59	58	1.7%
Volume (1,000s)		1,285	1,932	-33.5%	12,178	12,389	-1.7%
Months' Supply		2.1	1.5	40.0%	N/A	N/A	N/A
Average	Sale Price	183,637	275,929	-33.4%	206,415	213,603	-3.4%
	Days on Market	60	30	100.0%	62	32	93.8%
	Percent of List	98.8%	99.2%	-0.4%	97.6%	98.4%	-0.8%
	Percent of Original	93.1%	91.7%	1.5%	94.5%	94.6%	-0.1%
Median	Sale Price	165,000	235,000	-29.8%	165,000	206,000	-19.9%
	Days on Market	7	3	133.3%	34	10	240.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	98.2%	99.4%	-1.2%

A total of 7 homes sold in Jackson County in August, showing no change from August 2023. Total sales volume fell to \$1.3 million compared to \$1.9 million in the previous year.

The median sales price in August was \$165,000, down 29.8% compared to the prior year. Median days on market was 7 days, down from 37 days in July, but up from 3 in August 2023.

History of Closed Listings

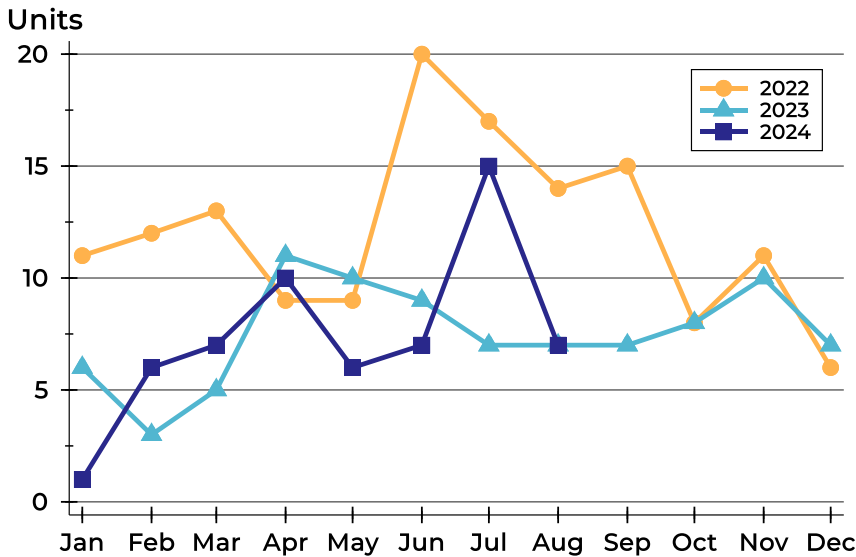
Units





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	7
October	8	8	8
November	11	10	10
December	6	7	7

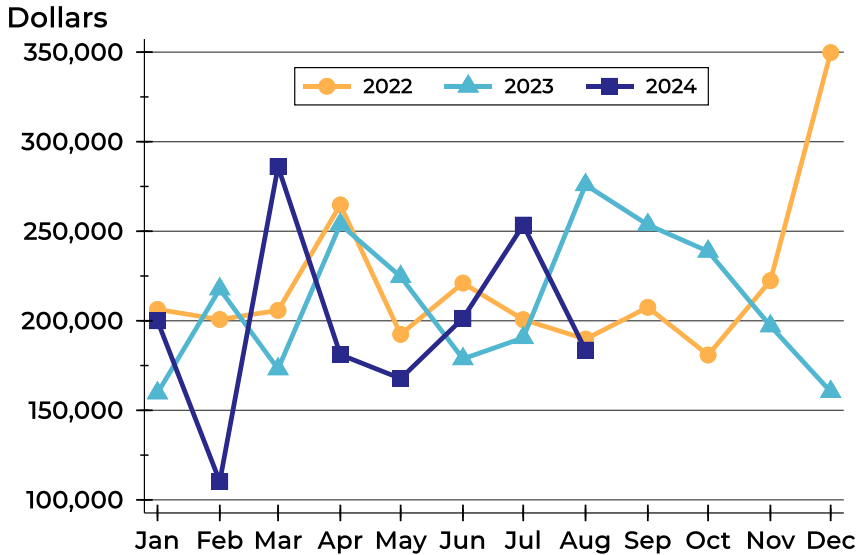
Closed Listings by Price Range

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	14.3%	6.0	45,000	45,000	48	48	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	2	28.6%	0.9	81,000	81,000	44	44	95.0%	95.0%	87.5%	87.5%
\$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	14.3%	0.7	165,000	165,000	276	276	100.0%	100.0%	75.0%	75.0%
\$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	2	28.6%	2.2	267,450	267,450	1	1	102.0%	102.0%	102.0%	102.0%
\$300,000-\$399,999	1	14.3%	0.0	378,557	378,557	7	7	97.6%	97.6%	97.6%	97.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



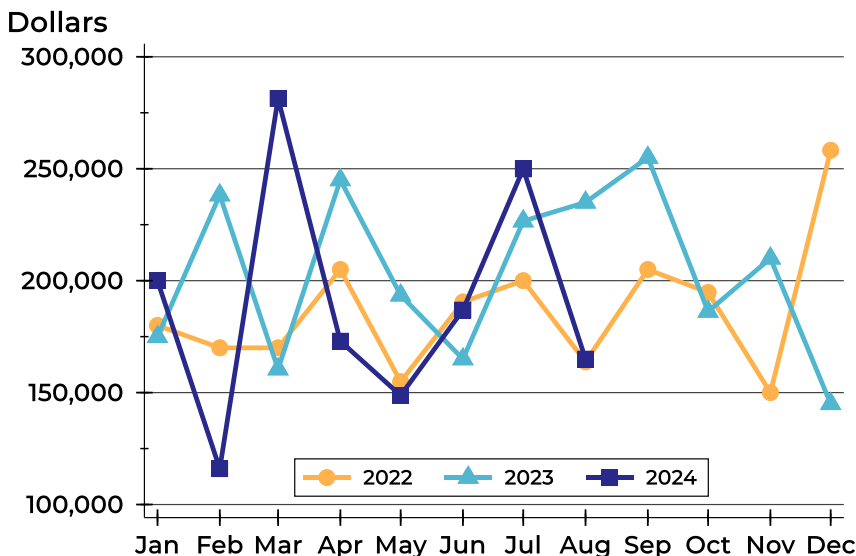
Jackson County Closed Listings Analysis

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	
October	180,875	238,768	
November	222,404	197,100	
December	349,750	160,414	

Median Price

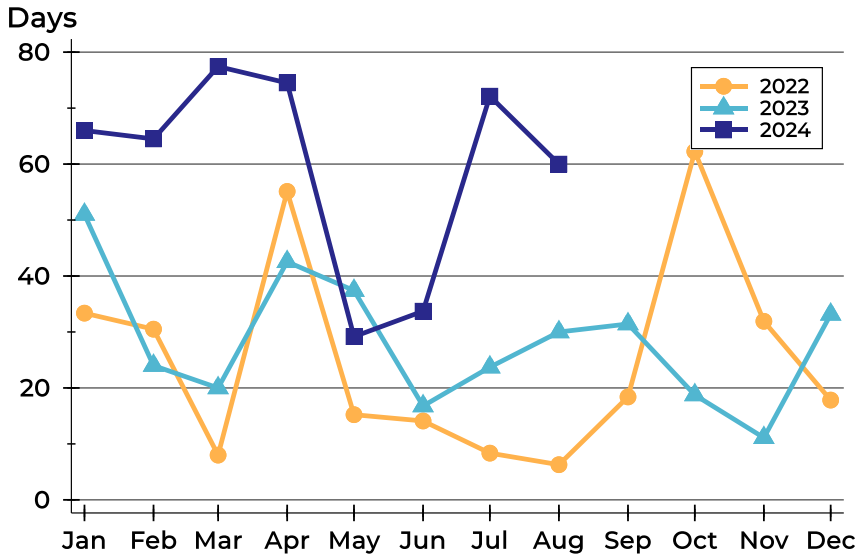


Month	2022	2023	2024
January	180,000	174,950	200,000
February	170,000	238,225	116,000
March	170,000	160,500	281,400
April	205,000	245,000	173,000
May	154,900	193,500	148,750
June	190,500	165,000	186,900
July	200,000	226,600	249,900
August	163,750	235,000	165,000
September	205,000	255,000	
October	194,750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



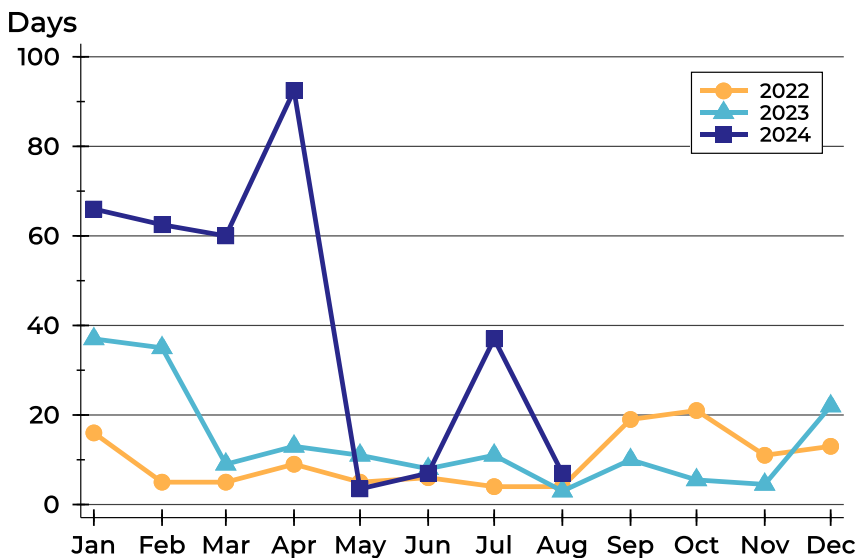
Jackson County Closed Listings Analysis

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	
October	62	19	
November	32	11	
December	18	33	

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	
October	21	6	
November	11	5	
December	13	22	



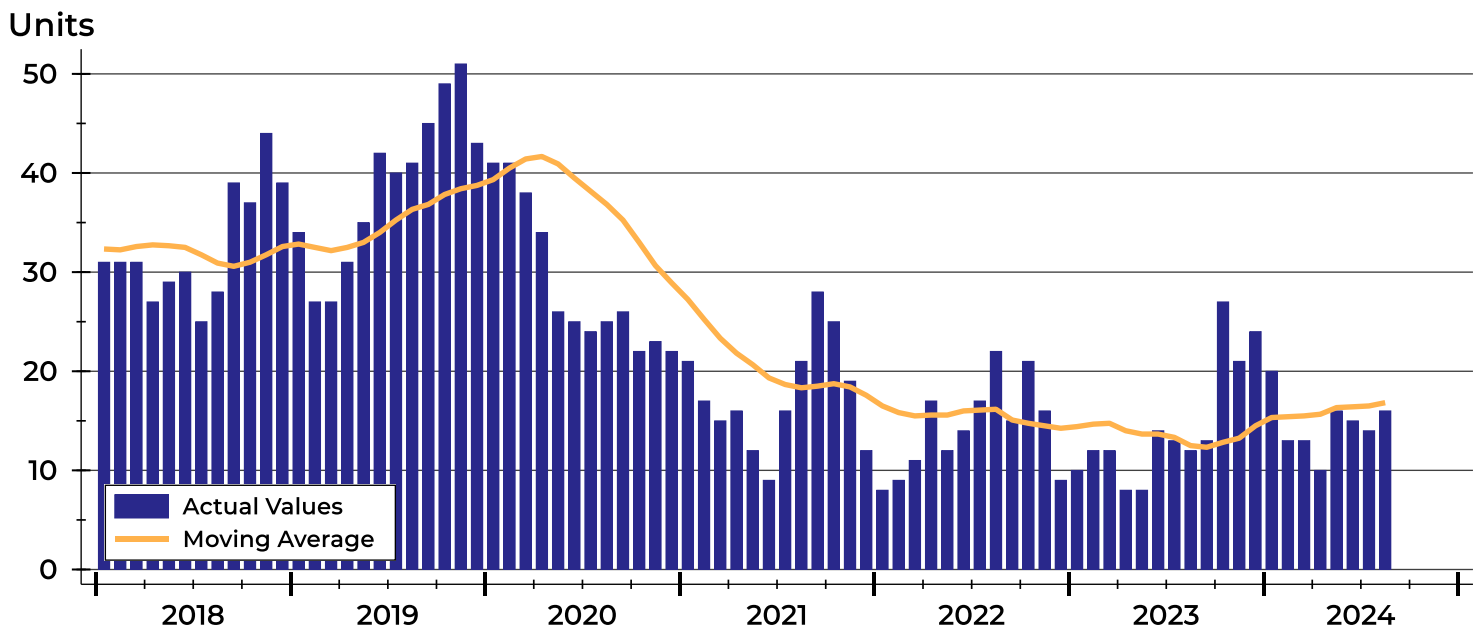
Jackson County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		16	12	33.3%
Volume (1,000s)		4,650	4,256	9.3%
Months' Supply		2.1	1.5	40.0%
Average	List Price	290,628	354,654	-18.1%
	Days on Market	64	66	-3.0%
	Percent of Original	97.4%	98.6%	-1.2%
Median	List Price	239,750	254,475	-5.8%
	Days on Market	36	49	-26.5%
	Percent of Original	100.0%	100.0%	0.0%

A total of 16 homes were available for sale in Jackson County at the end of August. This represents a 2.1 months' supply of active listings.

The median list price of homes on the market at the end of August was \$239,750, down 5.8% from 2023. The typical time on market for active listings was 36 days, down from 49 days a year earlier.

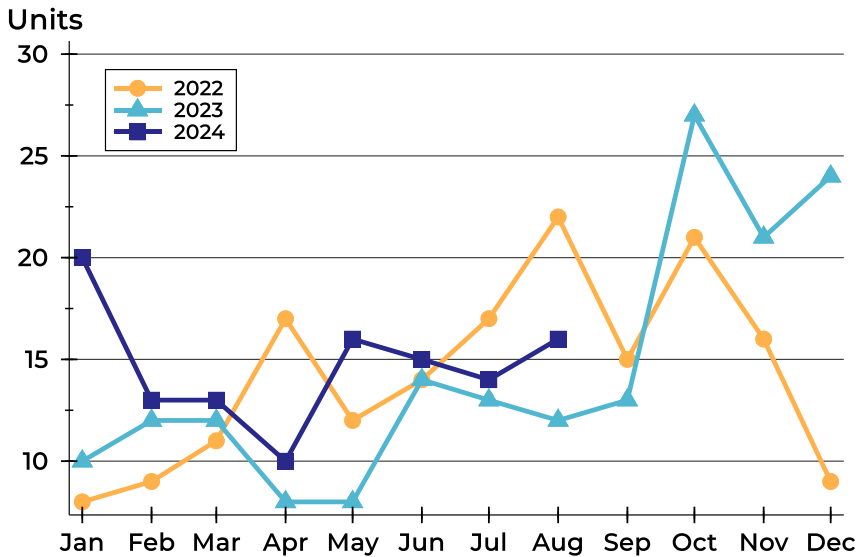
History of Active Listings





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	15
October	21	27	16
November	16	21	16
December	9	24	16

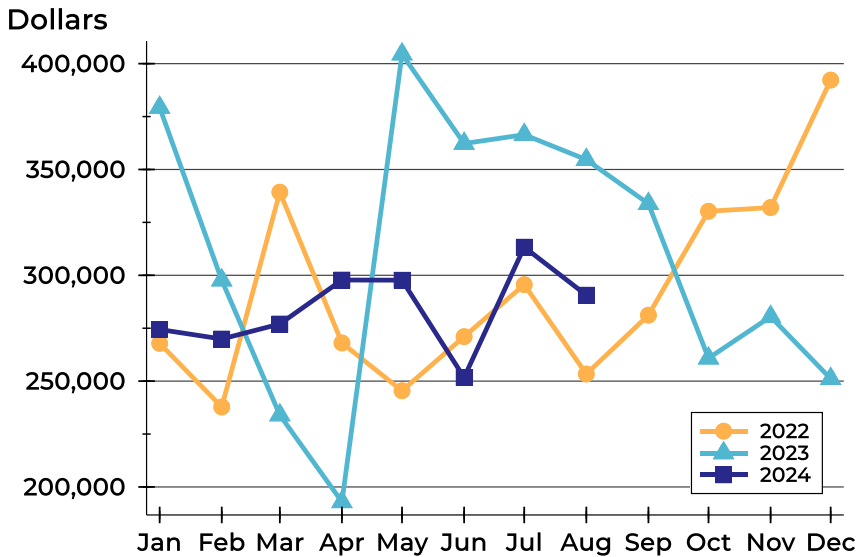
Active Listings by Price Range

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	6.3%	6.0	42,500	42,500	6	6	100.0%	100.0%
\$50,000-\$99,999	1	6.3%	0.9	74,900	74,900	80	80	88.2%	88.2%
\$100,000-\$124,999	1	6.3%	N/A	110,000	110,000	32	32	93.6%	93.6%
\$125,000-\$149,999	1	6.3%	N/A	129,900	129,900	46	46	100.0%	100.0%
\$150,000-\$174,999	1	6.3%	0.7	159,950	159,950	47	47	100.0%	100.0%
\$175,000-\$199,999	1	6.3%	N/A	179,900	179,900	73	73	95.2%	95.2%
\$200,000-\$249,999	3	18.8%	N/A	229,667	230,000	24	4	96.2%	100.0%
\$250,000-\$299,999	2	12.5%	2.2	289,500	289,500	59	59	100.0%	100.0%
\$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	4	25.0%	N/A	458,725	457,450	17	12	98.1%	98.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	6.3%	N/A	850,000	850,000	485	485	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



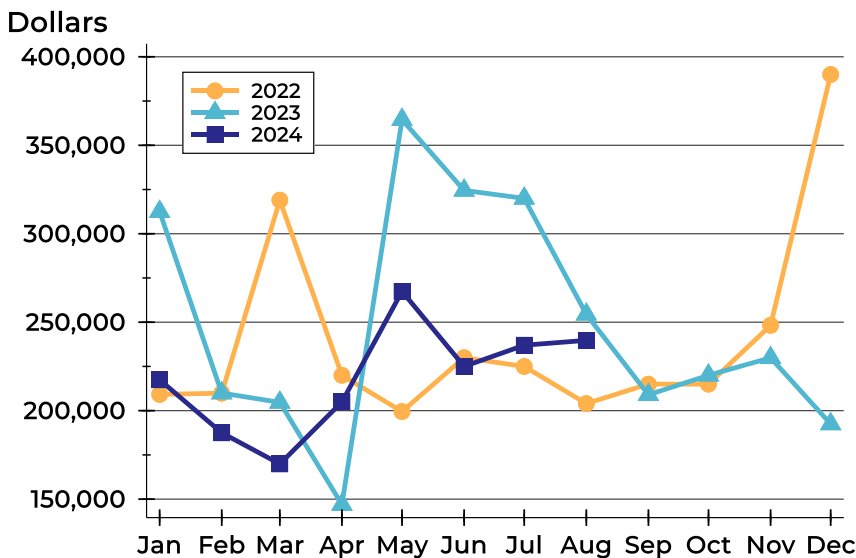
Jackson County Active Listings Analysis

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	
October	330,275	260,818	
November	332,016	280,466	
December	392,256	251,167	

Median Price

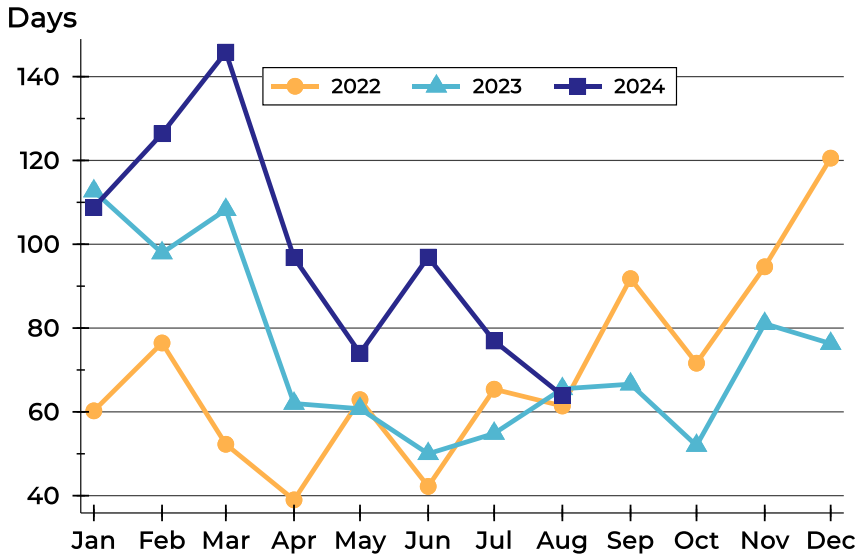


Month	2022	2023	2024
January	209,200	312,475	217,450
February	209,900	209,950	187,500
March	319,000	204,700	169,900
April	220,000	146,950	204,950
May	199,499	364,500	267,450
June	229,950	324,500	225,000
July	225,000	320,000	237,000
August	204,000	254,475	239,750
September	215,000	209,000	
October	215,000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



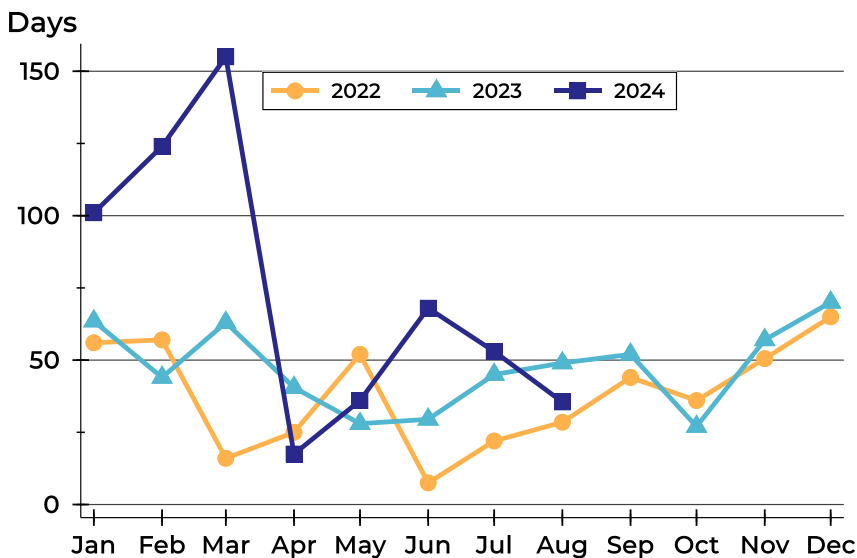
Jackson County Active Listings Analysis

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	
October	72	52	
November	95	81	
December	121	76	

Median DOM

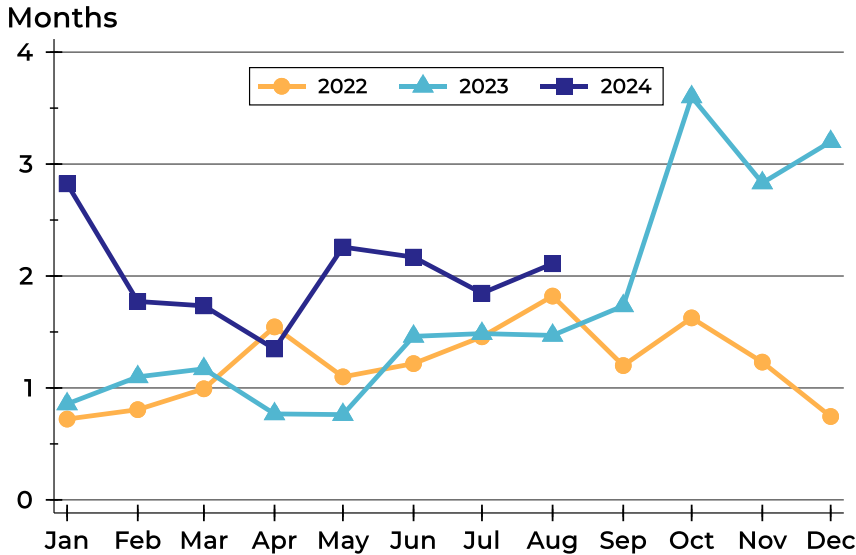


Month	2022	2023	2024
January	56	64	101
February	57	44	124
March	16	63	155
April	25	41	18
May	52	28	36
June	8	30	68
July	22	45	53
August	29	49	36
September	44	52	
October	36	27	
November	51	57	
December	65	70	



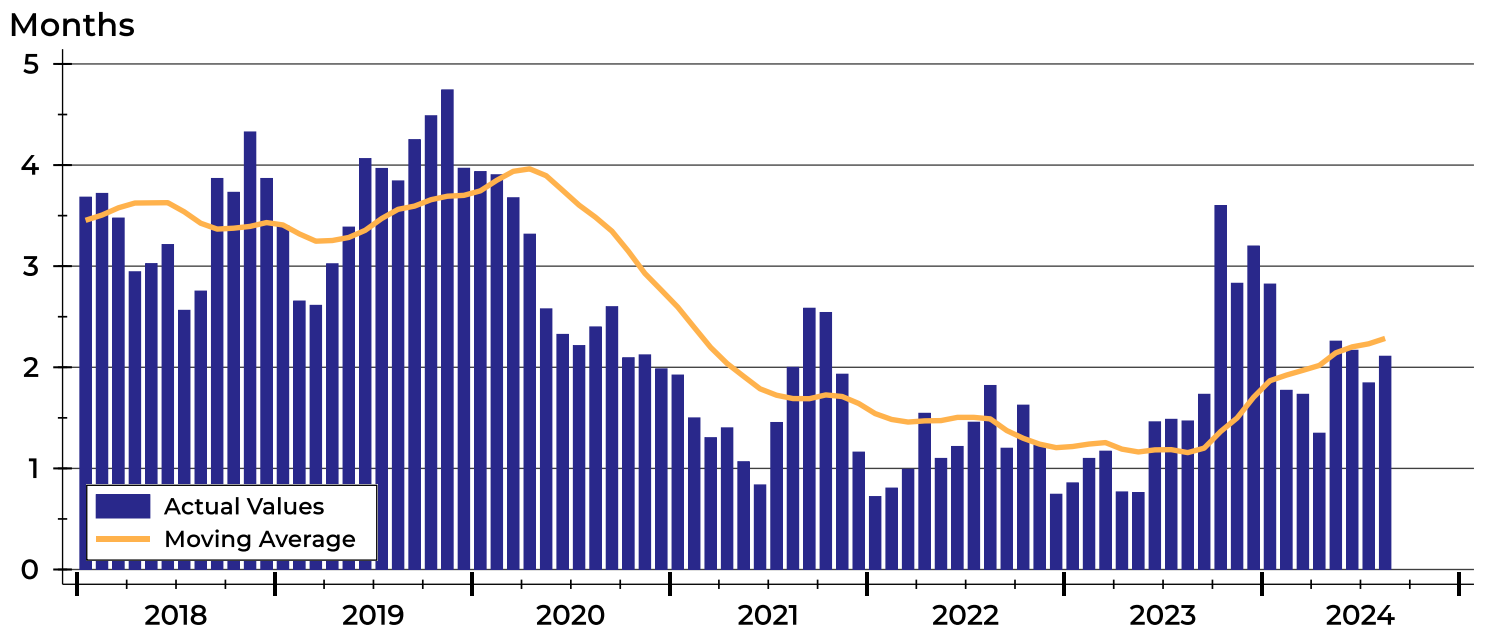
Jackson County Months' Supply Analysis

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	
October	1.6	3.6	
November	1.2	2.8	
December	0.7	3.2	

History of Month's Supply





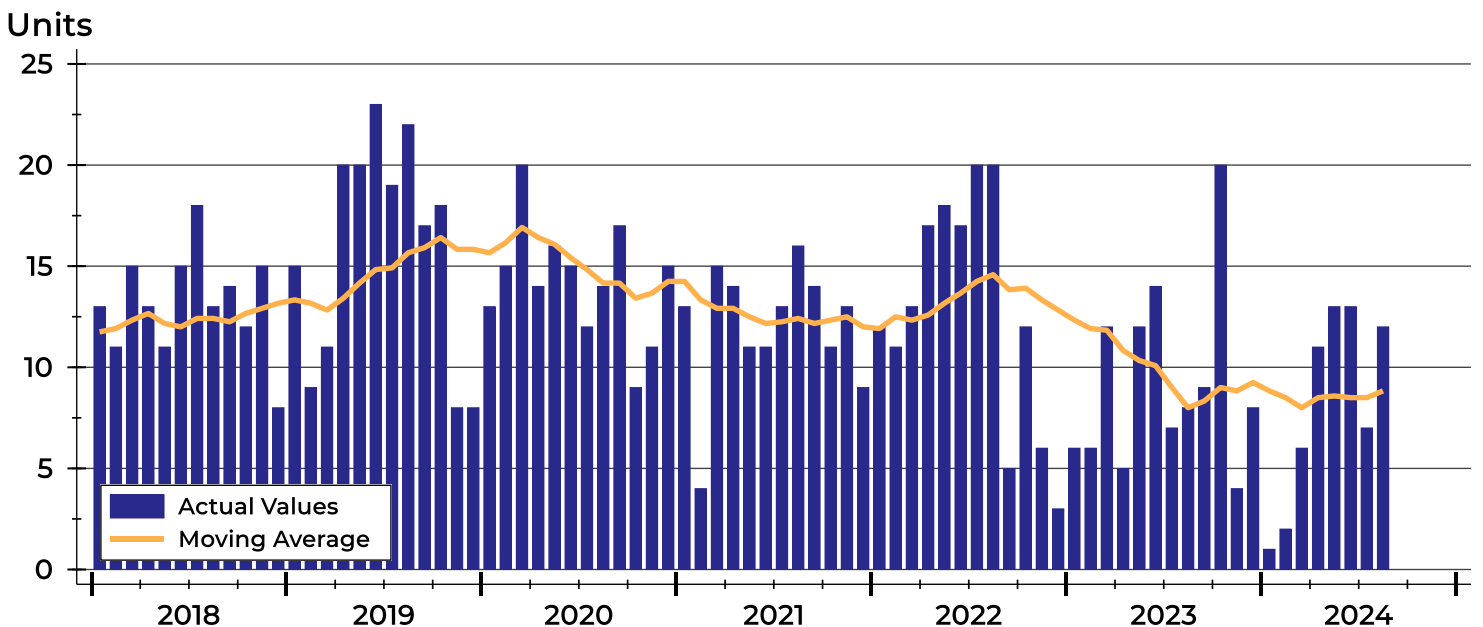
Jackson County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	12	8	50.0%
	Volume (1,000s)	3,530	1,959	80.2%
	Average List Price	294,173	244,875	20.1%
	Median List Price	249,700	182,500	36.8%
Year-to-Date	New Listings	65	70	-7.1%
	Volume (1,000s)	15,129	15,965	-5.2%
	Average List Price	232,748	228,071	2.1%
	Median List Price	204,000	219,750	-7.2%

A total of 12 new listings were added in Jackson County during August, up 50.0% from the same month in 2023. Year-to-date Jackson County has seen 65 new listings.

The median list price of these homes was \$249,700 up from \$182,500 in 2023.

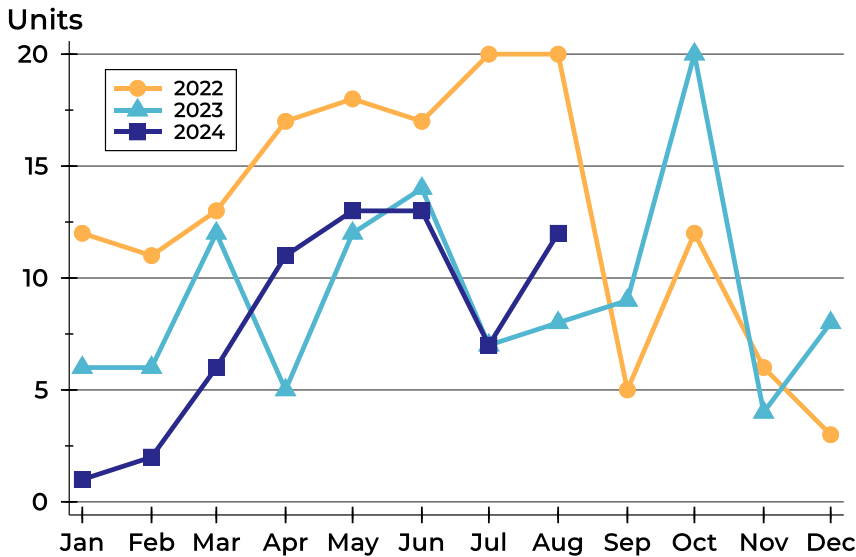
History of New Listings





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	7
August	20	8	12
September	5	9	
October	12	20	
November	6	4	
December	3	8	

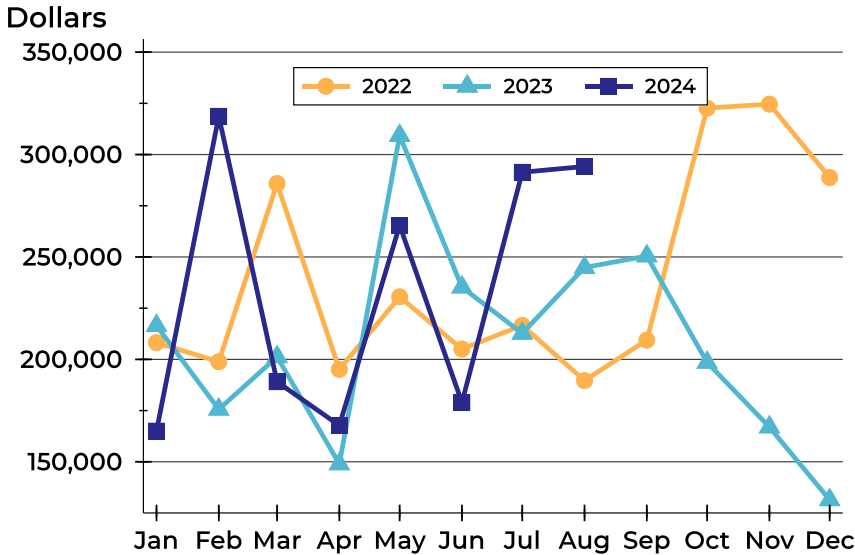
New Listings by Price Range

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	1	8.3%	42,500	42,500	12	12	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	1	8.3%	174,900	174,900	1	1	100.0%	100.0%
\$175,000-\$199,999	1	8.3%	190,000	190,000	15	15	100.0%	100.0%
\$200,000-\$249,999	4	33.3%	234,725	239,750	13	10	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	299,000	299,000	9	9	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	4	33.3%	471,194	480,000	13	13	98.6%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



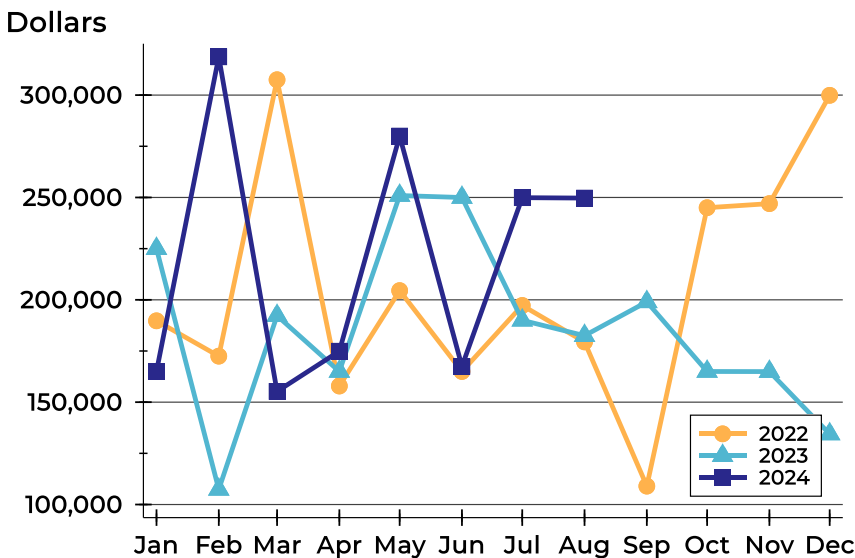
Jackson County New Listings Analysis

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	265,423
June	205,038	235,275	178,954
July	216,580	212,686	291,379
August	189,645	244,875	294,173
September	209,400	250,460	
October	322,683	198,515	
November	324,617	166,950	
December	288,800	131,413	

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	280,000
June	165,000	249,975	167,500
July	197,250	190,000	249,900
August	179,450	182,500	249,700
September	109,000	199,000	
October	245,000	165,000	
November	247,000	164,950	
December	299,900	134,450	



Jackson County Contracts Written Analysis

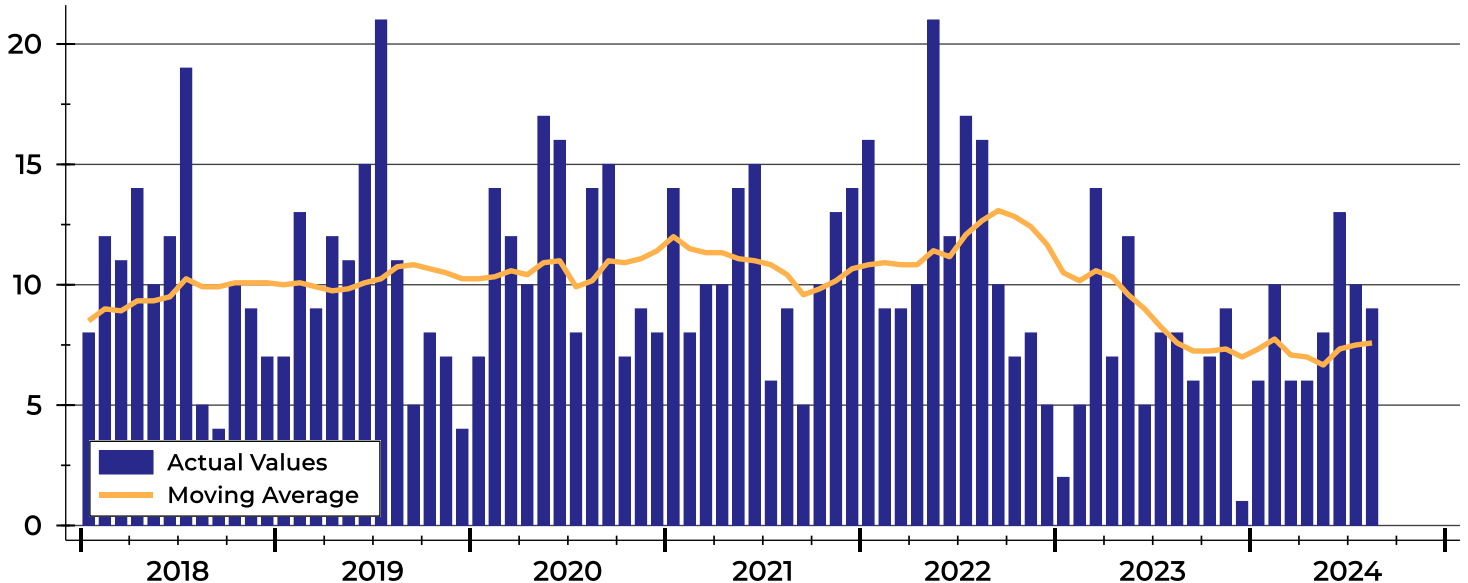
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		9	8	12.5%	68	61	11.5%
Volume (1,000s)		2,487	1,858	33.9%	14,987	13,619	10.0%
Average	Sale Price	276,331	232,225	19.0%	220,390	223,266	-1.3%
	Days on Market	50	23	117.4%	60	28	114.3%
	Percent of Original	96.6%	96.9%	-0.3%	94.8%	96.2%	-1.5%
Median	Sale Price	230,000	232,450	-1.1%	184,700	219,500	-15.9%
	Days on Market	22	9	144.4%	26	8	225.0%
	Percent of Original	100.0%	99.7%	0.3%	98.5%	100.0%	-1.5%

A total of 9 contracts for sale were written in Jackson County during the month of August, up from 8 in 2023. The median list price of these homes was \$230,000, down from \$232,450 the prior year.

Half of the homes that went under contract in August were on the market less than 22 days, compared to 9 days in August 2023.

History of Contracts Written

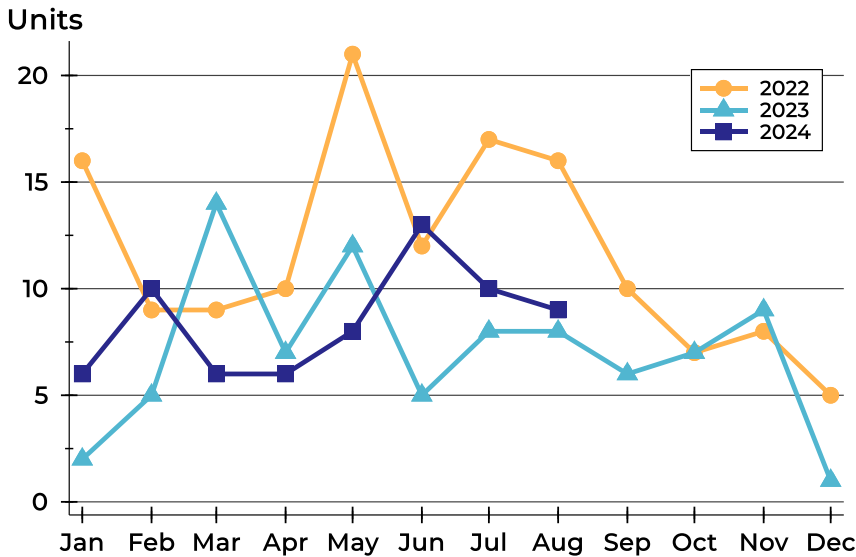
Units





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	10
August	16	8	9
September	10	6	
October	7	7	
November	8	9	
December	5	1	

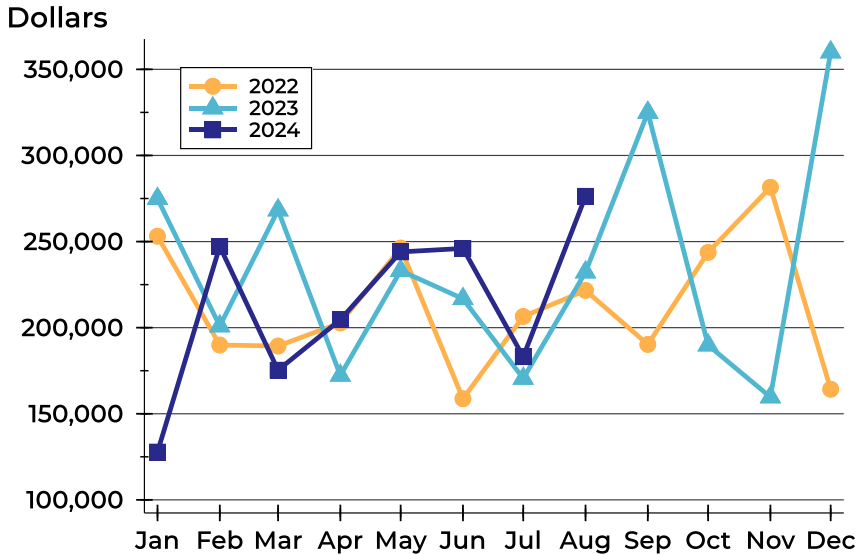
Contracts Written by Price Range

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	11.1%	174,900	174,900	1	1	100.0%	100.0%
\$175,000-\$199,999	2	22.2%	186,250	186,250	51	51	93.5%	93.5%
\$200,000-\$249,999	3	33.3%	234,967	230,000	37	22	100.0%	100.0%
\$250,000-\$299,999	1	11.1%	275,000	275,000	120	120	84.6%	84.6%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	2	22.2%	479,839	479,839	58	58	98.9%	98.9%
\$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



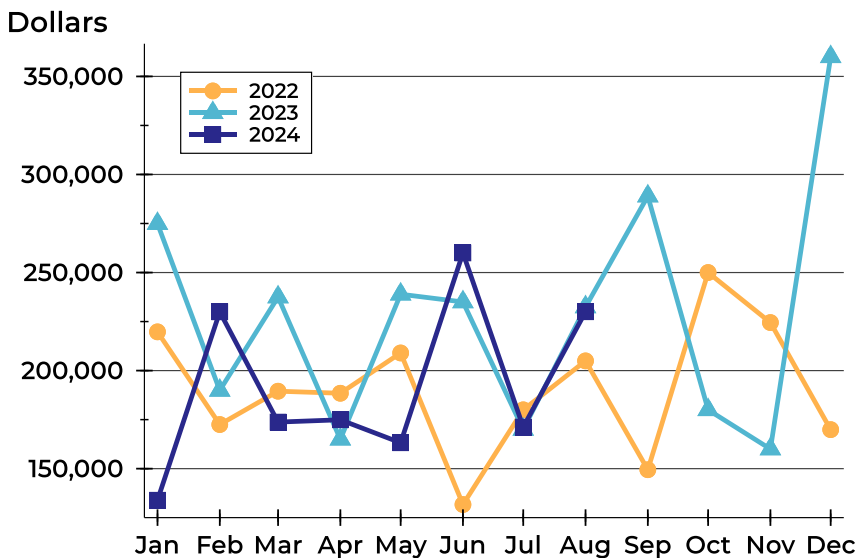
Jackson County Contracts Written Analysis

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	183,120
August	221,638	232,225	276,331
September	190,290	324,948	
October	243,743	189,829	
November	281,550	159,688	
December	164,260	360,000	

Median Price

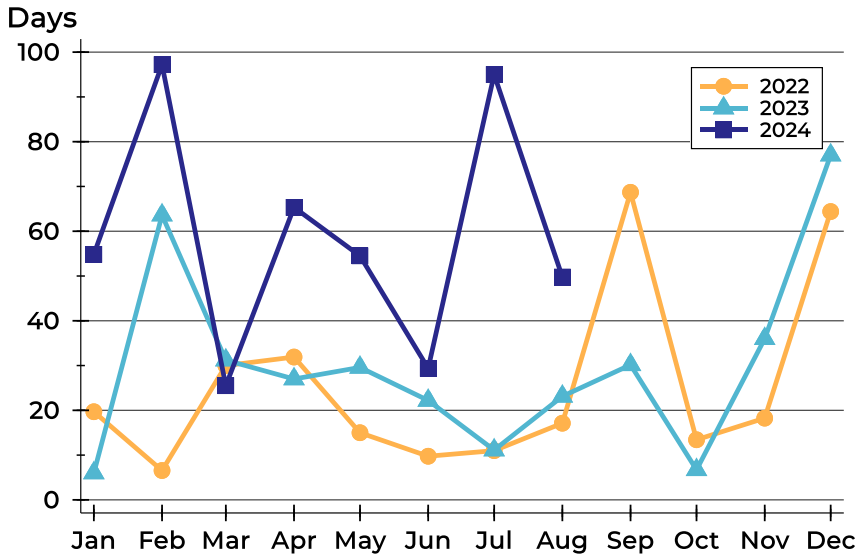


Month	2022	2023	2024
January	219,750	274,950	133,900
February	172,500	189,900	229,950
March	189,500	237,500	173,750
April	188,450	165,000	174,925
May	209,000	238,950	163,200
June	131,700	235,000	260,000
July	180,000	170,000	171,200
August	204,950	232,450	230,000
September	149,450	288,975	
October	250,000	180,000	
November	224,500	160,000	
December	169,900	360,000	



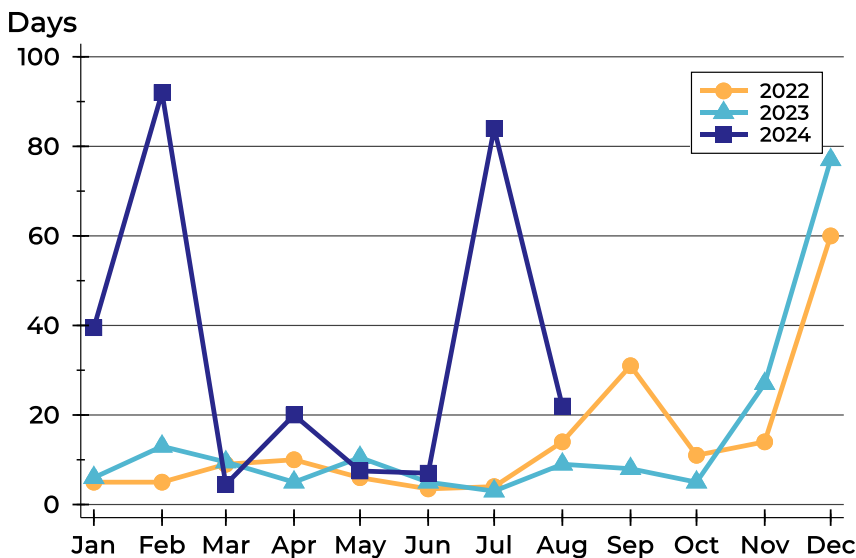
Jackson County Contracts Written Analysis

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	95
August	17	23	50
September	69	30	
October	13	7	
November	18	36	
December	64	77	

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	84
August	14	9	22
September	31	8	
October	11	5	
November	14	27	
December	60	77	



Jackson County Pending Contracts Analysis

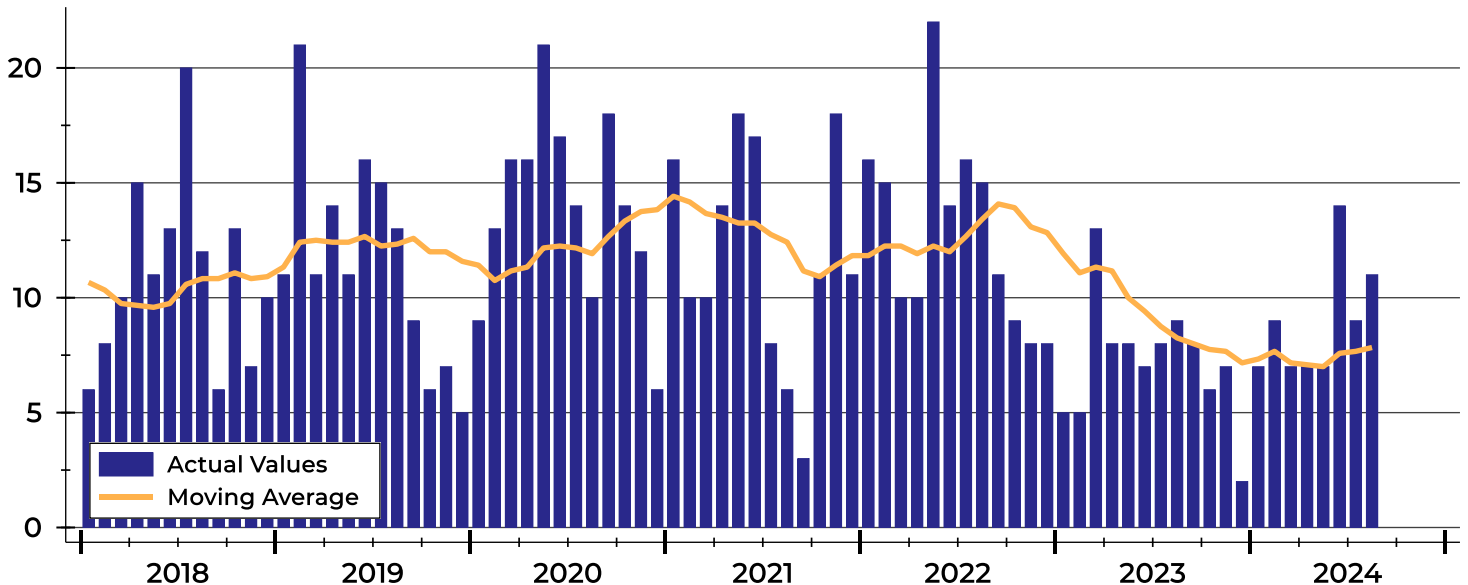
Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		11	9	22.2%
Volume (1,000s)		3,012	2,347	28.3%
Average	List Price	273,807	260,767	5.0%
	Days on Market	50	29	72.4%
	Percent of Original	96.7%	95.7%	1.0%
Median	List Price	230,000	260,000	-11.5%
	Days on Market	22	19	15.8%
	Percent of Original	100.0%	100.0%	0.0%

A total of 11 listings in Jackson County had contracts pending at the end of August, up from 9 contracts pending at the end of August 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

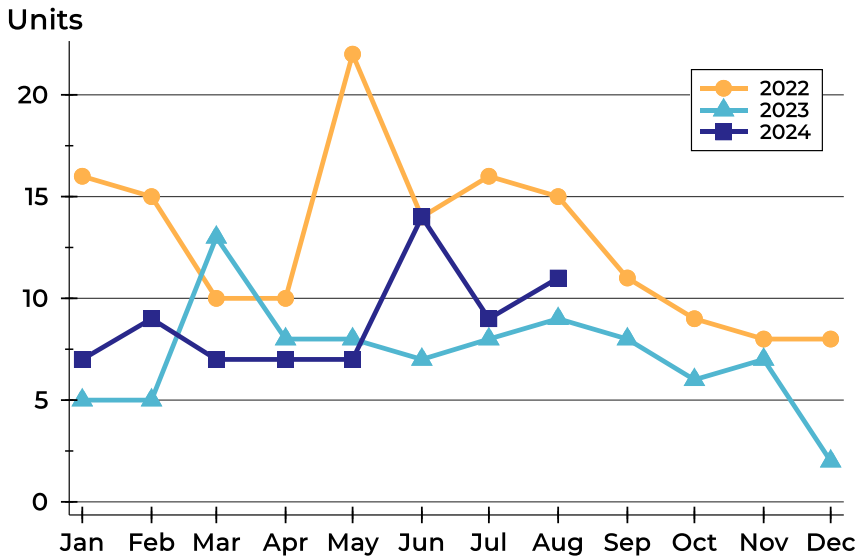
Units





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	
October	9	6	
November	8	7	
December	8	2	

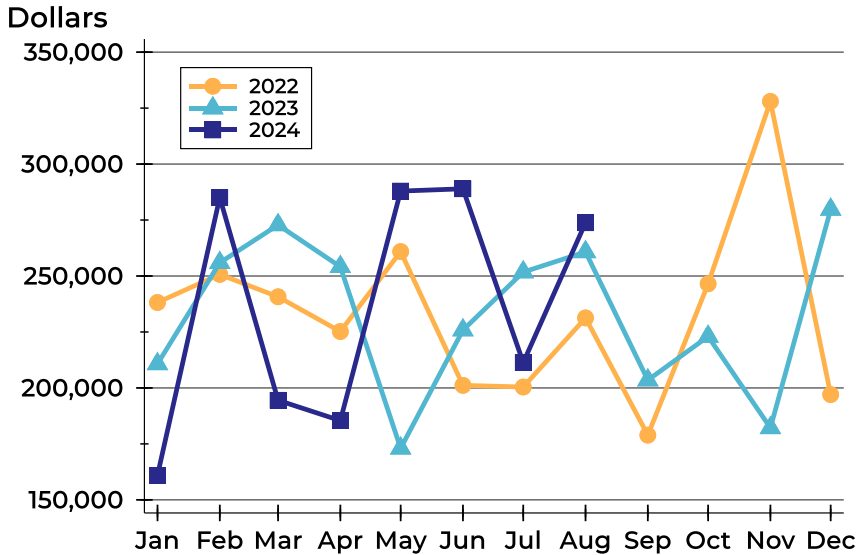
Pending Contracts by Price Range

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	2	18.2%	174,900	174,900	51	51	97.3%	97.3%
\$175,000-\$199,999	2	18.2%	186,250	186,250	51	51	93.5%	93.5%
\$200,000-\$249,999	3	27.3%	234,967	230,000	37	22	100.0%	100.0%
\$250,000-\$299,999	1	9.1%	275,000	275,000	120	120	84.6%	84.6%
\$300,000-\$399,999	1	9.1%	350,000	350,000	4	4	100.0%	100.0%
\$400,000-\$499,999	2	18.2%	479,839	479,839	58	58	98.9%	98.9%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



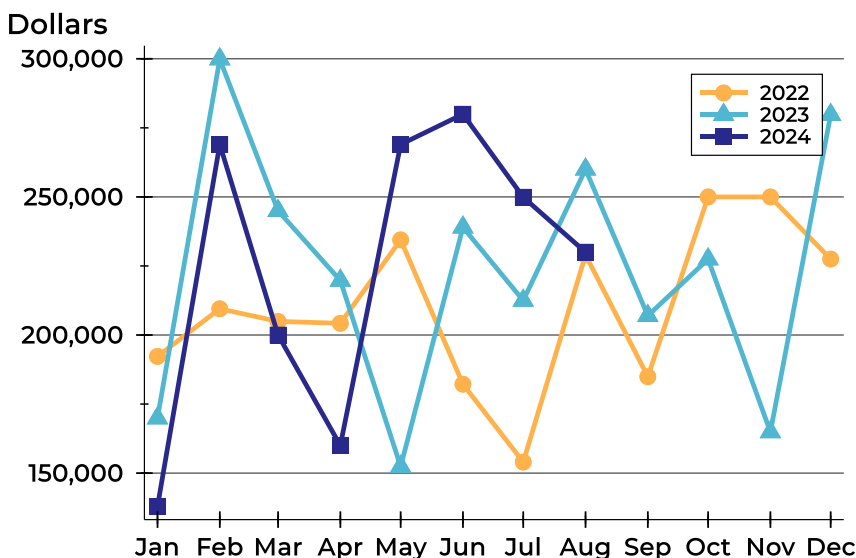
Jackson County Pending Contracts Analysis

Average Price



Month	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	
October	246,511	222,992	
November	327,999	182,171	
December	197,038	279,750	

Median Price

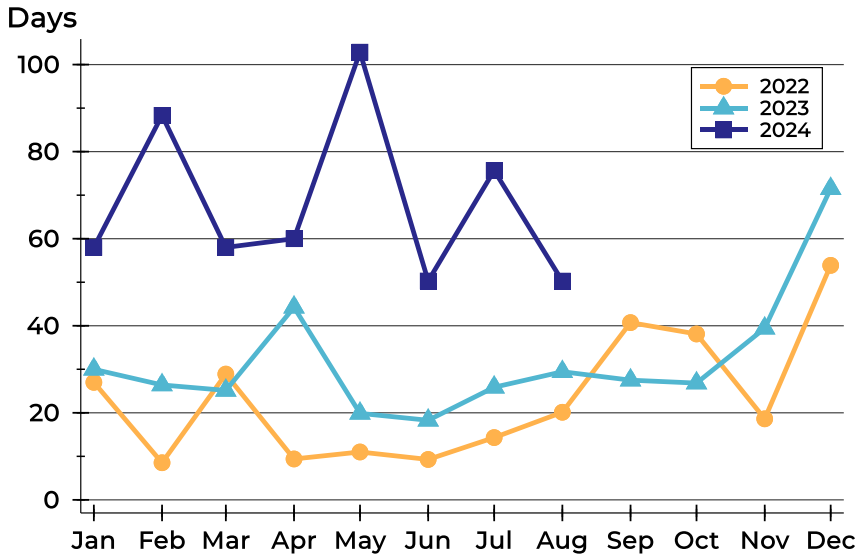


Month	2022	2023	2024
January	192,250	169,900	137,900
February	209,500	299,900	269,000
March	204,925	245,000	200,000
April	204,250	219,750	160,000
May	234,450	152,400	269,000
June	182,200	239,000	279,950
July	154,000	212,500	249,900
August	229,000	260,000	230,000
September	184,900	207,000	
October	250,000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



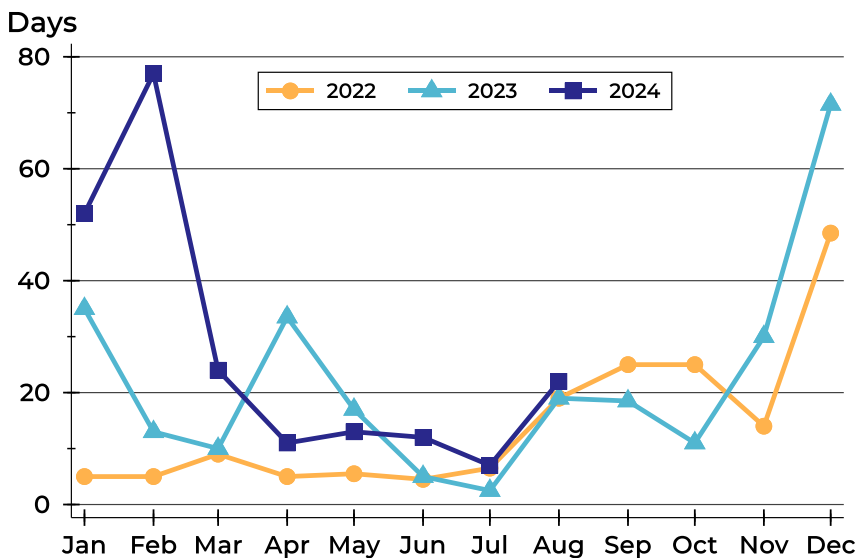
Jackson County Pending Contracts Analysis

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	
October	38	27	
November	19	39	
December	54	72	

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	
October	25	11	
November	14	30	
December	49	72	



Jefferson County Housing Report



Market Overview

Jefferson County Home Sales Rose in August

Total home sales in Jefferson County rose by 12.5% last month to 18 units, compared to 16 units in August 2023. Total sales volume was \$4.6 million, up 2.2% from a year earlier.

The median sale price in August was \$232,500, down from \$237,000 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 99.1% of their list prices.

Jefferson County Active Listings Up at End of August

The total number of active listings in Jefferson County at the end of August was 32 units, up from 20 at the same point in 2023. This represents a 2.7 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$335,000.

During August, a total of 12 contracts were written down from 15 in August 2023. At the end of the month, there were 15 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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**August
2024**

Sunflower MLS Statistics



Jefferson County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		18	16	18	97	97	117
Change from prior year		12.5%	-11.1%	-18.2%	0.0%	-17.1%	-7.9%
Active Listings		32	20	17	N/A	N/A	N/A
Change from prior year		60.0%	17.6%	6.3%			
Months' Supply		2.7	1.6	1.1	N/A	N/A	N/A
Change from prior year		68.8%	45.5%	10.0%			
New Listings		20	15	16	130	117	134
Change from prior year		33.3%	-6.3%	-33.3%	11.1%	-12.7%	-13.0%
Contracts Written		12	15	19	99	105	124
Change from prior year		-20.0%	-21.1%	-9.5%	-5.7%	-15.3%	-8.1%
Pending Contracts		15	15	20	N/A	N/A	N/A
Change from prior year		0.0%	-25.0%	-16.7%			
Sales Volume (1,000s)		4,614	4,514	3,799	25,032	23,774	26,138
Change from prior year		2.2%	18.8%	3.0%	5.3%	-9.0%	9.0%
Average	Sale Price	256,319	282,138	211,039	258,058	245,096	223,405
	Change from prior year	-9.2%	33.7%	25.9%	5.3%	9.7%	18.3%
	List Price of Actives	339,489	296,175	280,318	N/A	N/A	N/A
	Change from prior year	14.6%	5.7%	19.5%			
	Days on Market	45	19	8	39	26	18
Change from prior year	136.8%	137.5%	-42.9%	50.0%	44.4%	12.5%	
Percent of List	97.1%	100.2%	99.3%	97.4%	98.9%	100.9%	
Change from prior year	-3.1%	0.9%	-1.4%	-1.5%	-2.0%	-0.3%	
Percent of Original	93.1%	98.3%	99.0%	94.8%	97.2%	100.4%	
Change from prior year	-5.3%	-0.7%	-0.5%	-2.5%	-3.2%	0.3%	
Median	Sale Price	232,500	237,000	193,250	250,000	201,000	199,000
	Change from prior year	-1.9%	22.6%	19.9%	24.4%	1.0%	12.1%
	List Price of Actives	335,000	265,000	240,000	N/A	N/A	N/A
	Change from prior year	26.4%	10.4%	17.1%			
	Days on Market	9	9	6	15	6	6
Change from prior year	0.0%	50.0%	50.0%	150.0%	0.0%	50.0%	
Percent of List	99.1%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	-0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	99.1%	98.8%	100.0%	97.7%	100.0%	100.0%	
Change from prior year	0.3%	-1.2%	0.0%	-2.3%	0.0%	0.0%	

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



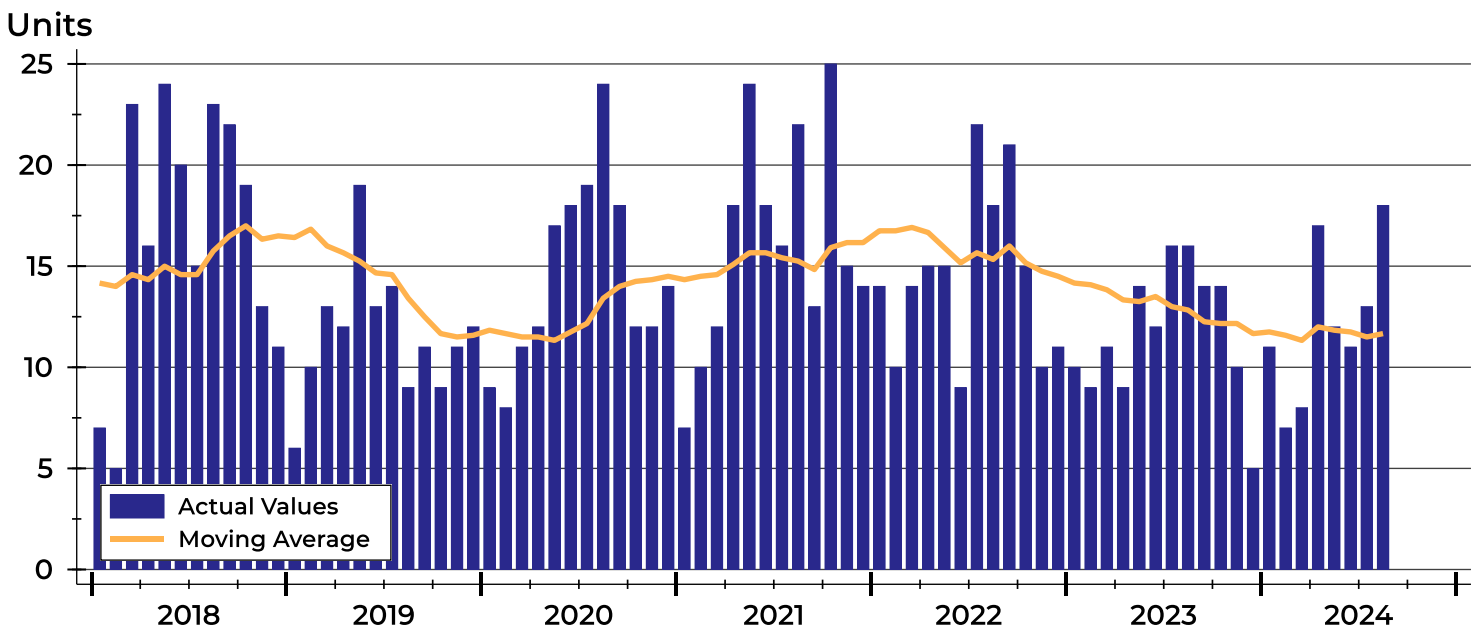
Jefferson County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		18	16	12.5%	97	97	0.0%
Volume (1,000s)		4,614	4,514	2.2%	25,032	23,774	5.3%
Months' Supply		2.7	1.6	68.8%	N/A	N/A	N/A
Average	Sale Price	256,319	282,138	-9.2%	258,058	245,096	5.3%
	Days on Market	45	19	136.8%	39	26	50.0%
	Percent of List	97.1%	100.2%	-3.1%	97.4%	98.9%	-1.5%
	Percent of Original	93.1%	98.3%	-5.3%	94.8%	97.2%	-2.5%
Median	Sale Price	232,500	237,000	-1.9%	250,000	201,000	24.4%
	Days on Market	9	9	0.0%	15	6	150.0%
	Percent of List	99.1%	100.0%	-0.9%	100.0%	100.0%	0.0%
	Percent of Original	99.1%	98.8%	0.3%	97.7%	100.0%	-2.3%

A total of 18 homes sold in Jefferson County in August, up from 16 units in August 2023. Total sales volume rose to \$4.6 million compared to \$4.5 million in the previous year.

The median sales price in August was \$232,500, down 1.9% compared to the prior year. Median days on market was 9 days, down from 23 days in July, but similar to August 2023.

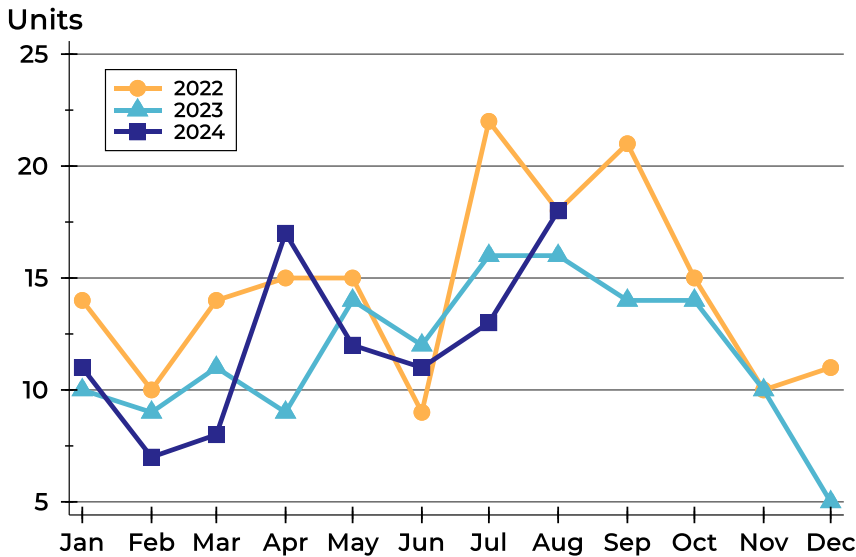
History of Closed Listings





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	14
October	15	14	14
November	10	10	10
December	11	5	11

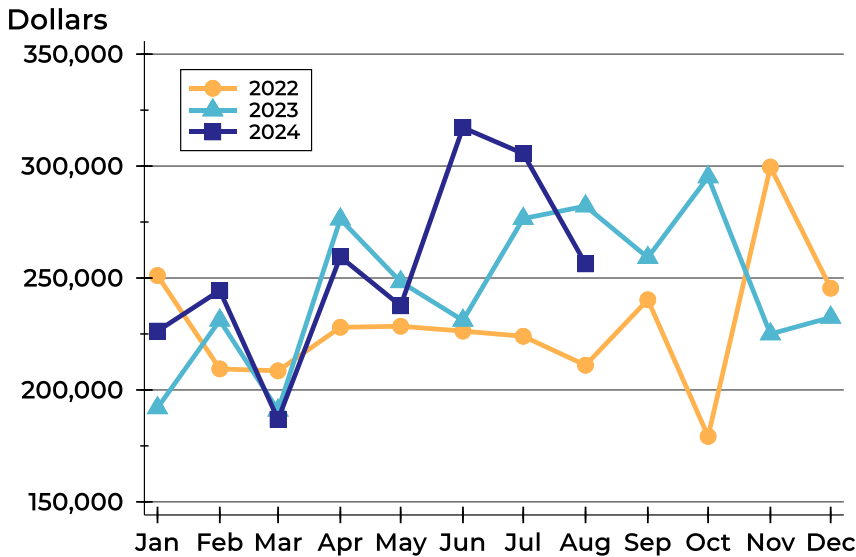
Closed Listings by Price Range

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	2	11.1%	2.0	76,625	76,625	170	170	96.7%	96.7%	78.1%	78.1%
\$100,000-\$124,999	2	11.1%	4.0	119,750	119,750	34	34	96.0%	96.0%	96.0%	96.0%
\$125,000-\$149,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	2	11.1%	1.3	154,000	154,000	52	52	97.7%	97.7%	91.4%	91.4%
\$175,000-\$199,999	2	11.1%	0.0	187,000	187,000	2	2	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	1	5.6%	3.1	210,000	210,000	6	6	93.3%	93.3%	93.3%	93.3%
\$250,000-\$299,999	2	11.1%	0.5	257,500	257,500	13	13	97.3%	97.3%	97.3%	97.3%
\$300,000-\$399,999	5	27.8%	1.3	322,800	320,000	42	40	98.1%	98.1%	93.8%	98.1%
\$400,000-\$499,999	1	5.6%	7.5	450,000	450,000	51	51	81.1%	81.1%	81.1%	81.1%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	1	5.6%	0.0	750,000	750,000	3	3	107.2%	107.2%	107.2%	107.2%
\$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



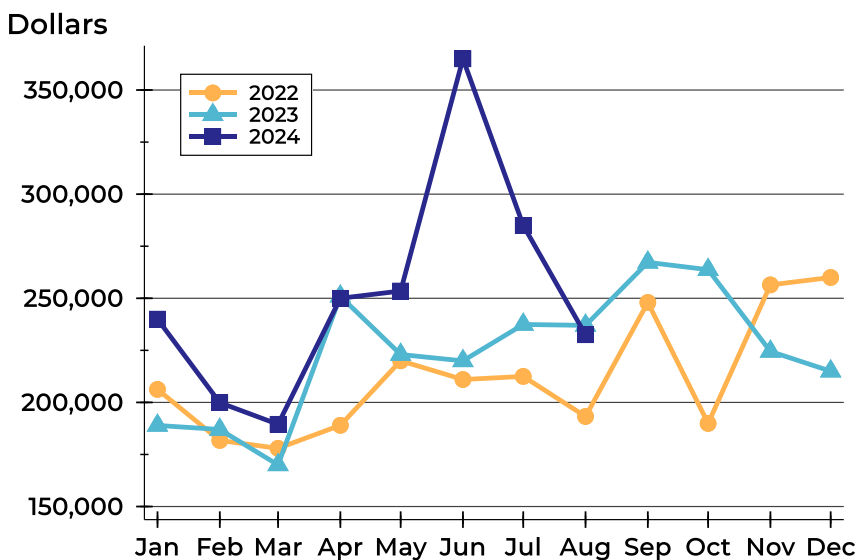
Jefferson County Closed Listings Analysis

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	
October	179,240	295,143	
November	299,590	224,978	
December	245,447	232,400	

Median Price

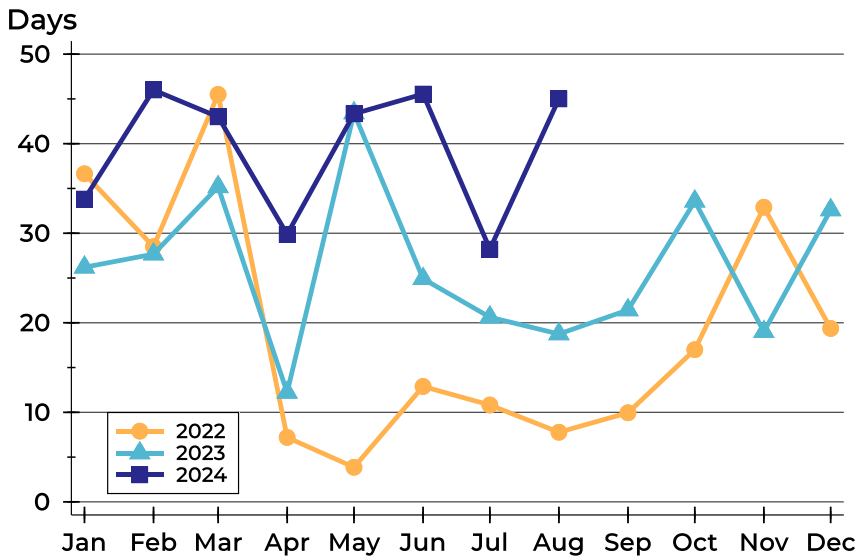


Month	2022	2023	2024
January	206,250	188,950	240,000
February	181,750	187,000	199,900
March	177,950	170,000	189,500
April	189,000	251,000	250,000
May	220,000	223,000	253,500
June	211,000	219,950	365,000
July	212,500	237,450	285,000
August	193,250	237,000	232,500
September	248,000	267,250	
October	189,900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



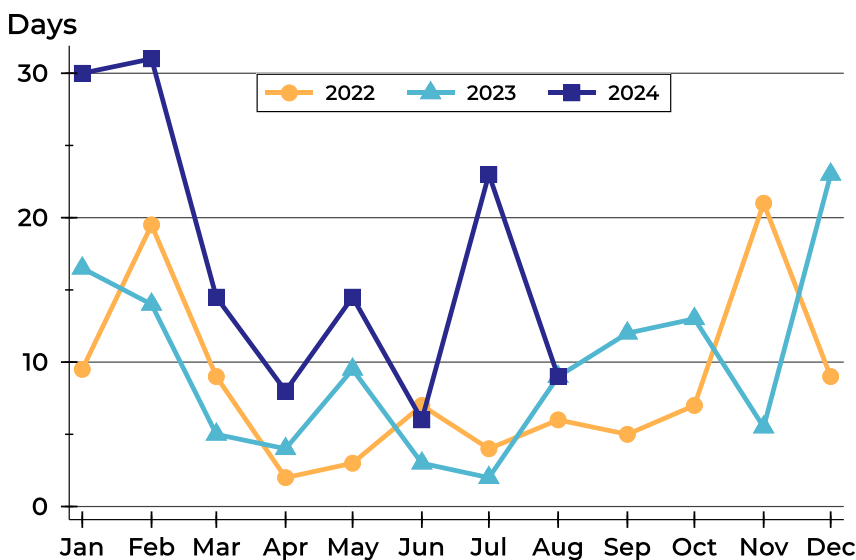
Jefferson County Closed Listings Analysis

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	
October	17	34	
November	33	19	
December	19	33	

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	
October	7	13	
November	21	6	
December	9	23	



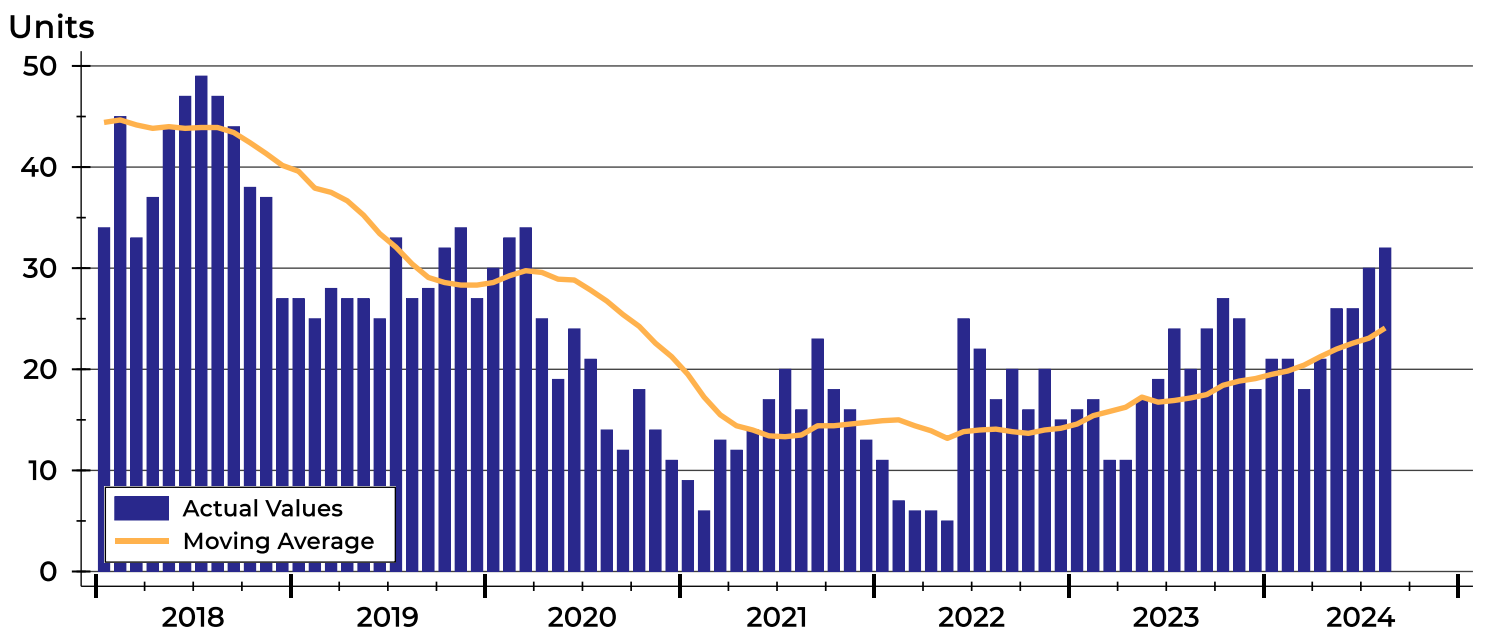
Jefferson County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		32	20	60.0%
Volume (1,000s)		10,864	5,924	83.4%
Months' Supply		2.7	1.6	68.8%
Average	List Price	339,489	296,175	14.6%
	Days on Market	62	66	-6.1%
	Percent of Original	97.1%	95.1%	2.1%
Median	List Price	335,000	265,000	26.4%
	Days on Market	45	50	-10.0%
	Percent of Original	100.0%	99.1%	0.9%

A total of 32 homes were available for sale in Jefferson County at the end of August. This represents a 2.7 months' supply of active listings.

The median list price of homes on the market at the end of August was \$335,000, up 26.4% from 2023. The typical time on market for active listings was 45 days, down from 50 days a year earlier.

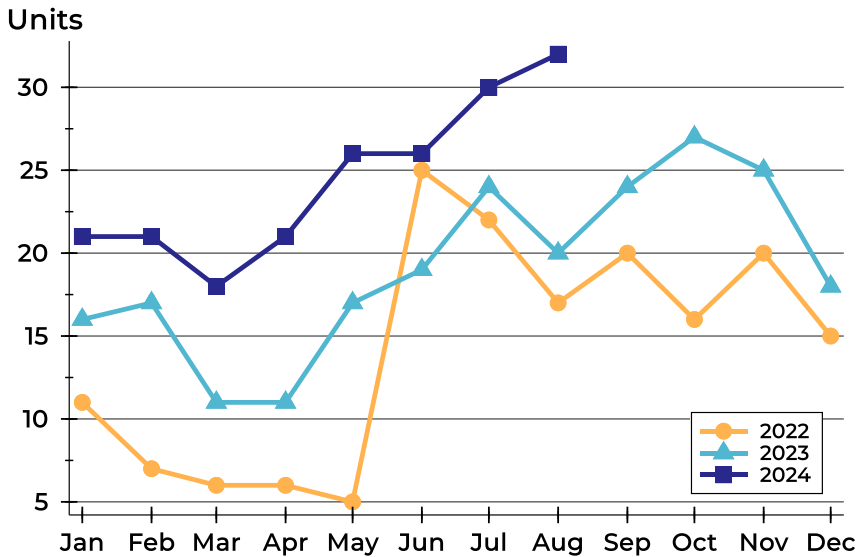
History of Active Listings





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	
October	16	27	
November	20	25	
December	15	18	

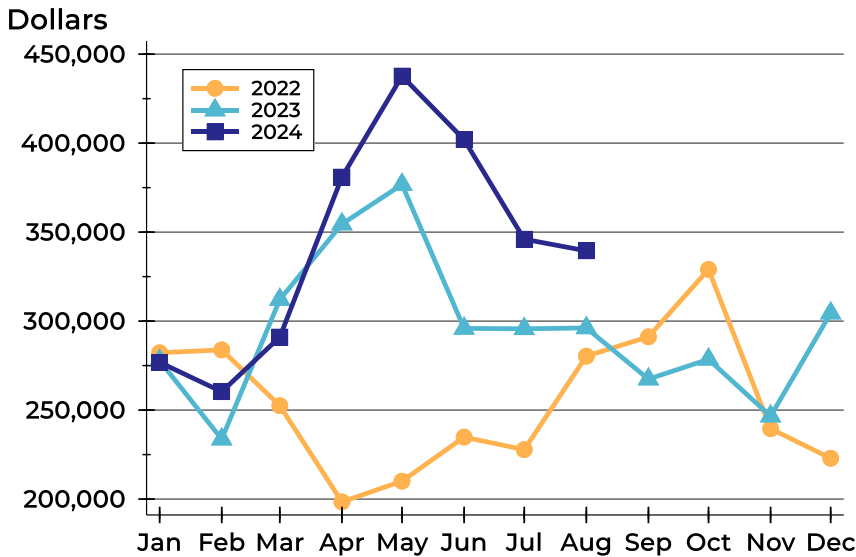
Active Listings by Price Range

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	3.1%	N/A	42,500	42,500	41	41	93.8%	93.8%
\$50,000-\$99,999	2	6.3%	2.0	83,275	83,275	40	40	100.0%	100.0%
\$100,000-\$124,999	1	3.1%	4.0	121,500	121,500	52	52	97.2%	97.2%
\$125,000-\$149,999	4	12.5%	N/A	137,750	138,000	69	53	95.4%	95.7%
\$150,000-\$174,999	1	3.1%	1.3	165,000	165,000	28	28	98.2%	98.2%
\$175,000-\$199,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	6	18.8%	3.1	223,967	226,950	67	53	95.3%	100.0%
\$250,000-\$299,999	1	3.1%	0.5	280,000	280,000	38	38	100.0%	100.0%
\$300,000-\$399,999	3	9.4%	1.3	396,483	399,500	55	48	97.7%	100.0%
\$400,000-\$499,999	5	15.6%	7.5	455,340	449,999	62	28	96.9%	97.3%
\$500,000-\$749,999	8	25.0%	N/A	590,894	577,000	74	69	98.6%	100.0%
\$750,000-\$999,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



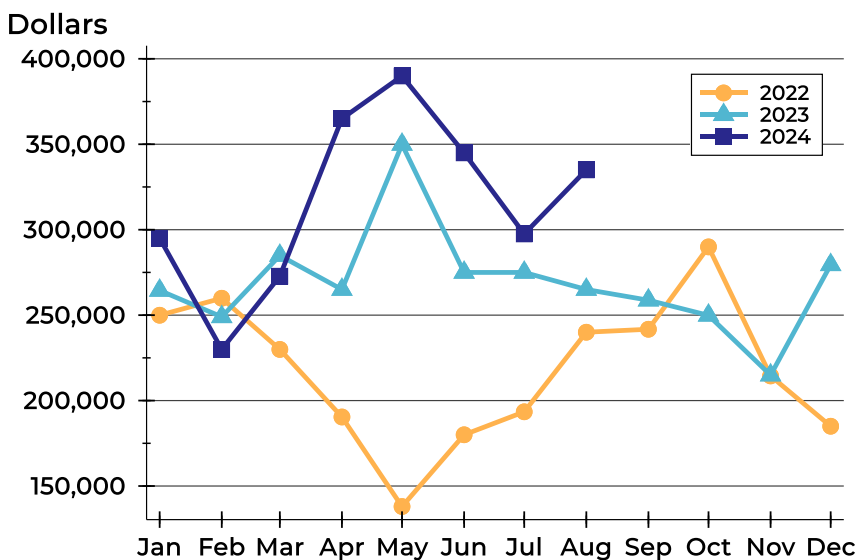
Jefferson County Active Listings Analysis

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	
October	329,038	278,540	
November	239,568	246,606	
December	222,940	304,466	

Median Price

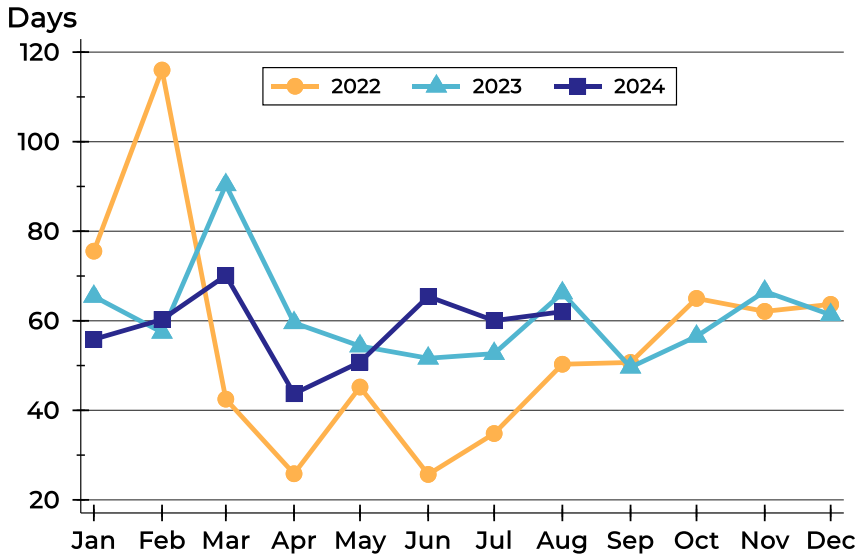


Month	2022	2023	2024
January	249,950	264,450	295,000
February	259,900	249,000	230,000
March	229,950	284,900	272,800
April	190,400	265,000	365,000
May	138,000	349,900	389,950
June	180,000	275,000	344,950
July	193,450	275,000	297,500
August	240,000	265,000	335,000
September	241,750	258,750	
October	289,950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



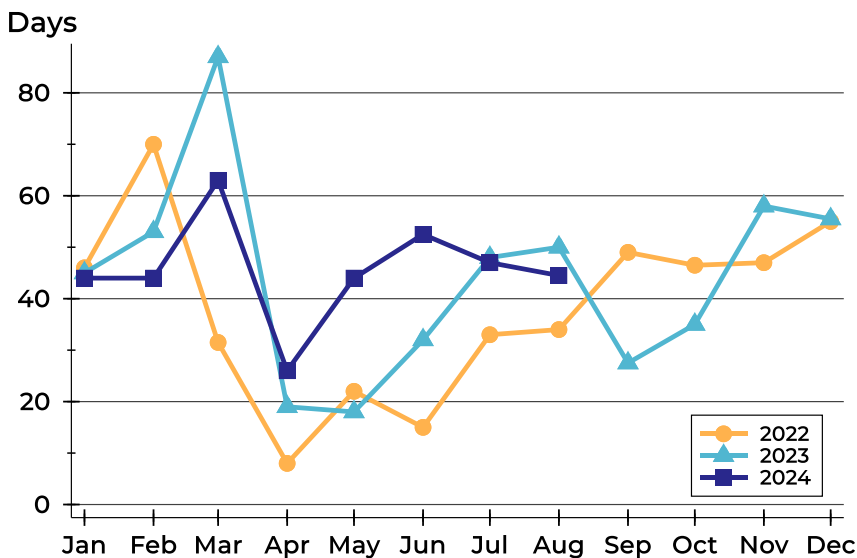
Jefferson County Active Listings Analysis

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	
October	65	57	
November	62	67	
December	64	61	

Median DOM

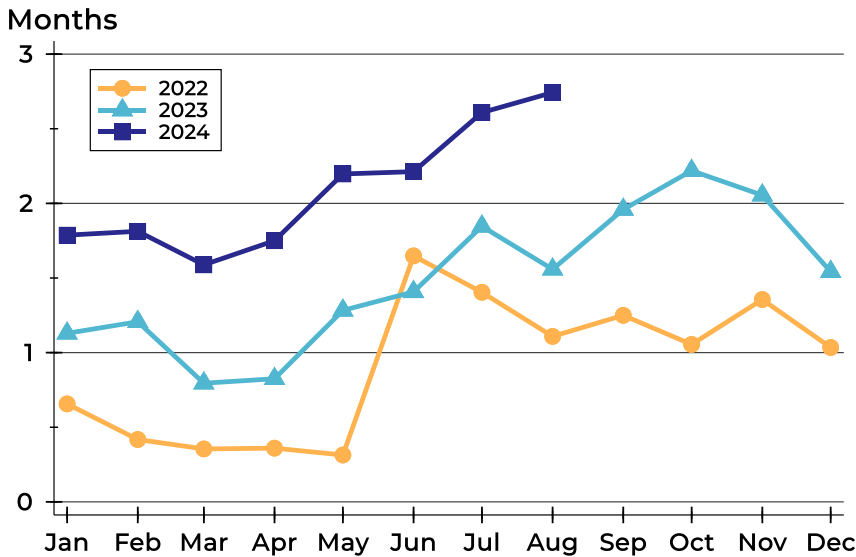


Month	2022	2023	2024
January	46	45	44
February	70	53	44
March	32	87	63
April	8	19	26
May	22	18	44
June	15	32	53
July	33	48	47
August	34	50	45
September	49	28	
October	47	35	
November	47	58	
December	55	56	



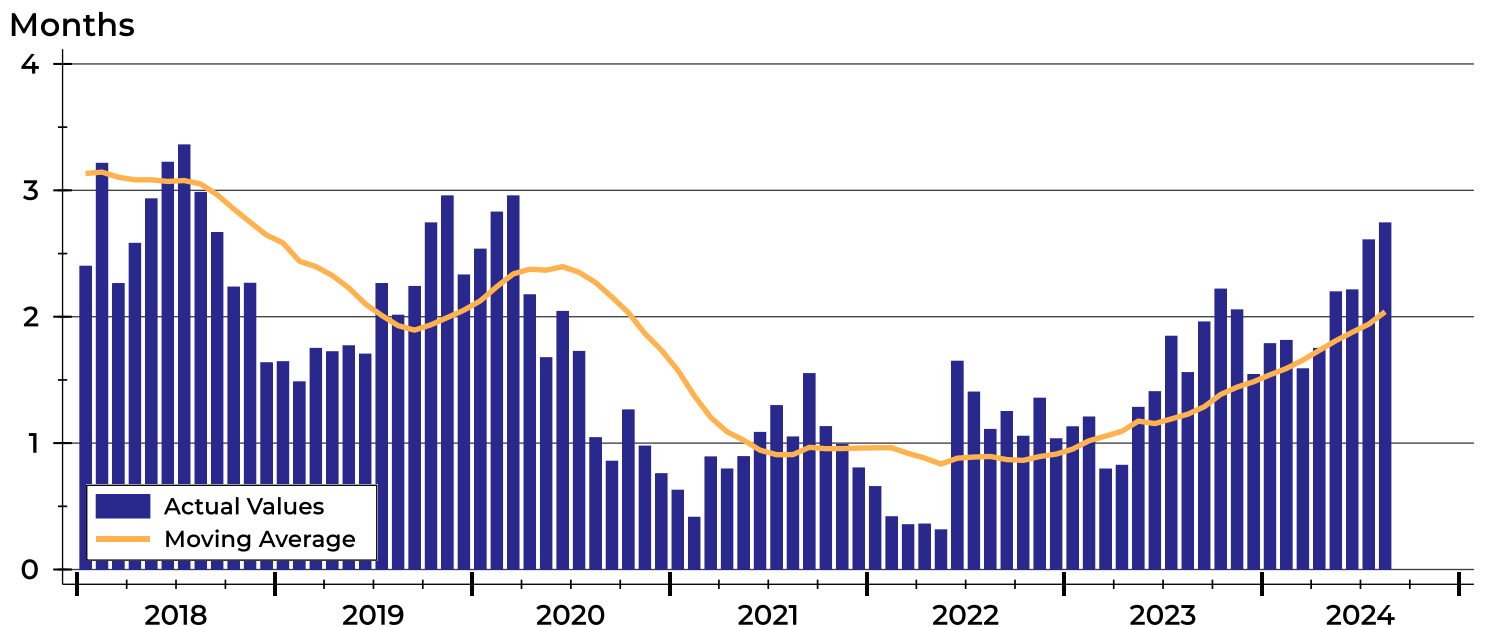
Jefferson County Months' Supply Analysis

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	
October	1.1	2.2	
November	1.4	2.1	
December	1.0	1.5	

History of Month's Supply





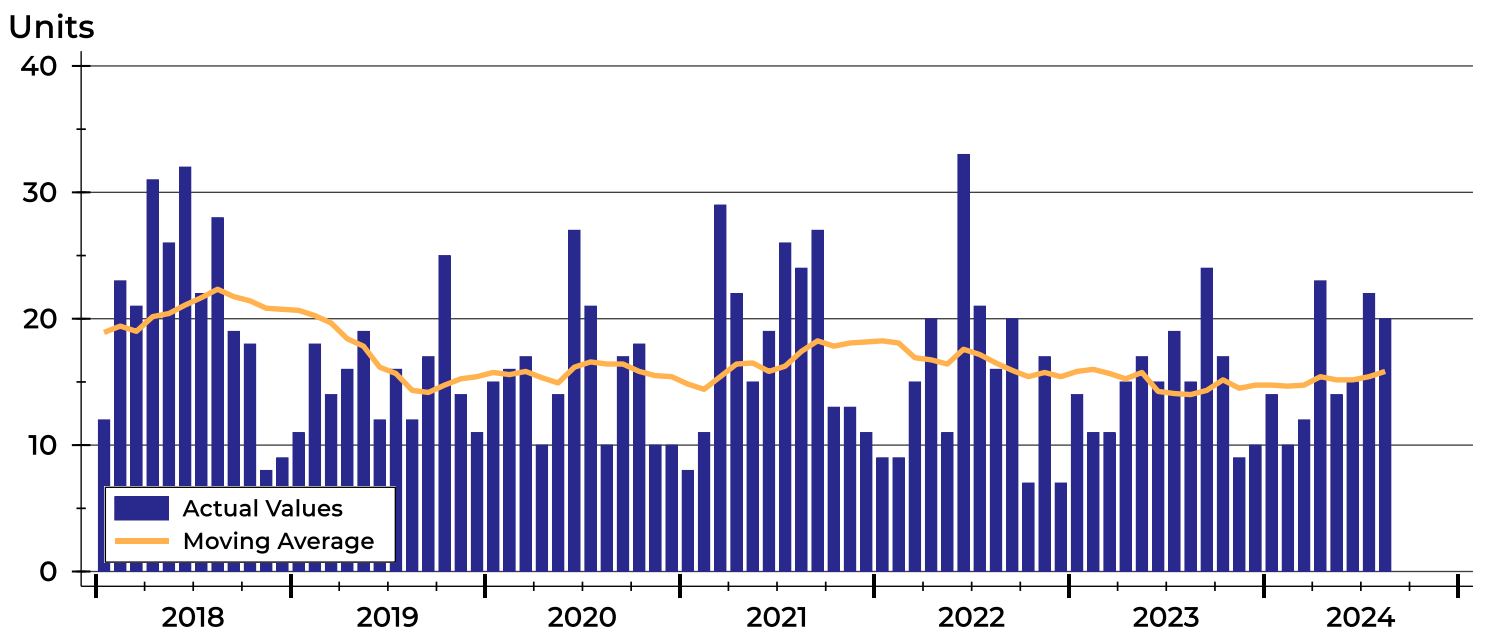
Jefferson County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	20	15	33.3%
	Volume (1,000s)	6,257	4,175	49.9%
	Average List Price	312,835	278,340	12.4%
	Median List Price	234,950	265,000	-11.3%
Year-to-Date	New Listings	130	117	11.1%
	Volume (1,000s)	38,795	32,325	20.0%
	Average List Price	298,424	276,285	8.0%
	Median List Price	267,500	249,900	7.0%

A total of 20 new listings were added in Jefferson County during August, up 33.3% from the same month in 2023. Year-to-date Jefferson County has seen 130 new listings.

The median list price of these homes was \$234,950 down from \$265,000 in 2023.

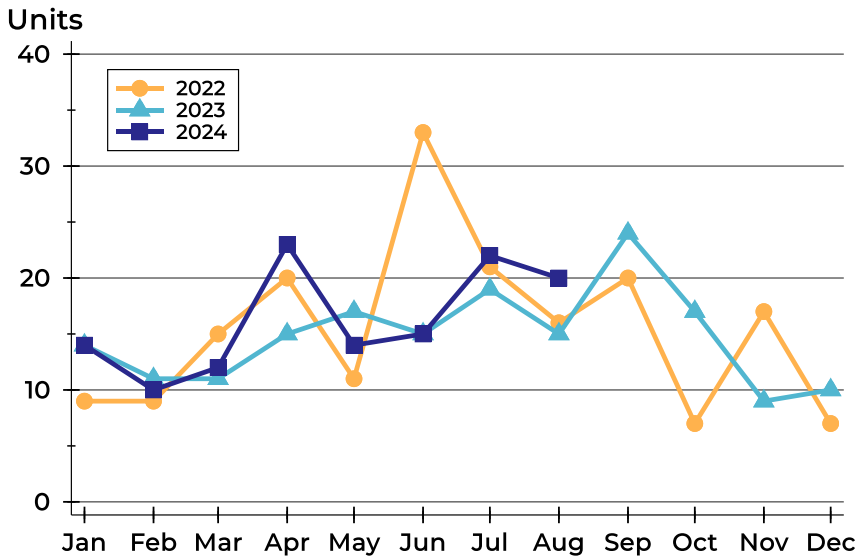
History of New Listings





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	15
July	21	19	22
August	16	15	20
September	20	24	
October	7	17	
November	17	9	
December	7	10	

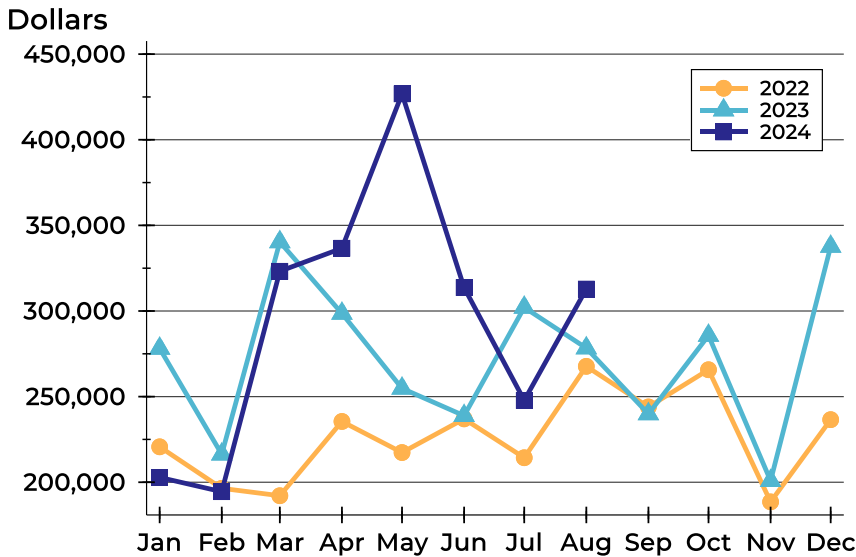
New Listings by Price Range

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	5.0%	77,550	77,550	25	25	100.0%	100.0%
\$100,000-\$124,999	1	5.0%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	3	15.0%	140,933	139,000	19	28	101.2%	100.0%
\$150,000-\$174,999	1	5.0%	165,000	165,000	34	34	98.2%	98.2%
\$175,000-\$199,999	1	5.0%	199,900	199,900	20	20	91.3%	91.3%
\$200,000-\$249,999	4	20.0%	230,950	231,950	10	10	99.0%	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	6	30.0%	439,450	429,000	10	9	99.6%	100.0%
\$500,000-\$749,999	3	15.0%	573,650	565,950	20	19	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



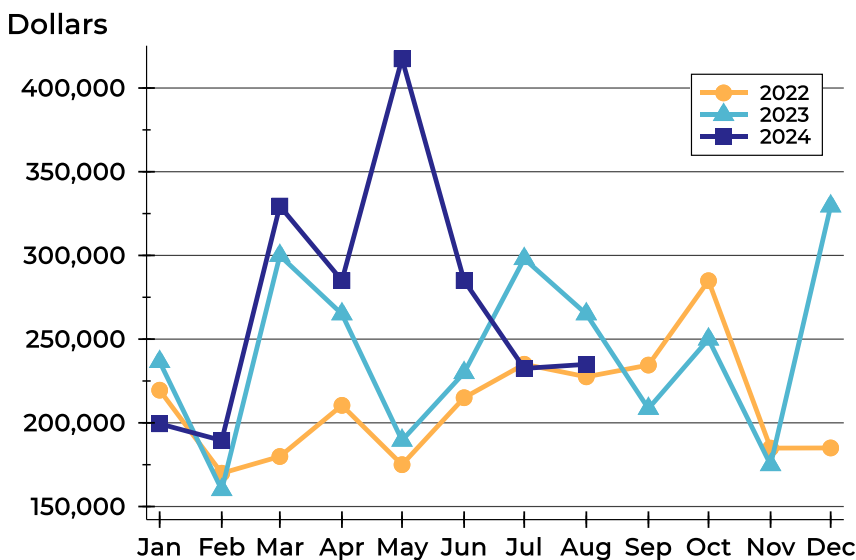
Jefferson County New Listings Analysis

Average Price



Month	2022	2023	2024
January	220,689	278,136	202,818
February	196,450	216,336	194,485
March	192,133	340,336	323,200
April	235,508	298,580	336,665
May	217,345	254,818	426,807
June	237,012	238,847	313,687
July	214,314	302,084	247,811
August	267,700	278,340	312,835
September	243,980	239,873	
October	265,700	285,685	
November	188,535	200,878	
December	236,543	337,670	

Median Price



Month	2022	2023	2024
January	219,500	236,500	199,450
February	169,900	160,000	189,450
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	285,000
July	235,000	298,000	232,500
August	227,500	265,000	234,950
September	234,500	208,500	
October	284,900	249,950	
November	184,900	174,900	
December	185,000	329,450	



Jefferson County Contracts Written Analysis

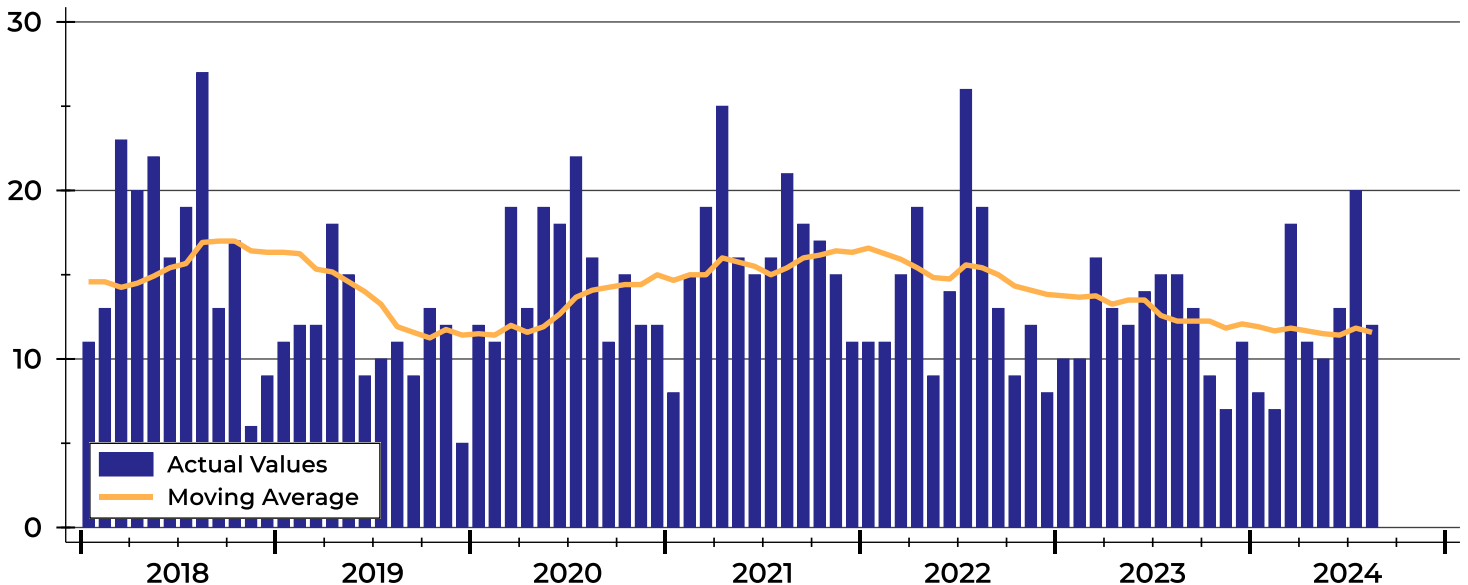
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		12	15	-20.0%	99	105	-5.7%
Volume (1,000s)		3,544	3,896	-9.0%	27,214	27,444	-0.8%
Average	Sale Price	295,300	259,717	13.7%	274,889	261,374	5.2%
	Days on Market	25	24	4.2%	39	25	56.0%
	Percent of Original	98.4%	96.4%	2.1%	94.3%	97.7%	-3.5%
Median	Sale Price	282,250	275,000	2.6%	255,000	235,000	8.5%
	Days on Market	14	18	-22.2%	15	6	150.0%
	Percent of Original	100.0%	100.0%	0.0%	97.1%	100.0%	-2.9%

A total of 12 contracts for sale were written in Jefferson County during the month of August, down from 15 in 2023. The median list price of these homes was \$282,250, up from \$275,000 the prior year.

Half of the homes that went under contract in August were on the market less than 14 days, compared to 18 days in August 2023.

History of Contracts Written

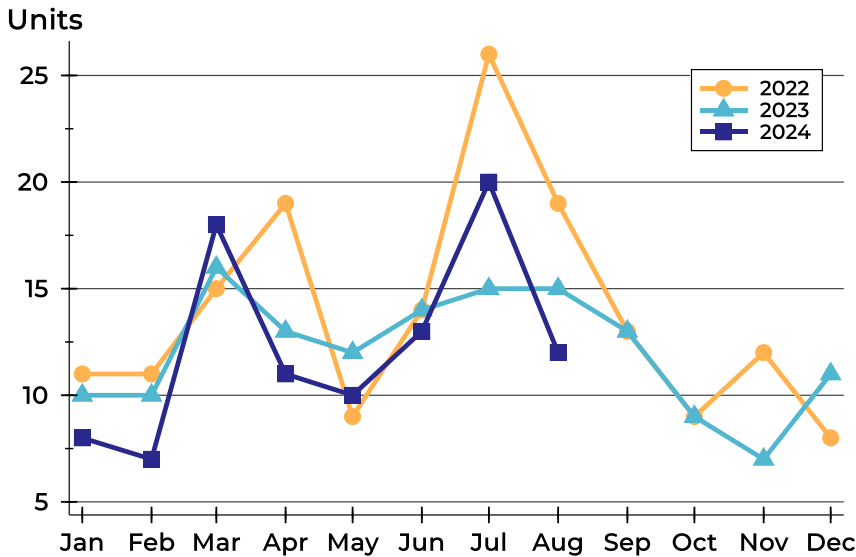
Units





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	
October	9	9	
November	12	7	
December	8	11	

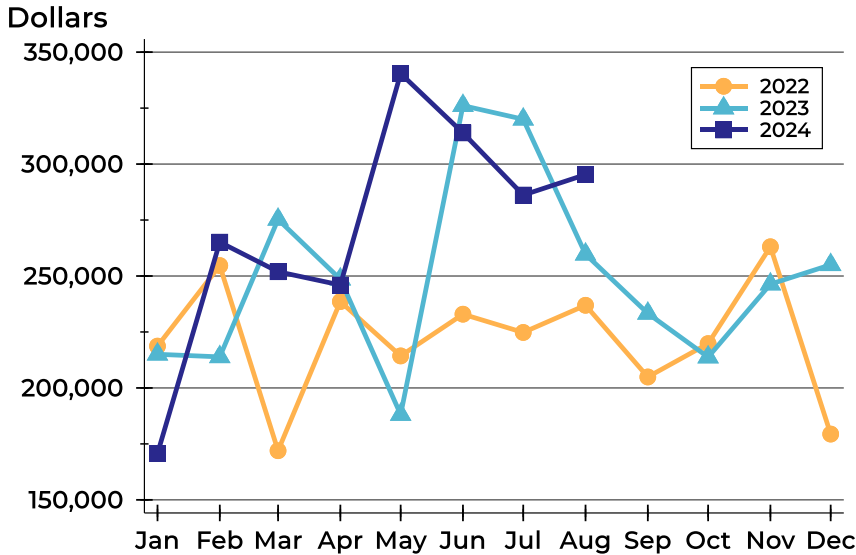
Contracts Written by Price Range

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	1	8.3%	110,000	110,000	7	7	100.0%	100.0%
\$125,000-\$149,999	1	8.3%	148,800	148,800	1	1	103.5%	103.5%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	8.3%	199,900	199,900	20	20	91.3%	91.3%
\$200,000-\$249,999	3	25.0%	234,467	229,000	16	20	97.4%	96.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	2	16.7%	332,250	332,250	90	90	98.5%	98.5%
\$400,000-\$499,999	4	33.3%	429,250	422,500	10	5	99.3%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	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



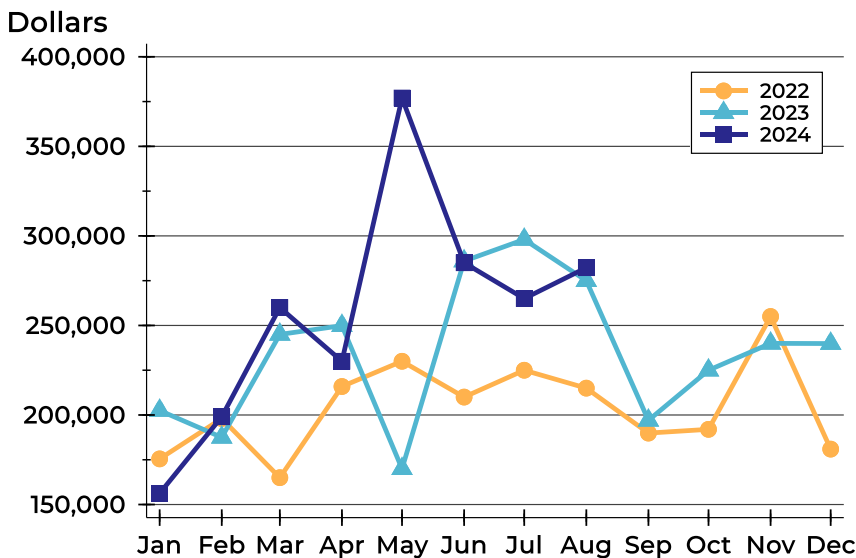
Jefferson County Contracts Written Analysis

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	295,300
September	204,908	233,300	
October	219,811	213,767	
November	263,063	246,363	
December	179,388	255,014	

Median Price

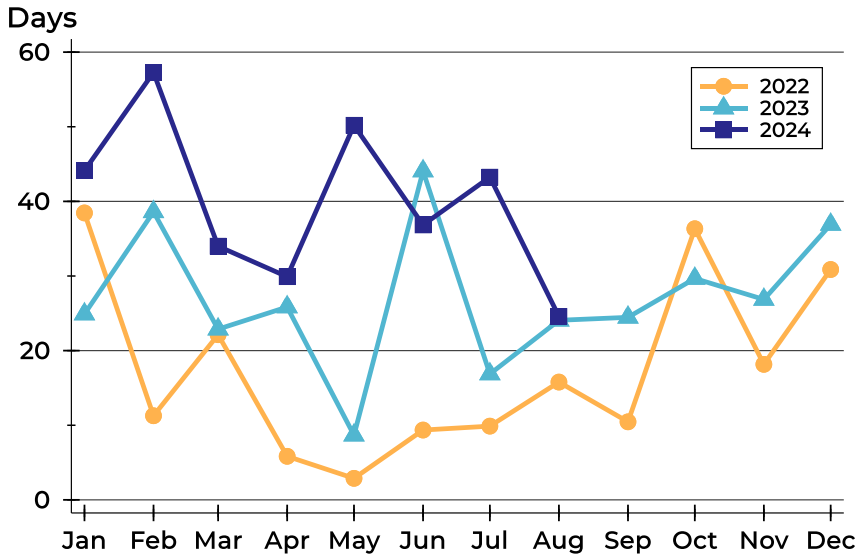


Month	2022	2023	2024
January	175,500	202,500	156,250
February	198,000	187,500	199,000
March	165,000	245,000	260,000
April	215,900	249,900	230,000
May	230,000	170,000	377,000
June	210,000	285,950	285,000
July	225,000	298,000	265,000
August	215,000	275,000	282,250
September	189,900	197,000	
October	192,000	225,000	
November	255,000	240,000	
December	180,950	239,900	



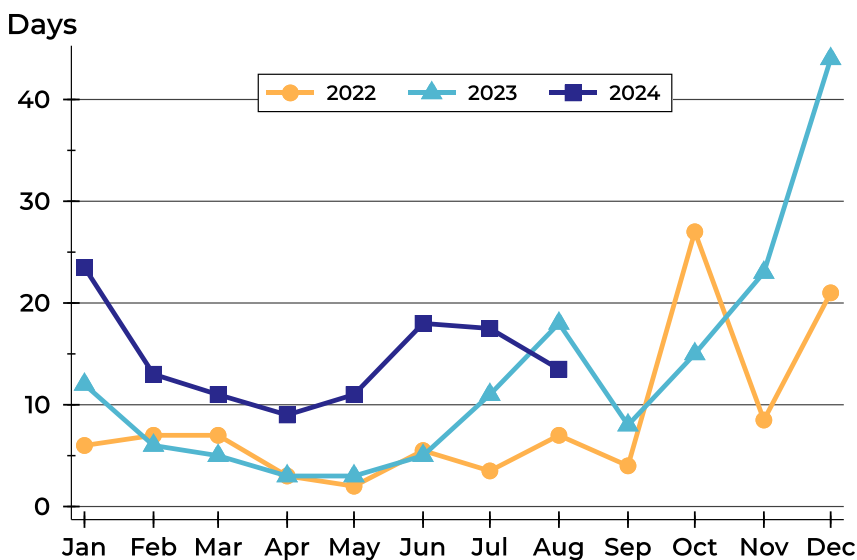
Jefferson County Contracts Written Analysis

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	25
September	10	24	
October	36	30	
November	18	27	
December	31	37	

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	14
September	4	8	
October	27	15	
November	9	23	
December	21	44	



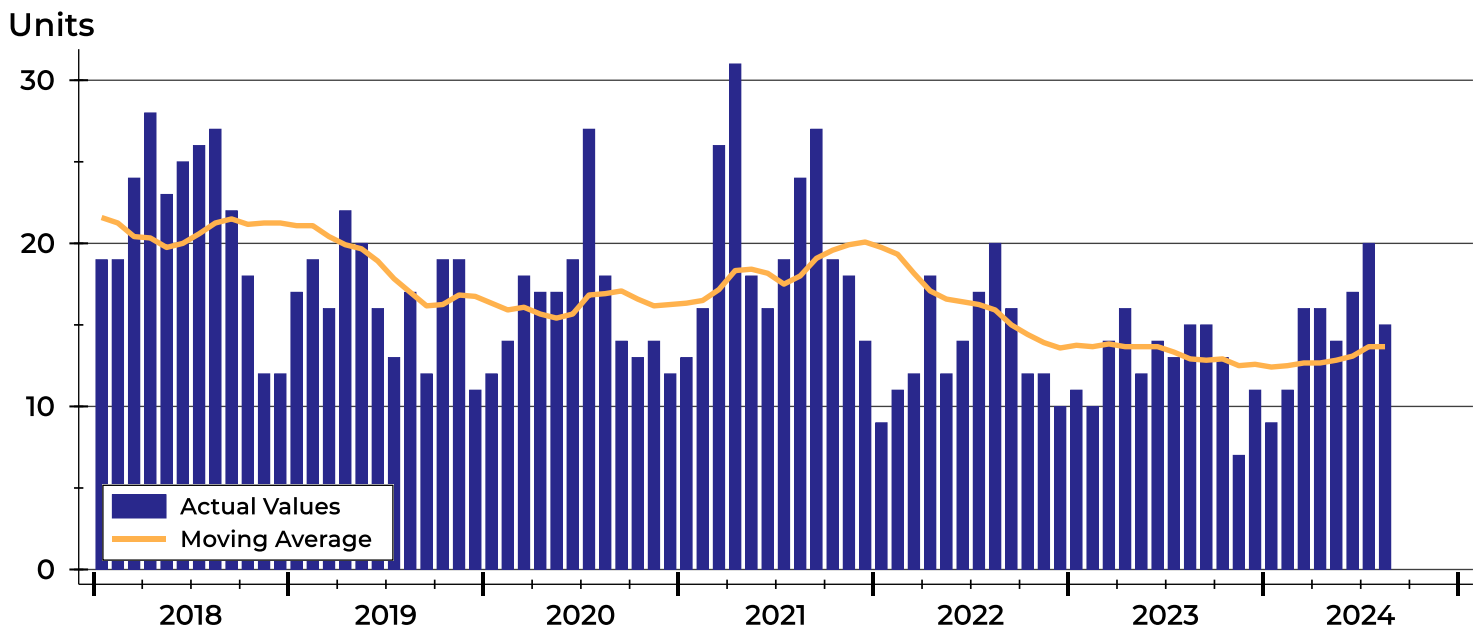
Jefferson County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		15	15	0.0%
Volume (1,000s)		4,269	4,356	-2.0%
Average	List Price	284,573	290,397	-2.0%
	Days on Market	32	20	60.0%
	Percent of Original	97.3%	99.4%	-2.1%
Median	List Price	249,500	285,000	-12.5%
	Days on Market	12	17	-29.4%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Jefferson County had contracts pending at the end of August, the same number of contracts pending at the end of August 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.

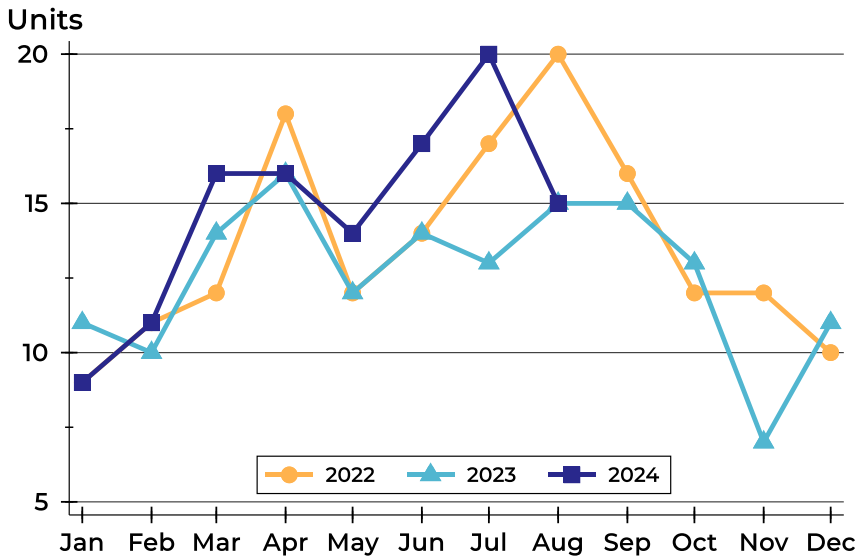
History of Pending Contracts





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	
October	12	13	
November	12	7	
December	10	11	

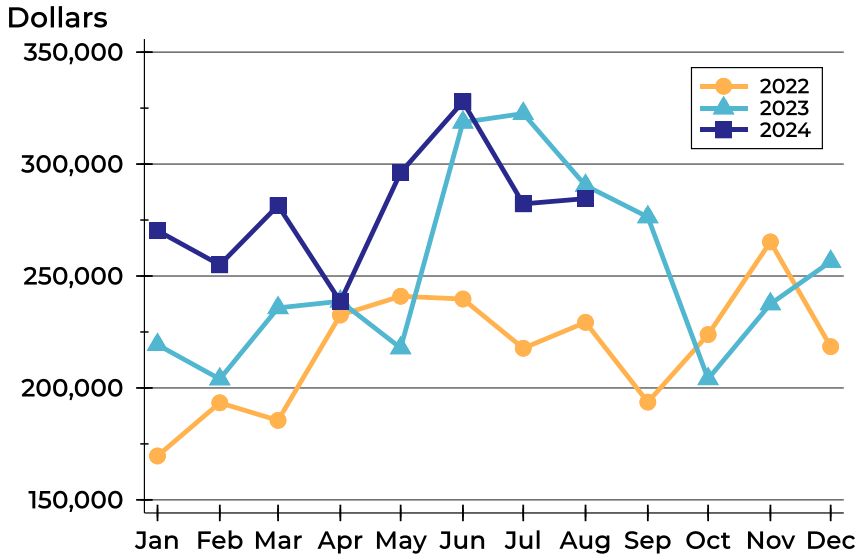
Pending Contracts by Price Range

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	3	20.0%	117,667	120,000	6	7	100.0%	100.0%
\$125,000-\$149,999	1	6.7%	148,800	148,800	1	1	103.5%	103.5%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	6.7%	199,900	199,900	20	20	91.3%	91.3%
\$200,000-\$249,999	3	20.0%	234,467	229,000	16	20	97.4%	96.3%
\$250,000-\$299,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	3	20.0%	339,833	349,500	66	45	97.6%	96.9%
\$400,000-\$499,999	3	20.0%	415,000	420,000	4	3	100.0%	100.0%
\$500,000-\$749,999	1	6.7%	599,000	599,000	181	181	79.9%	79.9%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



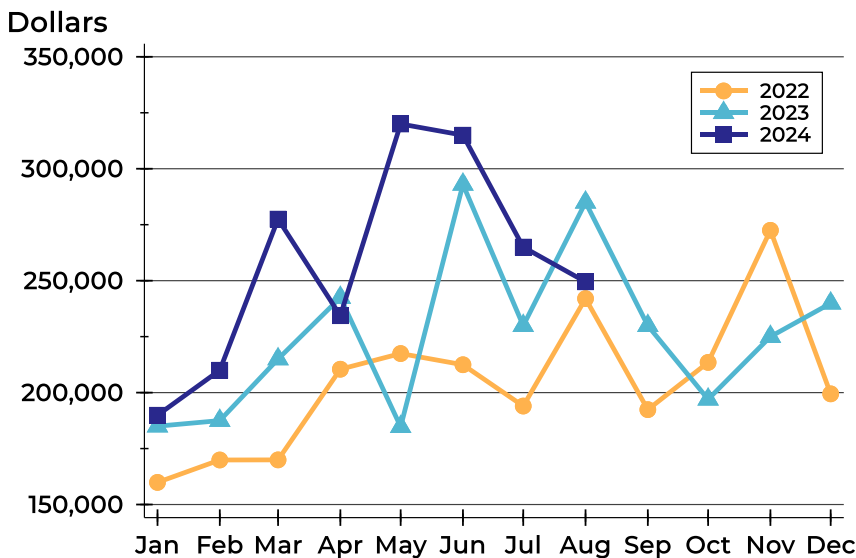
Jefferson County Pending Contracts Analysis

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	
October	223,850	204,062	
November	265,233	237,507	
December	218,450	256,459	

Median Price

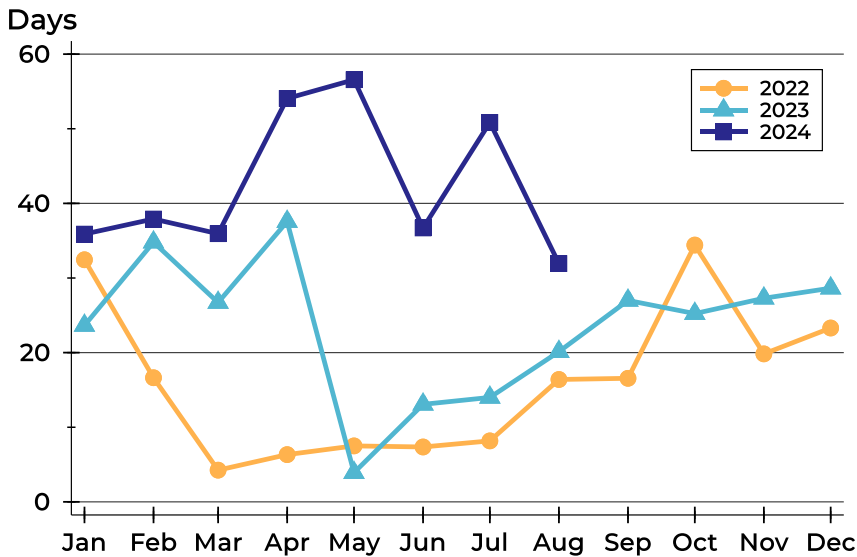


Month	2022	2023	2024
January	159,900	185,000	189,900
February	169,900	187,500	210,000
March	169,950	215,000	277,500
April	210,450	242,450	234,350
May	217,450	184,750	320,000
June	212,450	293,000	315,000
July	194,000	229,900	265,000
August	242,000	285,000	249,500
September	192,400	229,900	
October	213,500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



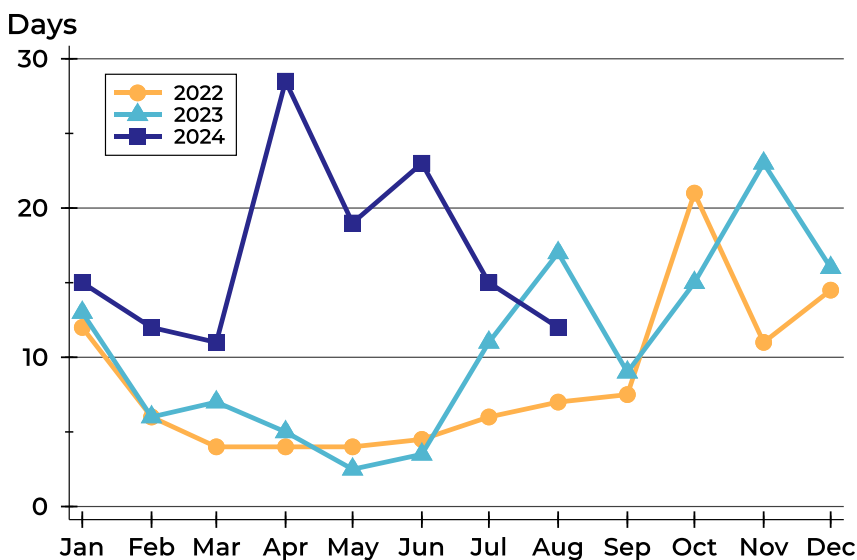
Jefferson County Pending Contracts Analysis

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	
October	34	25	
November	20	27	
December	23	29	

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	
October	21	15	
November	11	23	
December	15	16	



**August
2024**

Sunflower MLS Statistics



Lyon County Housing Report



Market Overview

Lyon County Home Sales Rose in August

Total home sales in Lyon County rose by 24.0% last month to 31 units, compared to 25 units in August 2023. Total sales volume was \$7.4 million, up 58.9% from a year earlier.

The median sale price in August was \$175,000, up from \$130,000 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 97.9% of their list prices.

Lyon County Active Listings Up at End of August

The total number of active listings in Lyon County at the end of August was 44 units, up from 35 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 August was \$167,500.

During August, a total of 30 contracts were written down from 35 in August 2023. At the end of the month, there were 39 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

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		31	25	29	207	235	272
Change from prior year		24.0%	-13.8%	-31.0%	-11.9%	-13.6%	-7.2%
Active Listings		44	35	30	N/A	N/A	N/A
Change from prior year		25.7%	16.7%	-30.2%			
Months' Supply		1.6	1.1	0.8	N/A	N/A	N/A
Change from prior year		45.5%	37.5%	-33.3%			
New Listings		38	38	38	273	294	328
Change from prior year		0.0%	0.0%	-20.8%	-7.1%	-10.4%	-10.1%
Contracts Written		30	35	44	224	254	294
Change from prior year		-14.3%	-20.5%	2.3%	-11.8%	-13.6%	-7.5%
Pending Contracts		39	37	64	N/A	N/A	N/A
Change from prior year		5.4%	-42.2%	4.9%			
Sales Volume (1,000s)		7,381	4,643	5,270	39,783	43,936	47,319
Change from prior year		59.0%	-11.9%	-8.6%	-9.5%	-7.1%	2.6%
Average	Sale Price	238,082	185,740	181,734	192,187	186,963	173,966
	Change from prior year	28.2%	2.2%	32.5%	2.8%	7.5%	10.5%
	List Price of Actives	204,896	265,251	220,128	N/A	N/A	N/A
	Change from prior year	-22.8%	20.5%	32.6%			
	Days on Market	22	22	17	22	20	18
Change from prior year	0.0%	29.4%	-10.5%	10.0%	11.1%	-28.0%	
Percent of List	96.9%	96.5%	97.5%	97.8%	97.8%	98.1%	
Change from prior year	0.4%	-1.0%	0.7%	0.0%	-0.3%	1.2%	
Percent of Original	95.4%	95.0%	96.3%	96.8%	96.2%	96.9%	
Change from prior year	0.4%	-1.3%	0.6%	0.6%	-0.7%	1.1%	
Median	Sale Price	175,000	130,000	186,000	172,500	165,000	141,950
	Change from prior year	34.6%	-30.1%	37.8%	4.5%	16.2%	0.0%
	List Price of Actives	167,500	219,900	179,450	N/A	N/A	N/A
	Change from prior year	-23.8%	22.5%	20.5%			
	Days on Market	5	10	3	6	5	6
Change from prior year	-50.0%	233.3%	-40.0%	20.0%	-16.7%	20.0%	
Percent of List	97.9%	97.7%	100.0%	100.0%	99.2%	99.3%	
Change from prior year	0.2%	-2.3%	1.1%	0.8%	-0.1%	0.6%	
Percent of Original	97.2%	95.6%	98.8%	99.3%	98.4%	98.6%	
Change from prior year	1.7%	-3.2%	2.0%	0.9%	-0.2%	0.6%	

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



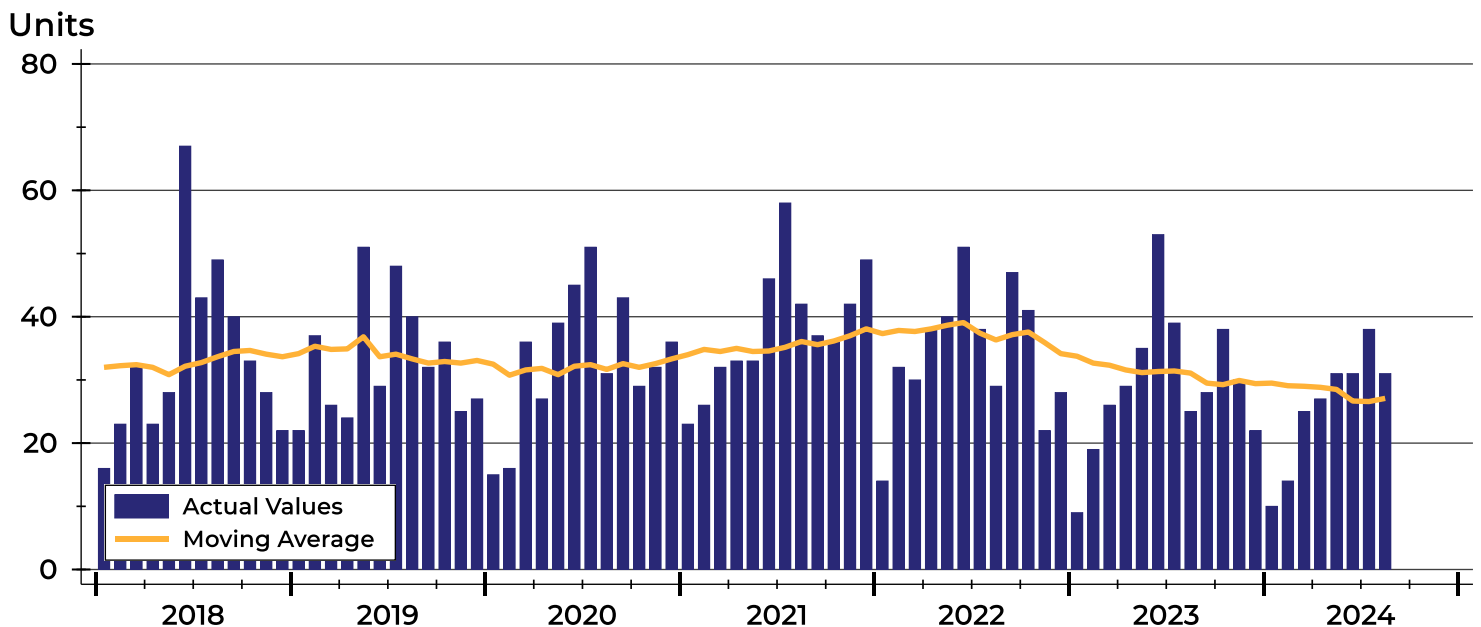
Lyon County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		31	25	24.0%	207	235	-11.9%
Volume (1,000s)		7,381	4,643	59.0%	39,783	43,936	-9.5%
Months' Supply		1.6	1.1	45.5%	N/A	N/A	N/A
Average	Sale Price	238,082	185,740	28.2%	192,187	186,963	2.8%
	Days on Market	22	22	0.0%	22	20	10.0%
	Percent of List	96.9%	96.5%	0.4%	97.8%	97.8%	0.0%
	Percent of Original	95.4%	95.0%	0.4%	96.8%	96.2%	0.6%
Median	Sale Price	175,000	130,000	34.6%	172,500	165,000	4.5%
	Days on Market	5	10	-50.0%	6	5	20.0%
	Percent of List	97.9%	97.7%	0.2%	100.0%	99.2%	0.8%
	Percent of Original	97.2%	95.6%	1.7%	99.3%	98.4%	0.9%

A total of 31 homes sold in Lyon County in August, up from 25 units in August 2023. Total sales volume rose to \$7.4 million compared to \$4.6 million in the previous year.

The median sales price in August was \$175,000, up 34.6% compared to the prior year. Median days on market was 5 days, down from 6 days in July, and down from 10 in August 2023.

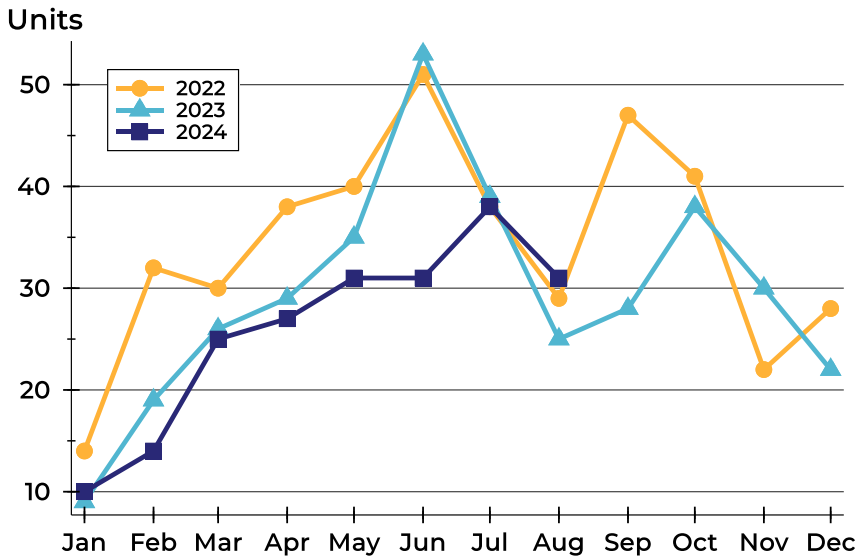
History of Closed Listings





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	
October	41	38	
November	22	30	
December	28	22	

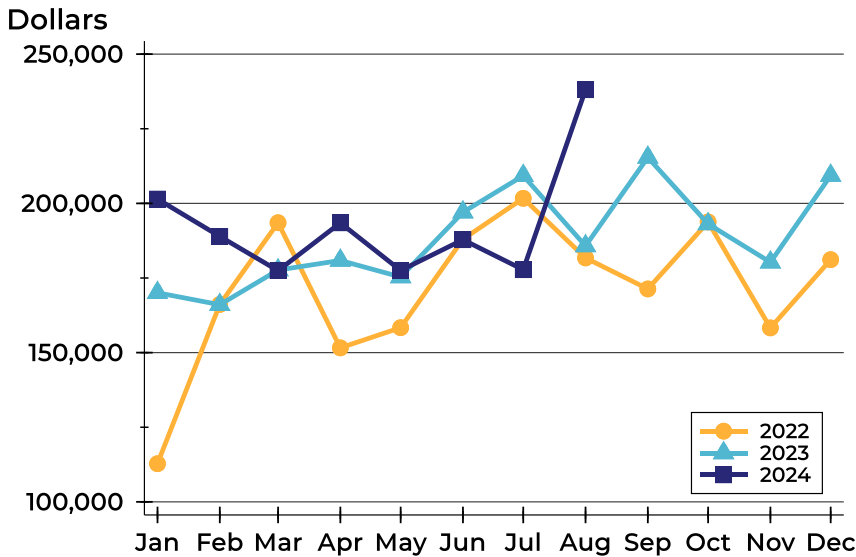
Closed Listings by Price Range

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	4	12.9%	2.4	80,750	82,500	7	7	93.6%	92.4%	93.6%	92.4%
\$100,000-\$124,999	3	9.7%	0.8	114,467	114,900	6	1	95.5%	94.8%	93.1%	94.8%
\$125,000-\$149,999	2	6.5%	3.2	138,500	138,500	3	3	99.0%	99.0%	99.0%	99.0%
\$150,000-\$174,999	6	19.4%	1.3	161,500	164,000	33	37	96.3%	98.0%	93.2%	92.7%
\$175,000-\$199,999	2	6.5%	1.0	185,000	185,000	13	13	98.6%	98.6%	98.6%	98.6%
\$200,000-\$249,999	4	12.9%	1.3	222,500	227,500	13	12	96.6%	96.9%	95.2%	95.9%
\$250,000-\$299,999	1	3.2%	3.1	283,000	283,000	3	3	99.3%	99.3%	99.3%	99.3%
\$300,000-\$399,999	5	16.1%	0.6	344,400	338,500	18	8	98.7%	97.9%	96.3%	97.9%
\$400,000-\$499,999	1	3.2%	3.4	417,150	417,150	0	0	99.3%	99.3%	99.3%	99.3%
\$500,000-\$749,999	3	9.7%	0.0	595,333	576,000	93	0	97.2%	96.0%	95.6%	95.5%
\$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



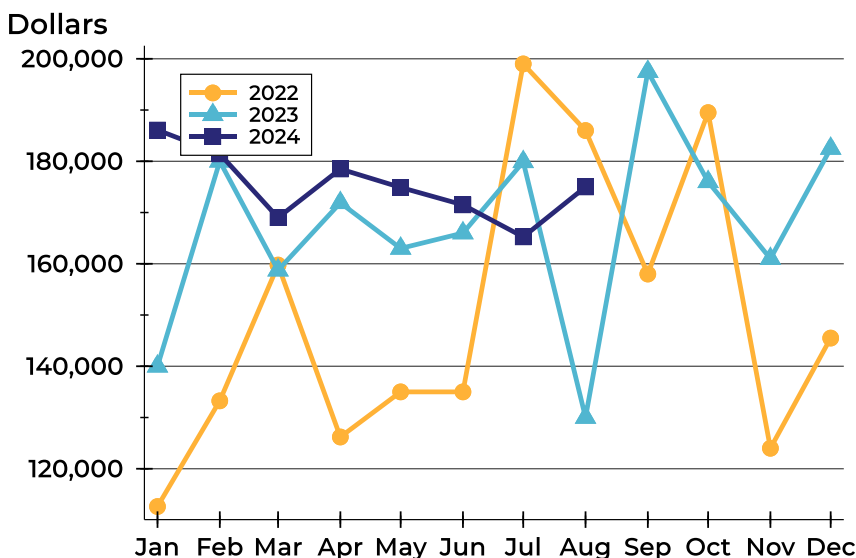
Lyon County Closed Listings Analysis

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	
October	193,788	193,110	
November	158,288	180,280	
December	181,146	209,332	

Median Price

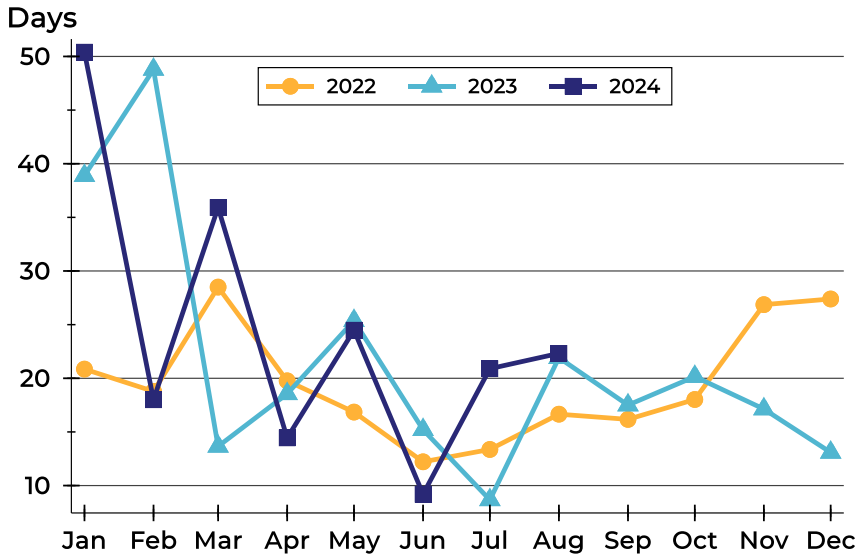


Month	2022	2023	2024
January	112,625	140,000	186,100
February	133,250	180,000	181,450
March	159,750	158,750	169,000
April	126,200	171,900	178,500
May	135,000	163,000	174,900
June	135,000	166,000	171,500
July	199,000	179,900	165,250
August	186,000	130,000	175,000
September	158,000	197,500	
October	189,500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



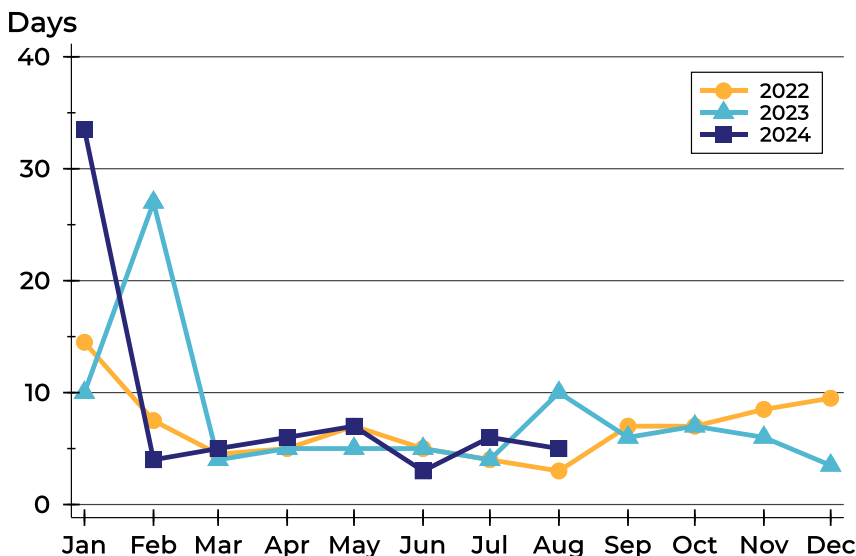
Lyon County Closed Listings Analysis

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	
October	18	20	
November	27	17	
December	27	13	

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	
October	7	7	
November	9	6	
December	10	4	



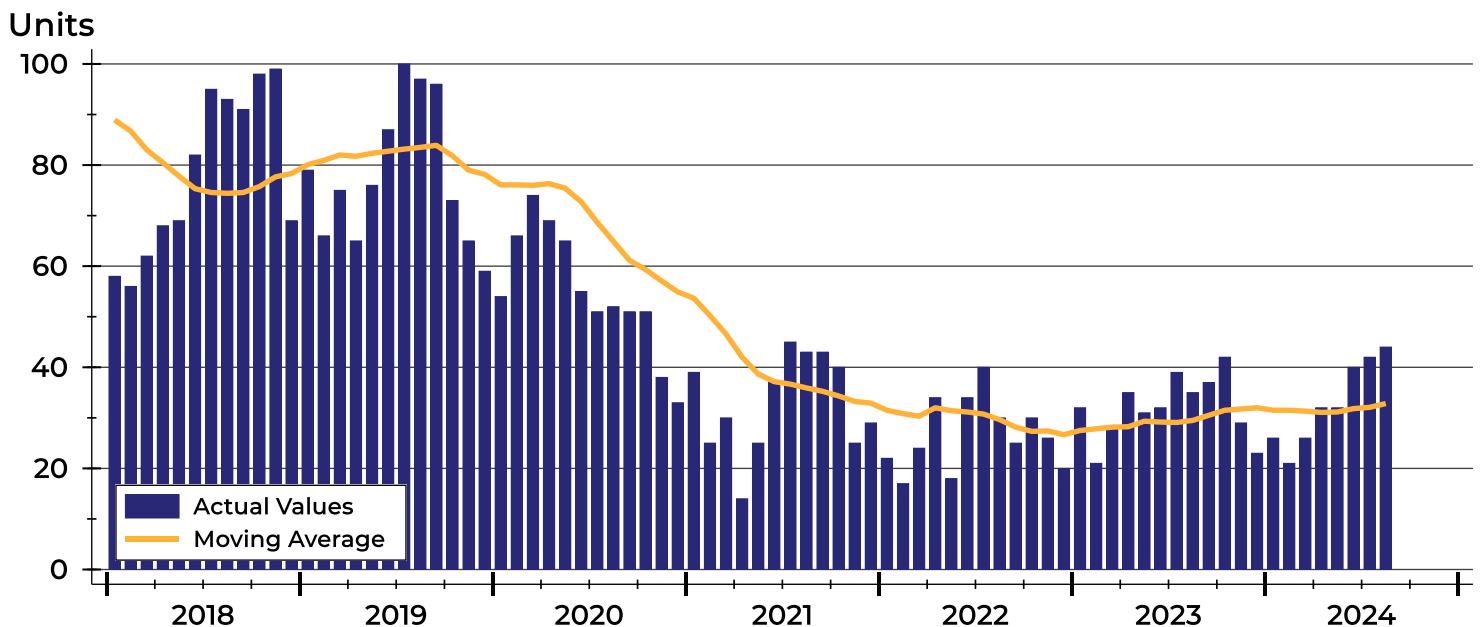
Lyon County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		44	35	25.7%
Volume (1,000s)		9,015	9,284	-2.9%
Months' Supply		1.6	1.1	45.5%
Average	List Price	204,896	265,251	-22.8%
	Days on Market	57	42	35.7%
	Percent of Original	96.3%	96.4%	-0.1%
Median	List Price	167,500	219,900	-23.8%
	Days on Market	34	27	25.9%
	Percent of Original	98.1%	100.0%	-1.9%

A total of 44 homes were available for sale in Lyon County at the end of August. This represents a 1.6 months' supply of active listings.

The median list price of homes on the market at the end of August was \$167,500, down 23.8% from 2023. The typical time on market for active listings was 34 days, up from 27 days a year earlier.

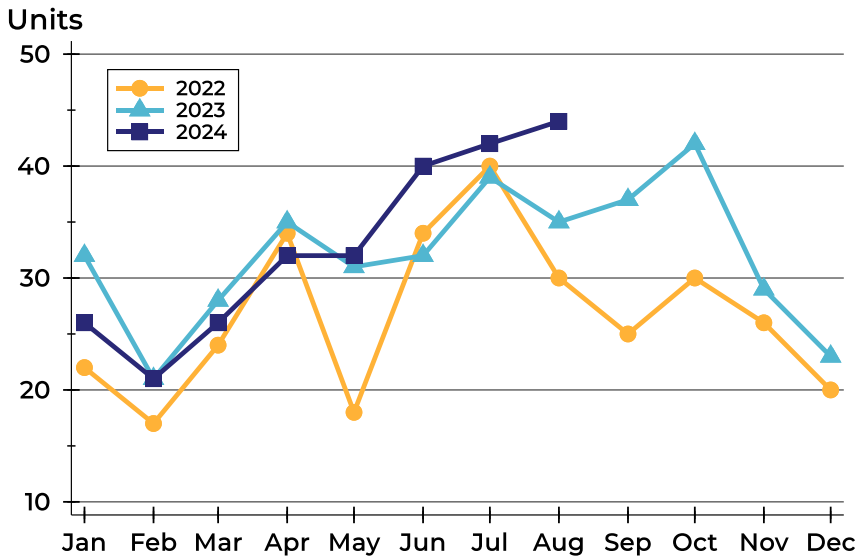
History of Active Listings





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	
October	30	42	
November	26	29	
December	20	23	

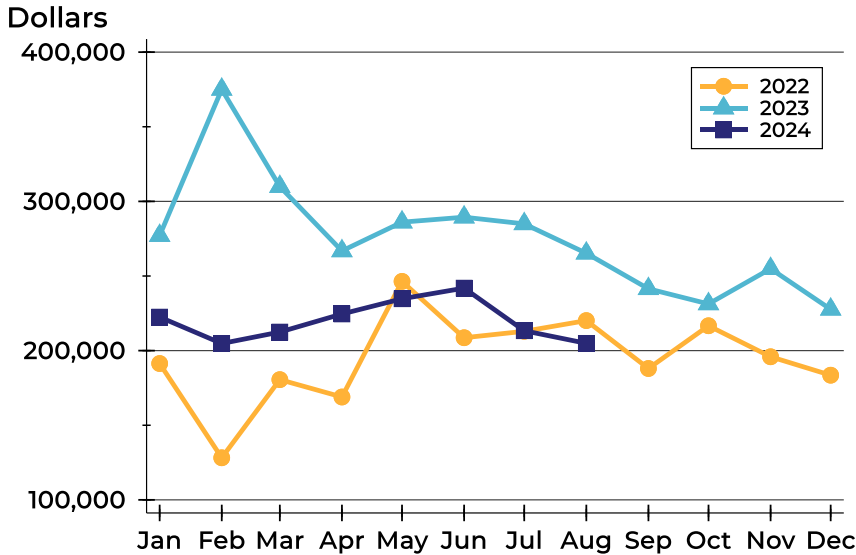
Active Listings by Price Range

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	7	15.9%	2.4	80,671	79,900	74	62	94.0%	94.1%
\$100,000-\$124,999	2	4.5%	0.8	113,950	113,950	12	12	96.2%	96.2%
\$125,000-\$149,999	11	25.0%	3.2	135,491	137,500	28	11	95.2%	100.0%
\$150,000-\$174,999	5	11.4%	1.3	166,760	167,500	161	34	98.0%	100.0%
\$175,000-\$199,999	3	6.8%	1.0	191,633	195,000	47	39	92.6%	94.7%
\$200,000-\$249,999	5	11.4%	1.3	227,640	229,900	39	40	99.0%	100.0%
\$250,000-\$299,999	6	13.6%	3.1	274,550	275,250	51	39	97.0%	97.5%
\$300,000-\$399,999	2	4.5%	0.6	353,200	353,200	12	12	100.0%	100.0%
\$400,000-\$499,999	2	4.5%	3.4	437,250	437,250	63	63	96.1%	96.1%
\$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	1	2.3%	N/A	957,320	957,320	80	80	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



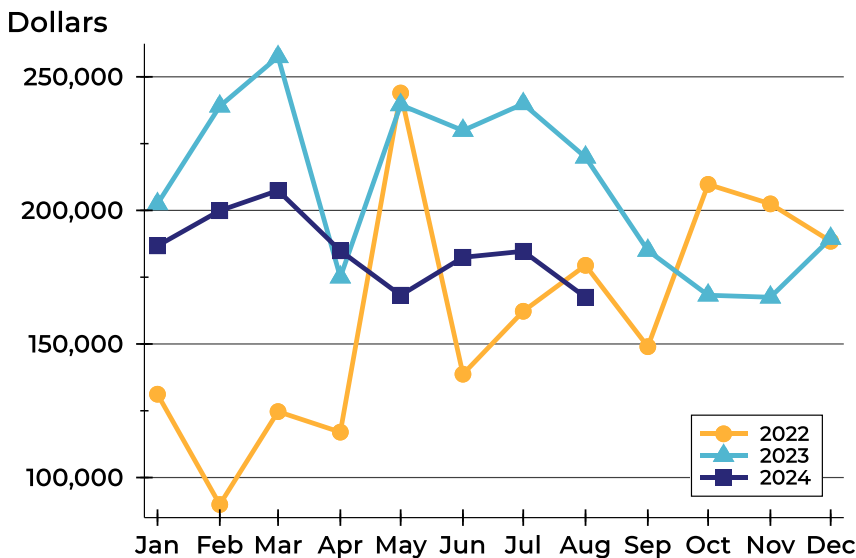
Lyon County Active Listings Analysis

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	
October	216,680	231,298	
November	195,892	254,903	
December	183,550	227,696	

Median Price

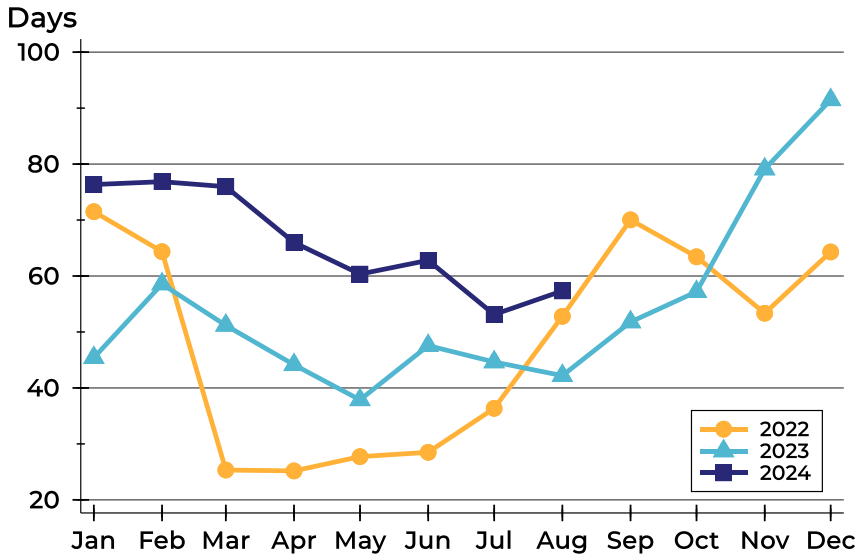


Month	2022	2023	2024
January	131,200	202,450	186,750
February	89,900	239,000	199,900
March	124,700	257,500	207,450
April	117,000	175,000	184,900
May	243,950	239,500	168,250
June	138,700	229,900	182,450
July	162,250	239,900	184,700
August	179,450	219,900	167,500
September	149,000	185,000	
October	209,750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



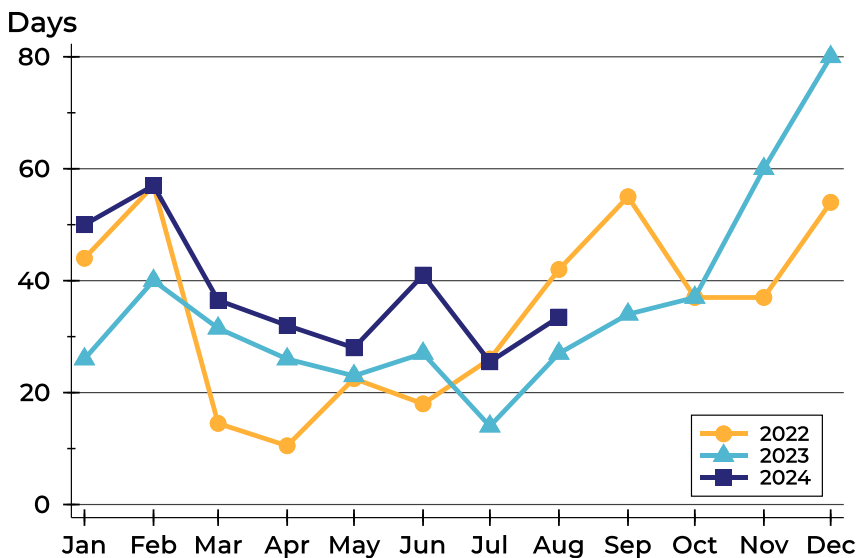
Lyon County Active Listings Analysis

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	
October	63	57	
November	53	79	
December	64	91	

Median DOM

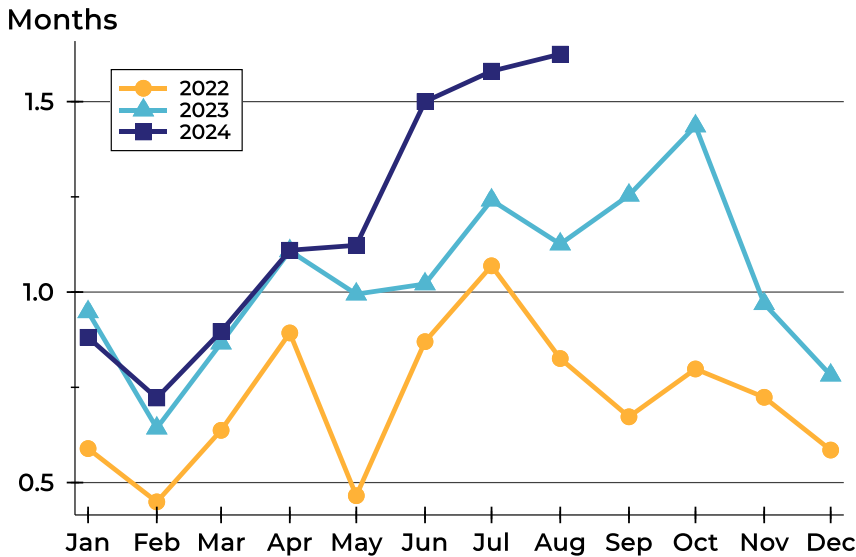


Month	2022	2023	2024
January	44	26	50
February	57	40	57
March	15	32	37
April	11	26	32
May	23	23	28
June	18	27	41
July	26	14	26
August	42	27	34
September	55	34	
October	37	37	
November	37	60	
December	54	80	



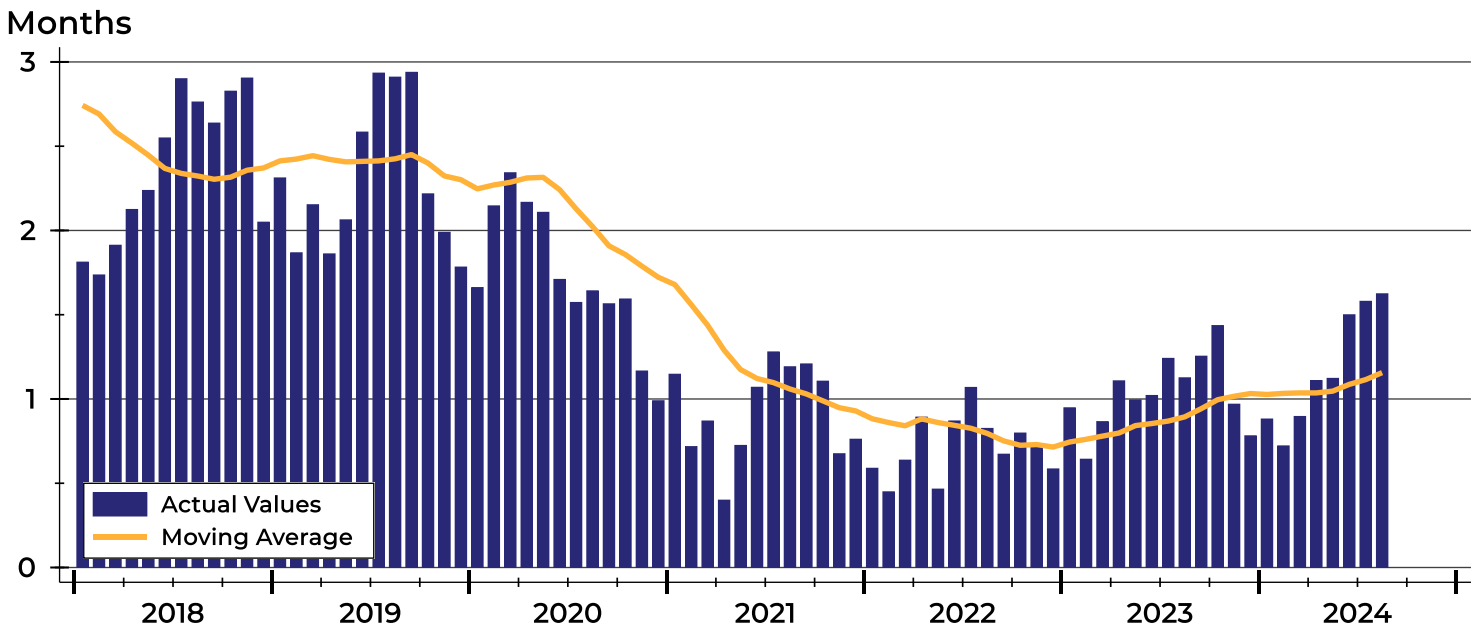
Lyon County Months' Supply Analysis

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	
October	0.8	1.4	
November	0.7	1.0	
December	0.6	0.8	

History of Month's Supply





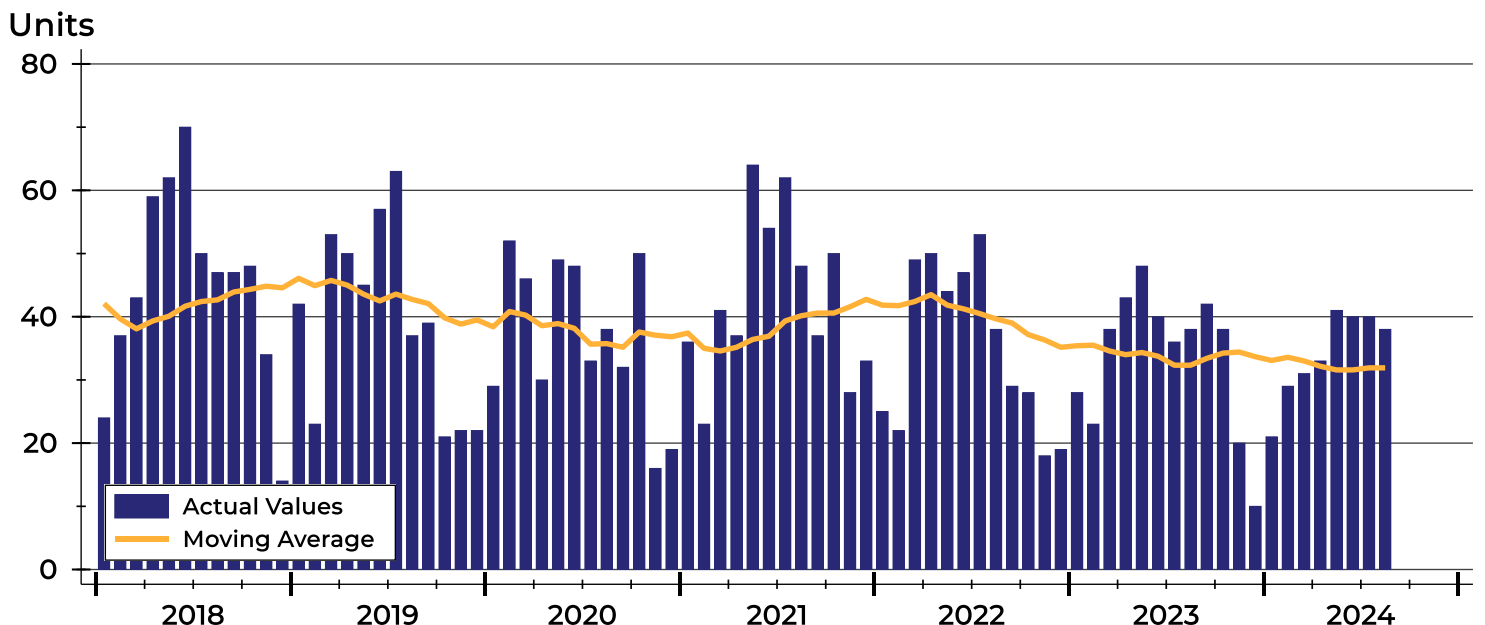
Lyon County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	38	38	0.0%
	Volume (1,000s)	7,314	7,334	-0.3%
	Average List Price	192,482	193,003	-0.3%
	Median List Price	180,750	159,900	13.0%
Year-to-Date	New Listings	273	294	-7.1%
	Volume (1,000s)	55,034	60,138	-8.5%
	Average List Price	201,590	204,553	-1.4%
	Median List Price	174,900	169,900	2.9%

A total of 38 new listings were added in Lyon County during August, the same figure as reported in 2023. Year-to-date Lyon County has seen 273 new listings.

The median list price of these homes was \$180,750 up from \$159,900 in 2023.

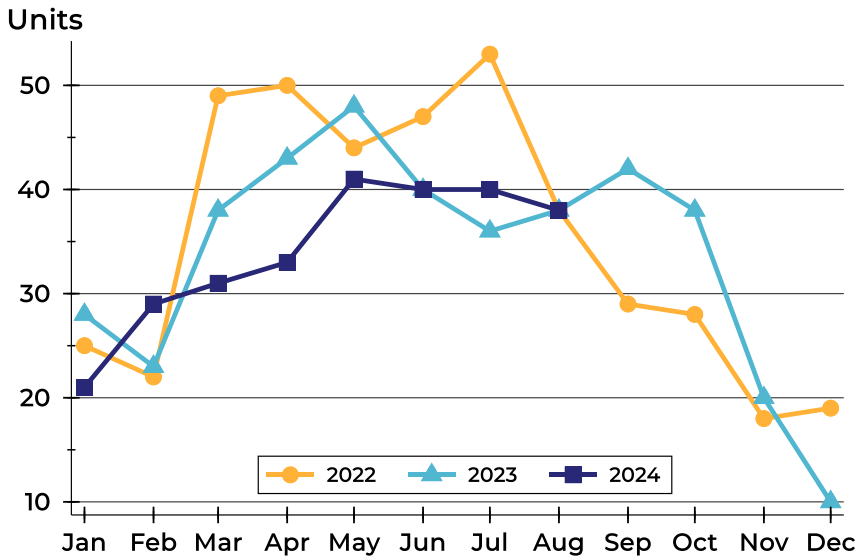
History of New Listings





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	41
June	47	40	40
July	53	36	40
August	38	38	38
September	29	42	29
October	28	38	28
November	18	20	18
December	19	10	19

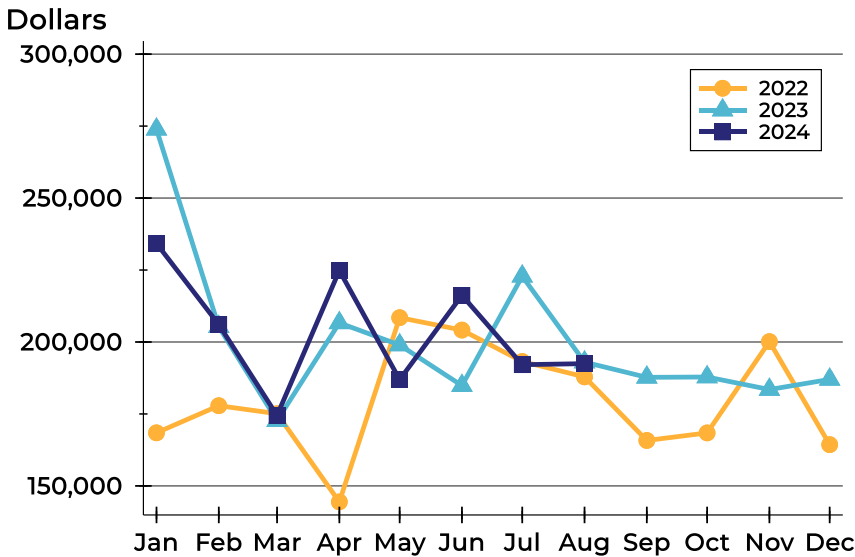
New Listings by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	13.2%	77,960	84,900	16	12	93.0%	91.8%
\$100,000-\$124,999	2	5.3%	113,950	113,950	18	18	96.2%	96.2%
\$125,000-\$149,999	11	28.9%	137,173	137,500	12	10	97.8%	100.0%
\$150,000-\$174,999	1	2.6%	172,000	172,000	22	22	100.0%	100.0%
\$175,000-\$199,999	2	5.3%	192,250	192,250	18	18	99.0%	99.0%
\$200,000-\$249,999	9	23.7%	225,722	225,000	9	6	99.6%	100.0%
\$250,000-\$299,999	4	10.5%	270,975	267,250	16	19	97.7%	99.0%
\$300,000-\$399,999	3	7.9%	352,100	349,900	11	3	100.0%	100.0%
\$400,000-\$499,999	1	2.6%	459,500	459,500	31	31	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



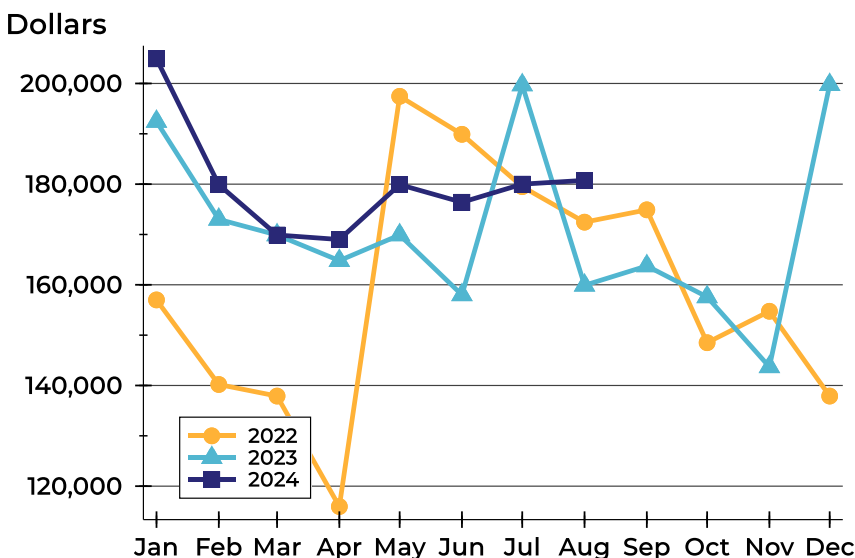
Lyon County New Listings Analysis

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	186,920
June	204,147	184,843	216,213
July	193,221	222,842	192,112
August	187,883	193,003	192,482
September	165,793	187,725	
October	168,418	187,833	
November	200,133	183,490	
December	164,337	187,000	

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	179,900
June	189,900	158,000	176,400
July	179,500	199,700	180,000
August	172,450	159,900	180,750
September	174,900	163,750	
October	148,500	157,600	
November	154,750	143,700	
December	137,900	199,750	



Lyon County Contracts Written Analysis

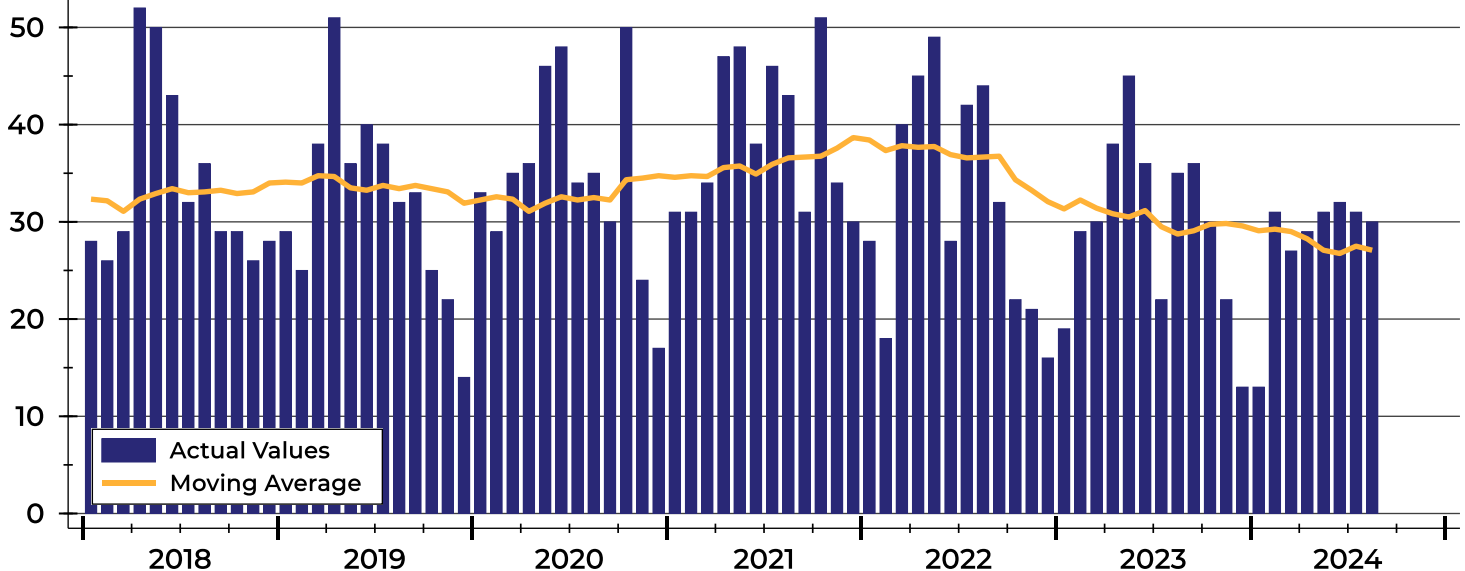
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		30	35	-14.3%	224	254	-11.8%
Volume (1,000s)		5,983	7,731	-22.6%	45,175	49,369	-8.5%
Average	Sale Price	199,443	220,894	-9.7%	201,674	194,366	3.8%
	Days on Market	21	22	-4.5%	22	19	15.8%
	Percent of Original	94.7%	94.9%	-0.2%	96.7%	96.5%	0.2%
Median	Sale Price	197,250	206,000	-4.2%	179,900	171,450	4.9%
	Days on Market	12	9	33.3%	6	6	0.0%
	Percent of Original	100.0%	97.7%	2.4%	100.0%	98.4%	1.6%

A total of 30 contracts for sale were written in Lyon County during the month of August, down from 35 in 2023. The median list price of these homes was \$197,250, down from \$206,000 the prior year.

Half of the homes that went under contract in August were on the market less than 12 days, compared to 9 days in August 2023.

History of Contracts Written

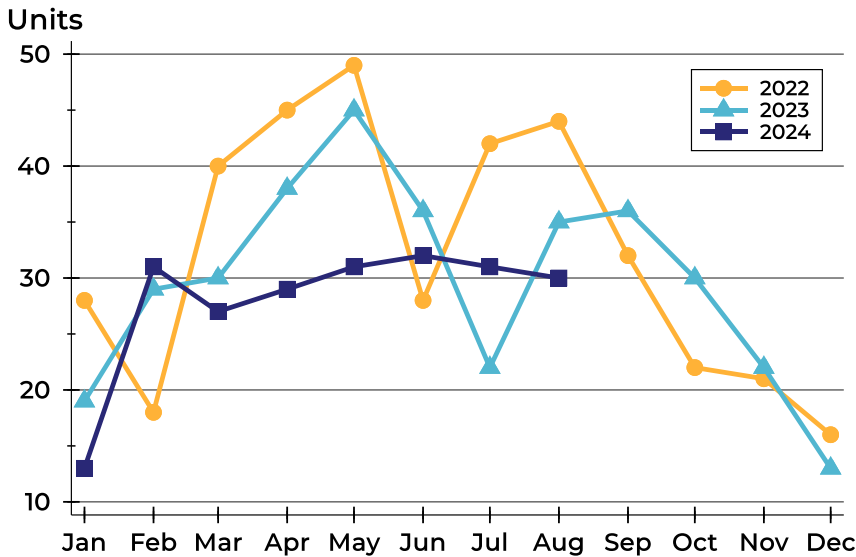
Units





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	30
September	32	36	
October	22	30	
November	21	22	
December	16	13	

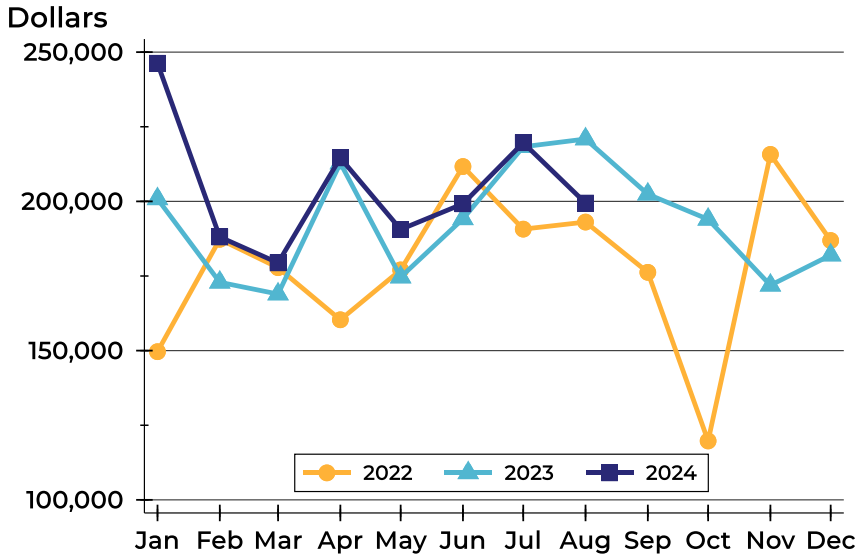
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	5	16.7%	81,560	85,000	25	19	92.6%	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	4	13.3%	138,325	135,200	10	8	97.0%	100.0%
\$150,000-\$174,999	2	6.7%	171,400	171,400	65	65	87.2%	87.2%
\$175,000-\$199,999	4	13.3%	183,500	184,750	26	26	95.3%	95.9%
\$200,000-\$249,999	8	26.7%	230,500	229,900	9	6	99.0%	100.0%
\$250,000-\$299,999	4	13.3%	275,975	277,250	7	6	99.8%	100.0%
\$300,000-\$399,999	3	10.0%	332,500	337,700	46	63	81.2%	90.1%
\$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



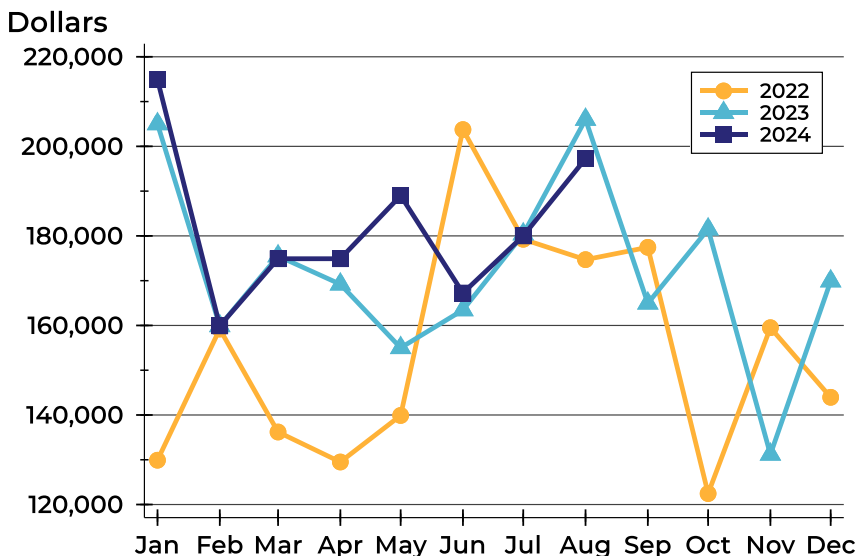
Lyon County Contracts Written Analysis

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	199,443
September	176,236	202,414	
October	119,745	193,987	
November	215,743	171,895	
December	186,888	182,000	

Median Price

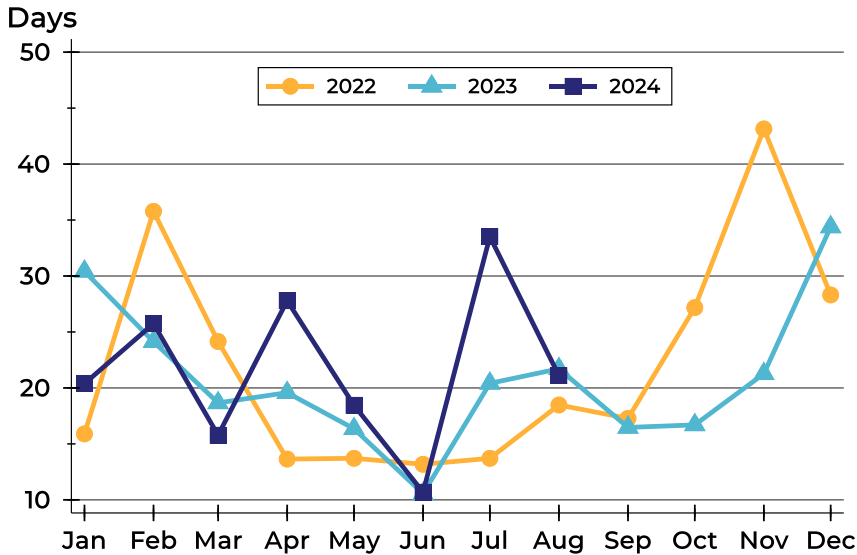


Month	2022	2023	2024
January	129,900	205,000	214,900
February	159,200	159,900	159,900
March	136,200	175,500	174,900
April	129,500	169,200	174,900
May	139,900	155,000	189,000
June	203,750	163,450	167,250
July	179,250	180,400	180,000
August	174,700	206,000	197,250
September	177,450	164,950	
October	122,450	181,500	
November	159,500	131,200	
December	143,950	169,900	



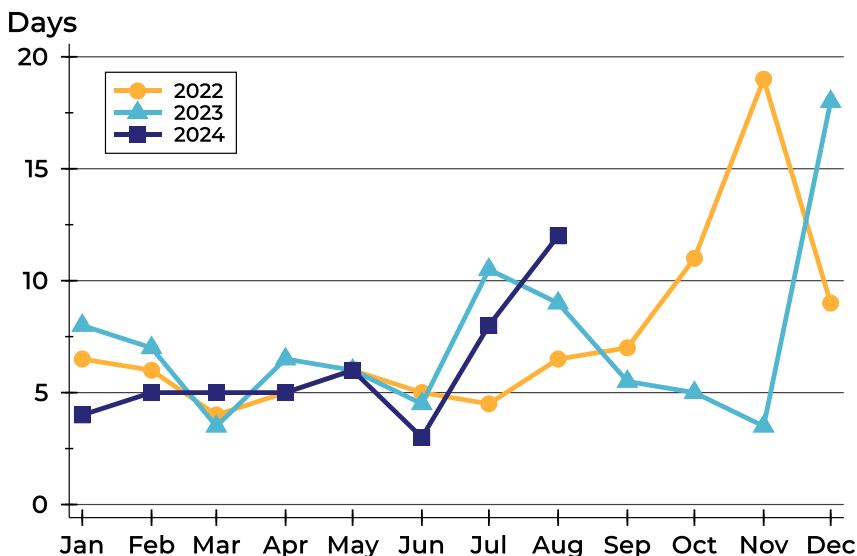
Lyon County Contracts Written Analysis

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	
October	27	17	
November	43	21	
December	28	34	

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	12
September	7	6	
October	11	5	
November	19	4	
December	9	18	



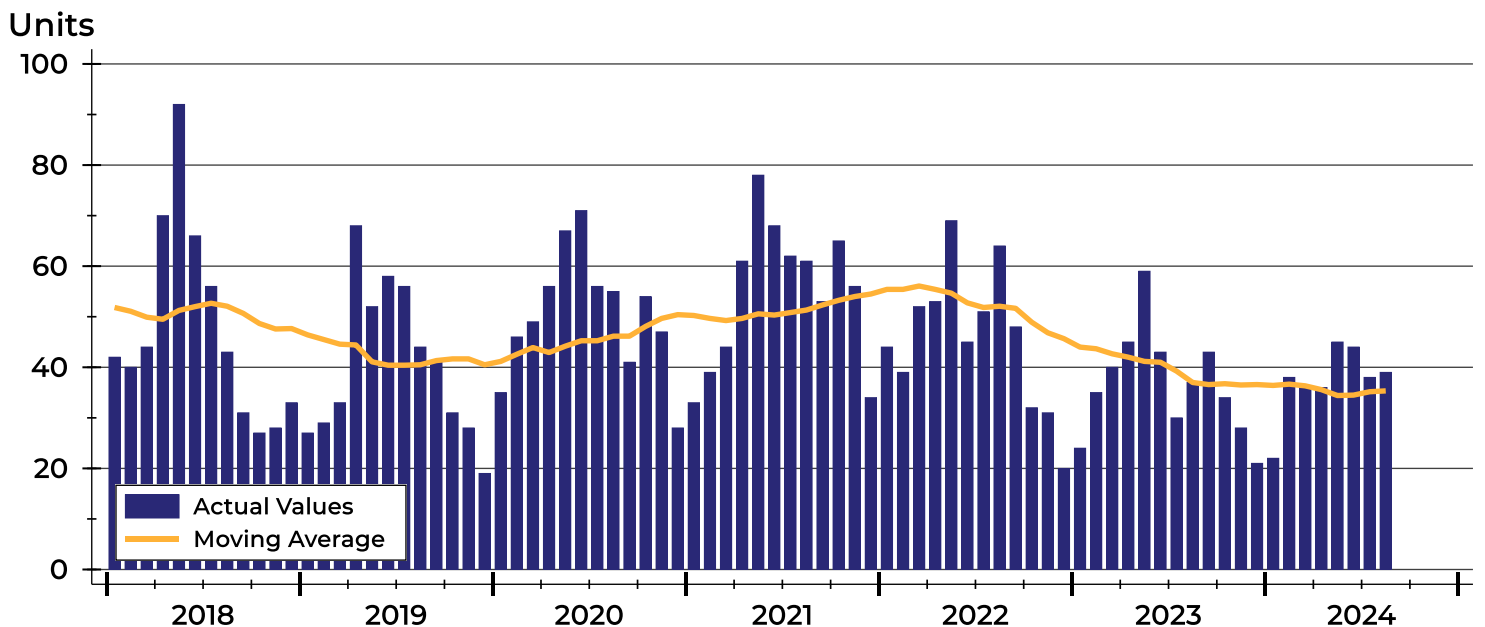
Lyon County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		39	37	5.4%
Volume (1,000s)		8,312	8,063	3.1%
Average	List Price	213,126	217,905	-2.2%
	Days on Market	28	33	-15.2%
	Percent of Original	96.4%	98.2%	-1.8%
Median	List Price	199,900	213,000	-6.2%
	Days on Market	8	10	-20.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 39 listings in Lyon County had contracts pending at the end of August, up from 37 contracts pending at the end of August 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.

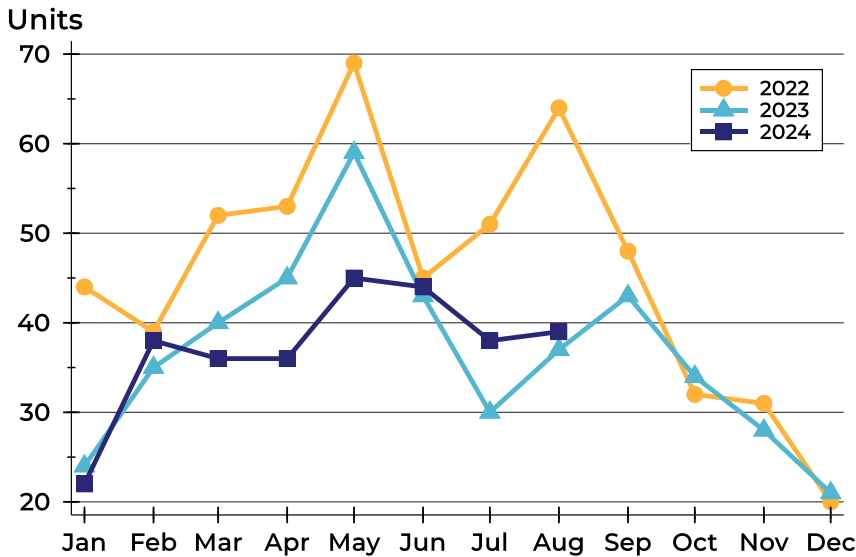
History of Pending Contracts





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	
October	32	34	
November	31	28	
December	20	21	

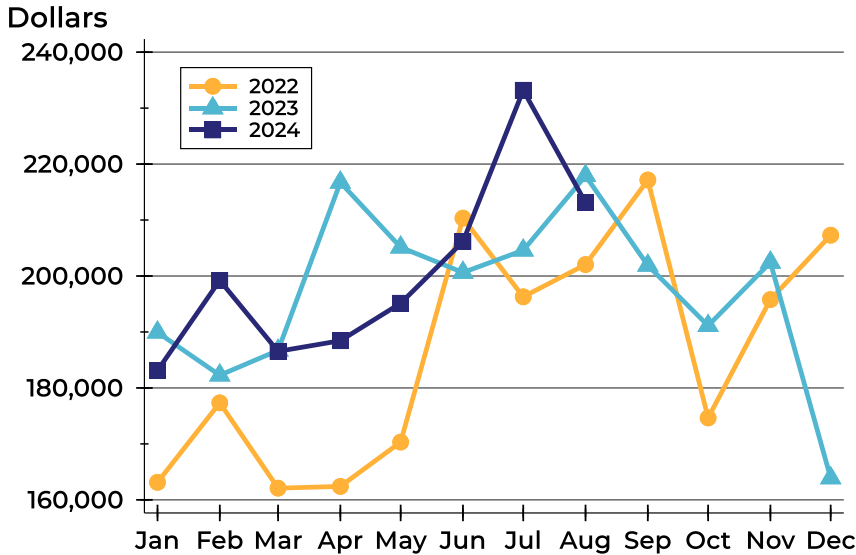
Pending Contracts by Price Range

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	8	20.5%	75,263	77,200	29	19	96.3%	100.0%
\$100,000-\$124,999	1	2.6%	118,500	118,500	7	7	100.0%	100.0%
\$125,000-\$149,999	5	12.8%	139,660	135,500	8	4	97.6%	100.0%
\$150,000-\$174,999	2	5.1%	169,900	169,900	35	35	97.2%	97.2%
\$175,000-\$199,999	4	10.3%	187,225	187,000	14	13	98.6%	100.0%
\$200,000-\$249,999	10	25.6%	228,890	229,900	41	8	97.4%	100.0%
\$250,000-\$299,999	3	7.7%	272,967	269,500	8	8	100.0%	100.0%
\$300,000-\$399,999	3	7.7%	332,500	337,700	46	63	81.2%	90.1%
\$400,000-\$499,999	1	2.6%	415,000	415,000	7	7	100.0%	100.0%
\$500,000-\$749,999	2	5.1%	642,000	642,000	48	48	97.5%	97.5%
\$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



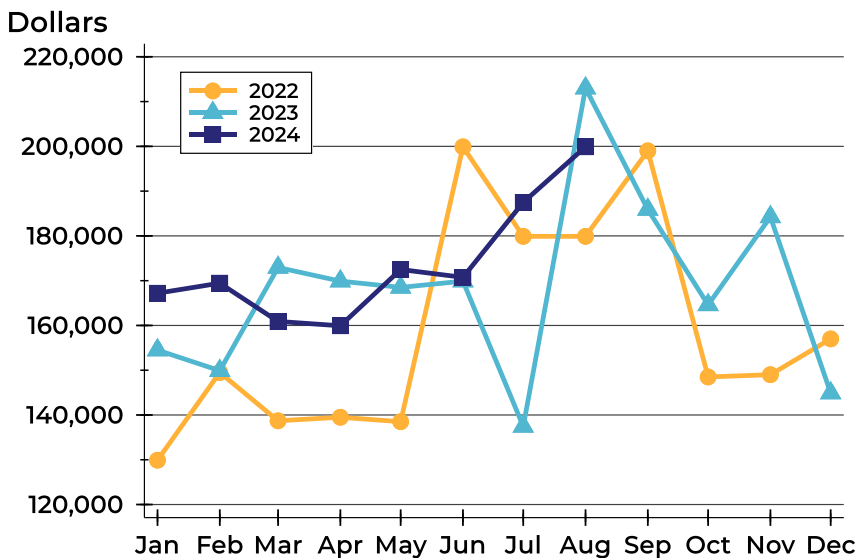
Lyon County Pending Contracts Analysis

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	
October	174,645	191,125	
November	195,790	202,432	
December	207,295	163,905	

Median Price

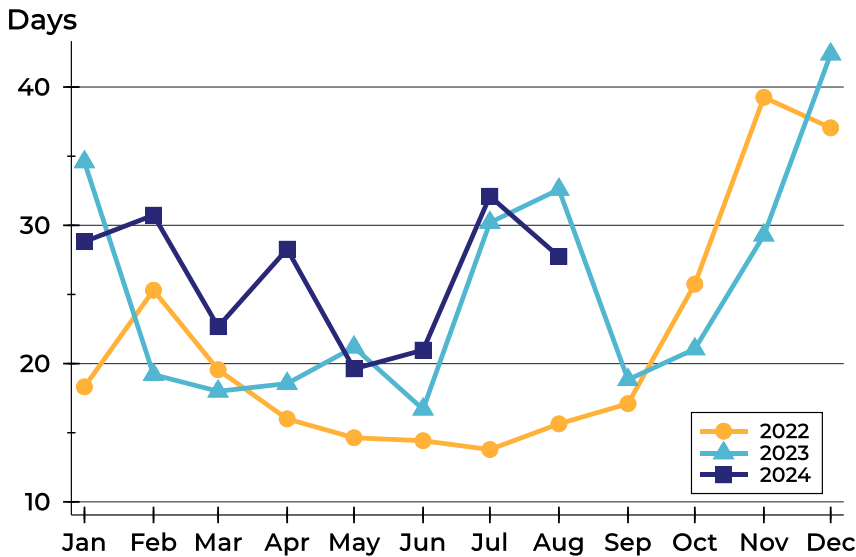


Month	2022	2023	2024
January	129,900	154,500	167,200
February	149,500	149,900	169,450
March	138,700	172,950	160,900
April	139,500	169,900	159,925
May	138,500	168,500	172,500
June	199,900	169,900	170,750
July	179,900	137,450	187,500
August	179,900	213,000	199,900
September	199,000	185,900	
October	148,500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



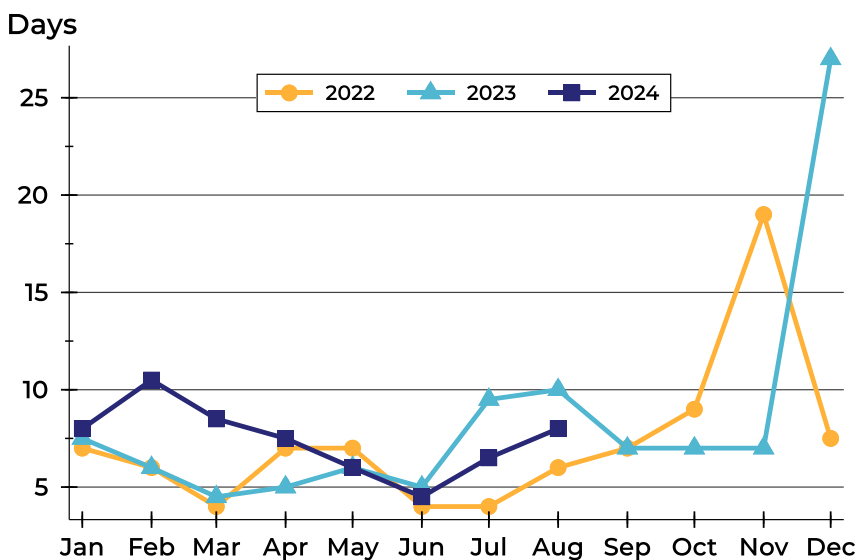
Lyon County Pending Contracts Analysis

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	
October	26	21	
November	39	29	
December	37	42	

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	
October	9	7	
November	19	7	
December	8	27	



Osage County Housing Report



Market Overview

Osage County Home Sales Fell in August

Total home sales in Osage County fell last month to 12 units, compared to 20 units in August 2023. Total sales volume was \$2.4 million, down from a year earlier.

The median sale price in August was \$195,250, up from \$161,500 a year earlier. Homes that sold in August were typically on the market for 18 days and sold for 100.0% of their list prices.

Osage County Active Listings Up at End of August

The total number of active listings in Osage County at the end of August was 27 units, up from 21 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 August was \$220,000.

During August, a total of 15 contracts were written down from 16 in August 2023. At the end of the month, there were 15 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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**August
2024**

Sunflower MLS Statistics



Osage County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		12	20	21	108	110	131
Change from prior year		-40.0%	-4.8%	31.3%	-1.8%	-16.0%	12.9%
Active Listings		27	21	26	N/A	N/A	N/A
Change from prior year		28.6%	-19.2%	4.0%			
Months' Supply		1.9	1.5	1.6	N/A	N/A	N/A
Change from prior year		26.7%	-6.3%	-5.9%			
New Listings		18	18	20	145	131	157
Change from prior year		0.0%	-10.0%	25.0%	10.7%	-16.6%	9.8%
Contracts Written		15	16	17	116	113	131
Change from prior year		-6.3%	-5.9%	6.3%	2.7%	-13.7%	4.8%
Pending Contracts		15	15	19	N/A	N/A	N/A
Change from prior year		0.0%	-21.1%	-5.0%			
Sales Volume (1,000s)		2,445	3,919	2,896	23,160	20,618	23,262
Change from prior year		-37.6%	35.3%	9.0%	12.3%	-11.4%	27.0%
Average	Sale Price	203,783	195,960	137,903	214,443	187,437	177,574
	Change from prior year	4.0%	42.1%	-16.9%	14.4%	5.6%	12.5%
	List Price of Actives	332,422	255,591	613,177	N/A	N/A	N/A
	Change from prior year	30.1%	-58.3%	169.8%			
	Days on Market	23	5	17	34	28	31
Change from prior year	360.0%	-70.6%	-34.6%	21.4%	-9.7%	-16.2%	
	Percent of List	98.6%	100.8%	96.6%	97.2%	98.8%	98.2%
Change from prior year		-2.2%	4.3%	-1.5%	-1.6%	0.6%	-0.5%
	Percent of Original	96.4%	101.0%	94.6%	94.8%	96.7%	96.5%
Change from prior year		-4.6%	6.8%	-3.2%	-2.0%	0.2%	-1.7%
Median	Sale Price	195,250	161,500	139,900	185,000	154,088	145,000
	Change from prior year	20.9%	15.4%	4.4%	20.1%	6.3%	6.1%
	List Price of Actives	220,000	169,910	174,900	N/A	N/A	N/A
	Change from prior year	29.5%	-2.9%	12.8%			
	Days on Market	18	3	7	12	8	6
Change from prior year	500.0%	-57.1%	16.7%	50.0%	33.3%	0.0%	
	Percent of List	100.0%	100.3%	100.0%	100.0%	100.0%	100.0%
Change from prior year		-0.3%	0.3%	0.0%	0.0%	0.0%	0.0%
	Percent of Original	100.0%	101.0%	100.0%	98.8%	100.0%	100.0%
Change from prior year		-1.0%	1.0%	0.0%	-1.2%	0.0%	0.0%

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



Osage County Closed Listings Analysis

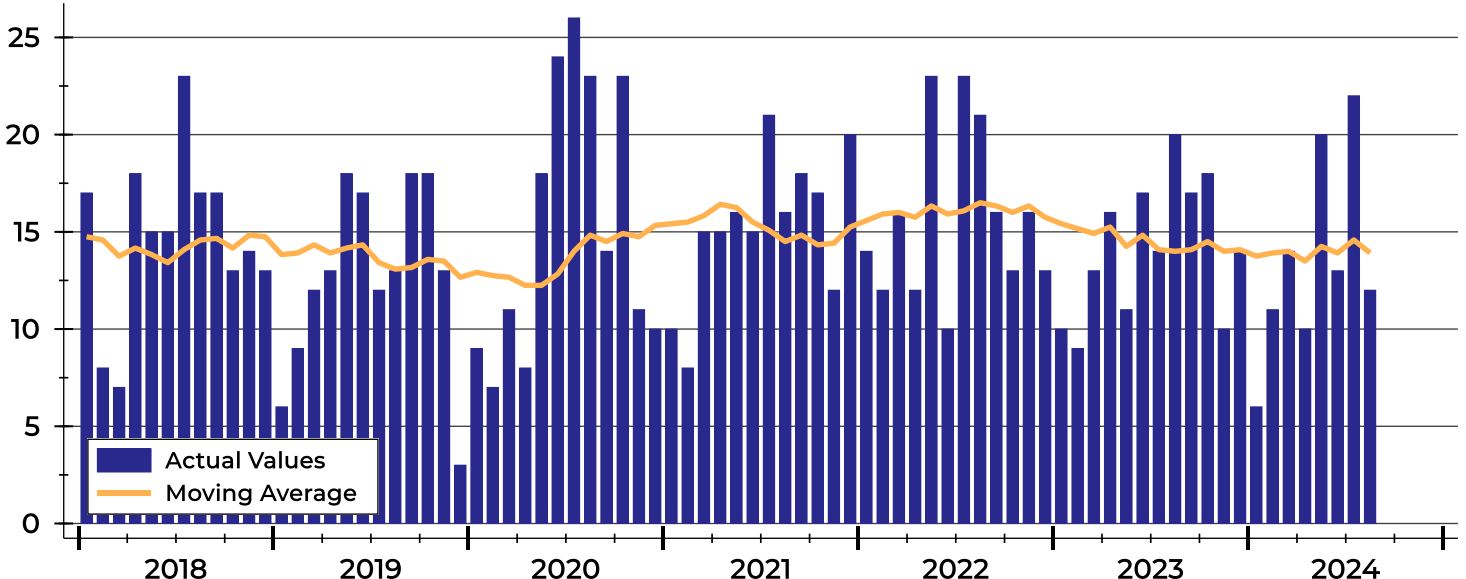
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		12	20	-40.0%	108	110	-1.8%
Volume (1,000s)		2,445	3,919	-37.6%	23,160	20,618	12.3%
Months' Supply		1.9	1.5	26.7%	N/A	N/A	N/A
Average	Sale Price	203,783	195,960	4.0%	214,443	187,437	14.4%
	Days on Market	23	5	360.0%	34	28	21.4%
	Percent of List	98.6%	100.8%	-2.2%	97.2%	98.8%	-1.6%
	Percent of Original	96.4%	101.0%	-4.6%	94.8%	96.7%	-2.0%
Median	Sale Price	195,250	161,500	20.9%	185,000	154,088	20.1%
	Days on Market	18	3	500.0%	12	8	50.0%
	Percent of List	100.0%	100.3%	-0.3%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	101.0%	-1.0%	98.8%	100.0%	-1.2%

A total of 12 homes sold in Osage County in August, down from 20 units in August 2023. Total sales volume fell to \$2.4 million compared to \$3.9 million in the previous year.

The median sales price in August was \$195,250, up 20.9% compared to the prior year. Median days on market was 18 days, down from 23 days in July, but up from 3 in August 2023.

History of Closed Listings

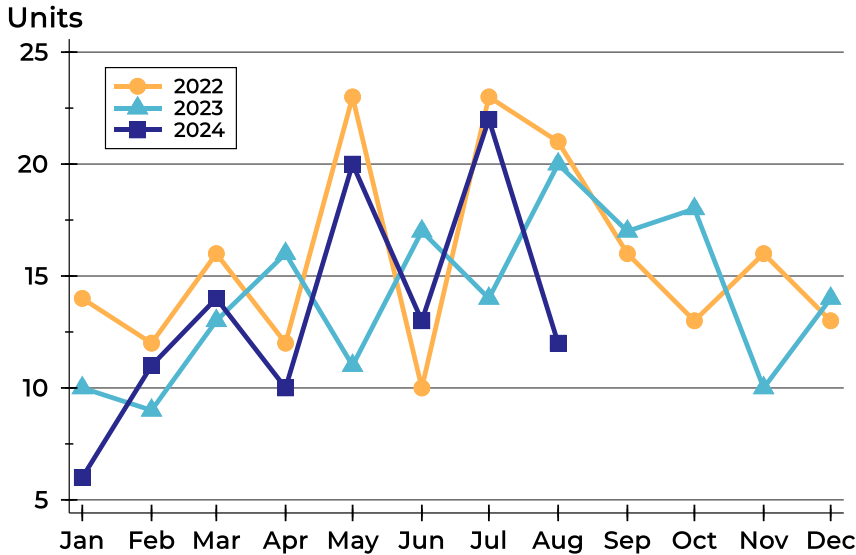
Units





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	
October	13	18	
November	16	10	
December	13	14	

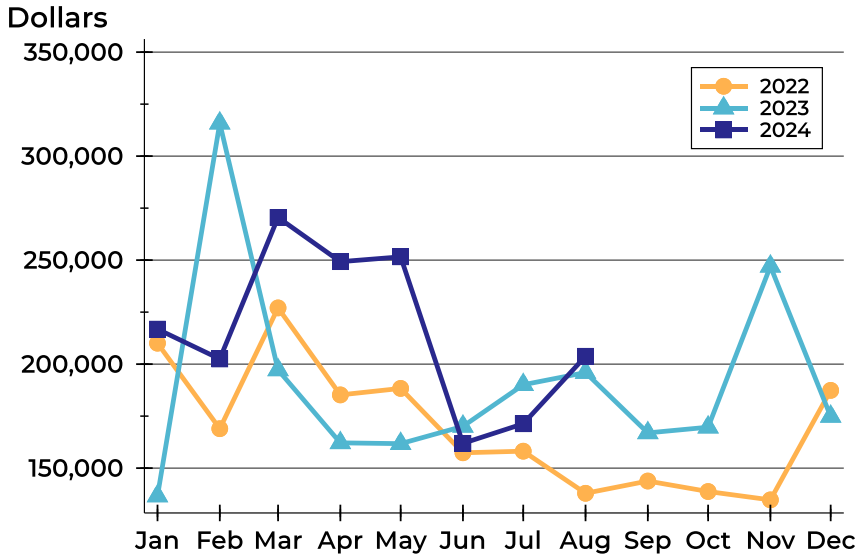
Closed Listings by Price Range

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	45,000	45,000	12	12	100.0%	100.0%	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	3	25.0%	1.4	111,667	115,000	33	20	90.0%	93.5%	86.1%	89.1%
\$125,000-\$149,999	1	8.3%	3.0	145,000	145,000	6	6	103.6%	103.6%	103.6%	103.6%
\$150,000-\$174,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	16.7%	1.0	195,250	195,250	34	34	101.8%	101.8%	94.1%	94.1%
\$200,000-\$249,999	2	16.7%	3.5	234,950	234,950	12	12	100.0%	100.0%	100.0%	100.0%
\$250,000-\$299,999	1	8.3%	2.0	255,000	255,000	10	10	106.3%	106.3%	106.3%	106.3%
\$300,000-\$399,999	1	8.3%	1.7	375,000	375,000	44	44	100.0%	100.0%	100.0%	100.0%
\$400,000-\$499,999	1	8.3%	6.9	430,000	430,000	16	16	100.0%	100.0%	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



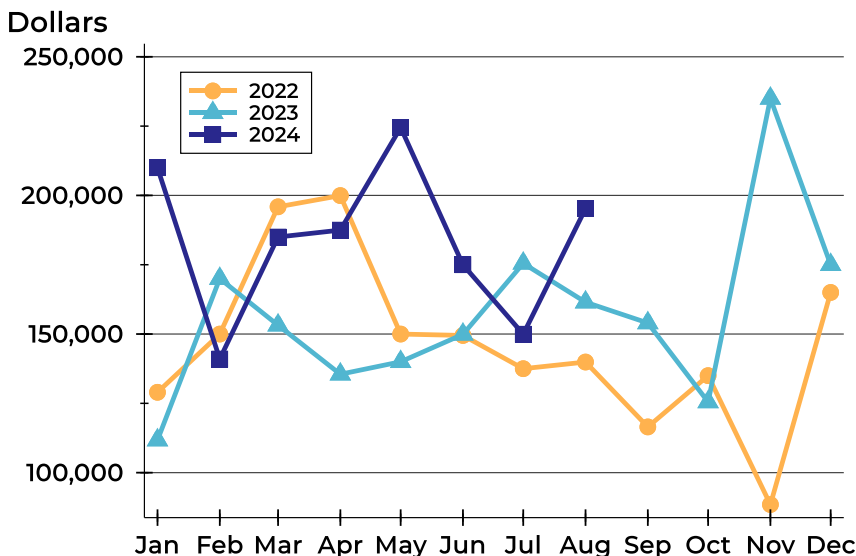
Osage County Closed Listings Analysis

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	
October	138,754	169,672	
November	134,734	247,040	
December	187,385	174,857	

Median Price

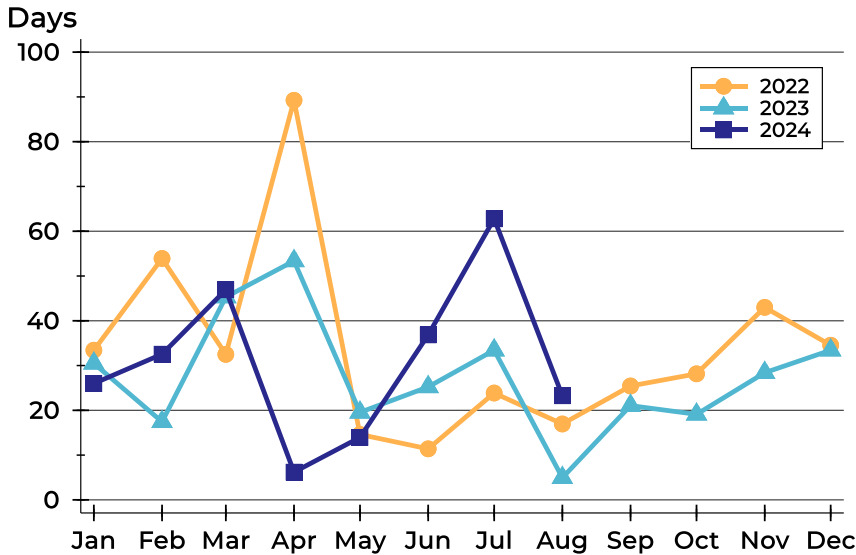


Month	2022	2023	2024
January	129,000	111,750	210,000
February	150,000	170,000	141,000
March	195,900	153,175	185,000
April	199,950	135,500	187,500
May	150,000	140,000	224,500
June	149,500	149,900	175,000
July	137,500	175,500	149,950
August	139,900	161,500	195,250
September	116,500	154,000	
October	135,000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



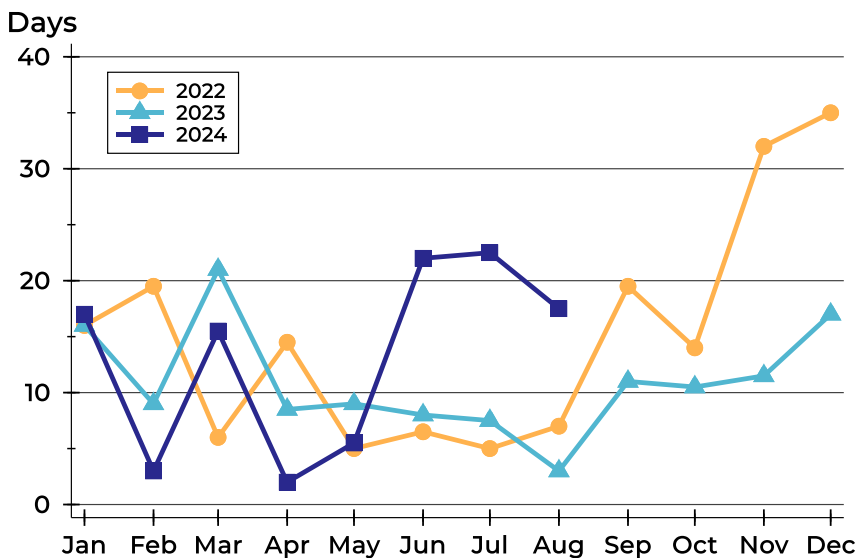
Osage County Closed Listings Analysis

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	
October	28	19	
November	43	28	
December	35	33	

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	
October	14	11	
November	32	12	
December	35	17	



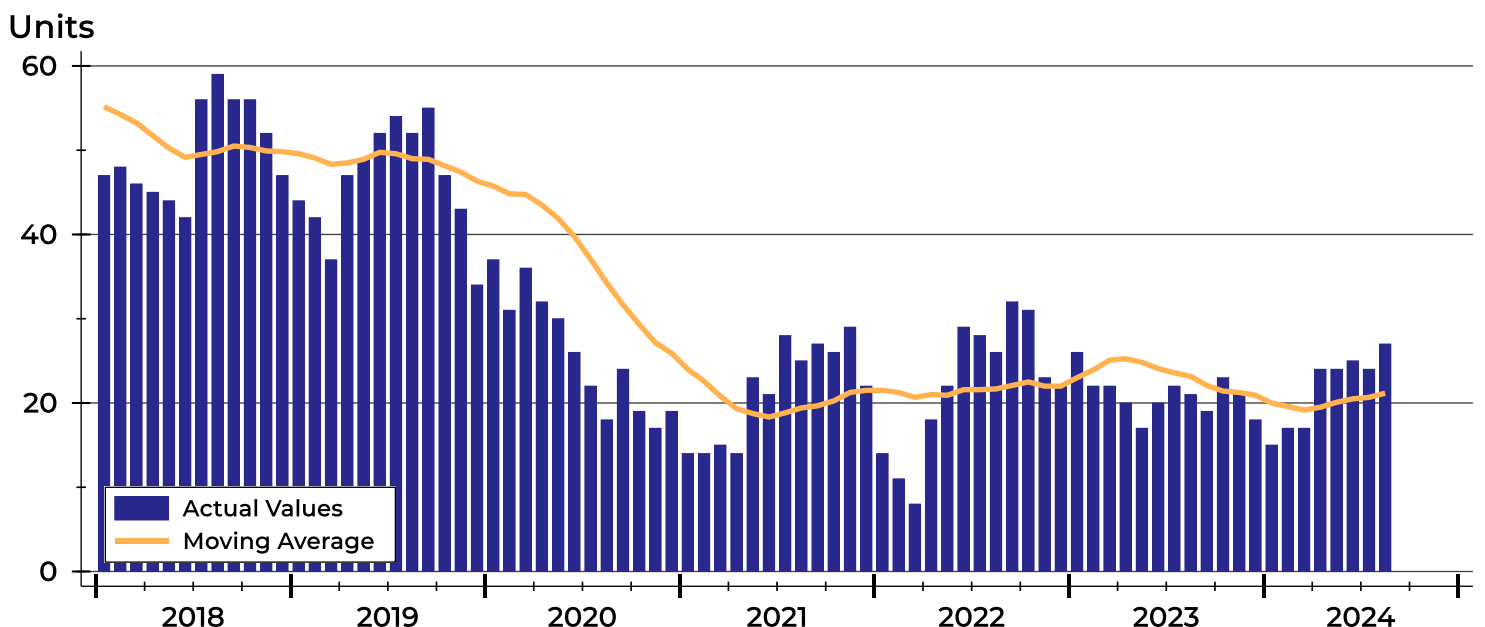
Osage County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		27	21	28.6%
Volume (1,000s)		8,975	5,367	67.2%
Months' Supply		1.9	1.5	26.7%
Average	List Price	332,422	255,591	30.1%
	Days on Market	49	57	-14.0%
	Percent of Original	96.1%	96.8%	-0.7%
Median	List Price	220,000	169,910	29.5%
	Days on Market	46	30	53.3%
	Percent of Original	100.0%	100.0%	0.0%

A total of 27 homes were available for sale in Osage County at the end of August. This represents a 1.9 months' supply of active listings.

The median list price of homes on the market at the end of August was \$220,000, up 29.5% from 2023. The typical time on market for active listings was 46 days, up from 30 days a year earlier.

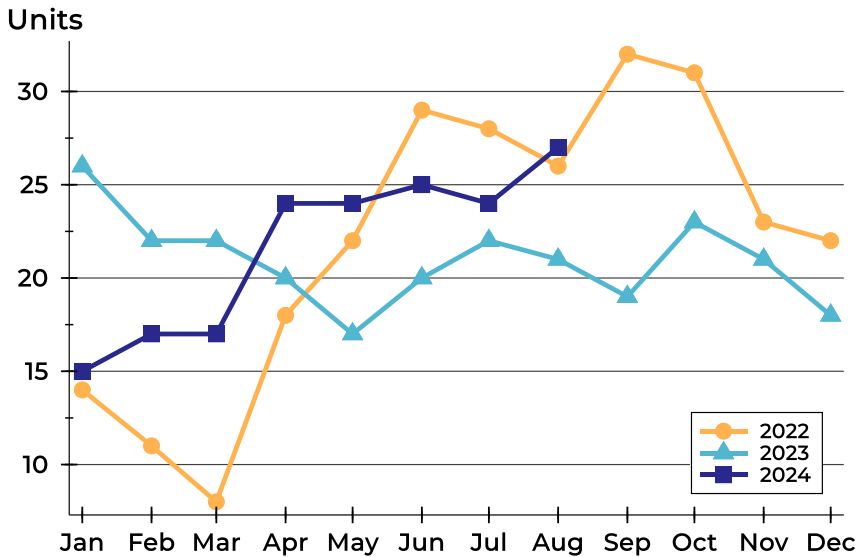
History of Active Listings





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	
October	31	23	
November	23	21	
December	22	18	

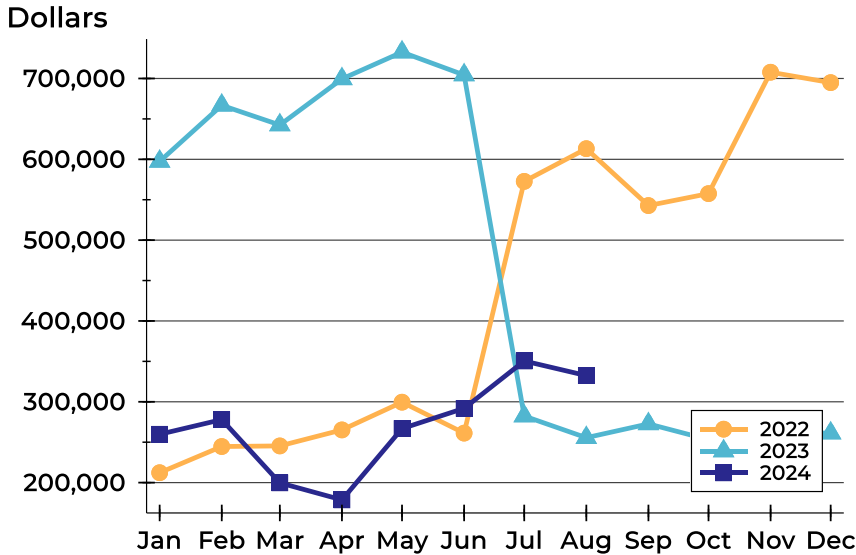
Active Listings by Price Range

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	1	3.7%	N/A	80,000	80,000	215	215	64.0%	64.0%
\$100,000-\$124,999	2	7.4%	1.4	104,250	104,250	46	46	100.0%	100.0%
\$125,000-\$149,999	4	14.8%	3.0	142,225	142,450	50	49	96.8%	96.9%
\$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	2	7.4%	1.0	192,500	192,500	4	4	100.0%	100.0%
\$200,000-\$249,999	7	25.9%	3.5	221,457	219,900	35	31	97.2%	100.0%
\$250,000-\$299,999	2	7.4%	2.0	297,000	297,000	74	74	89.1%	89.1%
\$300,000-\$399,999	2	7.4%	1.7	312,250	312,250	18	18	100.0%	100.0%
\$400,000-\$499,999	4	14.8%	6.9	461,725	456,000	45	38	97.0%	97.1%
\$500,000-\$749,999	1	3.7%	N/A	695,000	695,000	47	47	100.0%	100.0%
\$750,000-\$999,999	1	3.7%	N/A	797,400	797,400	55	55	96.2%	96.2%
\$1,000,000 and up	1	3.7%	N/A	1,625,000	1,625,000	97	97	100.0%	100.0%



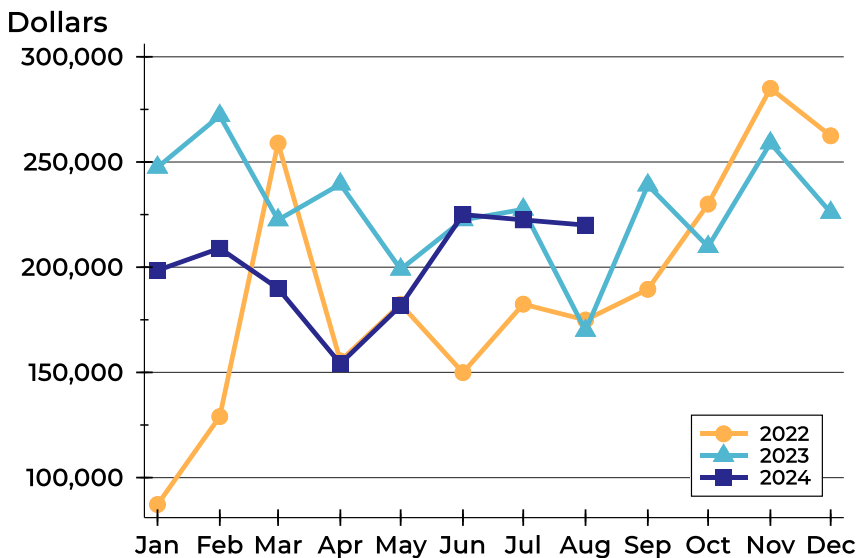
Osage County Active Listings Analysis

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	
October	557,571	253,219	
November	707,765	262,485	
December	694,918	261,222	

Median Price

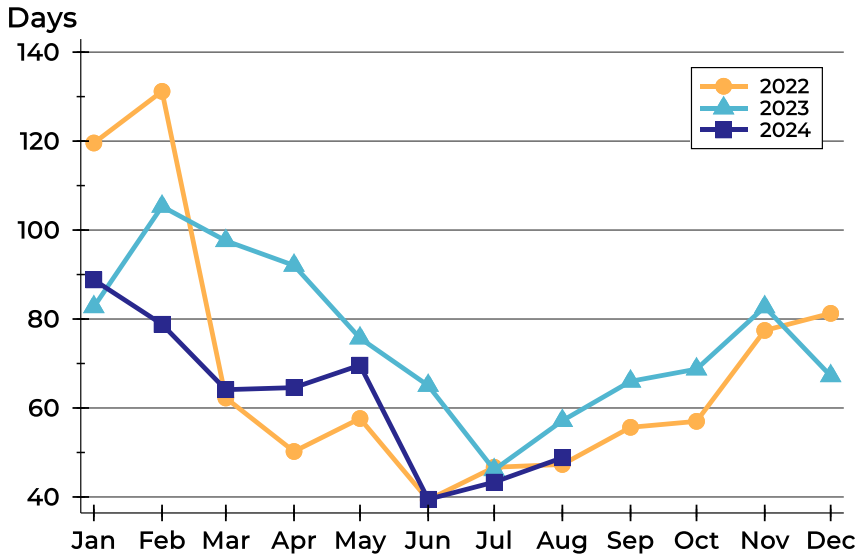


Month	2022	2023	2024
January	87,200	247,450	198,500
February	129,000	272,000	209,000
March	259,000	222,450	189,900
April	155,450	239,495	154,150
May	182,400	199,000	181,750
June	149,900	222,500	225,000
July	182,450	227,500	222,500
August	174,900	169,910	220,000
September	189,500	239,000	
October	230,000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



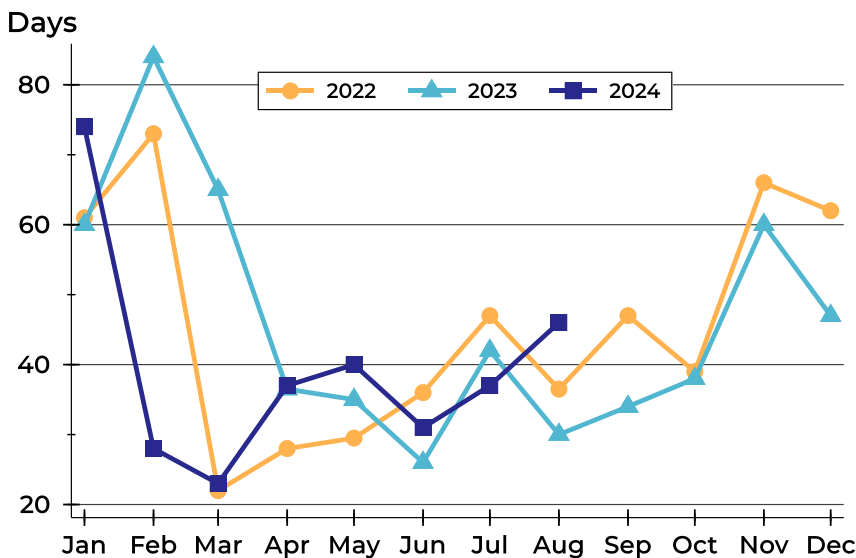
Osage County Active Listings Analysis

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	
October	57	69	
November	77	83	
December	81	67	

Median DOM

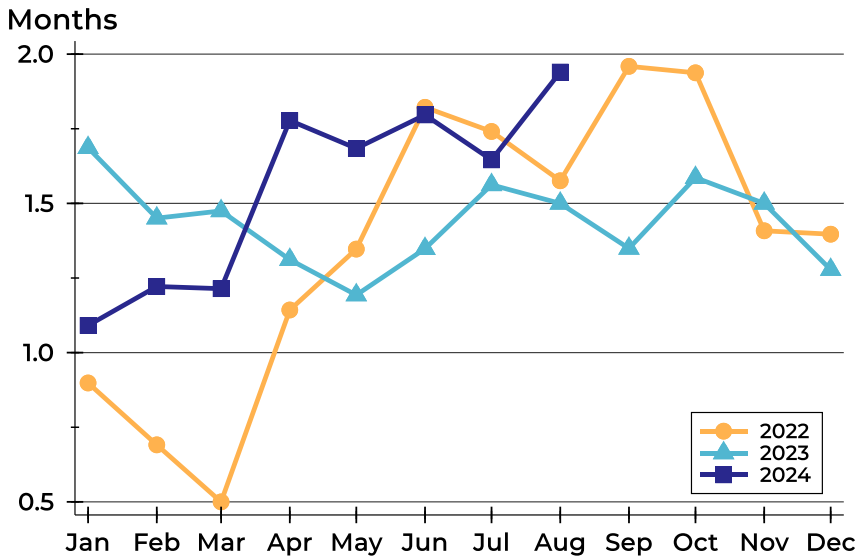


Month	2022	2023	2024
January	61	60	74
February	73	84	28
March	22	65	23
April	28	37	37
May	30	35	40
June	36	26	31
July	47	42	37
August	37	30	46
September	47	34	
October	39	38	
November	66	60	
December	62	47	



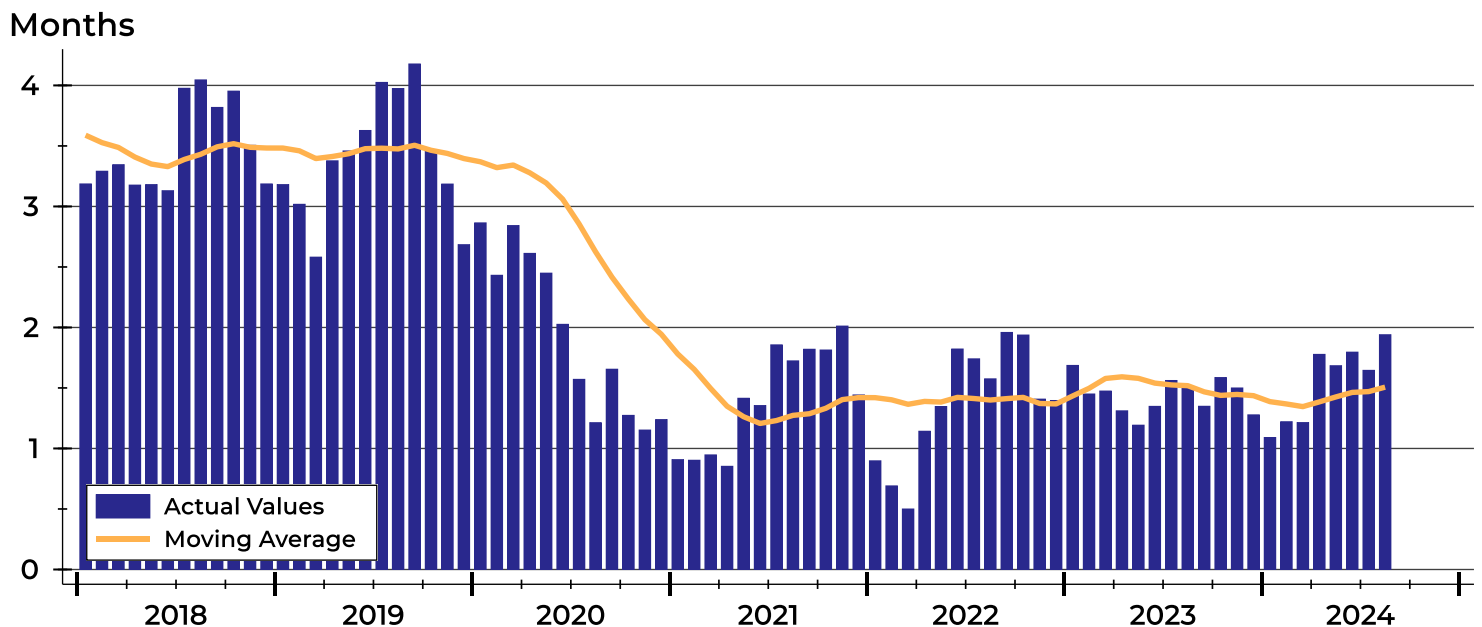
Osage County Months' Supply Analysis

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	1.6
October	1.9	1.6	1.6
November	1.4	1.5	1.9
December	1.4	1.3	1.3

History of Month's Supply





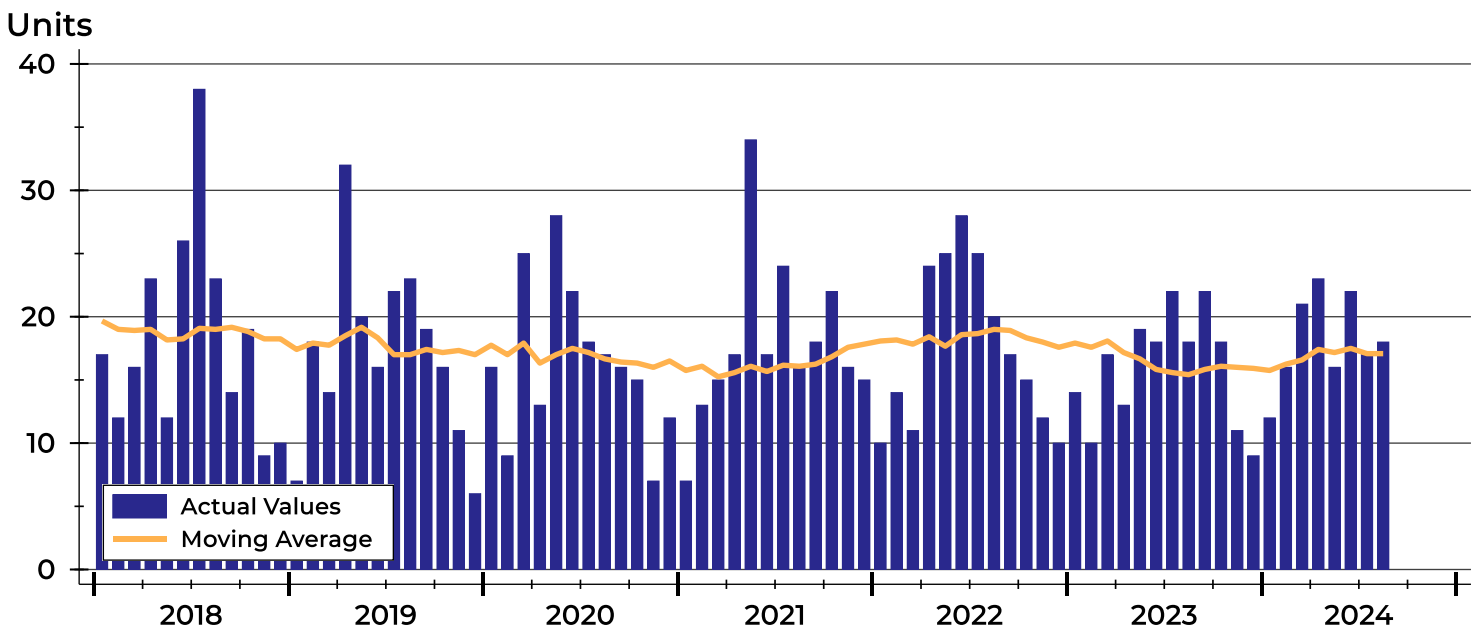
Osage County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	18	18	0.0%
	Volume (1,000s)	4,234	2,921	45.0%
	Average List Price	235,222	162,253	45.0%
	Median List Price	219,900	150,000	46.6%
Year-to-Date	New Listings	145	131	10.7%
	Volume (1,000s)	32,722	25,583	27.9%
	Average List Price	225,669	195,292	15.6%
	Median List Price	179,900	158,000	13.9%

A total of 18 new listings were added in Osage County during August, the same figure as reported in 2023. Year-to-date Osage County has seen 145 new listings.

The median list price of these homes was \$219,900 up from \$150,000 in 2023.

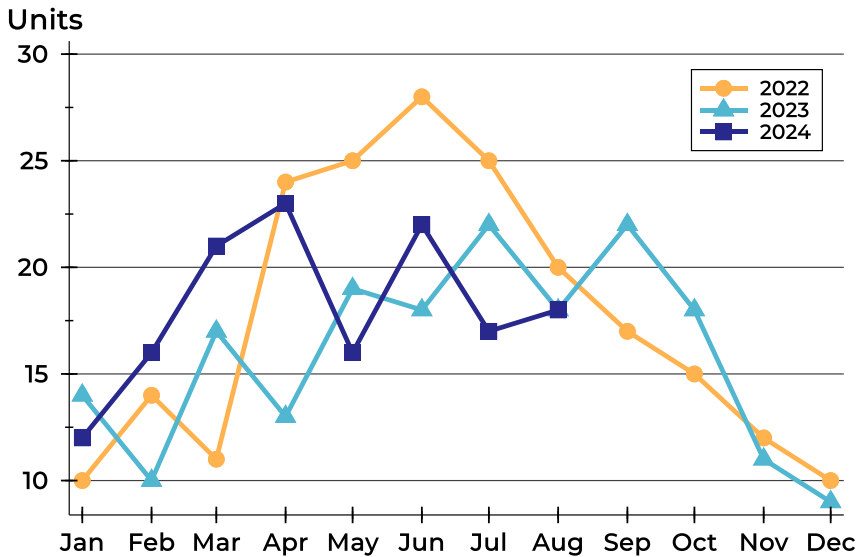
History of New Listings





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	18
September	17	22	
October	15	18	
November	12	11	
December	10	9	

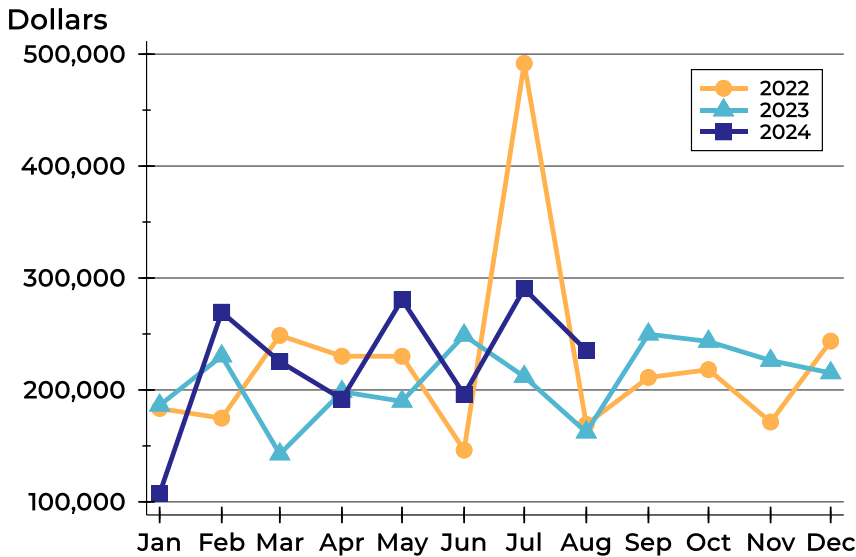
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	1	5.6%	97,000	97,000	2	2	100.0%	100.0%
\$100,000-\$124,999	1	5.6%	100,000	100,000	10	10	100.0%	100.0%
\$125,000-\$149,999	4	22.2%	141,350	143,500	7	6	100.2%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	2	11.1%	192,500	192,500	10	10	100.0%	100.0%
\$200,000-\$249,999	4	22.2%	227,550	222,700	26	28	100.0%	100.0%
\$250,000-\$299,999	1	5.6%	289,900	289,900	2	2	100.0%	100.0%
\$300,000-\$399,999	3	16.7%	324,833	315,000	15	6	100.0%	100.0%
\$400,000-\$499,999	2	11.1%	456,000	456,000	28	28	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



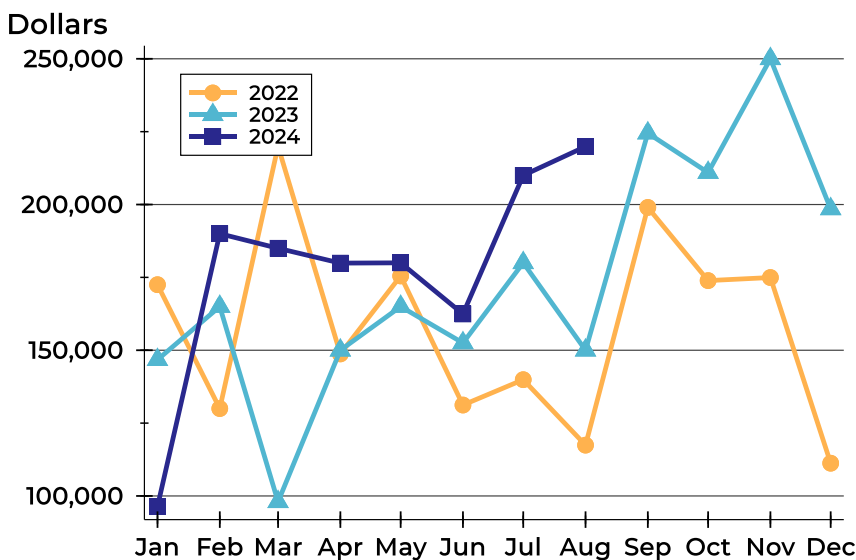
Osage County New Listings Analysis

Average Price



Month	2022	2023	2024
January	183,420	186,286	107,596
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	280,756
June	146,211	248,789	195,942
July	491,756	211,936	290,418
August	169,275	162,253	235,222
September	211,147	249,786	
October	218,120	243,340	
November	171,354	226,309	
December	243,600	215,211	

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	
October	173,900	210,961	
November	174,950	250,000	
December	111,250	198,500	



Osage County Contracts Written Analysis

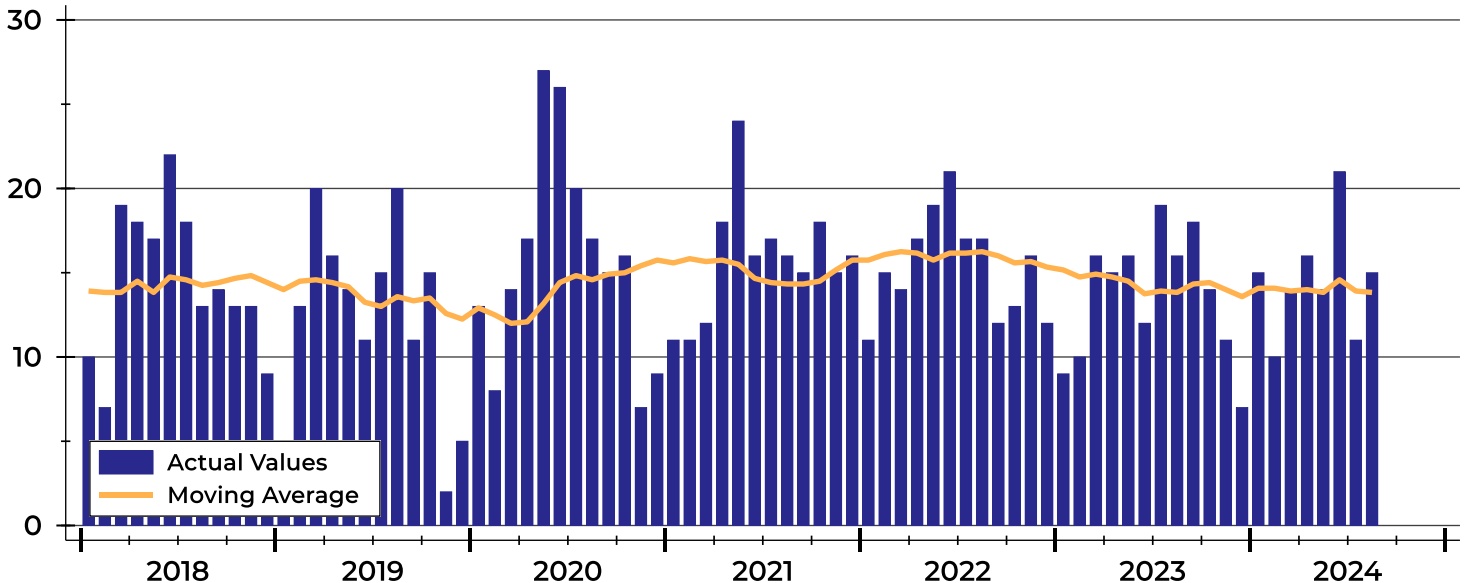
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		15	16	-6.3%	116	113	2.7%
Volume (1,000s)		3,065	2,550	20.2%	23,891	20,065	19.1%
Average	Sale Price	204,308	159,364	28.2%	205,958	177,571	16.0%
	Days on Market	35	19	84.2%	34	27	25.9%
	Percent of Original	98.0%	97.2%	0.8%	95.1%	97.1%	-2.1%
Median	Sale Price	170,000	154,000	10.4%	174,950	150,000	16.6%
	Days on Market	21	7	200.0%	12	8	50.0%
	Percent of Original	100.0%	99.7%	0.3%	99.8%	100.0%	-0.2%

A total of 15 contracts for sale were written in Osage County during the month of August, down from 16 in 2023. The median list price of these homes was \$170,000, up from \$154,000 the prior year.

Half of the homes that went under contract in August were on the market less than 21 days, compared to 7 days in August 2023.

History of Contracts Written

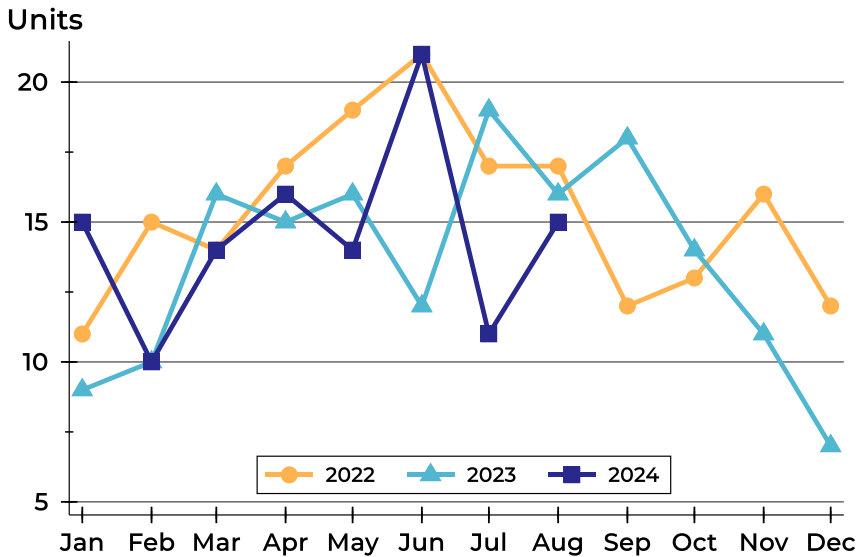
Units





Osage County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	11	9	15
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	15
September	12	18	12
October	13	14	16
November	16	11	11
December	12	7	7

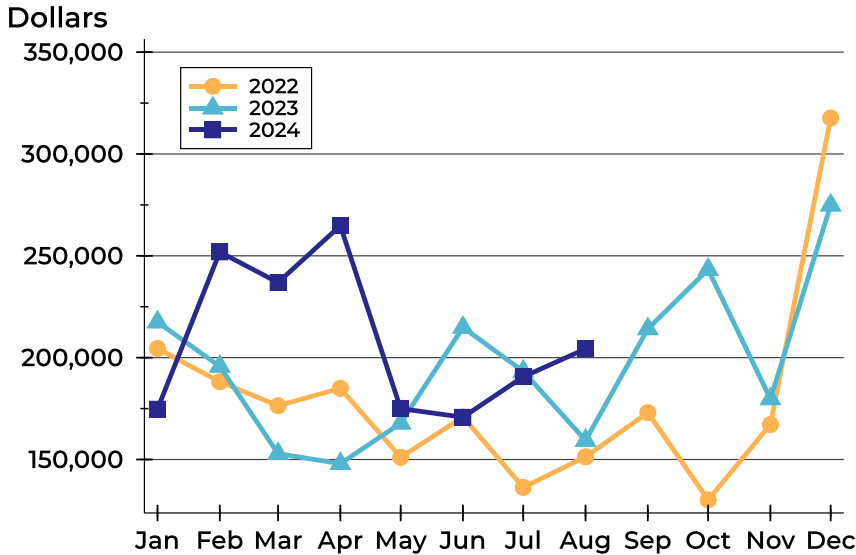
Contracts Written by Price Range

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	6.7%	97,000	97,000	2	2	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	20.0%	140,167	142,100	6	3	100.3%	100.0%
\$150,000-\$174,999	5	33.3%	165,660	169,900	57	55	97.7%	97.1%
\$175,000-\$199,999	1	6.7%	199,000	199,000	63	63	84.7%	84.7%
\$200,000-\$249,999	3	20.0%	226,667	225,000	31	21	98.6%	97.9%
\$250,000-\$299,999	1	6.7%	289,900	289,900	2	2	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	6.7%	549,914	549,914	57	57	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



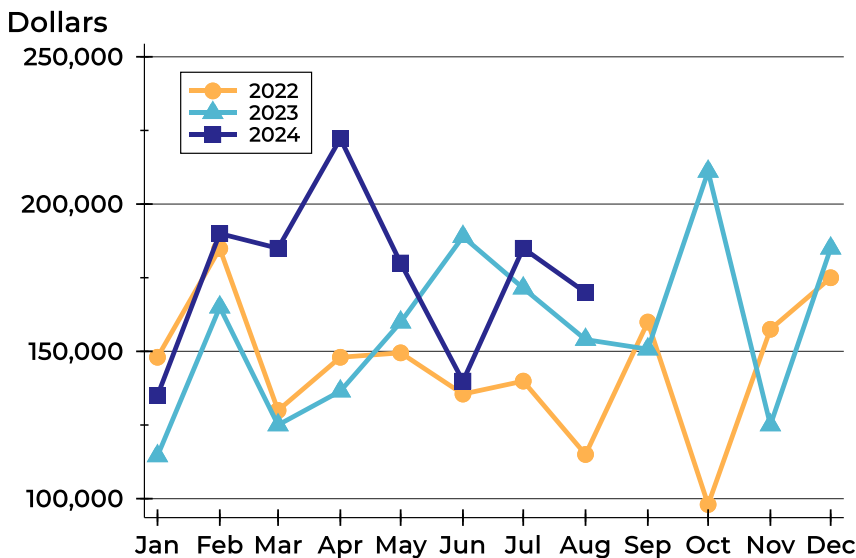
Osage County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	204,523	217,489	174,763
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	204,308
September	173,017	214,122	
October	130,177	243,319	
November	167,184	179,750	
December	317,658	274,857	

Median Price

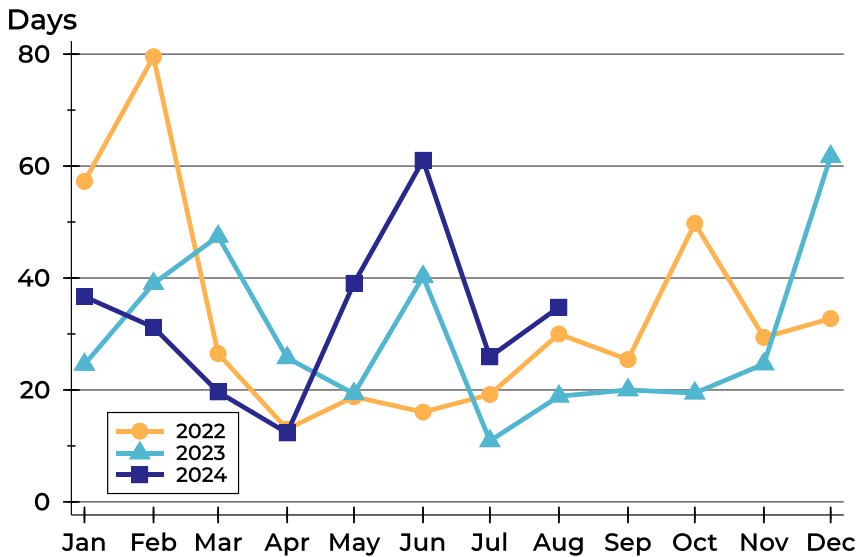


Month	2022	2023	2024
January	148,000	114,500	135,000
February	184,900	165,000	190,000
March	129,950	125,000	185,000
April	148,000	136,500	222,230
May	149,500	159,900	180,000
June	135,500	188,950	139,900
July	139,900	171,454	185,000
August	115,000	154,000	170,000
September	159,950	150,750	
October	98,000	211,086	
November	157,500	125,000	
December	175,000	185,000	



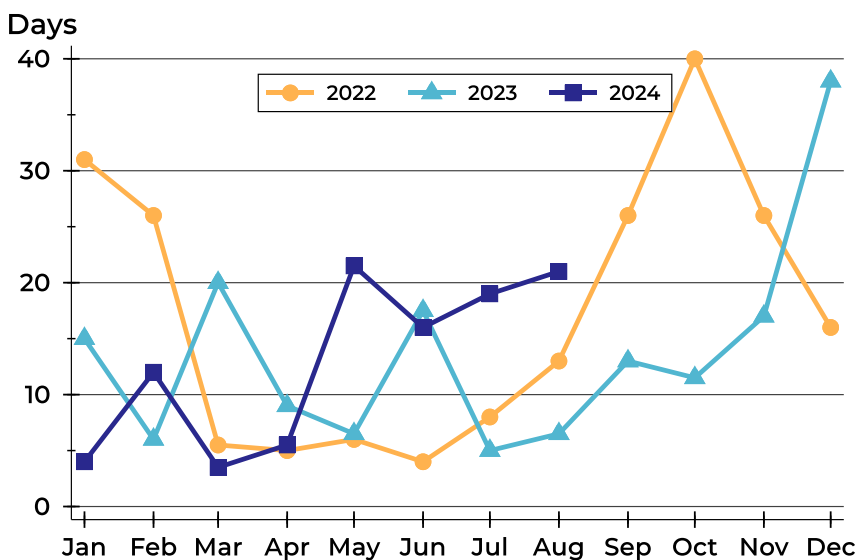
Osage County Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	57	25	37
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	35
September	25	20	
October	50	19	
November	29	25	
December	33	62	

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	21
September	26	13	
October	40	12	
November	26	17	
December	16	38	



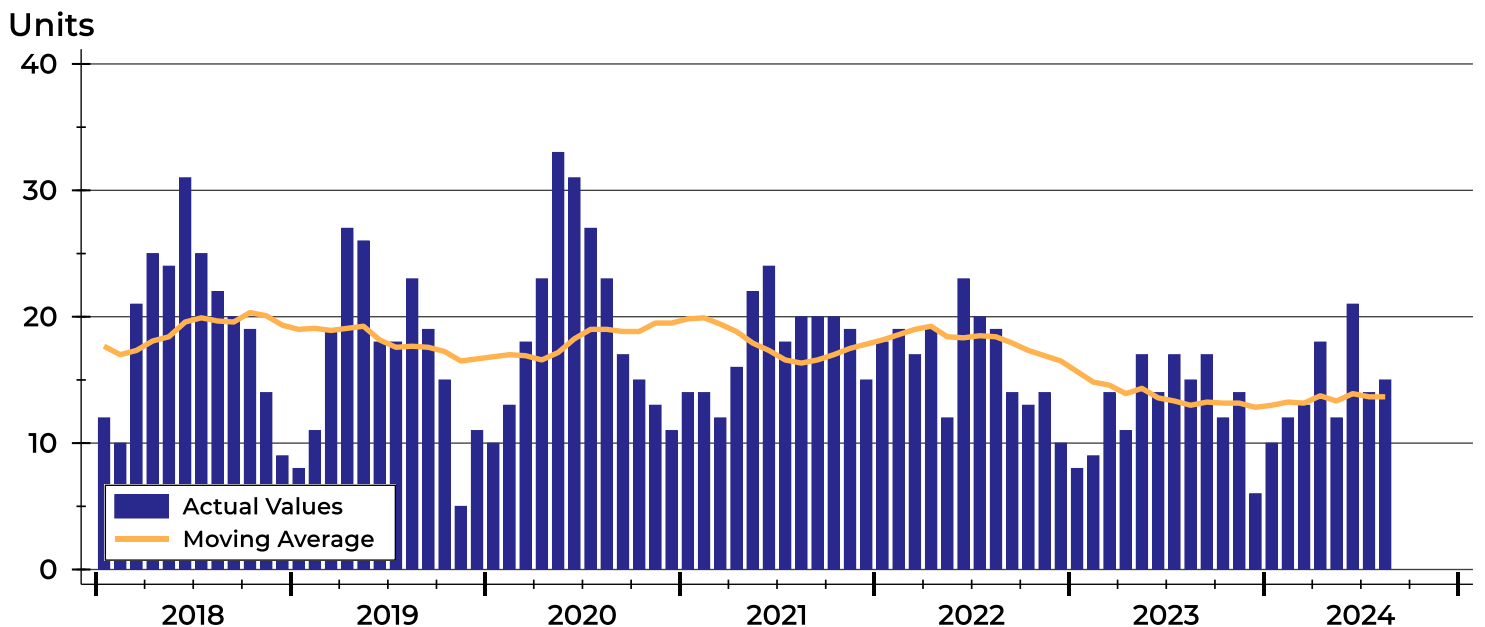
Osage County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		15	15	0.0%
Volume (1,000s)		3,141	2,460	27.7%
Average	List Price	209,374	164,022	27.6%
	Days on Market	36	21	71.4%
	Percent of Original	98.1%	98.1%	0.0%
Median	List Price	170,000	160,000	6.3%
	Days on Market	21	11	90.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 15 listings in Osage County had contracts pending at the end of August, the same number of contracts pending at the end of August 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.

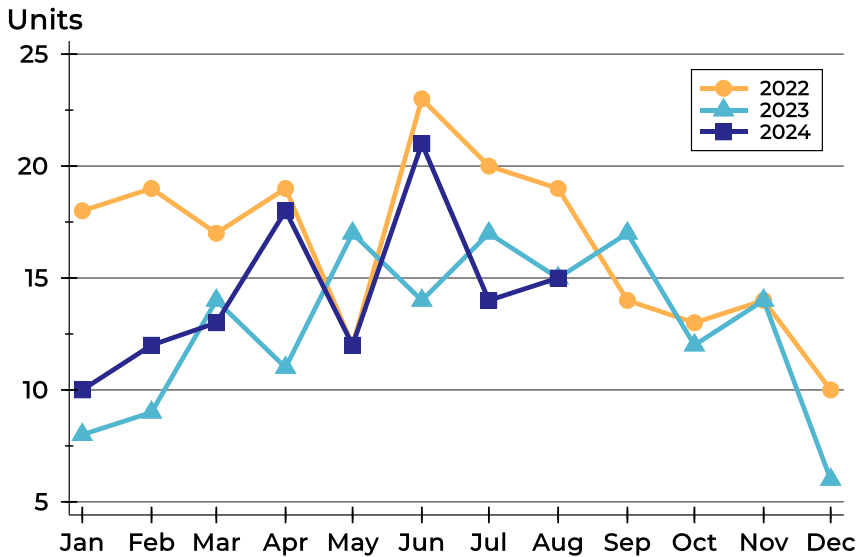
History of Pending Contracts





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	14
October	13	12	14
November	14	14	14
December	10	6	10

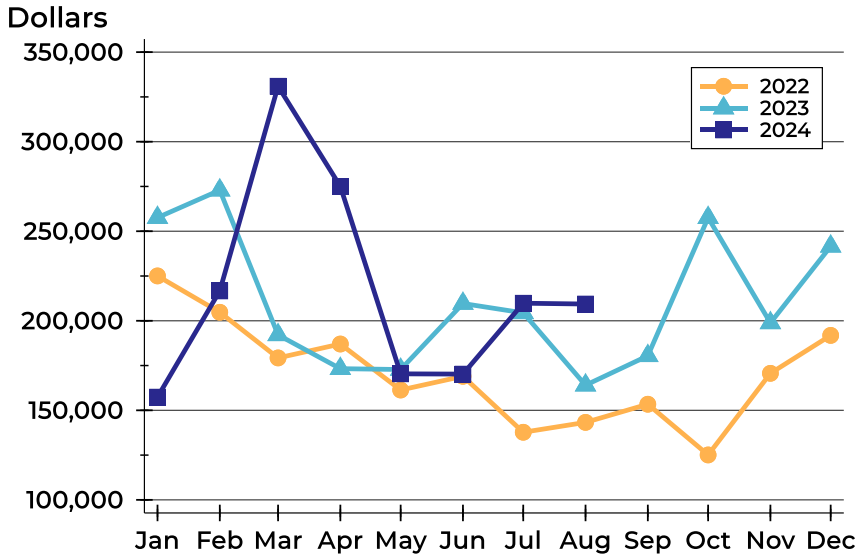
Pending Contracts by Price Range

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	1	6.7%	97,000	97,000	2	2	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	3	20.0%	140,167	142,100	6	3	100.0%	100.0%
\$150,000-\$174,999	5	33.3%	165,660	169,900	57	55	97.0%	97.1%
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	3	20.0%	226,667	225,000	31	21	97.9%	97.9%
\$250,000-\$299,999	2	13.3%	282,450	282,450	40	40	96.6%	96.6%
\$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	6.7%	549,914	549,914	57	57	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



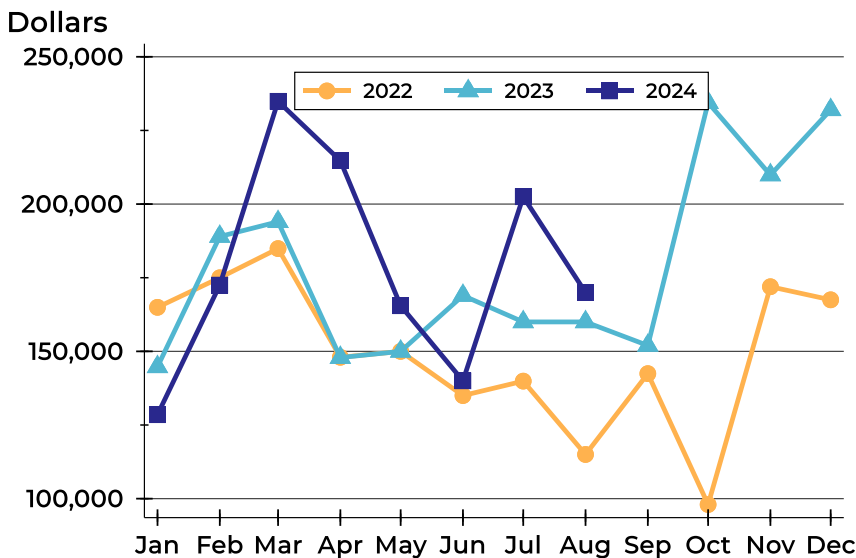
Osage County Pending Contracts Analysis

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	
October	125,092	257,581	
November	170,661	198,816	
December	191,845	241,583	

Median Price

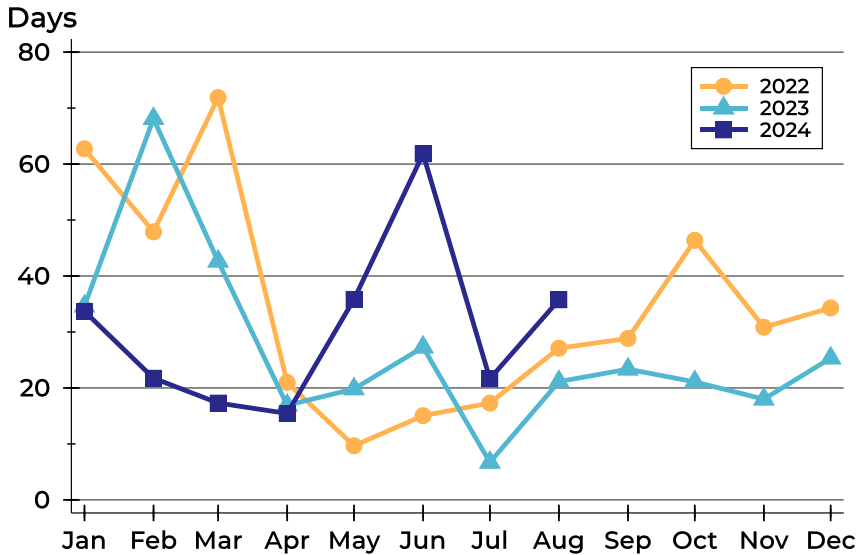


Month	2022	2023	2024
January	164,950	144,750	128,500
February	175,000	189,000	172,500
March	184,900	194,003	234,900
April	148,000	147,900	214,750
May	150,000	150,000	165,500
June	135,000	168,950	140,000
July	139,900	160,000	202,500
August	115,000	160,000	170,000
September	142,450	152,000	
October	98,000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



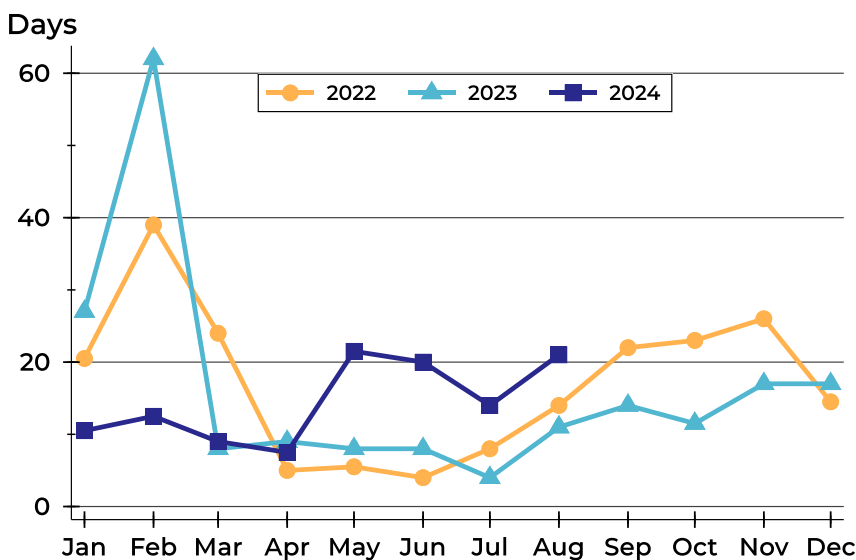
Osage County Pending Contracts Analysis

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	
October	46	21	
November	31	18	
December	34	25	

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	
October	23	12	
November	26	17	
December	15	17	



Other Sunflower MLS Counties Housing Report



Market Overview

Other Sunflower MLS Counties Home Sales Rose in August

Total home sales in other counties in the Sunflower MLS rose by 23.1% last month to 16 units, compared to 13 units in August 2023. Total sales volume was \$3.5 million, down 24.7% from a year earlier.

The median sale price in August was \$207,500, up from \$200,000 a year earlier. Homes that sold in August were typically on the market for 9 days and sold for 98.9% of their list prices.

Other Sunflower MLS Counties Active Listings Up at End of August

The total number of active listings in other counties in the Sunflower MLS at the end of August was 40 units, up from 39 at the same point in 2023. This represents a 2.4 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$342,450.

During August, a total of 8 contracts were written down from 16 in August 2023. At the end of the month, there were 10 contracts still pending.

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- 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

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year	16 23.1%	13 -18.8%	16 6.7%	140 17.6%	119 0.8%	118 -11.9%	
Active Listings Change from prior year	40 2.6%	39 30.0%	30 -9.1%	N/A	N/A	N/A	
Months' Supply Change from prior year	2.4 -14.3%	2.8 40.0%	2.0 5.3%	N/A	N/A	N/A	
New Listings Change from prior year	18 -14.3%	21 -4.5%	22 15.8%	158 9.0%	145 -5.2%	153 16.8%	
Contracts Written Change from prior year	8 -50.0%	16 0.0%	16 220.0%	136 8.8%	125 -2.3%	128 0.8%	
Pending Contracts Change from prior year	10 -9.1%	11 -38.9%	18 80.0%	N/A	N/A	N/A	
Sales Volume (1,000s) Change from prior year	3,487 -24.7%	4,631 36.4%	3,395 -30.4%	32,389 21.5%	26,659 3.5%	25,761 -12.3%	
Average	Sale Price Change from prior year	217,963 -38.8%	356,262 67.9%	212,156 -34.7%	231,349 3.3%	224,025 2.6%	218,310 -0.4%
	List Price of Actives Change from prior year	413,592 36.7%	302,486 28.1%	236,167 -31.6%	N/A	N/A	N/A
	Days on Market Change from prior year	31 -24.4%	41 57.7%	26 44.4%	42 31.3%	32 33.3%	24 -54.7%
	Percent of List Change from prior year	95.0% -0.7%	95.7% -0.4%	96.1% -5.6%	97.7% 1.6%	96.2% -1.8%	98.0% -0.4%
	Percent of Original Change from prior year	93.3% -1.7%	94.9% -0.4%	95.3% -5.5%	95.4% 1.0%	94.5% -2.3%	96.7% -0.2%
Median	Sale Price Change from prior year	207,500 3.8%	200,000 -7.0%	215,000 -34.8%	207,500 19.3%	174,000 -7.2%	187,500 4.2%
	List Price of Actives Change from prior year	342,450 128.3%	150,000 -5.1%	158,078 -28.1%	N/A	N/A	N/A
	Days on Market Change from prior year	9 -43.8%	16 0.0%	16 33.3%	9 12.5%	8 -11.1%	9 -18.2%
	Percent of List Change from prior year	98.9% 2.2%	96.8% -1.3%	98.1% -1.9%	100.0% 1.3%	98.7% -1.3%	100.0% 0.0%
	Percent of Original Change from prior year	98.9% 2.3%	96.7% -1.0%	97.7% -2.3%	99.1% 1.5%	97.6% -1.3%	98.9% -1.0%

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



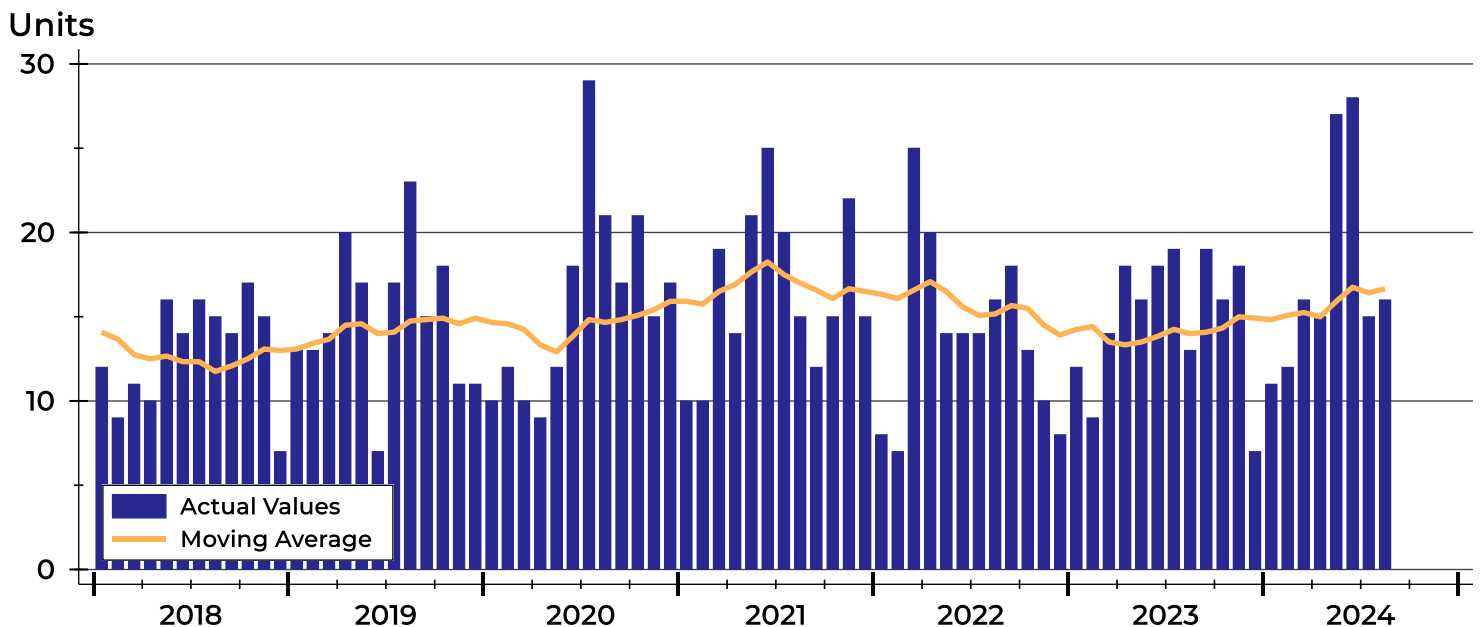
Other Sunflower MLS Counties Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		16	13	23.1%	140	119	17.6%
Volume (1,000s)		3,487	4,631	-24.7%	32,389	26,659	21.5%
Months' Supply		2.4	2.8	-14.3%	N/A	N/A	N/A
Average	Sale Price	217,963	356,262	-38.8%	231,349	224,025	3.3%
	Days on Market	31	41	-24.4%	42	32	31.3%
	Percent of List	95.0%	95.7%	-0.7%	97.7%	96.2%	1.6%
	Percent of Original	93.3%	94.9%	-1.7%	95.4%	94.5%	1.0%
Median	Sale Price	207,500	200,000	3.8%	207,500	174,000	19.3%
	Days on Market	9	16	-43.8%	9	8	12.5%
	Percent of List	98.9%	96.8%	2.2%	100.0%	98.7%	1.3%
	Percent of Original	98.9%	96.7%	2.3%	99.1%	97.6%	1.5%

A total of 16 homes sold in other counties in the Sunflower MLS in August, up from 13 units in August 2023. Total sales volume fell to \$3.5 million compared to \$4.6 million in the previous year.

The median sales price in August was \$207,500, up 3.8% compared to the prior year. Median days on market was 9 days, down from 17 days in July, and down from 16 in August 2023.

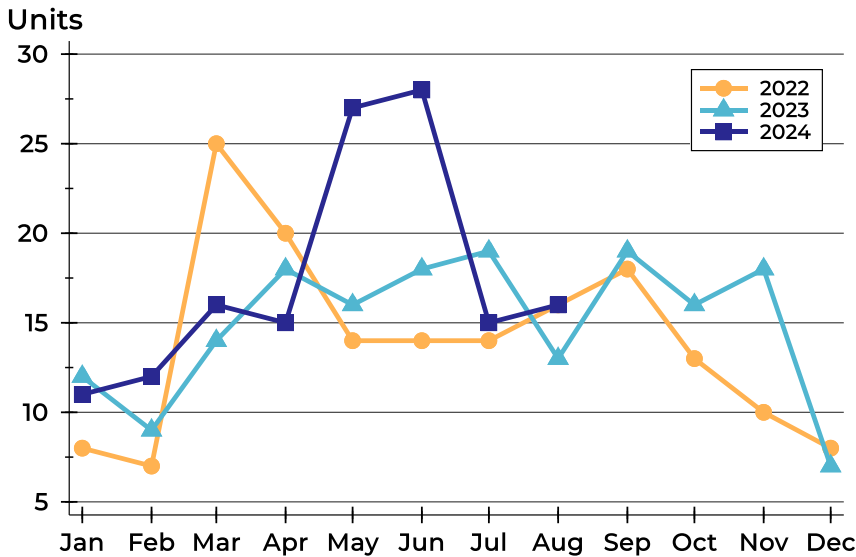
History of Closed Listings





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	18
October	13	16	10
November	10	18	8
December	8	7	8

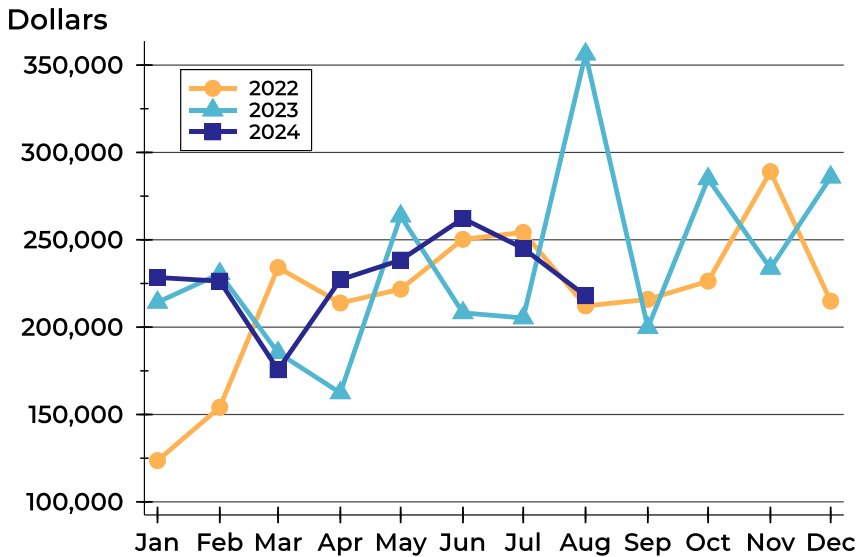
Closed Listings by Price Range

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	1	6.3%	0.0	40,000	40,000	122	122	80.0%	80.0%	72.7%	72.7%
\$50,000-\$99,999	1	6.3%	0.6	55,000	55,000	151	151	84.7%	84.7%	84.7%	84.7%
\$100,000-\$124,999	1	6.3%	1.2	121,000	121,000	1	1	101.8%	101.8%	101.8%	101.8%
\$125,000-\$149,999	2	12.5%	2.0	137,450	137,450	35	35	92.2%	92.2%	86.4%	86.4%
\$150,000-\$174,999	1	6.3%	0.6	165,000	165,000	22	22	94.3%	94.3%	94.3%	94.3%
\$175,000-\$199,999	1	6.3%	2.2	197,500	197,500	0	0	100.0%	100.0%	100.0%	100.0%
\$200,000-\$249,999	4	25.0%	0.9	213,750	217,500	25	9	96.3%	95.8%	94.8%	95.8%
\$250,000-\$299,999	2	12.5%	3.8	275,500	275,500	10	10	94.8%	94.8%	93.8%	93.8%
\$300,000-\$399,999	2	12.5%	5.0	351,500	351,500	6	6	100.1%	100.1%	100.1%	100.1%
\$400,000-\$499,999	0	0.0%	4.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	6.3%	4.0	525,000	525,000	1	1	100.1%	100.1%	100.1%	100.1%
\$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



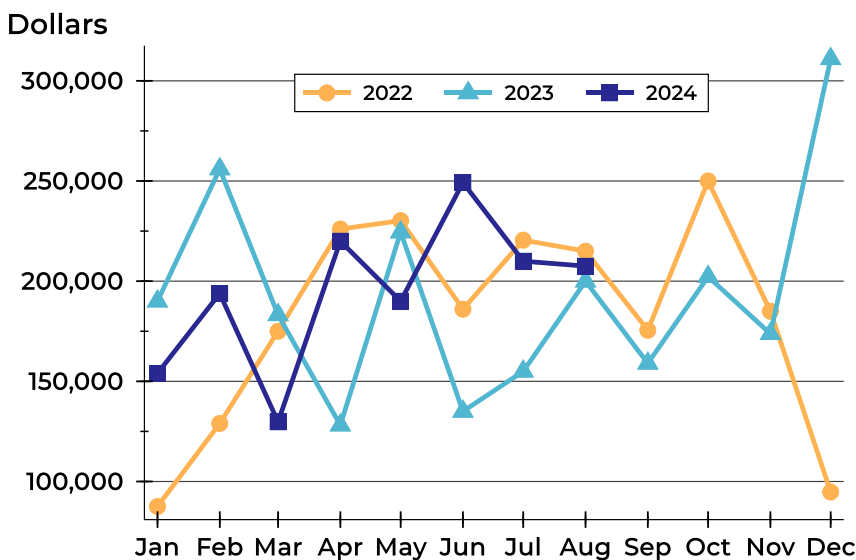
Other Sunflower MLS Counties Closed Listings Analysis

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	
October	226,338	284,888	
November	289,037	233,689	
December	214,863	285,857	

Median Price

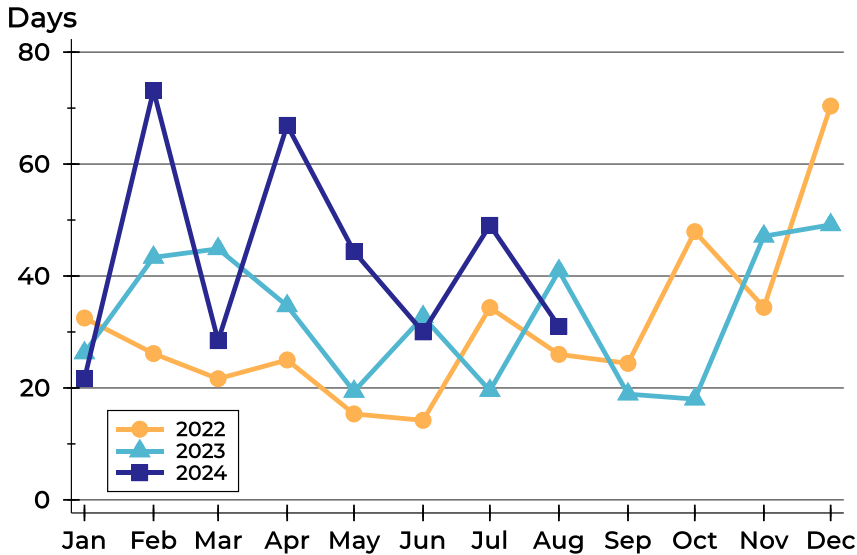


Month	2022	2023	2024
January	87,500	190,000	154,000
February	129,000	256,000	193,850
March	175,000	183,200	129,750
April	226,000	128,125	219,999
May	230,250	224,500	190,000
June	186,000	135,000	249,250
July	220,500	155,000	210,000
August	215,000	200,000	207,500
September	175,500	159,000	
October	250,000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



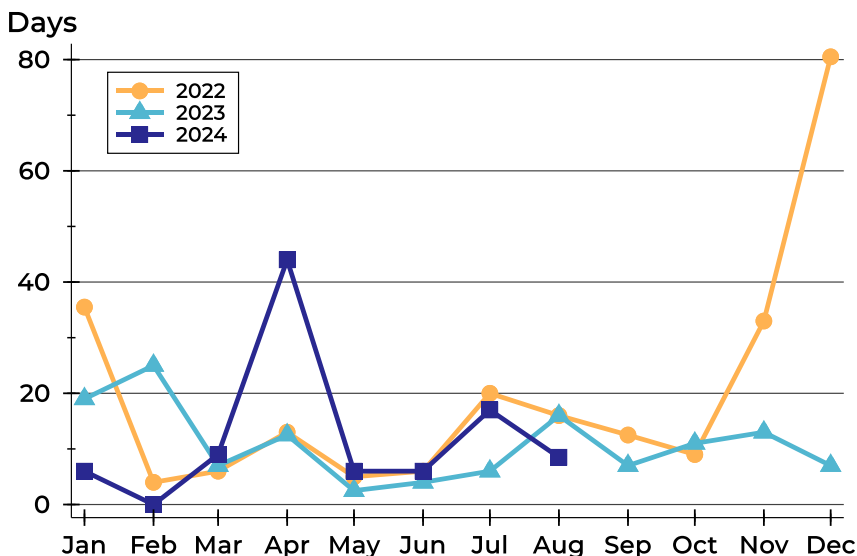
Other Sunflower MLS Counties Closed Listings Analysis

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	
October	48	18	
November	34	47	
December	70	49	

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	
October	9	11	
November	33	13	
December	81	7	



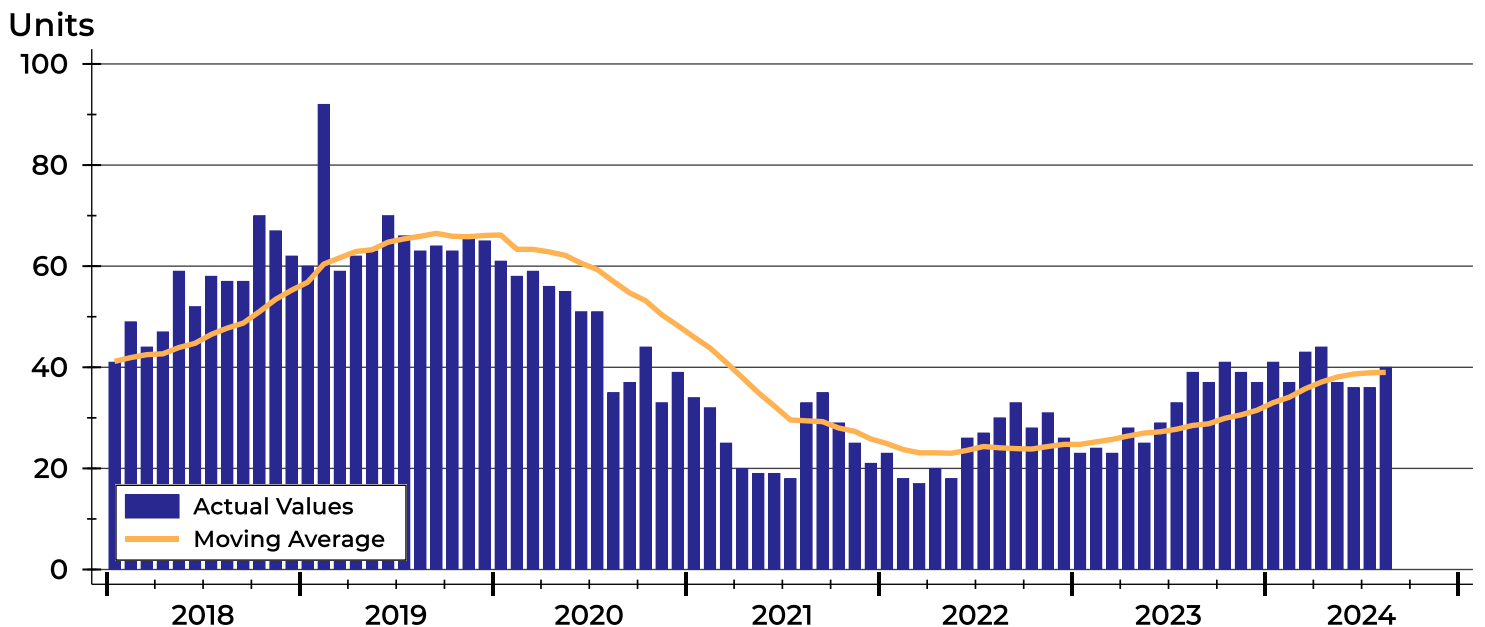
Other Sunflower MLS Counties Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		40	39	2.6%
Volume (1,000s)		16,544	11,797	40.2%
Months' Supply		2.4	2.8	-14.3%
Average	List Price	413,592	302,486	36.7%
	Days on Market	108	90	20.0%
	Percent of Original	96.2%	98.8%	-2.6%
Median	List Price	342,450	150,000	128.3%
	Days on Market	60	50	20.0%
	Percent of Original	98.6%	100.0%	-1.4%

A total of 40 homes were available for sale in other counties in the Sunflower MLS at the end of August. This represents a 2.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$342,450, up 128.3% from 2023. The typical time on market for active listings was 60 days, up from 50 days a year earlier.

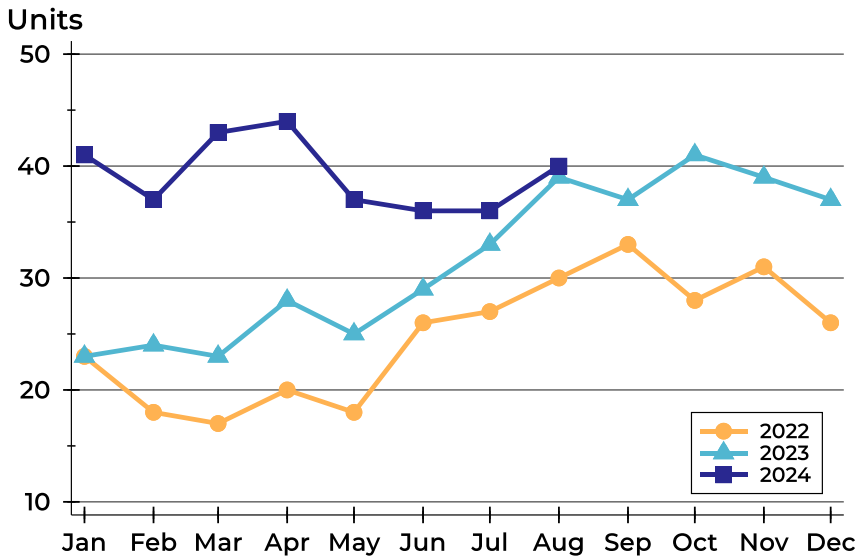
History of Active Listings





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	
October	28	41	
November	31	39	
December	26	37	

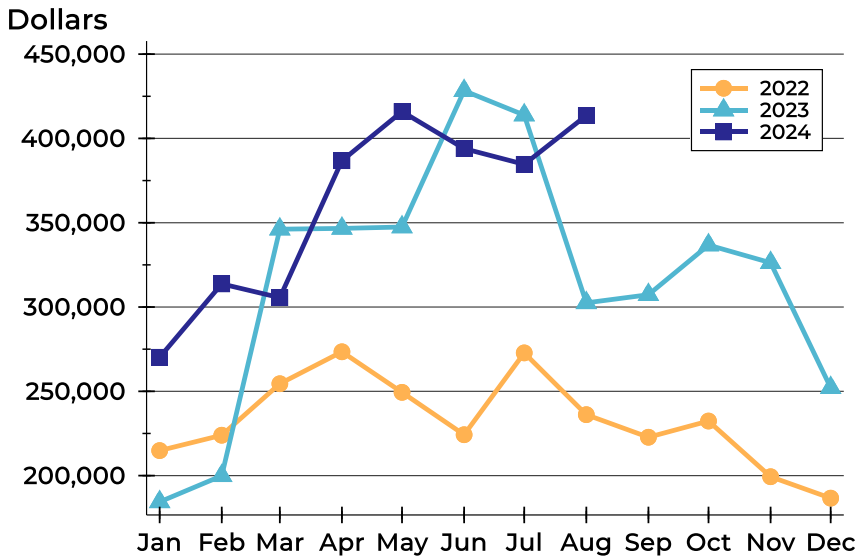
Active Listings by Price Range

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	1	2.5%	0.6	69,900	69,900	33	33	100.0%	100.0%
\$100,000-\$124,999	1	2.5%	1.2	115,000	115,000	60	60	92.0%	92.0%
\$125,000-\$149,999	3	7.5%	2.0	141,600	149,900	82	83	96.6%	96.2%
\$150,000-\$174,999	1	2.5%	0.6	169,000	169,000	27	27	94.2%	94.2%
\$175,000-\$199,999	3	7.5%	2.2	184,667	180,000	63	7	100.0%	100.0%
\$200,000-\$249,999	2	5.0%	0.9	224,500	224,500	167	167	92.5%	92.5%
\$250,000-\$299,999	6	15.0%	3.8	272,165	268,750	62	52	94.5%	97.9%
\$300,000-\$399,999	13	32.5%	5.0	352,662	359,950	195	216	96.6%	98.6%
\$400,000-\$499,999	4	10.0%	4.4	438,750	440,000	70	43	95.6%	96.2%
\$500,000-\$749,999	4	10.0%	4.0	631,225	639,950	22	12	100.0%	100.0%
\$750,000-\$999,999	1	2.5%	N/A	764,500	764,500	19	19	100.0%	100.0%
\$1,000,000 and up	1	2.5%	N/A	3,500,000	3,500,000	151	151	81.4%	81.4%



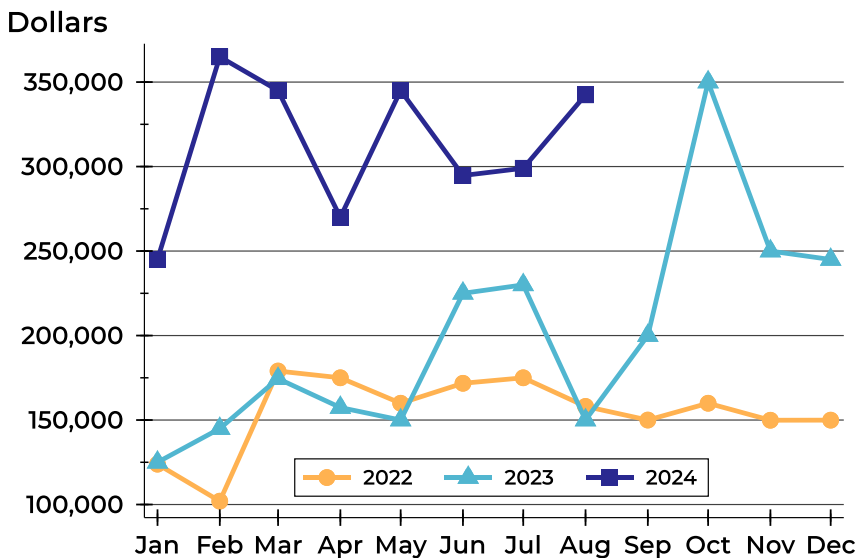
Other Sunflower MLS Counties Active Listings Analysis

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	
October	232,386	336,764	
November	199,360	326,275	
December	186,629	252,154	

Median Price

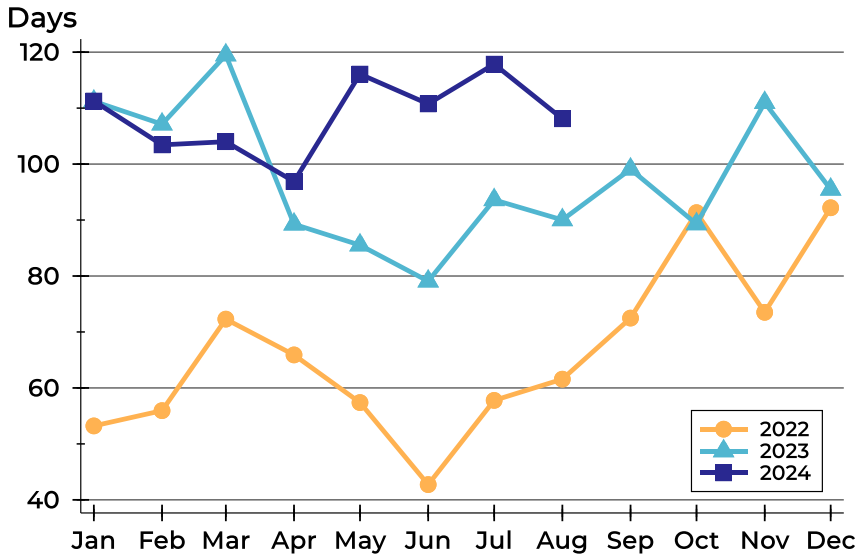


Month	2022	2023	2024
January	123,900	125,000	245,000
February	102,000	144,950	364,950
March	179,000	174,500	345,000
April	175,000	157,400	270,000
May	159,950	150,000	345,000
June	171,750	225,000	294,700
July	175,000	230,000	298,995
August	158,078	150,000	342,450
September	150,000	200,000	
October	159,950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



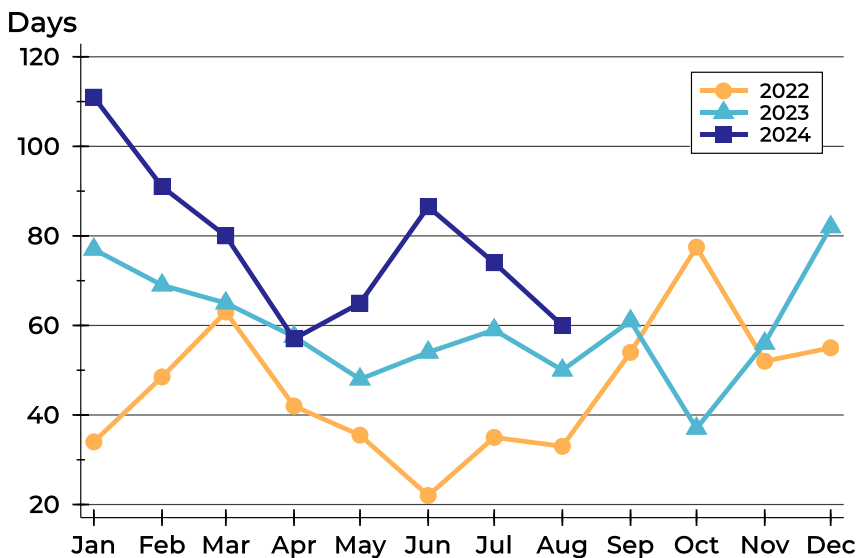
Other Sunflower MLS Counties Active Listings Analysis

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	
October	91	89	
November	74	111	
December	92	95	

Median DOM

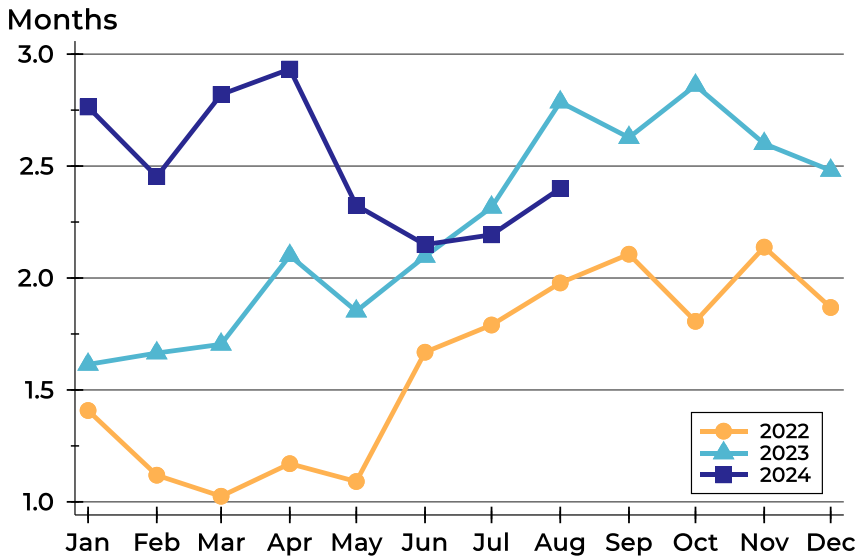


Month	2022	2023	2024
January	34	77	111
February	49	69	91
March	63	65	80
April	42	58	57
May	36	48	65
June	22	54	87
July	35	59	74
August	33	50	60
September	54	61	
October	78	37	
November	52	56	
December	55	82	



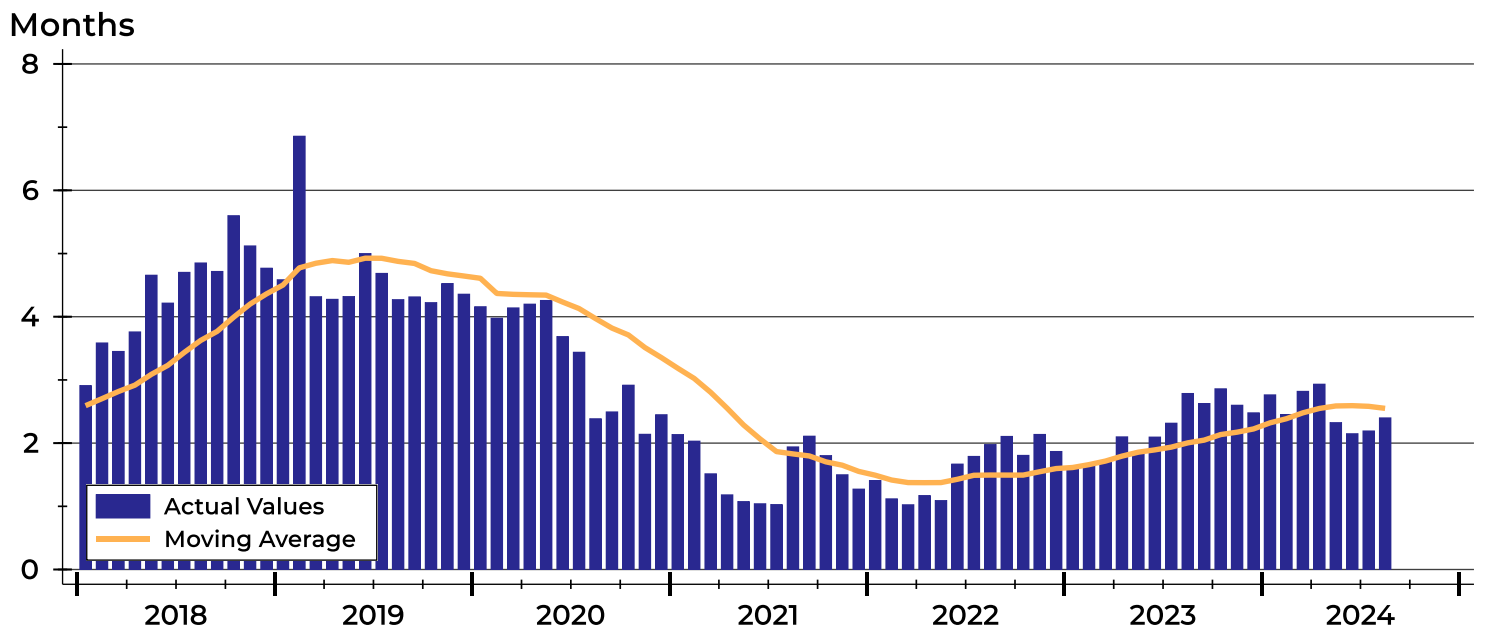
Other Sunflower MLS Counties Months' Supply Analysis

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	
October	1.8	2.9	
November	2.1	2.6	
December	1.9	2.5	

History of Month's Supply





Other Sunflower MLS Counties New Listings Analysis

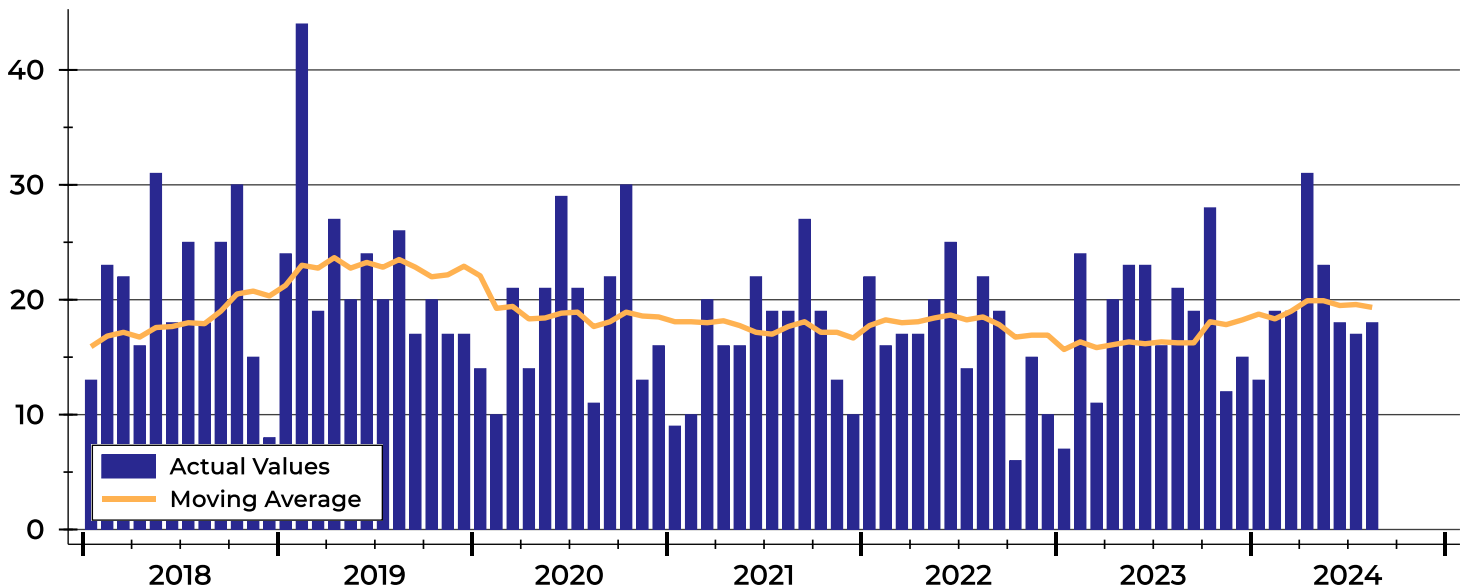
Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	18	21	-14.3%
	Volume (1,000s)	6,541	4,499	45.4%
	Average List Price	363,378	214,260	69.6%
	Median List Price	297,500	150,350	97.9%
Year-to-Date	New Listings	158	145	9.0%
	Volume (1,000s)	44,900	40,805	10.0%
	Average List Price	284,179	281,414	1.0%
	Median List Price	227,000	185,000	22.7%

A total of 18 new listings were added in other counties in the Sunflower MLS during August, down 14.3% from the same month in 2023. Year-to-date other counties in the Sunflower MLS has seen 158 new listings.

The median list price of these homes was \$297,500 up from \$150,350 in 2023.

History of New Listings

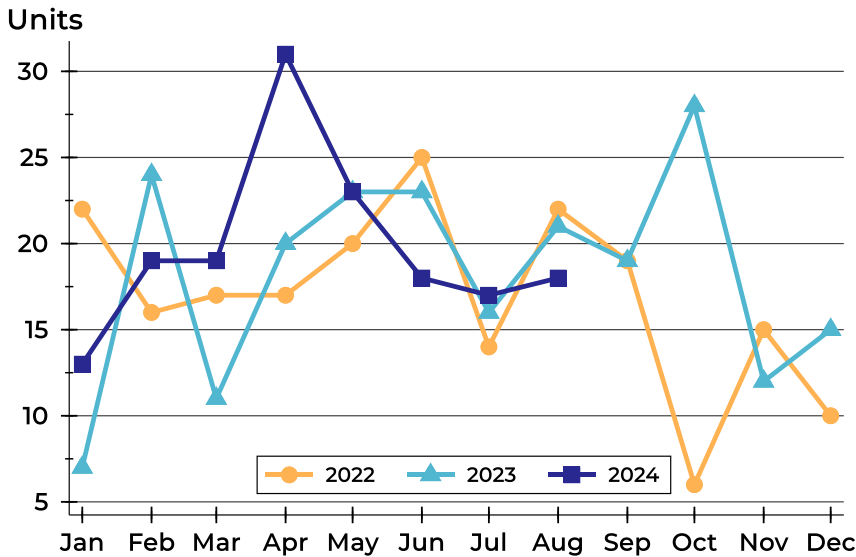
Units





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	17
August	22	21	18
September	19	19	
October	6	28	
November	15	12	
December	10	15	

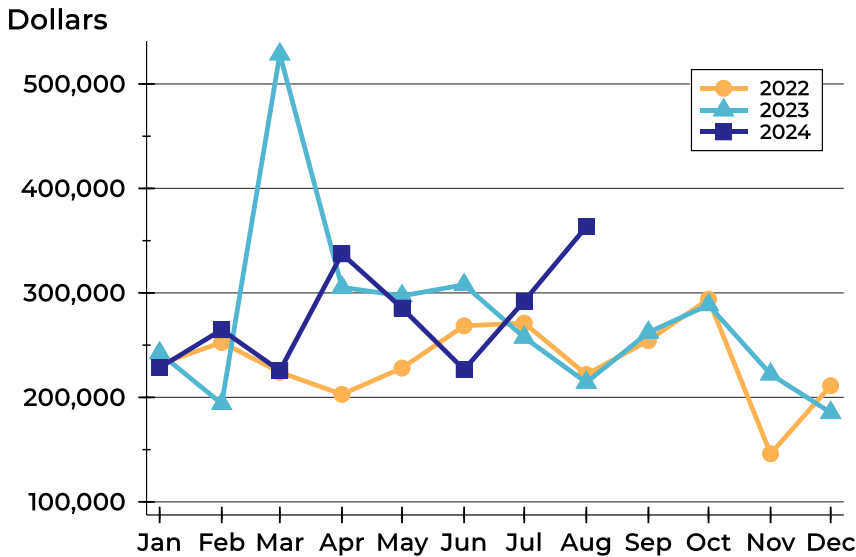
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	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	5.6%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	5.6%	169,000	169,000	33	33	94.2%	94.2%
\$175,000-\$199,999	3	16.7%	185,000	180,000	6	5	100.0%	100.0%
\$200,000-\$249,999	1	5.6%	219,000	219,000	19	19	93.0%	93.0%
\$250,000-\$299,999	3	16.7%	269,333	268,000	15	16	100.0%	100.0%
\$300,000-\$399,999	3	16.7%	358,300	359,900	27	27	99.1%	100.0%
\$400,000-\$499,999	2	11.1%	415,000	415,000	23	23	98.9%	98.9%
\$500,000-\$749,999	4	22.2%	686,225	687,500	18	18	98.4%	98.7%
\$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



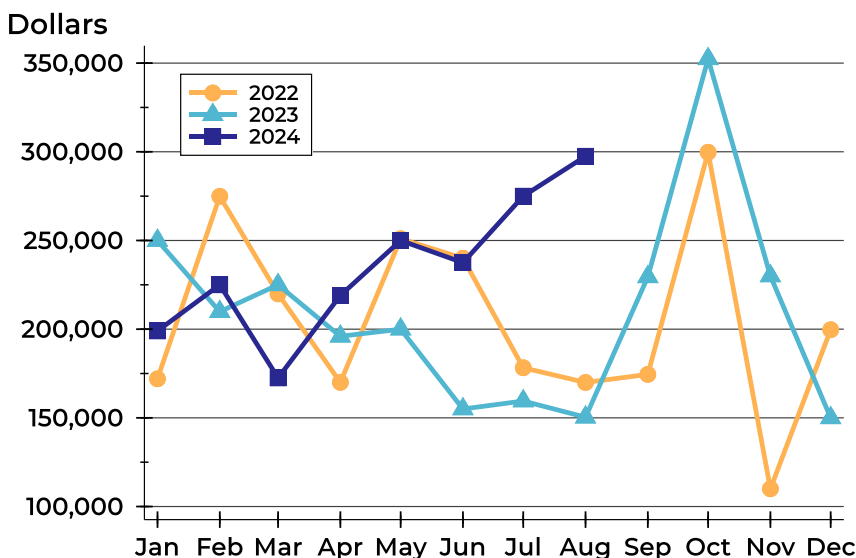
Other Sunflower MLS Counties New Listings Analysis

Average Price



Month	2022	2023	2024
January	231,859	242,479	228,504
February	252,629	193,938	264,737
March	224,124	528,527	225,589
April	202,936	305,345	337,377
May	228,105	297,170	285,491
June	268,488	307,804	226,655
July	271,132	257,413	292,229
August	221,862	214,260	363,378
September	254,405	262,173	
October	294,050	288,527	
November	146,017	222,217	
December	211,190	185,447	

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	275,000
August	169,950	150,350	297,500
September	174,500	229,500	
October	299,750	352,425	
November	110,000	230,000	
December	199,700	150,000	



Other Sunflower MLS Counties Contracts Written Analysis

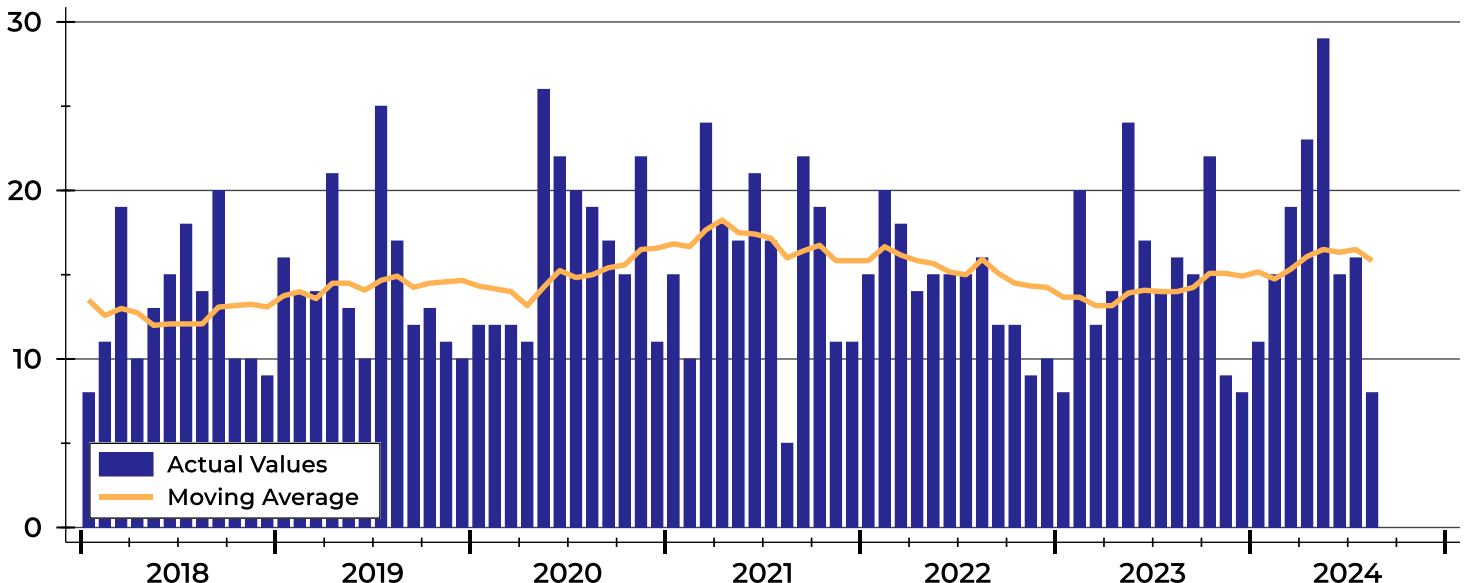
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		8	16	-50.0%	136	125	8.8%
Volume (1,000s)		2,168	6,317	-65.7%	32,515	29,421	10.5%
Average	Sale Price	270,960	394,841	-31.4%	239,084	235,366	1.6%
	Days on Market	11	26	-57.7%	42	29	44.8%
	Percent of Original	100.2%	104.9%	-4.5%	95.2%	96.3%	-1.1%
Median	Sale Price	230,000	177,450	29.6%	214,900	165,000	30.2%
	Days on Market	5	9	-44.4%	10	6	66.7%
	Percent of Original	100.0%	100.0%	0.0%	99.4%	99.3%	0.1%

A total of 8 contracts for sale were written in other counties in the Sunflower MLS during the month of August, down from 16 in 2023. The median list price of these homes was \$230,000, up from \$177,450 the prior year.

Half of the homes that went under contract in August were on the market less than 5 days, compared to 9 days in August 2023.

History of Contracts Written

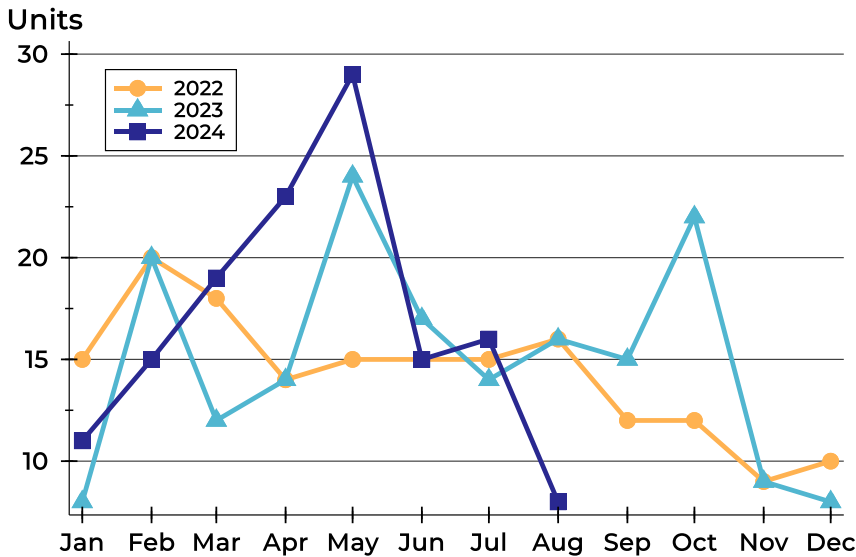
Units





Other Sunflower MLS Counties Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	15	8	11
February	20	20	15
March	18	12	19
April	14	14	23
May	15	24	29
June	15	17	15
July	15	14	16
August	16	16	8
September	12	15	
October	12	22	
November	9	9	
December	10	8	

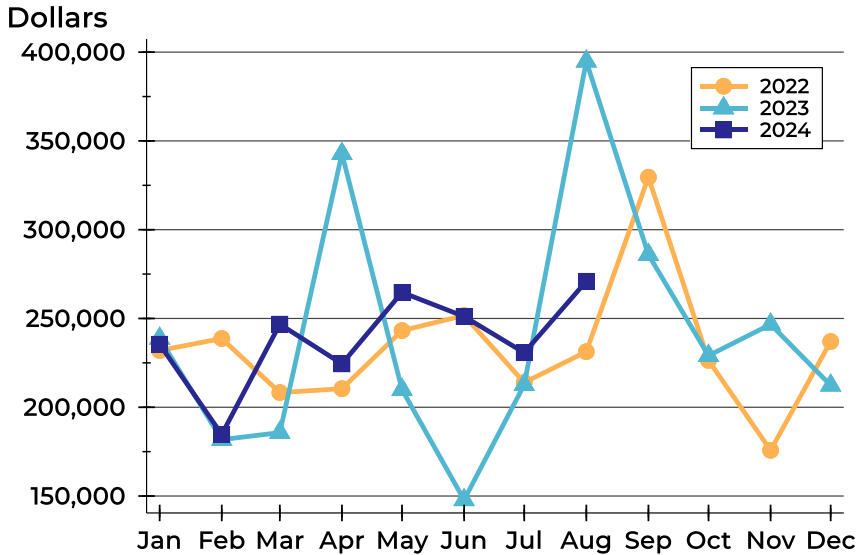
Contracts Written by Price Range

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	12.5%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	12.5%	174,900	174,900	27	27	100.0%	100.0%
\$175,000-\$199,999	2	25.0%	187,500	187,500	4	4	100.0%	100.0%
\$200,000-\$249,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	2	25.0%	272,500	272,500	25	25	100.0%	100.0%
\$300,000-\$399,999	1	12.5%	334,780	334,780	5	5	101.6%	101.6%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	1	12.5%	598,000	598,000	1	1	100.0%	100.0%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



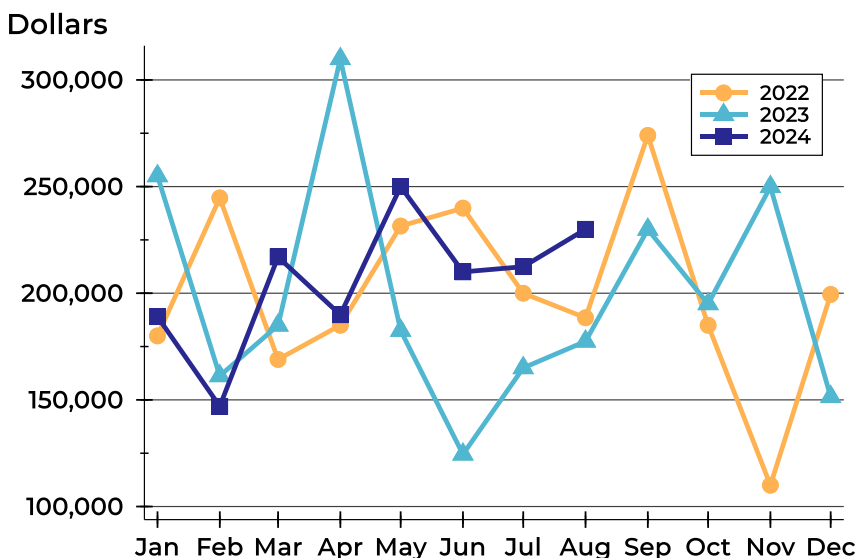
Other Sunflower MLS Counties Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	231,987	238,744	235,500
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	230,720
August	231,319	394,841	270,960
September	329,542	285,947	
October	226,425	229,077	
November	175,744	246,683	
December	237,040	212,350	

Median Price

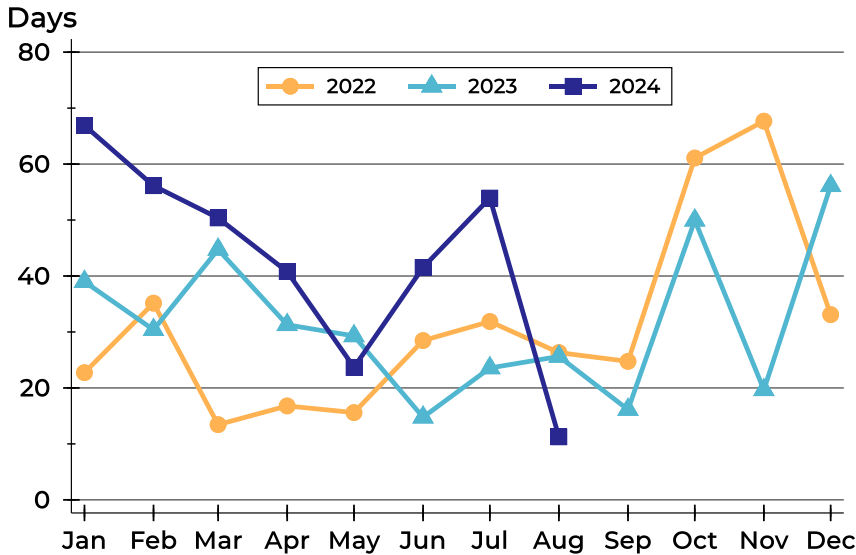


Month	2022	2023	2024
January	180,000	255,000	189,000
February	244,700	161,250	147,000
March	168,950	184,950	216,999
April	185,000	309,900	189,900
May	231,500	182,500	250,000
June	239,900	124,500	210,000
July	200,000	165,000	212,450
August	188,500	177,450	230,000
September	274,000	229,900	
October	185,000	194,998	
November	110,000	249,900	
December	199,450	151,450	



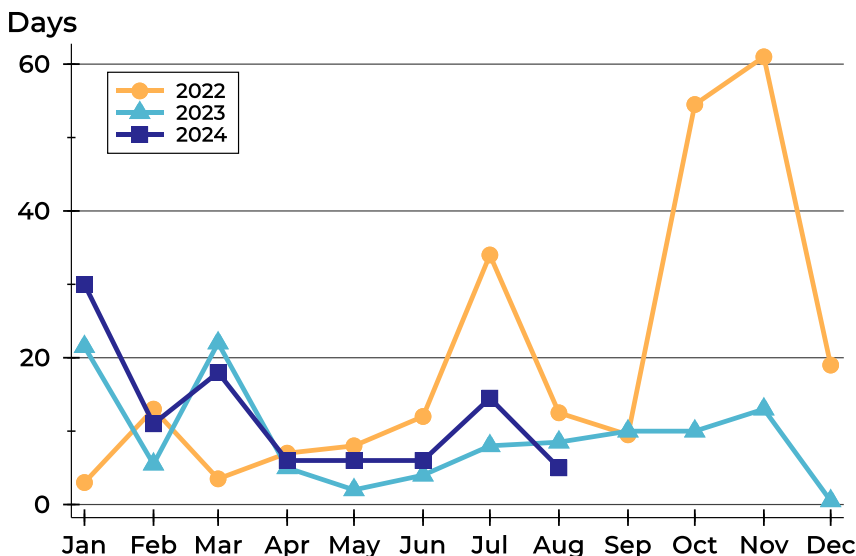
Other Sunflower MLS Counties Contracts Written Analysis

Average DOM



Month	2022	2023	2024
January	23	39	67
February	35	30	56
March	13	45	50
April	17	31	41
May	16	29	24
June	28	15	42
July	32	24	54
August	26	26	11
September	25	16	
October	61	50	
November	68	20	
December	33	56	

Median DOM



Month	2022	2023	2024
January	3	22	30
February	13	6	11
March	4	22	18
April	7	5	6
May	8	2	6
June	12	4	6
July	34	8	15
August	13	9	5
September	10	10	
October	55	10	
November	61	13	
December	19	1	



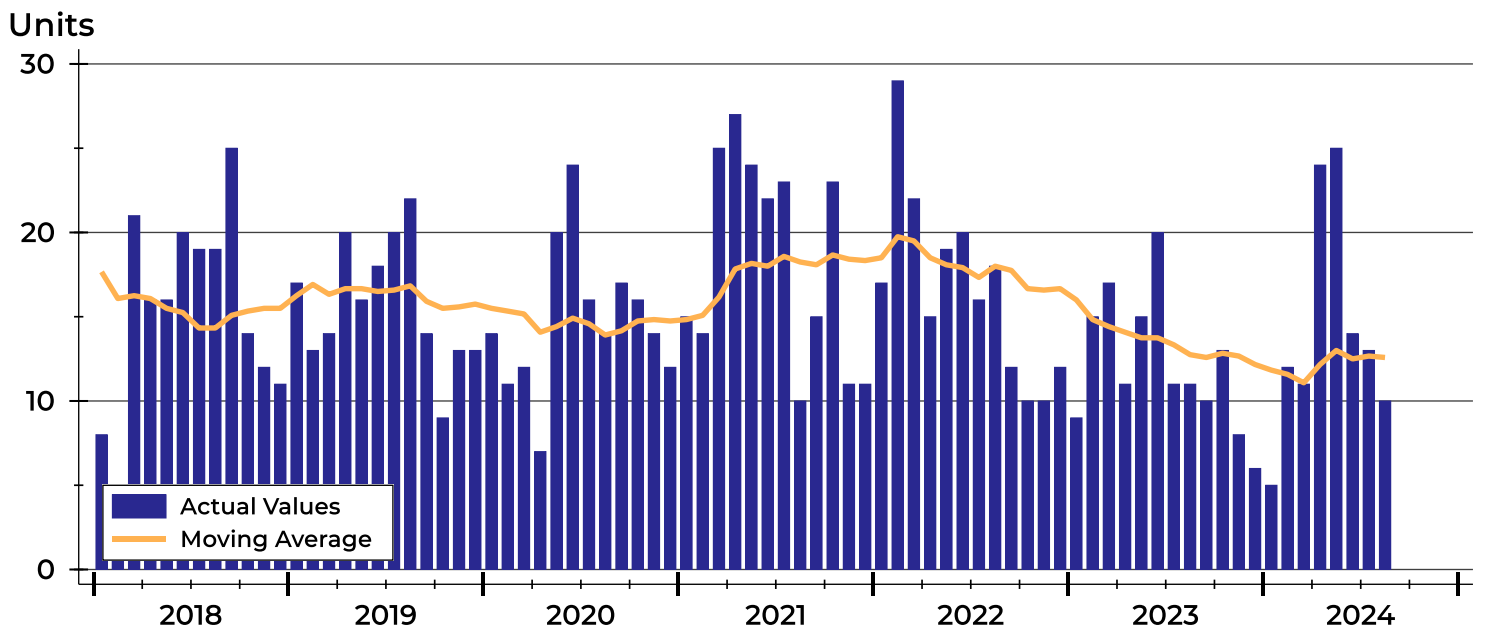
Other Sunflower MLS Counties Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		10	11	-9.1%
Volume (1,000s)		2,787	2,165	28.7%
Average	List Price	278,668	196,827	41.6%
	Days on Market	38	37	2.7%
	Percent of Original	98.4%	95.4%	3.1%
Median	List Price	252,500	139,900	80.5%
	Days on Market	5	19	-73.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 10 listings in other counties in the Sunflower MLS had contracts pending at the end of August, down from 11 contracts pending at the end of August 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.

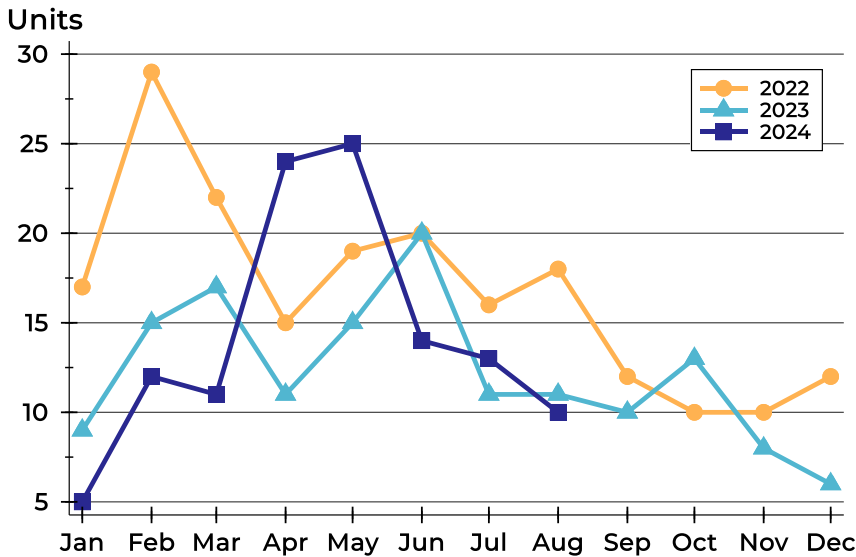
History of Pending Contracts





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	
October	10	13	
November	10	8	
December	12	6	

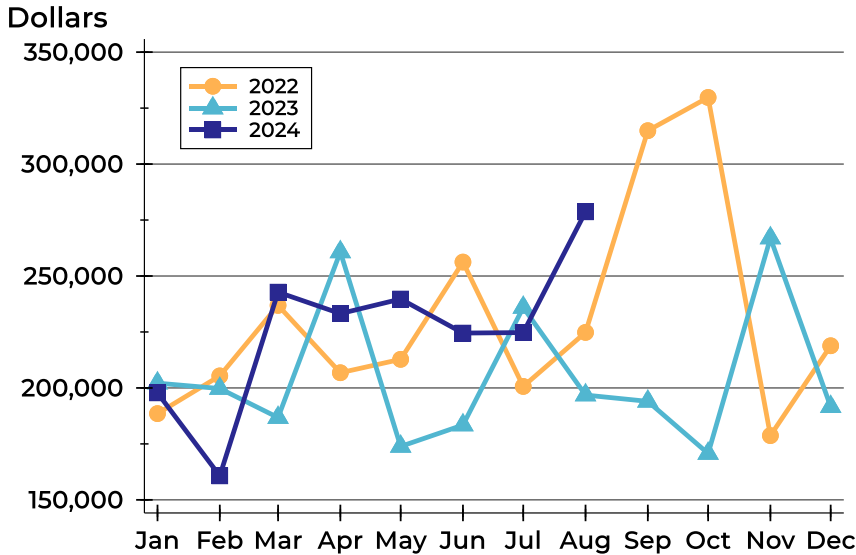
Pending Contracts by Price Range

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	10.0%	75,000	75,000	12	12	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	10.0%	139,999	139,999	0	0	100.0%	100.0%
\$150,000-\$174,999	1	10.0%	174,900	174,900	27	27	100.0%	100.0%
\$175,000-\$199,999	1	10.0%	179,999	179,999	5	5	100.0%	100.0%
\$200,000-\$249,999	1	10.0%	240,000	240,000	0	0	100.0%	100.0%
\$250,000-\$299,999	2	20.0%	272,500	272,500	25	25	100.0%	100.0%
\$300,000-\$399,999	1	10.0%	334,780	334,780	5	5	100.0%	100.0%
\$400,000-\$499,999	1	10.0%	499,000	499,000	280	280	83.9%	83.9%
\$500,000-\$749,999	1	10.0%	598,000	598,000	1	1	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



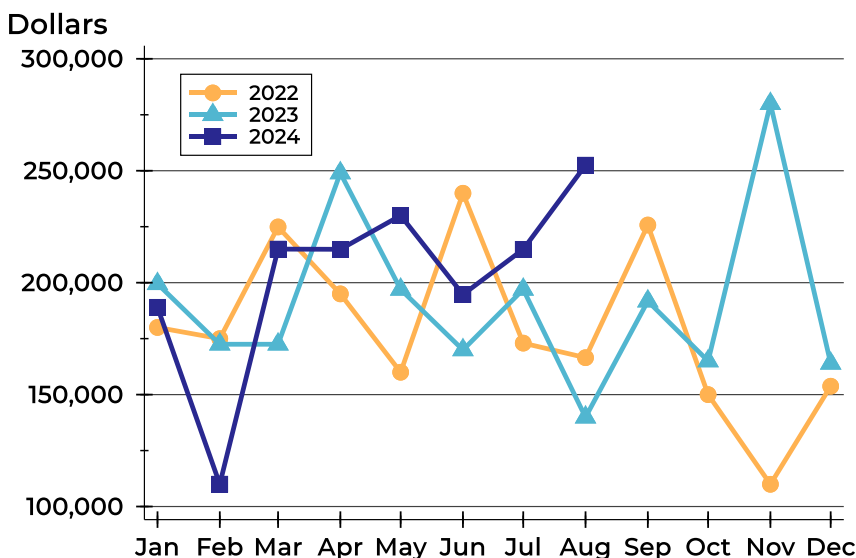
Other Sunflower MLS Counties Pending Contracts Analysis

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	
October	329,760	170,715	
November	178,710	266,963	
December	218,850	191,633	

Median Price

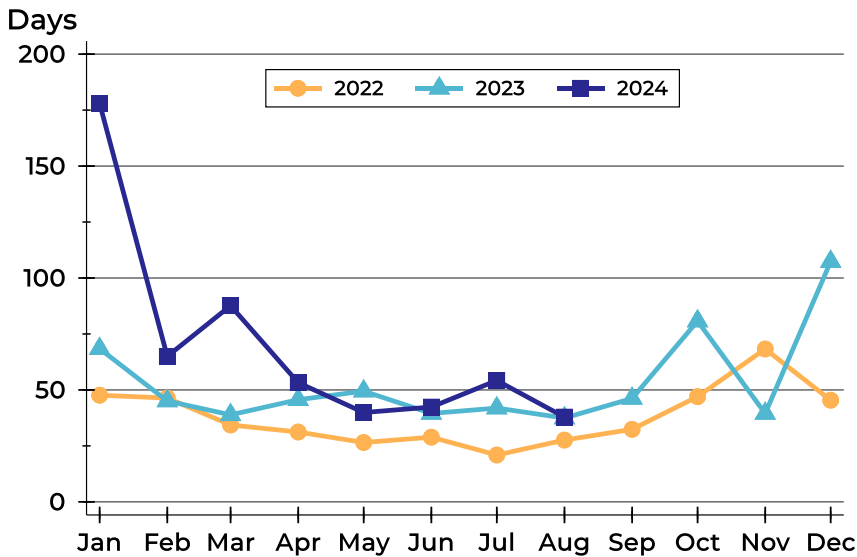


Month	2022	2023	2024
January	180,000	199,500	189,000
February	175,000	172,500	110,000
March	224,900	172,500	215,000
April	195,000	249,000	214,900
May	160,000	197,000	230,000
June	239,950	169,950	194,700
July	173,000	197,000	214,900
August	166,500	139,900	252,500
September	225,750	191,750	
October	150,000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



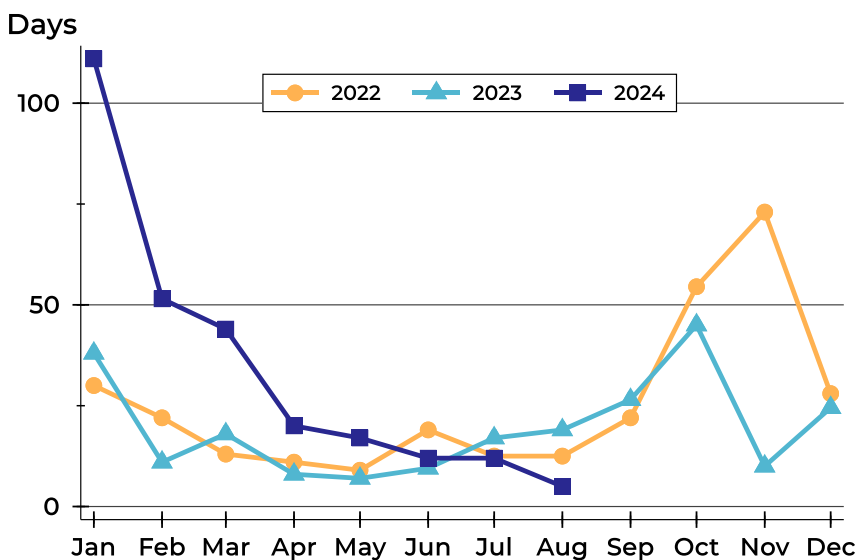
Other Sunflower MLS Counties Pending Contracts Analysis

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	
October	47	81	
November	68	40	
December	45	107	

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	
October	55	45	
November	73	10	
December	28	25	



Pottawatomie County Housing Report



Market Overview

Pottawatomie County Home Sales Remained Constant in August

Total home sales in Pottawatomie County remained at 4 units last month, the same as in August 2023. Total sales volume was \$0.8 million, down from a year earlier.

The median sale price in August was \$231,875, down from \$309,500 a year earlier. Homes that sold in August were typically on the market for 13 days and sold for 96.6% of their list prices.

Pottawatomie County Active Listings Up at End of August

The total number of active listings in Pottawatomie County at the end of August was 11 units, up from 9 at the same point in 2023. This represents a 3.2 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$365,000.

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

Report Contents

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

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**August
2024**

Sunflower MLS Statistics



Pottawatomie County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales Change from prior year		4 0.0%	4 -20.0%	5 66.7%	29 11.5%	26 52.9%	17 -43.3%
Active Listings Change from prior year		11 22.2%	9 -18.2%	11 266.7%	N/A	N/A	N/A
Months' Supply Change from prior year		3.2 6.7%	3.0 -38.8%	4.9 444.4%	N/A	N/A	N/A
New Listings Change from prior year		9 350.0%	2 -33.3%	3 -50.0%	38 11.8%	34 30.8%	26 -27.8%
Contracts Written Change from prior year		6 500.0%	1 -66.7%	3 50.0%	30 15.4%	26 52.9%	17 -50.0%
Pending Contracts Change from prior year		6 500.0%	1 -50.0%	2 -33.3%	N/A	N/A	N/A
Sales Volume (1,000s) Change from prior year		809 -47.4%	1,537 16.8%	1,316 106.3%	6,960 19.4%	5,830 47.9%	3,943 -47.1%
Average	Sale Price Change from prior year	202,188 -47.4%	384,250 46.0%	263,255 23.9%	240,014 7.0%	224,249 -3.3%	231,957 -6.7%
	List Price of Actives Change from prior year	356,364 27.6%	279,333 -18.8%	344,073 41.0%	N/A	N/A	N/A
	Days on Market Change from prior year	27 -74.3%	105 707.7%	13 -69.0%	49 -9.3%	54 157.1%	21 -66.7%
	Percent of List Change from prior year	96.5% 0.9%	95.6% -3.8%	99.4% 3.8%	97.3% 2.7%	94.7% -3.5%	98.1% 1.1%
	Percent of Original Change from prior year	94.8% 5.1%	90.2% -9.3%	99.4% 4.5%	95.3% 3.7%	91.9% -6.4%	98.2% 2.2%
Median	Sale Price Change from prior year	231,875 -25.1%	309,500 60.1%	193,300 -1.6%	210,000 6.3%	197,500 -0.8%	199,000 -1.1%
	List Price of Actives Change from prior year	365,000 116.0%	169,000 -47.2%	320,000 40.4%	N/A	N/A	N/A
	Days on Market Change from prior year	13 -86.6%	97 977.8%	9 -43.8%	34 -8.1%	37 362.5%	8 -42.9%
	Percent of List Change from prior year	96.6% 0.2%	96.4% -3.6%	100.0% 4.3%	99.0% 2.7%	96.4% -3.6%	100.0% 0.0%
	Percent of Original Change from prior year	96.6% 6.9%	90.4% -9.6%	100.0% 6.8%	98.2% 4.0%	94.4% -5.6%	100.0% 0.0%

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



Pottawatomie County Closed Listings Analysis

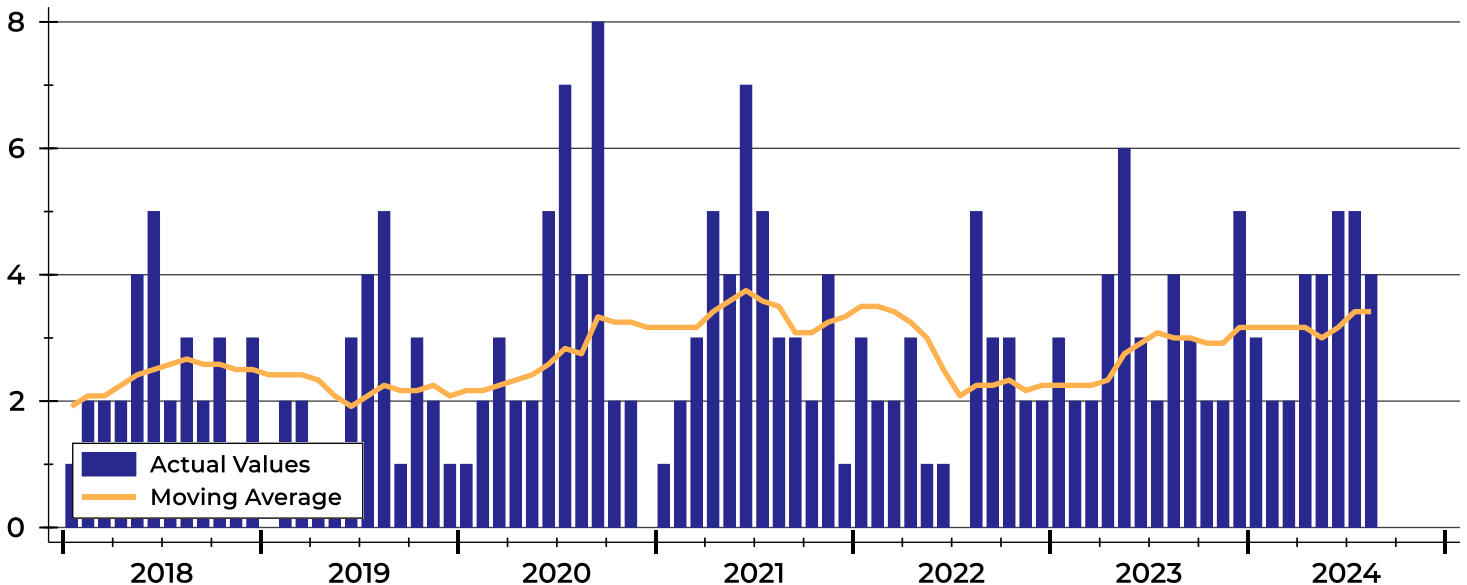
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		4	4	0.0%	29	26	11.5%
Volume (1,000s)		809	1,537	-47.4%	6,960	5,830	19.4%
Months' Supply		3.2	3.0	6.7%	N/A	N/A	N/A
Average	Sale Price	202,188	384,250	-47.4%	240,014	224,249	7.0%
	Days on Market	27	105	-74.3%	49	54	-9.3%
	Percent of List	96.5%	95.6%	0.9%	97.3%	94.7%	2.7%
	Percent of Original	94.8%	90.2%	5.1%	95.3%	91.9%	3.7%
Median	Sale Price	231,875	309,500	-25.1%	210,000	197,500	6.3%
	Days on Market	13	97	-86.6%	34	37	-8.1%
	Percent of List	96.6%	96.4%	0.2%	99.0%	96.4%	2.7%
	Percent of Original	96.6%	90.4%	6.9%	98.2%	94.4%	4.0%

A total of 4 homes sold in Pottawatomie County in August, showing no change from August 2023. Total sales volume fell to \$0.8 million compared to \$1.5 million in the previous year.

The median sales price in August was \$231,875, down 25.1% compared to the prior year. Median days on market was 13 days, up from 6 days in July, but down from 97 in August 2023.

History of Closed Listings

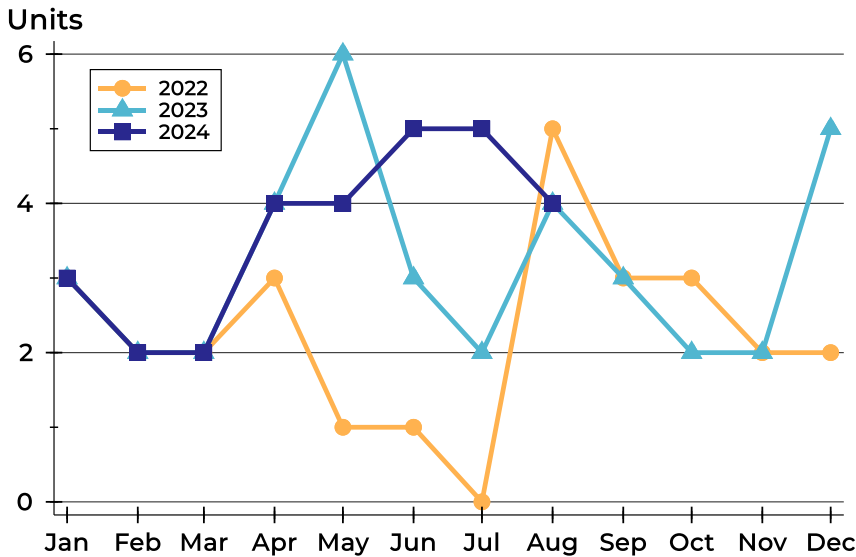
Units





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	
October	3	2	
November	2	2	
December	2	5	

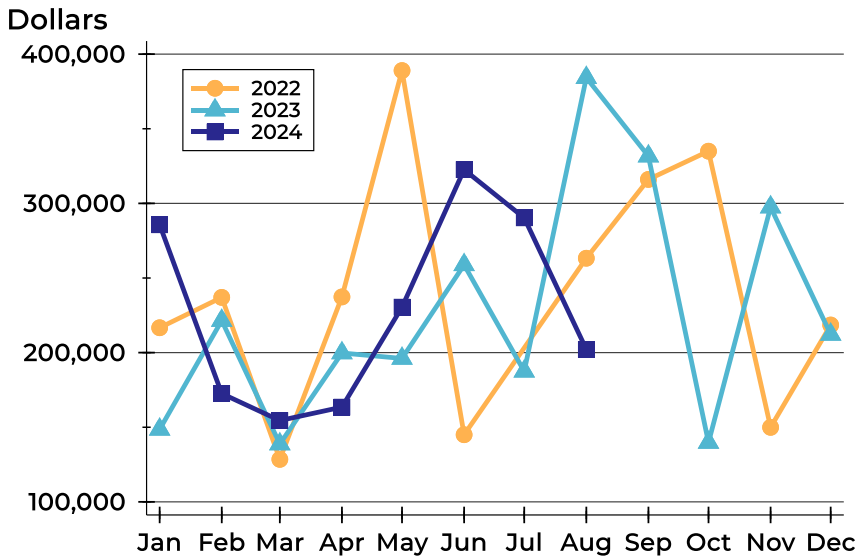
Closed Listings by Price Range

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	25.0%	0.0	70,000	70,000	1	1	100.0%	100.0%	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	0	0.0%	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	25.0%	0.0	213,750	213,750	80	80	93.0%	93.0%	85.8%	85.8%
\$250,000-\$299,999	2	50.0%	0.0	262,500	262,500	13	13	96.6%	96.6%	96.6%	96.6%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



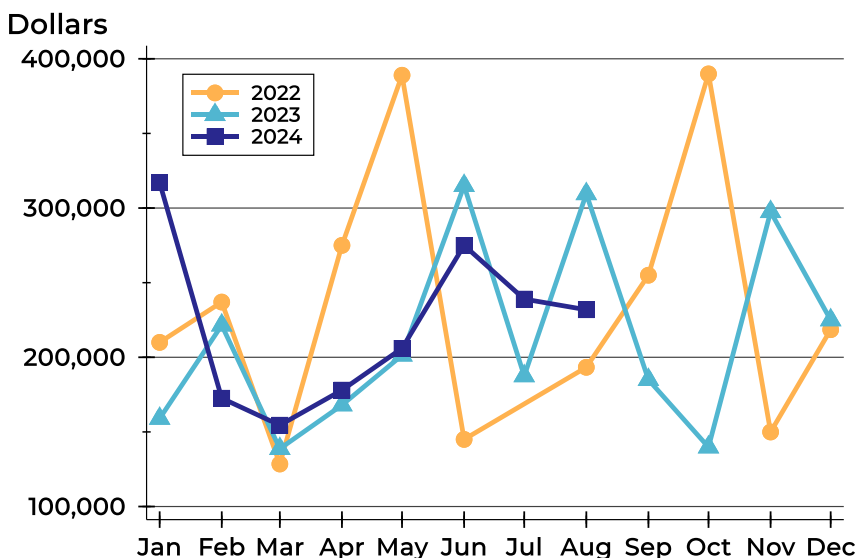
Pottawatomie County Closed Listings Analysis

Average Price



Month	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	
October	334,967	139,799	
November	149,950	297,500	
December	218,500	212,200	

Median Price

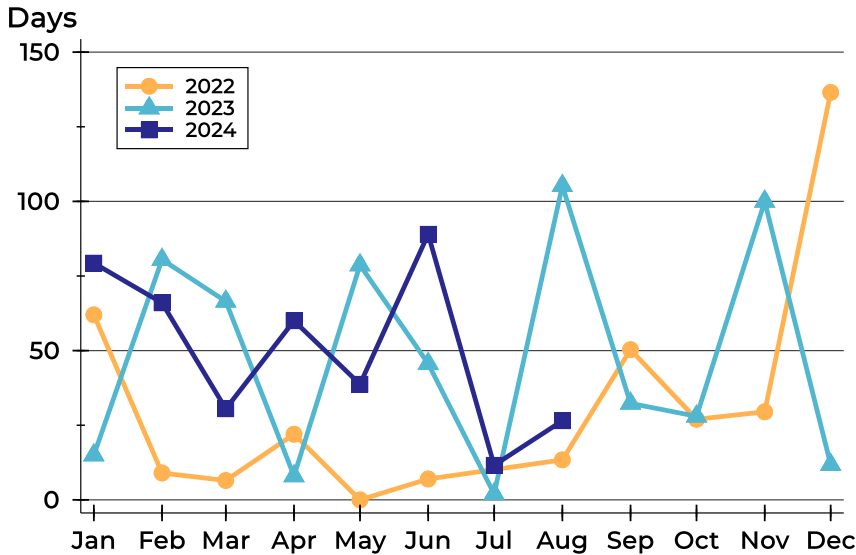


Month	2022	2023	2024
January	210,000	159,000	317,000
February	237,000	221,500	172,575
March	128,500	138,750	154,500
April	275,000	168,000	178,000
May	389,000	201,350	206,000
June	145,000	315,000	275,000
July	N/A	187,500	239,000
August	193,300	309,500	231,875
September	255,000	185,000	
October	389,900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



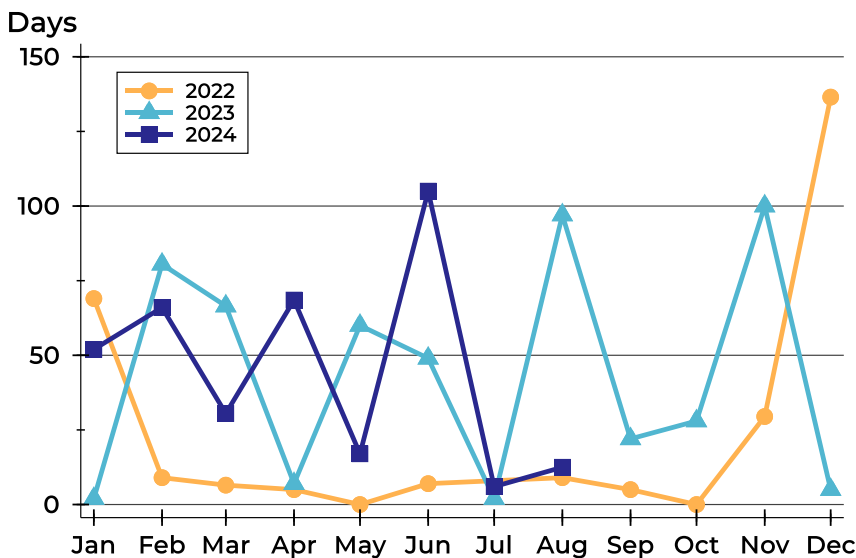
Pottawatomie County Closed Listings Analysis

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	
October	27	28	
November	30	100	
December	137	12	

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	
October	N/A	28	
November	30	100	
December	137	5	



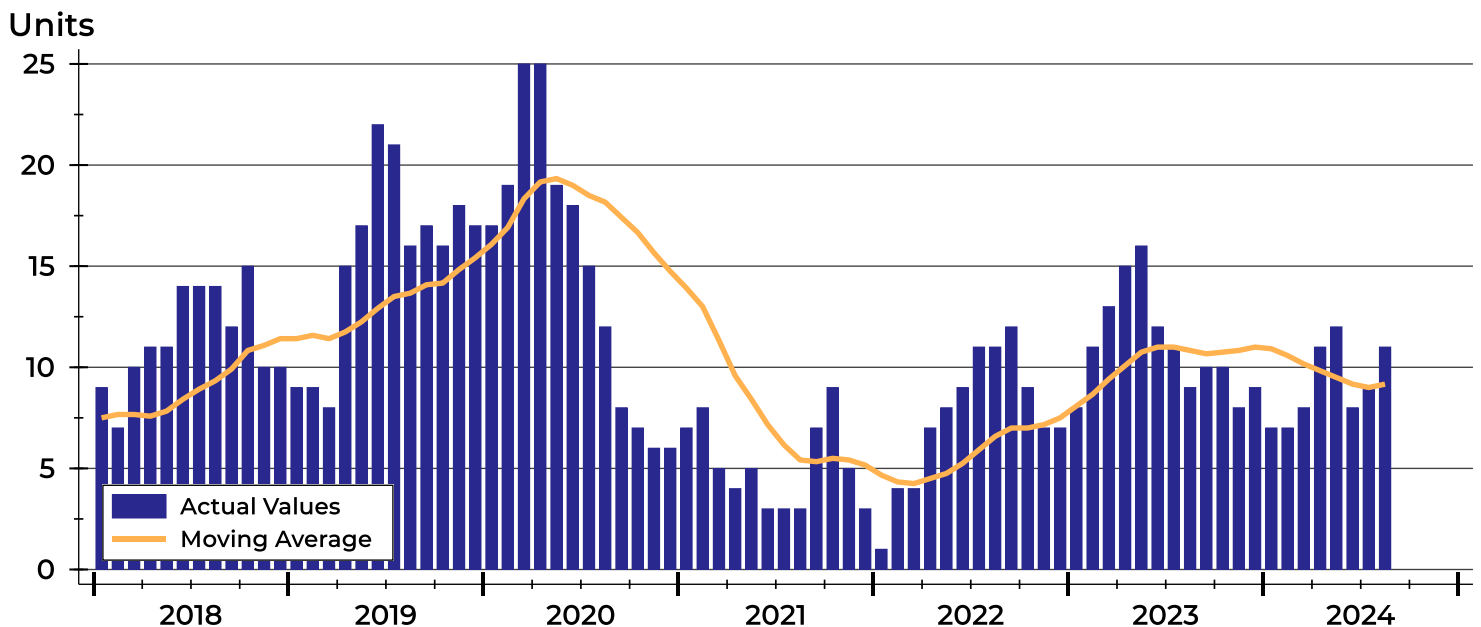
Pottawatomie County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		11	9	22.2%
Volume (1,000s)		3,920	2,514	55.9%
Months' Supply		3.2	3.0	6.7%
Average	List Price	356,364	279,333	27.6%
	Days on Market	78	91	-14.3%
	Percent of Original	97.3%	91.0%	6.9%
Median	List Price	365,000	169,000	116.0%
	Days on Market	48	71	-32.4%
	Percent of Original	100.0%	94.4%	5.9%

A total of 11 homes were available for sale in Pottawatomie County at the end of August. This represents a 3.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$365,000, up 116.0% from 2023. The typical time on market for active listings was 48 days, down from 71 days a year earlier.

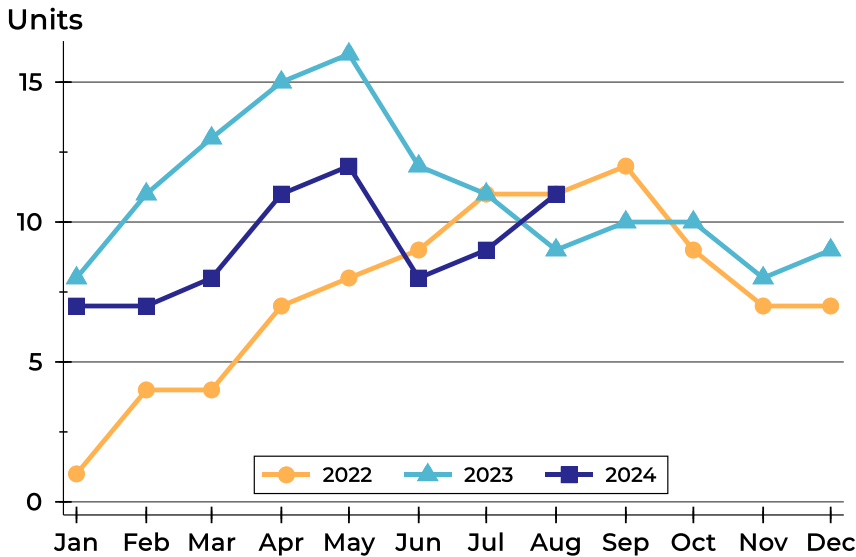
History of Active Listings





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	
October	9	10	
November	7	8	
December	7	9	

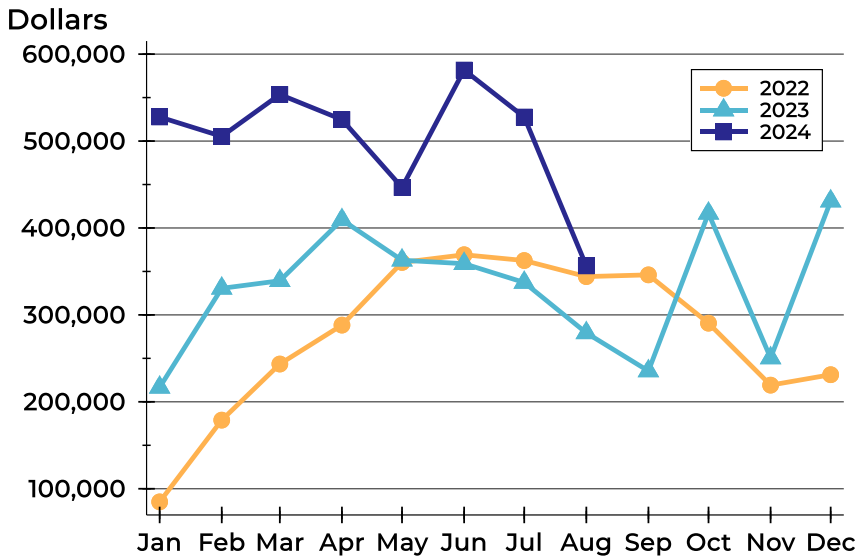
Active Listings by Price Range

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	9.1%	N/A	105,000	105,000	48	48	87.5%	87.5%
\$125,000-\$149,999	1	9.1%	N/A	140,000	140,000	20	20	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$250,000-\$299,999	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$300,000-\$399,999	5	45.5%	N/A	343,000	335,000	64	3	97.6%	100.0%
\$400,000-\$499,999	2	18.2%	N/A	427,500	427,500	86	86	100.0%	100.0%
\$500,000-\$749,999	2	18.2%	N/A	552,500	552,500	152	152	97.2%	97.2%
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A



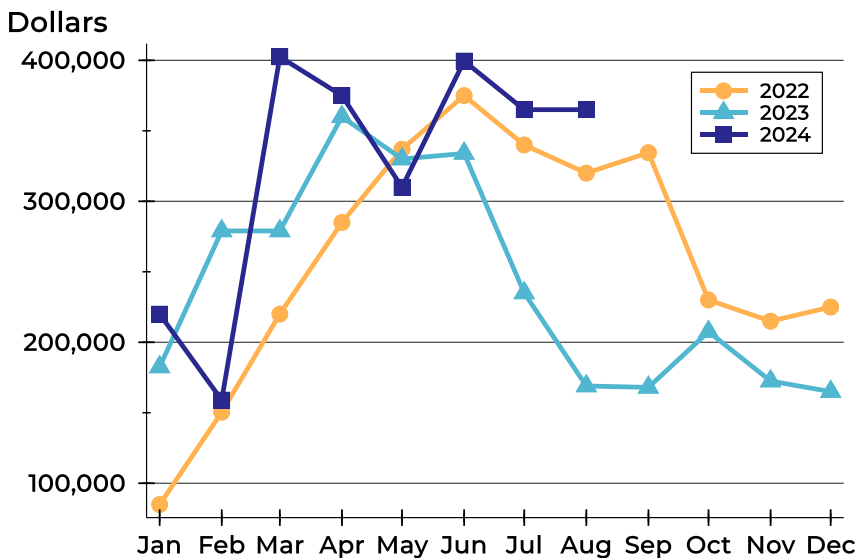
Pottawatomie County Active Listings Analysis

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	
October	290,506	416,860	
November	219,186	250,450	
December	231,186	430,889	

Median Price

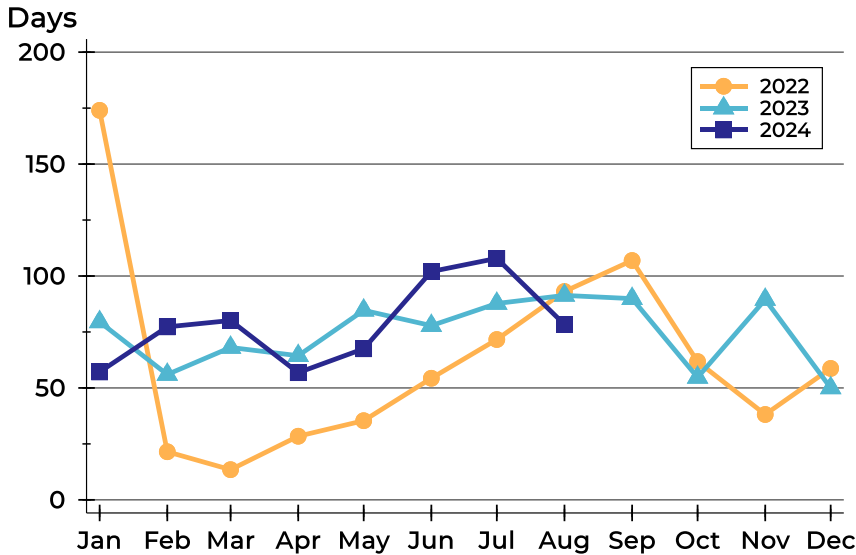


Month	2022	2023	2024
January	84,900	182,500	220,000
February	150,450	279,000	159,000
March	220,000	279,000	402,500
April	285,000	360,000	375,000
May	337,000	330,000	310,000
June	375,000	334,000	399,500
July	340,000	235,000	365,000
August	320,000	169,000	365,000
September	334,500	168,000	
October	230,000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



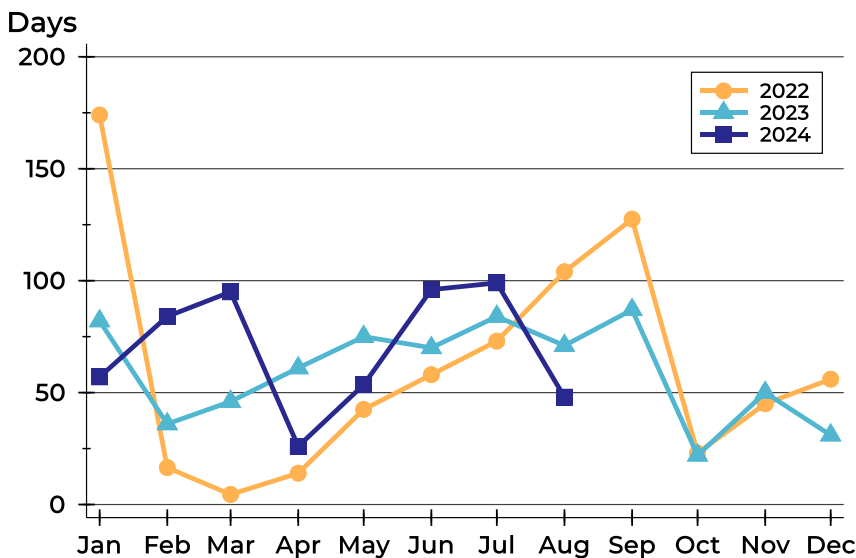
Pottawatomie County Active Listings Analysis

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	
October	62	55	
November	38	90	
December	59	50	

Median DOM

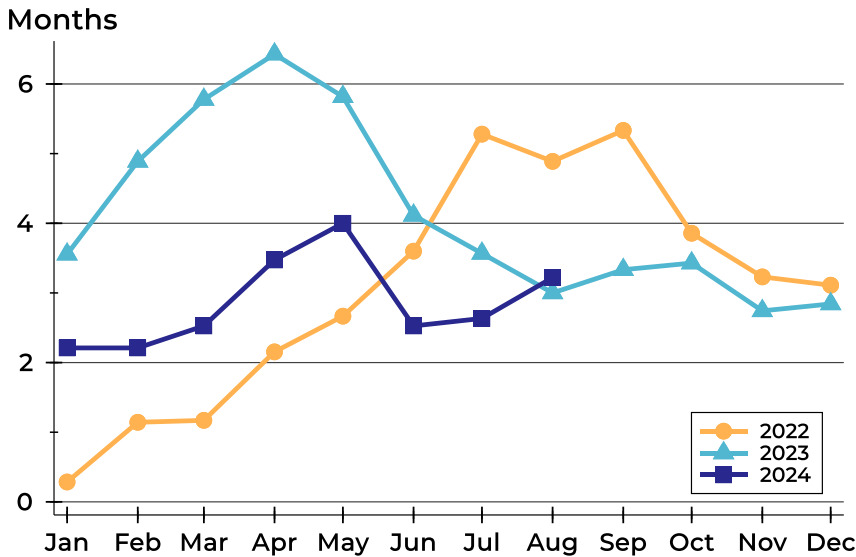


Month	2022	2023	2024
January	174	82	57
February	17	36	84
March	5	46	95
April	14	61	26
May	43	75	54
June	58	70	96
July	73	84	99
August	104	71	48
September	128	87	
October	23	22	
November	45	50	
December	56	31	



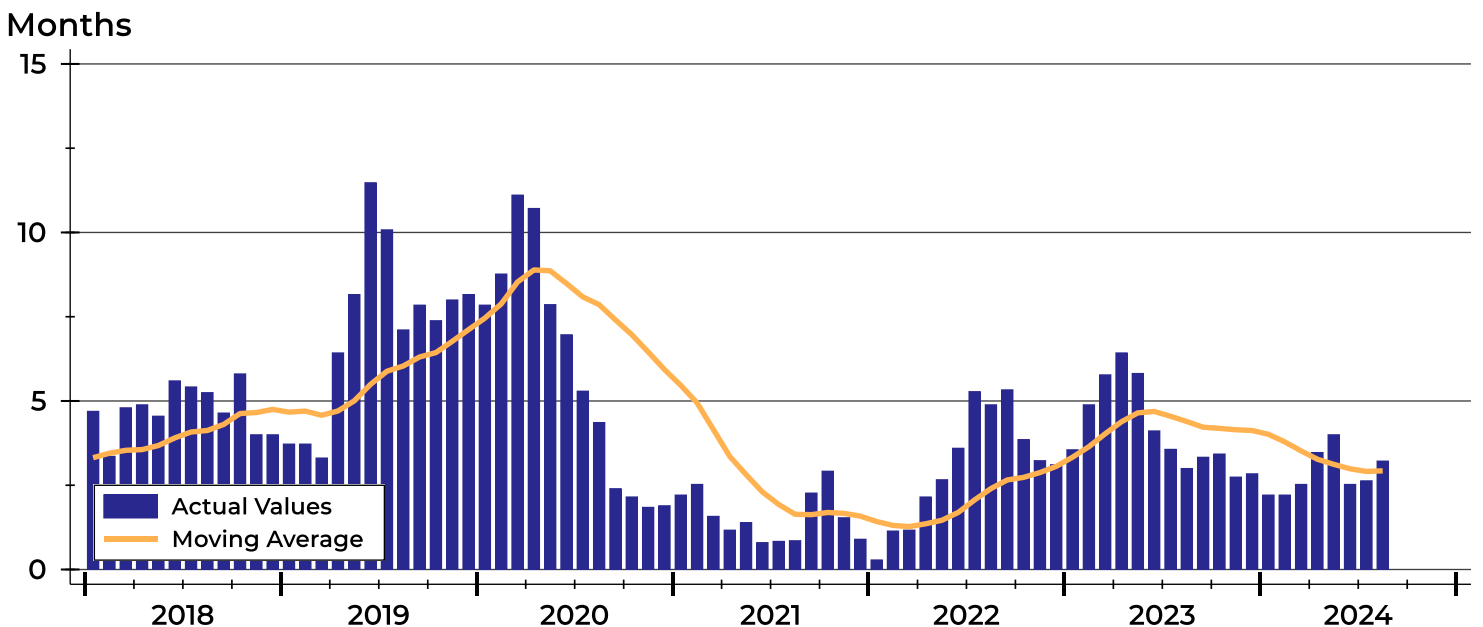
Pottawatomie County Months' Supply Analysis

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	
October	3.9	3.4	
November	3.2	2.7	
December	3.1	2.8	

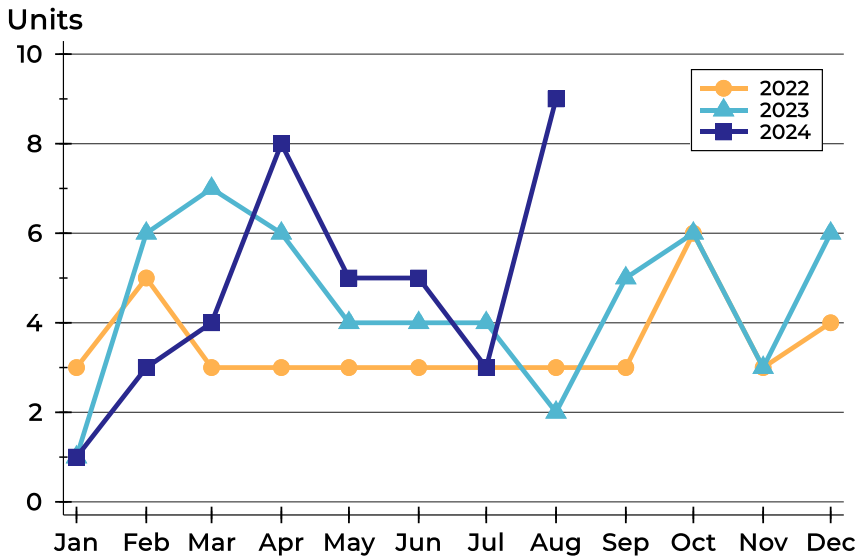
History of Month's Supply





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	5
July	3	4	3
August	3	2	9
September	3	5	
October	6	6	
November	3	3	
December	4	6	

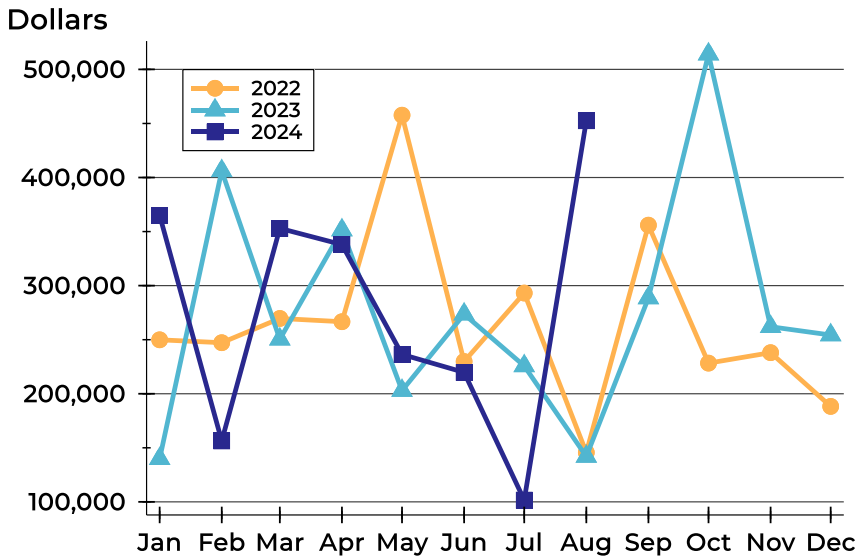
New Listings by Price Range

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	11.1%	48,000	48,000	11	11	73.8%	73.8%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	11.1%	140,000	140,000	26	26	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	22.2%	272,250	272,250	7	7	100.0%	100.0%
\$300,000-\$399,999	3	33.3%	338,333	325,000	8	9	100.0%	100.0%
\$400,000-\$499,999	1	11.1%	425,000	425,000	8	8	100.0%	100.0%
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	1	11.1%	1,900,000	1,900,000	1	1	100.0%	100.0%



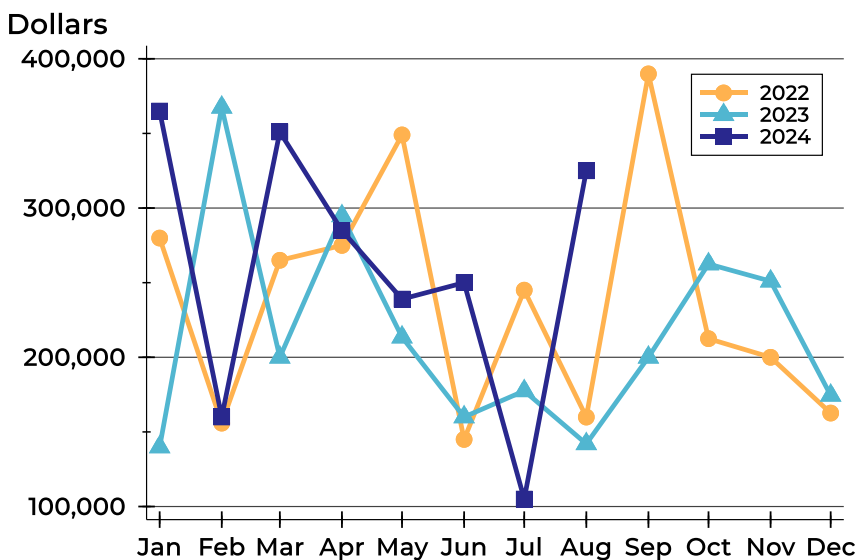
Pottawatomie County New Listings Analysis

Average Price



Month	2022	2023	2024
January	249,900	139,900	365,000
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	219,800
July	293,167	225,750	101,667
August	145,617	142,000	452,500
September	355,933	288,600	
October	228,333	514,116	
November	238,000	262,000	
December	188,313	254,333	

Median Price



Month	2022	2023	2024
January	279,900	139,900	365,000
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	250,000
July	245,000	177,500	105,000
August	159,950	142,000	325,000
September	389,900	200,000	
October	212,500	262,500	
November	200,000	251,000	
December	162,625	174,500	



Pottawatomie County Contracts Written Analysis

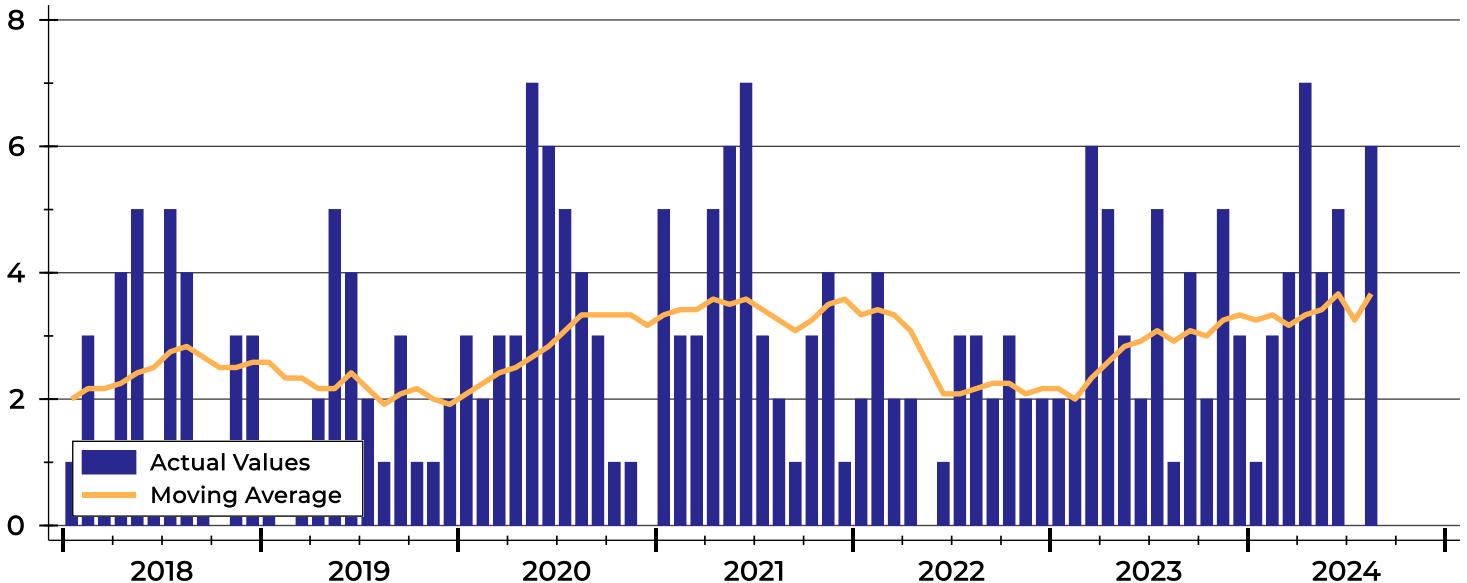
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		6	1	500.0%	30	26	15.4%
Volume (1,000s)		2,693	169	1493.5%	8,600	6,088	41.3%
Average	Sale Price	448,750	169,000	165.5%	286,677	234,170	22.4%
	Days on Market	12	22	-45.5%	40	54	-25.9%
	Percent of Original	95.6%	98.3%	-2.7%	95.4%	91.3%	4.5%
Median	Sale Price	202,500	169,000	19.8%	224,950	200,000	12.5%
	Days on Market	13	22	-40.9%	13	27	-51.9%
	Percent of Original	100.0%	98.3%	1.7%	100.0%	93.6%	6.8%

A total of 6 contracts for sale were written in Pottawatomie County during the month of August, up from 1 in 2023. The median list price of these homes was \$202,500, up from \$169,000 the prior year.

Half of the homes that went under contract in August were on the market less than 13 days, compared to 22 days in August 2023.

History of Contracts Written

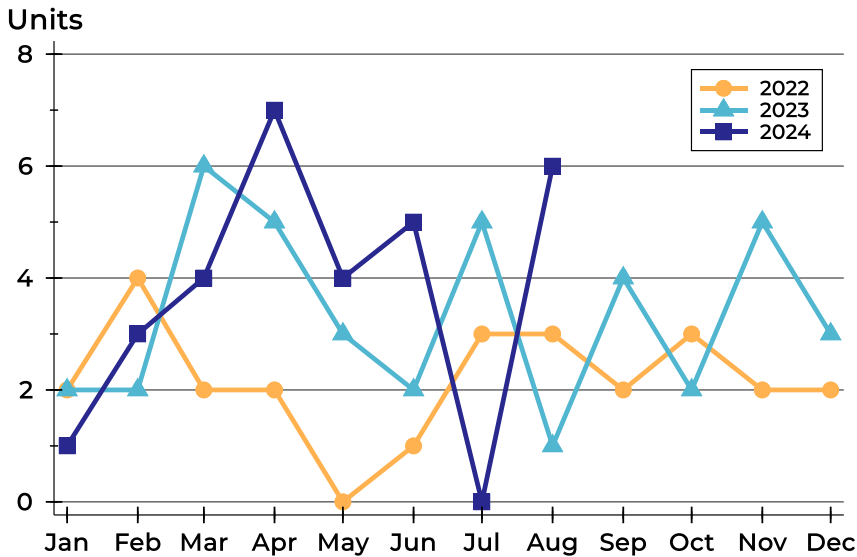
Units





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	
October	3	2	
November	2	5	
December	2	3	

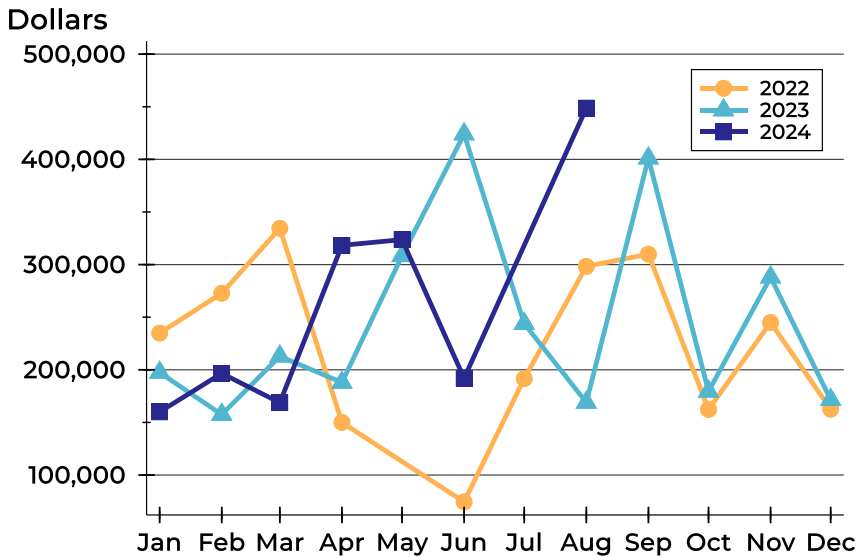
Contracts Written by Price Range

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	1	16.7%	48,000	48,000	11	11	73.8%	73.8%
\$50,000-\$99,999	1	16.7%	65,000	65,000	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	1	16.7%	135,000	135,000	29	29	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%	272,250	272,250	7	7	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	1	16.7%	1,900,000	1,900,000	1	1	100.0%	100.0%



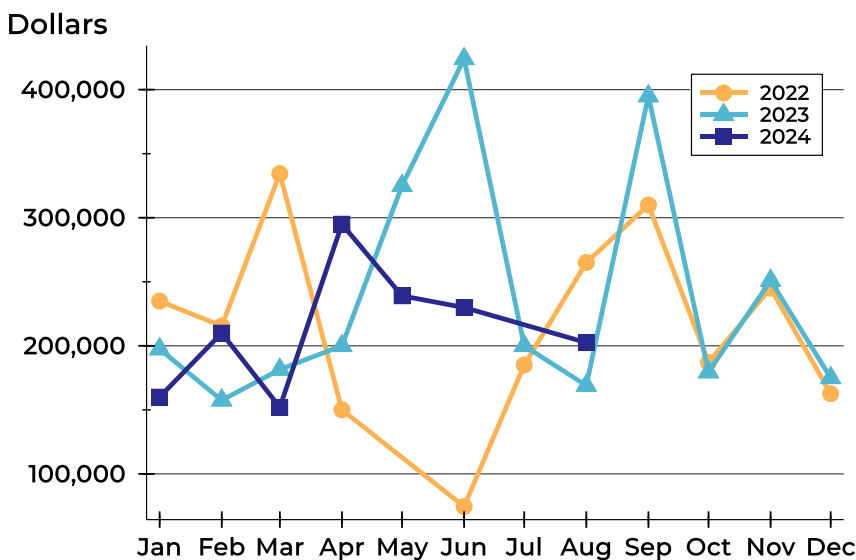
Pottawatomie County Contracts Written Analysis

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	
October	162,300	179,500	
November	245,000	288,000	
December	162,625	171,566	

Median Price

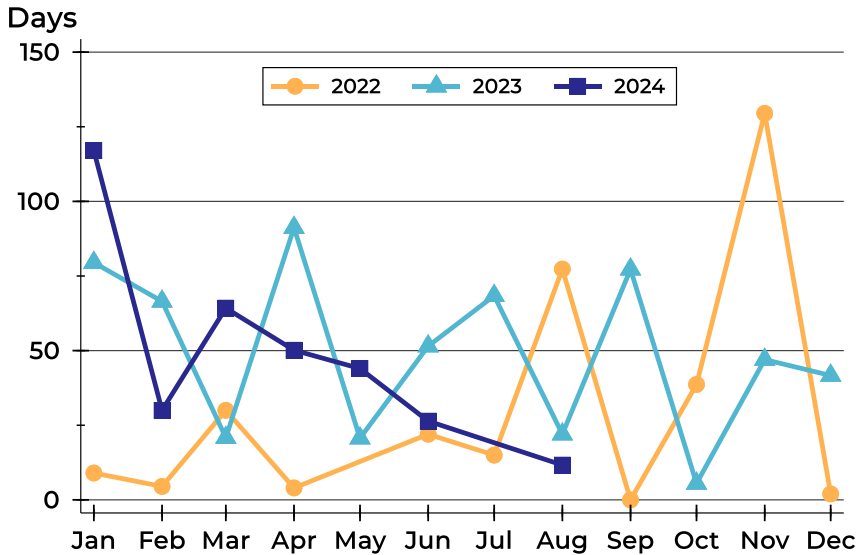


Month	2022	2023	2024
January	234,900	197,450	160,000
February	215,450	157,500	210,000
March	334,450	181,500	152,000
April	150,000	200,000	295,000
May	N/A	325,000	239,000
June	74,500	424,063	229,900
July	185,000	200,000	N/A
August	265,000	169,000	202,500
September	309,950	395,000	
October	187,000	179,500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



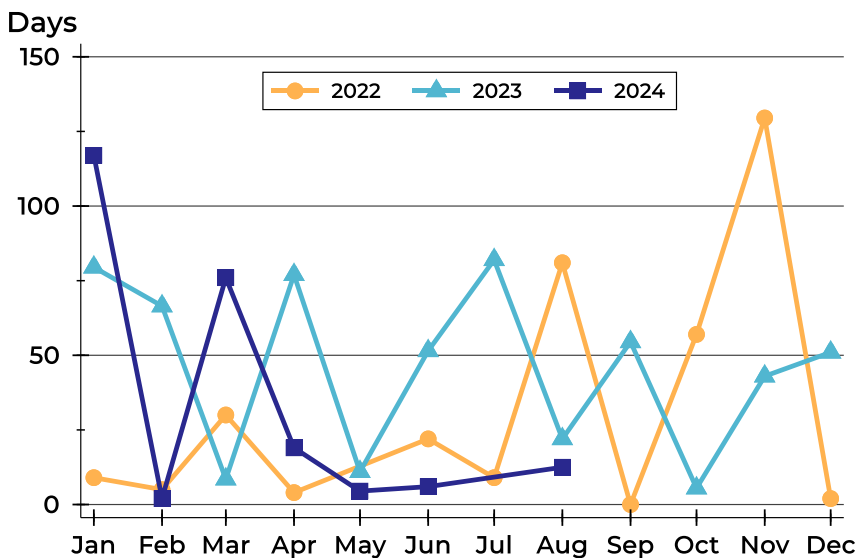
Pottawatomie County Contracts Written Analysis

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	
October	39	6	
November	130	47	
December	2	42	

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	
October	57	6	
November	130	43	
December	2	51	



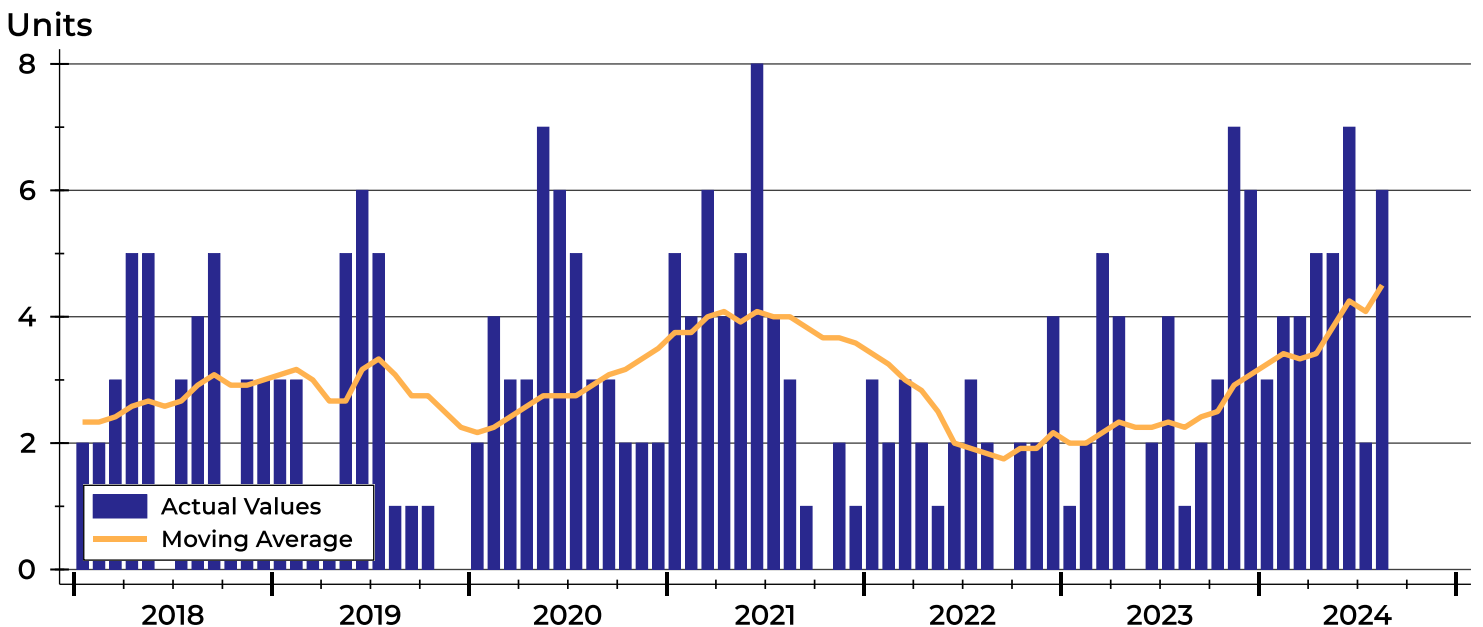
Pottawatomie County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		6	1	500.0%
Volume (1,000s)		2,710	699	287.7%
Average	List Price	451,583	699,475	-35.4%
	Days on Market	12	54	-77.8%
	Percent of Original	100.0%	93.5%	7.0%
Median	List Price	202,500	699,475	-71.0%
	Days on Market	13	54	-75.9%
	Percent of Original	100.0%	93.5%	7.0%

A total of 6 listings in Pottawatomie County had contracts pending at the end of August, up from 1 contract pending at the end of August 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.

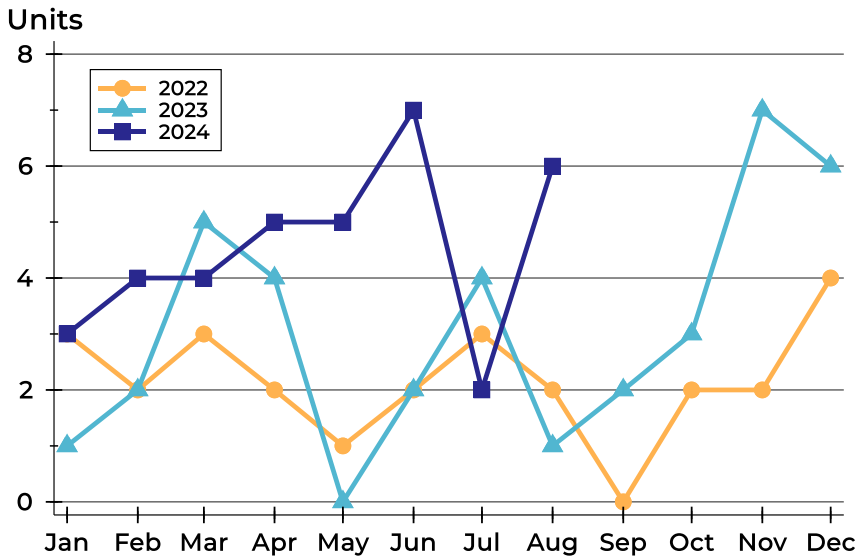
History of Pending Contracts





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	
October	2	3	
November	2	7	
December	4	6	

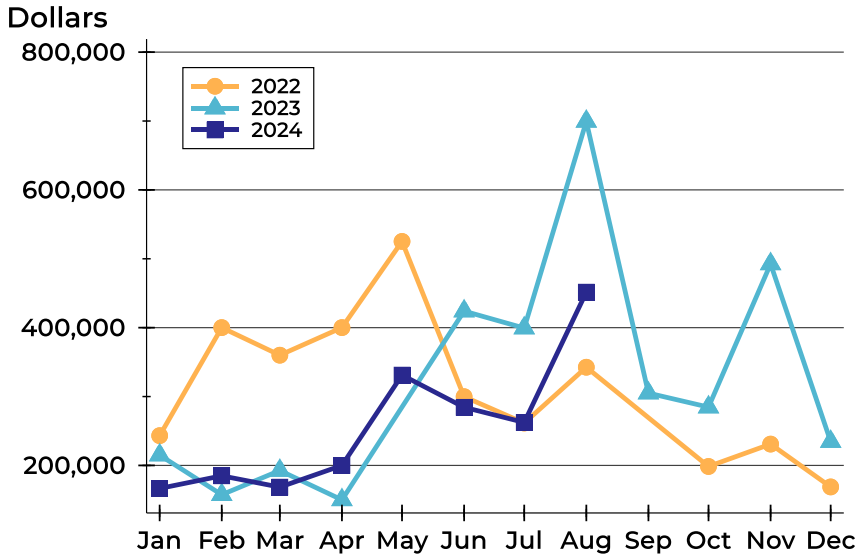
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$50,000-\$99,999	2	33.3%	65,000	65,000	13	13	100.0%	100.0%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	16.7%	135,000	135,000	29	29	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%	272,250	272,250	7	7	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	1	16.7%	1,900,000	1,900,000	1	1	100.0%	100.0%



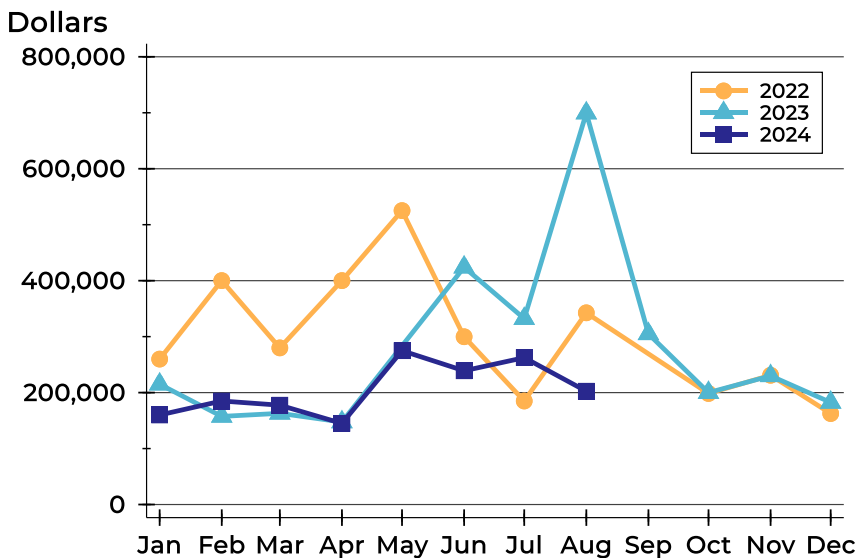
Pottawatomie County Pending Contracts Analysis

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	
October	198,500	284,667	
November	231,000	492,571	
December	168,813	234,616	

Median Price

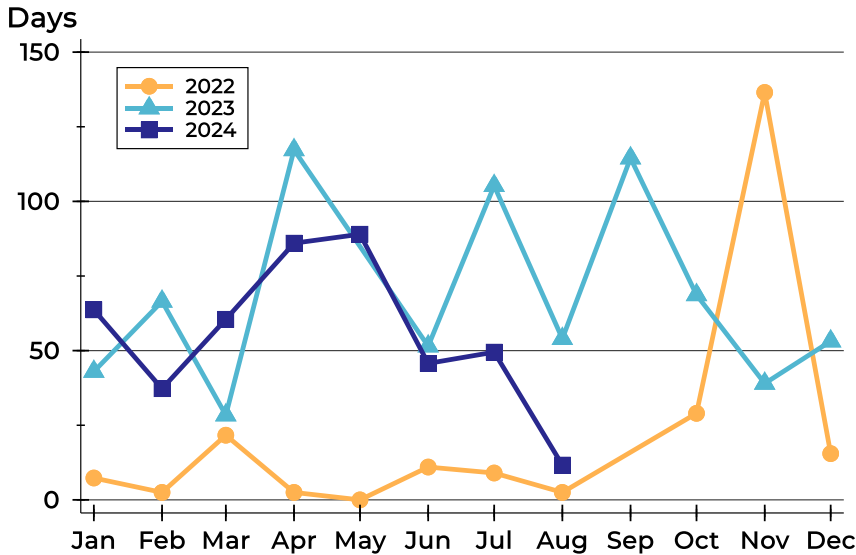


Month	2022	2023	2024
January	259,900	215,000	160,000
February	400,100	157,500	185,000
March	279,900	163,000	177,500
April	400,100	147,500	145,000
May	525,200	N/A	274,900
June	299,850	424,063	239,000
July	185,000	332,250	262,450
August	342,575	699,475	202,500
September	N/A	305,000	
October	198,500	200,000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



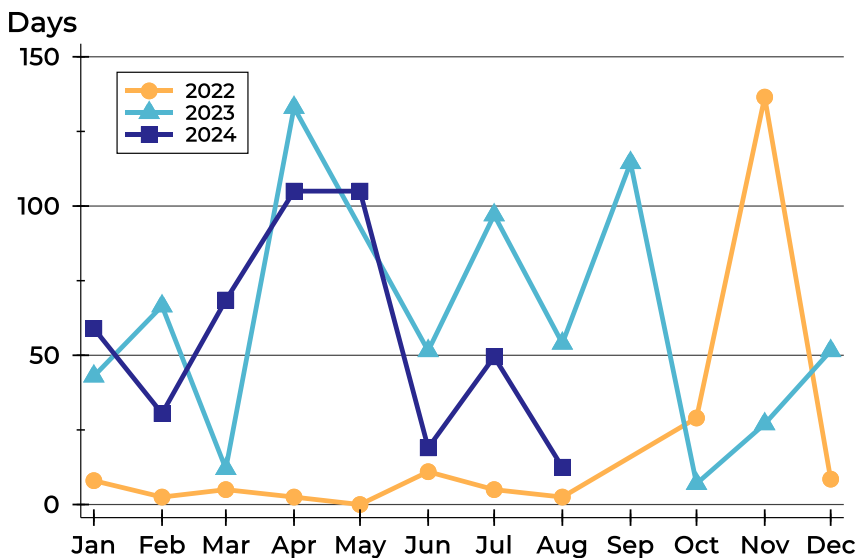
Pottawatomie County Pending Contracts Analysis

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	
October	29	69	
November	137	39	
December	16	53	

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	
October	29	7	
November	137	27	
December	9	52	



**August
2024**

Sunflower MLS Statistics



Shawnee County Housing Report



Market Overview

Shawnee County Home Sales Rose in August

Total home sales in Shawnee County rose by 17.1% last month to 246 units, compared to 210 units in August 2023. Total sales volume was \$57.0 million, up 15.2% from a year earlier.

The median sale price in August was \$208,000, up from \$199,850 a year earlier. Homes that sold in August were typically on the market for 5 days and sold for 100.0% of their list prices.

Shawnee County Active Listings Up at End of August

The total number of active listings in Shawnee County at the end of August was 230 units, up from 199 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 August was \$249,000.

During August, a total of 199 contracts were written up from 196 in August 2023. At the end of the month, there were 204 contracts still pending.

Report Contents

- Summary Statistics – Page 2
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- 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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**August
2024**

Sunflower MLS Statistics



Shawnee County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		246	210	244	1,583	1,503	1,721
Change from prior year		17.1%	-13.9%	-7.9%	5.3%	-12.7%	-6.3%
Active Listings		230	199	105	N/A	N/A	N/A
Change from prior year		15.6%	89.5%	-23.4%			
Months' Supply		1.2	1.1	0.5	N/A	N/A	N/A
Change from prior year		9.1%	120.0%	-16.7%			
New Listings		243	250	235	1,845	1,750	1,908
Change from prior year		-2.8%	6.4%	-13.6%	5.4%	-8.3%	-11.2%
Contracts Written		199	196	233	1,633	1,579	1,786
Change from prior year		1.5%	-15.9%	-12.7%	3.4%	-11.6%	-8.9%
Pending Contracts		204	209	237	N/A	N/A	N/A
Change from prior year		-2.4%	-11.8%	-27.1%			
Sales Volume (1,000s)		57,034	49,494	49,274	356,897	318,454	347,237
Change from prior year		15.2%	0.4%	-4.9%	12.1%	-8.3%	2.8%
Average	Sale Price	231,844	235,685	201,942	225,456	211,879	201,765
	Change from prior year	-1.6%	16.7%	3.3%	6.4%	5.0%	9.7%
	List Price of Actives	280,431	307,081	254,672	N/A	N/A	N/A
	Change from prior year	-8.7%	20.6%	8.9%			
	Days on Market	18	17	13	22	17	11
Change from prior year	5.9%	30.8%	18.2%	29.4%	54.5%	-8.3%	
Percent of List	98.7%	99.9%	100.2%	99.2%	100.2%	101.5%	
Change from prior year	-1.2%	-0.3%	-0.4%	-1.0%	-1.3%	0.4%	
Percent of Original	97.2%	98.7%	98.6%	97.7%	99.0%	100.5%	
Change from prior year	-1.5%	0.1%	-1.2%	-1.3%	-1.5%	0.1%	
Median	Sale Price	208,000	199,850	180,000	200,000	185,000	175,000
	Change from prior year	4.1%	11.0%	-5.3%	8.1%	5.7%	6.1%
	List Price of Actives	249,000	249,925	200,000	N/A	N/A	N/A
	Change from prior year	-0.4%	25.0%	11.1%			
	Days on Market	5	4	4	5	4	3
Change from prior year	25.0%	0.0%	33.3%	25.0%	33.3%	0.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	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

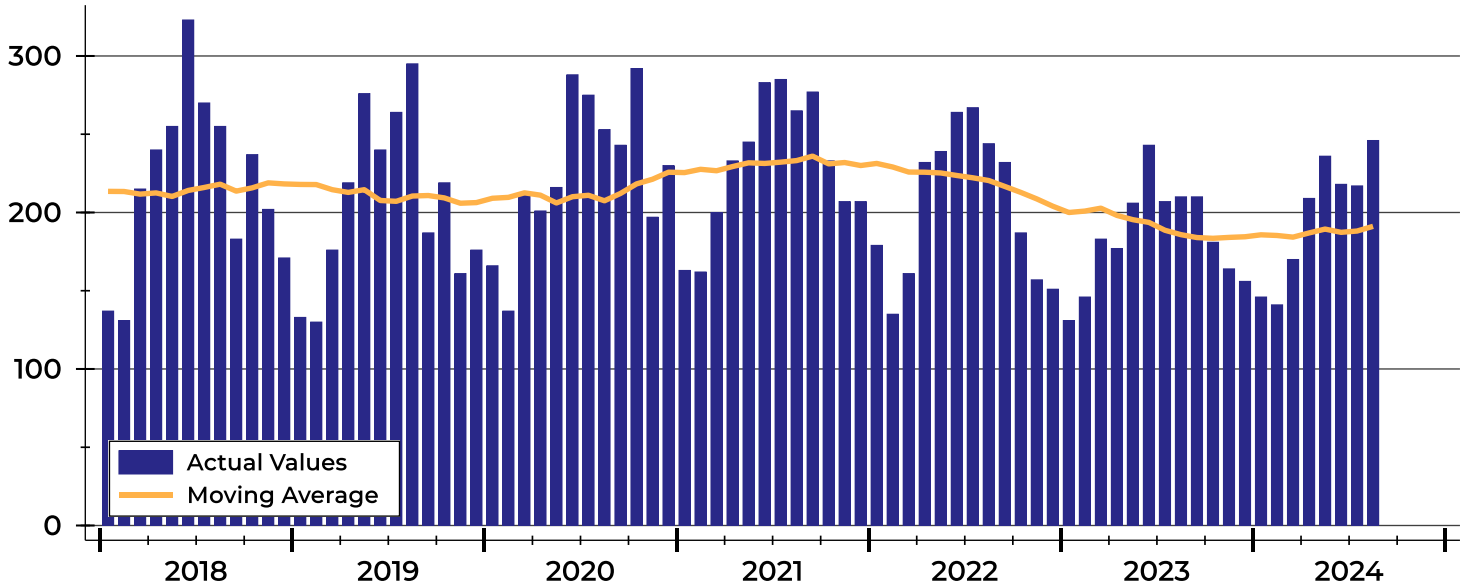
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		246	210	17.1%	1,583	1,503	5.3%
Volume (1,000s)		57,034	49,494	15.2%	356,897	318,454	12.1%
Months' Supply		1.2	1.1	9.1%	N/A	N/A	N/A
Average	Sale Price	231,844	235,685	-1.6%	225,456	211,879	6.4%
	Days on Market	18	17	5.9%	22	17	29.4%
	Percent of List	98.7%	99.9%	-1.2%	99.2%	100.2%	-1.0%
	Percent of Original	97.2%	98.7%	-1.5%	97.7%	99.0%	-1.3%
Median	Sale Price	208,000	199,850	4.1%	200,000	185,000	8.1%
	Days on Market	5	4	25.0%	5	4	25.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 246 homes sold in Shawnee County in August, up from 210 units in August 2023. Total sales volume rose to \$57.0 million compared to \$49.5 million in the previous year.

The median sales price in August was \$208,000, up 4.1% compared to the prior year. Median days on market was 5 days, the same as July, and up from 4 in August 2023.

History of Closed Listings

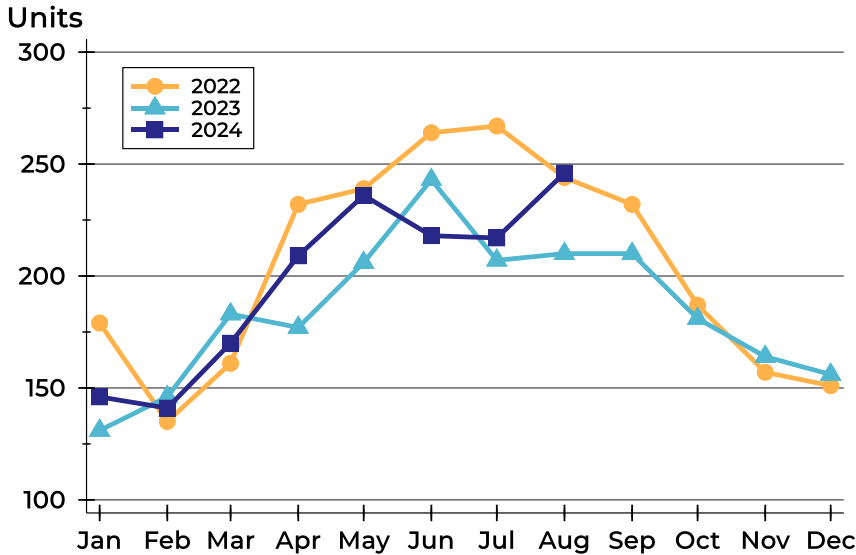
Units





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	
October	187	181	
November	157	164	
December	151	156	

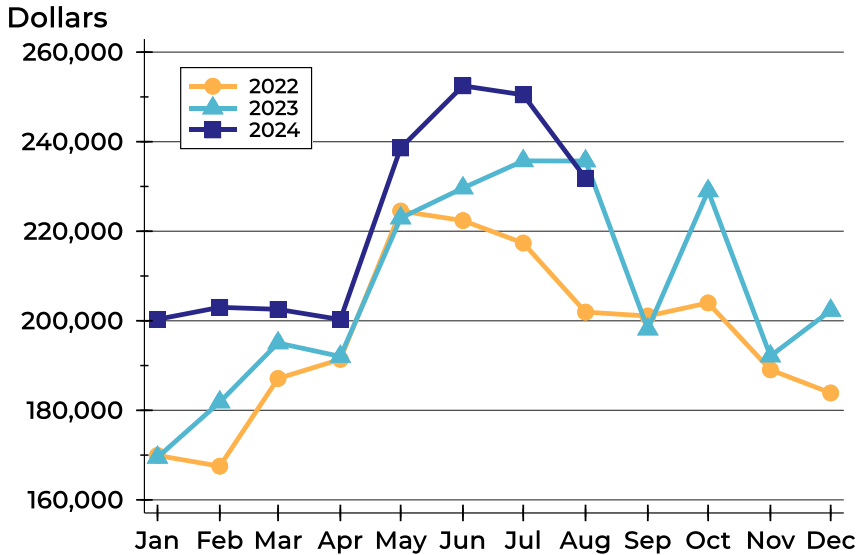
Closed Listings by Price Range

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	3	1.2%	0.0	19,333	20,000	6	4	77.9%	75.0%	77.9%	75.0%
\$25,000-\$49,999	4	1.6%	1.6	40,000	41,500	7	7	88.6%	87.3%	88.6%	87.3%
\$50,000-\$99,999	32	13.0%	0.8	78,386	79,500	18	7	95.9%	98.0%	93.7%	95.3%
\$100,000-\$124,999	14	5.7%	0.3	113,886	111,750	14	6	98.6%	100.0%	97.4%	98.7%
\$125,000-\$149,999	20	8.1%	1.4	137,183	136,800	15	4	99.6%	100.0%	98.4%	100.0%
\$150,000-\$174,999	19	7.7%	1.0	163,063	165,000	9	6	101.3%	100.0%	100.5%	100.0%
\$175,000-\$199,999	23	9.3%	0.9	186,459	185,000	13	3	99.4%	100.0%	99.1%	100.0%
\$200,000-\$249,999	40	16.3%	0.9	220,379	219,889	17	3	100.0%	100.0%	98.3%	100.0%
\$250,000-\$299,999	32	13.0%	1.2	267,618	263,945	17	7	99.6%	100.0%	98.0%	100.0%
\$300,000-\$399,999	29	11.8%	1.7	347,245	350,000	18	7	99.3%	100.0%	97.6%	100.0%
\$400,000-\$499,999	18	7.3%	1.9	445,393	442,500	35	19	98.7%	100.0%	96.6%	99.0%
\$500,000-\$749,999	12	4.9%	2.9	593,033	588,250	40	13	99.5%	99.9%	96.5%	99.9%
\$750,000-\$999,999	0	0.0%	10.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



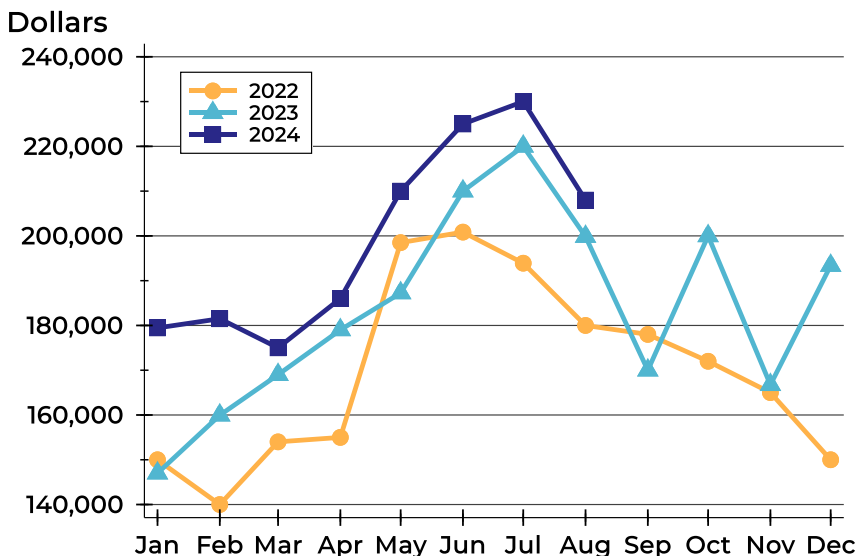
Shawnee County Closed Listings Analysis

Average Price



Month	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	250,465
August	201,942	235,685	231,844
September	201,066	198,134	
October	203,992	229,006	
November	189,048	192,126	
December	183,885	202,308	

Median Price

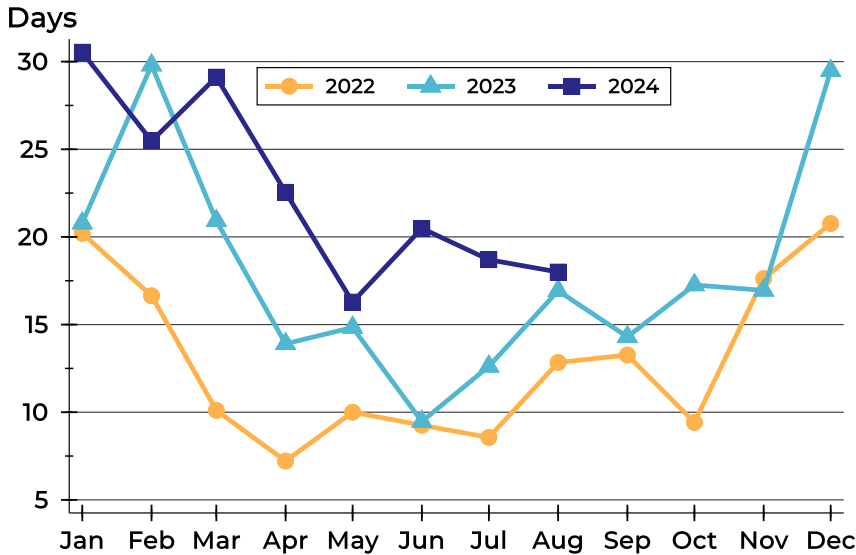


Month	2022	2023	2024
January	150,000	147,000	179,450
February	140,000	159,950	181,500
March	154,000	169,000	175,000
April	155,000	179,000	186,000
May	198,500	187,250	210,000
June	200,850	210,000	225,000
July	193,900	220,000	230,000
August	180,000	199,850	208,000
September	178,006	170,000	
October	172,000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



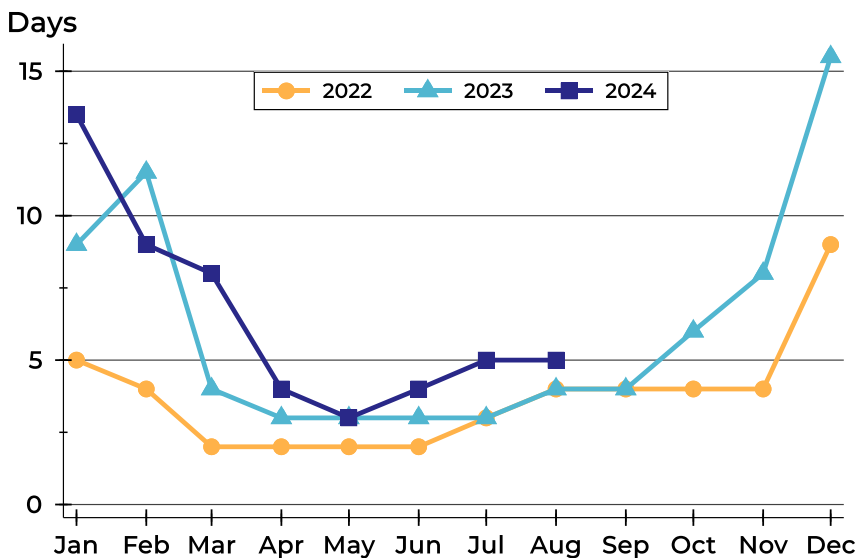
Shawnee County Closed Listings Analysis

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	
October	9	17	
November	18	17	
December	21	29	

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	
October	4	6	
November	4	8	
December	9	16	



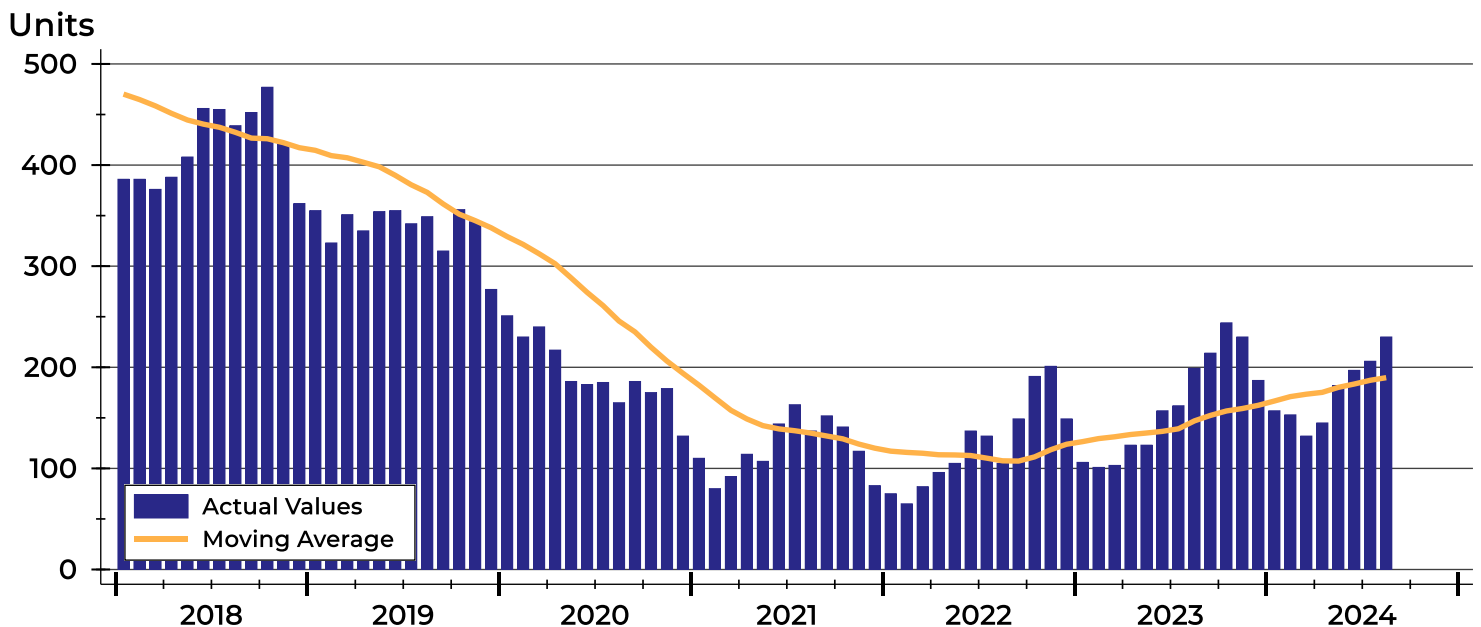
Shawnee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		230	199	15.6%
Volume (1,000s)		64,499	61,109	5.5%
Months' Supply		1.2	1.1	9.1%
Average	List Price	280,431	307,081	-8.7%
	Days on Market	45	44	2.3%
	Percent of Original	96.6%	97.3%	-0.7%
Median	List Price	249,000	249,925	-0.4%
	Days on Market	26	27	-3.7%
	Percent of Original	100.0%	100.0%	0.0%

A total of 230 homes were available for sale in Shawnee County at the end of August. This represents a 1.2 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,000, down 0.4% from 2023. The typical time on market for active listings was 26 days, down from 27 days a year earlier.

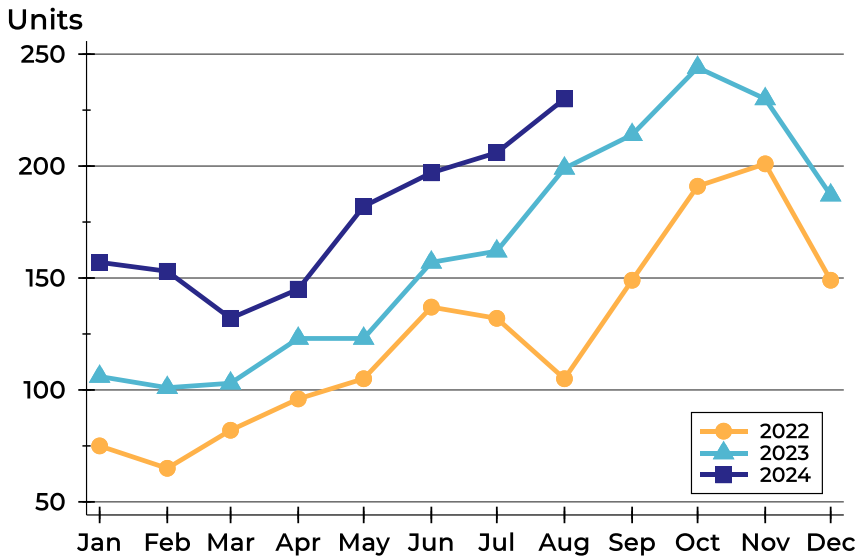
History of Active Listings





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	
October	191	244	
November	201	230	
December	149	187	

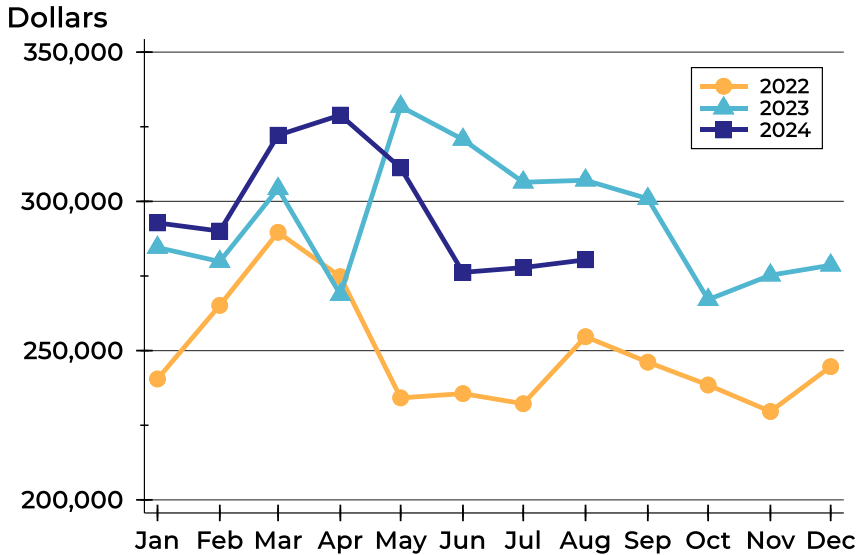
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	12	5.2%	1.6	40,523	45,000	72	83	87.6%	85.2%
\$50,000-\$99,999	21	9.1%	0.8	77,195	78,603	33	5	96.3%	100.0%
\$100,000-\$124,999	4	1.7%	0.3	116,000	117,000	7	7	100.0%	100.0%
\$125,000-\$149,999	22	9.6%	1.4	135,832	134,750	35	17	97.3%	100.0%
\$150,000-\$174,999	18	7.8%	1.0	164,992	165,000	24	14	97.9%	100.0%
\$175,000-\$199,999	15	6.5%	0.9	185,847	185,000	41	21	98.0%	100.0%
\$200,000-\$249,999	25	10.9%	0.9	227,840	225,000	43	25	96.5%	100.0%
\$250,000-\$299,999	28	12.2%	1.2	275,735	272,250	37	26	96.5%	99.0%
\$300,000-\$399,999	39	17.0%	1.7	338,815	339,500	49	31	97.5%	100.0%
\$400,000-\$499,999	19	8.3%	1.9	441,542	430,000	43	37	98.1%	100.0%
\$500,000-\$749,999	20	8.7%	2.9	602,325	580,000	85	39	97.1%	100.0%
\$750,000-\$999,999	6	2.6%	10.3	852,633	837,400	74	50	92.7%	97.1%
\$1,000,000 and up	1	0.4%	N/A	1,000,000	1,000,000	44	44	100.0%	100.0%



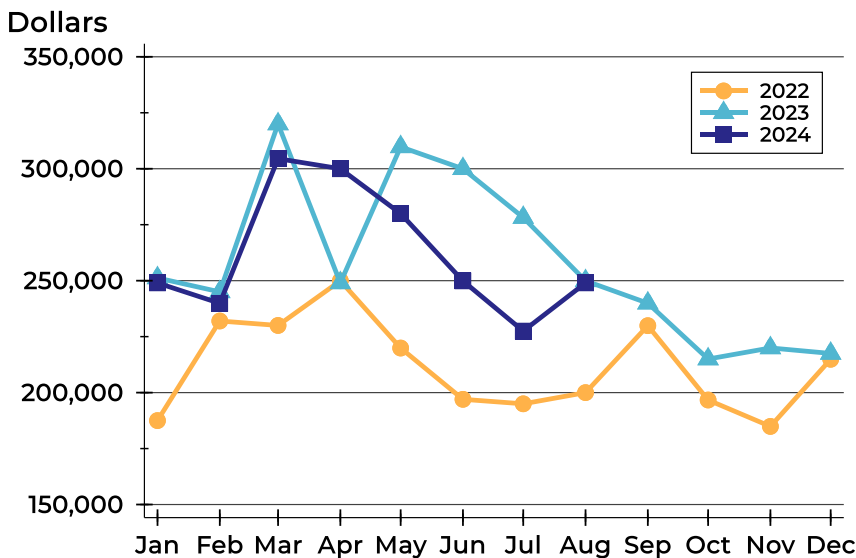
Shawnee County Active Listings Analysis

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	
October	238,490	267,090	
November	229,617	275,269	
December	244,641	278,599	

Median Price

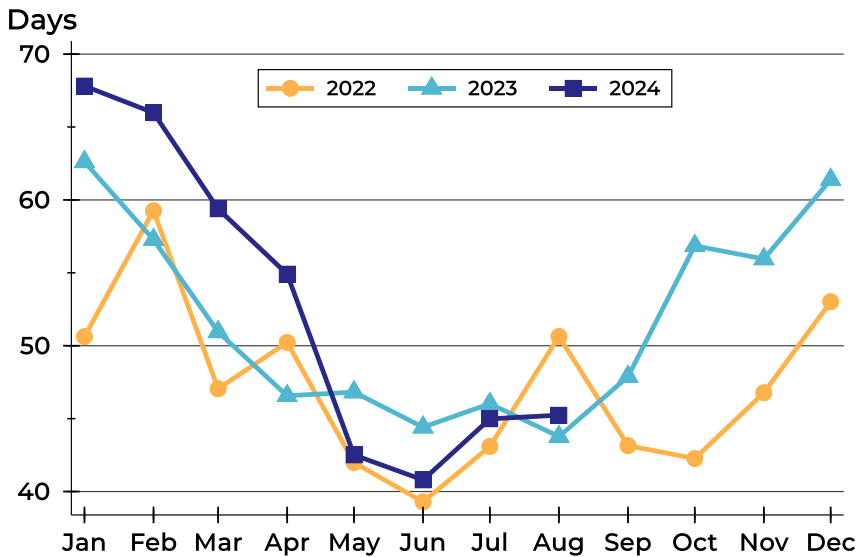


Month	2022	2023	2024
January	187,500	251,225	249,000
February	232,000	245,000	239,900
March	230,000	320,000	304,500
April	249,950	249,000	300,000
May	219,900	309,777	279,950
June	197,000	300,000	249,900
July	195,000	278,200	227,500
August	200,000	249,925	249,000
September	229,900	239,950	
October	196,700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



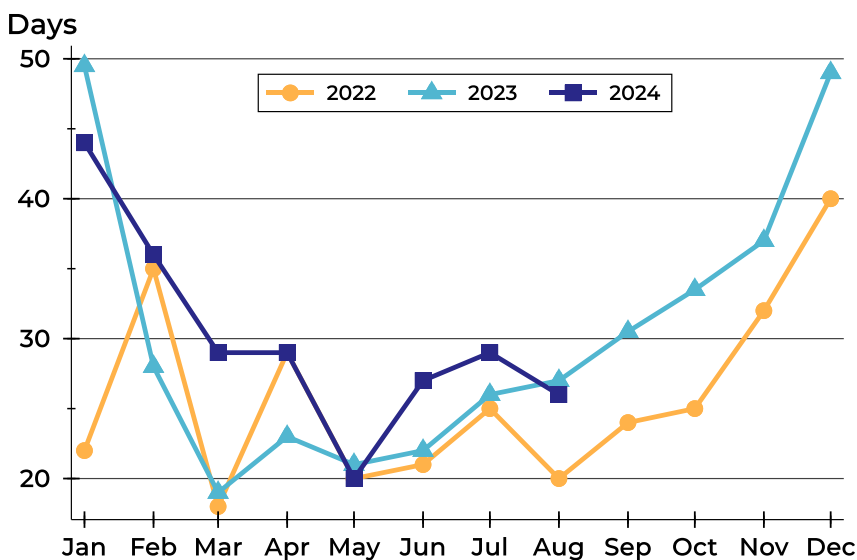
Shawnee County Active Listings Analysis

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	
October	42	57	
November	47	56	
December	53	61	

Median DOM

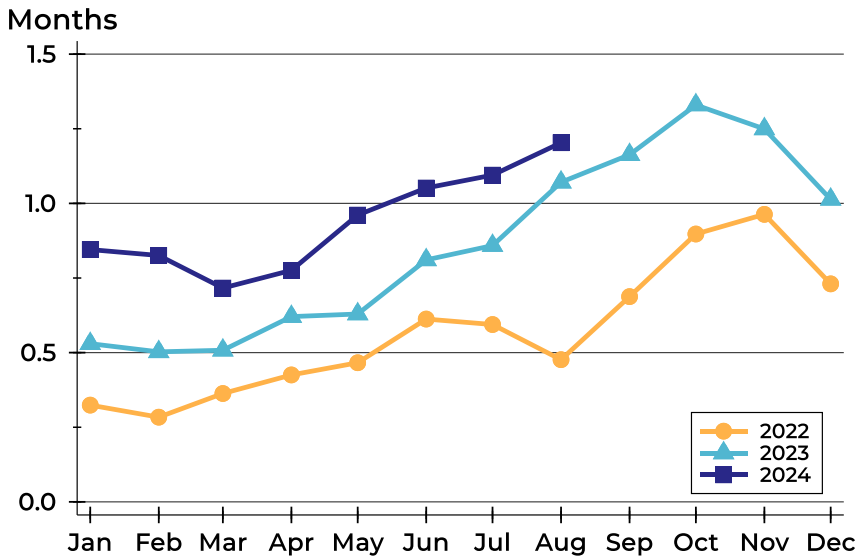


Month	2022	2023	2024
January	22	50	44
February	35	28	36
March	18	19	29
April	29	23	29
May	20	21	20
June	21	22	27
July	25	26	29
August	20	27	26
September	24	31	
October	25	34	
November	32	37	
December	40	49	



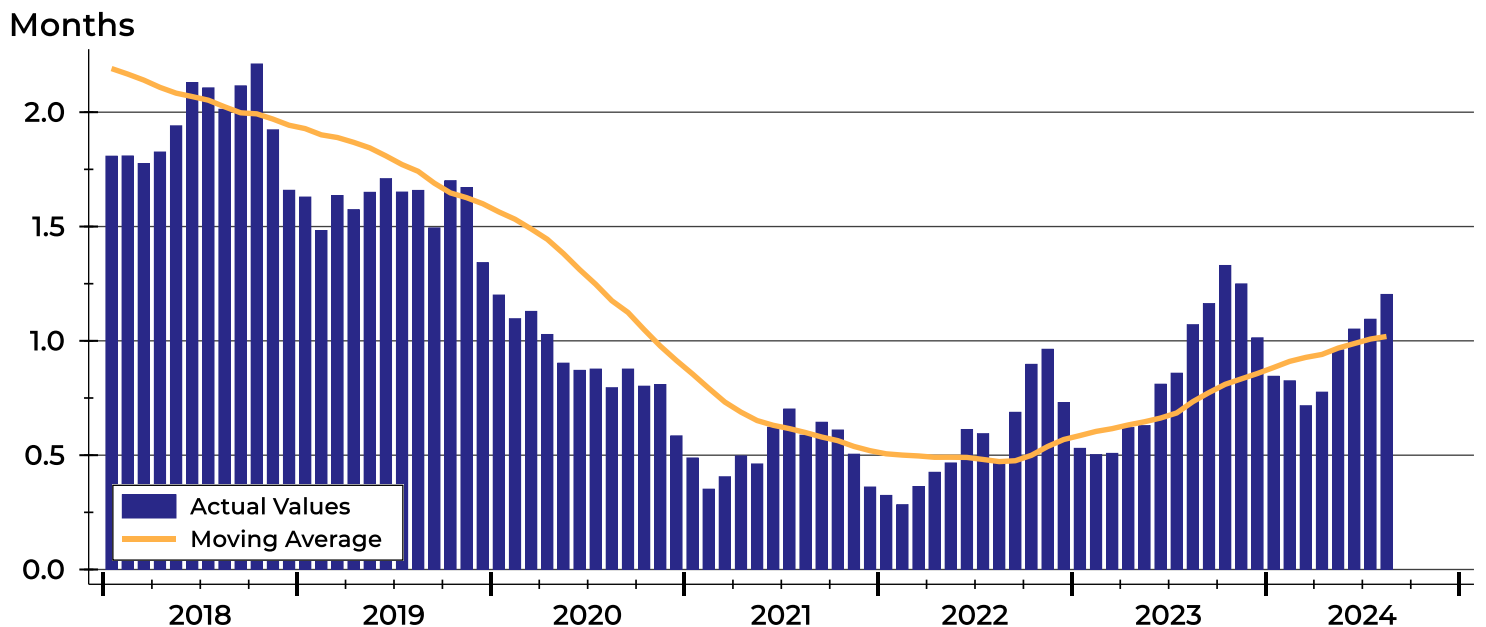
Shawnee County Months' Supply Analysis

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	
October	0.9	1.3	
November	1.0	1.2	
December	0.7	1.0	

History of Month's Supply





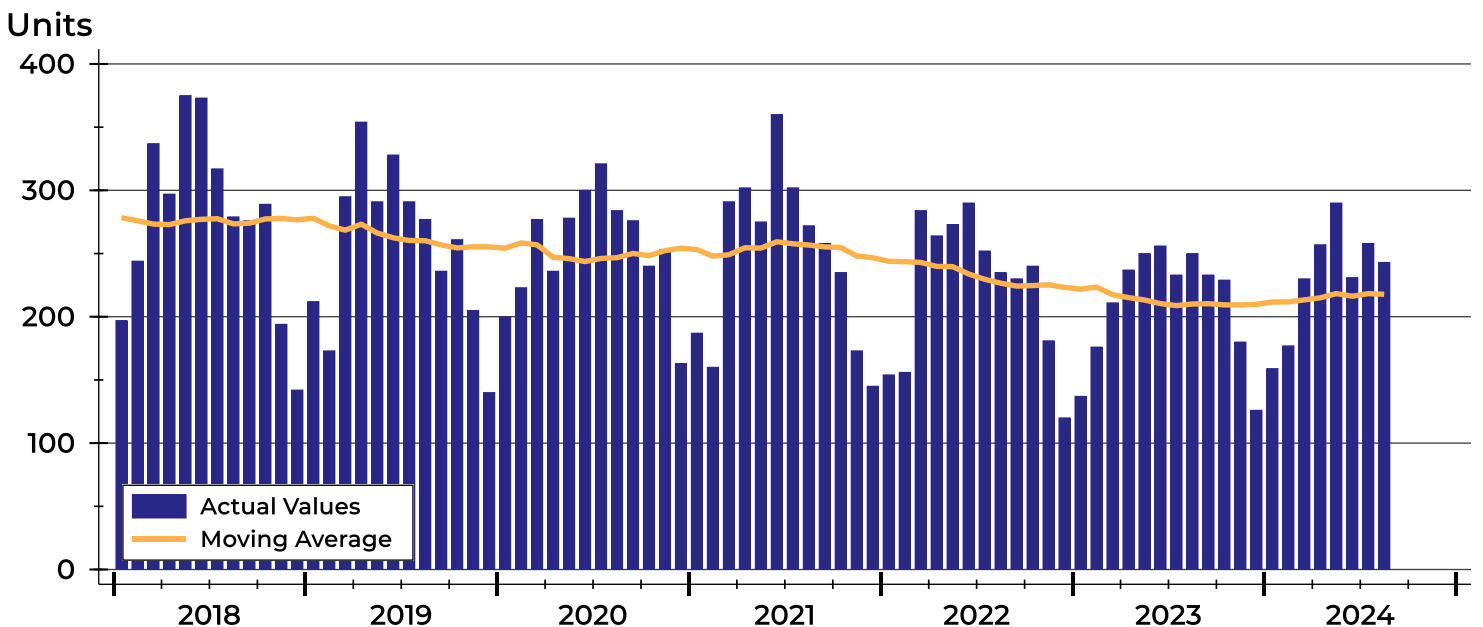
Shawnee County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	243	250	-2.8%
	Volume (1,000s)	58,098	56,811	2.3%
	Average List Price	239,086	227,246	5.2%
	Median List Price	219,900	189,900	15.8%
Year-to-Date	New Listings	1,845	1,750	5.4%
	Volume (1,000s)	432,369	387,288	11.6%
	Average List Price	234,346	221,307	5.9%
	Median List Price	204,900	189,000	8.4%

A total of 243 new listings were added in Shawnee County during August, down 2.8% from the same month in 2023. Year-to-date Shawnee County has seen 1,845 new listings.

The median list price of these homes was \$219,900 up from \$189,900 in 2023.

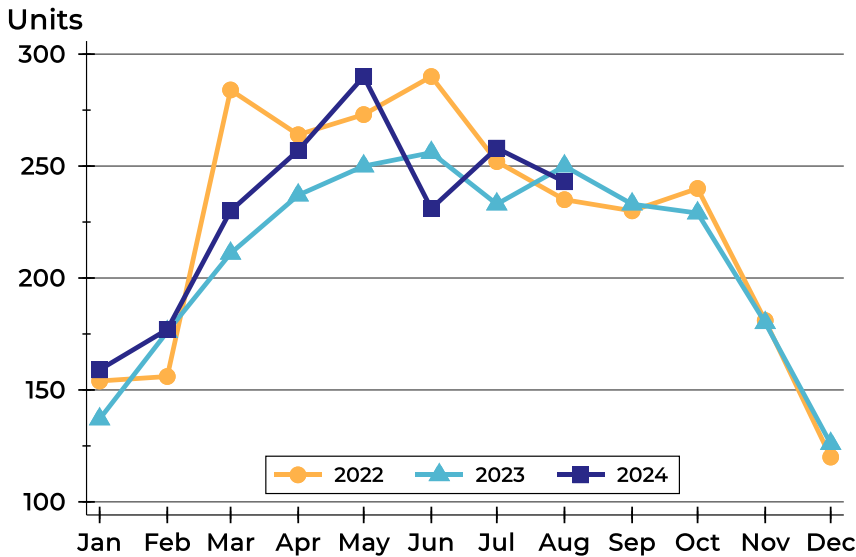
History of New Listings





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	243
September	230	233	
October	240	229	
November	181	180	
December	120	126	

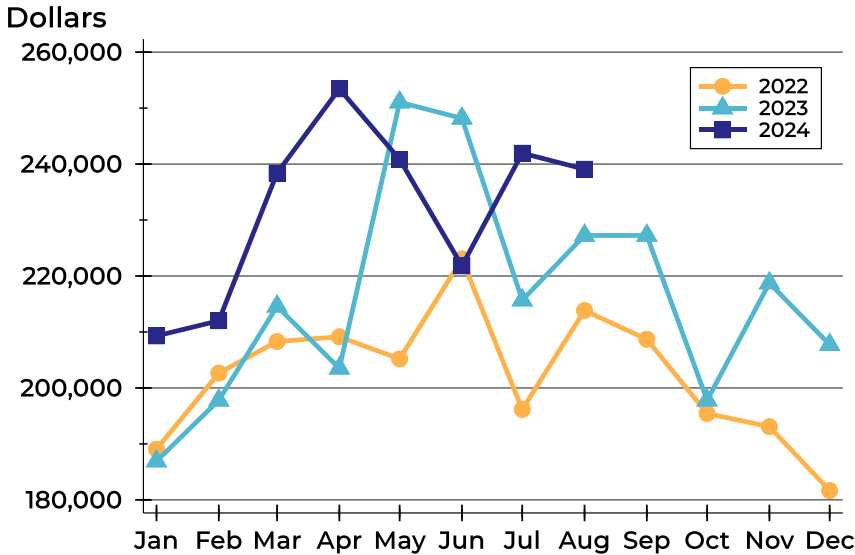
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.4%	20,000	20,000	12	12	75.0%	75.0%
\$25,000-\$49,999	4	1.6%	32,500	30,000	5	4	87.5%	91.7%
\$50,000-\$99,999	28	11.5%	77,468	79,900	6	5	101.0%	100.0%
\$100,000-\$124,999	10	4.1%	113,685	115,000	5	2	98.7%	100.0%
\$125,000-\$149,999	24	9.9%	137,138	137,900	10	9	99.0%	100.0%
\$150,000-\$174,999	26	10.7%	162,371	164,800	10	7	98.4%	100.0%
\$175,000-\$199,999	19	7.8%	185,482	185,000	8	7	98.8%	100.0%
\$200,000-\$249,999	41	16.9%	228,354	229,900	11	9	99.3%	100.0%
\$250,000-\$299,999	34	14.0%	277,963	274,500	15	12	98.5%	100.0%
\$300,000-\$399,999	26	10.7%	344,688	344,250	17	17	98.5%	100.0%
\$400,000-\$499,999	15	6.2%	434,870	435,000	9	8	98.9%	100.0%
\$500,000-\$749,999	14	5.8%	600,979	567,500	15	15	97.5%	100.0%
\$750,000-\$999,999	1	0.4%	893,000	893,000	17	17	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



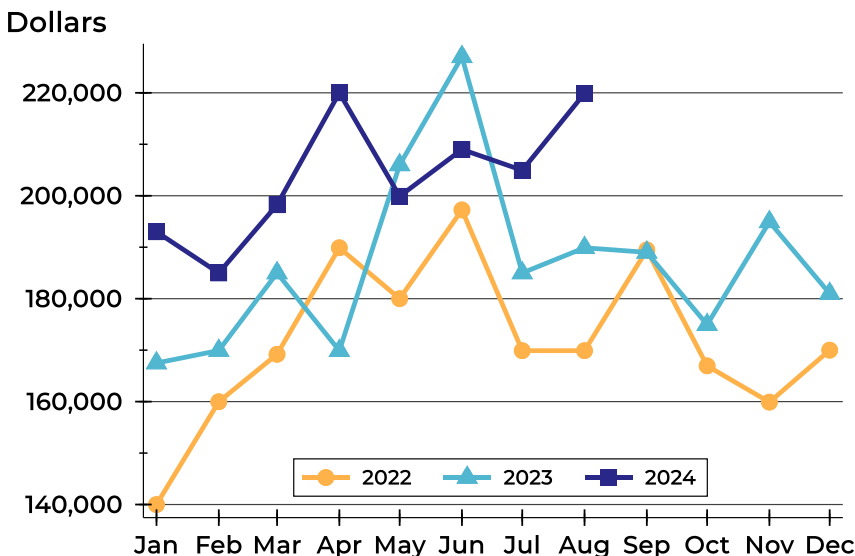
Shawnee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	189,050	186,924	209,293
February	202,646	197,792	212,003
March	208,289	214,587	238,395
April	209,143	203,515	253,438
May	205,180	251,055	240,839
June	223,059	248,173	221,809
July	196,153	215,688	241,951
August	213,837	227,246	239,086
September	208,690	227,243	
October	195,443	197,808	
November	193,072	218,743	
December	181,665	207,731	

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	219,900
September	189,475	189,000	
October	166,950	174,950	
November	159,900	194,925	
December	170,000	181,000	



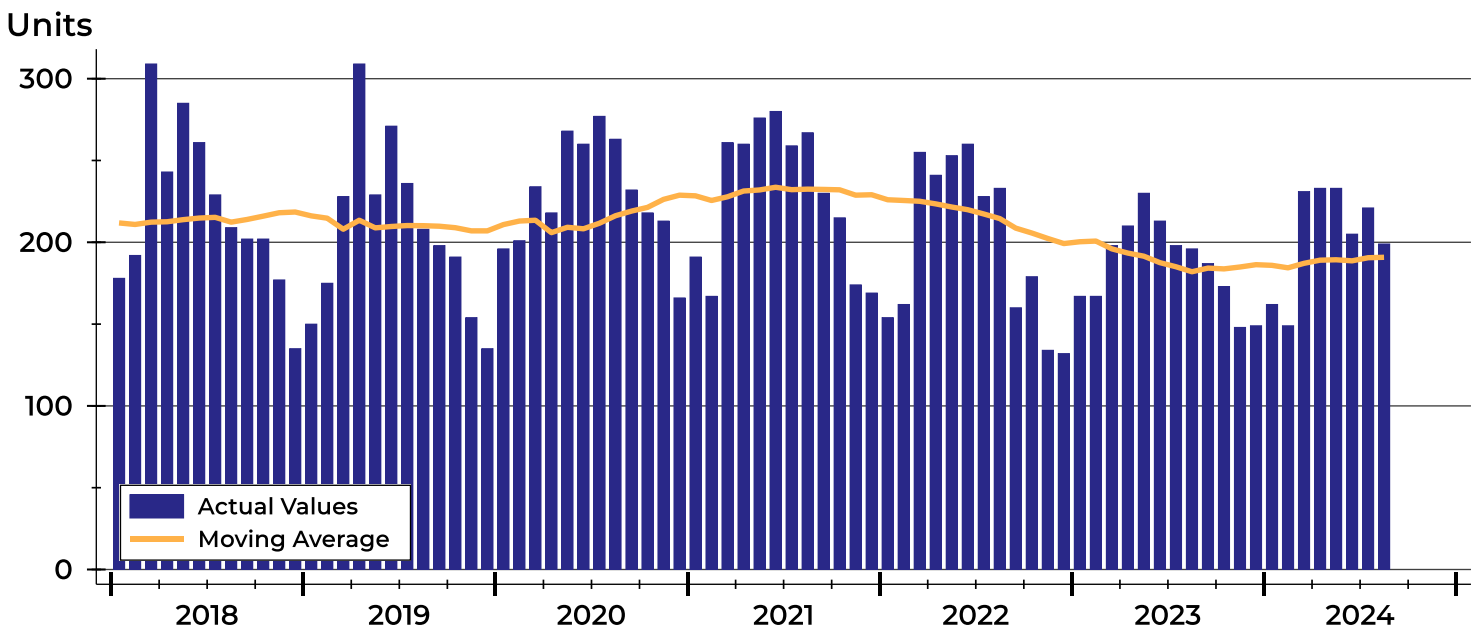
Shawnee County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		199	196	1.5%	1,633	1,579	3.4%
Volume (1,000s)		43,073	42,044	2.4%	373,814	337,572	10.7%
Average	Sale Price	216,446	214,510	0.9%	228,913	213,789	7.1%
	Days on Market	19	14	35.7%	21	16	31.3%
	Percent of Original	97.0%	97.7%	-0.7%	97.9%	99.2%	-1.3%
Median	Sale Price	198,000	180,000	10.0%	199,900	185,000	8.1%
	Days on Market	8	4	100.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 199 contracts for sale were written in Shawnee County during the month of August, up from 196 in 2023. The median list price of these homes was \$198,000, up from \$180,000 the prior year.

Half of the homes that went under contract in August were on the market less than 8 days, compared to 4 days in August 2023.

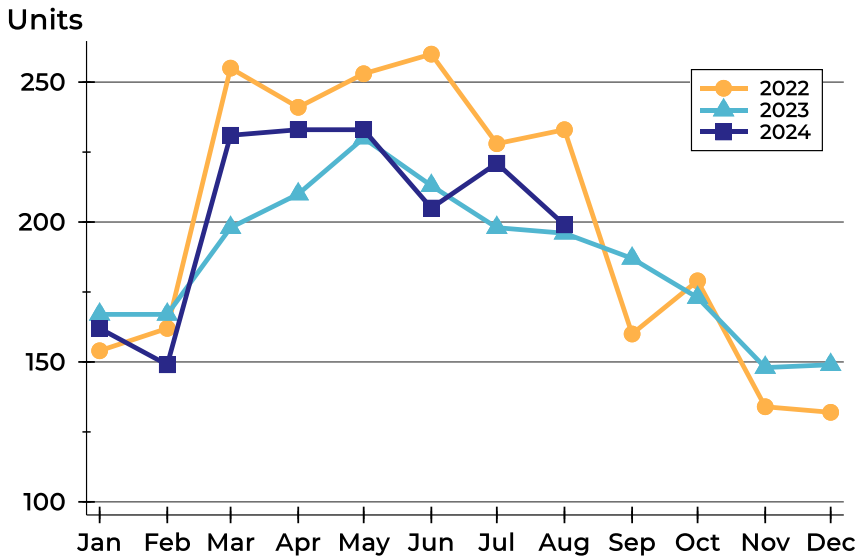
History of Contracts Written





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	221
August	233	196	199
September	160	187	
October	179	173	
November	134	148	
December	132	149	

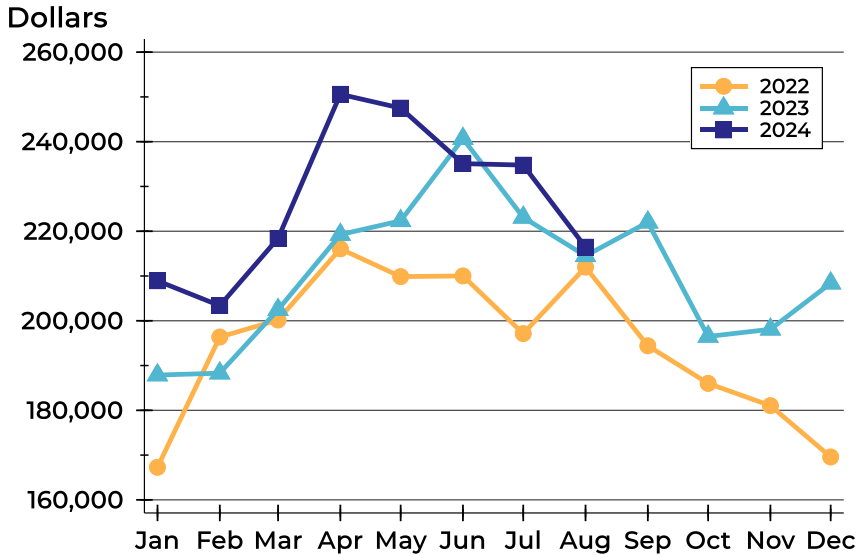
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	22,450	22,450	38	38	87.5%	87.5%
\$25,000-\$49,999	5	2.5%	36,000	35,000	25	13	80.7%	84.4%
\$50,000-\$99,999	29	14.6%	81,134	85,000	20	5	96.9%	100.0%
\$100,000-\$124,999	12	6.0%	111,963	112,450	20	10	94.5%	100.0%
\$125,000-\$149,999	22	11.1%	138,585	139,900	17	9	97.8%	100.0%
\$150,000-\$174,999	19	9.5%	161,260	159,950	17	5	98.0%	100.0%
\$175,000-\$199,999	13	6.5%	188,131	185,000	16	6	97.8%	100.0%
\$200,000-\$249,999	39	19.6%	225,374	225,000	18	9	97.8%	100.0%
\$250,000-\$299,999	25	12.6%	279,035	284,900	19	8	98.0%	100.0%
\$300,000-\$399,999	16	8.0%	336,022	327,350	23	18	97.0%	100.0%
\$400,000-\$499,999	9	4.5%	437,339	439,000	9	3	99.2%	100.0%
\$500,000-\$749,999	6	3.0%	610,833	592,500	8	5	100.0%	100.0%
\$750,000-\$999,999	1	0.5%	750,000	750,000	30	30	92.4%	92.4%
\$1,000,000 and up	1	0.5%	1,100,000	1,100,000	43	43	100.0%	100.0%



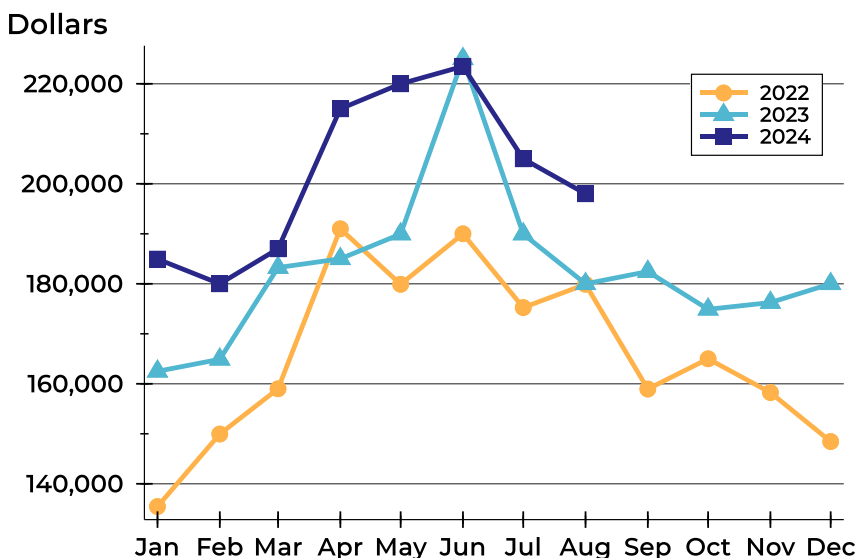
Shawnee County Contracts Written Analysis

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	234,773
August	211,991	214,510	216,446
September	194,419	222,004	
October	186,015	196,498	
November	181,053	198,100	
December	169,583	208,391	

Median Price

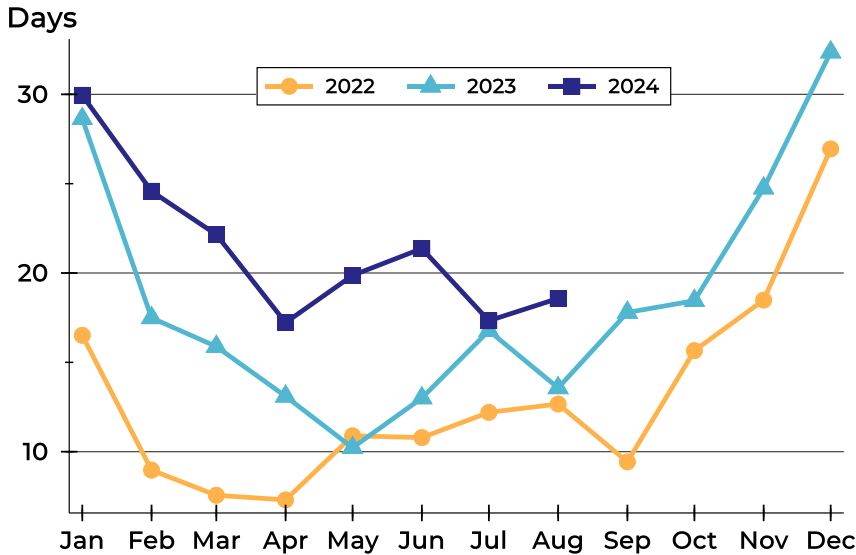


Month	2022	2023	2024
January	135,450	162,500	184,950
February	149,950	164,900	180,000
March	159,000	183,250	187,000
April	191,000	185,000	215,000
May	179,900	189,950	220,000
June	190,000	225,000	223,500
July	175,250	189,950	205,000
August	179,900	180,000	198,000
September	158,950	182,450	
October	165,000	174,900	
November	158,250	176,250	
December	148,450	180,000	



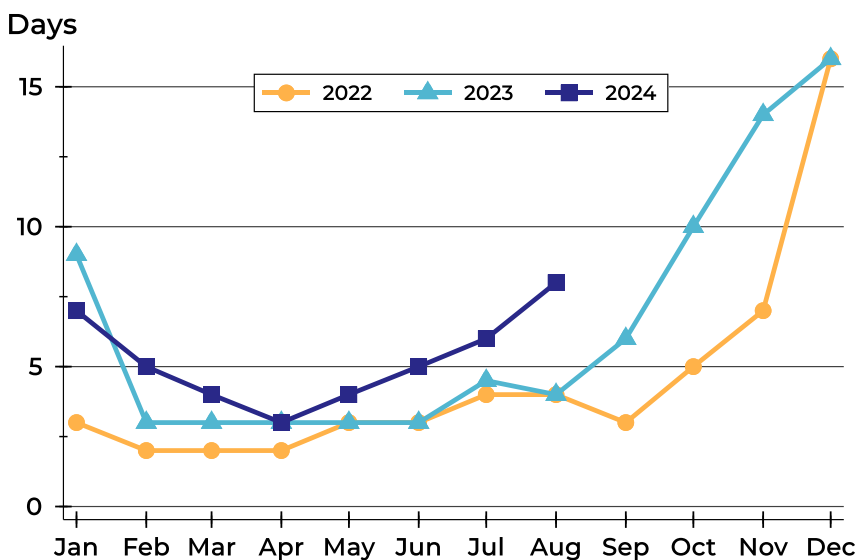
Shawnee County Contracts Written Analysis

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	19
September	9	18	
October	16	18	
November	18	25	
December	27	32	

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	8
September	3	6	
October	5	10	
November	7	14	
December	16	16	



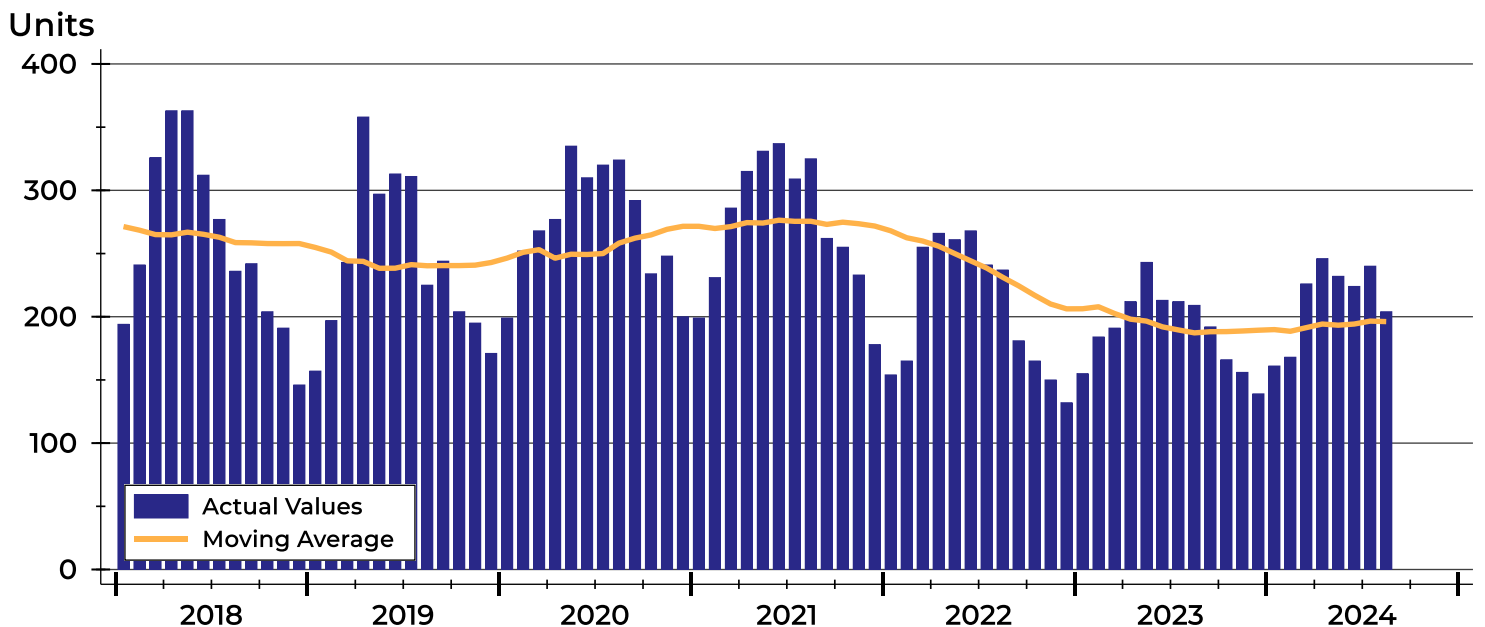
Shawnee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		204	209	-2.4%
Volume (1,000s)		47,480	45,088	5.3%
Average	List Price	232,747	215,734	7.9%
	Days on Market	20	15	33.3%
	Percent of Original	98.1%	98.6%	-0.5%
Median	List Price	200,000	185,000	8.1%
	Days on Market	8	4	100.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 204 listings in Shawnee County had contracts pending at the end of August, down from 209 contracts pending at the end of August 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.

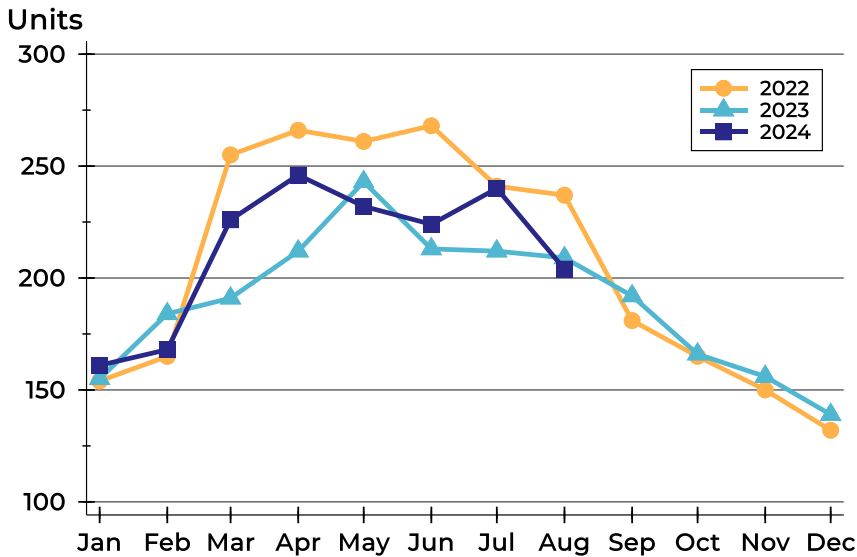
History of Pending Contracts





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	
October	165	166	
November	150	156	
December	132	139	

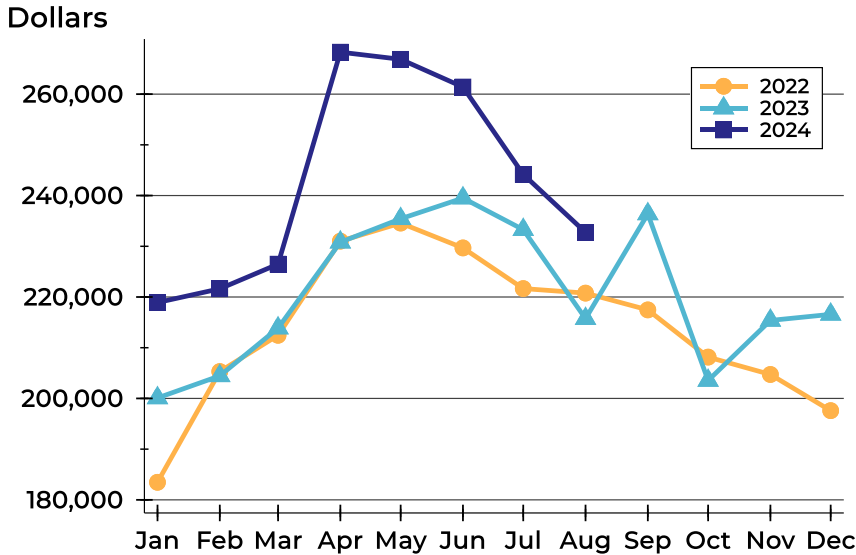
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	1.0%	20,700	20,700	32	32	100.0%	100.0%
\$25,000-\$49,999	2	1.0%	37,500	37,500	56	56	76.3%	76.3%
\$50,000-\$99,999	23	11.3%	82,609	89,900	22	8	97.6%	100.0%
\$100,000-\$124,999	13	6.4%	115,277	115,000	29	13	98.3%	100.0%
\$125,000-\$149,999	22	10.8%	137,053	137,450	19	11	98.6%	100.0%
\$150,000-\$174,999	24	11.8%	159,955	159,925	13	4	98.9%	100.0%
\$175,000-\$199,999	15	7.4%	189,580	189,900	15	6	98.1%	100.0%
\$200,000-\$249,999	36	17.6%	226,378	227,000	19	9	98.1%	100.0%
\$250,000-\$299,999	29	14.2%	278,116	284,900	22	14	98.2%	100.0%
\$300,000-\$399,999	15	7.4%	343,443	350,000	21	18	98.0%	100.0%
\$400,000-\$499,999	13	6.4%	449,304	447,500	12	3	98.6%	100.0%
\$500,000-\$749,999	8	3.9%	632,500	615,000	21	6	98.9%	100.0%
\$750,000-\$999,999	1	0.5%	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	1	0.5%	1,100,000	1,100,000	43	43	100.0%	100.0%



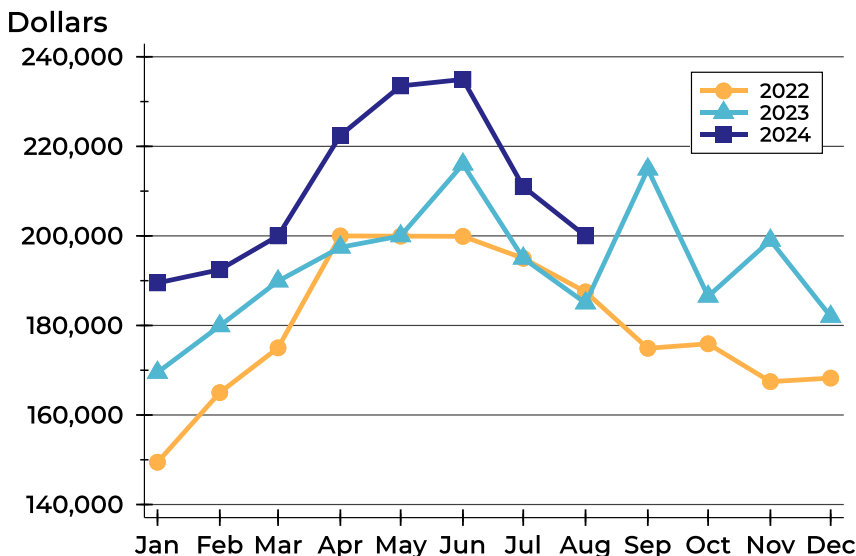
Shawnee County Pending Contracts Analysis

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	
October	208,152	203,540	
November	204,725	215,383	
December	197,592	216,582	

Median Price

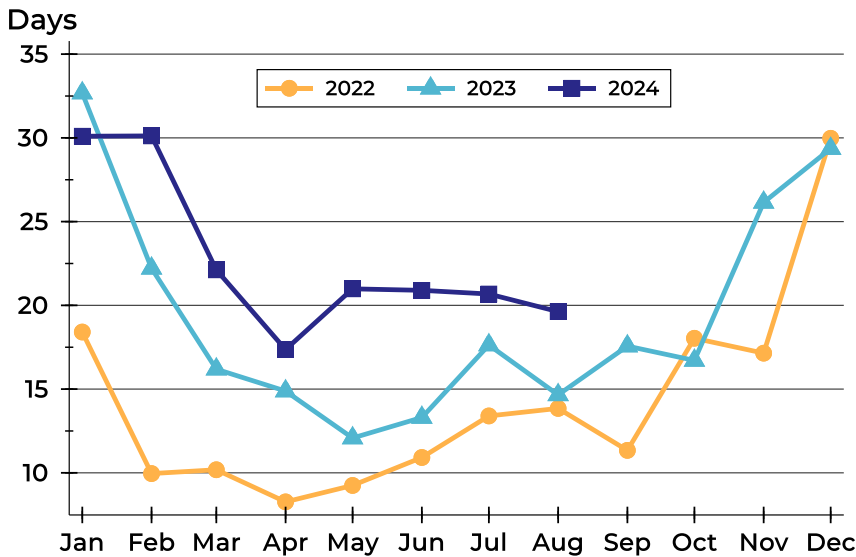


Month	2022	2023	2024
January	149,450	169,500	189,500
February	165,000	179,900	192,450
March	174,999	189,900	200,000
April	200,000	197,450	222,450
May	199,950	200,000	233,500
June	199,900	216,000	234,950
July	195,000	195,000	210,994
August	187,500	185,000	200,000
September	174,900	214,900	
October	175,900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



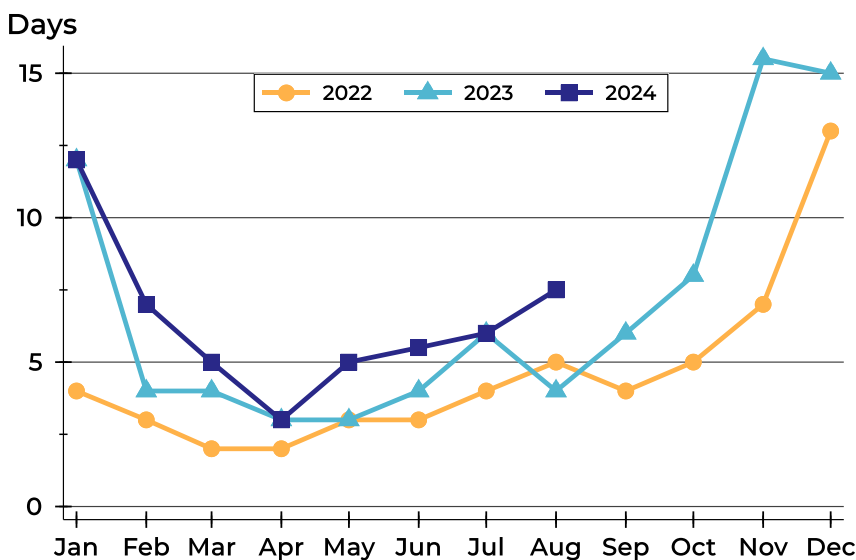
Shawnee County Pending Contracts Analysis

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	
October	18	17	
November	17	26	
December	30	29	

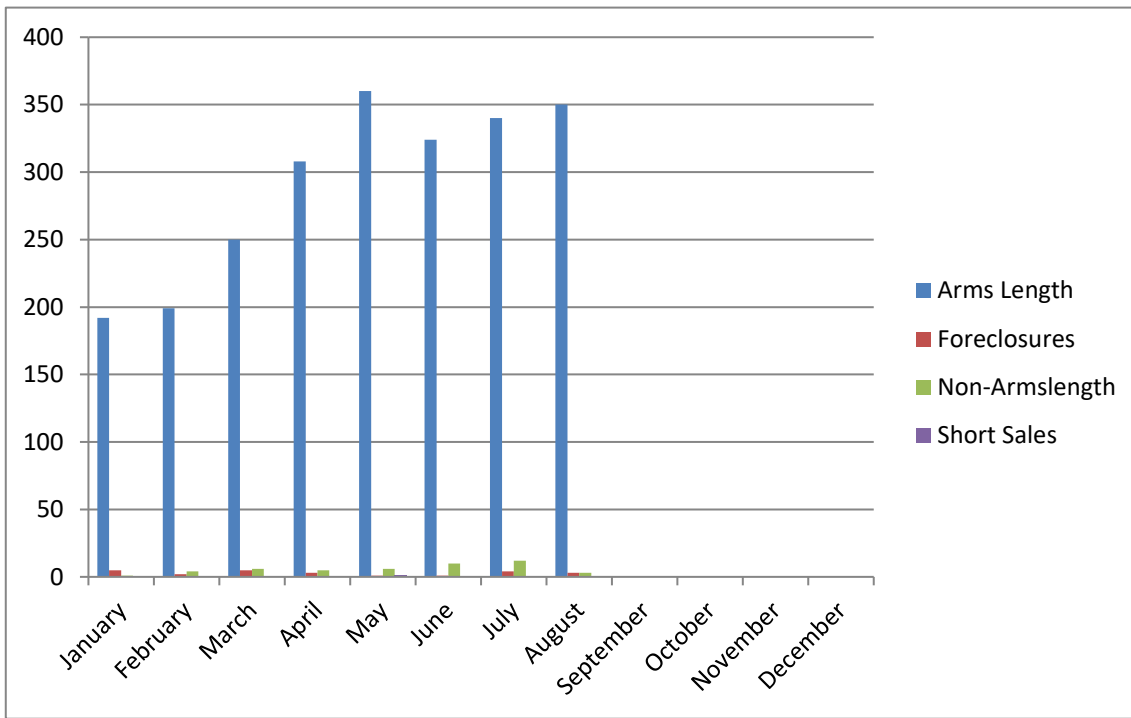
Median DOM



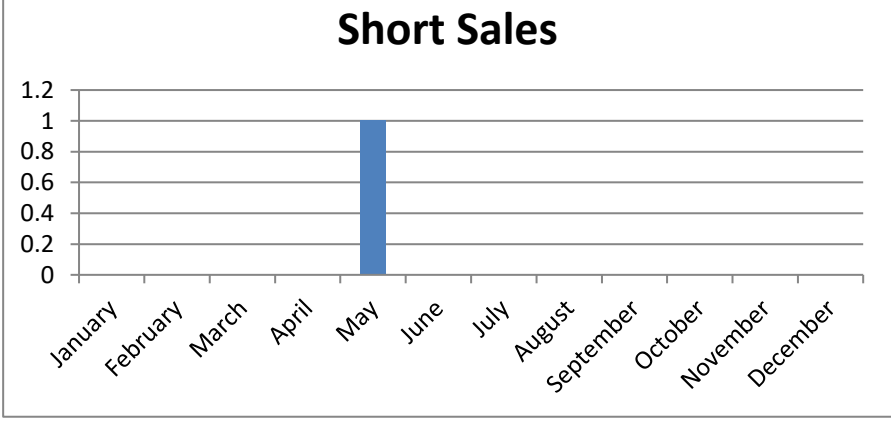
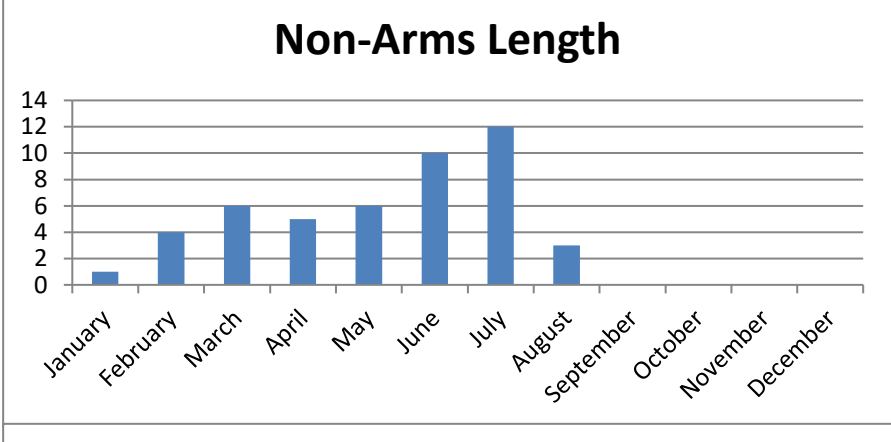
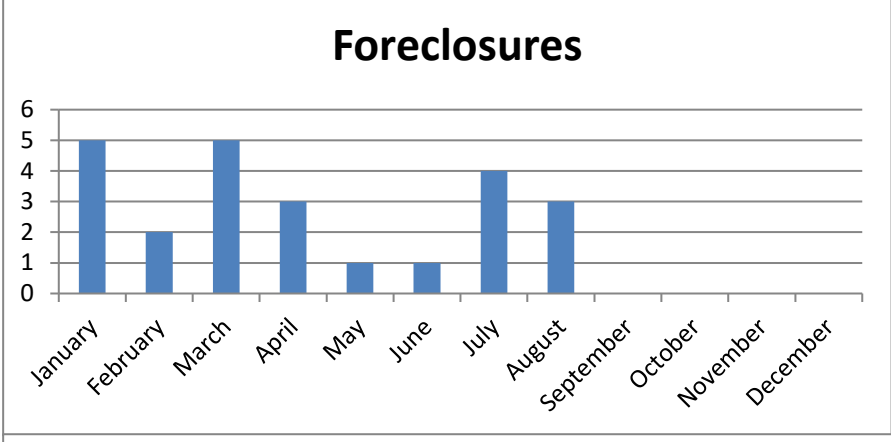
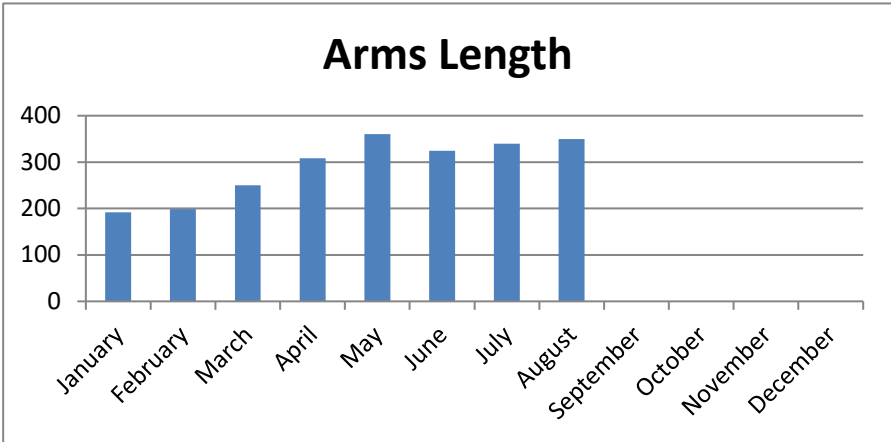
Month	2022	2023	2024
January	4	12	12
February	3	4	7
March	2	4	5
April	2	3	3
May	3	3	5
June	3	4	6
July	4	6	6
August	5	4	8
September	4	6	
October	5	8	
November	7	16	
December	13	15	

Sunflower Multiple Listing Service August 2024 Distressed Sales Report

	<i>Total Sales</i>	<i>Arms Length</i>	<i>Foreclosures</i>	<i>Non-Armslength</i>	<i>Short Sales</i>	<i>Distressed Sales</i>	<i>Distressed as % of Total Sales</i>
January	198	192	5	1	0	5	3%
February	205	199	2	4	0	2	1%
March	261	250	5	6	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							
October							
November							
December							
YTD Totals	2395	2323	24	47	1	25	1%



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



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

August 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					32	44	68	85
\$30,000-\$39,999	3	8	3	7	4	0	6	2					33	37	40	52
\$40,000-\$49,999	7	4	6	6	1	2	3	6					35	42	44	71
\$50,000-\$59,999	2	3	8	3	6	2	5	3					32	70	68	78
\$60,000-\$69,999	5	6	9	14	8	6	7	9					64	81	101	90
\$70,000-\$79,999	6	5	8	7	7	6	6	11					56	64	85	93
\$80,000-\$89,999	6	5	11	27	12	13	7	10					91	69	100	123
\$90,000-\$99,999	8	6	5	6	10	5	9	12					61	90	81	119
\$100,000-\$119,999	10	10	16	15	11	14	10	14					100	136	156	203
\$120,000-\$139,999	10	14	15	23	19	15	27	25					148	178	232	232
\$140,000-\$159,999	19	20	25	26	30	20	23	24					187	178	204	225
\$160,000-\$179,999	17	18	26	22	26	34	27	24					194	175	180	221
\$180,000-\$199,999	15	14	22	28	27	23	21	24					174	149	181	208
\$200,000-\$249,999	26	35	23	54	58	53	58	56					363	329	366	385
\$250,000-\$299,999	27	22	29	32	50	44	51	46					301	240	279	255
\$300,000-\$399,999	22	17	30	42	56	56	50	49					322	286	264	264
\$400,000-\$499,999	10	4	16	10	16	24	24	21					125	116	143	92
\$500,000 or more	4	11	10	8	24	19	22	17					115	102	99	56
TOTALS	198	206	266	334	374	339	359	357	0	0	0	0	2433	2386	2691	2852



**August
2024**

Sunflower MLS Statistics



Topeka MSA & Douglas County Housing Report



Market Overview

Topeka MSA & Douglas County Home Sales Rose in August

Total home sales in the Topeka MSA & Douglas County rose by 9.6% last month to 298 units, compared to 272 units in August 2023. Total sales volume was \$69.4 million, up 5.1% from a year earlier.

The median sale price in August was \$210,000, up from \$205,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

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

The total number of active listings in the Topeka MSA & Douglas County at the end of August was 341 units, up from 278 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 August was \$255,000.

During August, a total of 242 contracts were written down from 248 in August 2023. At the end of the month, there were 253 contracts still pending.

Report Contents

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

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Topeka MSA & Douglas County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date			
		2024	2023	2022	2024	2023	2022	
Home Sales		298	272	320	1,983	1,900	2,220	
	Change from prior year	9.6%	-15.0%	-5.3%	4.4%	-14.4%	-3.7%	
Active Listings		341	278	196	N/A	N/A	N/A	
	Change from prior year	22.7%	41.8%	-9.7%				
Months' Supply		1.4	1.2	0.7	N/A	N/A	N/A	
	Change from prior year	16.7%	71.4%	0.0%				
New Listings		311	302	319	2,359	2,223	2,510	
	Change from prior year	3.0%	-5.3%	-10.9%	6.1%	-11.4%	-8.0%	
Contracts Written		242	248	304	2,046	1,990	2,306	
	Change from prior year	-2.4%	-18.4%	-10.1%	2.8%	-13.7%	-6.6%	
Pending Contracts		253	259	303	N/A	N/A	N/A	
	Change from prior year	-2.3%	-14.5%	-24.1%				
Sales Volume (1,000s)		69,407	66,017	65,888	461,322	418,529	465,488	
	Change from prior year	5.1%	0.2%	-2.8%	10.2%	-10.1%	7.1%	
Average	Sale Price	232,909	242,709	205,899	232,639	220,278	209,679	
		Change from prior year	-4.0%	17.9%	2.7%	5.6%	5.1%	11.2%
	List Price of Actives	301,165	312,541	320,814	N/A	N/A	N/A	
		Change from prior year	-3.6%	-2.6%	33.7%			
	Days on Market	21	16	13	25	19	14	
	Change from prior year	31.3%	23.1%	8.3%	31.6%	35.7%	-6.7%	
	Percent of List	98.6%	99.8%	99.8%	98.9%	99.9%	101.2%	
	Change from prior year	-1.2%	0.0%	-0.5%	-1.0%	-1.3%	0.4%	
	Percent of Original	97.0%	98.5%	98.3%	97.3%	98.5%	100.1%	
	Change from prior year	-1.5%	0.2%	-1.2%	-1.2%	-1.6%	0.0%	
Median	Sale Price	210,000	205,000	180,000	205,000	189,500	181,950	
		Change from prior year	2.4%	13.9%	-5.8%	8.2%	4.1%	8.3%
	List Price of Actives	255,000	250,000	225,000	N/A	N/A	N/A	
		Change from prior year	2.0%	11.1%	18.4%			
	Days on Market	6	4	4	6	4	3	
	Change from prior year	50.0%	0.0%	0.0%	50.0%	33.3%	0.0%	
	Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
	Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



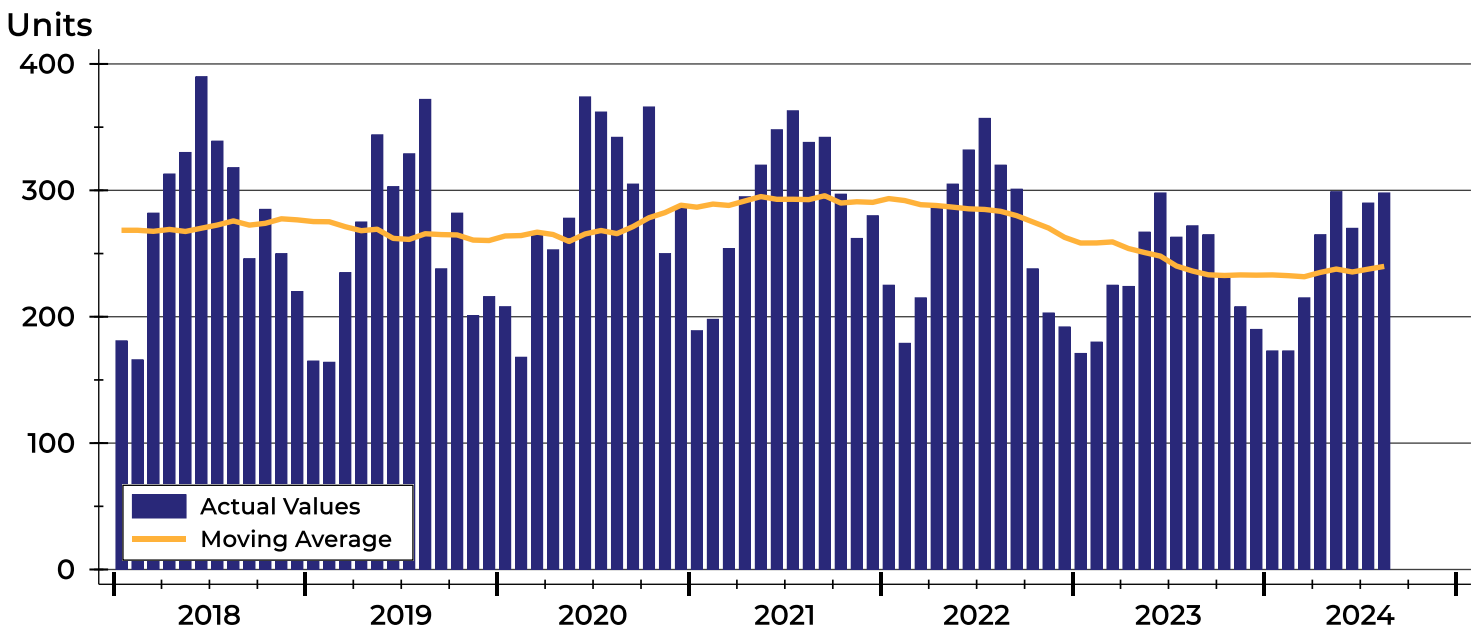
Topeka MSA & Douglas County Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		298	272	9.6%	1,983	1,900	4.4%
Volume (1,000s)		69,407	66,017	5.1%	461,322	418,529	10.2%
Months' Supply		1.4	1.2	16.7%	N/A	N/A	N/A
Average	Sale Price	232,909	242,709	-4.0%	232,639	220,278	5.6%
	Days on Market	21	16	31.3%	25	19	31.6%
	Percent of List	98.6%	99.8%	-1.2%	98.9%	99.9%	-1.0%
	Percent of Original	97.0%	98.5%	-1.5%	97.3%	98.5%	-1.2%
Median	Sale Price	210,000	205,000	2.4%	205,000	189,500	8.2%
	Days on Market	6	4	50.0%	6	4	50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 298 homes sold in the Topeka MSA & Douglas County in August, up from 272 units in August 2023. Total sales volume rose to \$69.4 million compared to \$66.0 million in the previous year.

The median sales price in August was \$210,000, up 2.4% compared to the prior year. Median days on market was 6 days, the same as July, and up from 4 in August 2023.

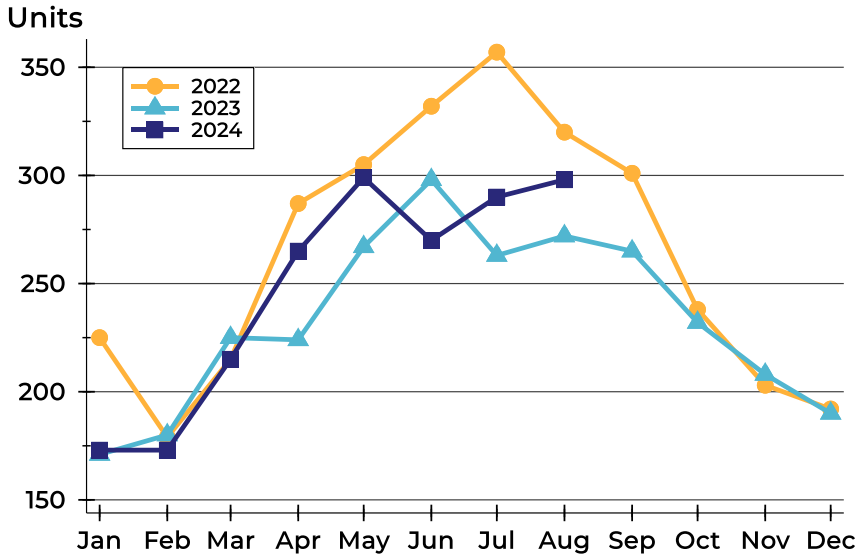
History of Closed Listings





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	
October	238	232	
November	203	208	
December	192	190	

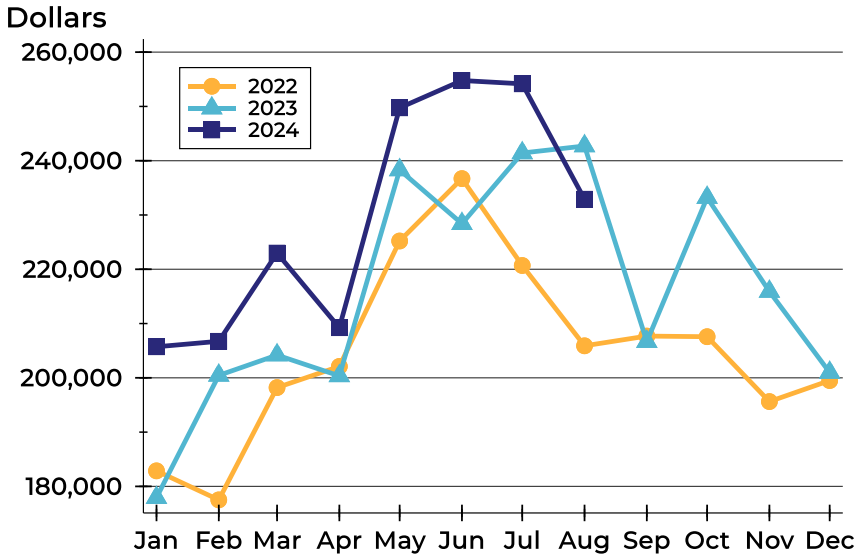
Closed Listings by Price Range

Price Range	Sales		Months' Supply	Sale Price		Days on Market		Price as % of List		Price as % of Orig.	
	Number	Percent		Average	Median	Avg.	Med.	Avg.	Med.	Avg.	Med.
Below \$25,000	3	1.0%	0.0	19,333	20,000	6	4	77.9%	75.0%	77.9%	75.0%
\$25,000-\$49,999	6	2.0%	1.7	41,667	45,000	15	13	92.4%	95.1%	92.4%	95.1%
\$50,000-\$99,999	37	12.4%	0.9	78,746	80,000	27	8	96.0%	100.0%	92.7%	96.0%
\$100,000-\$124,999	19	6.4%	0.5	114,153	115,000	19	11	96.9%	97.6%	95.5%	96.0%
\$125,000-\$149,999	22	7.4%	1.6	137,893	139,250	16	5	99.8%	100.0%	98.7%	100.0%
\$150,000-\$174,999	22	7.4%	0.9	162,327	165,000	25	6	100.9%	100.0%	98.5%	100.0%
\$175,000-\$199,999	27	9.1%	1.0	187,150	186,750	13	4	99.6%	100.0%	98.8%	100.0%
\$200,000-\$249,999	47	15.8%	1.3	221,065	220,000	16	3	100.1%	100.0%	98.6%	100.0%
\$250,000-\$299,999	40	13.4%	1.3	266,317	261,000	15	5	99.6%	100.0%	98.4%	100.0%
\$300,000-\$399,999	42	14.1%	1.7	346,480	344,950	22	8	98.9%	100.0%	98.0%	98.7%
\$400,000-\$499,999	20	6.7%	2.7	444,854	442,500	35	20	97.9%	100.0%	96.0%	99.0%
\$500,000-\$749,999	12	4.0%	3.7	593,033	588,250	40	13	99.5%	99.9%	96.5%	99.9%
\$750,000-\$999,999	1	0.3%	8.3	750,000	750,000	3	3	107.2%	107.2%	107.2%	107.2%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



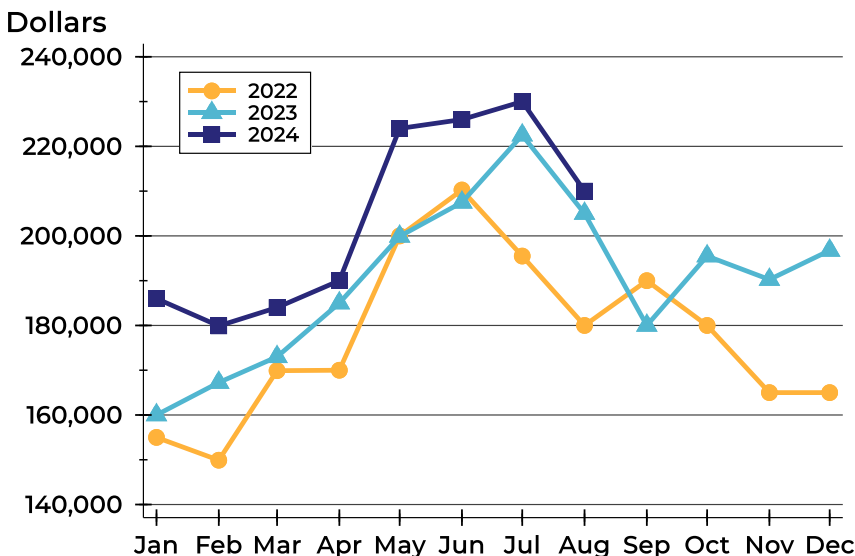
Topeka MSA & Douglas County Closed Listings Analysis

Average Price



Month	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	254,165
August	205,899	242,709	232,909
September	207,696	206,671	
October	207,577	233,209	
November	195,625	215,906	
December	199,500	200,985	

Median Price

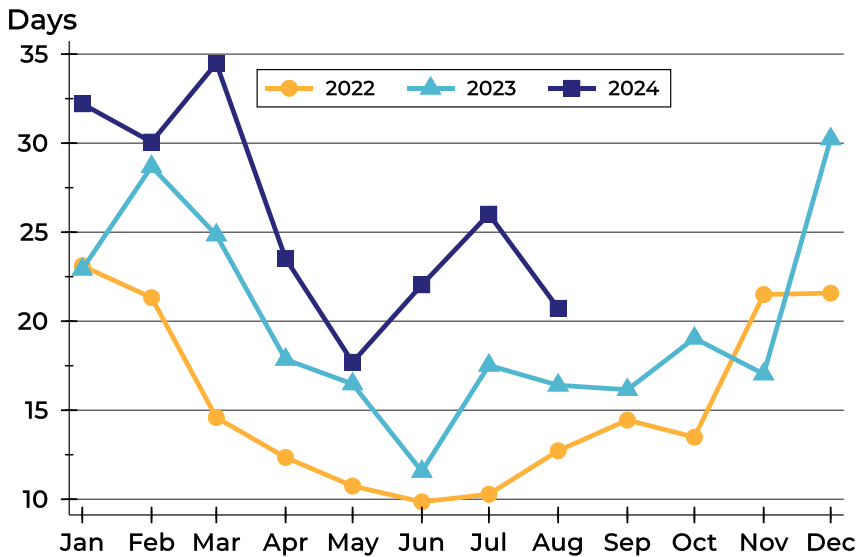


Month	2022	2023	2024
January	155,000	160,000	186,000
February	149,900	167,250	179,900
March	169,900	173,000	184,000
April	170,001	185,000	190,000
May	200,000	199,900	224,000
June	210,250	207,500	226,000
July	195,500	222,500	230,000
August	180,000	205,000	210,000
September	190,000	180,000	
October	180,000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



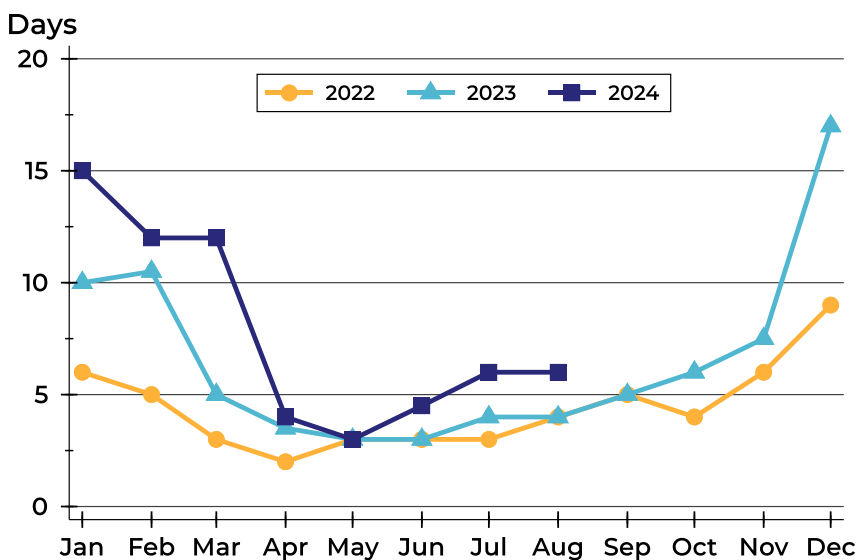
Topeka MSA & Douglas County Closed Listings Analysis

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	
October	13	19	
November	21	17	
December	22	30	

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	
October	4	6	
November	6	8	
December	9	17	



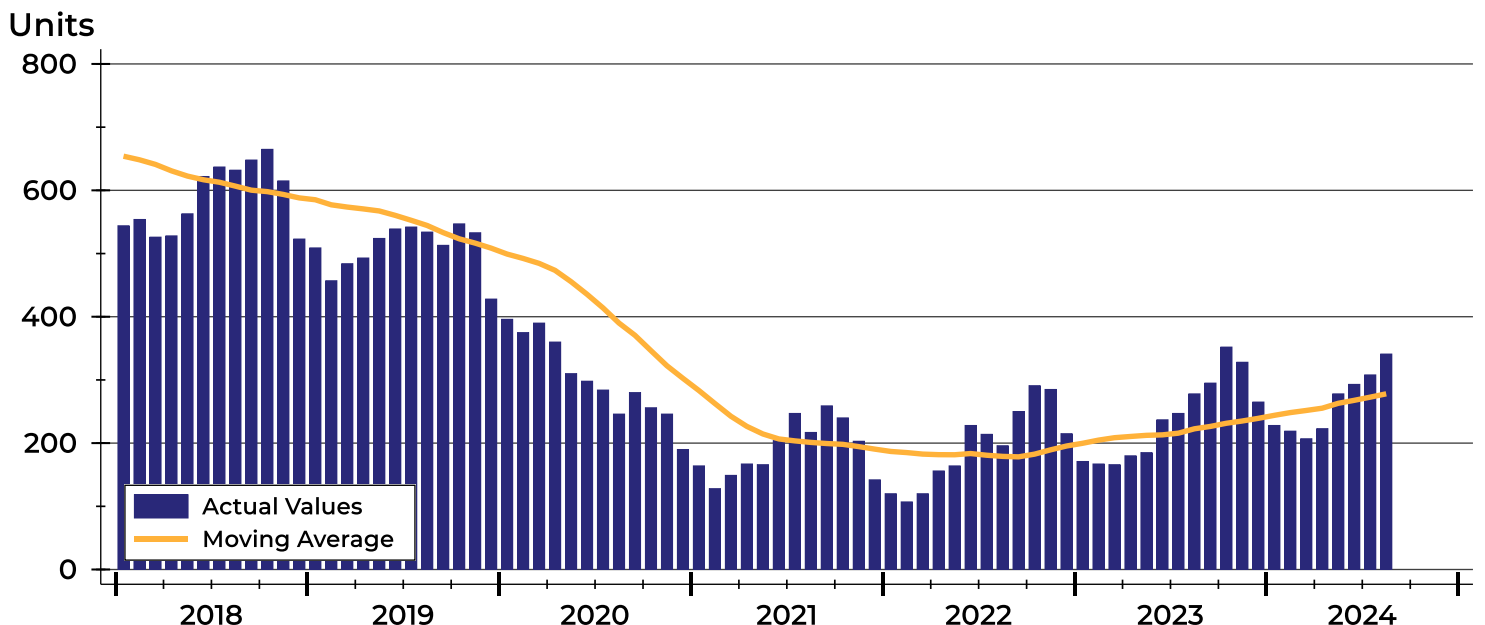
Topeka MSA & Douglas County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		341	278	22.7%
Volume (1,000s)		102,697	86,886	18.2%
Months' Supply		1.4	1.2	16.7%
Average	List Price	301,165	312,541	-3.6%
	Days on Market	49	49	0.0%
	Percent of Original	96.6%	97.0%	-0.4%
Median	List Price	255,000	250,000	2.0%
	Days on Market	31	31	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 341 homes were available for sale in the Topeka MSA & Douglas County at the end of August. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$255,000, up 2.0% from 2023. The typical time on market for active listings was 31 days, up from 31 days a year earlier.

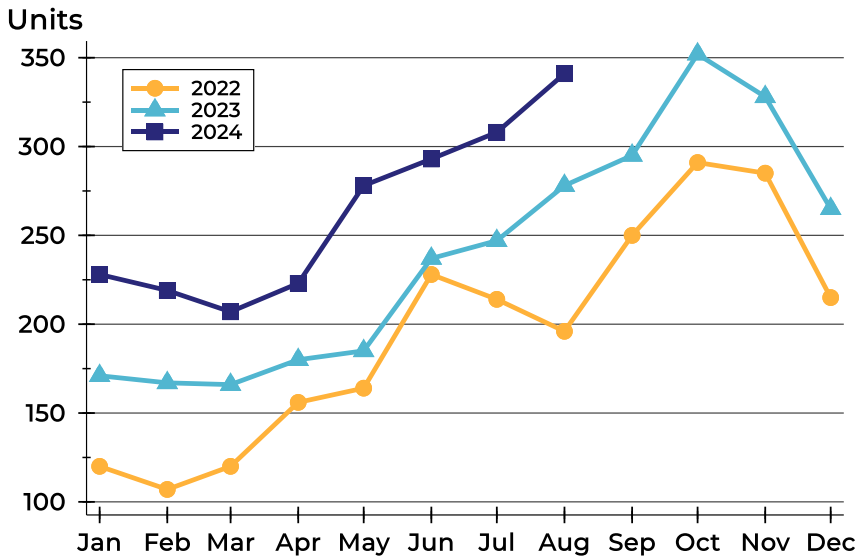
History of Active Listings





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	
October	291	352	
November	285	328	
December	215	265	

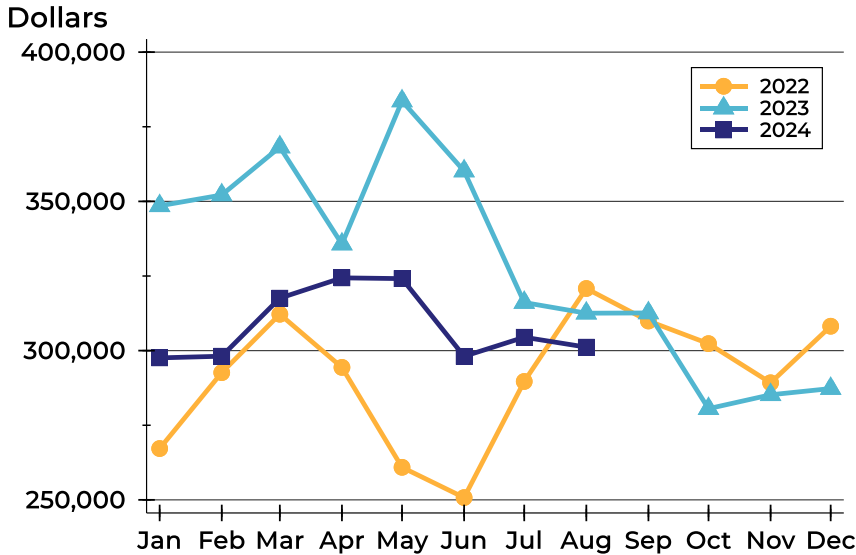
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	15	4.4%	1.7	41,415	45,000	63	53	89.7%	90.0%
\$50,000-\$99,999	26	7.6%	0.9	77,296	78,077	45	18	94.7%	100.0%
\$100,000-\$124,999	8	2.3%	0.5	113,000	112,500	25	13	98.9%	100.0%
\$125,000-\$149,999	32	9.4%	1.6	136,472	135,450	41	23	97.2%	100.0%
\$150,000-\$174,999	20	5.9%	0.9	164,740	165,000	26	17	98.0%	100.0%
\$175,000-\$199,999	20	5.9%	1.0	186,380	186,750	38	19	98.1%	100.0%
\$200,000-\$249,999	46	13.5%	1.3	226,224	224,945	47	31	96.3%	100.0%
\$250,000-\$299,999	39	11.4%	1.3	277,394	279,900	38	27	96.6%	100.0%
\$300,000-\$399,999	52	15.2%	1.7	344,338	339,750	47	32	97.6%	100.0%
\$400,000-\$499,999	36	10.6%	2.7	448,518	440,950	49	37	97.4%	97.8%
\$500,000-\$749,999	35	10.3%	3.7	604,084	588,400	84	46	96.9%	100.0%
\$750,000-\$999,999	9	2.6%	8.3	836,467	799,900	111	52	94.7%	97.2%
\$1,000,000 and up	3	0.9%	N/A	1,275,000	1,200,000	60	44	100.0%	100.0%



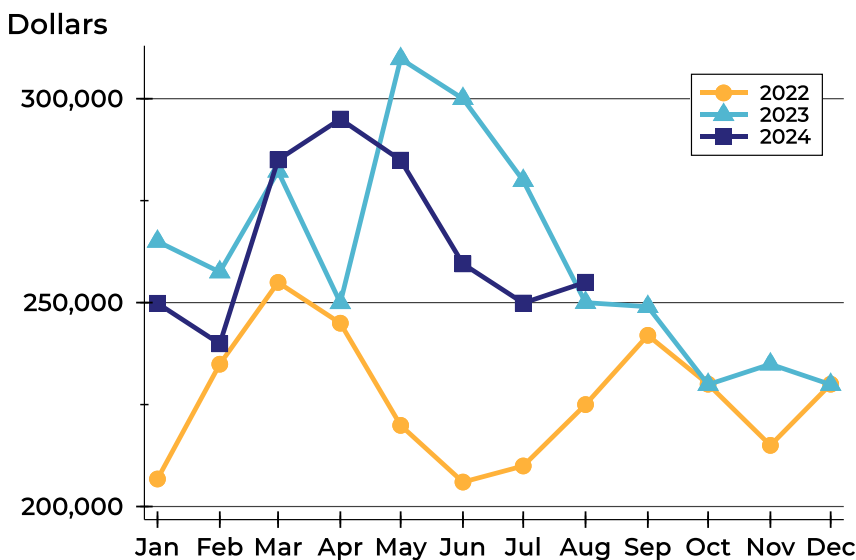
Topeka MSA & Douglas County Active Listings Analysis

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	
October	302,351	280,559	
November	289,231	285,207	
December	308,183	287,298	

Median Price

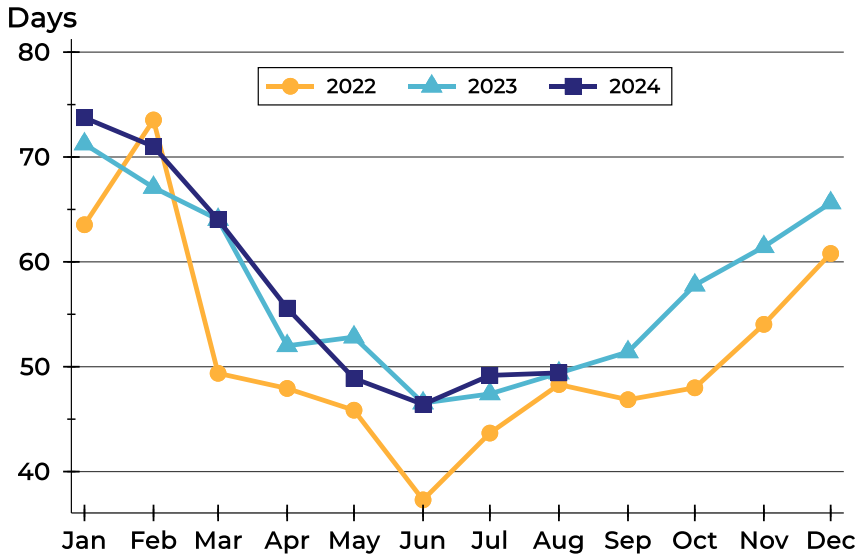


Month	2022	2023	2024
January	206,750	265,000	249,839
February	234,900	257,500	239,900
March	254,950	282,200	285,000
April	244,950	249,950	295,000
May	219,900	309,777	284,925
June	206,000	300,000	259,500
July	209,950	279,900	249,900
August	225,000	250,000	255,000
September	241,985	249,000	
October	230,000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



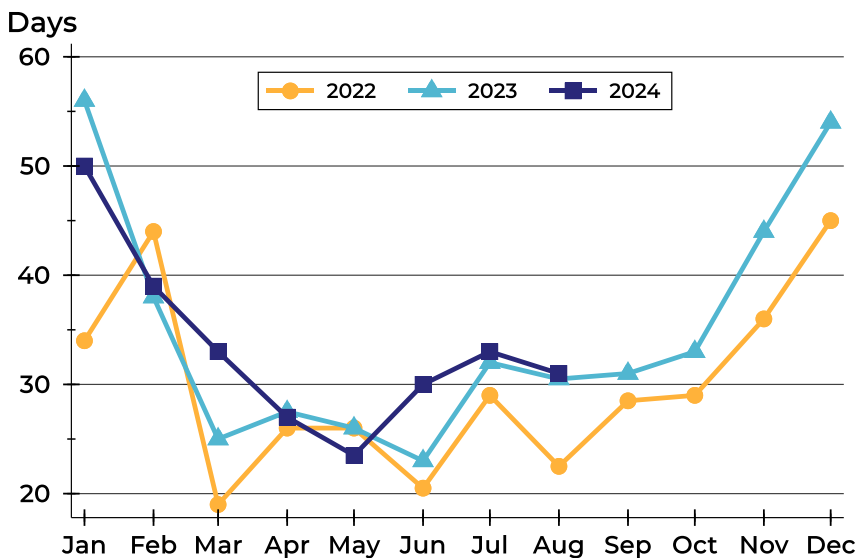
Topeka MSA & Douglas County Active Listings Analysis

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	
October	48	58	
November	54	61	
December	61	66	

Median DOM

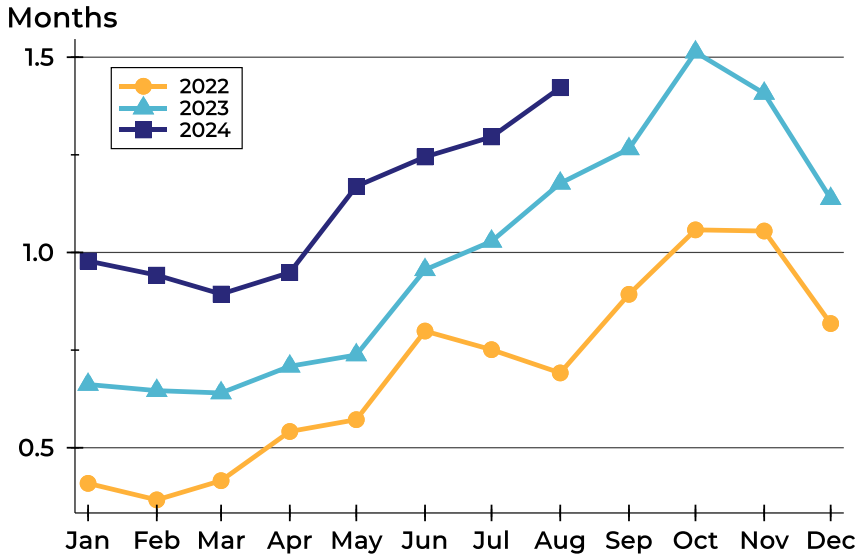


Month	2022	2023	2024
January	34	56	50
February	44	38	39
March	19	25	33
April	26	28	27
May	26	26	24
June	21	23	30
July	29	32	33
August	23	31	31
September	29	31	
October	29	33	
November	36	44	
December	45	54	



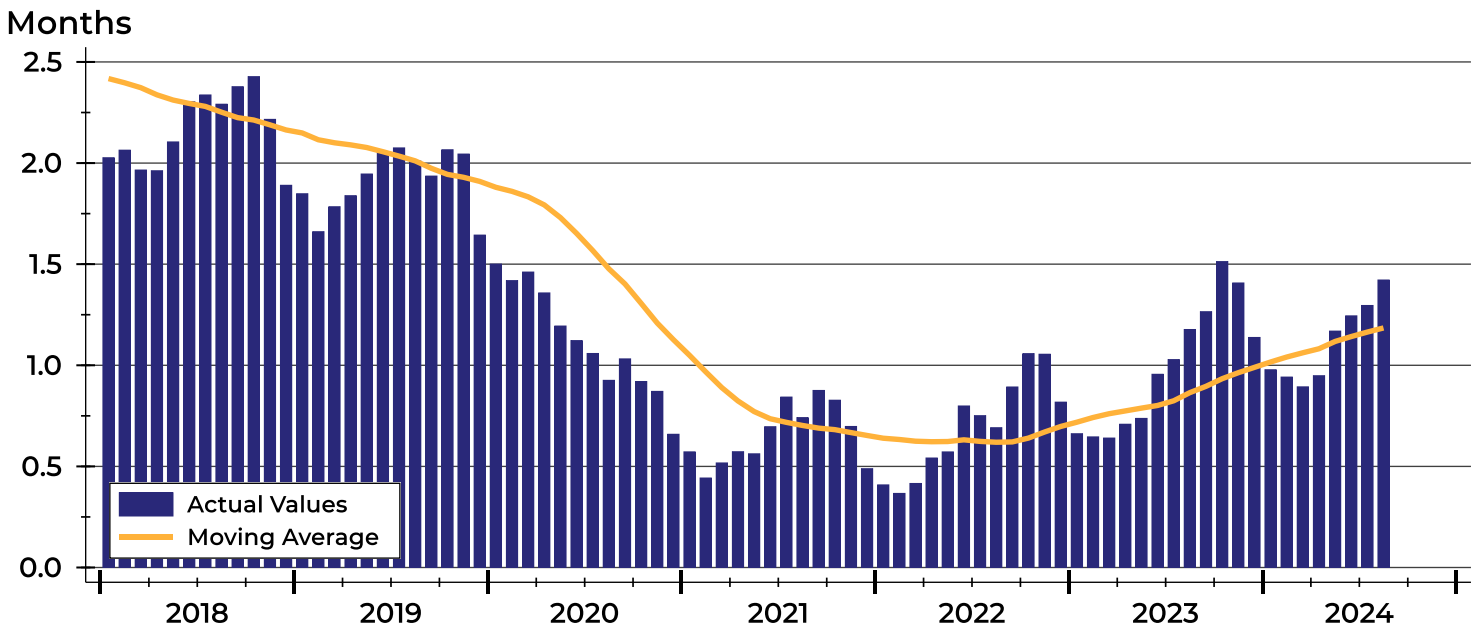
Topeka MSA & Douglas County Months' Supply Analysis

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	
October	1.1	1.5	
November	1.1	1.4	
December	0.8	1.1	

History of Month's Supply





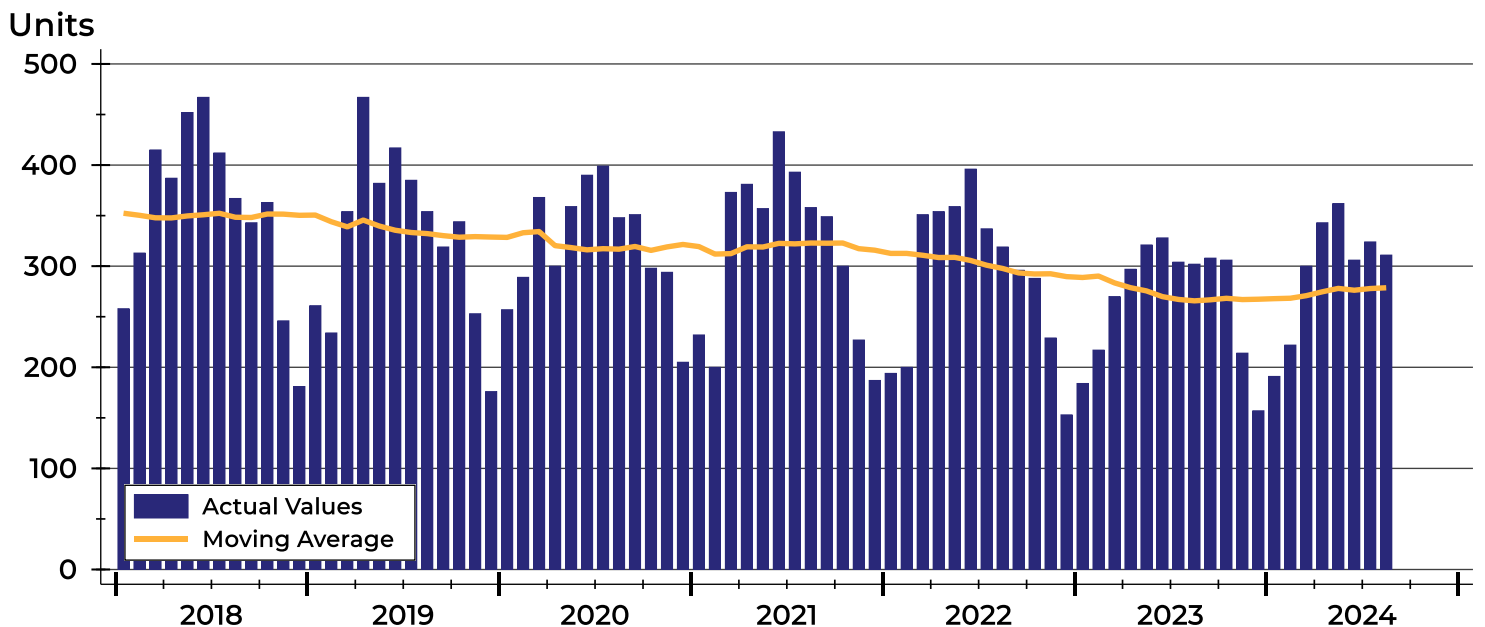
Topeka MSA & Douglas County New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	311	302	3.0%
	Volume (1,000s)	78,173	69,368	12.7%
	Average List Price	251,359	229,697	9.4%
	Median List Price	224,900	185,000	21.6%
Year-to-Date	New Listings	2,359	2,223	6.1%
	Volume (1,000s)	578,344	515,484	12.2%
	Average List Price	245,165	231,886	5.7%
	Median List Price	215,000	196,320	9.5%

A total of 311 new listings were added in the Topeka MSA & Douglas County during August, up 3.0% from the same month in 2023. Year-to-date the Topeka MSA & Douglas County has seen 2,359 new listings.

The median list price of these homes was \$224,900 up from \$185,000 in 2023.

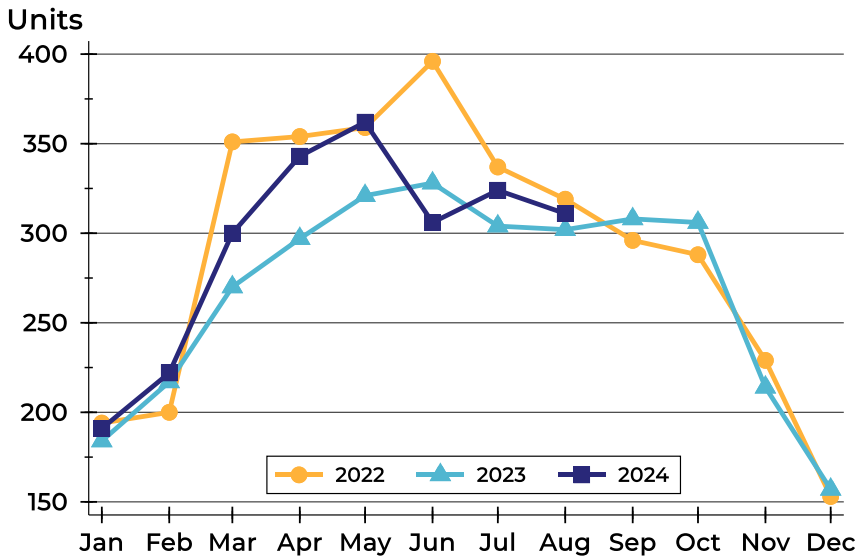
History of New Listings





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	306
July	337	304	324
August	319	302	311
September	296	308	
October	288	306	
November	229	214	
December	153	157	

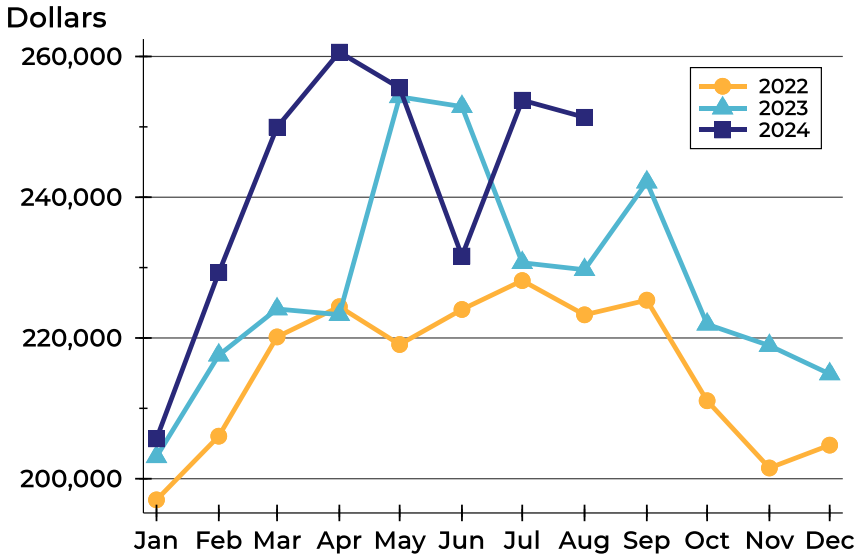
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	20,000	20,000	12	12	75.0%	75.0%
\$25,000-\$49,999	6	1.9%	37,075	36,250	11	9	91.7%	100.0%
\$50,000-\$99,999	30	9.6%	78,122	79,900	7	5	101.0%	100.0%
\$100,000-\$124,999	12	3.9%	112,238	112,500	6	4	98.9%	100.0%
\$125,000-\$149,999	32	10.3%	137,766	139,450	11	9	99.4%	100.0%
\$150,000-\$174,999	28	9.0%	162,912	164,900	11	7	98.5%	100.0%
\$175,000-\$199,999	25	8.0%	186,522	185,000	9	7	98.7%	100.0%
\$200,000-\$249,999	55	17.7%	228,271	229,000	13	10	99.3%	100.0%
\$250,000-\$299,999	39	12.5%	278,963	279,900	16	14	98.5%	100.0%
\$300,000-\$399,999	34	10.9%	346,476	349,250	17	16	98.8%	100.0%
\$400,000-\$499,999	28	9.0%	442,019	437,000	12	10	99.1%	100.0%
\$500,000-\$749,999	19	6.1%	597,759	565,950	16	16	98.1%	100.0%
\$750,000-\$999,999	2	0.6%	829,000	829,000	20	20	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



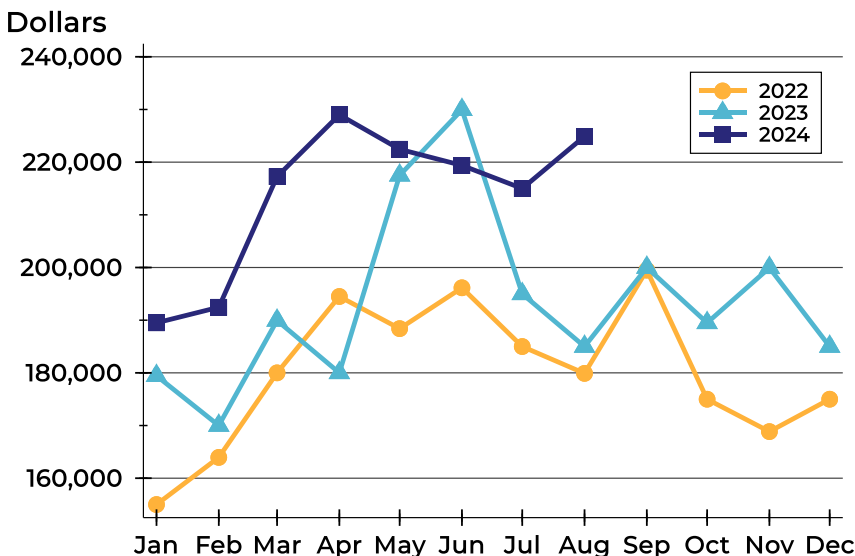
Topeka MSA & Douglas County New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,996	203,115	205,669
February	206,048	217,557	229,285
March	220,151	224,120	249,956
April	224,448	223,315	260,616
May	219,072	254,269	255,528
June	224,050	252,875	231,639
July	228,155	230,689	253,784
August	223,292	229,697	251,359
September	225,374	242,146	
October	211,083	221,952	
November	201,527	218,916	
December	204,773	214,890	

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	217,250
April	194,500	180,000	229,000
May	188,400	217,500	222,450
June	196,150	229,950	219,389
July	185,000	195,000	215,000
August	179,900	185,000	224,900
September	199,500	200,000	
October	175,000	189,500	
November	168,850	199,950	
December	175,000	185,000	



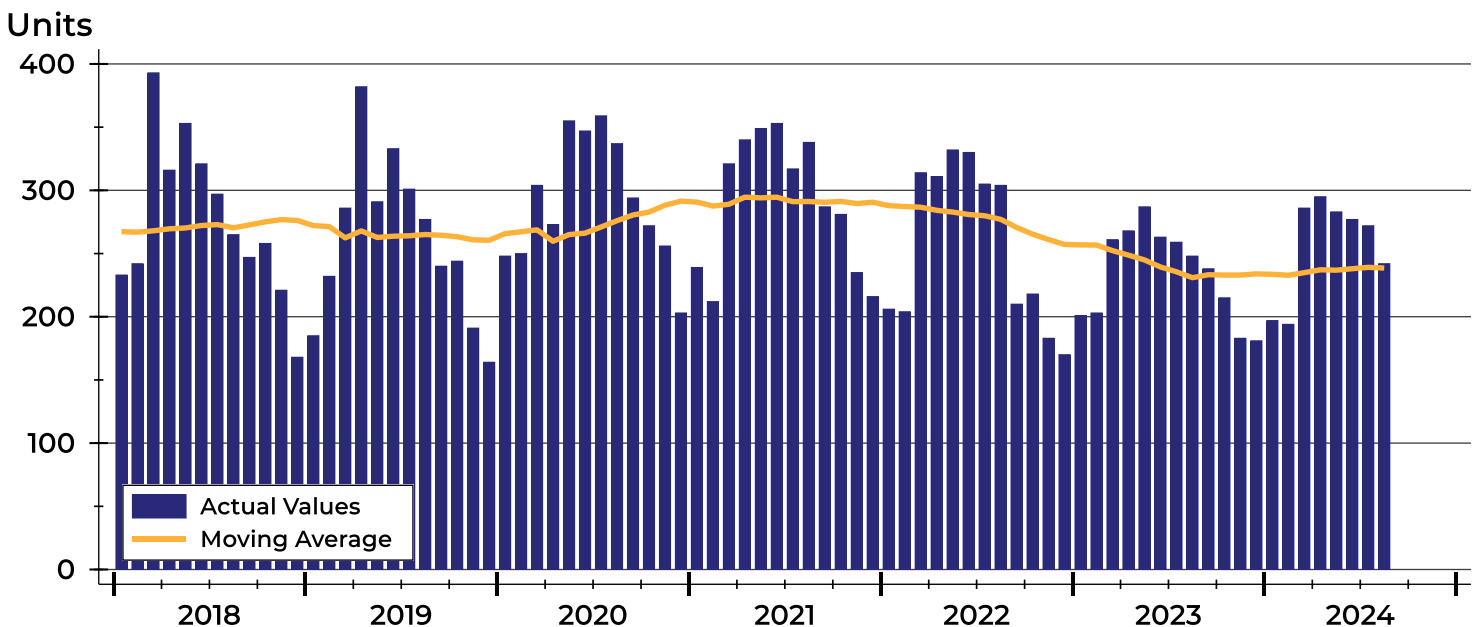
Topeka MSA & Douglas County Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	Year-to-Date		
		2024	2023	Change	2024	2023	Change
Contracts Written		242	248	-2.4%	2,046	1,990	2.8%
Volume (1,000s)		53,864	53,711	0.3%	482,484	441,910	9.2%
Average	Sale Price	222,577	216,578	2.8%	235,818	222,066	6.2%
	Days on Market	22	16	37.5%	24	18	33.3%
	Percent of Original	97.2%	97.6%	-0.4%	97.5%	98.8%	-1.3%
Median	Sale Price	199,900	184,800	8.2%	207,000	189,900	9.0%
	Days on Market	9	4	125.0%	6	4	50.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 242 contracts for sale were written in the Topeka MSA & Douglas County during the month of August, down from 248 in 2023. The median list price of these homes was \$199,900, up from \$184,800 the prior year.

Half of the homes that went under contract in August were on the market less than 9 days, compared to 4 days in August 2023.

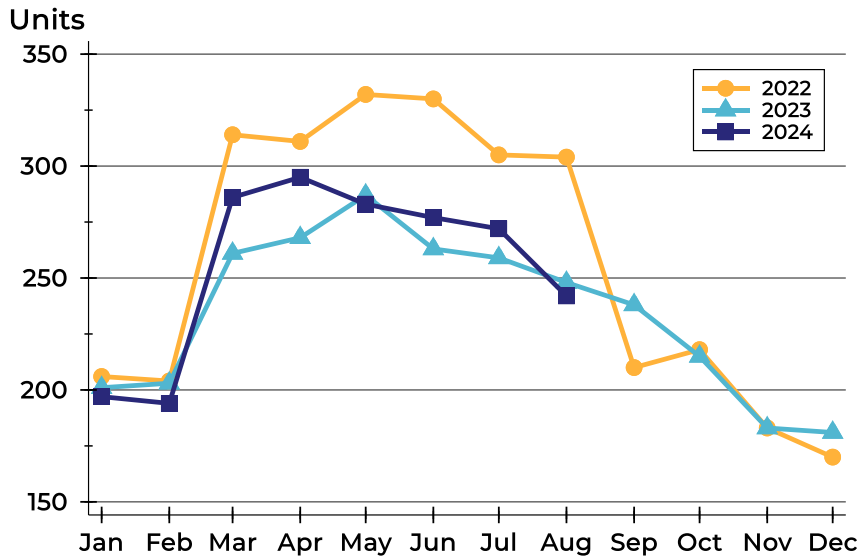
History of Contracts Written





Topeka MSA & Douglas County Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	206	201	197
February	204	203	194
March	314	261	286
April	311	268	295
May	332	287	283
June	330	263	277
July	305	259	272
August	304	248	242
September	210	238	
October	218	215	
November	183	183	
December	170	181	

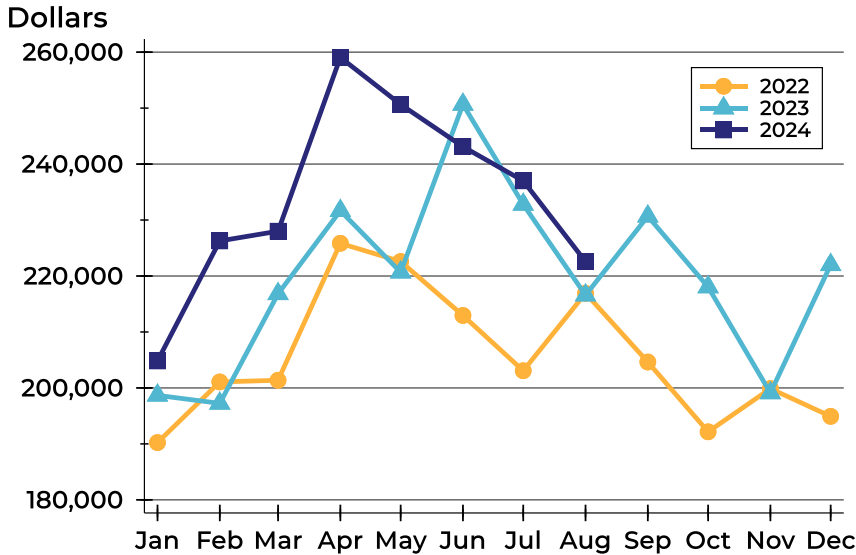
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	22,450	22,450	38	38	87.5%	87.5%
\$25,000-\$49,999	5	2.1%	36,000	35,000	25	13	80.7%	84.4%
\$50,000-\$99,999	30	12.4%	81,663	85,000	19	5	97.0%	100.0%
\$100,000-\$124,999	13	5.4%	111,812	110,000	19	8	94.9%	100.0%
\$125,000-\$149,999	27	11.2%	139,376	139,900	17	8	98.4%	100.0%
\$150,000-\$174,999	26	10.7%	162,967	162,445	26	6	97.8%	100.0%
\$175,000-\$199,999	19	7.9%	188,737	189,900	22	15	96.4%	100.0%
\$200,000-\$249,999	49	20.2%	227,059	225,000	21	10	98.0%	100.0%
\$250,000-\$299,999	27	11.2%	279,288	284,900	23	8	97.6%	100.0%
\$300,000-\$399,999	19	7.9%	336,308	329,800	29	18	97.3%	100.0%
\$400,000-\$499,999	16	6.6%	439,227	434,500	18	7	99.1%	100.0%
\$500,000-\$749,999	7	2.9%	602,131	575,000	15	5	100.0%	100.0%
\$750,000-\$999,999	1	0.4%	750,000	750,000	30	30	92.4%	92.4%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	43	43	100.0%	100.0%



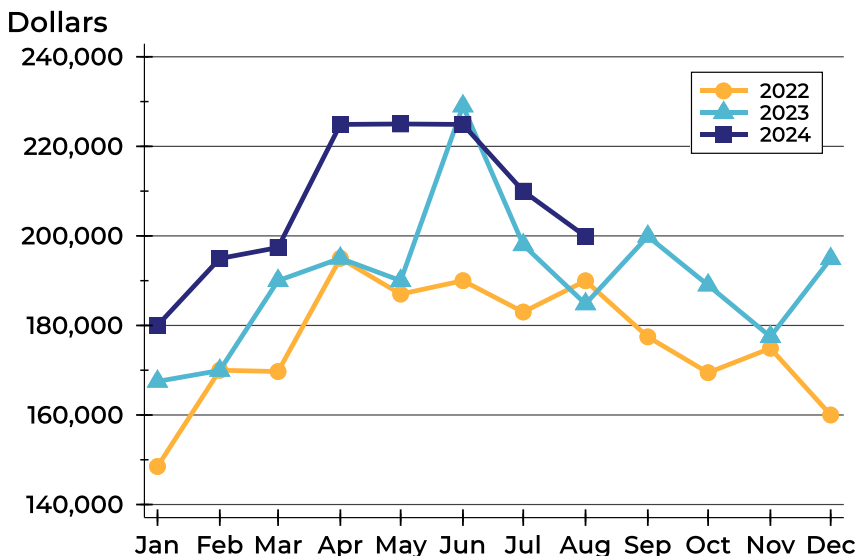
Topeka MSA & Douglas County Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	190,241	198,679	204,821
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	236,998
August	216,919	216,578	222,577
September	204,632	230,675	
October	192,159	218,033	
November	199,883	199,103	
December	194,924	222,001	

Median Price

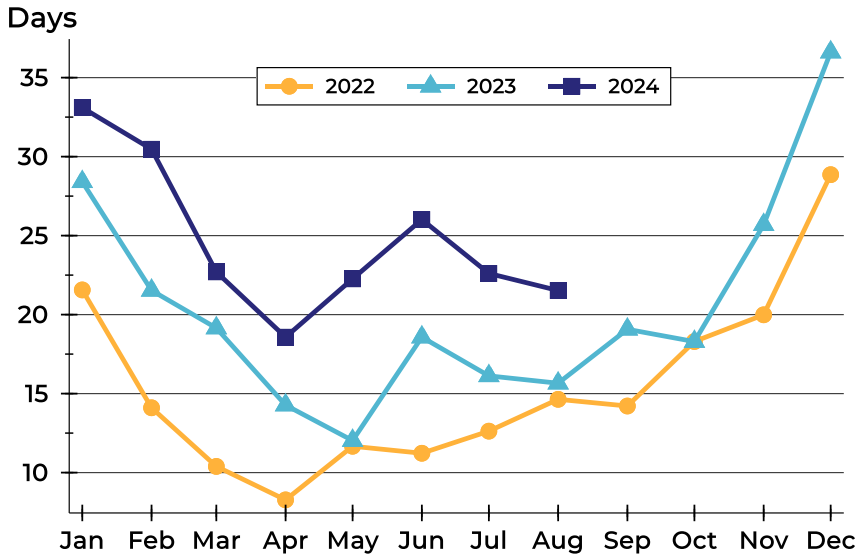


Month	2022	2023	2024
January	148,500	167,500	180,000
February	170,000	169,950	194,950
March	169,700	190,000	197,400
April	195,000	195,000	224,900
May	187,000	190,000	225,000
June	190,000	229,000	224,900
July	183,000	198,000	210,000
August	189,975	184,800	199,900
September	177,450	199,900	
October	169,450	189,000	
November	174,900	177,500	
December	160,000	194,900	



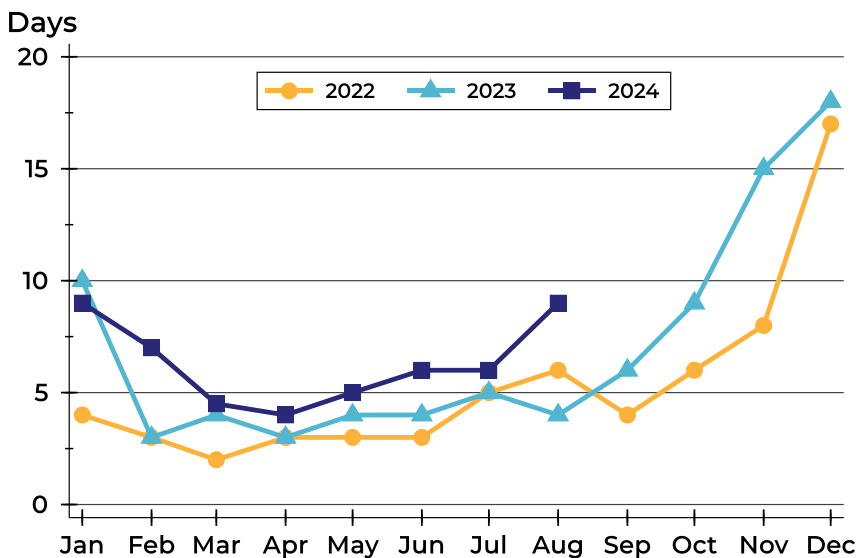
Topeka MSA & Douglas County Contracts Written Analysis

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	23
August	15	16	22
September	14	19	
October	18	18	
November	20	26	
December	29	37	

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	9
September	4	6	
October	6	9	
November	8	15	
December	17	18	



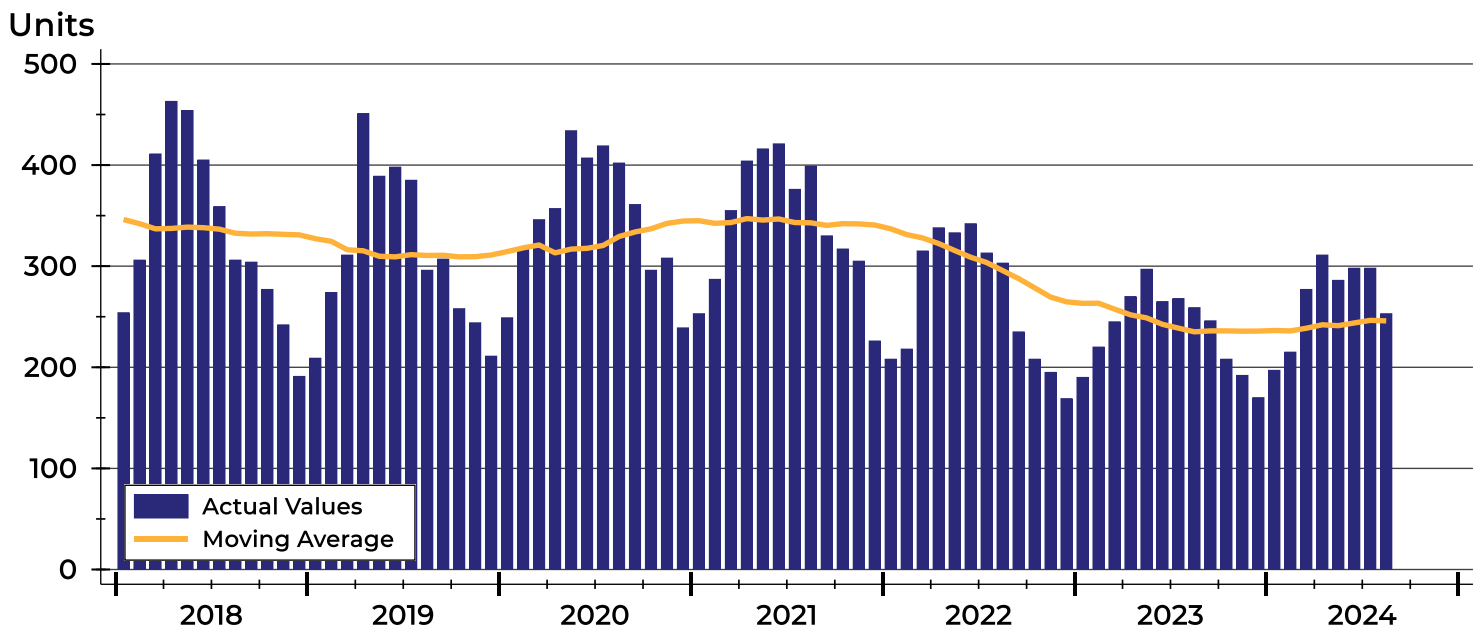
Topeka MSA & Douglas County Pending Contracts Analysis

Summary Statistics for Pending Contracts		2024	End of August 2023	Change
Pending Contracts		253	259	-2.3%
Volume (1,000s)		60,080	57,487	4.5%
Average	List Price	237,471	221,959	7.0%
	Days on Market	23	16	43.8%
	Percent of Original	98.0%	98.6%	-0.6%
Median	List Price	209,000	190,000	10.0%
	Days on Market	9	5	80.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 253 listings in the Topeka MSA & Douglas County had contracts pending at the end of August, down from 259 contracts pending at the end of August 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.

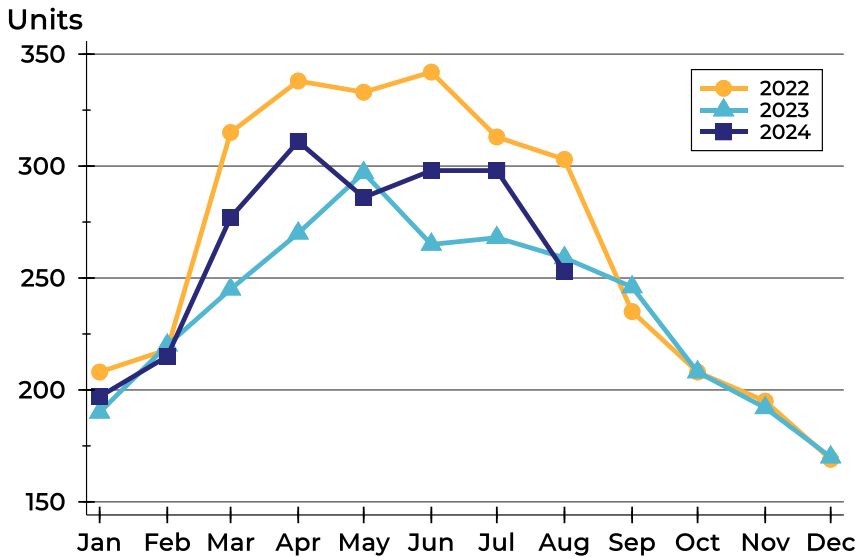
History of Pending Contracts





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	
October	208	208	
November	195	192	
December	169	170	

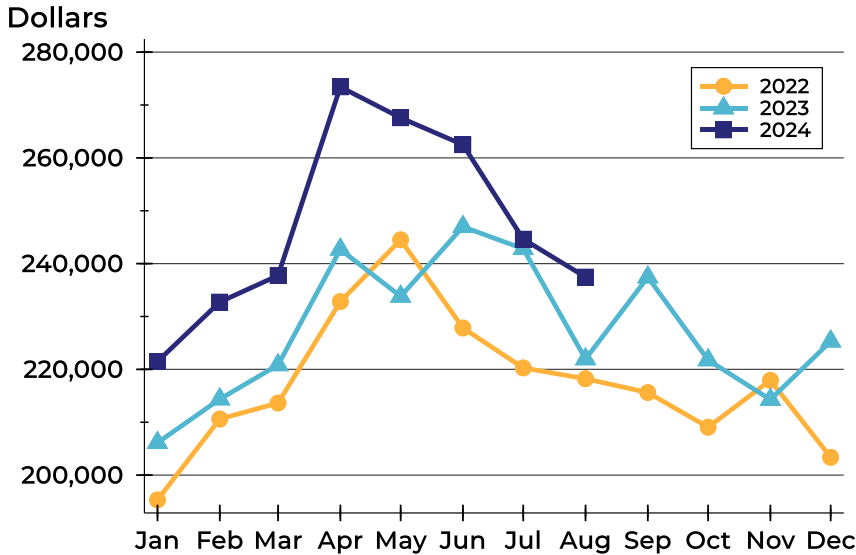
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	20,700	20,700	32	32	100.0%	100.0%
\$25,000-\$49,999	2	0.8%	37,500	37,500	56	56	76.3%	76.3%
\$50,000-\$99,999	24	9.5%	83,208	89,900	21	7	97.7%	100.0%
\$100,000-\$124,999	16	6.3%	115,725	116,500	25	12	98.6%	100.0%
\$125,000-\$149,999	26	10.3%	137,864	139,900	17	9	98.9%	100.0%
\$150,000-\$174,999	33	13.0%	161,998	159,980	23	5	98.4%	100.0%
\$175,000-\$199,999	20	7.9%	189,250	189,950	20	12	97.3%	100.0%
\$200,000-\$249,999	46	18.2%	227,954	229,000	21	10	98.2%	100.0%
\$250,000-\$299,999	32	12.6%	278,290	279,950	26	16	97.7%	100.0%
\$300,000-\$399,999	20	7.9%	343,508	349,750	26	18	98.1%	100.0%
\$400,000-\$499,999	20	7.9%	446,476	443,700	19	6	98.8%	100.0%
\$500,000-\$749,999	10	4.0%	620,891	604,500	41	8	97.1%	100.0%
\$750,000-\$999,999	1	0.4%	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	43	43	100.0%	100.0%



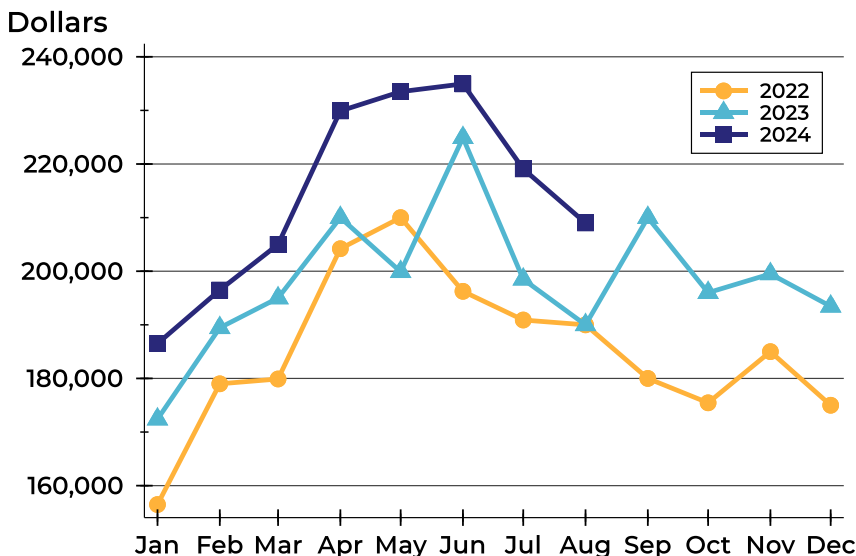
Topeka MSA & Douglas County Pending Contracts Analysis

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	
October	209,061	221,769	
November	217,936	214,286	
December	203,368	225,309	

Median Price

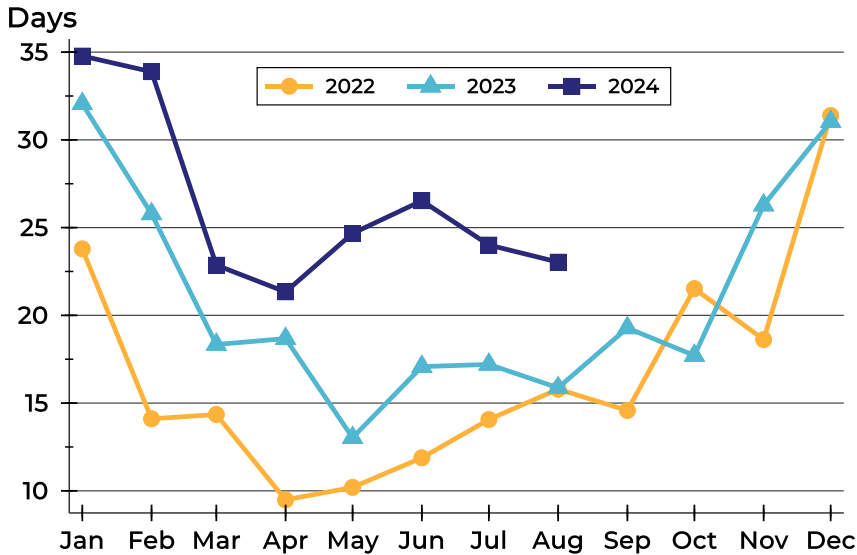


Month	2022	2023	2024
January	156,475	172,400	186,500
February	179,000	189,450	196,500
March	179,900	195,000	205,000
April	204,200	210,000	229,900
May	210,000	199,900	233,500
June	196,250	224,900	234,950
July	190,900	198,500	219,089
August	190,000	190,000	209,000
September	180,000	210,000	
October	175,450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



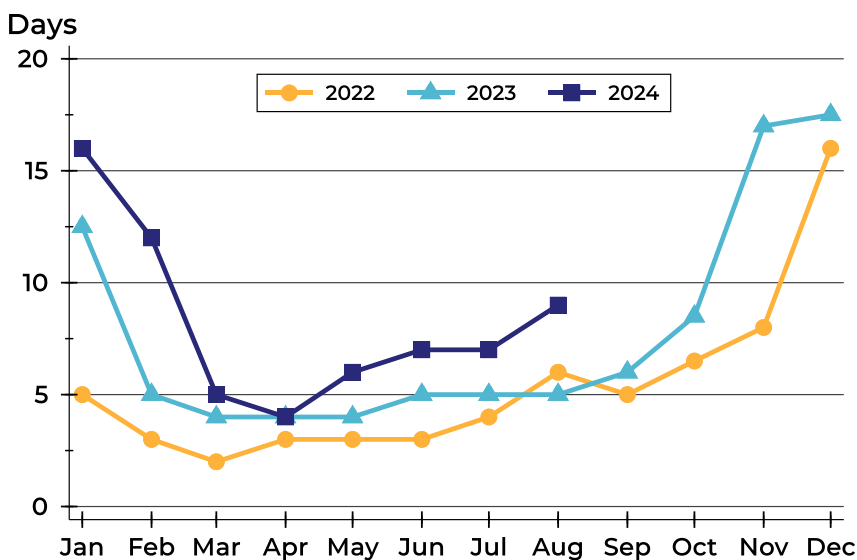
Topeka MSA & Douglas County Pending Contracts Analysis

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	
October	22	18	
November	19	26	
December	31	31	

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	
October	7	9	
November	8	17	
December	16	18	



Topeka Metropolitan Area Housing Report



Market Overview

Topeka MSA Home Sales Rose in August

Total home sales in the Topeka MSA rose by 12.2% last month to 285 units, compared to 254 units in August 2023. Total sales volume was \$65.8 million, up 9.7% from a year earlier.

The median sale price in August was \$206,000, up from \$199,000 a year earlier. Homes that sold in August were typically on the market for 6 days and sold for 100.0% of their list prices.

Topeka MSA Active Listings Up at End of August

The total number of active listings in the Topeka MSA at the end of August was 319 units, up from 259 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 August was \$249,500.

During August, a total of 237 contracts were written down from 238 in August 2023. At the end of the month, there were 246 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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**August
2024**

Sunflower MLS Statistics



Topeka Metropolitan Area Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		285	254	306	1,876	1,789	2,101
Change from prior year		12.2%	-17.0%	-4.4%	4.9%	-14.9%	-4.3%
Active Listings		319	259	175	N/A	N/A	N/A
Change from prior year		23.2%	48.0%	-14.6%			
Months' Supply		1.4	1.2	0.7	N/A	N/A	N/A
Change from prior year		16.7%	71.4%	0.0%			
New Listings		301	295	296	2,229	2,094	2,360
Change from prior year		2.0%	-0.3%	-12.2%	6.4%	-11.3%	-8.9%
Contracts Written		237	238	288	1,943	1,879	2,179
Change from prior year		-0.4%	-17.4%	-10.3%	3.4%	-13.8%	-7.2%
Pending Contracts		246	251	295	N/A	N/A	N/A
Change from prior year		-2.0%	-14.9%	-23.4%			
Sales Volume (1,000s)		65,776	59,947	61,953	425,037	380,648	426,464
Change from prior year		9.7%	-3.2%	0.3%	11.7%	-10.7%	6.2%
Average	Sale Price	230,794	236,013	202,462	226,566	212,771	202,982
	Change from prior year	-2.2%	16.6%	4.8%	6.5%	4.8%	11.0%
	List Price of Actives	297,416	305,677	313,055	N/A	N/A	N/A
	Change from prior year	-2.7%	-2.4%	31.7%			
	Days on Market	21	16	13	25	18	13
Change from prior year	31.3%	23.1%	8.3%	38.9%	38.5%	-13.3%	
Percent of List	98.5%	99.9%	99.9%	98.9%	100.0%	101.1%	
Change from prior year	-1.4%	0.0%	-0.3%	-1.1%	-1.1%	0.4%	
Percent of Original	96.8%	98.7%	98.4%	97.2%	98.6%	100.0%	
Change from prior year	-1.9%	0.3%	-1.0%	-1.4%	-1.4%	0.0%	
Median	Sale Price	206,000	199,000	177,200	200,000	183,000	175,000
	Change from prior year	3.5%	12.3%	-4.3%	9.3%	4.6%	6.7%
	List Price of Actives	249,500	249,900	209,000	N/A	N/A	N/A
	Change from prior year	-0.2%	19.6%	16.1%			
	Days on Market	6	4	4	6	4	3
Change from prior year	50.0%	0.0%	0.0%	50.0%	33.3%	0.0%	
Percent of List	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Percent of Original	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Change from prior year	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

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



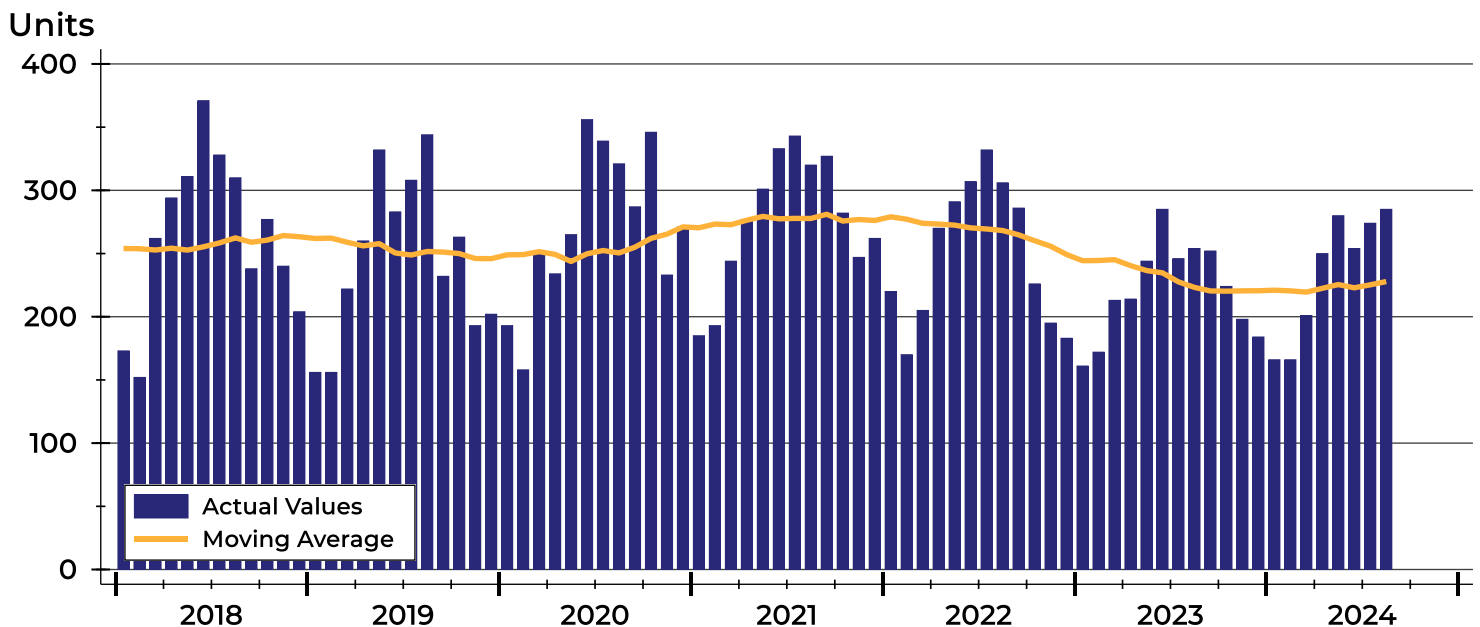
Topeka Metropolitan Area Closed Listings Analysis

Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		285	254	12.2%	1,876	1,789	4.9%
Volume (1,000s)		65,776	59,947	9.7%	425,037	380,648	11.7%
Months' Supply		1.4	1.2	16.7%	N/A	N/A	N/A
Average	Sale Price	230,794	236,013	-2.2%	226,566	212,771	6.5%
	Days on Market	21	16	31.3%	25	18	38.9%
	Percent of List	98.5%	99.9%	-1.4%	98.9%	100.0%	-1.1%
	Percent of Original	96.8%	98.7%	-1.9%	97.2%	98.6%	-1.4%
Median	Sale Price	206,000	199,000	3.5%	200,000	183,000	9.3%
	Days on Market	6	4	50.0%	6	4	50.0%
	Percent of List	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 285 homes sold in the Topeka MSA in August, up from 254 units in August 2023. Total sales volume rose to \$65.8 million compared to \$59.9 million in the previous year.

The median sales price in August was \$206,000, up 3.5% compared to the prior year. Median days on market was 6 days, the same as July, and up from 4 in August 2023.

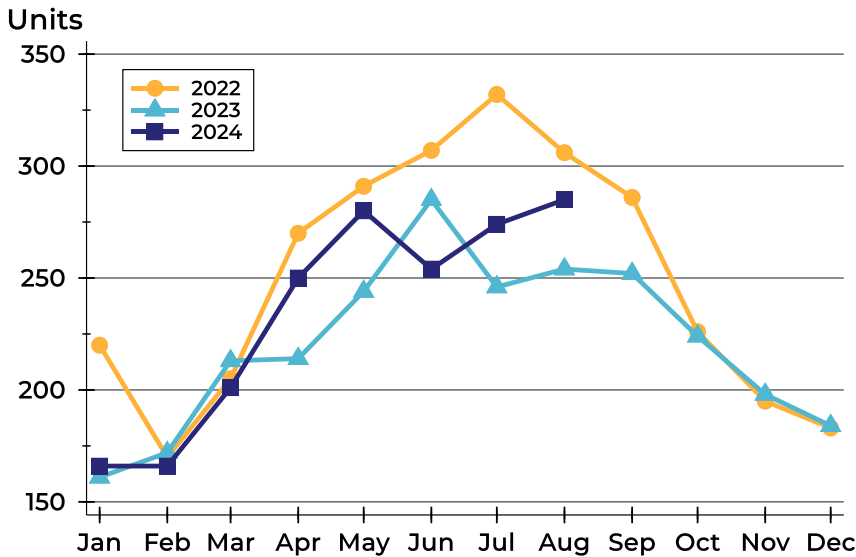
History of Closed Listings





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	
October	226	224	
November	195	198	
December	183	184	

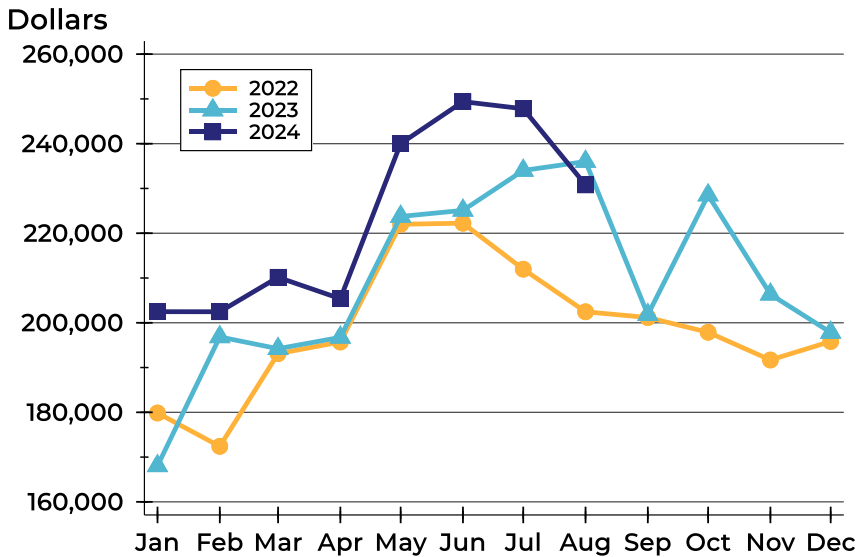
Closed Listings by Price Range

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	3	1.1%	0.0	19,333	20,000	6	4	77.9%	75.0%	77.9%	75.0%
\$25,000-\$49,999	6	2.1%	1.7	41,667	45,000	15	13	92.4%	95.1%	92.4%	95.1%
\$50,000-\$99,999	36	12.6%	0.9	78,433	79,500	28	9	95.9%	98.0%	92.5%	95.3%
\$100,000-\$124,999	19	6.7%	0.5	114,153	115,000	19	11	96.9%	97.6%	95.5%	96.0%
\$125,000-\$149,999	22	7.7%	1.7	137,893	139,250	16	5	99.8%	100.0%	98.7%	100.0%
\$150,000-\$174,999	22	7.7%	0.9	162,327	165,000	25	6	100.9%	100.0%	98.5%	100.0%
\$175,000-\$199,999	27	9.5%	0.9	187,150	186,750	13	4	99.6%	100.0%	98.8%	100.0%
\$200,000-\$249,999	43	15.1%	1.2	220,815	220,000	16	3	99.9%	100.0%	98.3%	100.0%
\$250,000-\$299,999	38	13.3%	1.2	266,360	261,000	15	6	99.5%	100.0%	98.2%	100.0%
\$300,000-\$399,999	36	12.6%	1.7	345,490	344,950	22	8	99.1%	100.0%	97.2%	99.4%
\$400,000-\$499,999	20	7.0%	2.8	444,854	442,500	35	20	97.9%	100.0%	96.0%	99.0%
\$500,000-\$749,999	12	4.2%	4.0	593,033	588,250	40	13	99.5%	99.9%	96.5%	99.9%
\$750,000-\$999,999	1	0.4%	9.8	750,000	750,000	3	3	107.2%	107.2%	107.2%	107.2%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



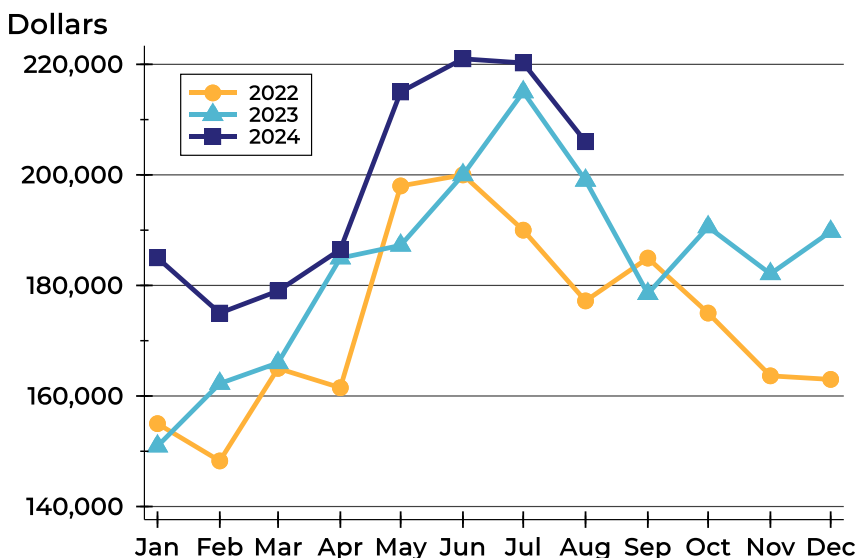
Topeka Metropolitan Area Closed Listings Analysis

Average Price



Month	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	247,803
August	202,462	236,013	230,794
September	201,178	201,814	
October	197,888	228,515	
November	191,686	206,363	
December	195,832	197,841	

Median Price

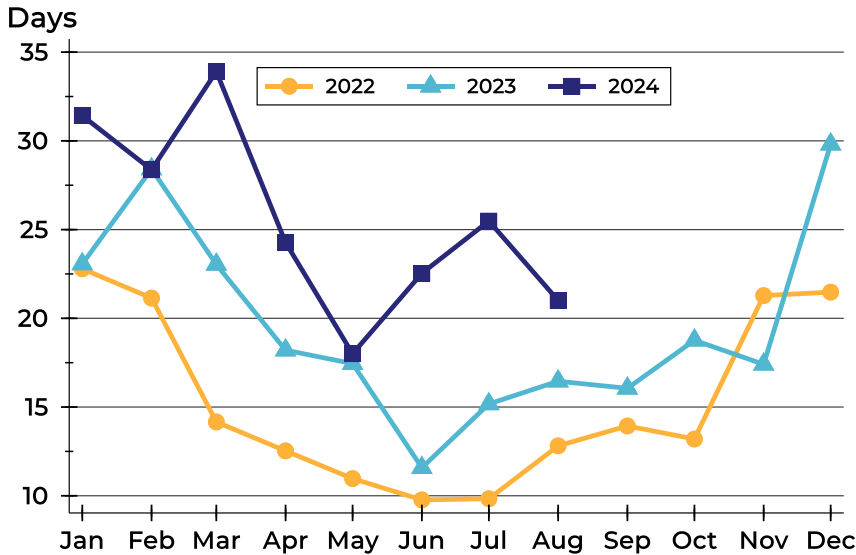


Month	2022	2023	2024
January	155,000	150,927	185,000
February	148,250	162,250	175,000
March	165,000	166,000	179,000
April	161,500	184,950	186,500
May	198,000	187,250	215,000
June	200,000	200,000	221,000
July	190,000	215,000	220,250
August	177,200	199,000	206,000
September	184,950	178,500	
October	175,000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



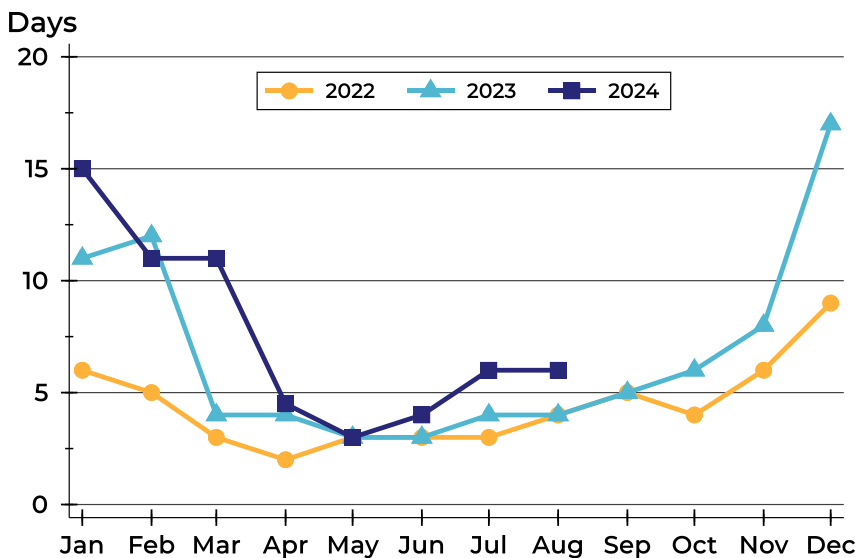
Topeka Metropolitan Area Closed Listings Analysis

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	
October	13	19	
November	21	17	
December	21	30	

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	
October	4	6	
November	6	8	
December	9	17	



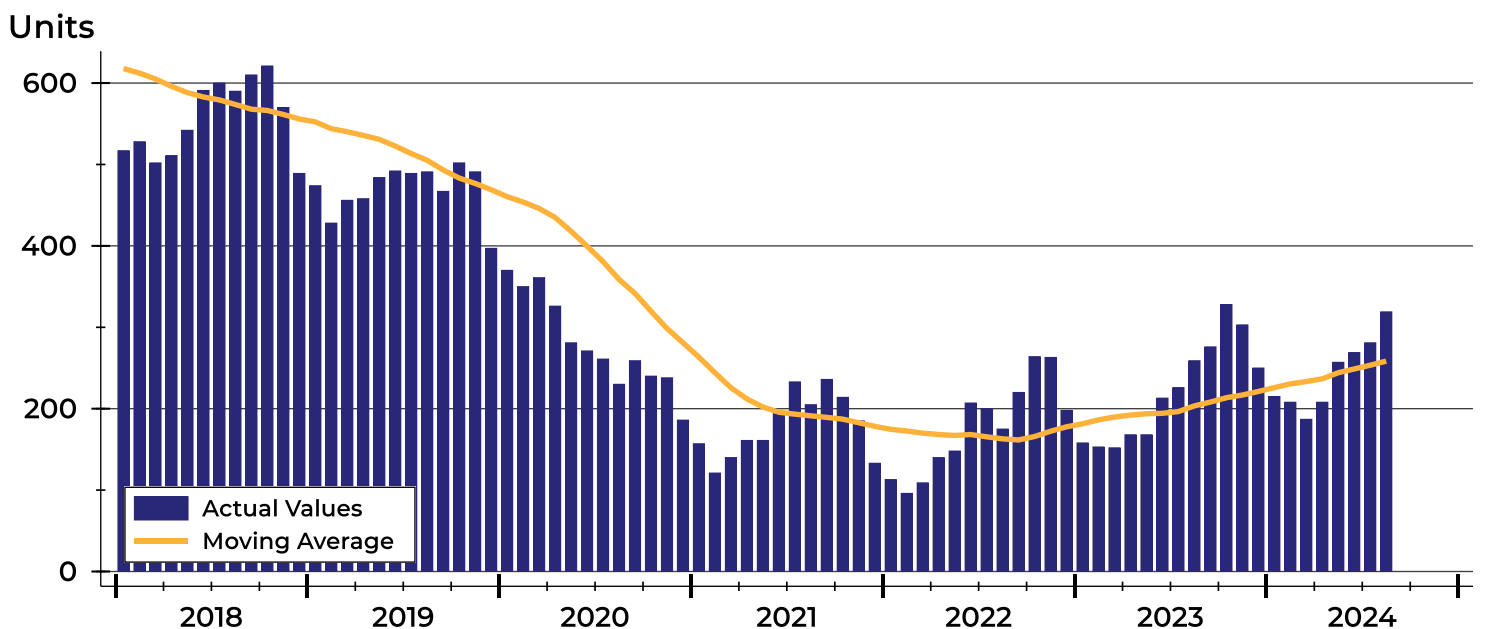
Topeka Metropolitan Area Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		319	259	23.2%
Volume (1,000s)		94,876	79,170	19.8%
Months' Supply		1.4	1.2	16.7%
Average	List Price	297,416	305,677	-2.7%
	Days on Market	49	48	2.1%
	Percent of Original	96.6%	97.0%	-0.4%
Median	List Price	249,500	249,900	-0.2%
	Days on Market	31	29	6.9%
	Percent of Original	100.0%	100.0%	0.0%

A total of 319 homes were available for sale in the Topeka MSA at the end of August. This represents a 1.4 months' supply of active listings.

The median list price of homes on the market at the end of August was \$249,500, down 0.2% from 2023. The typical time on market for active listings was 31 days, up from 29 days a year earlier.

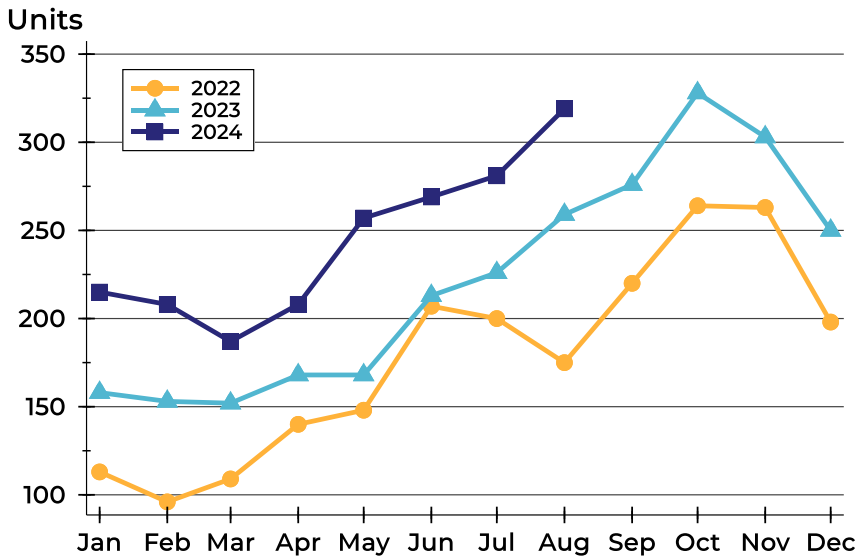
History of Active Listings





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	
October	264	328	
November	263	303	
December	198	250	

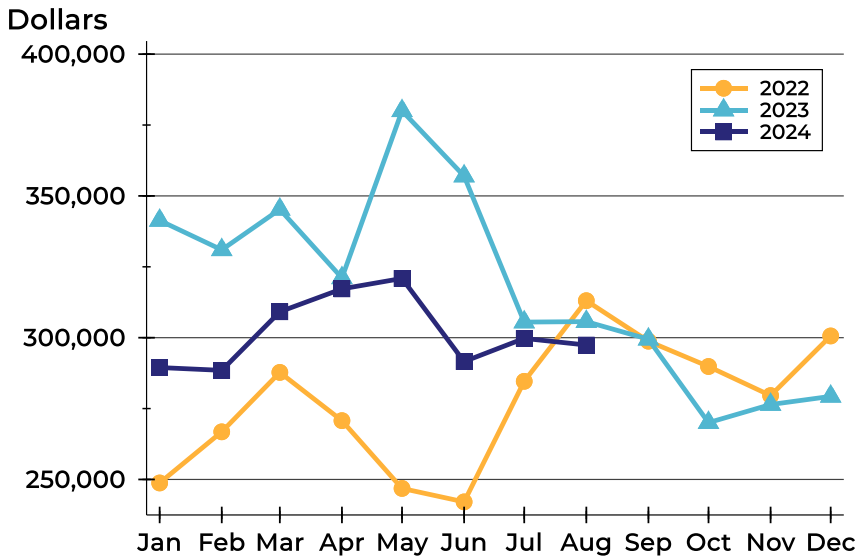
Active Listings by Price Range

Price Range	Active Listings Number	Active Listings Percent	Months' Supply	List Price Average	List Price Median	Days on Market Avg.	Days on Market Med.	Price as % of Orig. Avg.	Price as % of Orig. Med.
Below \$25,000	0	0.0%	0.0	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	15	4.7%	1.7	41,415	45,000	63	53	89.7%	90.0%
\$50,000-\$99,999	26	8.2%	0.9	77,296	78,077	45	18	94.7%	100.0%
\$100,000-\$124,999	8	2.5%	0.5	113,000	112,500	25	13	98.9%	100.0%
\$125,000-\$149,999	32	10.0%	1.7	136,472	135,450	41	23	97.2%	100.0%
\$150,000-\$174,999	20	6.3%	0.9	164,740	165,000	26	17	98.0%	100.0%
\$175,000-\$199,999	18	5.6%	0.9	186,256	186,250	39	19	98.1%	100.0%
\$200,000-\$249,999	42	13.2%	1.2	225,690	224,945	43	29	96.5%	100.0%
\$250,000-\$299,999	35	11.0%	1.2	276,816	275,000	40	27	96.4%	100.0%
\$300,000-\$399,999	47	14.7%	1.7	343,333	340,000	46	31	97.7%	100.0%
\$400,000-\$499,999	32	10.0%	2.8	448,369	440,950	43	28	97.8%	98.9%
\$500,000-\$749,999	32	10.0%	4.0	603,786	583,700	86	47	96.7%	100.0%
\$750,000-\$999,999	9	2.8%	9.8	836,467	799,900	111	52	94.7%	97.2%
\$1,000,000 and up	3	0.9%	N/A	1,275,000	1,200,000	60	44	100.0%	100.0%



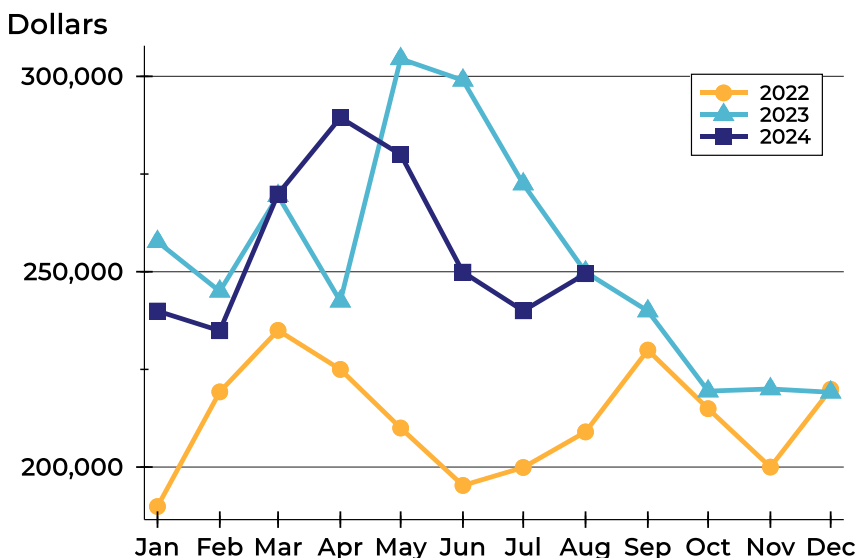
Topeka Metropolitan Area Active Listings Analysis

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	
October	289,847	270,048	
November	279,594	276,429	
December	300,614	279,310	

Median Price

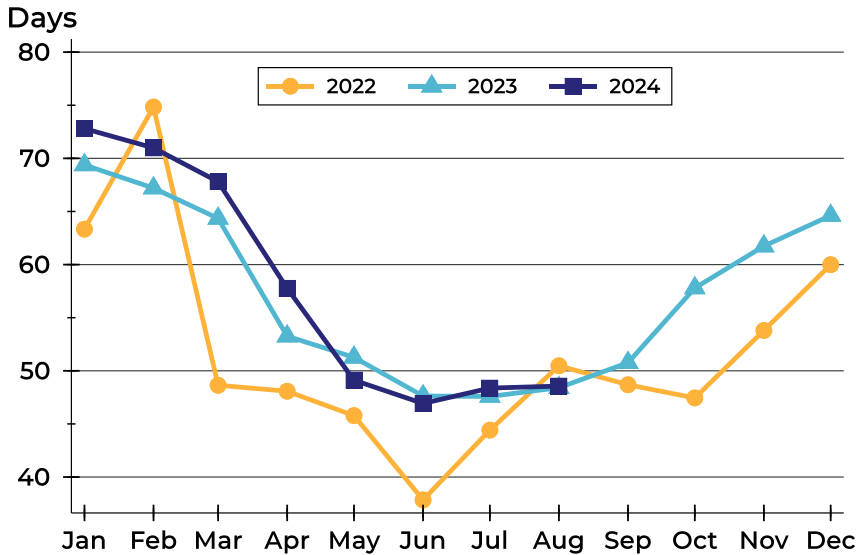


Month	2022	2023	2024
January	189,900	257,700	239,950
February	219,250	245,000	234,900
March	235,000	269,450	269,900
April	225,000	242,450	289,450
May	210,000	304,500	280,000
June	195,300	299,000	249,900
July	199,900	272,450	240,000
August	209,000	249,900	249,500
September	229,950	239,950	
October	214,950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



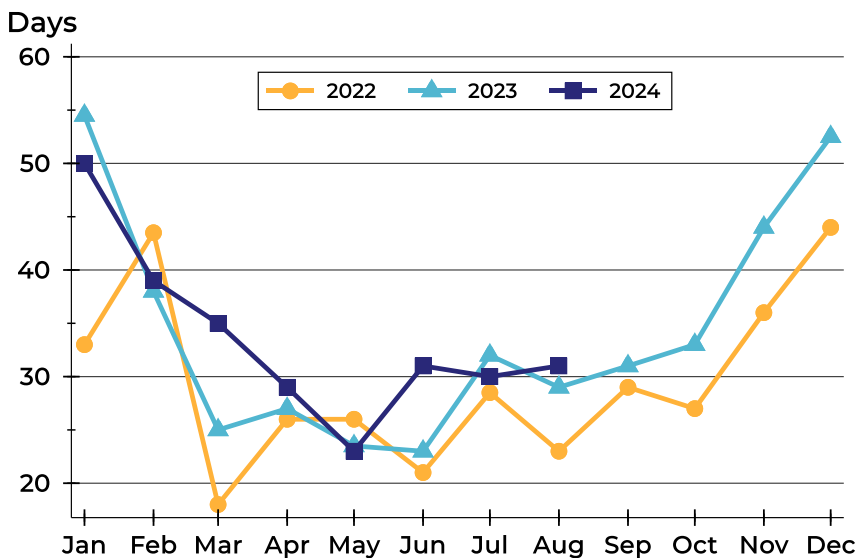
Topeka Metropolitan Area Active Listings Analysis

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	
October	47	58	
November	54	62	
December	60	65	

Median DOM



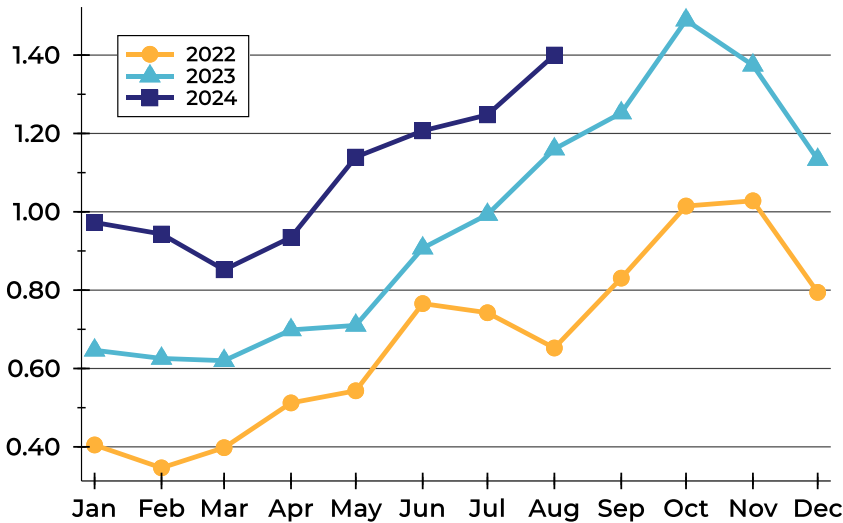
Month	2022	2023	2024
January	33	55	50
February	44	38	39
March	18	25	35
April	26	27	29
May	26	24	23
June	21	23	31
July	29	32	30
August	23	29	31
September	29	31	
October	27	33	
November	36	44	
December	44	53	



Topeka Metropolitan Area Months' Supply Analysis

Months' Supply by Month

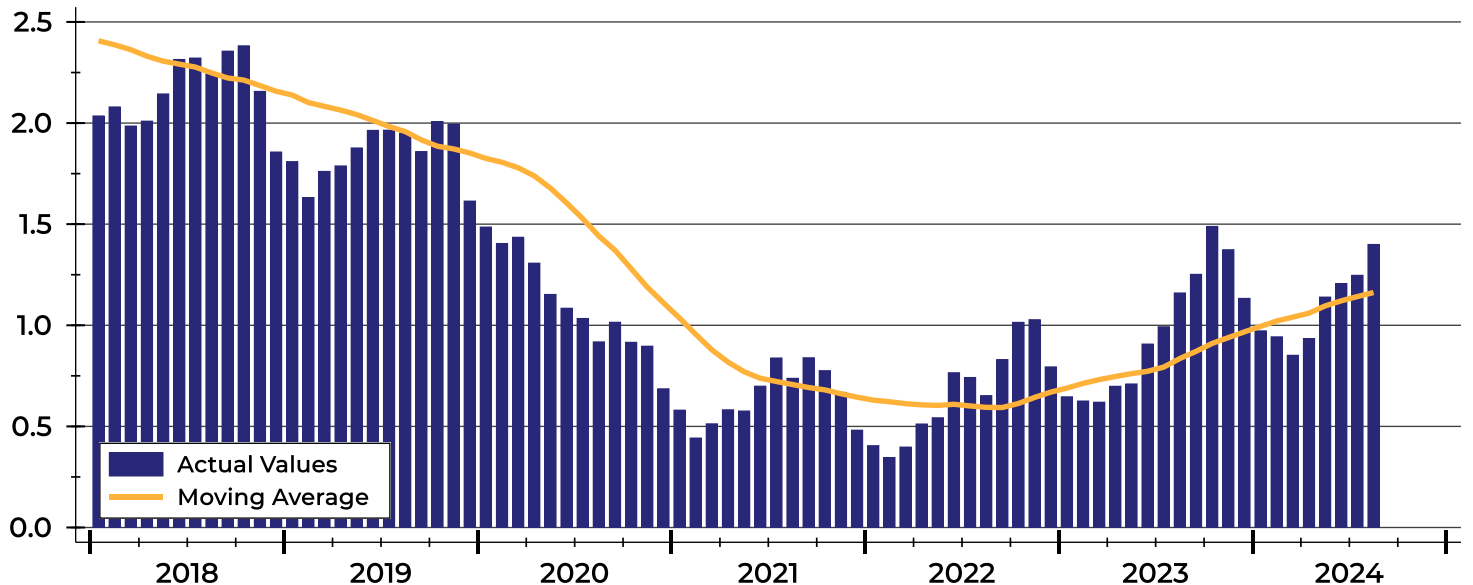
Months



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	
October	1.0	1.5	
November	1.0	1.4	
December	0.8	1.1	

History of Month's Supply

Months





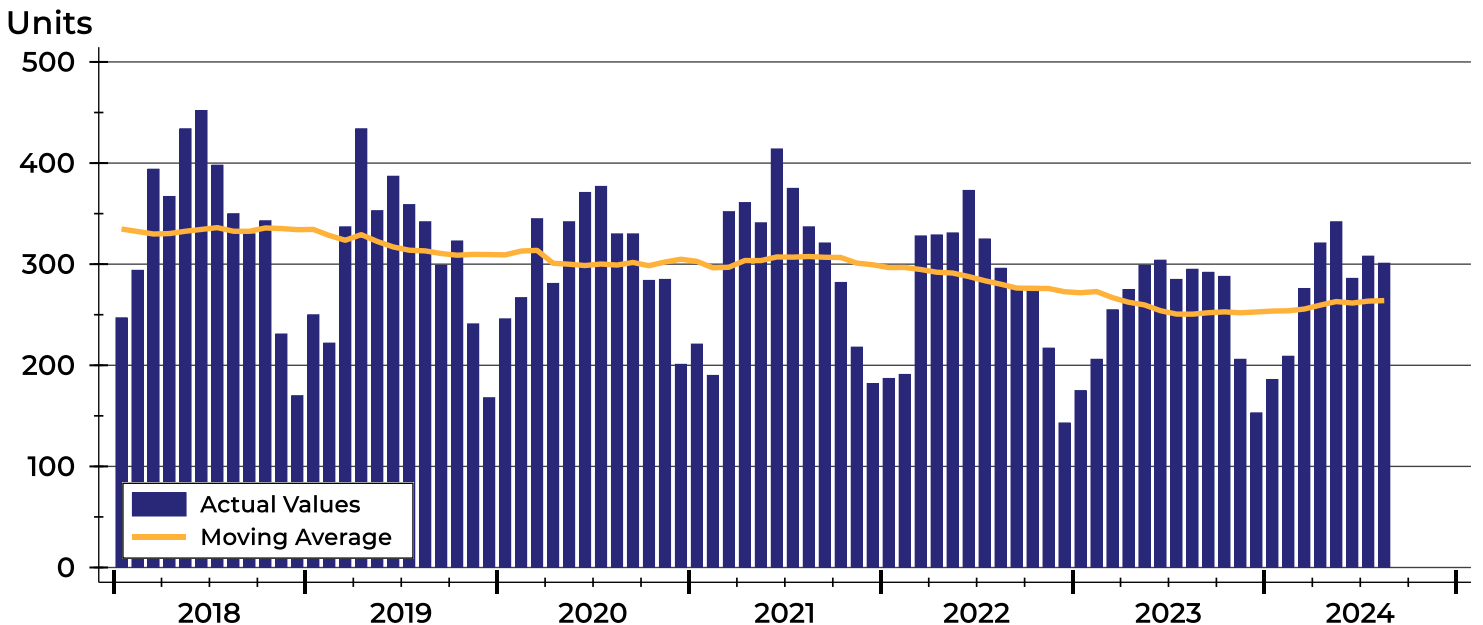
Topeka Metropolitan Area New Listings Analysis

Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	301	295	2.0%
	Volume (1,000s)	74,413	67,347	10.5%
	Average List Price	247,218	228,295	8.3%
	Median List Price	224,700	183,500	22.5%
Year-to-Date	New Listings	2,229	2,094	6.4%
	Volume (1,000s)	532,514	468,079	13.8%
	Average List Price	238,903	223,533	6.9%
	Median List Price	207,000	187,500	10.4%

A total of 301 new listings were added in the Topeka MSA during August, up 2.0% from the same month in 2023. Year-to-date the Topeka MSA has seen 2,229 new listings.

The median list price of these homes was \$224,700 up from \$183,500 in 2023.

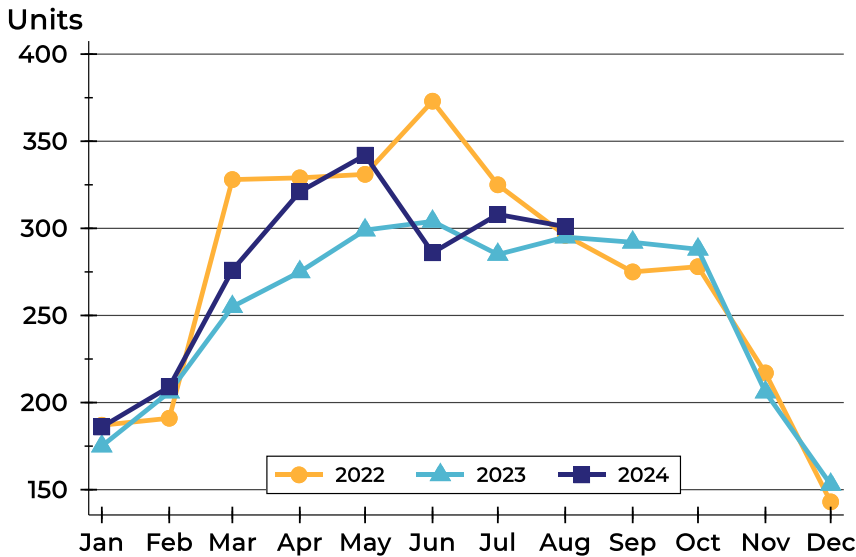
History of New Listings





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	286
July	325	285	308
August	296	295	301
September	275	292	
October	278	288	
November	217	206	
December	143	153	

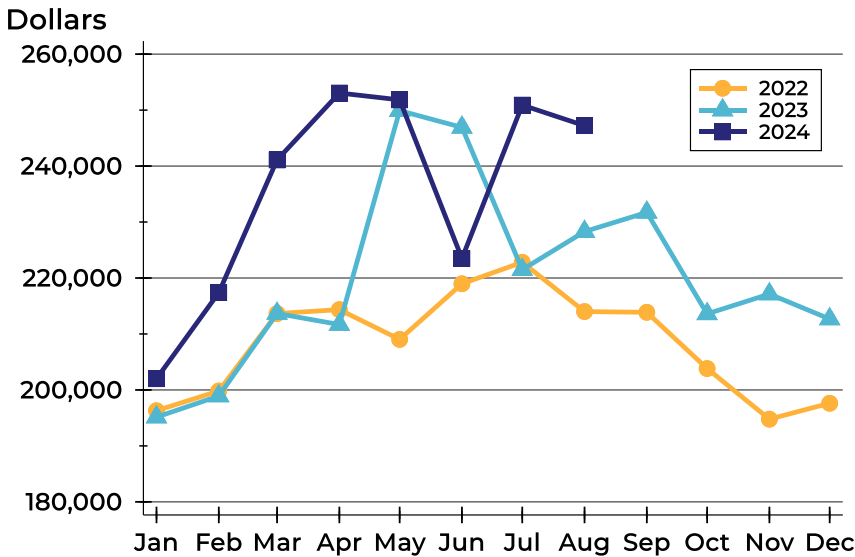
New Listings by Price Range

Price Range	New Listings		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	1	0.3%	20,000	20,000	12	12	75.0%	75.0%
\$25,000-\$49,999	6	2.0%	37,075	36,250	11	9	91.7%	100.0%
\$50,000-\$99,999	30	10.0%	78,122	79,900	7	5	101.0%	100.0%
\$100,000-\$124,999	12	4.0%	112,238	112,500	6	4	98.9%	100.0%
\$125,000-\$149,999	32	10.6%	137,766	139,450	11	9	99.4%	100.0%
\$150,000-\$174,999	28	9.3%	162,912	164,900	11	7	98.5%	100.0%
\$175,000-\$199,999	24	8.0%	186,419	185,000	9	7	98.7%	100.0%
\$200,000-\$249,999	54	17.9%	228,433	229,450	13	10	99.4%	100.0%
\$250,000-\$299,999	37	12.3%	278,504	275,000	15	10	98.6%	100.0%
\$300,000-\$399,999	31	10.3%	343,429	349,000	17	16	98.7%	100.0%
\$400,000-\$499,999	27	9.0%	442,834	439,000	11	9	99.1%	100.0%
\$500,000-\$749,999	17	5.6%	596,156	565,950	16	15	97.9%	100.0%
\$750,000-\$999,999	2	0.7%	829,000	829,000	20	20	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



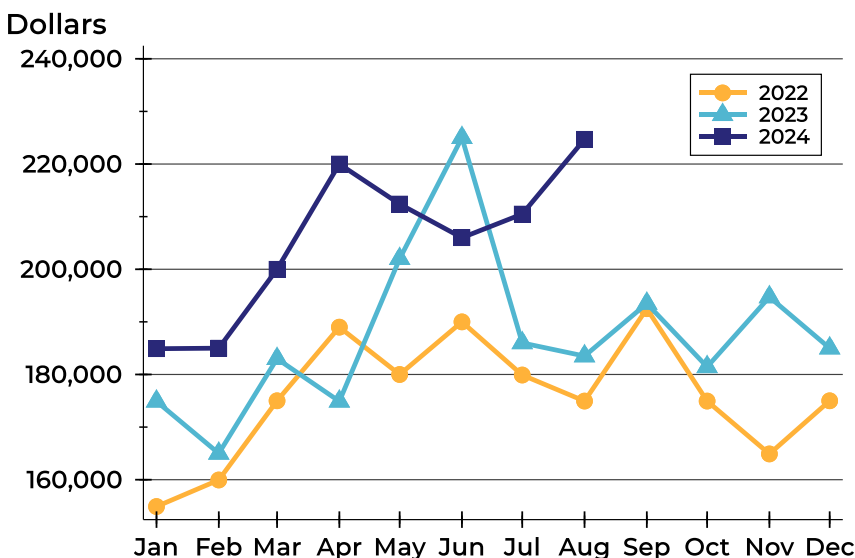
Topeka Metropolitan Area New Listings Analysis

Average Price



Month	2022	2023	2024
January	196,296	195,145	202,006
February	199,819	198,918	217,385
March	213,649	213,666	241,094
April	214,354	211,683	253,058
May	209,033	249,910	251,831
June	218,973	246,915	223,494
July	222,812	221,496	250,896
August	214,004	228,295	247,218
September	213,872	231,725	
October	203,824	213,593	
November	194,779	217,135	
December	197,626	212,673	

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	206,000
July	179,900	186,000	210,494
August	174,950	183,500	224,700
September	192,500	193,500	
October	174,950	181,450	
November	164,900	194,725	
December	175,000	185,000	

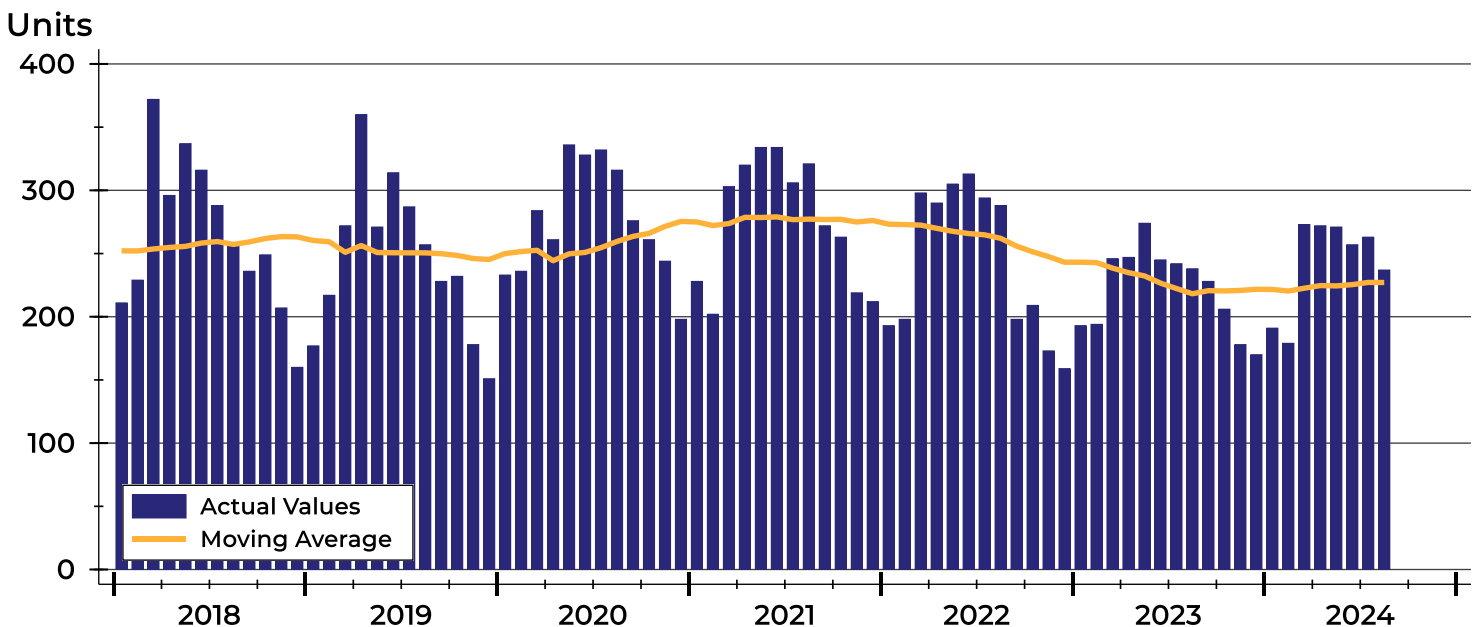


Topeka Metropolitan Area Contracts Written Analysis

Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		237	238	-0.4%	1,943	1,879	3.4%
Volume (1,000s)		52,488	50,852	3.2%	447,340	403,745	10.8%
Average	Sale Price	221,468	213,666	3.7%	230,231	214,872	7.1%
	Days on Market	21	15	40.0%	24	17	41.2%
	Percent of Original	97.2%	97.5%	-0.3%	97.4%	98.8%	-1.4%
Median	Sale Price	199,900	180,000	11.1%	199,900	184,700	8.2%
	Days on Market	8	4	100.0%	5	4	25.0%
	Percent of Original	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%

A total of 237 contracts for sale were written in the Topeka MSA during the month of August, down from 238 in 2023. The median list price of these homes was \$199,900, up from \$180,000 the prior year. Half of the homes that went under contract in August were on the market less than 8 days, compared to 4 days in August 2023.

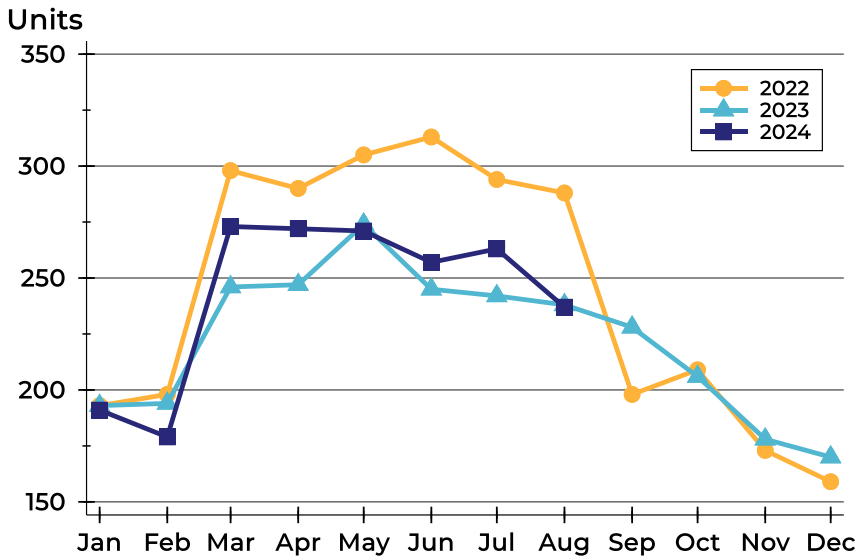
History of Contracts Written





Topeka Metropolitan Area Contracts Written Analysis

Contracts Written by Month



Month	2022	2023	2024
January	193	193	191
February	198	194	179
March	298	246	273
April	290	247	272
May	305	274	271
June	313	245	257
July	294	242	263
August	288	238	237
September	198	228	
October	209	206	
November	173	178	
December	159	170	

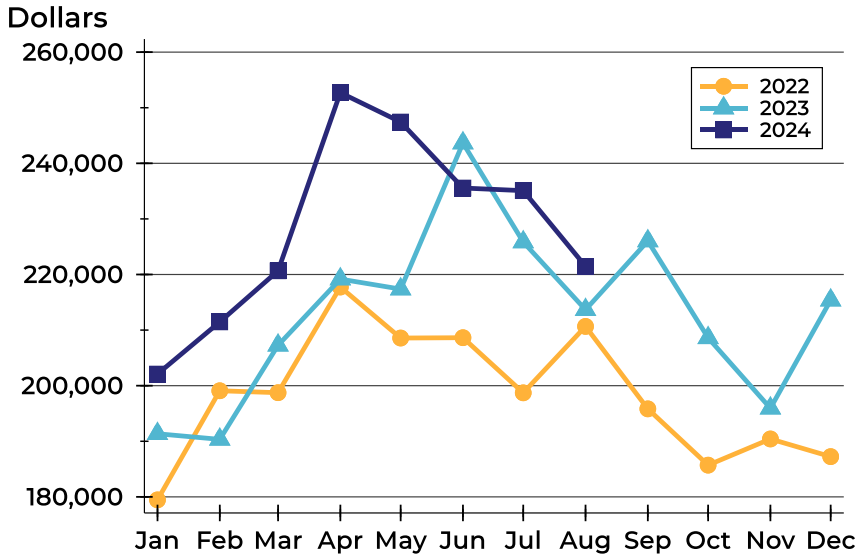
Contracts Written by Price Range

Price Range	Contracts Written		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	22,450	22,450	38	38	87.5%	87.5%
\$25,000-\$49,999	5	2.1%	36,000	35,000	25	13	80.7%	84.4%
\$50,000-\$99,999	30	12.7%	81,663	85,000	19	5	97.0%	100.0%
\$100,000-\$124,999	13	5.5%	111,812	110,000	19	8	94.9%	100.0%
\$125,000-\$149,999	27	11.4%	139,376	139,900	17	8	98.4%	100.0%
\$150,000-\$174,999	25	10.5%	162,686	159,990	24	5	98.1%	100.0%
\$175,000-\$199,999	18	7.6%	188,450	187,450	22	12	96.4%	100.0%
\$200,000-\$249,999	48	20.3%	226,623	225,000	20	10	97.9%	100.0%
\$250,000-\$299,999	27	11.4%	279,288	284,900	23	8	97.6%	100.0%
\$300,000-\$399,999	18	7.6%	335,603	327,350	30	21	97.2%	100.0%
\$400,000-\$499,999	15	6.3%	440,848	439,000	15	7	99.2%	100.0%
\$500,000-\$749,999	7	3.0%	602,131	575,000	15	5	100.0%	100.0%
\$750,000-\$999,999	1	0.4%	750,000	750,000	30	30	92.4%	92.4%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	43	43	100.0%	100.0%



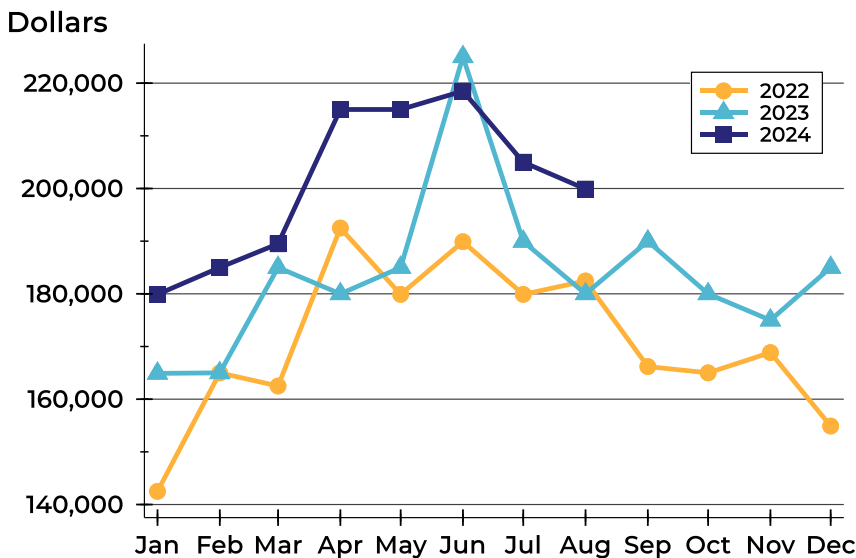
Topeka Metropolitan Area Contracts Written Analysis

Average Price



Month	2022	2023	2024
January	179,460	191,355	202,097
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	235,081
August	210,662	213,666	221,468
September	195,832	226,032	
October	185,711	208,608	
November	190,417	195,948	
December	187,241	215,379	

Median Price

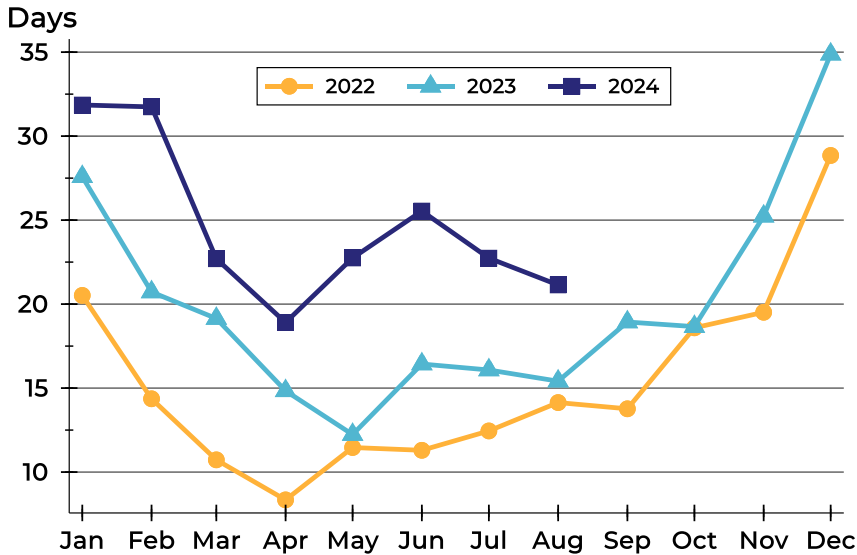


Month	2022	2023	2024
January	142,500	164,900	179,900
February	165,000	165,000	185,000
March	162,500	185,000	189,500
April	192,500	180,000	215,000
May	179,900	185,000	215,000
June	189,900	225,000	218,500
July	179,900	189,950	205,000
August	182,450	180,000	199,900
September	166,200	190,000	
October	165,000	180,000	
November	168,850	175,000	
December	154,900	185,000	



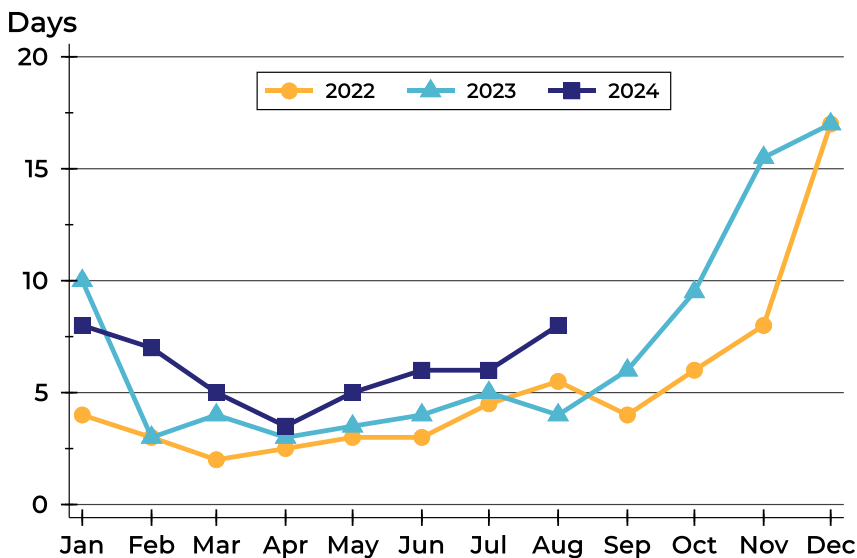
Topeka Metropolitan Area Contracts Written Analysis

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	23
August	14	15	21
September	14	19	
October	19	19	
November	20	25	
December	29	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	8
September	4	6	
October	6	10	
November	8	16	
December	17	17	



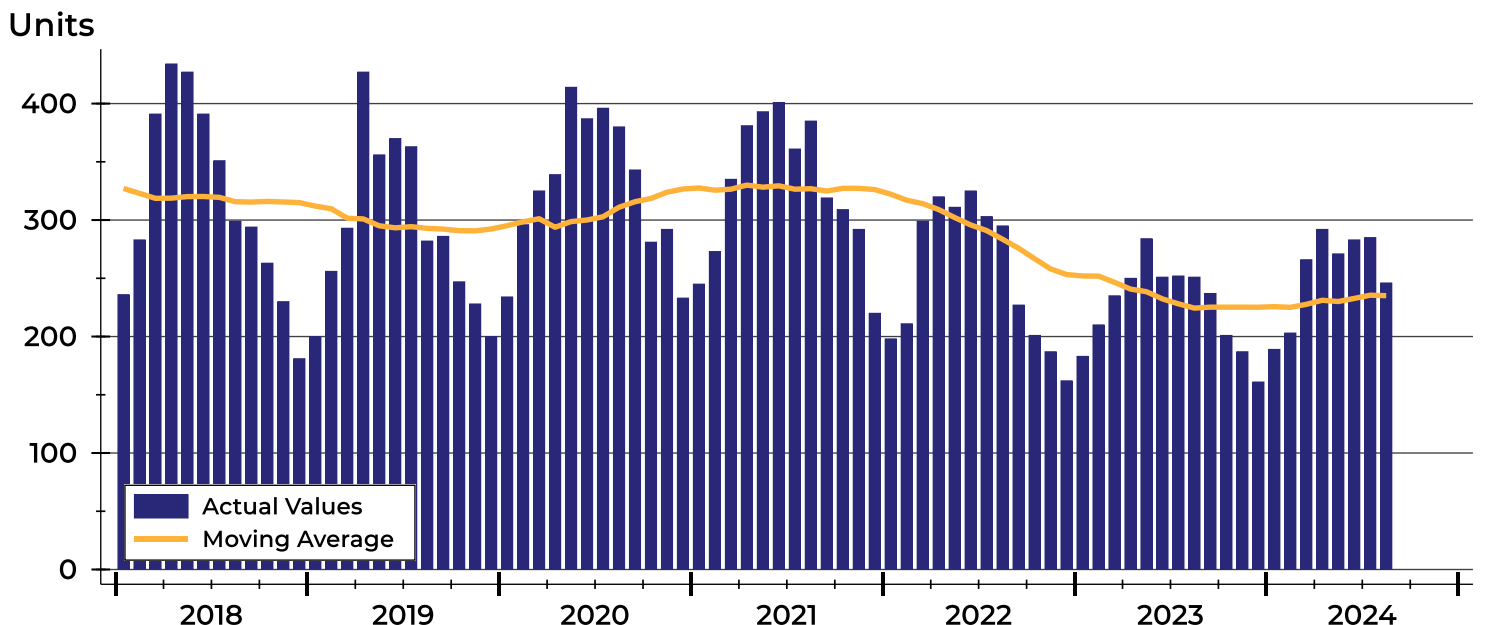
Topeka Metropolitan Area Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		246	251	-2.0%
Volume (1,000s)		58,076	55,106	5.4%
Average	List Price	236,083	219,548	7.5%
	Days on Market	23	16	43.8%
	Percent of Original	98.0%	98.5%	-0.5%
Median	List Price	204,500	188,000	8.8%
	Days on Market	9	5	80.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 246 listings in the Topeka MSA had contracts pending at the end of August, down from 251 contracts pending at the end of August 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.

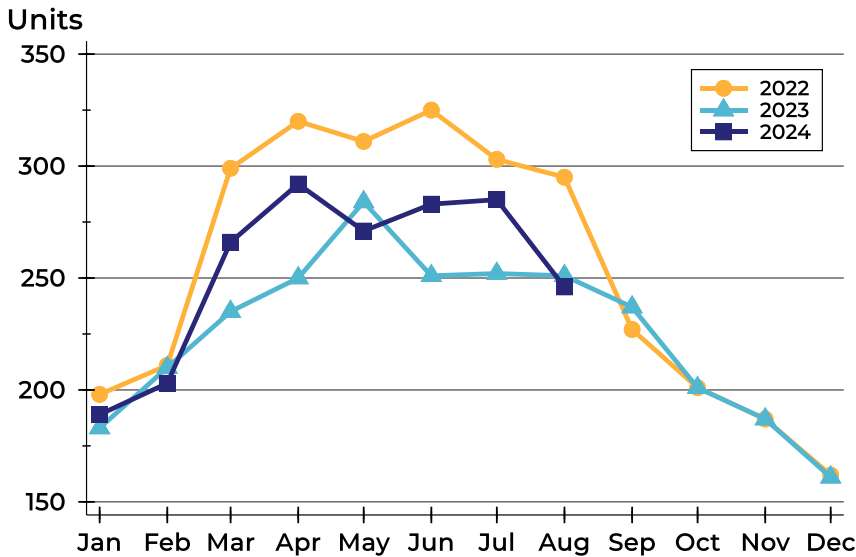
History of Pending Contracts





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	
October	201	201	
November	187	187	
December	162	161	

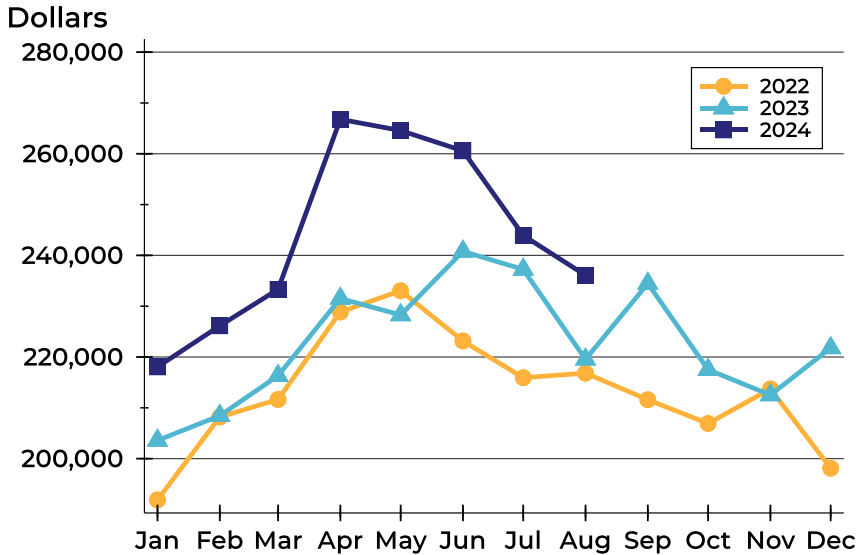
Pending Contracts by Price Range

Price Range	Pending Contracts		List Price		Days on Market		Price as % of Orig.	
	Number	Percent	Average	Median	Avg.	Med.	Avg.	Med.
Below \$25,000	2	0.8%	20,700	20,700	32	32	100.0%	100.0%
\$25,000-\$49,999	2	0.8%	37,500	37,500	56	56	76.3%	76.3%
\$50,000-\$99,999	24	9.8%	83,208	89,900	21	7	97.7%	100.0%
\$100,000-\$124,999	16	6.5%	115,725	116,500	25	12	98.6%	100.0%
\$125,000-\$149,999	26	10.6%	137,864	139,900	17	9	98.9%	100.0%
\$150,000-\$174,999	31	12.6%	161,839	159,980	23	5	98.5%	100.0%
\$175,000-\$199,999	19	7.7%	189,005	189,900	19	8	97.3%	100.0%
\$200,000-\$249,999	45	18.3%	227,509	229,000	20	10	98.2%	100.0%
\$250,000-\$299,999	32	13.0%	278,290	279,950	26	16	97.7%	100.0%
\$300,000-\$399,999	19	7.7%	343,218	350,000	27	18	98.0%	100.0%
\$400,000-\$499,999	18	7.3%	446,979	443,700	16	4	98.9%	100.0%
\$500,000-\$749,999	10	4.1%	620,891	604,500	41	8	97.1%	100.0%
\$750,000-\$999,999	1	0.4%	900,000	900,000	6	6	100.0%	100.0%
\$1,000,000 and up	1	0.4%	1,100,000	1,100,000	43	43	100.0%	100.0%



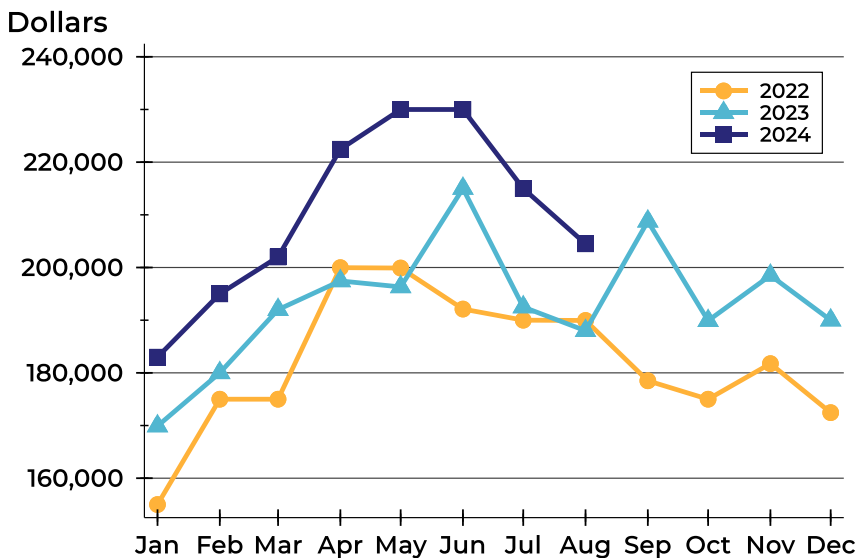
Topeka Metropolitan Area Pending Contracts Analysis

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	
October	206,921	217,509	
November	213,715	212,523	
December	198,114	221,795	

Median Price

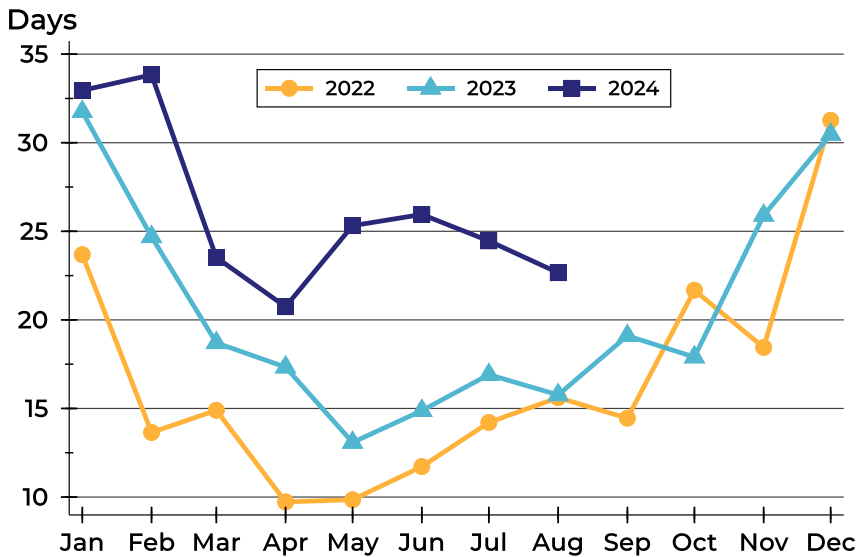


Month	2022	2023	2024
January	155,000	169,900	182,980
February	175,000	180,000	195,000
March	175,000	192,000	202,000
April	199,975	197,450	222,450
May	199,900	196,320	230,000
June	192,110	215,000	230,000
July	190,000	192,500	215,000
August	189,950	188,000	204,500
September	178,500	208,777	
October	175,000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



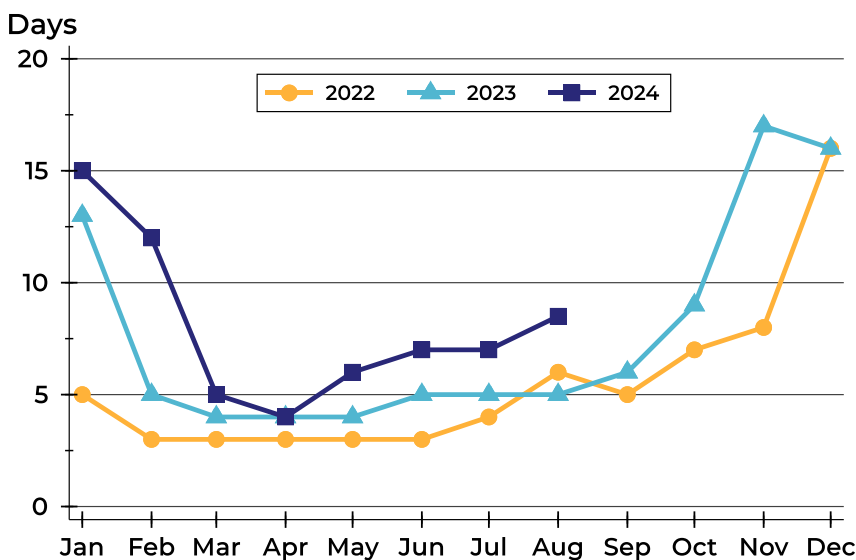
Topeka Metropolitan Area Pending Contracts Analysis

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	
October	22	18	
November	18	26	
December	31	30	

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	
October	7	9	
November	8	17	
December	16	16	

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

August 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					23	32	55	57	
\$30,000-\$39,999	3	7	3	6	3	0	5	2					29	29	34	38	
\$40,000-\$49,999	7	4	5	5	1	1	3	4					30	37	30	52	
\$50,000-\$59,999	1	2	6	2	5	2	4	2					24	62	59	67	
\$60,000-\$69,999	5	6	8	12	8	4	5	8					56	65	85	75	
\$70,000-\$79,999	6	5	5	5	5	5	4	8					43	46	66	73	
\$80,000-\$89,999	5	5	10	25	9	13	6	9					82	60	74	97	
\$90,000-\$99,999	7	4	5	4	5	5	9	10					49	72	61	83	
\$100,000-\$119,999	10	8	14	11	9	11	9	11					83	104	118	161	
\$120,000-\$139,999	7	13	12	21	14	9	19	20					115	130	186	189	
\$140,000-\$159,999	14	14	20	23	21	13	19	19					143	150	180	181	
\$160,000-\$179,999	15	17	18	17	20	29	17	18					151	143	150	195	
\$180,000-\$199,999	15	11	19	22	21	18	17	22					145	127	148	166	
\$200,000-\$249,999	24	27	19	46	49	42	43	47					297	255	294	328	
\$250,000-\$299,999	26	20	26	28	44	34	44	40					262	204	248	219	
\$300,000-\$399,999	14	14	24	36	46	46	41	42					263	246	227	209	
\$400,000-\$499,999	9	4	15	7	14	21	23	20					113	105	127	78	
\$500,000 or more	4	10	9	8	21	16	20	13					101	86	88	46	
TOTALS	173	173	219	282	302	272	290	298	0	0	0	0	2009	1953	2230	2314	



Wabaunsee County Housing Report



Market Overview

Wabaunsee County Home Sales Rose in August

Total home sales in Wabaunsee County rose by 100.0% last month to 2 units, compared to 1 unit in August 2023. Total sales volume was \$0.4 million, up 350.0% from a year earlier.

The median sale price in August was \$199,000, up from \$88,450 a year earlier. Homes that sold in August were typically on the market for 25 days and sold for 94.4% of their list prices.

Wabaunsee County Active Listings Up at End of August

The total number of active listings in Wabaunsee County at the end of August was 14 units, up from 7 at the same point in 2023. This represents a 4.0 months' supply of homes available for sale. The median list price of homes on the market at the end of August was \$354,950.

During August, a total of 2 contracts were written down from 3 in August 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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**August
2024**

Sunflower MLS Statistics



Wabaunsee County Summary Statistics

August MLS Statistics Three-year History		Current Month			Year-to-Date		
		2024	2023	2022	2024	2023	2022
Home Sales		2	1	9	29	21	27
Change from prior year		100.0%	-88.9%	12.5%	38.1%	-22.2%	-18.2%
Active Listings		14	7	5	N/A	N/A	N/A
Change from prior year		100.0%	40.0%	-16.7%			
Months' Supply		4.0	2.9	1.3	N/A	N/A	N/A
Change from prior year		37.9%	123.1%	-7.1%			
New Listings		8	4	5	44	26	33
Change from prior year		100.0%	-20.0%	-44.4%	69.2%	-21.2%	-31.3%
Contracts Written		2	3	3	27	21	28
Change from prior year		-33.3%	0.0%	-62.5%	28.6%	-25.0%	-31.7%
Pending Contracts		1	3	4	N/A	N/A	N/A
Change from prior year		-66.7%	-25.0%	-60.0%			
Sales Volume (1,000s)		398	88	3,328	7,770	5,413	7,869
Change from prior year		352.3%	-97.4%	191.4%	43.5%	-31.2%	24.2%
Average	Sale Price	199,000	88,450	369,778	267,940	257,760	291,444
	Change from prior year	125.0%	-76.1%	159.2%	3.9%	-11.6%	51.8%
	List Price of Actives	420,536	359,414	352,360	N/A	N/A	N/A
	Change from prior year	17.0%	2.0%	-12.3%			
	Days on Market	25	16	23	34	23	27
Change from prior year	56.3%	-30.4%	-34.3%	47.8%	-14.8%	22.7%	
Percent of List	94.4%	93.1%	98.4%	98.6%	97.8%	99.0%	
Change from prior year	1.4%	-5.4%	5.0%	0.8%	-1.2%	3.4%	
Percent of Original	94.4%	93.1%	96.9%	94.7%	95.8%	97.9%	
Change from prior year	1.4%	-3.9%	5.1%	-1.1%	-2.1%	2.8%	
Median	Sale Price	199,000	88,450	285,000	253,000	159,000	216,500
	Change from prior year	125.0%	-69.0%	248.6%	59.1%	-26.6%	53.5%
	List Price of Actives	354,950	249,900	330,000	N/A	N/A	N/A
	Change from prior year	42.0%	-24.3%	-12.9%			
	Days on Market	25	16	5	12	5	7
Change from prior year	56.3%	220.0%	-70.6%	140.0%	-28.6%	-12.5%	
Percent of List	94.4%	93.1%	98.2%	100.0%	100.0%	100.0%	
Change from prior year	1.4%	-5.2%	-1.2%	0.0%	0.0%	0.0%	
Percent of Original	94.4%	93.1%	98.2%	98.6%	98.0%	100.0%	
Change from prior year	1.4%	-5.2%	-1.2%	0.6%	-2.0%	0.0%	

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



Wabaunsee County Closed Listings Analysis

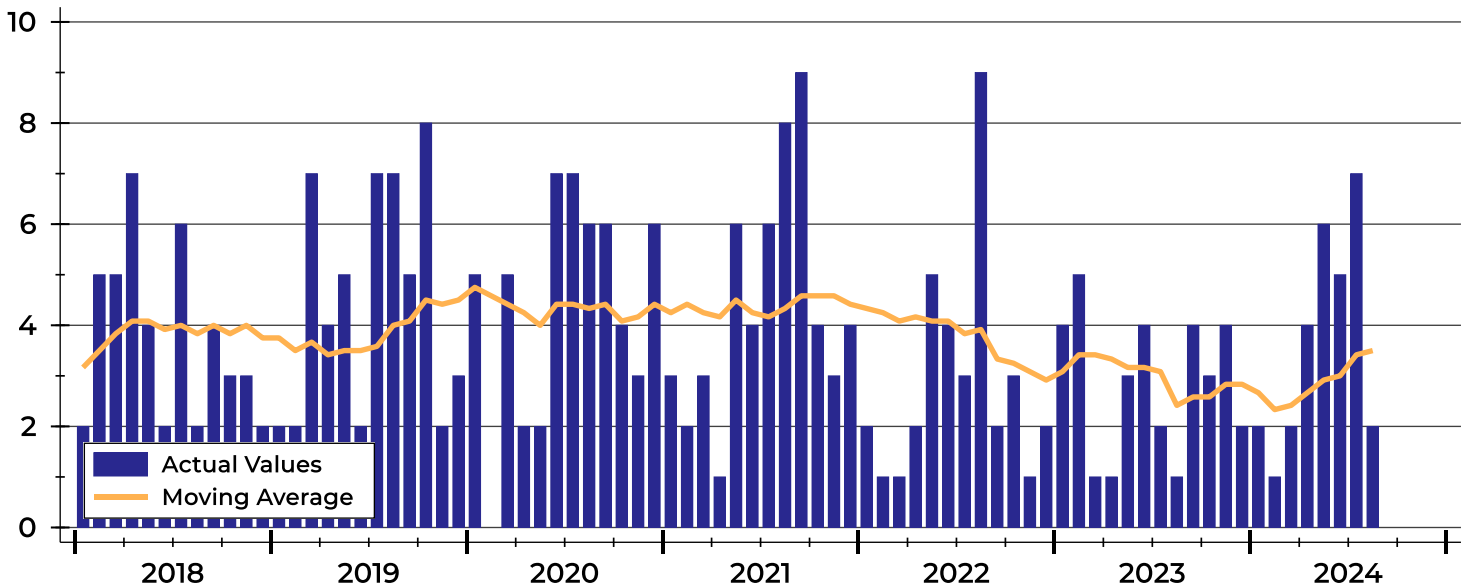
Summary Statistics for Closed Listings		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Closed Listings		2	1	100.0%	29	21	38.1%
Volume (1,000s)		398	88	352.3%	7,770	5,413	43.5%
Months' Supply		4.0	2.9	37.9%	N/A	N/A	N/A
Average	Sale Price	199,000	88,450	125.0%	267,940	257,760	3.9%
	Days on Market	25	16	56.3%	34	23	47.8%
	Percent of List	94.4%	93.1%	1.4%	98.6%	97.8%	0.8%
	Percent of Original	94.4%	93.1%	1.4%	94.7%	95.8%	-1.1%
Median	Sale Price	199,000	88,450	125.0%	253,000	159,000	59.1%
	Days on Market	25	16	56.3%	12	5	140.0%
	Percent of List	94.4%	93.1%	1.4%	100.0%	100.0%	0.0%
	Percent of Original	94.4%	93.1%	1.4%	98.6%	98.0%	0.6%

A total of 2 homes sold in Wabaunsee County in August, up from 1 unit in August 2023. Total sales volume rose to \$0.4 million compared to \$0.1 million in the previous year.

The median sales price in August was \$199,000, up 125.0% compared to the prior year. Median days on market was 25 days, up from 7 days in July, and up from 16 in August 2023.

History of Closed Listings

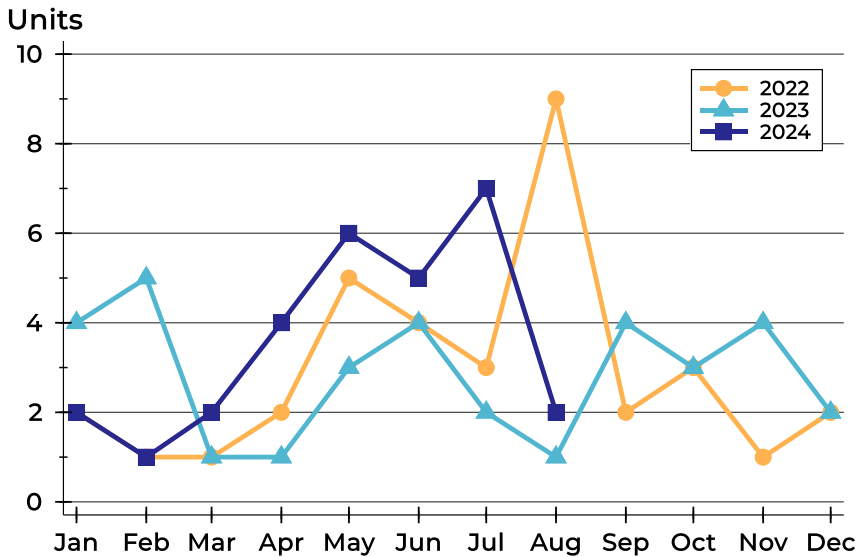
Units





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	
October	3	3	
November	1	4	
December	2	2	

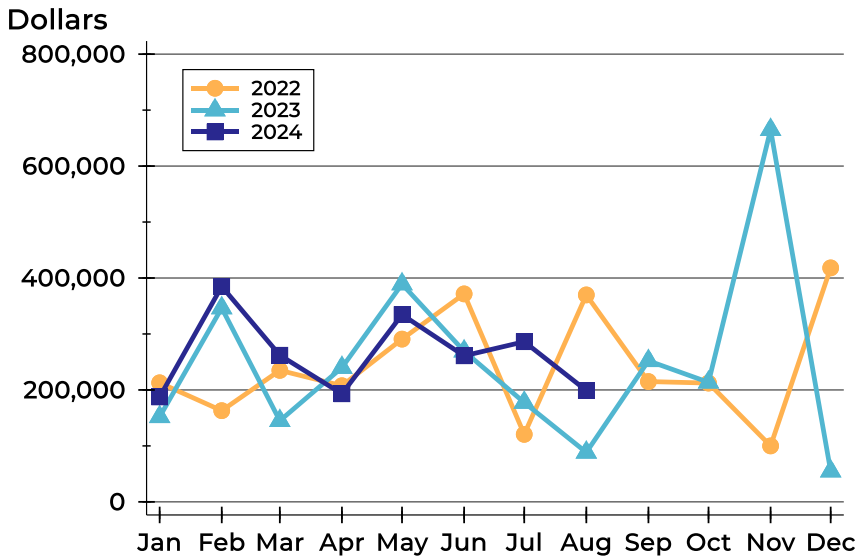
Closed Listings by Price Range

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	1	50.0%	3.0	145,000	145,000	45	45	100.0%	100.0%	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	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%	6.0	253,000	253,000	5	5	88.8%	88.8%	88.8%	88.8%
\$300,000-\$399,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$750,000-\$999,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



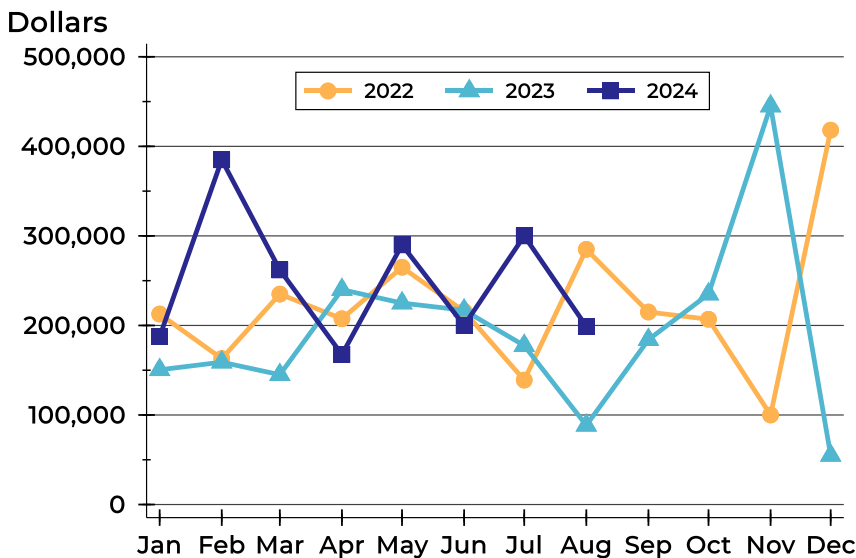
Wabaunsee County Closed Listings Analysis

Average Price



Month	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	286,200
August	369,778	88,450	199,000
September	215,000	252,048	
October	212,300	213,667	
November	100,000	665,000	
December	418,085	54,875	

Median Price

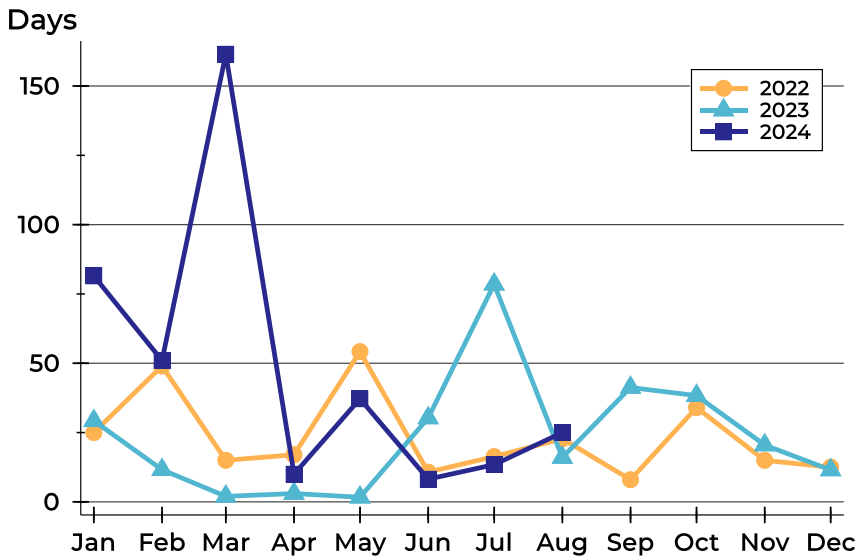


Month	2022	2023	2024
January	212,750	150,500	187,500
February	163,000	159,000	385,000
March	235,000	145,000	262,000
April	207,500	240,000	167,500
May	265,000	225,000	290,000
June	215,750	217,000	200,000
July	139,000	177,500	300,000
August	285,000	88,450	199,000
September	215,000	184,095	
October	206,900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



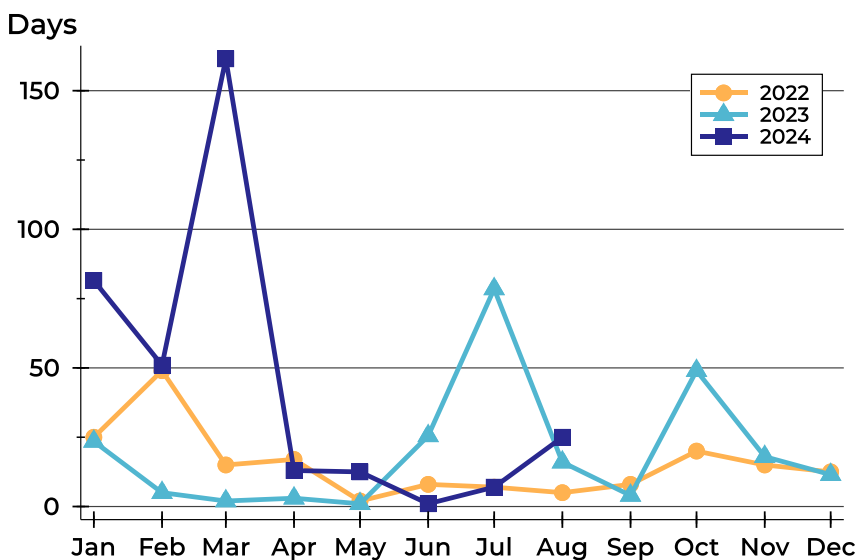
Wabaunsee County Closed Listings Analysis

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	
October	34	38	
November	15	21	
December	13	12	

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	
October	20	49	
November	15	18	
December	13	12	



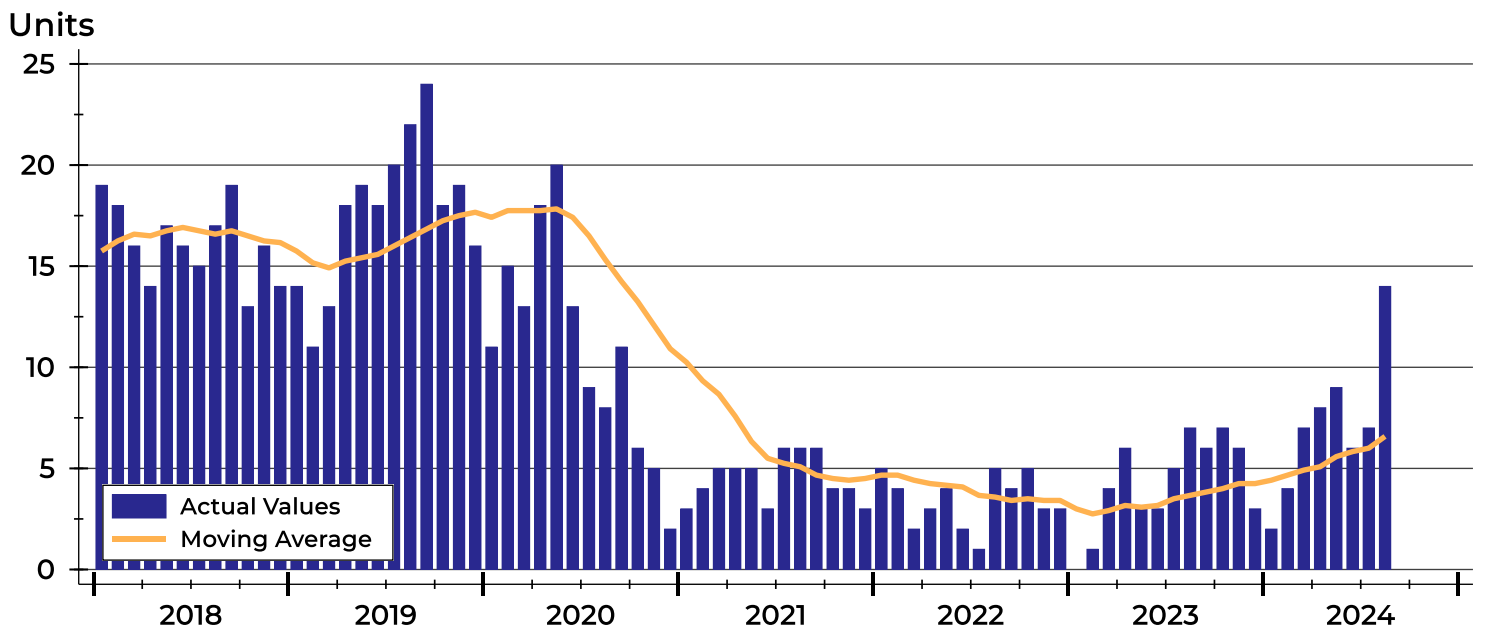
Wabaunsee County Active Listings Analysis

Summary Statistics for Active Listings		2024	End of August 2023	Change
Active Listings		14	7	100.0%
Volume (1,000s)		5,887	2,516	134.0%
Months' Supply		4.0	2.9	37.9%
Average	List Price	420,536	359,414	17.0%
	Days on Market	54	74	-27.0%
	Percent of Original	96.3%	91.6%	5.1%
Median	List Price	354,950	249,900	42.0%
	Days on Market	32	45	-28.9%
	Percent of Original	100.0%	92.6%	8.0%

A total of 14 homes were available for sale in Wabaunsee County at the end of August. This represents a 4.0 months' supply of active listings.

The median list price of homes on the market at the end of August was \$354,950, up 42.0% from 2023. The typical time on market for active listings was 32 days, down from 45 days a year earlier.

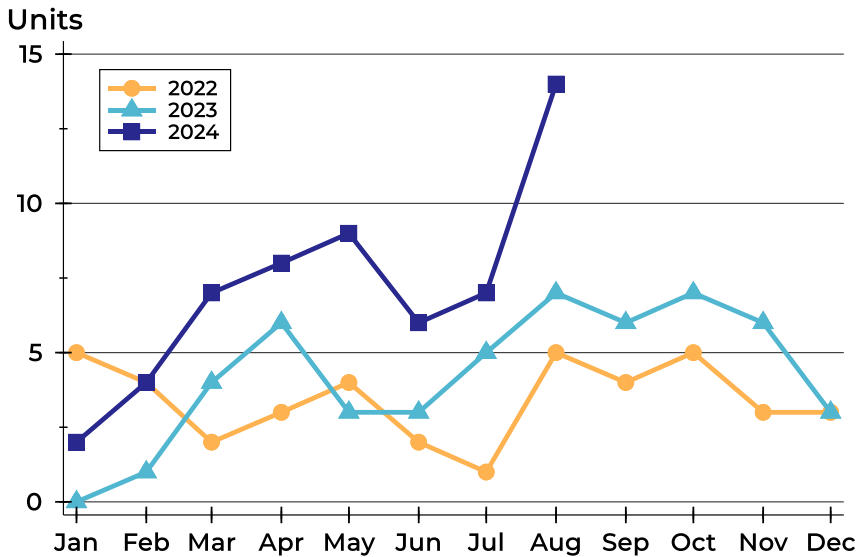
History of Active Listings





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	
October	5	7	
November	3	6	
December	3	3	

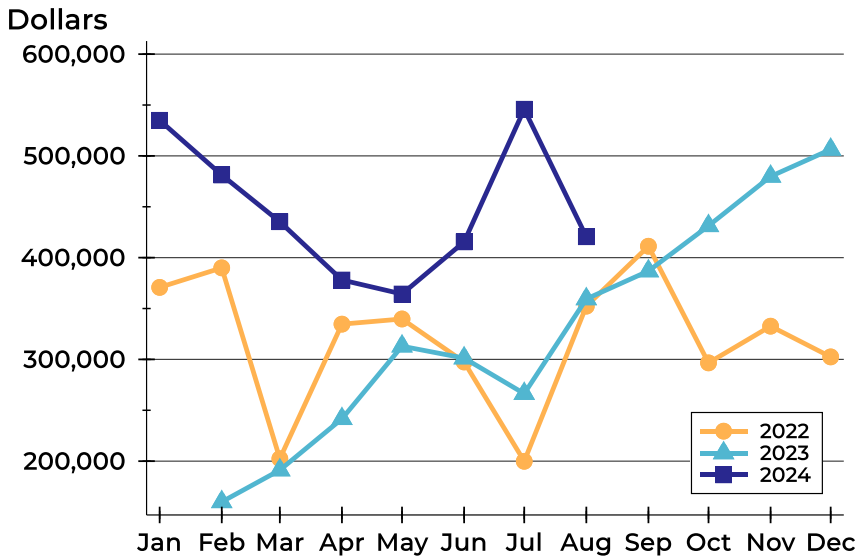
Active Listings by Price Range

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	7.1%	N/A	49,950	49,950	31	31	100.0%	100.0%
\$50,000-\$99,999	1	7.1%	N/A	67,150	67,150	107	107	88.8%	88.8%
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	7.1%	3.0	129,000	129,000	19	19	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$200,000-\$249,999	1	7.1%	N/A	200,000	200,000	17	17	100.0%	100.0%
\$250,000-\$299,999	2	14.3%	6.0	257,500	257,500	37	37	97.2%	97.2%
\$300,000-\$399,999	3	21.4%	N/A	369,633	360,000	18	19	100.0%	100.0%
\$400,000-\$499,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$500,000-\$749,999	3	21.4%	N/A	617,500	599,999	134	132	88.3%	92.2%
\$750,000-\$999,999	1	7.1%	N/A	765,000	765,000	16	16	100.0%	100.0%
\$1,000,000 and up	1	7.1%	N/A	1,200,000	1,200,000	40	40	100.0%	100.0%



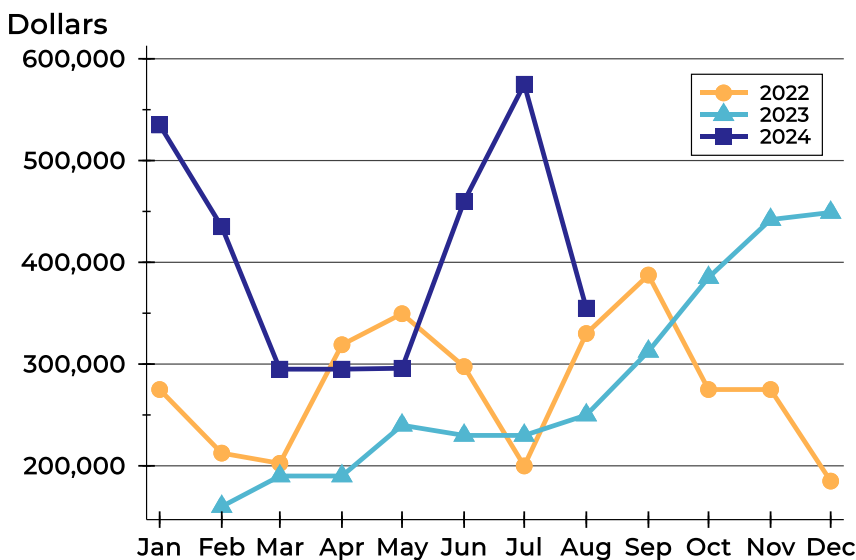
Wabaunsee County Active Listings Analysis

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	
October	296,600	431,271	
November	332,667	479,833	
December	302,500	506,333	

Median Price

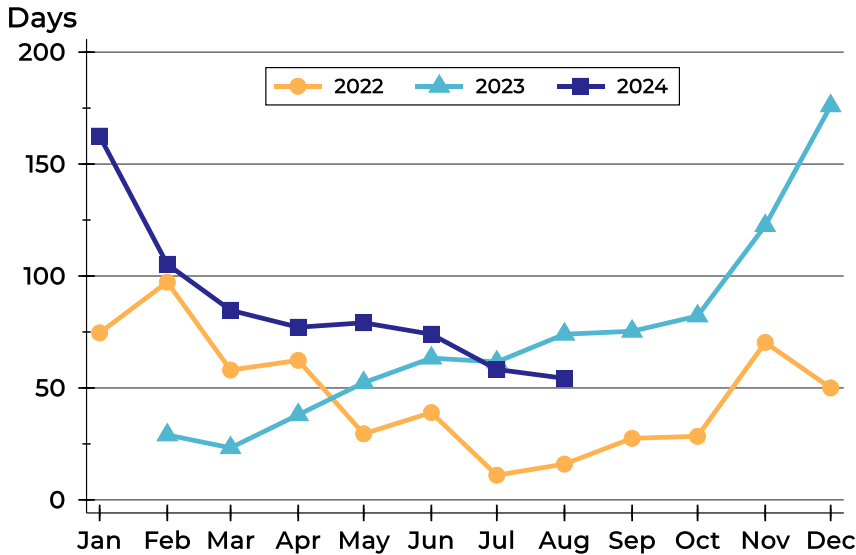


Month	2022	2023	2024
January	275,000	N/A	535,000
February	212,500	160,000	435,000
March	202,450	190,000	295,000
April	319,000	190,000	295,000
May	349,500	239,900	295,900
June	297,500	229,900	459,950
July	199,900	229,900	575,000
August	330,000	249,900	354,950
September	387,500	312,500	
October	275,000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



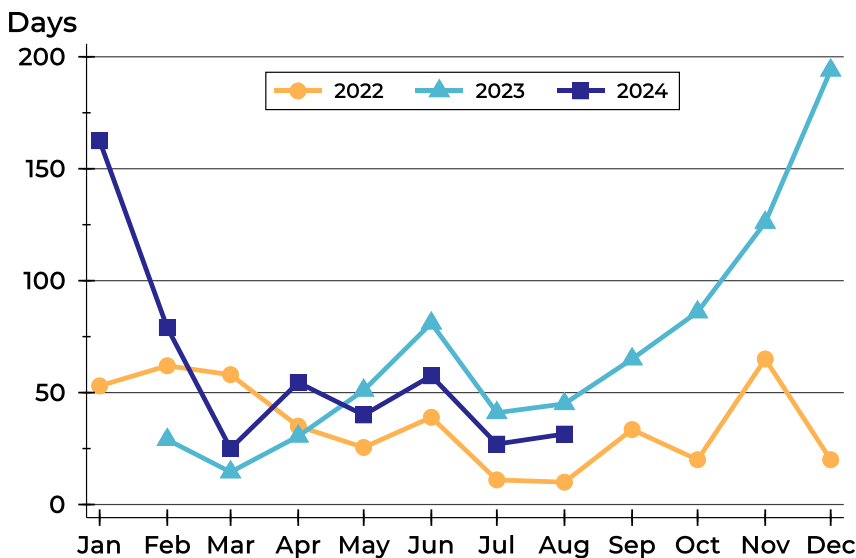
Wabaunsee County Active Listings Analysis

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	
October	28	82	
November	70	123	
December	50	176	

Median DOM

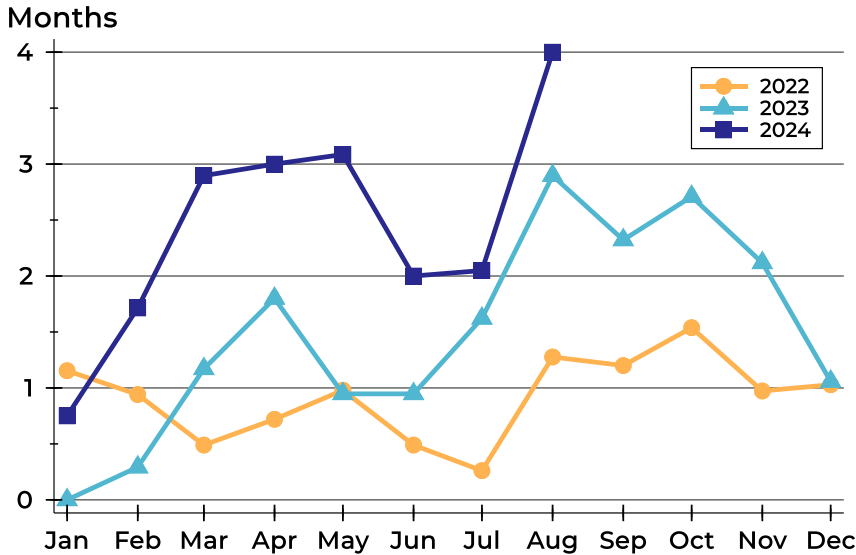


Month	2022	2023	2024
January	53	N/A	163
February	62	29	79
March	58	15	25
April	35	31	55
May	26	51	40
June	39	81	58
July	11	41	27
August	10	45	32
September	34	65	
October	20	86	
November	65	126	
December	20	194	



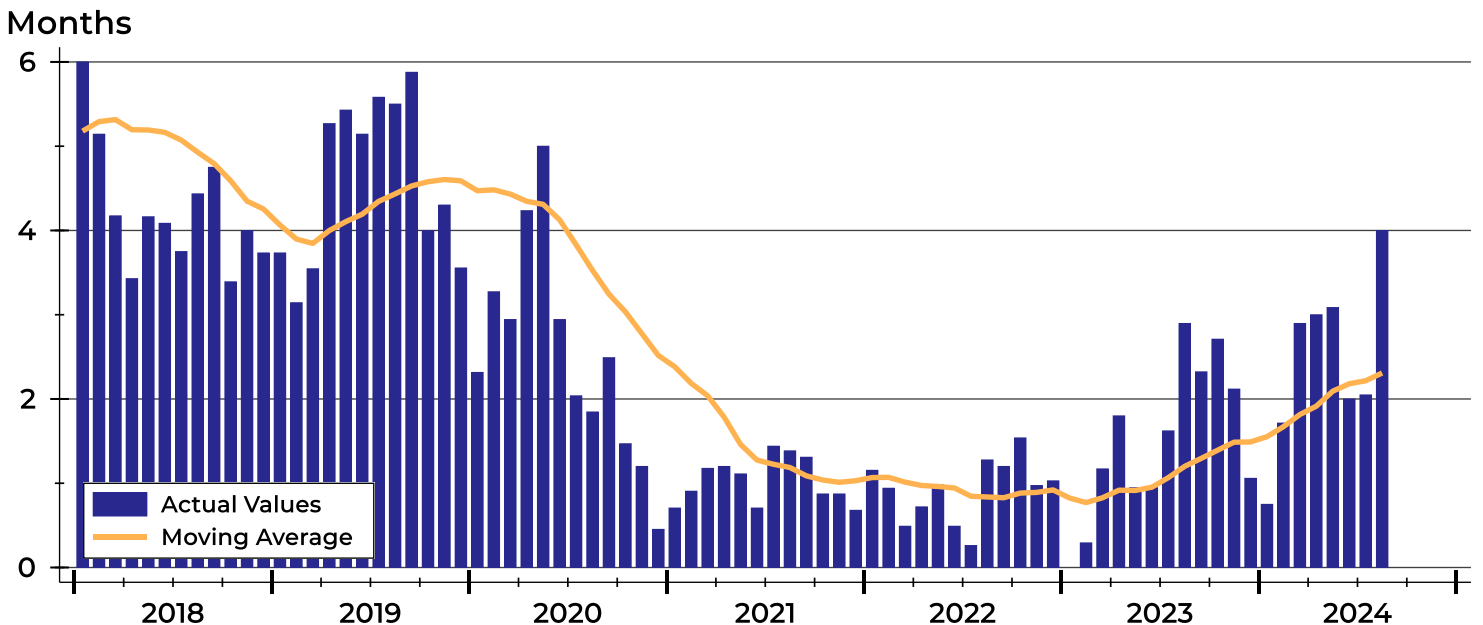
Wabaunsee County Months' Supply Analysis

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	
October	1.5	2.7	
November	1.0	2.1	
December	1.0	1.1	

History of Month's Supply





Wabaunsee County New Listings Analysis

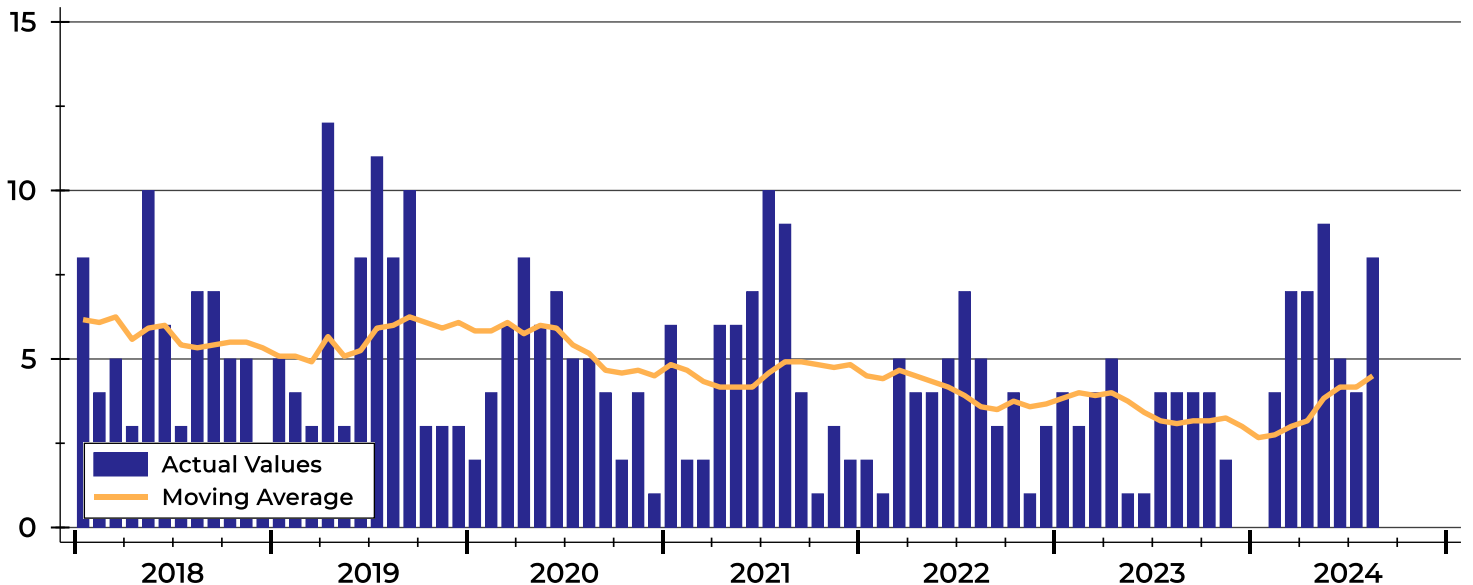
Summary Statistics for New Listings		2024	August 2023	Change
Current Month	New Listings	8	4	100.0%
	Volume (1,000s)	2,294	1,480	55.0%
	Average List Price	286,731	370,000	-22.5%
	Median List Price	232,500	255,000	-8.8%
Year-to-Date	New Listings	44	26	69.2%
	Volume (1,000s)	13,499	6,915	95.2%
	Average List Price	306,802	265,973	15.4%
	Median List Price	265,000	187,500	41.3%

A total of 8 new listings were added in Wabaunsee County during August, up 100.0% from the same month in 2023. Year-to-date Wabaunsee County has seen 44 new listings.

The median list price of these homes was \$232,500 down from \$255,000 in 2023.

History of New Listings

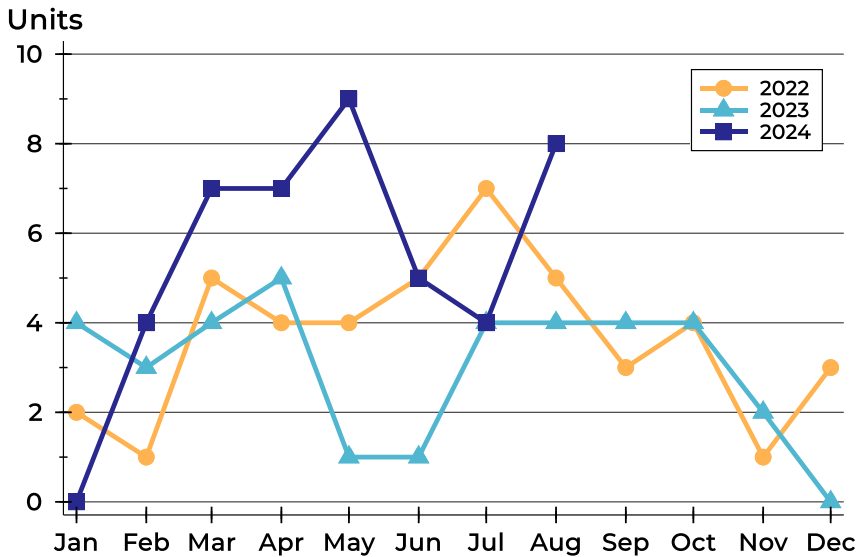
Units





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	8
September	3	4	
October	4	4	
November	1	2	
December	3	0	

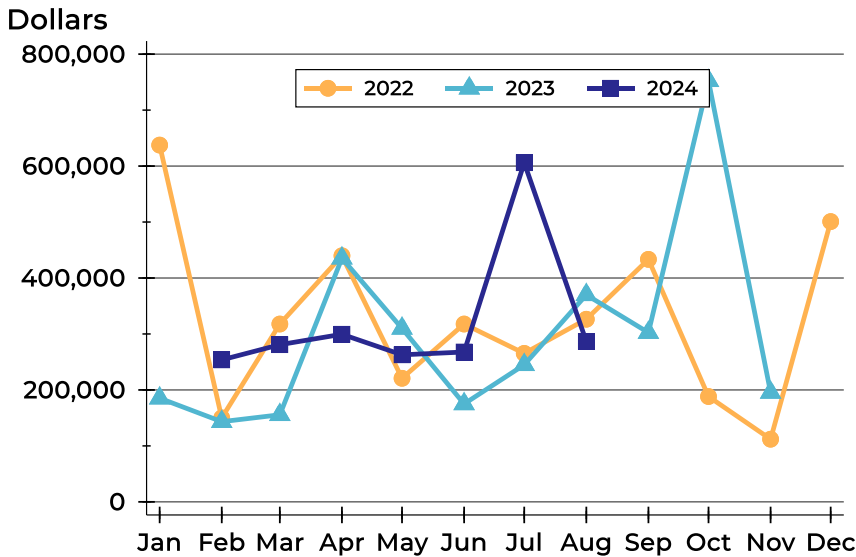
New Listings by Price Range

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	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$25,000-\$49,999	1	12.5%	49,950	49,950	36	36	100.0%	100.0%
\$50,000-\$99,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	12.5%	129,000	129,000	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	1	12.5%	175,000	175,000	3	3	100.0%	100.0%
\$200,000-\$249,999	1	12.5%	200,000	200,000	19	19	100.0%	100.0%
\$250,000-\$299,999	1	12.5%	265,000	265,000	37	37	100.0%	100.0%
\$300,000-\$399,999	2	25.0%	354,950	354,950	17	17	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	1	12.5%	765,000	765,000	22	22	100.0%	100.0%
\$1,000,000 and up	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A



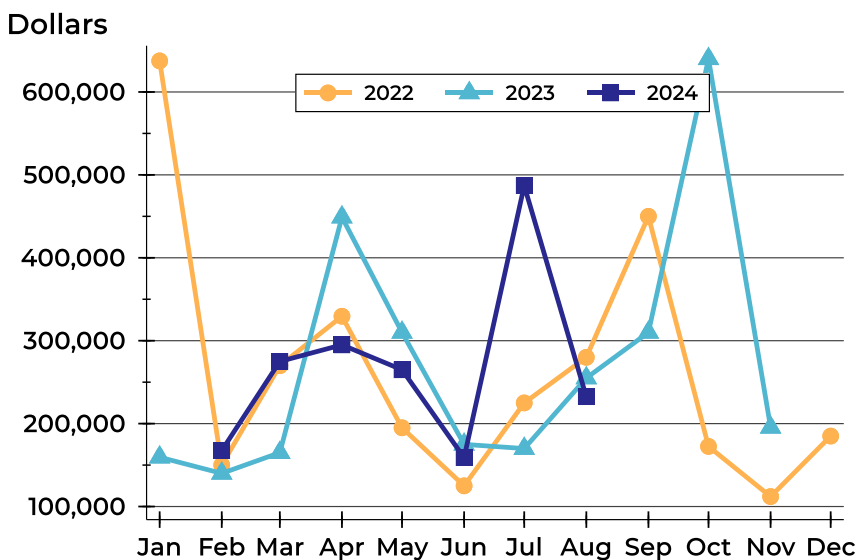
Wabaunsee County New Listings Analysis

Average Price



Month	2022	2023	2024
January	637,500	185,250	N/A
February	150,000	143,333	253,750
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	606,000
August	326,380	370,000	286,731
September	433,333	302,450	
October	188,250	752,475	
November	112,000	195,500	
December	500,833	N/A	

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	232,500
September	450,000	310,000	
October	172,500	640,000	
November	112,000	195,500	
December	185,000	N/A	



Wabaunsee County Contracts Written Analysis

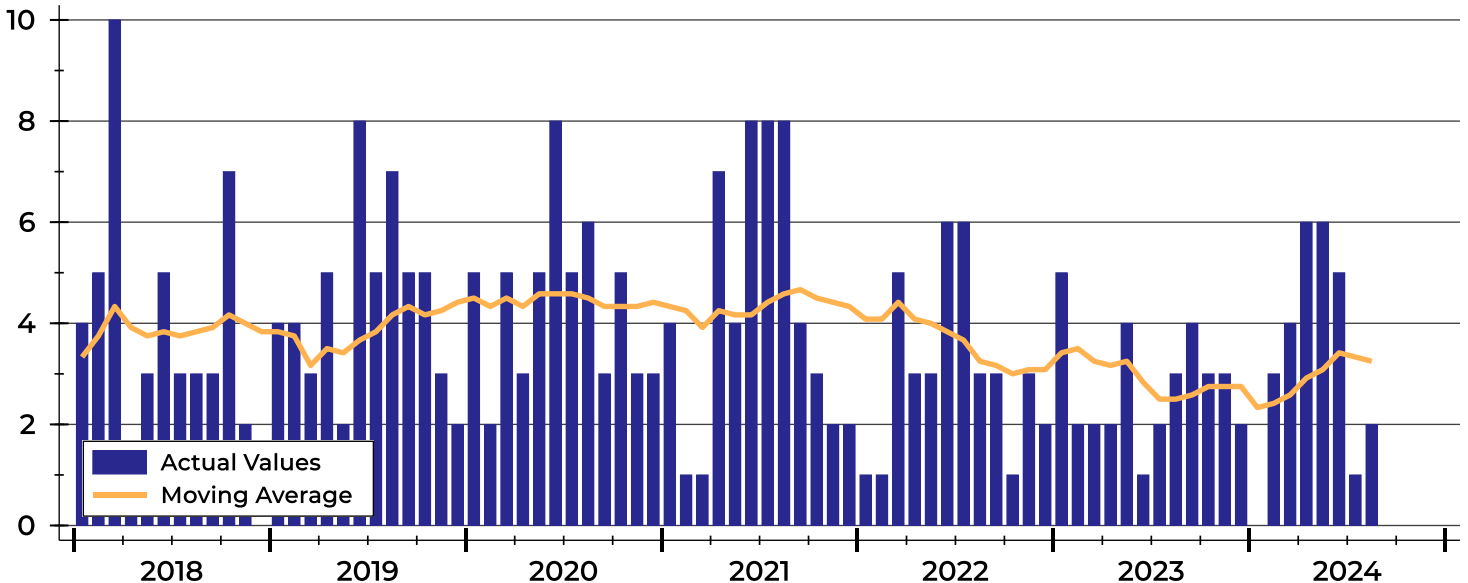
Summary Statistics for Contracts Written		2024	August 2023	Change	2024	Year-to-Date 2023	Change
Contracts Written		2	3	-33.3%	27	21	28.6%
Volume (1,000s)		320	505	-36.6%	7,434	5,044	47.4%
Average	Sale Price	160,000	168,333	-5.0%	275,326	240,186	14.6%
	Days on Market	24	53	-54.7%	29	25	16.0%
	Percent of Original	100.0%	91.7%	9.1%	96.1%	95.4%	0.7%
Median	Sale Price	160,000	165,000	-3.0%	249,000	165,000	50.9%
	Days on Market	24	3	700.0%	12	3	300.0%
	Percent of Original	100.0%	92.9%	7.6%	100.0%	98.0%	2.0%

A total of 2 contracts for sale were written in Wabaunsee County during the month of August, down from 3 in 2023. The median list price of these homes was \$160,000, down from \$165,000 the prior year.

Half of the homes that went under contract in August were on the market less than 24 days, compared to 3 days in August 2023.

History of Contracts Written

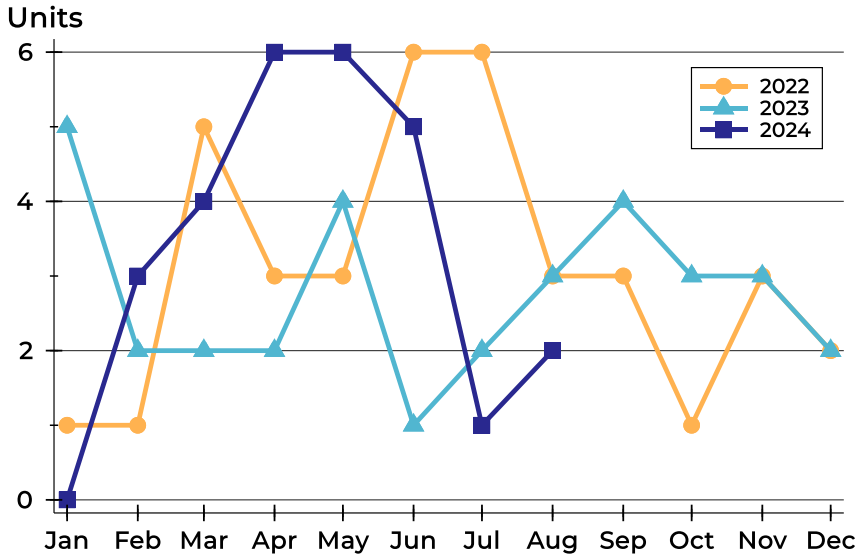
Units





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	2
September	3	4	
October	1	3	
November	3	3	
December	2	2	

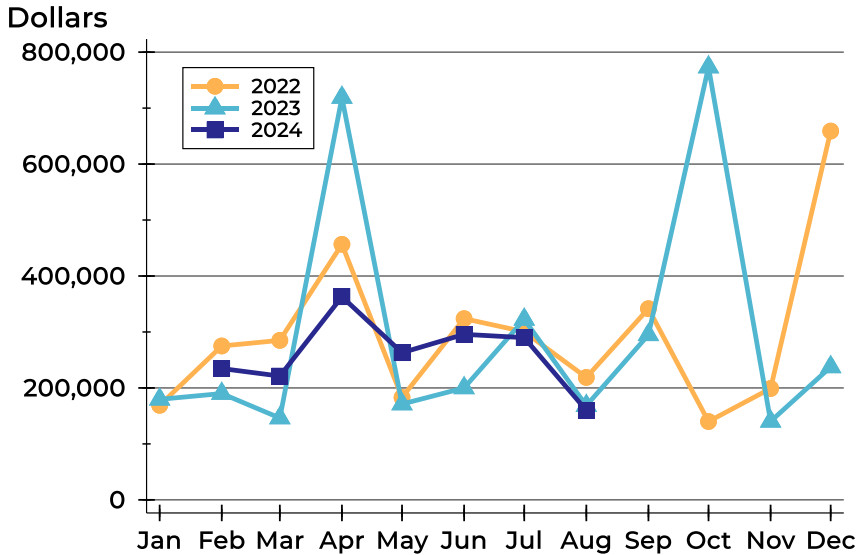
Contracts Written by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$100,000-\$124,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$125,000-\$149,999	1	50.0%	145,000	145,000	45	45	100.0%	100.0%
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	50.0%	175,000	175,000	3	3	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



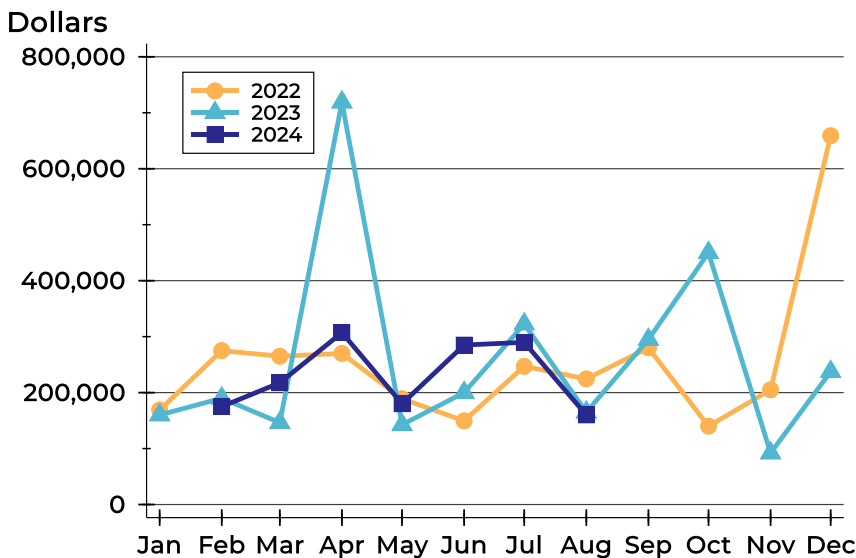
Wabaunsee County Contracts Written Analysis

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	160,000
September	341,633	294,925	
October	140,000	773,333	
November	199,000	140,300	
December	659,000	237,500	

Median Price

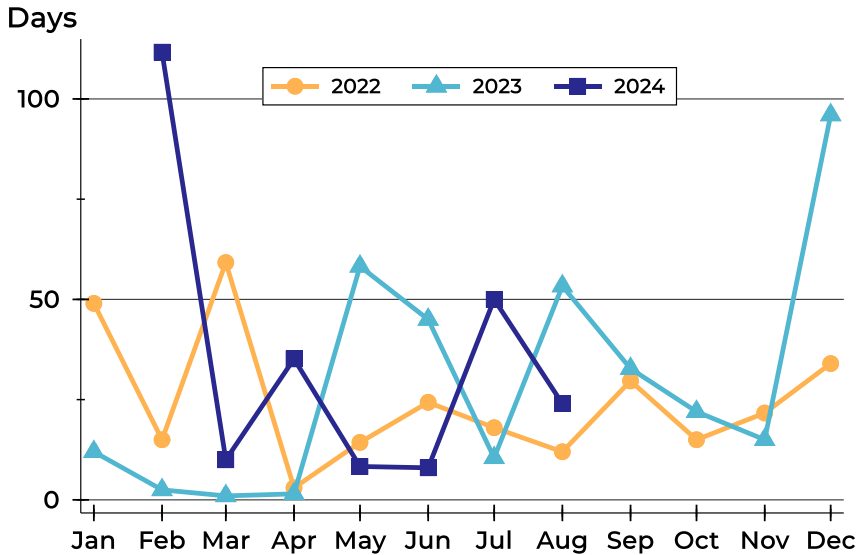


Month	2022	2023	2024
January	169,000	160,000	N/A
February	275,000	190,000	175,000
March	265,000	146,250	217,500
April	269,900	719,000	307,250
May	189,000	142,500	180,000
June	149,500	200,000	285,000
July	247,000	322,500	289,900
August	224,500	165,000	160,000
September	280,000	294,950	
October	140,000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



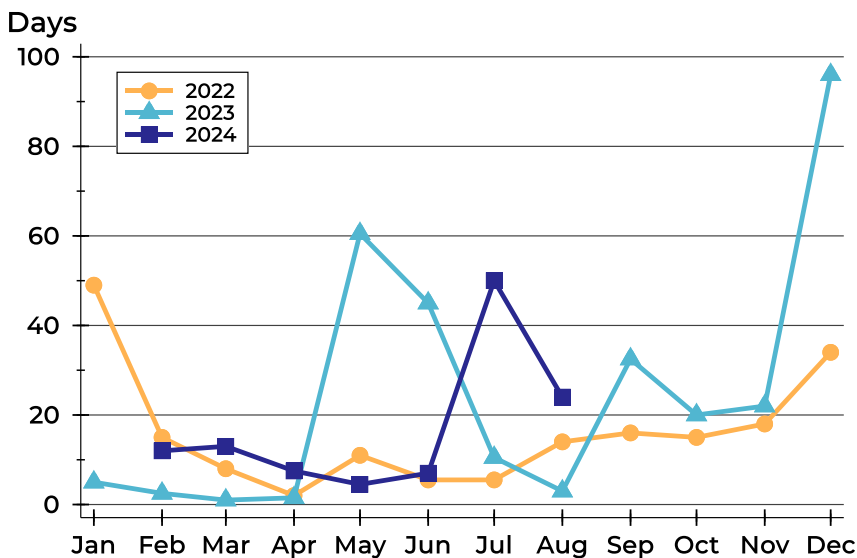
Wabaunsee County Contracts Written Analysis

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	24
September	30	33	
October	15	22	
November	22	15	
December	34	96	

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	24
September	16	33	
October	15	20	
November	18	22	
December	34	96	



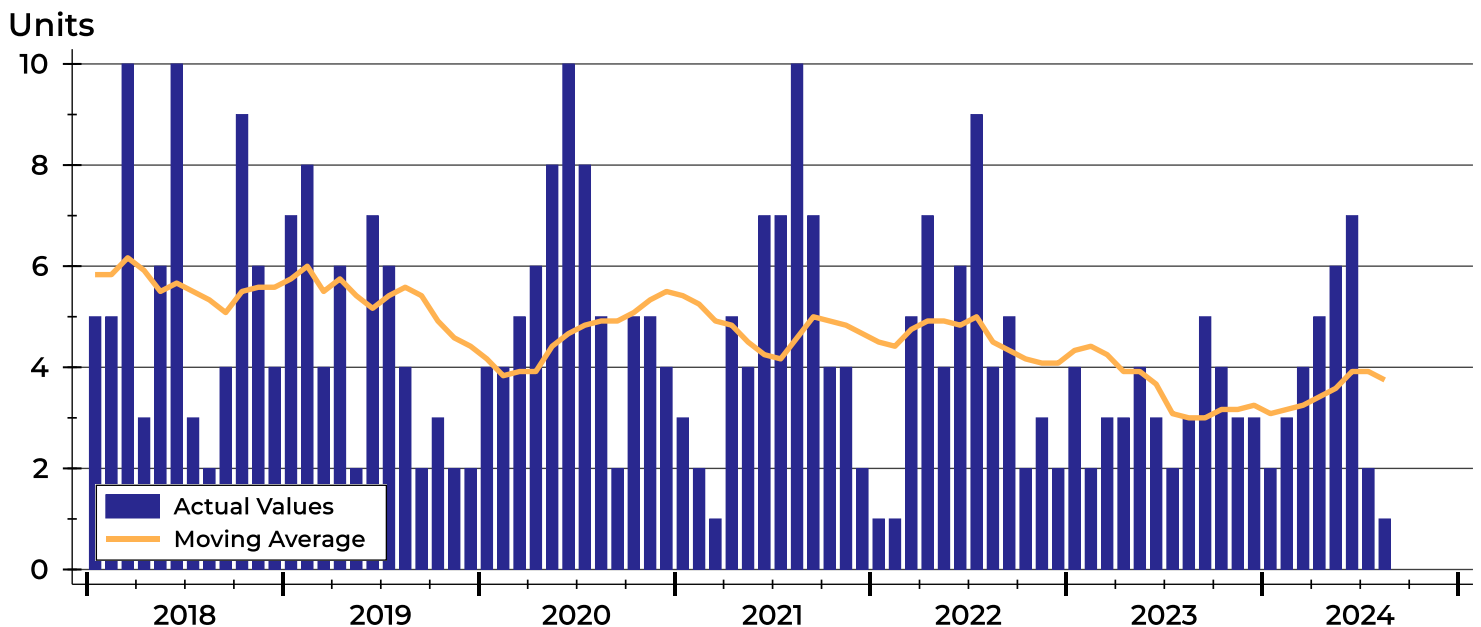
Wabaunsee County Pending Contracts Analysis

Summary Statistics for Pending Contracts		End of August		
		2024	2023	Change
Pending Contracts		1	3	-66.7%
Volume (1,000s)		175	855	-79.5%
Average	List Price	175,000	285,000	-38.6%
	Days on Market	3	3	0.0%
	Percent of Original	100.0%	100.0%	0.0%
Median	List Price	175,000	165,000	6.1%
	Days on Market	3	3	0.0%
	Percent of Original	100.0%	100.0%	0.0%

A total of 1 listing in Wabaunsee County had a contract pending at the end of August, down from 3 contracts pending at the end of August 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.

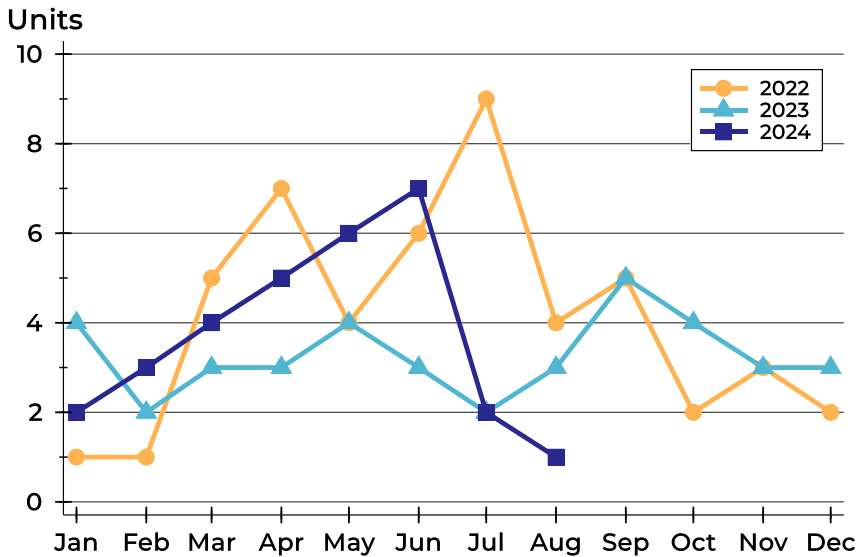
History of Pending Contracts





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	
October	2	4	
November	3	3	
December	2	3	

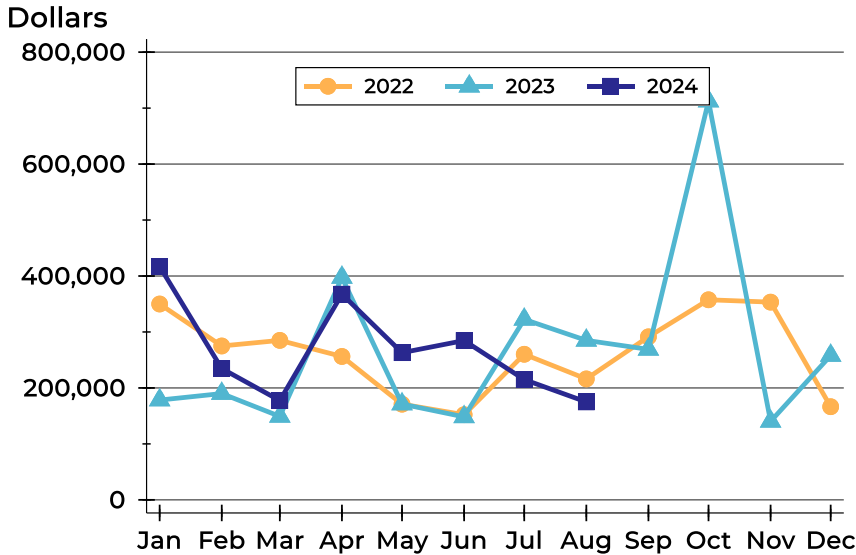
Pending Contracts by Price Range

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	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$150,000-\$174,999	0	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
\$175,000-\$199,999	1	100.0%	175,000	175,000	3	3	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



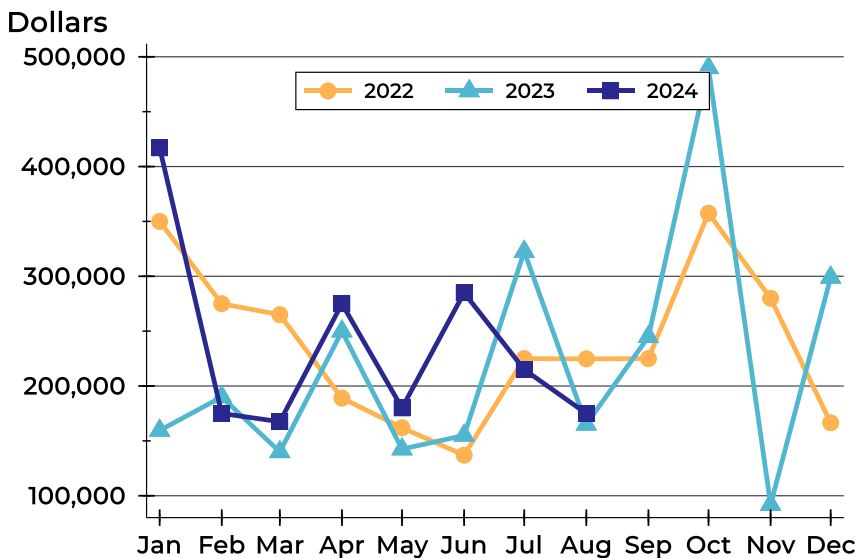
Wabaunsee County Pending Contracts Analysis

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	
October	357,500	712,475	
November	353,333	140,300	
December	166,500	258,000	

Median Price

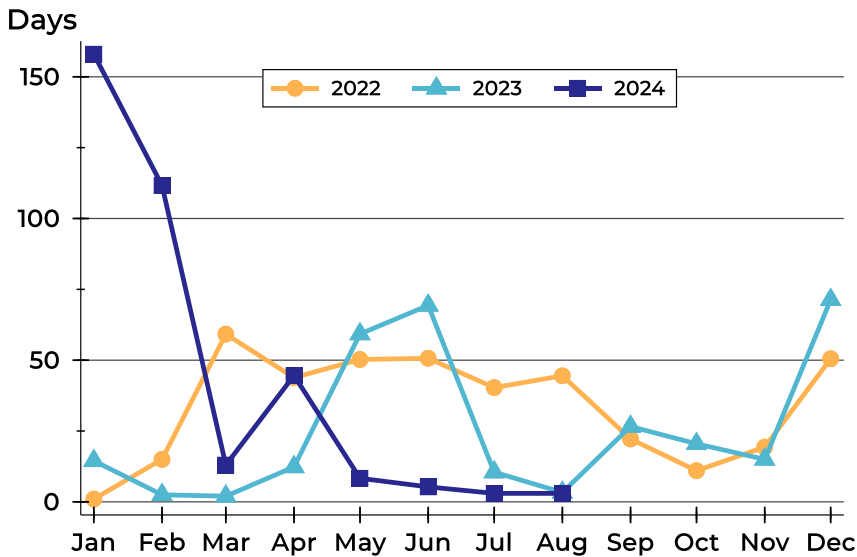


Month	2022	2023	2024
January	350,000	159,500	417,000
February	275,000	190,000	175,000
March	265,000	140,000	167,500
April	189,000	249,900	275,000
May	162,000	142,500	180,000
June	137,000	155,000	285,000
July	225,000	322,500	215,000
August	224,750	165,000	175,000
September	225,000	244,900	
October	357,500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



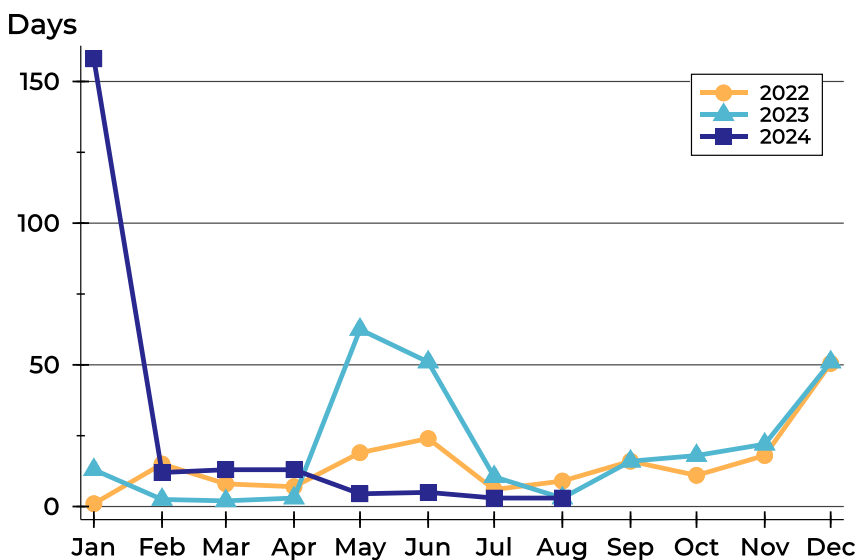
Wabaunsee County Pending Contracts Analysis

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	
October	11	21	
November	19	15	
December	51	71	

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	
October	11	18	
November	18	22	
December	51	51	